

TRENT SECURES MULTI-MILLION DOLLAR INVESTMENT TO CREATE NEW RESIDENCE FOR UPPER-YEAR STUDENTS

Investment allows Trent to focus resources on academic buildings and services



Trent University and the Residence Development Corporation (RDC) have entered into a multi-million dollar partnership to develop a townhouse and apartment residence on Water Street for upper-year students.

An application has been submitted to the City of Peterborough for site plan approval of the project that is proposed on land zoned for "University" use.

This exciting new project is part of a broader plan to enhance the student experience by developing new services and facilities at the Symons campus, as envisioned in the original master plan developed by Canadian architect Ron Thom.

This project continues a 45-year tradition of students living throughout the Peterborough community in a variety of neighbourhoods and residential settings.

"The village shown at the edge of the campus will be planned and stocked to serve the needs of staff and students primarily. It should contain such things as banks, clothing shops, book stores, restaurants, cleaners, barbers, photographic suppliers, etc."

Architect Ron Thom

Trent University Master Plan

April 23, 1964

TRENT UNIVERSITY



LEARNING TO MAKE A WORLD OF DIFFERENCE™

TRENT'S CONNECTIONS TO OUR COMMUNITY

- Contributes \$281-million annual economic impact
- Generates \$15-million in research revenues, placing it among the top research intensive universities in Canada
- Trill College, retained and repurposed in 2007 as a primarily graduate studies college, maintains an important link to the community and creates a 12 month academic home for graduate students in downtown Peterborough
- Trent's \$50-million Facilities Renewal Strategy will create jobs for local trades and sub-trades. Projects include: an expanded and renovated Athletics Complex, a new Health Sciences Facility, renovations to the Bata Library, and improvements to existing student social space throughout the University
- Driver of the regional economic development strategy for the GPAEDC and the Innovation Cluster
- Redevelopment of Locks 22 and 23 will generate revenue for the University and clean, green, renewable power for 4,000 homes - \$30-million investment
- The Stanley Adamson Powerhouse renovation will increase Trent's self sufficiency in electrical consumption and generate excess capacity for the electrical grid – approximate \$15-million investment
- Three thousand Trent alumni employed in numerous sectors of the local economy



Water Street Housing Development for Upper Year Students

Why is the University leasing land to the Residence Development Corporation to build a residence for upper-year students on Water Street at Nassau Mills Road?

This project will provide upper-year students with choices and access to high quality apartment and townhouse accommodations that currently do not exist on the main campus. It is part of a broader plan to develop new facilities to enhance the student experience and to invest in new infrastructure at the Symons campus, as envisioned in the original master plan developed by Canadian architect Ron Thom. Giving Trent students choices and access to high quality facilities are priorities for the University.

What is being constructed?

Phase one will include four two-storey townhouse blocks and one low-rise, three-storey apartment building. No commercial development is included in phase one. Over \$12 million in construction activity is anticipated. In future phases, RDC will construct similar residence buildings on the site that will provide accommodation for up to 360 students. Some limited commercial development is a possibility. Each phase is subject to municipal approval.

Why did Trent choose this location?

This site was chosen to give students closer access to the University's facilities (library, food services, student services, counselling, computer commons, athletics, faculty, etc.). In anticipation of this project, water, sewer and electrical services already exist at this location to support the development, unlike other Trent lands that are not serviced. The land is owned by Trent, has been zoned for University use since 1972, and is compatible with the vision defined in the original 1964 campus master plan. The parcel is also part of the University's Endowment Lands, dedicated to generating new revenue.

Will construction occur in a park land green corridor?

No construction will take place on land that has ever been zoned as a green corridor or nature area. A number of businesses currently operate close to this site including a convenience store with rental apartments, Tim Hortons, and a gas bar and carwash.

How will the design lend itself to the needs of students with accessibility issues?

In phase one of the project, nine apartment units housing 27 students will be accessible units. In future phases, additional accessible units will be constructed. The number will be determined in consultation with the University based on anticipated need.

Why is the residence targeted at upper-year students?

In separate consultations with students about future plans for University facilities, Trent students expressed a desire for apartment and townhouse style accommodations at the Symons campus. Very few upper-year students are housed on campus. Trent also plans to expand graduate programs from 396 students to 600 by 2012.

