



# UNIVERSITY OF ALBERTA

## UNIVERSITY GOVERNANCE

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General Faculties Council  
Facilities Development Committee  
Approved Open Session Minutes

Thursday, May 22, 2014  
3-07 South Academic Building (SAB)  
1:30 PM - 4:30 PM

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### **ATTENDEES:**

#### Voting Members:

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Olive Yonge     | Chair, Deputy Provost (Delegate of the Provost and Vice-President (Academic)) |
| Elisabeth Le    | Vice-Chair, Academic Staff                                                    |
| Monty Bal       | Member (Delegate), Vice-President (Student Services)                          |
| Phil Haswell    | Member, Support Staff                                                         |
| Don Hickey      | Member, Vice-President (Facilities and Operations)                            |
| Kathryn Orydzuk | Member, Vice-President (Academic), Students' Union                            |

#### Non-Voting Members:

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Pat Jansen     | Member, Executive Director, Planning and Project Delivery, Facilities and Operations, Resource |
| Bernie Kessels | Member (Delegate), Vice-Provost and University Registrar, Resource                             |
| Ben Louie      | Member, University Architect, Resource                                                         |

#### Presenter(s):

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Peter Alexander   | Associate Director, Campus Planning and Architecture, Planning and Project Deliver, Facilities and Operations             |
| Lorna Baker-Perri | Associate Director, Accommodation Planning and Programming, Office of the University Architect, Facilities and Operations |
| Britta Baron      | Vice-Provost and Associate Vice-President (International)                                                                 |
| Emily Ball        | Community Relations Officer, University Relations                                                                         |
| Doug Dawson       | Executive Director, Ancillary Services, Facilities and Operations                                                         |
| Don Hickey        | Vice-President (Facilities and Operations)                                                                                |
| Kelly Hopkin      | Senior Campus Planner (Architecture), Office of the University Architect, Facilities and Operations                       |
| Martin Jones      | Principal, GEC Architecture                                                                                               |
| Shannon Loughran  | Planning Officer, Accommodation Planning and Programming, Office of the University Architect, Facilities and Operations   |
| Peter Osbourne    | Partner, GEC Architecture                                                                                                 |
| Olive Yonge       | Deputy Provost and Chair, GFC Facilities Development Committee                                                            |

#### Staff:

Garry Bodnar, Coordinator and Scribe, GFC Facilities Development Committee

### **OPENING SESSION**

1. Approval of the Agenda

Materials before members are contained in the official meeting file.

*Presenter:* Olive Yonge, Deputy Provost and Chair, GFC Facilities Development Committee

Motion: Haswell/Le

THAT the GFC Facilities Development Committee approve the Agenda.

**CARRIED**

2. Approval of the Open Session Minutes of April 24, 2014

Materials before members are contained in the official meeting file.

*Presenter:* Olive Yonge, Deputy Provost and Chair, GFC Facilities Development Committee

Motion: Haswell/Le

THAT the GFC Facilities Development Committee approve the Minutes of April 24, 2014.

**CARRIED**

3. Comments from the Chair

The Chair commented on a number of items of interest to members. Dr Yonge noted there would be a newly-scheduled meeting of GFC FDC on Thursday, June 19, 2014—members would be provided with additional details shortly.

**ACTION ITEMS**

4. Accommodation Plan for Repurposing the Telus Centre For Use as An International Centre

Materials before members are contained in the official meeting file.

*Presenter(s):* Britta Baron, Vice-Provost and Associate Vice-President (International); Lorna Baker-Perri, Associate Director, Accommodation Planning and Programming, Office of the University Architect, Facilities and Operations; Shannon Loughran, Planning Officer, Accommodation Planning and Programming, Office of the University Architect, Facilities and Operations

*Purpose of the Proposal:* To seek approval for the Accommodation Plan for repurposing the Telus Centre for use as an International Centre. This plan serves to transform the Telus Centre for use as an International Centre which will allow the University to achieve its vision, accommodate the international portfolio in a centralized, consolidated venue, gain a prominent presence, and improve space efficiencies.

