

South Campus Consultation Group

Wednesday, May 27, 2015

7:00pm to 8:30pm

Agri-Food Discovery Place

University of Alberta: Anastasia Lim (Chair), Emily Ball, Ben Louie, Pat Jansen, Don Hickey

Community members: Frank Weichman (McKernan), Stephen Dobson (Lendrum), Bernie Schwartz (Lansdowne), Bob Kamp (Belgravia), Anish Neupane (Grandview), Wiggert Hessels (McKernan), Cory Doll (Malmo)

Commenced: 7:00pm

The minutes from February 10, 2015 meeting were accepted with a request to ensure the dates were the same on all headers of the document.

Update on University of Alberta Properties Trust Inc. (UAPTI)

D. Hickey provided the group with an update on the UAPTI. He informed the group that the U of A Board of Governors (BoG) approved the proposed list of trustees on October 14, 2014. The proposed list then went to the provincial government for an Order in Council (OIC) which happened in March and the UAPTI became official on March 15, 2015. There was a meeting between the members of the trust (though not an official meeting) for trustees to have an opportunity to review and learn more about the history of the U of A and ask questions. The Trustees reviewed the LRDP and Sector Plans and in general were brought up to speed on how the U of A plans for its land assets.

There have also been two planning sessions with the City of Edmonton (COE). Discussions with the COE include topics such as how the COE will treat the LRDP within their processes. The U of A does not wish to see years of consultation from the LRDP eliminated from the COE process.

W. Hessels inquired if the whole of South Campus would go to the land trust.

D. Hickey responded that the LRDP was developed and based on what the U of A thought would happen in the future. This thinking has changed. Numerous land assets will be considered for the land trust – West 240, Michener Park, pieces of Sector 12, spots on North Campus. The U of A will look at all of its land assets and seek an OIC for numerous pieces. From there the BoG will decide which piece will go to the UAPTI.

W. Hessels asked if every time the U of A wants to give a piece of land to the UAPTI if it will need an OIC.

D. Hickey responded yes and one of the reasons we need a land trust is to be more responsive. UAPTI provides the opportunity to react to the market place and opportunities.

S. Dobson asked for clarification – in terms of reference the LRDP is to be adhered to in principle but UAPTI is not required nor bound by the LRDP.

D. Hickey responded that if there are any changes proposed for the LRDP the U of A is obligated to consult on the change and amend the LRDP.

S. Dobson asked if the LRDP still governs the lands given to the UAPTI.

South Campus Consultation Group

Wednesday, May 27, 2015

7:00 to 8:30 pm

Agrifood Discovery Place

D. Hickey yes but if a change is proposed then the LRDP will have to be amended.

D. Hickey reviewed the next steps with the group:

- The U of A will proceed with an internal discussion and identify potential land assets that could go to the UAPTI.
- Next step would be for the BoG to approve the identified lands that could go to the UAPTI.
- The U of A would request an OIC.
- The U of A BoG would approve actual transfer of land to UAPTI.
- The transferred land would undergo an appraisal to assess the market value.
- Dialogue would take place with the COE throughout this process.
- The UAPTI will have a meeting on June 26 where it is anticipated the Trustees will select a board chair, talk through the legal, accounting and governance structure, develop a strategy to recruit key personnel e.g. CEO, talk through how the UAPTI will develop, develop in partnership or develop themselves, establish a meeting schedule and meeting rules.

D. Hickey told the group that he anticipated that lands will not be identified until the fall of 2015 and that it could take until the end of 2015 before an OIC is approved by the government. He added that the CEO could be in place by late fall or early 2016.

D. Hickey reviewed the skill set of the trustee members. He told the group that the trustees have expertise and skills in real-estate, finance, business, construction, public interest/policy, governance, public relations/communications and finally all have credibility with the COE. He added that there is one vacant position so if there is a deficiency the board could decide themselves who could fill that spot to fill that deficiency.

F. Weichman told the group that he was worried that the Trust has too much representation from the U of A and that no one who lives near U of A land is on the Trust.

D. Hickey reminded the group that members of the UAPTI have to act in the best interest of the Trust and the university.

B. Schwartz asked if the UAPTI will follow COE development and consultation process or will the land be covered by the PSLA.

