



WELCOME

- LISTER 5
- EAST CAMPUS VILLAGE 9

OPEN HOUSE #2

MAY 17, 2016 • 5:00 TO 8:00 PM

University of Alberta representatives are on hand to answer your questions.
Please fill out the evaluation form.

WHY ARE WE HERE?

- To fulfill the consultation requirements of Appendix 18 of the Long Range Development Plan (LRDP) which indicates that when the U of A undertakes a substantial development it will hold two open houses: the first open house to show site options and conceptual plans, the second open house to show preliminary design.
- The Lister 5 and the East Campus Village 9 (ECV 9) are substantial developments and tonight is the second open house and opportunity for our neighbours to review the projects.
- To have an opportunity to meet with U of A representatives and ask questions about the Lister 5 and ECV 9 projects.

WHAT ARE THE LISTER 5 AND EAST CAMPUS VILLAGE 9 (ECV 9) PROJECTS

IN SUPPORT OF THE UNIVERSITY'S ACADEMIC MISSION

Our mission is to create and sustain a vibrant and supportive learning environment that discovers, disseminates, and applies new knowledge through teaching and learning, research and creative activity, community involvement, and partnerships. The University of Alberta gives a national and international voice to innovation in our province, taking a lead role in placing Canada at the global forefront.

Current planning and implementation strategies are being informed by a goal to have 25% of full-time enrolment in purpose-built housing by 2040, an additional 4,510 new bed spaces. Furthermore beginning in the Fall of 2016, every first-year student admitted will be offered a guarantee of space in residence.

Student housing will be designed and operated in a manner that supports:

- student academic achievement
- leadership development
- student engagement
- student persistence to graduation (retention)
- student recruitment
- student well-being
- development of an enduring relationship with the U of A student's Alma Mater

LISTER 5 & ECV 9

The new residences are intended to be a welcoming, living-learning community that shall incorporate dorm style and also residential suites with social and multi-function spaces, including study areas and other programmable spaces designed to create a positive student experience that contributes to student success. The design shall be consistent with University planning documents including Design Guidelines.

