

The following Motions and Documents were considered by the Board of Governors during the Open Session of its Friday, December 9, 2021 meeting:

Agenda Title: **Proposed Non-Credit International Support Fee**

APPROVED MOTION: THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee and the GFC Academic Planning Committee, approve the establishment of a new Non-Credit International Support Fee (NCISF), with fees to be indexed to the Health and Wellness Mandatory Non-Instructional Fee currently set at \$63.80, to take effect upon final approval.

Final Item: 4b.

Agenda Title: **Disposition of Land, Mattheis Ranch (Nova Gas ROW)**

APPROVED MOTION: THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee:

- a) approve, on terms and conditions acceptable to the Vice-President (Facilities and Operations), the disposition via Right of Way of fewer than five (5) acres of land contained within the parcels legally described as SW 8-22-14 W4M and NW 5-22-14-W4M located in the County of Newell within the University of Alberta Mattheis Ranch.
- b) make an application to the Minister of Infrastructure for the required approval via Ministerial Order.

Final Item: 4c.

Agenda Title: **Disposition of Land, Mattheis Ranch (TC Energy ROW)**

APPROVED MOTION: THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee:

- a) approve, on terms and conditions acceptable to the Vice-President (Facilities and Operations), the disposition via Right of Way of less than one (1) acre of land contained within parcels legally described as NW 1/4 SEC 5 TWP 22 RGE 14 W4M located in the County of Newell within the University of Alberta Mattheis Ranch.
- b) make an application to the Minister of Infrastructure for the required approval via Ministerial Order.

Final Item: 4d.

Agenda Title: **Disposition of Land, Belcourt-Brosseau House**

APPROVED MOTION: THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee, approve, on terms and conditions acceptable to the Vice-President (Facilities and Operations), the disposition of real property located at 11020 – 84 Avenue, Edmonton, Alberta, and legally described as:

Lot 6
Block 161
Plan I23A
EXCEPTING THEREOUT ALL MINES AND MINERALS

Final Item: 4e.

Agenda Title: **Long Range Development Plan Amendment 2021 (South Campus Sector 14)**

APPROVED MOTION: THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee, the GFC Academic Planning Committee and the GFC Facilities Development Committee, approve the removal of South Campus – Sector 14 (Section 6.3) from the Long Range Development Plan 2002.

Final Item: 4f.

Agenda Title: **Amendment of Board Code of Conduct and Bylaws to Address Allowed Conflicts**

APPROVED MOTION: THAT the Board of Governors, on the recommendation of the Board Governance Committee, approve revisions to the Code of Conduct: Board Members' Obligations Respecting Conflict of Interest, and the Board of Governors Bylaws, as follows (new language is underlined):

- Section E.7 of the Code of Conduct: *A Board Member with an actual or perceived conflict, whether or not such conflict has been determined to be an allowed conflict, must declare the conflict at any Board or committee meeting where the conflict is relevant or may be relevant to the topics of discussion. The declaration will be included in the minutes of the meeting. A Board Member with an allowed conflict must act in accordance with the determined method of managing the allowed conflict. The Board Member may be counted for the purposes of reaching a quorum for that meeting; and*
- Article 6.1 of the Board Bylaws: *Governors declaring a conflict of interest must recuse themselves from voting on motions involving the conflict, unless the determined method of managing an allowed conflict permits the Governor to vote;*

with revisions to be implemented upon final approval of the revised Code of Conduct by the provincial Ethics Commissioner.

Final Item: 4g.

Item No. 4b

Governance Executive Summary
Action Item

Agenda Title	Proposed Non-Credit International Support Fee
---------------------	--

Motion

THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee and the GFC Academic Planning Committee, approve the establishment of a new Non-Credit International Support Fee (NCISF), with fees to be indexed to the Health and Wellness Mandatory Non-Instructional Fee currently set at \$63.80, to take effect upon final approval.

Item

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Provost and Vice-President (Academic) and Vice-President (University Services and Finance)
Presenter(s)	Melissa Padfield, Vice-Provost & University Registrar

Details

Responsibility	Provost and Vice-President (Academic) and Vice-President (University Services and Finance)
The Purpose of the Proposal is <i>(please be specific)</i>	To approve the establishment of a Non-Credit International Support Fee (NCISF) and to approve the fee proposal for the 2021-2022 academic year that is indexed to the MNIF Health and Wellness Fee.
Executive Summary <i>(outline the specific item – and remember your audience)</i>	<p>The University of Alberta assesses several mandatory non-instructional fees to all undergraduate and graduate students. One of these fees is the Student Health and Wellness fee. This fee supports the provision of health and wellness services available to students, including medical services, mental health treatment and support, sexual assault services, and health promotion and community building initiatives. This fee is assessed to all on-campus and off-campus graduate and undergraduate students, full-time and part-time.</p> <p>We are seeking approval to implement this fee approach with our international students who are enrolled in non-credit programs in order to comply with the governmental requirements under the Alberta Designation Requirements (ADR) for Designated Learning Institutions (DLI). These new requirements necessitate that we provide students coming on study permit for these non-credit offerings with the services covered by the Student Health & Wellness fee. To ensure proper and equitable support of these services we propose the creation of a new Non-Credit International Support Fee (NCISF) and to set the rate for the first year.</p> <p>The proposed rate will be indexed to the rates for the Mandatory Non-Instructional Student Health & Wellness fee assessed to graduate and undergraduate students enrolled in for-credit programming. It is anticipated that the fee will continue to be indexed to this rate.</p>
Supplementary Notes and context	<i>Increases to Mandatory Non-Instructional Fees are considered by the Joint University Students Mandatory Non-Instructional Fees Oversight Committee. By indexing the NCISF to the Health and Wellness MNIF (currently set at \$63.80), any increases to the latter fee will also be applied to the former.</i>

Item No. 4b

	<i>BFPC has delegated authority from the Board of Governors to approve increases to existing MNIFs equal to or less than the agreed upon weighted annual inflation with both a ceiling of 5.0% and a floor of 0% (because this is a new fee, its creation will be considered by the Board).</i>
--	---

Engagement and Routing (Include meeting dates)

Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity) <For information on the protocol see the Governance Resources section Student Participation Protocol >	<u>Those who are actively participating:</u> <ul style="list-style-type: none"> ● Office of the Provost and Vice-President (Academic) ● Office of the Vice-President (University Services and Finance) ● Office of the Registrar ● University of Alberta International
	<u>Those who have been consulted:</u> <ul style="list-style-type: none"> ● Registrar's Advisory Committee on Fees (RACF) ● Tuition Task Force Committee
Approval Route (Governance) (including meeting dates)	APC - October 6, 2021 (for information) APC - October 20, 2021 (for recommendation on the creation of the fee and the new fee) BFPC - November 23, 2021 (for recommendation on the creation of the fee and the new fee) Board of Governors - December 9, 2021 (for approval of the creation of the fee and the new fee)

Strategic Alignment

Alignment with <i>For the Public Good</i>	<i>Build a diverse, inclusive community of exceptional students, faculty and staff from Alberta, Canada, and the world.</i> <i>Sustain our people, our work, and the environment by attracting and stewarding the resources we need to deliver excellence to the benefit of all.</i>	
Alignment with Institutional Risk Indicator	Please note below the specific institutional risk(s) this proposal is addressing.	
	<input checked="" type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success
Legislative Compliance and jurisdiction	<i>Post-Secondary Learning Act of Alberta</i> APC Terms of Reference BFPC Terms of Reference	

Attachments: none

Prepared by: Kathleen Brough, Chief of Staff, Office of the Provost and Vice-President (Academic)

**Governance Executive Summary
Action Item**

Agenda Title	Disposition of Land, Mattheis Ranch (Nova Gas ROW)
---------------------	---

Motion

<p>THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee:</p> <ul style="list-style-type: none"> a) approve, on terms and conditions acceptable to the Vice-President (Facilities and Operations), the disposition via Right of Way of fewer than five (5) acres of land contained within the parcels legally described as SW 8-22-14 W4M and NW 5-22-14-W4M located in the County of Newell within the University of Alberta Mattheis Ranch. b) make an application to the Minister of Infrastructure for the required approval via Ministerial Order.
--

Item

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Andrew Sharman, Vice-President (Facilities and Operations)
Presenter(s)	Andrew Sharman, Vice-President (Facilities and Operations)

Details

Office of Administrative Responsibility	Office of the Vice-President (Facilities and Operations)
The Purpose of the Proposal is <i>(please be specific)</i>	To seek approval for the disposition of fewer than five (5) acres of land via Right of Way to Nova Gas Transmission Ltd. for the construction of a cathodic protection facility to prevent corrosion of one or more of their pipelines. Nova Gas requires a Right of Way to construct, repair, and operate the cathodic protection system.
Executive Summary <i>(outline the specific item – and remember your audience)</i>	The lease will have no meaningful impact on teaching or research objectives and will result in a small amount of one time revenue.
Supplementary Notes and context	

Engagement and Routing (Include meeting dates)

<p>Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity)</p> <p><For information on the protocol see the Governance Resources section Student Participation Protocol></p>	<p><u>Those who are actively participating:</u></p> <ul style="list-style-type: none"> • Vice-President (Facilities and Operations) • Director, Real Estate Services, F&O
	<p><u>Those who have been consulted:</u></p> <ul style="list-style-type: none"> •
	<p><u>Those who have been informed:</u></p> <ul style="list-style-type: none"> •
<p>Approval Route (Governance) (including meeting dates)</p>	<ul style="list-style-type: none"> • Board Finance and Property Committee: November 23, 2021 • Board of Governors: December 9, 2021

Item No. 4c

Strategic Alignment

Alignment with <i>For the Public Good</i>	<p>SUSTAIN <i>Sustain our people, our work, and the environment by attracting and stewarding the resources we need to deliver excellence to the benefit of all.</i></p> <p>23. OBJECTIVE: <i>Ensure that the University of Alberta’s campuses, facilities, utility, and information technology infrastructure can continue to meet the needs and strategic goals of the university.</i></p> <p><i>Strategy: Secure and sustain funding to plan, operate, expand, renew, and optimize the use of campus infrastructure to meet evolving teaching and research priorities.</i></p>			
Alignment with Core Risk Area	<p>Please note below the specific institutional risk(s) this proposal is addressing.</p> <table border="0" data-bbox="570 569 1542 774"> <tr> <td data-bbox="570 569 1089 774"> <input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure </td> <td data-bbox="1089 569 1542 774"> <input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success </td> </tr> </table>		<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success
<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success			
Legislative Compliance and jurisdiction	<ul style="list-style-type: none"> • Post-secondary Learning Act, Section 67(1.1)(a) • Board Finance and Property Committee Terms of Reference 			

Attachments:

1. Briefing Note (1 page)
2. Site Plan (1 page)
3. Board Resolution (1 page)

Prepared by: Craig Moore
Director, Real Estate Services
craig.moore@ualberta.ca

Disposition of Land, Mattheis Ranch (Nova Gas ROW)Real Estate Services
Facilities and Operations
November 23, 2021**Background**

In July 2010, the University of Alberta entered into a purchase / sale and donation agreement with Edwin and Ruth Mattheis for a ranch consisting of approximately 12,000 acres. In return for a payment of \$2.6 million plus a charitable receipt of \$9.3 million, the former Mattheis ranch has become the home of University's Rangeland Research Institute (RRI).

Issue

Nova Gas Transmission Ltd. is looking to construct a cathodic protection facility to prevent corrosion of their pipelines. Nova Gas requires a Right of Way to construct, repair and operate the cathodic protection system. The required Right of Way involves fewer than five (5) acres of land legally described as SW 8-22-14 W4M and NW 5-22-14 W4M and is located within the University of Alberta Mattheis Ranch in the County of Newell. It is standard practice for utility companies to install their infrastructure within a Right of Way granted by the owner of the land.

