Simon Fraser University 2023/24 – 2027/28 Five Year Capital Plan

Executive Summary

Introduction

Simon Fraser University respectfully acknowledges the Sḵwx̱wú7mesh Úxwumixw (Squamish), səl̓ílwətaʔɬ (Tsleil-Waututh), x̓məθkw̓əy̓əm (Musqueam), kʷik̓w̱aƛ̓əm (Kwikwetlem), Kwantlen, Qi̓c̓әʔy̓ (Katzie), Qayqayt, Semiahmoo and Tsawwassen peoples on whose traditional, unceded territories our three campuses reside.

SFU has grown to become Canada’s premier comprehensive university and BC’s second largest research-intensive university. Today, it is ranked number one globally for its impact on sustainable cities and communities and is among the world’s top 10 universities for its commitment to tackling climate change. Further, SFU has been distinguished as the number one comprehensive Canadian university for 12 of the last 13 years of Maclean’s annual Canadian University Rankings.

In accordance with the Ministry of Advanced Education and Skills Training (AEST) Capital Asset Management Framework (CAMF) and Capital Asset Reference Guide (CARG), the attached info presents SFU’s Five-Year Capital Plan for the facility and infrastructure needs necessary to support the realization of our vision and to continue to uphold our values and principles.

Priority #1 – Interdisciplinary Life Sciences Building (ILSB)

The Life Science industry is experiencing phenomenal growth in the Lower Mainland and worldwide. Other burgeoning areas are in Data Analytics and Applied Mathematics, where in many instances, all these disciplines intersect. With the second largest FTE intake at SFU, the Faculty of Science plays a key role in providing skilled graduates to local, national, and international, while also conducting critical research leading to commercialization opportunities. Continued success and growth in these areas is significantly impeded by constraints of outdated, end-of-life buildings, with an FCI of 0.9 (1.0 = replaceable), which falls short of current industry standards. Moreover, the existing infrastructure is unsuitable for modern science due to the inability to conduct leading-edge research in collaborative, open lab or workshop environments. This is particularly true in the Departments of Mathematics, and Statistics and Actuarial Sciences, where significant space constraints prevent effective teaching and research delivery, as well as the possibility of growth in these internationally-ranked programs. Finally, there are no spaces within the Science footprint for industry partners to foster entrepreneurial activity and student engagement.

A new, state of the art ILSB will address these issues by providing a modern facility to conduct leading-edge research, collaborative industry space, along with providing required space to support enrolment growth of highly qualified graduates. Furthermore, the student commons and Sci-space will focus on recruitment, retention, and overall student success. The planned outreach space will increase learning opportunities by engaging and promoting partnerships with local schools and communities. Finally, but
importantly, the Indigenous Outreach Hub, will be committed to supporting Indigenous students and researchers by implementing recommendations of the Aboriginal Reconciliation (ARC) report.

This building will revolutionize how the Faculty of Science teaches and performs research by bringing multiple dynamic academic disciplines together in a way that will capitalize on employment markets in a larger strategy of interdisciplinary training.

**Priorities #2 and #3 – New Student Housing Residences (in phases)**

To address ongoing concerns related to student housing, the Residence and Housing Master Plan of 2015-2035 envisions multiple phases of new housing and a new dining centre at the Burnaby Mountain Campus, expanding residence capacity from 1,764 beds to 3,250 beds. At the conclusion of the Plan, SFU will have residence capacity to house approximately ten percent of full time students. Separate discussions are underway to ensure that students with families/dependents will have affordable options in the adjacent UniverCity community.

The Plan will: 1. Create a self-supporting and financially sustainable housing operation. 2. Help ensure that the goals of student engagement, as well as SFU’s academic mission, are met. 3. Provide student housing and related amenities and/or learning facilities needed to recruit and retain high performing students. 4. Identify areas for new student residential facilities and define the renovation, repurposing or replacement of existing facilities. 5. Ensure that all residences align with the principles of universal design and have accessible options for students with disabilities. 6. Identify the location of potential student commons and/or programming spaces that will support a successful student experience. 7. Develop a plan that aligns with the University’s goals of indigenization, internationalization and environmental sustainability. 8. Create opportunities to provide a home away from home for commuter students to improve overall student engagement.