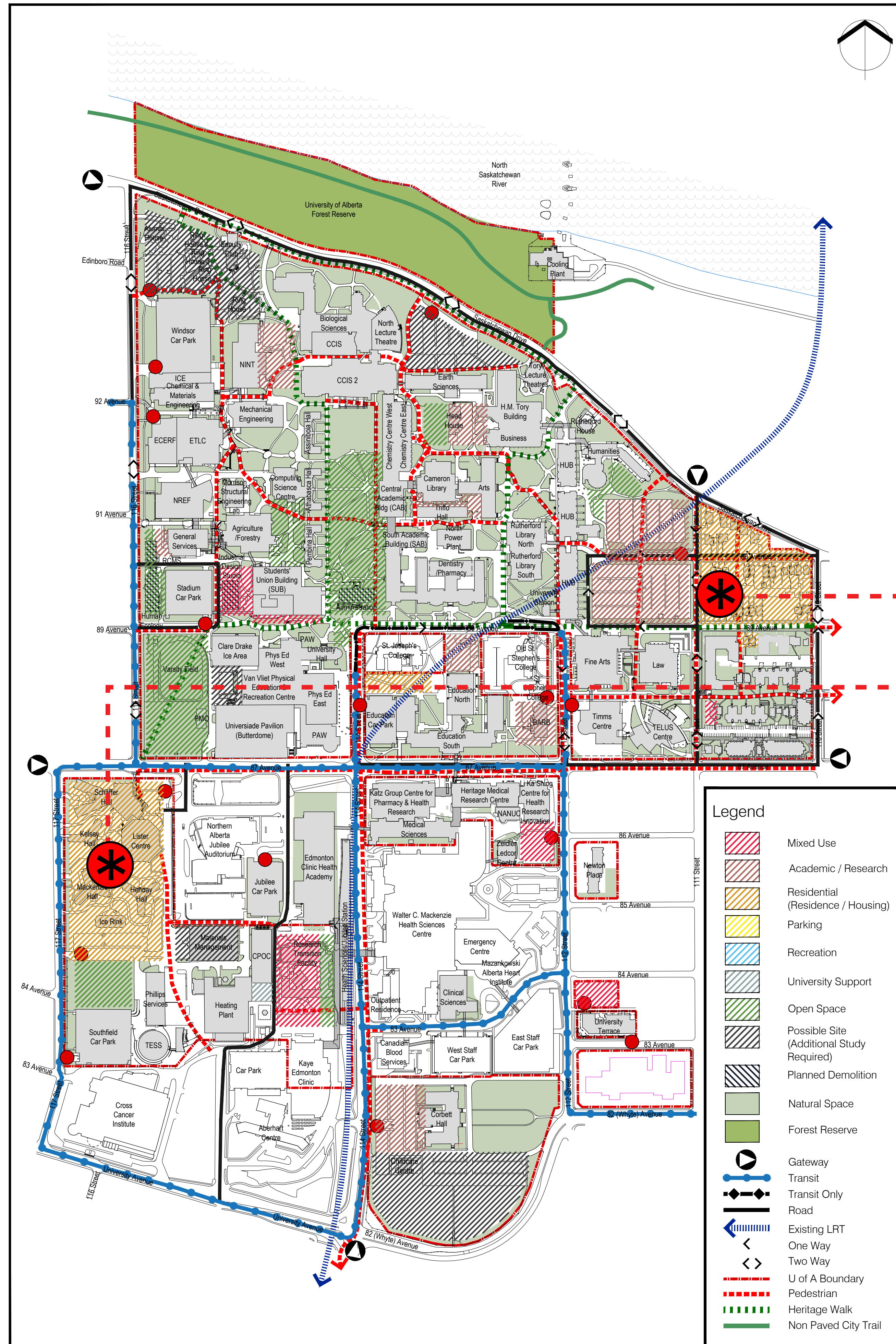
Lister 5 is to be a coed first year residence incorporated into the existing building complex of four Lister towers. The building is to have double occupancy rooms. In addition to residence rooms, social spaces and modified group washrooms are to be provided per floor.

ECV 9 shall be a coed student residence that shall accommodate upper year undergraduate (years 2 through graduation) students.



NORTH CAMPUS LONG RANGE DEVELOPMENT PLAN

Excerpts from Long Range Development Plan, North Campus Amendment, March 2014



Proposed site location of ECV 9

Proposed site location of Lister 5

Legend	
[Red diagonal lines]	Mixed Use
[Blue diagonal lines]	Academic / Research
[Yellow diagonal lines]	Residential (Residence / Housing)
[Orange diagonal lines]	Parking
[Light blue diagonal lines]	Recreation
[Light green diagonal lines]	University Support
[Green diagonal lines]	Open Space
[Grey diagonal lines]	Possible Site (Additional Study Required)
[Black diagonal lines]	Planned Demolition
[Light green box]	Natural Space
[Dark green box]	Forest Reserve
[Blue circle with white arrow]	Gateway
[Blue line with white arrow]	Transit
[Black line with white arrow]	Transit Only
[Black line]	Road
[Blue dashed line]	Existing LRT
[Black line with arrow]	One Way
[Black line with double arrow]	Two Way
[Red dashed line]	U of A Boundary
[Red dotted line]	Pedestrian
[Green dotted line]	Heritage Walk
[Green dashed line]	Non Paved City Trail

EXHIBIT 6.1.1
LAND USE
NORTH CAMPUS

2014

WHAT IS A LONG RANGE DEVELOPMENT PLAN?

The Long Range Development Plan (LRDP) is responsive to the University of Alberta's Academic Plan, Strategic Research Plan and Strategic Business Plan.

The LRDP is the overall organizing framework for development and is approved by the Board of Governors as the guiding document for physical planning.

LAND USE

To be effective, a land use plan needs to be grounded in sound smart growth and planned community principles. The land use plan also needs to engender resilience in adapting to changing demographics, space needs, functional programs, evolving pedagogy, social and flexible learning space requirements, and also changing mandates and expectations from the Ministry of Advanced Education, as well as funding partners and requirements.