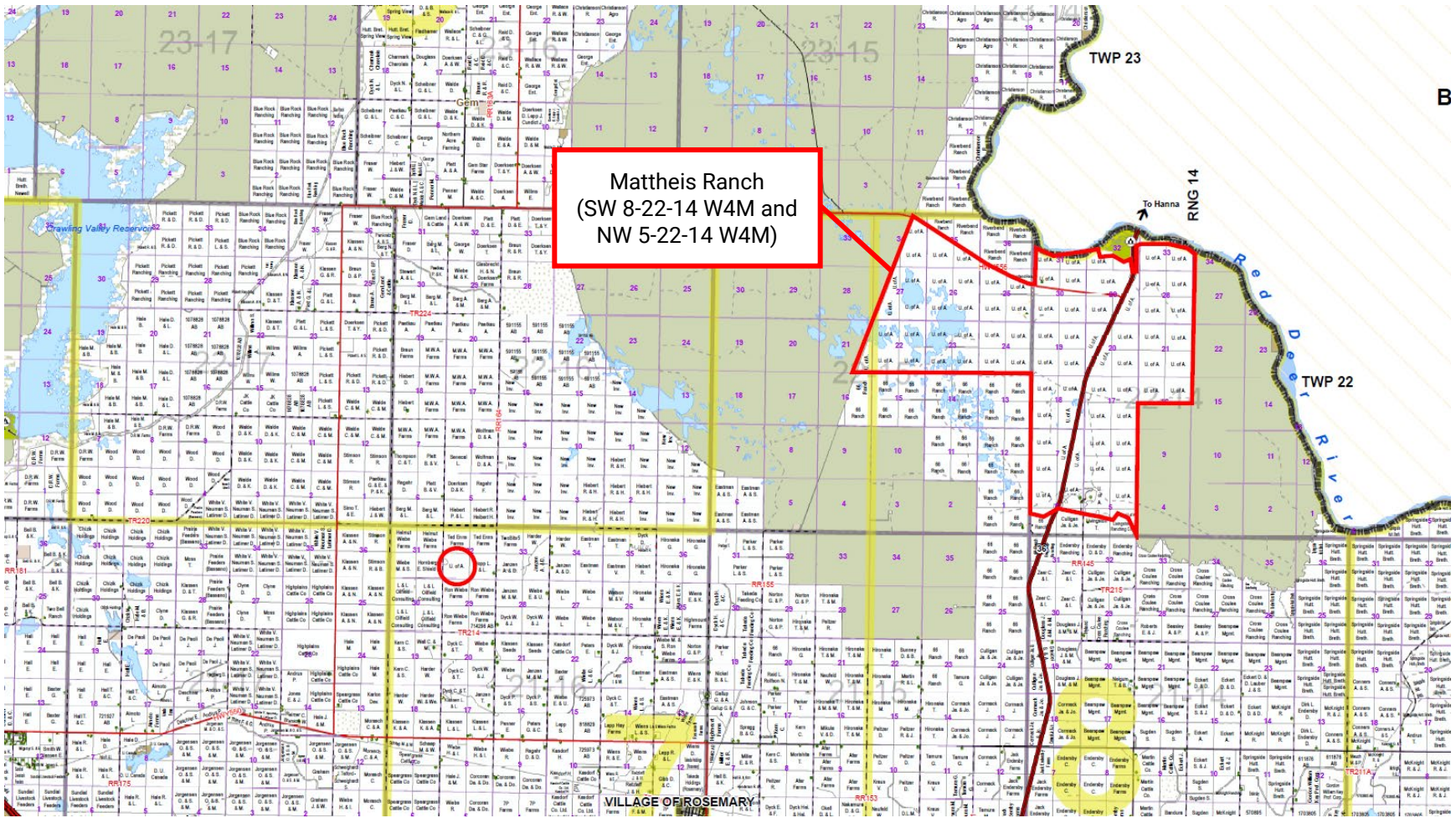
Per section 67 of the Post-secondary Learning Act, disposition of land via Right of Way requires the approval of the Minister of Infrastructure in the form of a Ministerial Order.

Recommendation

The Board of Governors approve the disposition by Right of Way of fewer than five (5) acres of land to Nova Gas Transmission Ltd. and, commensurately, seek further approval from the Minister of Infrastructure.

Upon receipt of the Ministerial Order, the University will grant a Right of Way to Nova Gas Transmission Ltd. by way of an agreement signed by the Vice-President (Facilities and Operations).

Prepared by: Craig Moore
Director, Real Estate Services
craig.moore@ualberta.ca



Mattheis Ranch
(SW 8-22-14 W4M and
NW 5-22-14 W4M)

TWP 23

RNG 14

To Hanna

TWP 22

VILLAGE OF ROSEMARY

B

RESOLUTION OF

The Governors of the University of Alberta

IT IS HEREBY RESOLVED:

THAT, subject to the prior approval of the Minister of Infrastructure under section 67 of the *Post-secondary Learning Act*, The Governors of the University of Alberta authorizes and approves the disposition by Right of Way of fewer than five (5) acres of land located in the County of Newell within the University of Alberta Mattheis Ranch which is surplus to the needs of the University of Alberta and which is contained within the parcels legally described as SW 8-22-14 W4M and NW 5-22-14-W4M.

I hereby certify that this resolution has full force and effect on the _____ day of _____, 20_____.

Chair, the Governors of the University of Alberta

**Governance Executive Summary
Action Item**

Agenda Title	Disposition of Land, Mattheis Ranch (TC Energy ROW)
---------------------	--

Motion

<p>THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee:</p> <p>a) approve, on terms and conditions acceptable to the Vice-President (Facilities and Operations), the disposition via Right of Way of less than one (1) acre of land contained within parcels legally described as NW 1/4 SEC 5 TWP 22 RGE 14 W4M located in the County of Newell within the University of Alberta Mattheis Ranch.</p> <p>b) make an application to the Minister of Infrastructure for the required approval via Ministerial Order.</p>

Item

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Andrew Sharman, Vice-President (Facilities and Operations)
Presenter(s)	Andrew Sharman, Vice-President (Facilities and Operations)

Details

Office of Administrative Responsibility	Office of the Vice-President (Facilities and Operations)
The Purpose of the Proposal is <i>(please be specific)</i>	The proposal is before the Board to seek approval for the disposition of less than one (1) acre of land via Right of Way to Fortis Alberta for the installation of six (6) power poles to service the surface lease of TC Energy Ltd.
Executive Summary	The lease will have no meaningful impact on teaching or research objectives and will result in a small amount of one time revenue.
Supplementary Notes and context	

Engagement and Routing (Include meeting dates)

<p>Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity)</p> <p><For information on the protocol see the Governance Resources section Student Participation Protocol></p>	<p><u>Those who are actively participating:</u></p> <ul style="list-style-type: none"> Vice-President (Facilities and Operations) Director, Real Estate Services, F&O
	<p><u>Those who have been consulted:</u></p> <ul style="list-style-type: none">
	<p><u>Those who have been informed:</u></p> <ul style="list-style-type: none">
<p>Approval Route (Governance) (including meeting dates)</p>	<ul style="list-style-type: none"> Board Finance and Property Committee – recommendation: November 23, 2021 Board of Governors - approval: December 9, 2021

Item No. 4d

Strategic Alignment

Alignment with <i>For the Public Good</i>	<p>SUSTAIN <i>Sustain our people, our work, and the environment by attracting and stewarding the resources we need to deliver excellence to the benefit of all.</i></p> <p>23. OBJECTIVE: <i>Ensure that the University of Alberta’s campuses, facilities, utility, and information technology infrastructure can continue to meet the needs and strategic goals of the university.</i></p> <p>Strategy: <i>Secure and sustain funding to plan, operate, expand, renew, and optimize the use of campus infrastructure to meet evolving teaching and research priorities.</i></p>			
Alignment with Core Risk Area	<p>Please note below the specific institutional risk(s) this proposal is addressing.</p> <table border="0" data-bbox="570 663 1541 873"> <tr> <td data-bbox="570 663 1089 873"> <input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure </td> <td data-bbox="1089 663 1541 873"> <input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success </td> </tr> </table>		<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success
<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success			
Legislative Compliance and jurisdiction	<ul style="list-style-type: none"> • Post-secondary Learning Act, Section 67(1.1)(a) • Board Finance and Property Committee Terms of Reference 			

Attachments:

1. Briefing Note (1 page)
2. Site Plan (1 page)
3. Board Resolution (1 page)

Prepared by: Craig Moore
Director, Real Estate Services
craig.moore@ualberta.ca

Disposition of Land, Mattheis Ranch (TC Energy ROW)Real Estate Services
Facilities and Operations
November 23, 2021**Background**

In July 2010, the University of Alberta entered into a purchase / sale and donation agreement with Edwin and Ruth Mattheis for a ranch consisting of approximately 12,000 acres. In return for a payment of \$2.6 million plus a charitable receipt of \$9.3 million, the former Mattheis ranch has become the home of University's Rangeland Research Institute (RRI).

Issue

Fortis Alberta Inc. is looking to provide power to a TC Energy well site by first tapping off an existing single-phase Fortis structure that is within the undeveloped government road allowance, then installing six poles and two anchors that will lead to a transformer pole at the edge of the TC Energy site. The six power poles involving less than one (1) acre of land, falls within land legally described as the NW ¼ Sec 5 Twp 22 Rge 14 W4M. It is standard practice for utility companies to install their infrastructure within a Right of Way granted by the owner of the land.

Per section 67 of the Post-secondary Learning Act, disposition of land via Right of Way requires the approval of the Minister of Infrastructure in the form of a Ministerial Order.

Recommendation

The Board of Governors approve the disposition by Right of Way of approximately ¼ acre of land to Fortis Alberta Inc. and, commensurately, seek further approval from the Minister of Infrastructure.

Upon receipt of the Ministerial Order, the University will grant a Right of Way to Fortis Alberta by way of an agreement signed by the Vice-President (Facilities and Operations).

