



UNIVERSITY OF ALBERTA

UNIVERSITY GOVERNANCE

General Faculties Council
Facilities Development Committee
Approved Open Session Minutes

Thursday, January 30, 2014
3-07 South Academic Building (SAB)
1:30 PM - 4:30 PM

ATTENDEES:

Voting Members:

| | |
|-------------------------|---|
| Colleen Skidmore | Chair (Delegate), Provost and Vice-President (Academic) |
| Elisabeth Le | Vice-Chair, Academic Staff |
| Monty Bal | Member (Delegate), Graduate Students' Association Vice-President (Student Services) |
| Cheryl Harwardt | Member, Academic Staff |
| Phil Haswell | Member, Support Staff |
| Pat Jansen | Member (Delegate), Vice-President (Facilities and Operations) |
| Josh Le | Member (Delegate), Students' Union Vice-President (Academic) |
| Erasmus Okine | Member, Academic Staff |
| Joanne Profetto-McGrath | Member, Academic Staff |

Non-Voting Members:

| | |
|----------------|--|
| Bernie Kessels | Member (Delegate), Vice-Provost and University Registrar, Observer |
| Ben Louie | Member, University Architect, Observer |

Presenter(s):

| | |
|------------------|--|
| Doug Dawson | Executive Director, Ancillary Services, Planning and Infrastructure |
| Kelly Hopkin | Senior Campus Planner (Architecture), Office of the University Architect, Facilities and Operations |
| Pat Jansen | Executive Director, Planning and Project Delivery, Facilities and Operations |
| Ben Louie | University Architect |
| Anastasia Lim | Executive Director, University Relations |
| Colleen Skidmore | Vice-Provost and Associate Vice-President (Academic) and Chair, GFC Facilities Development Committee |

Staff:

Garry Bodnar, Coordinator, GFC Facilities Development Committee
Andrea Patrick, Scribe

OPENING SESSION

1. Approval of the Agenda

Materials before members are contained in the official meeting file.

Motion: Haswell/Le

THAT the GFC Facilities Development Committee approve the Agenda.

CARRIED

2. Approval of the Open Session Minutes of November 28, 2013

Materials before members are contained in the official meeting file.

Motion: Le/Haswell

THAT the GFC Facilities Development Committee approve the Minutes of November 28, 2013.

CARRIED

3. Comments from the Chair

Dr Skidmore commented on a number of items of interest to members and announced, as well, that this would be her last meeting as Chair of GFC FDC. She thanked members for an engaging experience and for their dedication to the work undertaken by this GFC standing committee and stated that the incoming Deputy Provost, Dr Olive Yonge, will be succeeding her as the Committee's Chair.

ACTION ITEMS

4. Appendix XX: North Campus Long Range Development Plan (LRDP) Amendment 2014

Materials before members are contained in the official meeting file.

Presenter(s): Ben Louie, University Architect; Anastasia Lim, Executive Director, University Relations

Purpose of the Proposal: Concluding over four years of campus planning activities and in consultation with neighbouring communities consistent with Appendix XVIII: University of Alberta Consultation Protocol, the purpose is to amend the University's Long Range Development Plan (LRDP) and, more specifically, Sectors 1 to 11 located at the University's North Campus.

Discussion:

Aided by a PowerPoint presentation, Ms Lim provided a brief overview of the historical and legislative aspects of the LRDP to members as well as reasons for the proposed amendments and key factors in consideration of the planning of the amendments. She reported that there has been extensive consultation with the wider community regarding these amendments.

Mr Louie stated that this project has taken a year to develop. He provided a point-by-point overview for members regarding specific amendments to Land Use – North Campus, Campus Life and Housing, Open Space System, Public Vehicular Transportation System/Parking, and Pedestrian and Bicycle Circulation.

During the discussion surrounding this proposal, members expressed a number of comments and questions, including, but not limited to: clarification about contiguous pedestrian access on 114 Street; clarification about the effect of the demolition of the Human Ecology Building; that the Stadium Car Park is not an esthetically-appealing structure and the removal of the Human Ecology Building will accentuate this; an expression of gratitude from the Students' Union (SU) regarding their involvement in the consultation surrounding these amendments; whether there was specific consultation surrounding accessibility for persons with disabilities and the locations of Disabled Adults Transit Service (DATS) stops; gratitude for the simple and clear presentation highlighting the amendments; clarification about possible future amendments to the entire LRDP; that the creation of separate LRDPs for each campus of the University of

Alberta might lead to confusion; whether there might be a mechanism utilized to prevent inconsistencies across planning around these separate LRDPs; clarification of which person or body would be in charge of the foundational standards of the separate LRDPs; and a suggestion that there should be a singular point of direction that might direct future changes within the separate LRDPs.