Repurposing the Telus Centre provides many benefits for the University with regard to space alignment for departments and effective use of space. It establishes a cohesive presence for the University's international portfolio, refocuses the use of the Telus Centre, enlivens the currently-underutilized atrium, addresses outstanding programming and growth requirements for the key occupants, and alleviates facility space pressures in other locations across the North Campus.

*Discussion:*

The Accommodation Plan for the repurposing of the Telus Centre was introduced to members by Vice-Provost Baron. She noted that a General Space Programme had been prepared for University of Alberta

International (UAI) approximately two years ago and, at that time, it was noted it would preferable to gather all units associated with the international portfolio together rather than having them continue to operate from their disparate locations across the University campuses. She commented that this consolidation in the Telus Centre would have a considerable and positive impact on UAI, on how it operates, and how it projects out to the wider community on international issues. Ms Baron noted that, initially, consolidation in the Telus Centre was viewed as an interim solution but, after careful review, is now viewed as the final solution to UAI's facilities-related challenges. It will provide an important focal point that will serve to attract both internal and external stakeholders and, in turn, accommodate a range of international visitors to the University of Alberta.

Ms Baron continued by stating this consolidation will provide the following: a welcoming place and home for international students attending the University; a single suite of offices for all UAI staff, which has a much-needed practical application; a higher profile for the international endeavours of UAI that serve the institutional mandate; a central gathering place for international delegations to the University; a central resource for Faculties; a central location for a range of international-oriented programming; and proximity to the China Institute.

Ms Loughran, with the aid of a PowerPoint presentation, then provided detail on the Accommodation Plan, itself. She clarified that the Telus Centre had not been renamed as an "International Centre" at this time; instead, the project was known by its working title, the "Telus Initiative." In her presentation, Ms Loughran highlighted the following: the project's intent; the location of the Telus Centre in relation to other institutional facilities; existing space allocations on Levels 1 and 2 of the Centre; the project's goals, including program delivery, community building and enhancement of the University's international presence, and the use of the physical space, itself; the recommended occupants for the Telus Centre; highlights of the General Space Programme for UAI *versus* its Functional Program; Functional Program requirements; recommended space allocations on Levels 1 and 2 of the Centre; test fits for both levels for UAI-related activities; and the benefits of the Accommodation Plan, including the consolidation of a number of units beyond UAI, both in the Telus Centre and in Cameron Library. She concluded her presentation by revealing the implementation strategy for the 'Telus Initiative' and the occupancy movement diagrams for both the Centre and for Cameron Library.

During the discussion surrounding this proposal, members expressed a number of comments and questions, including, but not limited to: clarification as to whether or not Telus has had anything to do with the repurposing of the building that bears its name; an expression of concern that, by centralizing all international-oriented activities in one facility, it may create a 'bubble' on the North Campus that, in turn, runs the risk of becoming a 'ghetto' for the University's international student population; a query as to whether UAI would have a continuing presence elsewhere on the North Campus (or beyond); clarification on whether the International Centre in HUB would be retained, given its centrality on the North Campus; and clarification as to how the academic institutes that will be housed in the Telus Centre were selected.

Motion: Haswell/Hickey

THAT the GFC Facilities Development Committee approve, under delegated authority from General Faculties Council and on the recommendation of Planning and Project Delivery, the proposed Accommodation Plan for the repurposing of the Telus Centre for use as an International Centre (as set forth in Attachment 1), excluding specifics related to the siting of this facility, as the basis for further planning and design.

**CARRIED**

5. Saskatchewan Drive Students' Residence – Design Development Report

Materials before members are contained in the official meeting file.

*Presenter(s):* Doug Dawson, Executive Director, Ancillary Services, Facilities and Operations; Kelly Hopkin, Senior Campus Planner (Architecture), Office of the University Architect, Facilities and Operations; Martin Jones, Principal, GEC Architecture; Emily Ball, Community Relations Officer, University Relations

*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. Providing smart growth development enhances community building, student life, and campus experience while reducing greenhouse gas emissions. The development will be a financially-viable project that will enhance the residence portfolio through resource stewardship and reduce deferred maintenance cost.