Prepared by: Craig Moore
Director, Real Estate Services
craig.moore@ualberta.ca

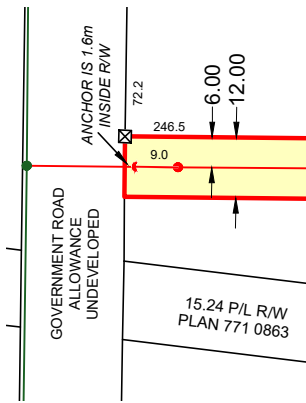
INDIVIDUAL OWNERSHIP SKETCH PLAN

FOR
POWERLINE RIGHT OF WAY
 WITHIN
 NW 1/4 SEC 5 TWP 22 RGE 14 W4M

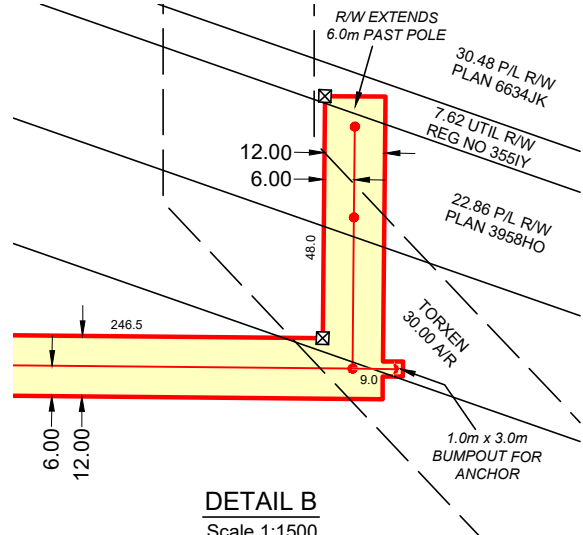
County of Newell
 SCALE: 1:5000



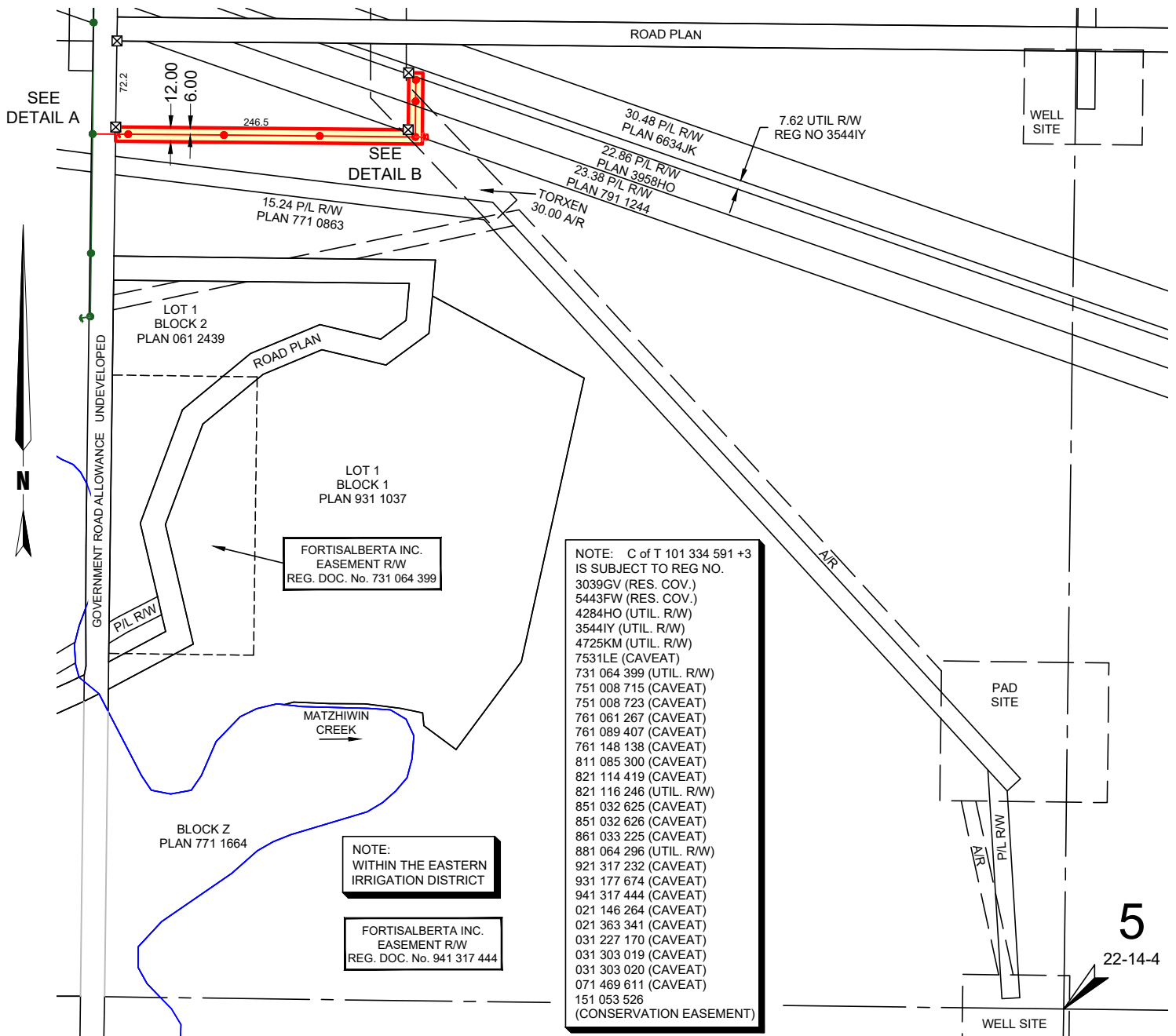
SCHEDULE "A"



DETAIL A
 Scale 1:1500



DETAIL B
 Scale 1:1500



NOTE: C of T 101 334 591 +3 IS SUBJECT TO REG NO. 3039GV (RES. COV.) 5443FW (RES. COV.) 4284HO (UTIL. R/W) 3544IY (UTIL. R/W) 4725KM (UTIL. R/W) 7531LE (CAVEAT) 731 064 399 (UTIL. R/W) 751 008 715 (CAVEAT) 751 008 723 (CAVEAT) 761 061 267 (CAVEAT) 761 089 407 (CAVEAT) 761 148 138 (CAVEAT) 811 085 300 (CAVEAT) 821 114 419 (CAVEAT) 821 116 246 (UTIL. R/W) 851 032 625 (CAVEAT) 851 032 626 (CAVEAT) 861 033 225 (CAVEAT) 881 064 296 (UTIL. R/W) 921 317 232 (CAVEAT) 931 177 674 (CAVEAT) 941 317 444 (CAVEAT) 021 146 264 (CAVEAT) 021 363 341 (CAVEAT) 031 227 170 (CAVEAT) 031 303 019 (CAVEAT) 031 303 020 (CAVEAT) 071 469 611 (CAVEAT) 151 053 526 (CONSERVATION EASEMENT)

NOTE: WITHIN THE EASTERN IRRIGATION DISTRICT

FORTISALBERTA INC. EASEMENT R/W REG. DOC. No. 941 317 444

FORTISALBERTA INC. EASEMENT R/W REG. DOC. No. 731 064 399

LEGEND:

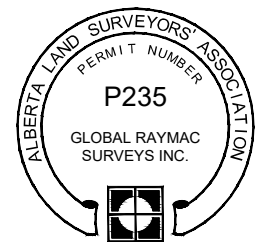
- Portions referred to shown thus:
- Staked overhead power shown thus:
- Existing overhead power shown thus:
- Non-monumented position shown thus:
- Staked pole shown thus: ●
- Staked anchor shown thus: ↓
- Existing pole shown thus: ●
- Existing anchor shown thus: ↓

NOTES:

Staked Overhead Power Line is 6.00m inside the 12.00m wide Fortis Easement.
 Distances are in metres and decimals thereof.
 All distances shown are horizontal and at ground elevation.

Combined Scale Factor = 0.999542

C of T : 101 334 591 +3
 Owner(s) : The Governors of the University of Alberta



WORK ORDER No: 65422890		PREP BY ZR/TJ/AL	DESCRIPTION ORIGINAL PLAN
REQUEST FILE No: 500093182	Ph: 403.526.6300 www.globalraymac.ca		DATE 17 Sep 2021
DATE OF SURVEY: 16 Aug 2021	GRS Job No. 21MF0363101		REV 0
IOP-NW5			

RESOLUTION OF

The Governors of the University of Alberta

IT IS HEREBY RESOLVED:

THAT, subject to the prior approval of the Minister of Infrastructure under section 67 of the *Post-secondary Learning Act*, The Governors of the University of Alberta authorizes and approves the disposition by Right of Way its interest in less than one (1) acre of land located in the County of Newell within the University of Alberta Mattheis Ranch which is surplus to the needs of the University of Alberta and which is contained within the parcel legally described as NW 1/4 SEC 5 TWP 22 RGE 14 W4M.

I hereby certify that this resolution has full force and effect on the ____ day of ____, 20____.

Chair, the Governors of the University of Alberta

**Governance Executive Summary
Action Item**

Agenda Title	Disposition of Land, Belcourt-Brosseau House
---------------------	---

Motion

<p>THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee, approve, on terms and conditions acceptable to the Vice-President (Facilities and Operations), the disposition of real property located at 11020 – 84 Avenue, Edmonton, Alberta, and legally described as:</p> <p style="padding-left: 40px;">Lot 6 Block 161 Plan I23A EXCEPTING THEREOUT ALL MINES AND MINERALS</p>
--

Item

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Andrew Sharman, Vice-President (Facilities and Operations)
Presenter(s)	Andrew Sharman, Vice-President (Facilities and Operations)

Details

Office of Administrative Responsibility	Office of the Vice-President (Facilities and Operations)
The Purpose of the Proposal is	To seek approval for the disposition of real property located in Edmonton, Alberta.
Executive Summary <i>(outline the specific item – and remember your audience)</i>	<p>Built in 1916 and donated to the university in 2003 as a residence for Métis students, Belcourt-Brosseau House is a 2½ story, 6-bedroom detached house located in the residential Garneau neighbourhood.</p> <p>In the five years before BB House (as it is affectionately known) was closed in response to COVID-19, it was generating less than half of its potential rental revenue (lack of students interested in residing there), while incurring expenses five times greater than the rent collected.</p> <p>BB House carries a disproportionately high deferred maintenance burden considering the limited number of students it is able to serve. Given the age of the facility, its significant infrastructure deficiencies, and the challenges it presents from a residence design perspective, major investments to resolve building system issues and refresh the facility to modern residence standards are not viable.</p> <p>BB House is now permanently closed with the students successfully integrated into existing housing options across East Campus Village. There are currently 26 residence spaces specifically designated for First Nations, Métis, and Indigenous (FNMI) students (12 beds in the shared-facilities houses Aboriginal House and Marge’s House plus 14 units in 2-bedroom, 4-bedroom and studio apartments in HUB Mall). Notwithstanding these options, an average of 35 FNMI students select Lister Hall as their residence of choice plus a similar number of upper-year undergraduate and graduate students selecting other apartment-style residences.</p> <p>100 percent of the proceeds of the sale of BB House will be directed to support the university’s FNMI student population. Although no decisions have been</p>

Item No. 4e

	<p>made, based on consultation with students, First Peoples House envisages three potential vectors for the proceeds of the sale:</p> <ul style="list-style-type: none"> • Add to the newly established First Peoples' House Student Living Allowance, which provides rent support directly to FNMI students to live in the campus community best suited to their current needs. • Allow for increased programming and supports provided to residents by First Peoples' House. • Create a large community (~32 beds) in Alder House; a single, large, shared-facilities house. <p>The Post-secondary Learning Act (s.67) stipulates that disposition of donated land, such as this, does not require approval of the Government of Alberta.</p>
Supplementary Notes	N/A

Engagement and Routing (Include meeting dates)

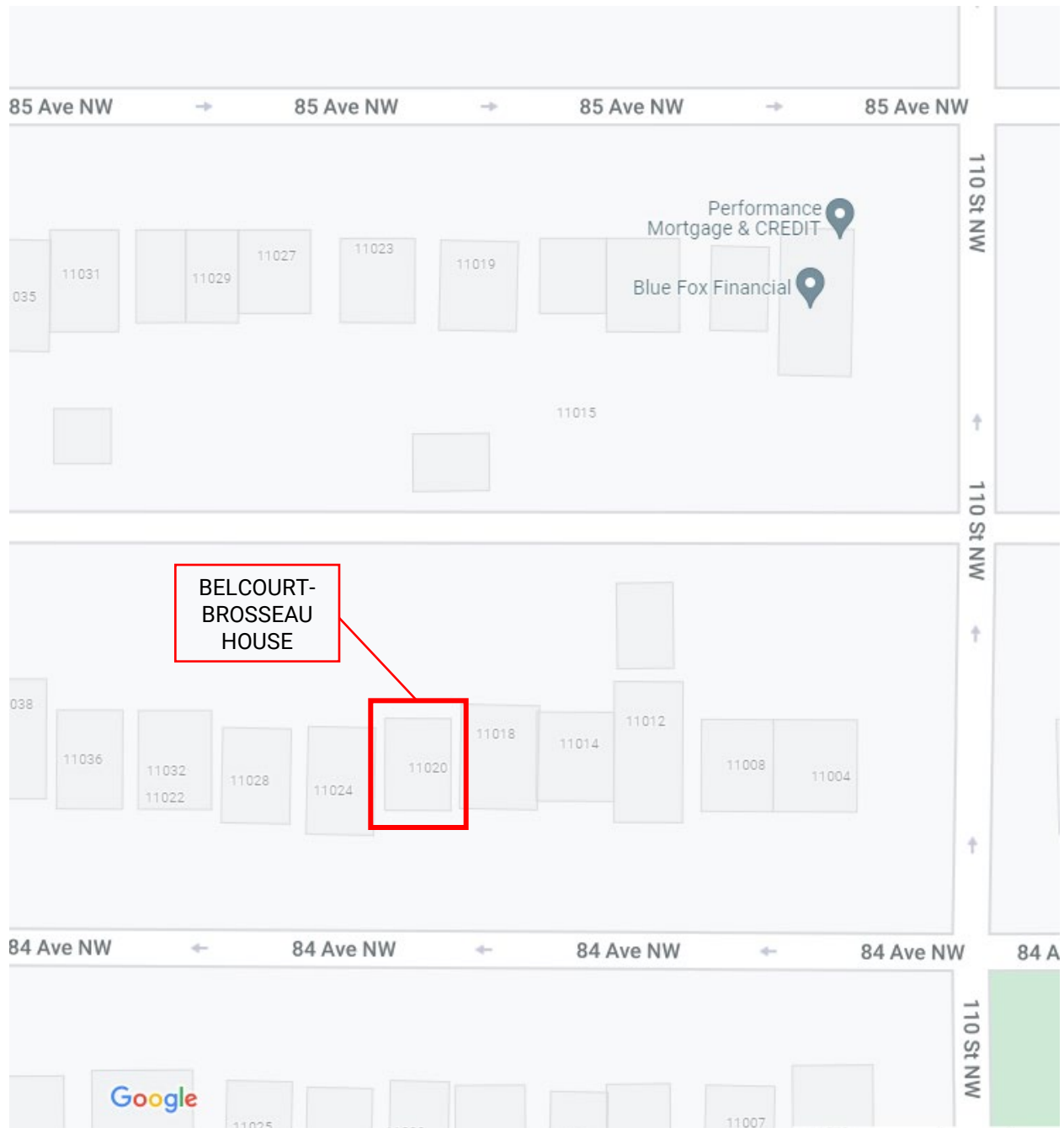
<p>Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity)</p> <p><For information on the protocol see the Governance Resources section Student Participation Protocol></p>	<p><u>Those who are actively participating:</u></p> <ul style="list-style-type: none"> • Associate Vice-President, Campus Services, F&O • Director, Real Estate Services, F&O
	<p><u>Those who have been consulted:</u></p> <ul style="list-style-type: none"> • Assistant Dean of Students, Residences, F&O • Interim Senior Director, Individual Giving, External Relations • First Peoples' House • Vice-President (Facilities and Operations)
	<p><u>Those who have been informed:</u></p> <ul style="list-style-type: none"> •
Approval Route (Governance)	<p>Board Finance and Property Committee: November 23, 2021 (for recommendation)</p> <p>Board of Governors: December 9, 2021 (for approval)</p>