D. Hickey responded that the U of A is talking with the COE about this and coming to an understanding on how the COE process will be followed while at the same time honoring the LRDP.

B. Schwartz asked how the UAPTI will work with the SCCG and would the UAPTI consult with and through the SCCG.

D. Hickey responded that on land turned over the UAPTI the U of A will also be a stakeholder that the UAPTI will have to consult with. The U of A will maintain and honour its relationship with the SCCG. He added that he anticipates that the CEO of the UAPTI will need to engage with surrounding communities of land that is transferred to the UAPTI.

South Campus Consultation Group

Wednesday, May 27, 2015

7:00 to 8:30 pm

Agrifood Discovery Place

B. Schwartz asked if the neighbours would need to form a different type of “SCCG” to deal with the UAPTI.

D. Hickey responded that it is the intention of the U of A to ask the UAPTI to work with the LRDP. The U of A is not clear on how the COE will consult communities using its planning process. How neighboring communities want to work with the UAPTI will have to be determined between the two entities.

B. Kamp asked if there would be any resources made available for communities to use when evaluating plans/proposals from the UAPTI. Communities will need help to ensure the plans align with the LRDP.

D. Hickey responded with a request to get back to the group with an answer to this question. He told the group that the U of A has to be careful not to be engaged in UAPTI business so as not to jeopardize its tax free charitable status.

B. Schwartz told the group that he has attended many meetings with the COE and told the group that the COE only has to engage residents within 60 meters of a proposed development.

D. Hickey indicated that the U of A process for consultation that is outlined in Appendix 18 and that of the MOU with SCCG will not be impacted by the COE consultation process for university led projects. He added that even with the recent change in government and the hope that past budget cuts will be revisited and revised, there is still a need to generate revenue for the U of A. He also added that there are many items to still be worked out and all will have to be patient as it goes forward.

W. Hessels asked when does the U of A anticipate transferring land to the UAPTI and which part of South Campus is going to be transferred?

D. Hickey responded likely in the spring of 2016 but that it will not necessarily be land from South Campus that gets transferred.

W. Hessels commented that the deciding factor will be what generates the most revenue of the long term.

S. Dobson asks if the UAPTI is a private corporation which would mean people cannot see into it.

D. Hickey asked if he would get back to the group with an answer. He added that UAPTI is a corporate trust and not a private enterprise but he would like to make sure about how/if an individual could use FOIPP for information.

D. Hickey thanked the group for their time and left for another appointment.

63 Ave project – status of landscape

P. Jansen updated the group by informing them that landscaping activities continue. He added that the landscape plan responded to the community focus group meeting that was held in August of 2014. The budget was tripled to respond to community requests and he feels confident that it will look very good when completed. B. Louie showed a series of slides/graphics indicating what the final plan will look like and added that the plan includes trees and other elements that will look very nice in the winter also. He added that the plan gave consideration to all four seasons.

South Campus Consultation Group

Wednesday, May 27, 2015

7:00 to 8:30 pm

Agrifood Discovery Place

S. Dobson asked how the new gate on 118 Avenue was working out because he has seen people trying to get around it and perhaps the U of A may need to consider some barriers to stop people from driving through the fields.

East LRT parking

P. Jansen updated the group about the project by informing them that it was proceeding on schedule and is targeted for completion in mid-June.

Twin arena status

P. Jansen introduced Roger Javne from the COE and showed the group two slides of the proposed twin arena and parkade. He told the group that the U of A has been working with the COE on an MOU for months now and it appears they are close to finalizing the MOU. P. Jansen referred to a few specific elements of the MOU that highlight how the U of A and the COE will work together as partners for the project and how communities will be engaged in the consultation process.

R. Javne told the group that the COE would be talking with other stakeholder groups about the proposed twin arenas. He indicated that the COE is in need of ice arenas in the core of the COE and that they will need to start a discussion about new ice arenas.

B. Kamp asked if this would be a joint development between the U of A and the COE.

P. Jansen responded that it could be and the MOU will help begin those discussions. R. Javne added that both parties would have to agree that the partnership makes sense before proceeding.

