

Bylaw Information	
Bylaw No:	AD-FA-3.15
Approved by:	College Board
Approval Date:	June 29, 2011
Amendment Date:	N/A
Bylaw Holder:	College Board
Procedural Authority:	College Board
Date of Last Review:	June 29, 2011

Land Use

Bylaw Statement

Purpose / Rationale

As the College implements its Strategic Plan and Campus Master Site Plans, proposals may emerge which would require construction on, or would otherwise affect College property. These proposals may provide direct or indirect benefits for the College, its students or programs, and may provide financial benefit to the College or contain significant potential liabilities.

As a result, the Board of Governors and President have developed principles and criteria with which to evaluate proposals at an early stage to determine the project's viability and potential benefits to the College before significant staff or other resources are expended.

Scope / Limits

It must be recognized that the College's land resources are finite and intended to provide for all anticipated growth for decades into the future. Projects that do not meet the College's needs now and in the future may severely restrict future growth. Further, most construction, leasing, acquisition or disposal of land requires approval of the appropriate provincial government Minister responsible for colleges and the Minister of Finance under Section 50 of the College and Institutes Act.

Principles

The College has prioritized land use needs:

1. Provide adequate buildings for instructional space and other related program needs.
2. Provide for adequate building space for faculty, support staff, administration, and ancillary services for students and staff, such as cafeteria, bookstore, residences and sports facilities.
3. Retain adequate land reserves to meet anticipated growth in the future assuming that additional land will not be available.

4. Provide space for other publicly funded facilities or projects that directly enhance the first two objectives.
5. Provide space for other privately funded facilities or projects that directly enhance the first two objectives.

Criteria for Evaluating Proposals Affecting College Land

The following criteria are established as an initial assessment framework and are expected to be varied to address the particular circumstances of any specific proposal.

- a. The project must fit with the College's Strategic Plan and Campus Master Site Plan.
- b. A full risk management assessment of the proposal must be completed.
- c. Infrastructure requirements must be fully evaluated.
- d. There must be adequate financing in place to build and operate the project.
- e. Projects that require fewer College resources (other than land) have a priority over equally beneficial projects that require more College resources.
- f. Government projects are preferred over private projects. A performance bond may be required for privately financed or operated projects.
- g. Realistic future financial benefits to the College should be considered.
- h. Proposals should be received by the College as complete packages with full details of the proposal, anticipated operations, and realistic financial projections.
- i. The expertise, track record and financial strength of prospective partners is a factor.
- j. Staff resources required to evaluate and track proposals should be minimized.
- k. Projects should maximize College revenues or minimize expenses for College operations.
- l. Proposals should not require continuing staff resources to operate or monitor the construction or ongoing operation of the project unless there is corresponding revenue or benefit to offset the cost.
- m. The College should have the ability to acquire control of the project without financial penalty in the event it does not maintain its viability.
- n. Projects should minimize future potential liabilities of the College.
- o. Projects should have an alternate use that will benefit the College, or no long-term financial costs, in the event that the primary use is no longer viable.
- p. Operation of the completed project should be agreed to in writing before project approval.
- q. There must be evidence or indications of community support for the project.

Legislated References

[College and Institute Act Section 50](#)