Strategic Alignment

Alignment with <i>For the Public Good</i>	<p><u>SUSTAIN</u></p> <p>23. OBJECTIVE: Ensure that the University of Alberta's campuses, facilities, utility, and information technology infrastructure can continue to meet the needs and strategic goals of the university.</p> <p>i. Strategy: Secure and sustain funding to plan, operate, expand, renew, and optimize the use of campus infrastructure to meet evolving teaching and research priorities.</p>												
Alignment with Core Risk Area	<p>Please note below the specific institutional risk(s) this proposal is addressing.</p> <table border="0"> <tr> <td><input type="checkbox"/> Enrolment Management</td> <td><input type="checkbox"/> Relationship with Stakeholders</td> </tr> <tr> <td><input type="checkbox"/> Faculty and Staff</td> <td><input type="checkbox"/> Reputation</td> </tr> <tr> <td><input checked="" type="checkbox"/> Funding and Resource Management</td> <td><input type="checkbox"/> Research Enterprise</td> </tr> <tr> <td><input type="checkbox"/> IT Services, Software and Hardware</td> <td><input type="checkbox"/> Safety</td> </tr> <tr> <td><input type="checkbox"/> Leadership and Change</td> <td><input checked="" type="checkbox"/> Student Success</td> </tr> <tr> <td><input checked="" type="checkbox"/> Physical Infrastructure</td> <td></td> </tr> </table>	<input type="checkbox"/> Enrolment Management	<input type="checkbox"/> Relationship with Stakeholders	<input type="checkbox"/> Faculty and Staff	<input type="checkbox"/> Reputation	<input checked="" type="checkbox"/> Funding and Resource Management	<input type="checkbox"/> Research Enterprise	<input type="checkbox"/> IT Services, Software and Hardware	<input type="checkbox"/> Safety	<input type="checkbox"/> Leadership and Change	<input checked="" type="checkbox"/> Student Success	<input checked="" type="checkbox"/> Physical Infrastructure	
<input type="checkbox"/> Enrolment Management	<input type="checkbox"/> Relationship with Stakeholders												
<input type="checkbox"/> Faculty and Staff	<input type="checkbox"/> Reputation												
<input checked="" type="checkbox"/> Funding and Resource Management	<input type="checkbox"/> Research Enterprise												
<input type="checkbox"/> IT Services, Software and Hardware	<input type="checkbox"/> Safety												
<input type="checkbox"/> Leadership and Change	<input checked="" type="checkbox"/> Student Success												
<input checked="" type="checkbox"/> Physical Infrastructure													
Legislative Compliance and jurisdiction	<ul style="list-style-type: none"> • Post-secondary Learning Act, Section 67(1.1)(a) • Board Finance and Property Committee Terms of Reference 												

Attachments:

1. Site Plan (1 page)



**Governance Executive Summary
Action Item**

Agenda Title	Long Range Development Plan Amendment 2021 (South Campus Sector 14)
---------------------	--

Motion

THAT the Board of Governors, on the recommendation of the Board Finance and Property Committee, the GFC Academic Planning Committee and the GFC Facilities Development Committee, approve the removal of South Campus – Sector 14 (Section 6.3) from the Long Range Development Plan 2002.

Item

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Andrew Sharman, Vice-President (Facilities and Operations)
Presenter(s)	Emily Ball, Director, Community Relations, Government and Community Relations, External Relations; Ben Louie, University Architect and Director, Campus Planning and Space Optimization, Integrated Planning and Partnerships, Facilities and Operations.

Details

Responsibility	Vice-President (Facilities and Operations)
The Purpose of the Proposal is (<i>please be specific</i>)	To amend the university's Long Range Development Plan (LRDP) by removing Sector 14, located on South Campus.
Executive Summary (<i>outline the specific item – and remember your audience</i>)	<p>Development of university lands is governed through the Post-secondary Learning Act (PSLA) by means of a Long-Range Development Plan (LRDP). An LRDP guides the planning and development over a 30-year window, directing physical growth at campus sites across the university. An LRDP is derived from, and is responsive to, the university's strategic directions and is, therefore, a flexible document that is amended as substantial alterations are made to the university's guiding directions. The PSLA also outlines the consultation process required for amending an LRDP including a defined consultation protocol.</p> <p>As changes to the LRDP are made over time, the original 2002 document remains physically unchanged, but amendments are posted to the Campus Planning website: https://www.ualberta.ca/vice-president-facilities-operations/planning/office-of-the-university-architect/campus-planning/index.html</p> <p>The university has received approval from the Government of Alberta to transfer Sector 14 to the University of Alberta Properties Trust Inc. (UAPTI) for future development, although such a transfer has yet to occur.</p> <p>Sector 14 is currently zoned as an Alternate Jurisdiction and planned under section 6.2.2 of the University of Alberta Long Range Development Plan 2002. At the point Sector 14 is transferred to the UAPTI, it would no longer be appropriate for its use to be guided by the LRDP. Rather, it will fall under the municipal zoning regulations and any development will follow the municipal planning and development process. As a result, it is necessary to delete section 6.2.2 of the University of Alberta Long Range Development Plan. This would be the second instance of the University of Alberta removing a parcel of land from its LRDP. The first will be the transfer of Michener Park to the UAPTI.</p>

Item No. 4f

	<p>The Board of Governors has the authority to amend the LRDP. If approved, the Board of Governors will submit a package to the Minister of Advanced Education including details of the consultative process. The role of the Minister is to ensure the university has met the obligations of the government's community consultation protocol; not to approve the amendment itself.</p> <p>A summary of the university's community consultation is included in Attachments 2 and 3.</p>
Supplementary Notes and context	

Engagement and Routing (Include meeting dates)

Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity)	<p><u><i>Those who are actively participating:</i></u></p> <ul style="list-style-type: none"> • GFC Facilities Development Committee (FDC) • GFC Academic Planning Committee (APC) • Board Finance and Property Committee (BFPC) • Board of Governors
	<p><u><i>Those who have been consulted:</i></u></p> <ul style="list-style-type: none"> • Faculty of Agricultural, Life and Environmental Sciences • Elected officials that represent the area of South Campus from the City of Edmonton, the Government of Alberta and the Government of Canada. • City of Edmonton. Office of the City Manager • Members of South Campus Consultation Group, residents of neighbouring communities, and the general public.
	<p><u><i>Those who have been informed:</i></u></p> <ul style="list-style-type: none"> • The LRDP Amendment process was led jointly by Government and Community Relations (External Relations) and the Office of the University Architect (Facilities and Operations). • A comprehensive summary of the significant campus community and public consultation that has been undertaken is attached.
Approval Route (Governance) (including meeting dates)	<p>GFC Facilities Development Committee: September 23, 2021 (recommendation) GFC Academic Planning Committee: October 20, 2021 (recommendation) Board Finance and Property Committee: November 23, 2021 (recommendation) Board of Governors: December 9, 2021 (approval)</p>

Strategic Alignment

Alignment with <i>For the Public Good</i>	SUSTAIN - 23. OBJECTIVE: Ensure that the University of Alberta's campuses, facilities, utility, and information technology infrastructure can continue to meet the needs and strategic goals of the university.	
Alignment with Core Risk Area	Please note below the specific institutional risk(s) this proposal is addressing.	
	<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input checked="" type="checkbox"/> Relationship with Stakeholders <input checked="" type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input checked="" type="checkbox"/> Safety <input type="checkbox"/> Student Success
Legislative Compliance and jurisdiction	<ul style="list-style-type: none"> • Post-Secondary Learning Act (PSLA) • PSLA Land Use Regulation • GFC Facilities Development Committee Terms of Reference • GFC Academic Planning Committee Terms of Reference • Board Finance and Property Committee Terms of Reference • Taking Care of our Campuses: Integrated Asset Management Strategy 	

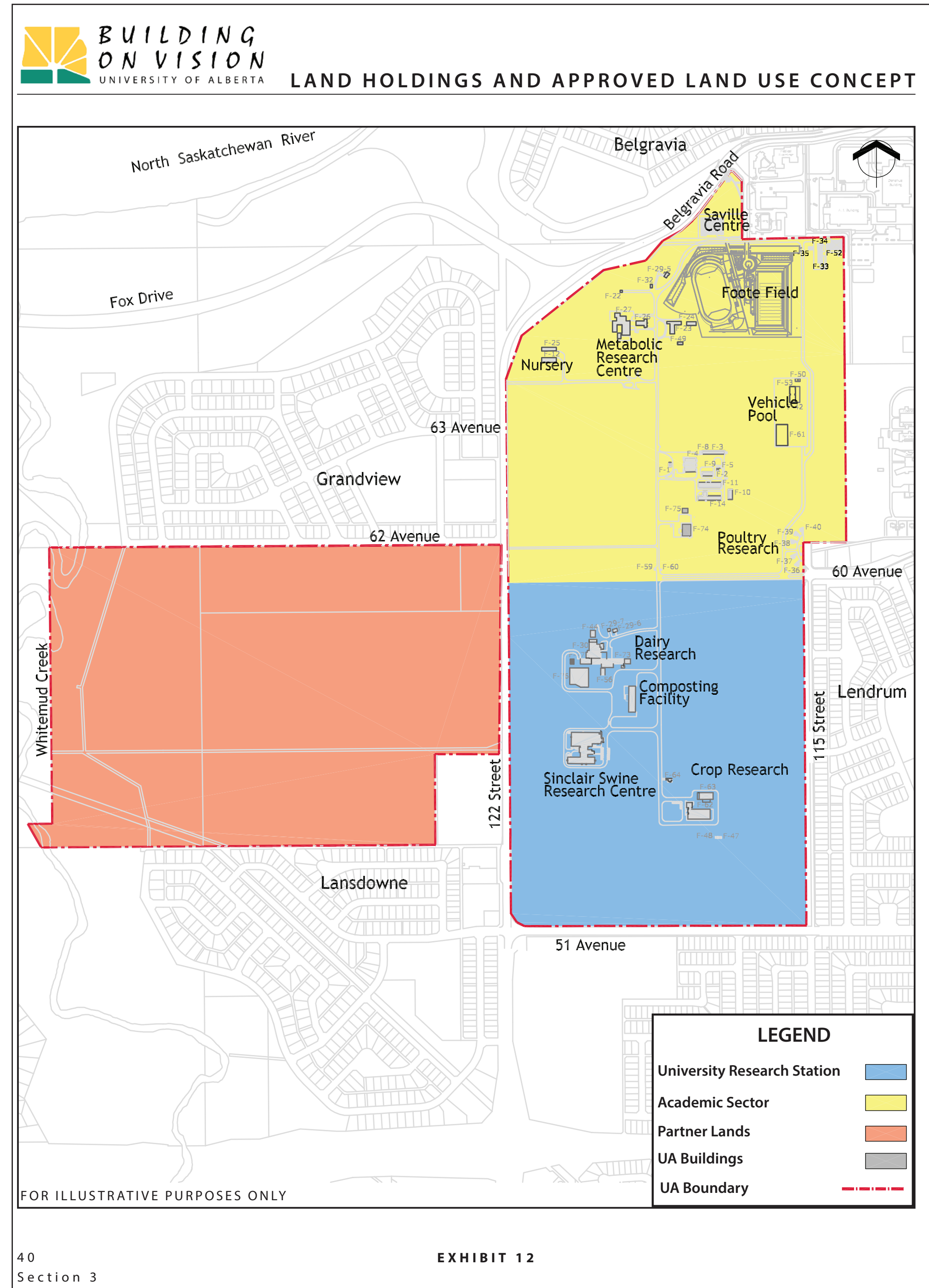
Attachments:

1. South Campus Sector 14 Maps (2002 LRDP Map, Sector 14 Areas, and Proposed 2021 LRDP Amendment (1 page)
2. Consultation Report – South Campus – Sector 14 LRDP Amendment 2021 (3 pages)
3. Summary of Comments – South Campus – Sector 14 LRDP Amendment 2021 Open House (7 pages)
4. Sector 14 LRDP Amendment 2021 Presentation (7 pages)

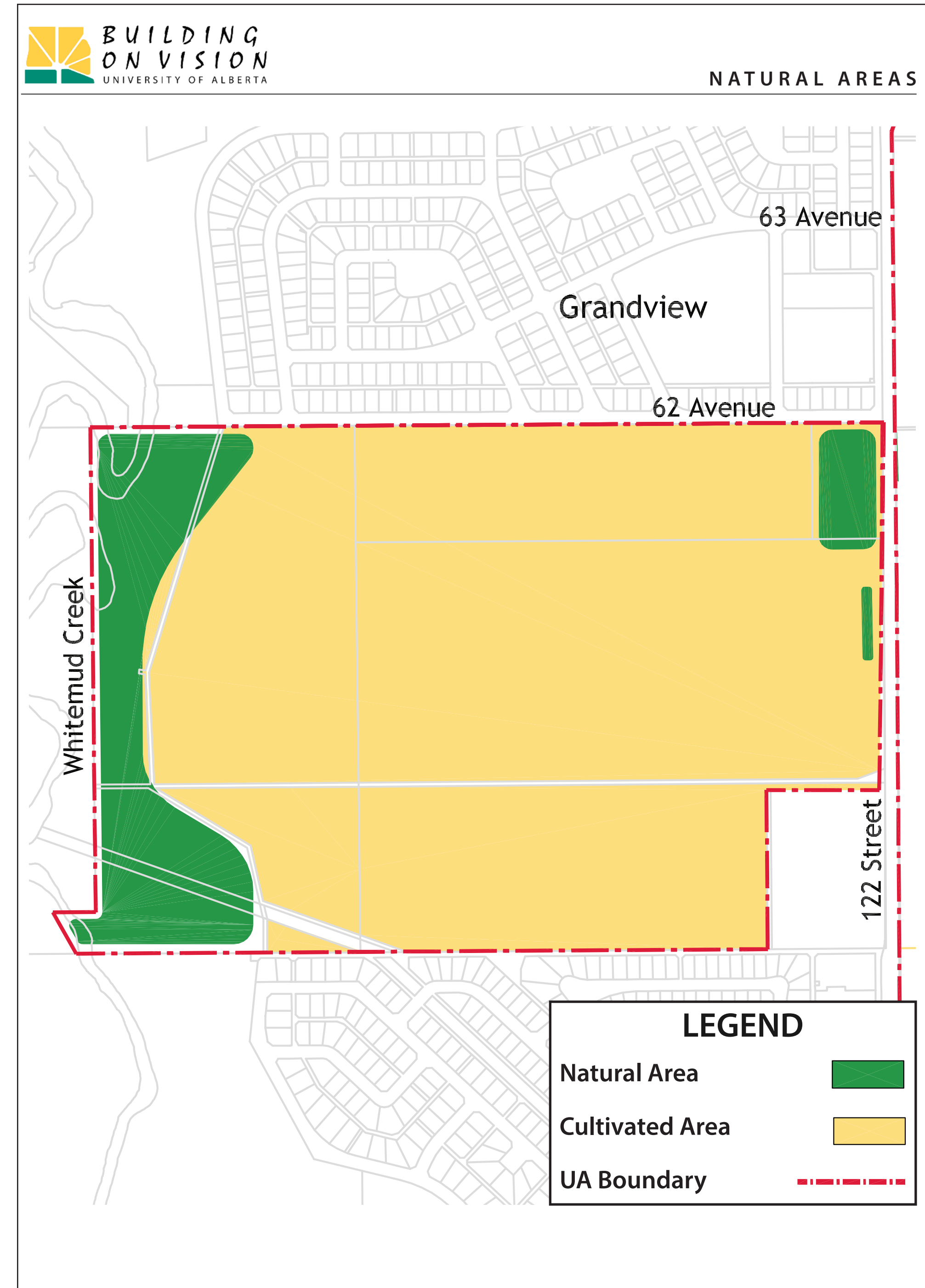
Prepared by: Ben Louie, University Architect and Director, Campus Planning and Space Optimization,
Integrated Planning and Partnerships, Facilities and Operations.
ben.louie@ualberta.ca

Emily Ball
Director, Community Relations, External Relations
emily.ball@ualberta.ca

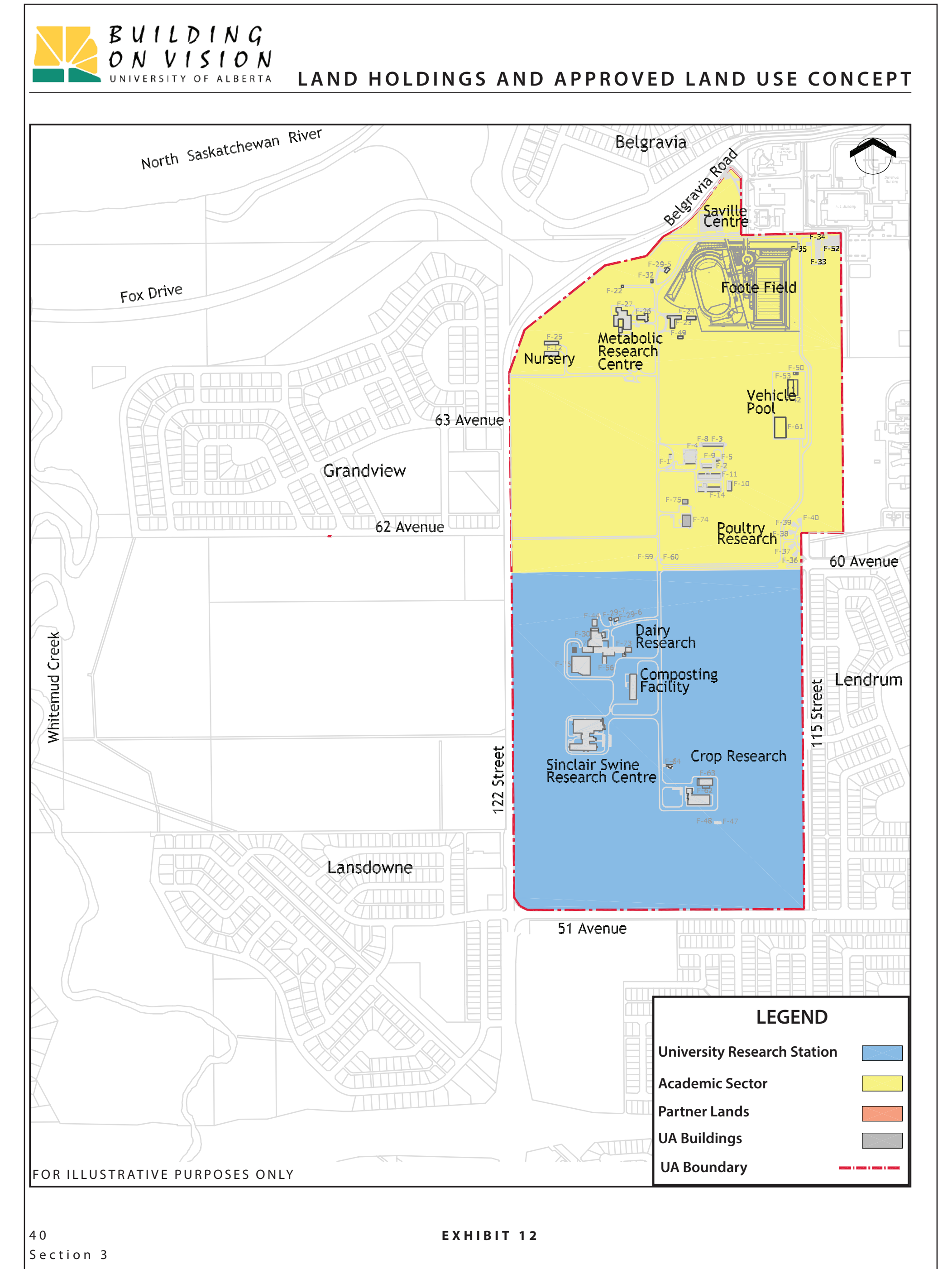
2002 LRDP Map



Map of Sector 14



Proposed 2021 LRDP Amendment



South Campus – Sector 14 Long Range Development Plan (LRDP) Amendment 2020

Consultation Report

The University of Alberta (U of A) follows the Post-Secondary Learning Act (PSLA), which outlines the consultation process required for an amendment for the Long Range Development Plan (LRPD). The university also follows a consultation protocol outlined in Appendix 18 of the LRDP, which was submitted to the Minister in 2004. An outline of community engagement and how the U of A fulfilled the consultation requirements outlined in Appendix 18 is demonstrated below.

Appendix 18 Processes and U of A Actions

Appendix 18 states:

Long Range Development Planning and Amendments

- a) When the University undertakes a new Long Range Development Plan, or amends its existing LRDP, owners of land within 60 metres of the University's land and the host municipality will be notified. Such notification will include date, time and location for an information session to present the conceptual plans, or substantive changes, and an invitation to review, and comment on the planning, in writing 21 days following the presentation.
 - i. U of A action - The U of A mailed letters of notification to owners of land within 60 metres of the U of A South Campus which contained the date, time and location for an information session (open house) to present the amendment for South Campus – Sector 14 and an invitation to review, and comment on the amendment in writing 21 days following the presentation (open house). The University also e-mailed letters of notification for the open house to the host municipality, The City of Edmonton. The mailing list was identified by the City of Edmonton, Urban Form and Corporate Strategic Development, City Planning, according to homeowner title information. The letters to residents 60 metres of the University of Alberta South Campus and the City of Edmonton were mailed to allow two-three weeks advanced notification.
- b) Notification will take the form of a directed letter to each identified stakeholder in a). The planning document will be available through the communications website of the University.