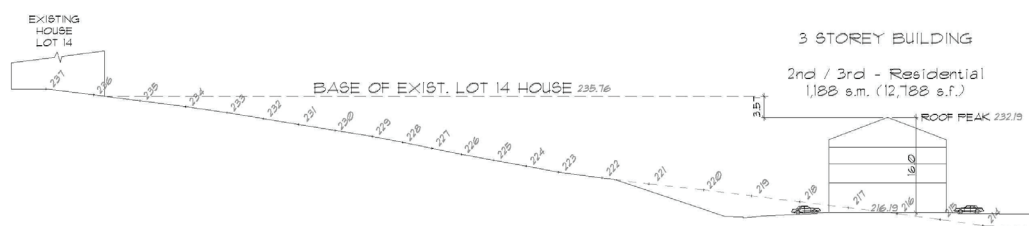


TRENT'S CONNECTIONS TO OUR COMMUNITY

- State-of-the-art artificial turf stadium, paid for in part through student fees, providing opportunities for numerous local sporting groups. The 2007 World Women's Under 19 Lacrosse Championships hosted by Trent, generated a \$3-million economic impact for the local economy
- Home to numerous community-based clubs including the Trent Swim Club, the Trent Rowing Club, and athletic and recreation programs open to the general public
- Numerous public and endowed lectures connect the community to the University: Ashley Fellow Lecture, The Robert F. Kennedy Jr. Presentation (1,700 attendees at the Memorial Centre), the International Association for Great Lakes Research Conference (a \$432,000 local economic impact), Chancellor's Multiple Lenses, Humanities Research Day, Inside Trent Lecture, Morrison Lecture, Ryle Lecture Series, Rooke Lecture, David Sheperd Family Lecture, Tapscott-Lopes Business and Society Lecture, etc.
- The Trent Centre for Community-Based Education provides opportunities for Trent students to work on collaborative community projects - 375 projects completed in four years
- A new Community Leaders Awards program recognizing exceptional individuals from different sectors of the community who have enhanced the quality of life for Peterborough
- \$584,422 donated by Trent employees to the local United Way over 10 years

Will the development block the sight lines of properties on Champlain Drive?

No. The site plan ensures that the peak of the roof of the three-storey apartment block is 3.5 metres below the elevation of the nearest property on Champlain Drive.



Are there potential road safety hazards?

The development is located at an intersection with traffic lights that will facilitate safe passage across Water Street. New sidewalks will be constructed at the developer's cost on the north side of Nassau Mills Road to connect to West Bank Drive.

Why doesn't Trent build the facility itself?

Universities receive no provincial funding to construct student residences. The University's maximum debt capacity is already committed to the construction of other capital projects to house academic programs and services for students. The lease arrangement requires RDC to assume the long-term debt costs (and risk) while Trent benefits by retaining ownership of the land and receiving a new revenue stream. Students benefit from accessing competitively priced, high quality accommodations close to the University's services.

How will the operators ensure that only upper-year students reside in the building?

Students will be required to provide references to complete a rental agreement. Trent's Housing Office will verify for RDC each applicant's eligibility by confirming their status as an upper-year student.

How will RDC manage potential noise, waste management, grounds keeping, security and parking?

RDC will implement an operational plan to provide oversight for on-site security, waste management and recycling, and grounds keeping. Green space behind adjacent properties will be preserved as much as possible to maintain a natural buffer between the residence and nearby homes.

A parking plan is included in the site plan and the number of parking spaces will meet or exceed requirements of the City's zoning by-law. RDC was the proponent chosen to partner with the University after a request for proposals process. An important factor in the decision to choose RDC was that they operate numerous similar facilities in other communities in a first class manner. Trent retains the right to inspect the property and individual units on a regular basis to ensure that lease terms are adhered to and that this facility is operated and maintained with quality.

For more background about the Water Street project visit:
trentu.ca/waterstreetresidence

VISION

Trent at 50: To develop a learning environment which ensures that the individual student is knowledgeable, thinks critically, is socially conscious and is prepared to make a difference in society.

trentu.ca/waterstreetresidence

How will storm water runoff and soil erosion be controlled?

The site plan includes numerous measures to address storm water management and soil erosion. As part of the site plan review process, the City will ensure that these measures meet or exceed all applicable laws and regulations. As part of these measures, existing vegetation will be preserved as much as possible.

Will the developer pay development charges and municipal taxes?

Yes.

Why is the University proceeding with the project when opponents claim 75% of students voted against the project?

In 2007-08, some students participated in a referendum on a private student residence on campus. Of the total 7,348 students registered in 2007-08, 1,207 participated in the vote (16 %). The 913 students who voted against the proposal represented 12.45% of the total student population.



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