A healthy and complete campus means a mixture of land uses: teaching and research, residential, recreational and services uses, integrated within buildings and across campus properties. It means having a campus where students, faculty and staff can feel at home and provide for their daily campus needs. It also pertains to how North Campus interacts with its surrounding neighbours.

CAMPUS LIFE & HOUSING

Good planning for student residences necessitates careful integration with recreation, leisure and student services, as well as neighbouring community resources and amenities. Residences will be planned and designed to function as components of campus neighbourhoods underpinned by sound urban planning and design principles that foster active street life and energize an integrated community, consistent with smart growth principles.

OPEN SPACE SYSTEM

The campus open space system is the connectivity system for the entire university campus by balancing increased density, improving livability and reinforcing a sense of community. It underpins and supports the public realm where campus life, activities, rituals and celebrations of the institution occur. In addition, it provides the necessary circulation movement, air, natural light, cultural and natural landscapes, contributing to the health and wellness of the university's physical space. Its physicality, geographic spatial breadth, connection to the history, legacy and community building give the campus a complexity of meaning, a sense of place and identity unique to this campus.

PUBLIC VEHICULAR TRANSPORTATION SYSTEMS / PARKING

The overall aspiration for transportation planning is to create an integrated transportation system that emphasizes non-vehicular movement, manages vehicular access, maximizes public transit use and minimizes the impact of traffic on neighbouring communities.

PEDESTRIAN & BICYCLE CIRCULATION

North Campus will be linked to community pedestrian and bicycle systems, and coordinated with City of Edmonton systems to promote increased participation and safer use.

LISTER 5 - PRELIMINARY DESIGN

LISTER CENTRE

Four towers create the much-loved community known as Lister. This complex includes three original buildings named after early explorers; Henday, Mackenzie and Kelsey, collectively known as "Classic Lister". A fourth building was added to the complex; Mary Schaffer Hall. A total of 1,809 first and second year students live here, in single and double occupancy traditional dorm rooms. A common bathroom and lounge are provided on each floor. The exception is Mary Schaffer Hall, which has a private washroom in each unit.

- On the current Lister Hall site:
- Provide an additional 460 bed spaces (assuming double occupancy per room) by adding a fifth residential structure
 - Student social space
 - Connection to Lister Centre