- I. U of A action – The notification in section a) indicated where information for the amendment planning document could be found on U of A website. Please note additional communication tools were used to advertise the June 29, 2021 open house:
 - i. Portable road signs were placed in two locations two weeks prior to the open houses advertising the open houses.
 - ii. An advertisement was placed in the Edmonton Journal newspaper on June 7, 2021 advertising information about the June 29, 2021 open house.
 - iii. Information about the open house was placed on the U of A website on the Community Relations website and the main U of A homepage under Events.
 - iv. Letters of invitation to the open house were also emailed to:
 - Councillor Michael Walters, City of Edmonton
 - Member of the Legislative Assembly of Alberta for Edmonton – Riverview, Lori Sigurdson
 - Member of Parliament for Edmonton Strathcona - Heather MacPherson
- c) Following this presentation the University shall publish, within a newspaper, newsletter or publication circulating in the areas in which the University's lands are located, notification of the public of its opportunity to review the proposed LRDP, or amendments, and comment upon it (them). The proposed plan/amendments will be available upon the University's communications website. Comments will be received in writing up to 21 days of the notice.
- I. U of A Action - An ad was placed following the June 29, 2021 open house (which presented the amendment) in the Edmonton Journal newspaper on June 30, 2021 inviting the public to review the proposed amendment and provide comments indicating input would be received in writing up to 21 days of the notice/ad. The proposed amendment was made available on the University's communications website. Portable road signs were placed in two locations on June 30, 2021 for 21 days providing information on where to find the June 29, 2021 open house information and invited the public to view and comment on the materials presented at the open house.
- d) University administration will prepare a summary document that they believe accurately reflects the major concerns and comment expressed. This document will be reviewed by the stakeholders identified in a), and will be modified until agreement is reached on accuracy. During the planning stage, these concerns will be considered.

- I. U of A action – A summary document from the June 29, 2021 open house (which presented the amendment) that reflected the major concerns and comments expressed from stakeholders was mailed to stakeholders identified in a) on August 6, 2021 with an invitation for stakeholders to send in comments regarding the summary document by August 27, 2021.
- e) Recommendations to the Board of Governors with respect to the LRDP and/or its amendments will include the consultation summary documents(s), and a document highlighting how administration has used these comments to develop the Plan and recommendations.
- I. U of A action – Attached please find the summary document and information on how administration will use the comments from the June 29, 2021 open house to further develop the amendment.
- f) Upon Board of Governors approval, the LRDP and/or amendments will be sent to the Minister for review and confirmation that the contents of the amendment/LRDP comply with the Regulations of the Post-Secondary Learning Act.
- I. U of A action – Once the LRDP Amendment is approved by the Board of Governors, the amendment will be sent to the Minister of Advanced Education for confirmation that the consultation process has been followed.

**University of Alberta
South Campus – Sector 14
Long Range Development Plan Amendment
Open House**

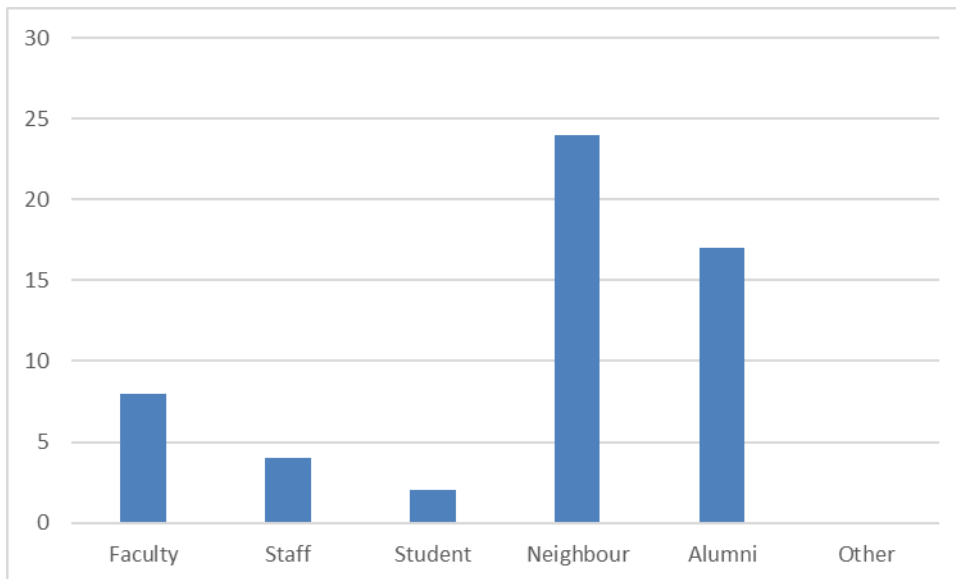
**Tuesday, June 29, 2021
5:00 – 8:00 p.m.
Foote Field, Multipurpose Room
11601-68 Avenue**

Summary of Comments

Approximately 70 attended the open house

45 comment forms submitted

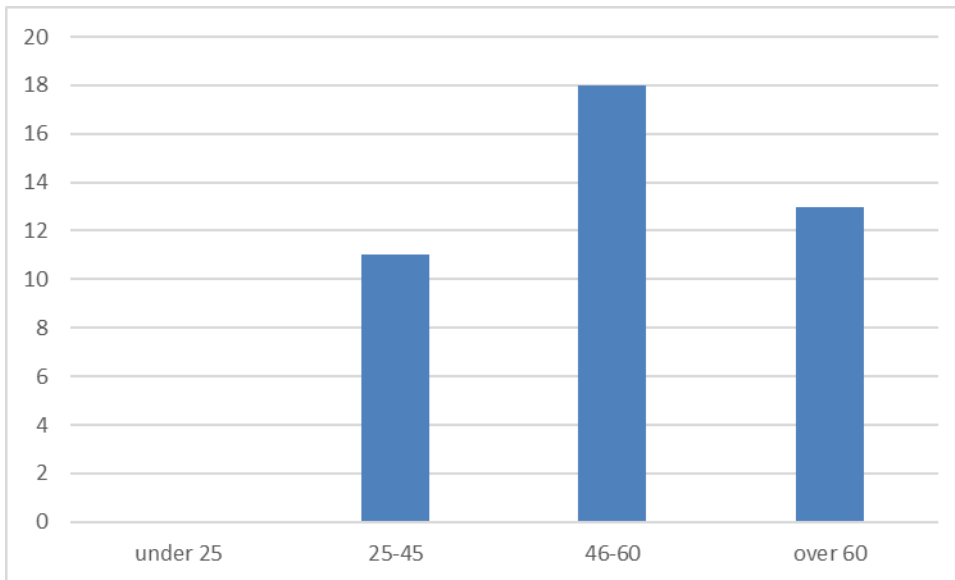
1. Please identify (circle) which of the descriptions below best portrays you:



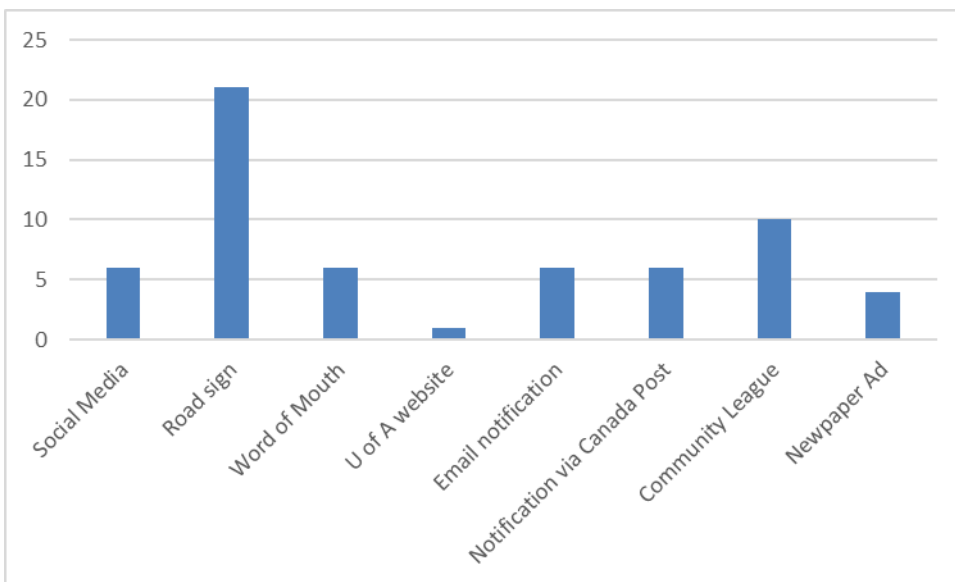
2. If you chose “Other” above, please tell us about yourself.

Resident of Grandview Heights, BPE '64 - currently love to walk on the farm

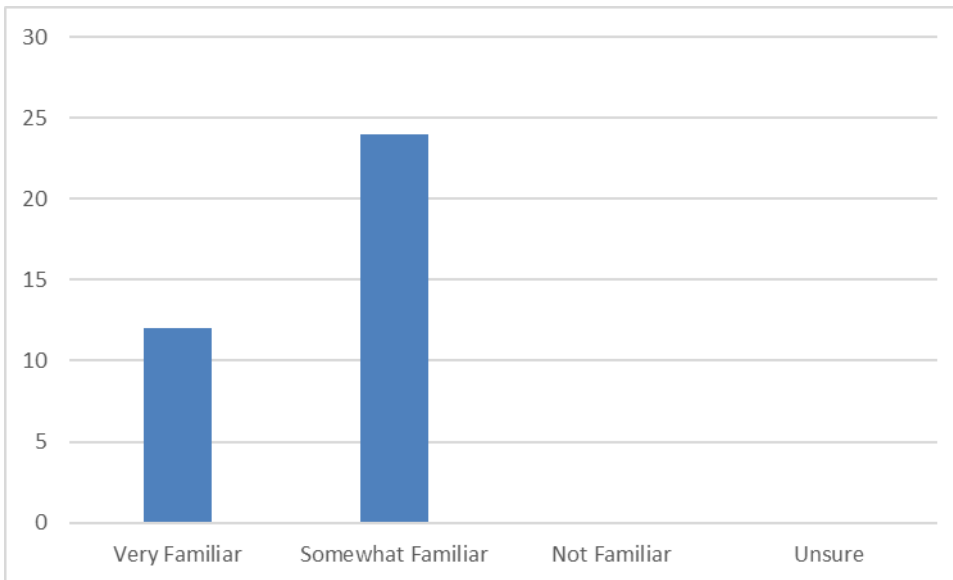
3. Please check the age category that describes you.



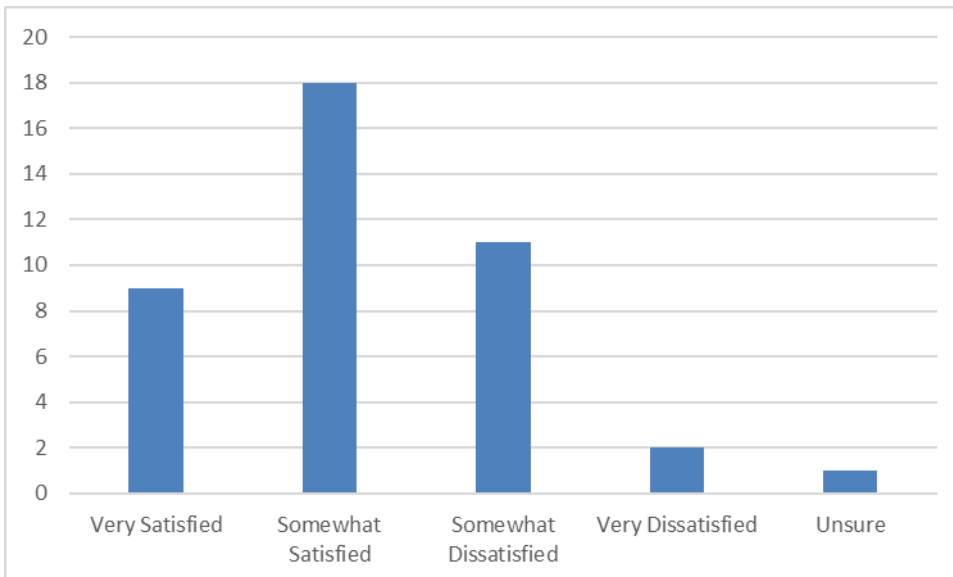
4. How did you hear about this open house?