The University proposes to construct 143 new student spaces in a multi-purpose building on Saskatchewan Drive between 110 Street and 111 Street in ECV. This development will be a multi-purpose residential building featuring bedroom configurations of one and two bedrooms. The residence will have common areas, a dining hall, and the appropriate amount of amenity and programmable space to deliver support services and host lectures. In order to foster a sense of community, students will take meals together in a dining hall (meal plan) to be designed as a "flex" space able to accommodate guest speakers and host functions. A total of seven (7) houses along Saskatchewan Drive between 110 and 111 Streets will be removed to accommodate this development. 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.

A total of seven (7) 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.

*Discussion:*

Prior to the formal presentation of this Design Development Report, Mr Hickey stated the name of this facility had been changed recently to the Saskatchewan Drive Students' Residence to make it very clear this was a student-focused residence.

Mr Dawson then began the formal presentation by acknowledging the work of the facility's design team and the considerable consultation that had occurred to date with its key stakeholders. Mr Hopkin continued by noting that this was, indeed, an exciting project that will serve to enhance students' experiences at the University of Alberta.

At this point, with the aid of PowerPoint presentation, Mr Jones provided members with detail on the Design Development Report for this student residence. In his presentation, he highlighted the following: the architectural guiding principles underpinning this project; the design development responses to the series of concerns previously raised by GFC FDC, a number of which had been accommodated by the project sponsors; visual representations of the residence's main floor, quiet study space and dining hall, the 'Living Room' and its fireplace, the lobby, servery, recreation room, fitness room, and the 'City Room'; additional visual representations of the residence suites' layouts, social spaces, the second-floor plan, and the range of materials to be used throughout the residence; and detail on the landscaping site plan and design.

During the discussion surrounding this proposal, members expressed a number of comments and questions, including, but not limited to: clarification as to where the mechanical systems for this building would be located, including the location of the air intake and exhaust; commentary on the extensive community engagement process undertaken with respect to this residence; an expression of thanks to the design team for their accommodation of a number of concerns previously raised and feedback provided by GFC FDC; commentary on the active-community nature of this facility; clarification as to whether or not the commercial and social spaces in this residence would be open to students other than those living in the building; a query whether the amenities of this facility would drive up the costs of living in this residence; clarification of the types of service vehicles that would be accessing this facility and how garbage would be routinely removed from the residence; and a light-hearted observation the residence, from above, appeared to be shaped like the Province of Alberta.

Motion: Hickey/Haswell

THAT the GFC Facilities Development Committee approve, under delegated authority from General Faculties Council and on the recommendation of Planning and Project Delivery, the proposed Saskatchewan Drive Students' Residence – Design Development Report (as set forth in Attachment 2) as the basis for further engineering and development of contract documents.

**CARRIED**

## **DISCUSSION ITEMS**

### 6. Michener Park Sector Plan (Sectors 15 and 16)

Materials before members are contained in the official meeting file.

*Presenter(s):* Peter Alexander, Associate Director, Campus Planning and Architecture, Planning and Project Deliver, Facilities and Operations; Emily Ball, Community Relations Officer, University Relations; Peter Osborne, Partner, GEC Architecture

*Purpose of the Proposal:* The ultimate goal of the sector plan is to identify potential development and redevelopment sites that support the University's vision and mission and other requirements. The documents before members provide the next level of detail for campus planning and are informed by the current Long Range Development Plans (LRDP) and community and continued consultations since 2002. The sector plan outlines guidelines for effective and compatible development and redevelopment activities within and between each sector and identifies the physical linkages to adjacent sectors and the University's adjacent neighbours. This sector plan will ensure unified and consistent campus character by respecting the history of the campus, affirming the direction, and building towards the future. No amendment to the LRDP is required.