Motion: Jansen/Haswell

THAT the GFC Facilities Development Committee recommends to the Board of Governors, on the recommendation of Planning and Project Delivery, the proposed Appendix XX: North Campus Long Range Development Plan Amendment 2014, as set forth in Attachment 2, as the basis for further planning; and recommends to the Board of Governors the concurrent rescission of 'Section 6.1' of the Long Range Development Plan 2002.

CARRIED

DISCUSSION ITEMS

5. East Campus Village (ECV) Infill Housing Residences at 90 Avenue – Proposed Concept Plans

Materials before members are contained in the official meeting file.

Presenter(s): Ben Louie, University Architect; Doug Dawson, Executive Director, Ancillary Services, Planning and Infrastructure; Kelly Hopkin, Senior Campus Planner (Architecture), Office of the University Architect, Facilities and Operations

Purpose of the Proposal: This project will increase the amount of purpose-built student housing on campus in alignment with the University's goal of accommodating 25% of students in residence housing. Students who reside in purpose-built on-campus housing with supportive programming tend to have a more fulfilling and enriching academic experience at the University than those who do not. Expanding on-campus housing assists the University in meeting institutional goals and objectives by providing a learning environment conducive to personal and academic success. A total of four houses (11009, 11013, 11029, and 11031) on the south side of 90 Avenue between 110 Street and 111 Street will be removed to make room for the new infill development. This development consists of two new buildings for a total of approximately 70 new bed spaces. The façades on the new buildings will replicate the form of select existing houses in the East Campus Village (ECV) district *per* the Preservation Plan and consistent with the Design Guidelines for Infill Development.

Discussion:

Mr Dawson briefed members on the current housing residence plans, highlighting research-based statistics regarding positive student outcomes related to programming in student residences and adding that it is part of smart growth of campus development and an important recruitment tool. He reported that, because student housing does not receive funding from the Provincial Government, it is important to construct financially-viable projects.

Mr Louie, continuing on with a PowerPoint presentation, reported on the deliverables for this project.

Mr Louie made note of several challenges in relation to this project, including balancing its functionality, the capital costs, and maintenance of the character of the neighborhood. He reported that the project will be beneficial to the University of Alberta community as it creates additional student-focused housing within walking distance of North Campus. He briefed members on the extensive consultation process related to this project.

Mr Hopkin provided members with a presentation of architectural drawings and other visual renderings relating to the infill housing residence B1, proposed preliminary infill housing residence B2, applicable design guidelines for infill development, and the conceptual site plan for infill housing.

During the ensuing discussion, members provided a number of comments and queries, including, but not limited to: whether there are students currently living in the affected existing houses and whether they are all able to be moved; whether the other residents of current houses will be accommodated elsewhere; clarification surrounding the physical size and height of the proposed residences in comparison to existing houses in the area; that the proposed residences might prove to be expensive for students; whether there are overarching guidelines in relation to energy efficiency and coordination within the proposed residences; whether open spaces in the area will be maintained as such; and further clarification surrounding the existing student residents in this area and how they will be accommodated once construction begins on the proposed facilities.

6. East Campus Village (ECV) Leadership Residence – Proposed Preliminary Functional Program and Concept Plans

Materials before members are contained in the official meeting file.

Presenter(s): Ben Louie, University Architect; Doug Dawson, Executive Director, Ancillary Services, Planning and Infrastructure; Kelly Hopkin, Senior Campus Planner (Architecture), Office of the University Architect, Facilities and Operations