5. Are you familiar with the purpose of the South Campus - Sector 14 Long Range Development Plan Amendment?



6. Did the material that was presented explain the purpose of the South Campus - Sector 14 Long Range Development Plan Amendment?



7. Please provide comments regarding Board #2. Board #2 contained information regarding the purpose for the June 29, 2021 open house and an explanation of what a long range development plan (LRDP) is.

Open house logistics, communication:

- Map is inaccurate and therefore misleading. Unsure which one is board #2. Not really a question - the board states what is being proposed. Obvious and process. LRDP's are seemingly meaningless as amendments and amendment to amendment are always available.

- Explains that the amendment is to transfer the West 240 to the UAPTI. Clear, good explanation. Clear and concise.
- Usual vague description with no real details.

Do not approve of transferring Sector 14 to UAPTI:

- Sector 14 needs to remain a U of A asset, or be turned over to the City of Edmonton to be held in its inventory of parkland. Protect the majority of the 240 acre of land for agricultural use. The purpose of Section 14 was always educational. Sad to witness the slow demise of this unique resource over the past decade. The process to repurpose Sector 14 seems very rushed and unimaginative. The community leagues should be appointments to the UAPTI Board

Financial:

- It is clear the process that needs to be followed to move forward and the importance of balancing the needs of the neighbourhoods with the need for the university to create revenue. The TRUST will only answer and account to U of A. Money/profit first. Interesting to know how much the land is worth.

Faculty of ALES and research:

- Why does it need to be transferred after all these years? Where will the things currently taking place on this land be moved to? Although research activities can be transferred to other areas they will not be near the University.

8. Please provide comments regarding the proposed South Campus – Sector 14 LRDP Amendment on Board #4. Board #4 highlighted 3 maps of Sector 14: map of Sector 14 from the 2002 LRDP, map showing the boundaries of Sector 14, map of the proposed LRDP amendment demonstrating that Sector 14 would be removed from the LRDP.

Positive move for the U of A:

- Great to hear that progress is being made to remove this sector and transfer this parcel to the UAPTI which hopefully will develop this land in a respectful manner that meets the needs of all stakeholders.

Presented information, communication:

- Map is inaccurate and therefore misleading. The community leagues should be appointed to the UAPTI Board. The Board does not explain why lands being used for a purpose central to the University's academic mission is intended to be transferred to an entity to develop lands not central to the University's academic mission. There is no context provided about why sector 14 is being transferred to the UAPTI.
- Very clear. Very helpful. Vague on detail, though understandably so. Was reassured by attending staff.

Financial:

- You're selling out pristine land for capital gain due to poor government support. The entire project is focused on generating income for the U of A - no vision. Premature - other options for generating liquidity should be considered. Very disappointed to see that the university is driven by money rather than preserving green space and a unique environment. Why not just say "we want to sell the land and realize \$\$".

Faculty of ALES and research:

- I think the University is being short-sighted in its plan to allow developers to take over this property. It is prime farmland and should be used for agricultural purposes. It is close to the University and therefore easy to access for students and professors working on the farm. I'm sure the Faculty of Agriculture has objected to your plans. Please reconsider this move. We need to preserve the best farmland in the area. Isn't the University supposed to be environmentally friendly? Don't really understand why all the research buildings are not part of the research land, e.g. poultry research is academic land. If these agricultural things aren't part of research, what is the classification for the Sector 14 land?

9. Please provide any further general comments you may have:

Loss to community:

- The loss of this parcel is going to be very hard on the surrounding communities who have grown to love and embrace the farm.
- I find value in having this beautiful peaceful farm as part of our U of A history and in our community. I come to walk and ski here as an alumni.

Financial, UAPTI, Michener Park development:

- Ideally Sector 14 would remain part of the LRDP as the university may ultimately regret the lack of land for expansion in the future.
- The amount of money the University expects to gain from selling this land was not disclosed. This is a one of a kind area within the city. It is disappointing the university's only plan is to replace it with yet more real estate development.
- The UAPTI was incorporated "to develop or re-develop lands deemed by U of A as not central to its academic mission of teaching and research." The transfer of Michener Park from the University to the UAPTI was consistent with creation of the UAPTI. At the time of that transfer, Michener Park was being used for housing, which is a purpose not central to the University's academic mission. Since continuing to use Michener Park for housing or to redevelop for another purpose would require substantial capital investment, the transfer was consistent with the purpose of the UAPTI and sensible as the alternative would have been to leave the property derelict.
- It is not explicitly clear how this is 'for the public good'. This should be the overriding principle in this development, rather than 'university bottom line \$\$'.
- Setting aside the inconsistency of the amendment with the purpose of the UAPTI, the decision to amend the LRDP is premature. The intention of the amendment is to permit Sector 14 to be developed for the same purpose as Michener Park. However, as Sector 14 is a greenfield site and Michener Park requires demolition, including environmental remediation, there is a substantial risk that the development of Sector 14 will proceed in advance of the redevelopment of Michener Park.

Sustainability

- All of south campus needs to focus on how can community groups be supported to explore, practice and teach various approaches to tackling food insecurity and the related poverty that goes along with it. I realize the U of A is facing major cutbacks,

but during this time it must realize it needs to play a leadership role in the preservation of areas of the city that are easily accessible for activities that improve the common goal of building community.

- My whole life I have lived beside the University. I have seen many University schemes come and go-- including the takeover of Windsor Park (thwarted by professors and doctors who worked for the U) and the expropriation of North Garneau (which still has not been developed). Instead of developing Section 14 into residential homes, I think you would do better to develop some of your other property which is less arable.

Other:

- Very much in favour of this - having a world class, property funded University is a tremendously positive thing for Edmonton and Alberta
- Looking forward to vision and planned development documents.

Response from neighbours residing within 60 meters of South Campus regarding the June 29, 2021 Open House Summary of Comments document:

Two responses received:

- Thanks for the information that I received in today's post. I think your Office continues to do a good job in holding Open Houses and in communicating with the relevant Community Leagues and neighbourhoods. It is hard to address the problem facing all open houses of receiving a wide range of input (positive alongside negative) and then appearing to proceed with the original intention. Many local residents have considerable sympathy for the economic plight of the UofA given the extensive cutbacks imposed by the provincial government. However, I believe there is suspicion of the UAPT. This suspicion seems partly based on:
 - its role "developing university land for the public good" without much clarity in defining the public good.
 - the make-up of its Board with developers appearing to play a more explicit role than those potentially representing "the public good".
 - mixed responses regarding the University of Calgary's Properties Trust (I believe used as a model for the UofA) concerning accountability in its "arms length" distance from the University itself.
 - some rumours of turnover in board membership or dissatisfaction concerning the role they are expected to play.

Overall, many residents seem to have welcomed the delay in Westcorp's development of a high rise on Golflands, and are happy that derelict buildings in Michener Park have begun to be removed. LRT parking issues seem to have subsided in Lendrum (although the move to online classes may have played a role in this), but there continues to be disappointment that Sector 12 is not as based on "green" and smart growth principles as was originally proposed--especially regarding parking (both the actual surface lots around the Saville Centre and the proposed lots for the yet-to-be-funded ice arenas).

Several residents continue to express the belief that some of the University Farm land was donated with the expectation that it was to be used for educational purposes, but

no-one seems to have come up with concrete evidence of this. There is also concern for the future of the Faculty of ALES with land for agricultural research becoming more remote from campus.

Sector 14's current use is certainly valued by local communities. I feel residents do understand the tug-of-war between the need for green space versus the need for urban infill. I would echo the views expressed regarding the significant need to balance the need of the UofA to obtain revenue with the community expectations regarding our environment. There are various examples in Edmonton of projects which mention sustainability and 21st century designs at the outset, but end up capitulating to developers seeking to continue 20th century ideas in terms of square footage, parking allocations, etc.

- Response from the City of Edmonton:

Good morning,

I have been asked by the City Manager's Office to provide you with the City's response to your August 13, 2021 email (University of Alberta Long Range Development Plan Amendment Summary of Comments).

We thank the University for providing the City with information and a summary regarding the June 29, 2021 Long Range Development Plan (LRDP) amendment open house. The City does not object to the proposed removal of Sector 14 from the LRDP. We look forward to early conversations about any development proposed for this area.

Kent Snyder RPP, MCIP
BRANCH MANAGER
PLANNING AND ENVIRONMENT SERVICES
URBAN PLANNING AND ECONOMY

University of Alberta response to comments from the June 29, 2021 open house and comments regarding the June 29, 2021 summary of comments:

All comments regarding the South Campus – Sector 14 amendment have been documented and will be forwarded to the Board of Governors for future considerations and decisions.

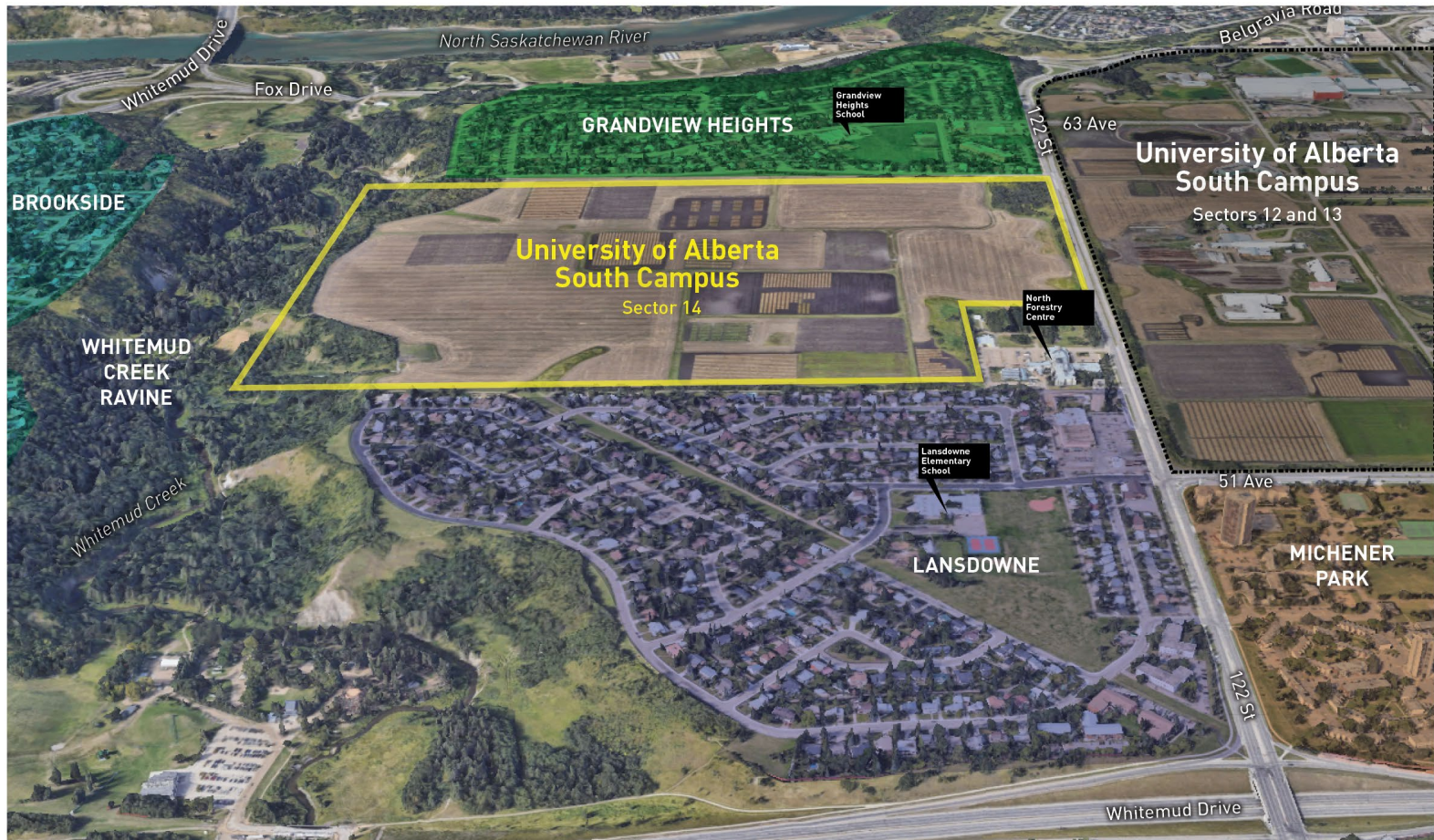
Once the South Campus – Sector 14 Long Range Development Plan amendment is approved by the Board of Governors and the consultation for the amendment is confirmed by the Minister of Advanced Education, the Board of Governors will consider a motion to transfer Sector 14 to the UAPTl.