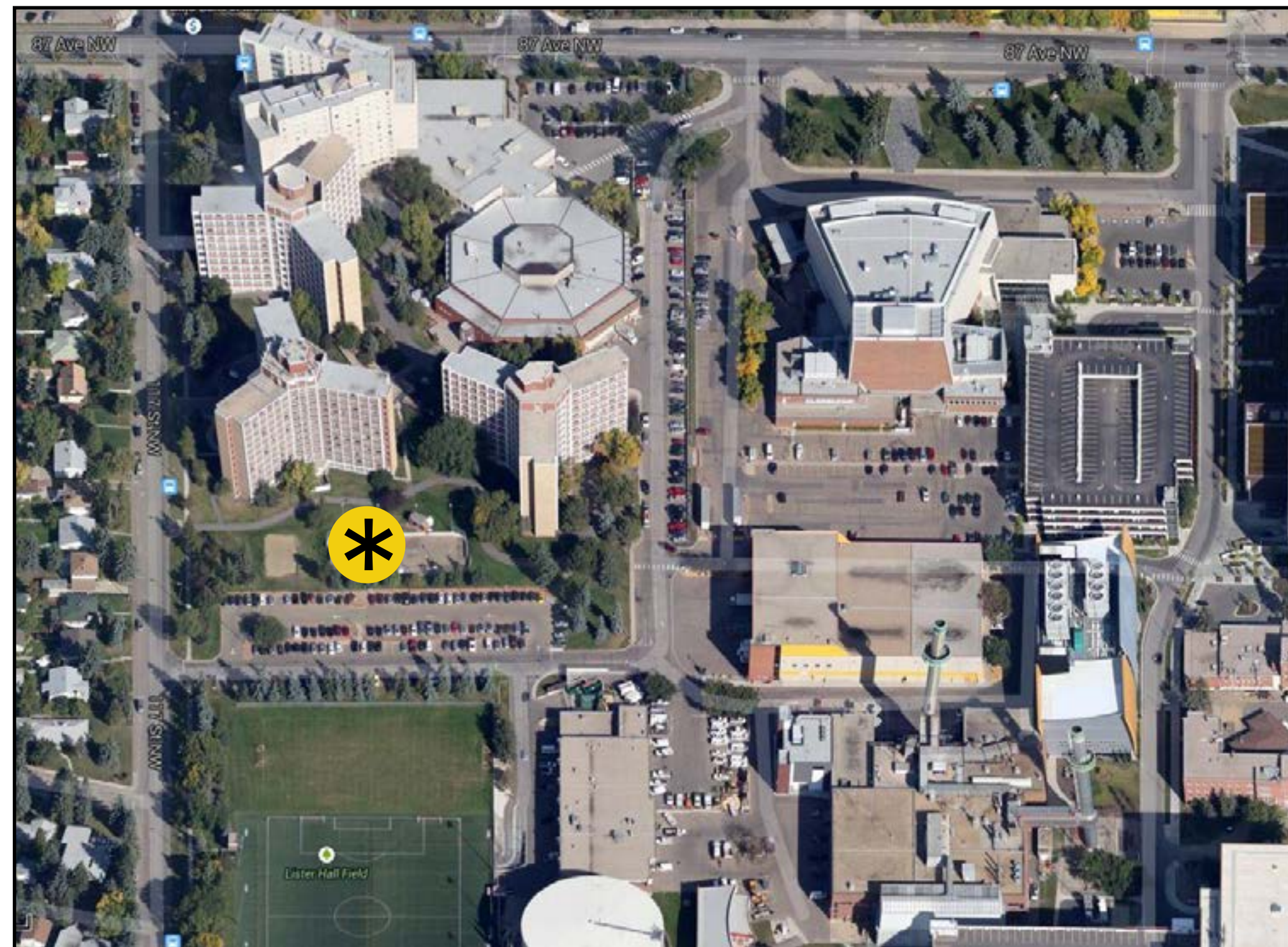
The first of two open houses was held on February 25, 2016. Three options for site selection were offered and the following was chosen based on the valuable input U of A representatives received. The top four reasons why this option was chosen are:

- Quieter location
- Maintain existing access to Lister Centre
- Appropriate buffer distance from neighbours on the west side of 117 Street.
- Opportunity to connect to Henday and Mackenzie Halls

WHAT WE HEARD / RESPONSE

This is what we heard from stakeholders at the February 25, 2016 Open House:

- Tower design has potential to be alienating, decrease height with lower rise building desirable.
- > UofA: As a result of the project's integrated design-build process, the initial tower concept was replaced with a lower five-story, two-house concept which supports a scale of knowable community.
- Set building back and enhance/preserve/develop safe, secure desirable landscape with open spaces.
- > Building sited to maintain and enhance a significant green space to the west as well as shape an exterior open space situated between Lister 5, Henday, and Mackenzie Halls.
- Please ensure a paved maintained walkway system to LRT from residential neighbourhood.
- > Incorporated into the design.
- How will design aid in dealing with increased noise, increased density (500 more students), additional traffic and parking.
- > The focus will be on pedestrian public transit (Upass, car-sharing) and bike modes of transportation. There is no new parking in the design. A portion (17 stalls) of existing Lot T is retained.
- Additional gym and recreation area along with dedicated quiet study space, tunnel walkway, enhanced cafeteria system to meet needs of additional students
- > The main floor of the west wing has a significant amount of student-centered spaces including group and quiet studys, fitness centre, media and games room, as well as two multi-purpose rooms. There is an on-grade connector to Mackenzie Hall which joins Lister 5 to the larger complex.



Aerial view to north of proposed site and Lister Complex.

