



To: Warden and Members of County Council
From: Chief Administrative Officer

University of Ottawa Woodstock Satellite Campus Proposal Update

RECOMMENDATIONS

1. That Council continue to support the development of a complete University of Ottawa Satellite Campus offering post-secondary education French-language and French Immersion programs in the City of Woodstock;
2. And further, that Council authorize the Chief Administrative Officer to continue to pursue in the development of a University of Ottawa, City of Woodstock and County of Oxford partnership as outlined in Report CAO (CS) 2015-01;
3. And further, that the Chief Administrative Officer continue to keep Council informed as appropriate with the knowledge that any partnership agreement with the City of Woodstock and the University of Ottawa is subject to County Council approval.

REPORT HIGHLIGHTS

- The University of Ottawa has expressed an interest in the potential of developing a satellite campus in the City of Woodstock in partnership with the City and the County.

Implementation Points

With Council's approval, staff will continue discussions for a potential partnership with the University of Ottawa and the City of Woodstock. Final execution of any proposed agreement will be subject to County Council approval.

The pursuit of this partnership is a competitive process that includes 13 other potential host communities.

Financial Impact

There are no financial implications associated with the recommendations contained in this report other than staff time and related expenses. Staff will report on the financial implications of any proposed terms of a partnership agreement when seeking final approval from Council.

The Treasurer has reviewed this report and agrees with the financial impact information.

Risks/Implications

There are no risks associated with the recommendations contained within this report.

Strategic Plan

County Council adopted the County of Oxford Strategic Plan at its regular meeting held March 27, 2013. The initiative contained within this report supports the Values and Strategic Directions as set out in the Strategic Plan as it pertains to the following Strategic Directions:

1. *i. A County that Works Together* – Strengthen, diversify and broaden the economic/prosperity base through:
 - *Strategies to retain and support existing businesses*
 - *Increased collaborative promotion of investment opportunities*
1. *ii. A County that Works Together* – Enhance the quality of life for all of our citizens by:
 - *Maintaining and strengthening core infrastructure*
 - *Adapting programs, services and facilities to reflect evolving community needs*

DISCUSSION

Background

The County of Oxford owns over 100,000 ft² of office space within seven buildings located on Courthouse Square bounded by Buller Street, Light Street, Hunter Street and Graham Street in the City of Woodstock (Attachment 1). Aside from the Courthouse and the Provincial Offences Administration buildings, the remaining 5 buildings provide a total of 58,043 ft² (gross) of office space. Currently 32,491 ft² (gross) of this space is in use by the County as outlined in Table 1.

Table 1

Building	Gross Area (ft ²)*	
	In Use	Opportunity Space
93 Graham (Public Health)	7,333	7,333
410 Buller (Public Health)	22,658	22,658
82 Light St (Archives)	2,500	2,500
92 Light St (former CAS)		16,080
75 Graham Old Registry		9,472
Sub Total	32,491	58,043

* Gross Area includes basement levels. Suitability for use needs to be assessed by the University

In Spring 2014 the Province of Ontario, through the Ministry of Training, Colleges and Universities initiated a Major Capacity Expansion (MCE) Call for proposals. Detailed proposals to develop 70,000 ft² of academic space, supporting approximately 1,000 students by 2020 were to be submitted to the Province in late September 2014. Discussions with the University of Ottawa and the City of Woodstock lead to the preliminary conclusion that there is a viable opportunity for the development of a complete University of Ottawa Satellite Campus in downtown Woodstock. To that end, the University of Ottawa submitted a Notice of Intent under this proposal call for the establishment of a satellite campus in the City of Woodstock. The Province received approximately 26 Notices of Intent.

Council will recall that prior to its September 2014 submission, support was sought from the County of Oxford to include the option of using County owned space located at 92 Light Street (former Children's Aid Society) and 75 Graham Street (Old Registry) to complement City of Woodstock space at Reg Hall (495 Dundas Street), the Art Gallery and the Woodstock Hydro building. The proposal provides for the phased development of 70,000 ft² with full implementation by 2020.