South Campus – Sector 14

LRDP Amendment – BFPC November 23, 2021

AERIAL VIEW OF SECTOR 14 AND SURROUNDING COMMUNITIES

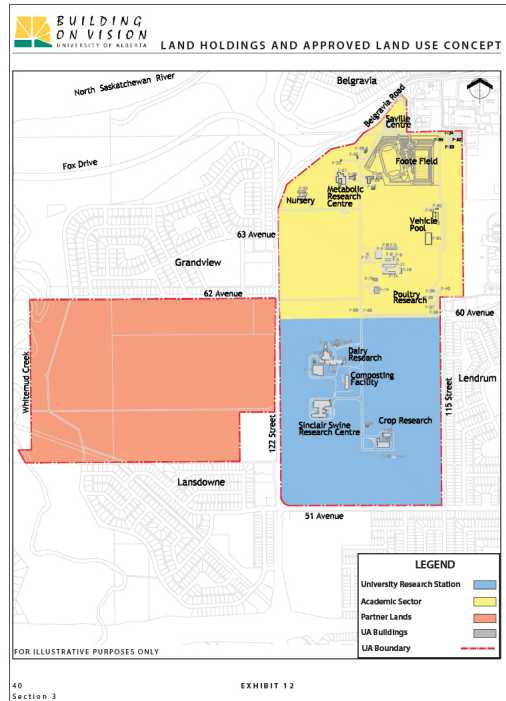


South Campus – Sector 14 Consultation

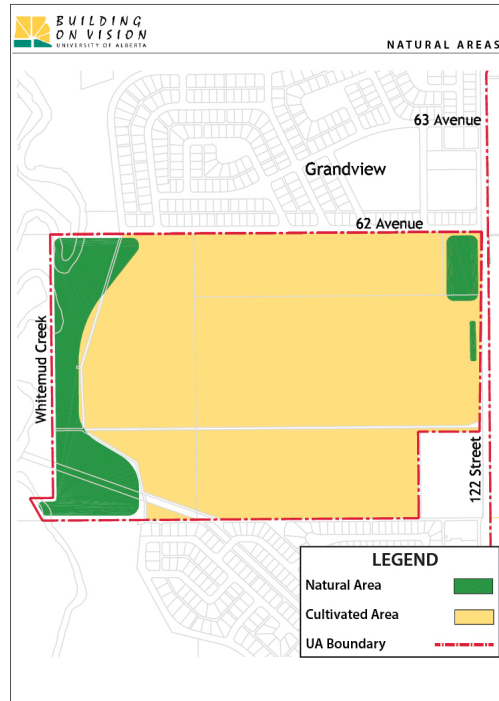
- Long Range Development Plan (LRDP) - Appendix 18
- Post Secondary Learning Act
- Consultation Process and timeline:
 - 2021
 - January - Planning and logistics
 - February/March - Preliminary meetings with stakeholders
 - April/May - Preparing for Open House
 - June 29 - Open House
 - July/August - Consultation report and summary of comments
 - September - December - Governance
 - 2022
 - January/February 2022 – Confirmation of consultation process by Minister of Advanced Education

South Campus – Sector 14 Amendment Maps

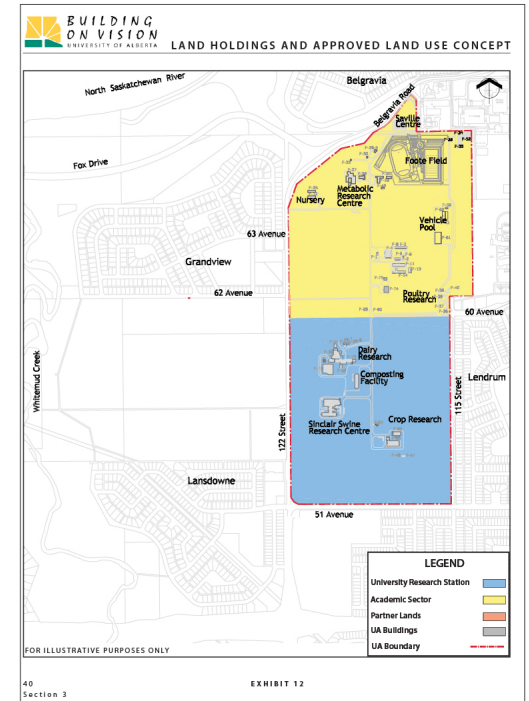
2002 LRDP Map



Map of Sector 14



Proposed 2021 LRPD Amendment



Proposed next steps for Sector 14

- It is anticipated that Sector 14 will be transferred to the University of Alberta Properties Trust Inc. (UAPTI) for future development.
- Sector 14 is currently zoned as an Alternate Jurisdiction and planned under section 6.3 of the University of Alberta Long Range Development Plan 2002.
- When transferred to the UAPTI, Sector 14 will fall under the municipal zoning regulations and any development will follow the municipal planning and development process.

Anticipated plans for Sector 14 with UAPTl:

- **Proposed development:**
 - **Residential development in all forms – single-family attached and detached, multifamily and low-rise town homes.**
 - **Commercial/Office – May include retail and neighborhood commercial mixed-use opportunities integrated to support both residents and the surrounding communities.**
 - **Park/Recreation – Space will be allocated to allow for green space and include park and recreation space, pedestrian and bicycle connections, trails, parks and other open spaces.**
- **Proposed timeline:**
 - **July 2022 – UAPTl may begin area development plan.**
 - **Late Winter 2022 – UAPTl may begin engagement process with stakeholders.**
 - **2022 – 2025 – Planning and community/stakeholders engagement continues.**
 - **2025 – Possible first parcel development.**



UNIVERSITY OF
ALBERTA

Item No. 4g

Governance Executive Summary
Action Item

Agenda Title	Amendment of Board Code of Conduct and Bylaws to Address Allowed Conflicts
---------------------	---

Motion

<p>THAT the Board of Governors, on the recommendation of the Board Governance Committee, approve revisions to the Code of Conduct: Board Members' Obligations Respecting Conflict of Interest, and the Board of Governors Bylaws, as follows (new language is underlined):</p> <ul style="list-style-type: none"> Section E.7 of the Code of Conduct: <i>A Board Member with an actual or perceived conflict, whether or not such conflict has been determined to be an allowed conflict, must declare the conflict at any Board or committee meeting where the conflict is relevant or may be relevant to the topics of discussion. The declaration will be included in the minutes of the meeting. <u>A Board Member with an allowed conflict must act in accordance with the determined method of managing the allowed conflict.</u> The Board Member may be counted for the purposes of reaching a quorum for that meeting;</i> and Article 6.1 of the Board Bylaws: <i>Governors declaring a conflict of interest must recuse themselves from voting on motions involving the conflict, <u>unless the determined method of managing an allowed conflict permits the Governor to vote.</u></i> <p>with revisions to be implemented upon final approval of the revised Code of Conduct by the provincial Ethics Commissioner.</p>
--

Item

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Brad Hamdon, General Counsel and University Secretary; Juli Zinken, Board Secretary and Manager of Board Services
Presenter(s)	Brad Hamdon, General Counsel and University Secretary; Juli Zinken, Board Secretary and Manager of Board Services

Details

Office of Admin Responsibility	Office of General Counsel and University Secretary
The Purpose of the Proposal is (please be specific)	To approve changes to the Board's Code of Conduct and Bylaws to enable Board members with allowed conflicts to participate, when determined appropriate, in discussion and voting on matters.
Executive Summary <i>(outline the specific item – and remember your audience)</i>	<p>The Board of Governors has in place a Code of Conduct and Bylaws that establish rules respecting, amongst other things, how conflicts of interest are to be managed. Upon recent review, University Governance noted that the current language of the two documents, when combined, would preclude a Board member from participating in discussions and/or voting on an item if they have a declared conflict, even in situations where the Board Chair has determined, in accordance with the Board's governing documents, that the conflict is a permitted one and that such participation is a reasonable condition of that permitted conflict.</p> <p>It is, of course, critical that a Board member declare all real or perceived conflicts, and that those conflicts be carefully reviewed and assessed. The Code of Conduct (in Section E.5) states that there are three possible outcomes once a potential conflict has been declared.</p>

Item No. 4g

	<ol style="list-style-type: none"> 1. It can be determined that no conflict actually exists; 2. It can be determined that the conflict exists and is not manageable, such that the activity creating the conflict must cease; or, 3. It can be determined that a conflict does exist, but that it can be effectively managed as an allowed conflict. <p>This proposal relates to the third circumstance. The changes proposed to the Code of Conduct and Bylaws would permit one of the permitted conditions of an allowed conflict to be the continued participation by the Board member in both discussion of and/or voting on the matter. This would ensure that Board members are not precluded from participating in matters where their conflict is not so material so as to warrant such a serious action.</p> <p>If the Board approves the proposed revision to the Code of Conduct, that proposal would need to be submitted to the Alberta Office of the Ethics Commissioner for final approval in accordance with the provisions of the Conflict of Interest Act (Alberta), Section 23.923 (2).</p>
Supplementary Notes / context	

Engagement and Routing (Include meeting dates)

<p>Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity)</p> <p><For information on the protocol see the Governance Resources section Student Participation Protocol></p>	<p><u>Those who are actively participating:</u></p> <ul style="list-style-type: none"> • General Counsel and University Secretary • Board Secretary and Manager of Board Services • Assistant Board Secretary <p><u>Those who have been consulted:</u></p> <ul style="list-style-type: none"> • Chair, Board of Governors • Vice-Chair, Board of Governors; Chair, Board Governance Committee • Vice-Chair, Board Governance Committee <p><u>Those who have been informed:</u></p> <ul style="list-style-type: none"> •
Approval Route (Governance) (including meeting dates)	Board Governance Committee – Nov 24, 2021 – for recommendation Board of Governors – December 9, 2021 – for approval

Strategic Alignment

Alignment with <i>For the Public Good</i>			
Alignment with Core Risk Area	<p>Please note below the specific institutional risk(s) this proposal is addressing.</p> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;"> <input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input type="checkbox"/> Physical Infrastructure </td> <td style="vertical-align: top;"> <input checked="" type="checkbox"/> Relationship with Stakeholders <input checked="" type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success </td> </tr> </table>	<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input type="checkbox"/> Physical Infrastructure	<input checked="" type="checkbox"/> Relationship with Stakeholders <input checked="" type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success
<input type="checkbox"/> Enrolment Management <input type="checkbox"/> Faculty and Staff <input type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input type="checkbox"/> Physical Infrastructure	<input checked="" type="checkbox"/> Relationship with Stakeholders <input checked="" type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input type="checkbox"/> Student Success		
Legislative Compliance and jurisdiction	<p>Cite reference to relevant legislation, policy, and governance committee(s) [title only is required].</p> <ul style="list-style-type: none"> • Code of Conduct: Board Members' Obligations Respecting Conflict of Interest 		

Item No. 4g

	<ul style="list-style-type: none">• Board of Governors Bylaws• Conflict of Interest Act
--	--

Attachments:

1. (pages 11 – [Code of Conduct: Board Members' Obligations Respecting Conflict of Interest](#))
2. (pages 17 – [Board of Governors Bylaws](#))
3. (pages 88 – [Conflicts of Interest Act](#))

Prepared by: Brad Hamdon, General Counsel and University Secretary, brad.hamdon@ualberta.ca