Purpose of the Proposal: The University proposes to construct 144 new student spaces in a multi-purpose building on Saskatchewan Drive between 110 Street and 111 Street in East Campus Village (ECV). This building will feature multiple bedroom configurations of one and two bedrooms. The buildings will feature the appropriate amount of amenity or programmable space required to deliver support services for students and to host lectures in the evenings and on weekends. In order to foster a sense of community, students will take meals together in a dining hall to be designed as a “flex” space able to accommodate guest speakers and host functions. A total of seven houses (11025, 11029, 11039, 11045, and 11051 Saskatchewan Drive and 11044 and 11050 – 90 Avenue) between Saskatchewan Drive and 90 Avenue and between 110 Street and 111 Street will be impacted as *per* the Preservation Plan and Sector Plan. All students and faculty affected by the construction will be accommodated elsewhere within the institutional building inventory. The proposed residence will contribute 9.6% additional beds towards the 1500-bed full build out of the ECV district. This project will increase the amount of purpose-built student housing on campus in alignment with the University’s goal of accommodating 25% of students in residence housing. Students who reside in purpose-built on campus housing with supportive programming tend to have a more fulfilling and enriching academic experience at the University than those who do not. Expanding on-campus housing assists the University in meeting institutional goals and objectives by providing a learning environment conducive to personal and academic success.

Discussion:

With the assistance of a PowerPoint presentation, Mr Dawson explained that this project has been planned around certain considerations in relation to the goal to accommodate 25% of full-time University of Alberta students within student housing and is based on research related to positive outcomes for students in relation to student housing. He added that there are a number of existing residential cohorts that are currently assembled by academic interest at the University of Alberta as well as themed-based student residence spaces. He reported that the program is being developed based on several factors, including the Hanbury Evans’ 2010 Study, the development of design standards, surveying comparable residences, reviewing concept test fits, and the proposal of preliminary functional program requirements. He stated

that there has been a great deal of research conducted towards this project, including discussions with three separate consultants.

Mr Louie presented stacking plans to members, noting that there were several attempts to create different plans for this project. He briefed members on the project deliverables for this project as well as on the loose fit concept for the residence. He noted that there are several challenges in relation to this project as well as opportunities. Specifically, he noted that the University of Alberta has developed a new building typology. Mr Louie stated that there has been consultation with the community relating to this project, in addition to the Students' Union (SU) and Graduate Students' Association (GSA) He alluded, as well, to the previous discussions held with members of GFC FDC.

Mr Hopkin explained several architectural schematics and other visual renderings of the residence to members, including the Sector 8 Plan, the conceptual site plan for the residence, the conceptual massing for the residence, and the residence's floor-specific plans.

Members provided a number of comments and questions in relation to this item, including, but not limited to: commentary that the concept of cohort-based residences is interesting; that the location of the residence seems isolated, especially in relation to preserving the social themes of leadership; that such thorough, developed space planning should be applied to more residences on the campuses of the University of Alberta; clarification of issues related to accessibility for members of the leadership program, compared to the rest of the student body; that details surrounding the leadership residence and the leadership college seem to evolve rapidly and that this project appears to be moving forward too quickly; that the perceived lack of clear vision surrounding this project appears problematic; clarification surrounding the determination of the number of students to be housed within the residence; and commentary that there are widespread student concerns in relation to this project and that there should be additional consultation with them.

Mr Dawson reiterated that, from his perspective and of primary concern, he and other members of Facilities and Operations had been charged with the development of a project concerning the construction of additional student residence spaces that conforms with existing sector planning and with the University's stated goal of providing on-campus residence spaces for an increased number of full-time students.

7. Projects Update from Facilities and Operations

There were no documents.

Presenter(s): Pat Jansen, Executive Director, Planning and Project Delivery, Facilities and Operations

Purpose of the Proposal: For information/discussion.

Discussion:

On behalf of the Vice-President (Facilities and Operations), Mr Jansen provided members with brief updates regarding current projects underway, including reference to the following:

- Camrose Performing Arts Centre (CPAC)
- Expansion of the Students' Union Building (SUB)
- Innovation Centre for Engineering (ICE)
- Clinical Sciences Building (CSB)
- Li Ka Shing Building
- Katz Building
- Physical Activity and Wellness (PAW) Centre

- St Joseph's Women's Residence
- Michener Park
- Aboriginal Gathering Place
- Campus Open Spaces
- Twin Arenas on South Campus

8. Question Period

There were no questions.

INFORMATION REPORTS

9. Items Approved by the GFC Facilities Development Committee by E-Mail Ballots

There were no items.

10. Information Items Forwarded to Committee Members Between Meetings

There were no items.

CLOSING SESSION

11. Adjournment

The Chair adjourned the meeting at 3:50 pm.