



LAND USE

#1-09

Approved: October 23, 1996 by: Board of Governors
Effective: October 23, 1996
Date to be Reviewed: 2005

BACKGROUND

From time to time North Island College receives unsolicited proposals which would require construction on, or would otherwise affect, College property. Examples could include construction of a municipal sports centre or recreation facilities, health unit, gas station, student residences or a request for land for road access to other property, sewer line access or other rights of way. 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 Administration require 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.

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, all construction, leasing, acquisition or disposal of land requires approval of the Ministry of Advanced Education under Section 53 of the *College and Institutes Act*.

POLICY

North Island College will use its scarce land resources to meet the following objectives as guided by the criteria listed below.

OBJECTIVES

The following are the College's prioritized land use needs. This is not an exhaustive list.

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

- Does the land use proposal fit the College's objectives?
- Is there adequate financing in place to build and operate the project?
- Projects that require fewer College resources (other than land) have a priority over equally beneficial projects that require more College resources.
- Government projects are preferred over private projects. A performance bond may be required for privately financed or operated projects.
- Realistic future financial benefits to the College should be considered.
- Proposals should be received by the College as complete packages with full details of the proposal, anticipated operations, realistic financial projections.
- The expertise and financial strength of prospective partners is a factor.
- Staff resources required to evaluate and track proposals should be minimized.
- Projects should maximize College revenues or minimize expenses for College operations.
- Proposals should not require continuing staff resources to operate or monitor the construction or ongoing operation of the project.
- The College should have the ability to acquire control of the project without financial penalty in the event it does not maintain its viability.
- Projects should minimize future potential liabilities of the College.

- 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.
- Operation of the completed project should be agreed to in writing before project approval.
- Is there evidence or indications of community support for the project?