A. Neupane asked what the COE scope is and what the design would be.

P. Jansen replied that for the U of A the project would have to accommodate its academic vision and for the COE would have to meet the needs of the citizens of Edmonton.

A. Neupane added that he personally hates square buildings and is hoping that the project will not be a square box.

P. Jansen added that the draft graphics shown tonight are concept only and an attempt to illustrate how the facility is placed around the LRDP. No decisions have been made on design.

R. Javne added that the COE will be working with stakeholder groups about locker rooms, rates, split between what the public needs and what the U of A needs etc. He added that the COE needs ice arenas in the core of the city and in the suburbs and are committed to providing both to the citizens of Edmonton. He added that Tipton Arena must be replaced and the COE has no land in the core for a new modern arena. A partnership with the U of A would allow for a new efficient facility. R. Javne commented that in the past the COE was reluctant to sign the MOU because there were no funds available for a new arena. The COE will go to City Council with information about the MOU and make recommendations to begin discussions with the U of A.

South Campus Consultation Group

Wednesday, May 27, 2015

7:00 to 8:30 pm

Agrifood Discovery Place

A. Lim added to the discussion that the U of A is still activity seeking other partners for this project.

S. Dobson asked how the facility time will be split.

P. Jansen commented that he did not have an answer for that at this time but the business plan (when developed) will determine how the time will be split.

W. Hessels asked if the parkade is still being planned for the north end.

P. Jansen added that the parkade is still being planned.

A. Neupane asked if the surface parking lots will be taken out.

P. Jansen commented that in time the surface parking lots will come out with future development.

Foote Field - bubble and turf updates

P. Jansen told the group that the bubble for Foote Field has been put on hold indefinitely and that new turf will be installed with the contractor mobilized for mid-June with work complete end of July/early August.

Research and Collection Resource Facility (RCRF)

P. Jansen told the group that the RCRF project received approval for a design/build from FDC and that the U of A hopes to have a contractor on board in the latter part of June.

W. Hessels asked if it will be three floors.

P. Jansen responded that the design has not been done.

S. Dobson asked when the first shovel will go into the ground.

P. Jansen responded that he expects construction to begin October 2015 and completed by April 2017. He added that it is a relatively small building and that moving in 3.1 million volumes of work will be a long process.

E. Ball outlined the consultation process for the project by telling the group that the U of A will be following Appendix 18 Substantial Development consultation process. She added that the first of two open houses will likely take place end of July, 2015. The group agreed that the U of A should supply the SCCG with a one page summary of the project along with the date of the first open house that they could share with their respective communities.

Utilities at South Campus

P. Jansen updated the group indicating the there will be utility service work related to the RCRF project done at South Campus in the coming months. All of the utilities work will be following the utilities masterplan.

South Campus Consultation Group

Wednesday, May 27, 2015

7:00 to 8:30 pm

Agrifood Discovery Place

P. Jansen added that in the coming weeks 118 Street will be rebuilt and paved.

Members of the SCCG commented that there are problems with vehicles jumping roads near the MICF.

P. Jansen told the group that he would see if anything could be done to deal with this problem when 118 Street is rebuilt and paved.

ALES 100 Anniversary September 25-26, 2015

E. Ball provided the group with information about the ALES 100 Anniversary celebrations that will take place on South Campus in September. She added that members of the communities will be invited to attend and that ads in neighbouring newsletter will be taken out.

MICF landscape update

E. Ball informed the group that additional landscaping and trees have been added to the MICF site and that an extra sound barrier wall will be installed over the summer.

B. Kamp asked if he could get information on when the cyclotron operates and that there was no rush for this information.

Planning for four year term of MOU

A. Lim told the group that the U of A and the SCCG are now into the final year of the MOU. She asked the group to begin their own discussion on what will happens when the MOU expires in May 2016. She added that the U of A will have its own internal discussions on the MOU – how it succeeded, areas for improvement, need for a new MOU, etc.

E. Ball added that it is important for the SCCG group to also discuss what kind of process they would like to have for reviewing the MOU and the future relationship they would like with the U of A. This process will need to start in late 2015 to allow for enough time for thoughtful discussions.

Adjournment/Next steps

A. Lim adjourned the meeting at 8:30 p.m.