The University of Ottawa proposal included a plan to establish a "complete" Satellite campus in Woodstock offering French-language and French Immersion post-secondary education programs through a collaborative partnership between the University of Ottawa, the City of Woodstock and County of Oxford. The proposal was required to meet all of the eligibility criteria of the MCE Call for proposals.

At its meeting on September 10, 2014, Council adopted CAO Report 2014-12 "*University of Ottawa – Woodstock Satellite Campus Proposal*" authorizing the Chief Administrative Officer to further pursue, the development of a Woodstock Satellite Campus in partnership with the University of Ottawa and the City of Woodstock.

Prior to the final submission, the University of Ottawa met with City of Woodstock and County of Oxford and toured all of the facilities involved in the proposal as well as 410 Buller.

Comments

The University of Ottawa Opportunity Update

Of the 26 letters of intent, the University of Ottawa proposal was one of 18 formal submissions to the MCE Call. In December 2014, we were advised that the University of Ottawa submission was one of 13 submissions being advanced to the next level of review.

Since that time, the University of Ottawa has expressed an interest in a concept that would see the University establish the satellite campus on the north part of Courthouse Square utilizing all 58,041 ft² within the five buildings. To round out the 70,000 ft² of space required, presumably the University would look to either adjacent building opportunities with the City of Woodstock as initially proposed or, more likely, look to add building space to the Courthouse Square property within the defined area highlighted on Attachment 1.

This concept raises a number of issues for consideration:

- Existing Courthouse Square:
 - Is the County willing to consider University ownership of a severed parcel of the Courthouse Square and with that the five existing buildings, including the historically designated 410 Buller (County Gaol)?
 - Assurances would be necessary to protect this historical community asset.
- Replacement of Occupied County Office Space:
 - Options include a partnership, through a long term lease, with the City of Woodstock for approximately 25,000 ft² of space through a refurbished Reg Hall (495 Dundas Street);
 - A rejuvenated existing building in Woodstock's core could provide a convenient Dundas Street "store front" opportunity for many Public Health and Human Services clients, with remaining services accommodated within the existing Oxford County Administrative Building (OCAB).
- City of Woodstock Office Space Needs
 - Conceptually, the initial plan to accommodate a portion of the University of Ottawa needs within the Reg Hall facility included addressing within the building the office space necessary to meet the future needs for the City of Woodstock;
 - City of Woodstock staff has indicated its needs could be addressed within the existing City Hall if renovations were undertaken that effectively converted the existing City Council Chambers into office space.
- Joint Council Chambers
 - Potential exists to address the City of Woodstock Council Chamber needs resulting from the above conversion through a partnership that would provide joint use of the County Council Chambers for City and County Council purposes.
- Parking
 - The County/Woodstock parking needs arising from this concept will require further analysis.

At this point little is known or understood about the financial implications and significant work will be required to develop the concept further. Any potential proposal and agreements related to the concept will require full analysis and the approval of Council.

The prospect of Courthouse Square being redeveloped to include a university campus within the City of Woodstock is an exciting opportunity for the Oxford community. If successful, the proposal will create/stimulate residential opportunities for post-secondary education within the community, a renewed vitality within the Woodstock downtown and generate economic growth within the community at large.

Conclusions

The development of a university campus within the City of Woodstock will have a positive impact on the Oxford community at large. Staff recommends that Council provide their support for the development of a University of Ottawa - Woodstock Satellite Campus and authorize staff to continue to pursue in the development of a University of Ottawa, City of Woodstock and County of Oxford partnership as outlined in this report.

SIGNATURE

Approved for submission:

Original signed by _____

Peter M. Crockett, P.Eng.
Chief Administrative Officer

ATTACHMENTS

Attachment 1 - Courthouse Square

Attachment 1 – Courthouse Square