- Phase 3 will provide 445 beds for second- and third-year students in semi-suite and suite-style living units with accommodations for a live-in faculty mentor and one residence life coordinator.
- Phase 4 will provide 520 beds for third and fourth year students in semi-suite and suite-style living units with accommodations for a residence life coordinator.
- A future Phase 5 will provide 296 beds for graduate students in studio/efficiency and apartment-style units

**Priority #4 – Childcare Facilities**

Simon Fraser University (SFU), working in partnership with the SFU Childcare Society (SFUCCS), currently provides 323 full-time equivalent childcare spaces from four locations on Burnaby Mountain. The programs have been full for several years, with very long waitlists. This has resulted in significant challenges in accessing childcare for SFU’s students as they work to complete their undergraduate and graduate degrees and for faculty and staff who often wait up to two years to obtain a space, which has impeded progress in promoting equity, diversity and inclusion (EDI) within the University community.
The four buildings comprising the Westside Complex (the main childcare precinct on campus) have reached the end of their useful life and, due to the significant structural and seismic upgrades required to expand their capacity and bring them up to modern standards, are uneconomical to rehabilitate in their current form and location. The urgent need to address these issues was recently highlighted when one of the four buildings suffered major flood and structural damage due to rainfall, resulting in the displacement of 80 children, and causing major access and logistical challenges for the Society and its parent members. Furthermore, SFU’s Residence and Housing Master Plan notes that Phases 3 and 4 require the relocation of the Westside Complex to allow for a major redevelopment and expansion of much needed student housing.

With these issues in mind, the University is exploring options to significantly increase the number of childcare spaces by relocating the west side operations to new facilities in the southeast of campus. This move will mitigate future maintenance costs, ensure long-term continuity of quality and affordable care, free up land in the residence precinct, and reduce waitlists in support of our degree completion and EDI goals.

Based on consultations with SFU stakeholders, meetings/workshops with the SFU Childcare Advisory Committee, and architectural programming inputs from the consulting architects, the preferred approach is to expand and replace the existing Westside Complex with a larger three pod “community” model that will provide at least 18 programs. The first pod constructed will be dedicated to adding approximately 120 new spaces, while the latter two pods will primarily act as a replacement for the existing facilities while also addressing future demand (30+ spaces). The number of new licensed childcare spaces being created is 126.

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**Priority #5 – WAC Bennett Learning and Research Pavilion**

The project comprises two equally important elements: a research pavilion set to the north of the original Bennett Library, and the adjacent terraced site that extends northward from Bennett to the perimeter campus ring road. Through the discrete positioning the new pavilion, the formal prominence of the original campus buildings is respected, while the development of a new landscape both sets up and makes accessible the original buildings situated a storey above the campus perimeter. Thus the perimeter site is transformed, and a new entry route is created from the wilds of the ring road to the central axis of the formal campus above.

Construction of a new wing to the north of W.A.C. Bennett Library creates near-and long-term opportunities. Initially serving as shell space, the addition allows for temporary decanting and continuous operation of the original library as structural upgrades and alternations are undertaken within the original 1965 building. In the greater picture, the research pavilion will provide dedicated workspaces for supported graduate scholarship, access and visibility for specialized technology and collections, as well as expanded spaces for undergraduate learning, faculty interaction and scholarly events.
**Tentative Schedule:**

1 year for design  
1 year for permits  
2 + years for construction  
4 years to 5 years to complete

<table>
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<tr>
<th>Project Name</th>
<th>Implementation year</th>
<th>Proposed 2023/24 – 2028/29 Capital Plan Priority and Project Schedule</th>
<th>Project Budget</th>
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<tbody>
<tr>
<td>Interdisciplinary Life Science Bldg. (ILSB)</td>
<td>Year 1</td>
<td>Year 1 2023 ASET approval to 2027/28 complete</td>
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<td>Student Residences Phases 3 and 4 (SR3&amp;4)</td>
<td>Year 1</td>
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<td>Childcare Centre (CC)</td>
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* Build Residence Phase 4 in the Townhouse area instead of on the existing childcare site. Construction can be complete in this scenario by 2027/28 at the same time as Residence Phase 3.