#### *Discussion:*

Mr Alexander, with the aid of PowerPoint presentation, provided members with detail on the Michener Park Sector Plan (Sectors 15 and 16). In his presentation, he spoke to the following: the nature of this University residence; the Sector Plan vision (with accompanying visual representations); its relation to the current LRDP; University holdings in these sectors; detail on Michener Park demographics; visual representations of the views from the existing Vanier Tower and the townhouses; and a description of the governing principles underpinning land-use planning and sector planning.

Ms Ball continued by speaking to the consultation process that had occurred with regard to this sector planning; the nature of the open houses that had been held by the University, to which members of the surrounding communities had been invited; the considerable degree of transparency that characterized the

consultative process undertaken by the University; the common themes that permeated the feedback provided (eg, parking and traffic concerns, good connections to the surrounding communities (eg, bike paths, pedestrian access), noise and the effects of higher-density development, certain operational issues (eg, leasing space)); and the achievement, overall, of positive results where it appeared the community representatives were generally pleased with the resulting development and the opportunities it presents.

At this point, Mr Osborne addressed members and, continuing with the PowerPoint presentation, highlighted the following: the purpose and elements of the affected sector plans; details on the final land use plan for Sector Plans 15 and 16; descriptions of the six sector districts (ie, the North Edge District; the North District; the Central District; the South District; the Southwest District; and the Northwest District); Sector elements, including pedestrian pathways and bike trails, the edges, the nodes, and the landmarks; site-specific guidelines (with relation to access, building heights, densities, and setbacks); site-specific developments; visual representations of test fits from varying degrees and angles; and commentary on green spaces incorporated into the planning.

During the discussion surrounding this proposal, members expressed a number of comments and questions, including, but not limited to: a query as to what degree of control the University would have over its leased lands and how this would fit into the overall planning concepts; clarification on the number of parking spaces and on vehicular circulation, particularly in relation to the central node; a query whether or not vehicles and pedestrians would be in conflict with each other, given the layout of the central node; and an expression of concern about the deployment, availability, access, and amount of playgrounds and green spaces within this sector planning.

Mr Hickey concluded the discussion by speaking to the considerable degree of consultation that had occurred with regard to this initiative, particularly on weekends and in the evenings. He stated it was important members understood the commitment the University brought to the table when working with community (and other) stakeholders on projects of this nature and scope.

## 7. Projects Update from Facilities and Operations

There were no documents.

*Presenter:* Don Hickey, Vice-President (Facilities and Operations)

*Purpose of the Proposal:* For information/discussion.

*Discussion:*

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

- Physical Activity and Wellness (PAW) Centre – work continues to progress very well
- St Joseph's Women's Residence – work continues to progress well
- Innovation Centre for Engineering (ICE) – the building should be completely closed in within the next two months
- Camrose Performing Arts Centre (CPAC) – this facility will see its grand opening in October, 2014
- Founders' Hall at the Augustana Campus – this project is underway
- South Campus – construction on the 63 Avenue intersection is underway; discussions continue with the City of Edmonton on the possible construction of twin arenas on the South Campus; thought was being given to the construction of a temporary dome over Foote Field in the winters to allow for the

year-round use of this facility; and discussion continues on possible overflow parking facilities on the South Campus

- Expansion of the Students' Union Building (SUB) – work continues on this project
- Li Ka Shing Building – the final implementation of the GMP (Good Manufacturing Practice) facility is underway and should be fully operational by July, 2014
- Medical Sciences Building – Pharmacy, Phase II, is underway, with the conversion of existing spaces on two floors to be completed by September, 2014
- Infill Housing Project – work continues on this initiative

Mr Hickey noted the following projects (or elements thereof) would be forthcoming to GFC FDC in the near to medium future:

- Aboriginal Gathering Place Schematic Design Report (June, 2014)
- Islamic Garden at the Devonian Botanic Garden – Design Development to be completed in the Fall, 2014
- Augustana Campus – General Space Programme (Phase II)
- Faculty of Rehabilitation Medicine – Leasing of space from the University of Calgary

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 3:35 pm.