OPTION 3

from Open House #1, Feb 25, 2016



LISTER 5 - PRELIMINARY DESIGN

DESIGN PRINCIPLES AS APPLIED TO PROPOSED DESIGN

After research and review of planning and design guideline these are design consideration for concept designs work consistent with Tall Building Design Guidelines, (Toronto):

1. Context Analysis

Evaluate the existing and planned context and demonstrate how the proposed building responds to the patterns, opportunities, and challenges within the surrounding area.

2. Fit and Transition in Scale

Ensure tall buildings fit within the existing or planned context and provide an appropriate transition in scale down to lower-scaled buildings, parks, and open space.

3. Sunlight and Sky View

Locate and design building to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space, and other shadow sensitive areas.

4. Building Placement

Locate the base of the building to frame the edges of streets, parks, and open space, reinforce corners, and to fit harmoniously within the existing context. Buildings, site services, and amenities should be arranged to maximize grade-related and other on-site opportunities for high-quality landscaped open spaces.

5. Building Address and Entrances

Organize buildings to use existing or new public streets for address and building entrances. Ensure primary building entrances front onto public streets, are well-defined, clearly visible, and universally accessible from the adjacent public sidewalk.

6. Site Servicing, Access and Parking

Locate "back of house" activities, such as loading, servicing, utilities, and vehicle parking, underground or within the building mass, away from the public realm and public view.

7. Publicly Accessible Open Space

Provide grade-related, publicly accessible open space to complement, connect, and extend the existing network of public streets, parks, and open space.

8. Private Open Space

Provide a range of high-quality, comfortable shared outdoor amenity space throughout the building site.

9. Pedestrian and Cycling Connections

Provide comfortable, safe, and accessible pedestrian and cycling routes through and around the tall building site to connect with adjacent routes, streets, parks, open space, and other priority destinations, such as transit and underground concourses.



View from Mackenzie Hall connector - looking southeast.



South entry of Lister 5.



Fitness centre off entry corridor.



View west through new exterior open space.



Main floor living room and community kitchen.

LISTER 5 - PRELIMINARY DESIGN

DESIGN PRINCIPLES AS APPLIED TO PROPOSED DESIGN

10. Base Building Scale and Height

Design the base building to fit harmoniously within the street and to respect the scale and proportion of adjacent streets, parks, and public or private open space.

11. Street Animation

Line the base building with active, grade-related uses to promote a safe and animated public realm.

12. Façade Articulation and Transparency

Articulate the base building with high-quality materials and design elements that fit with neighbouring buildings and contribute to a pedestrian scale. Provide clear, unobstructed views into and out from ground floor facing the public realm.

13. Floor Plate Size and Shape

The optimal tower floor plate 750 square metres or less per floor, including all built area within the building.

14. Tower Placement

Place tower away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm.

15. Tower Orientation and Articulation

Organize and articulate building tower to promote design excellence, innovation, and sustainability.

16. Streetscape and Landscape Design

Provide high-quality, sustainable streetscape and landscape design between the building and adjacent streets, parks, and open space.

17. Pedestrian Level Wind Effects

Locate, orient, and design tall buildings to promote air circulation and natural ventilation, yet minimize adverse wind conditions on adjacent streets, parks and open space, at building entrances, and in public and private outdoor amenity areas.

18. Interior Corridor Connection

Create a protected connection to the remaining Lister Center to allow for community connection throughout all seasons.



Typical floor quiet study.



Typical floor quiet study area.



View of Lister 5 west wing and parking.



Concept study of living area.



View of typical residence floor corridor from lounge and quiet study area.

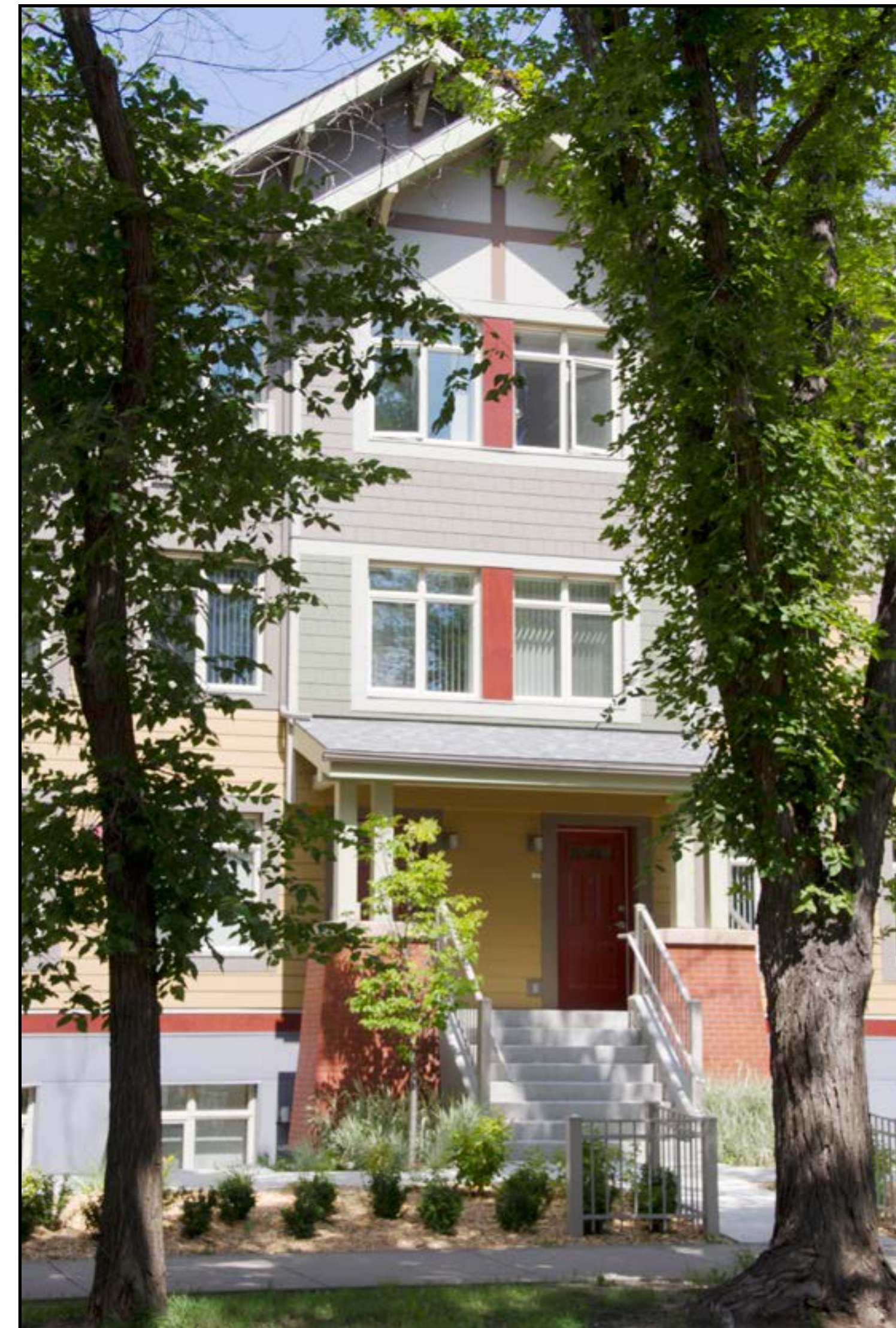
EAST CAMPUS VILLAGE 9 - SECTOR PLAN 8

SECTOR VISION

Sector 8 will be developed as a vibrant and integrated student-residential neighbourhood, while meeting the student residence needs of the University (1,500 beds) and respecting the character of the neighbourhood. In order to meet this vision, Sector 8 will include:

- increased student residences at sufficient densities;
- minimized vehicular access to and within area;
- preservation and enhancement of street/avenue grid network;
- affordable housing in terms of capital, operating, maintenance, and student retail; and
- integration and connectivity between Sectors 7 and 8.

These elements will support place-making in a campus context. The University will celebrate the area's social history and ensure that new development is sensitive to East Campus Village's aesthetic character, and maintains the existing grid system and mature landscaping along corridors.

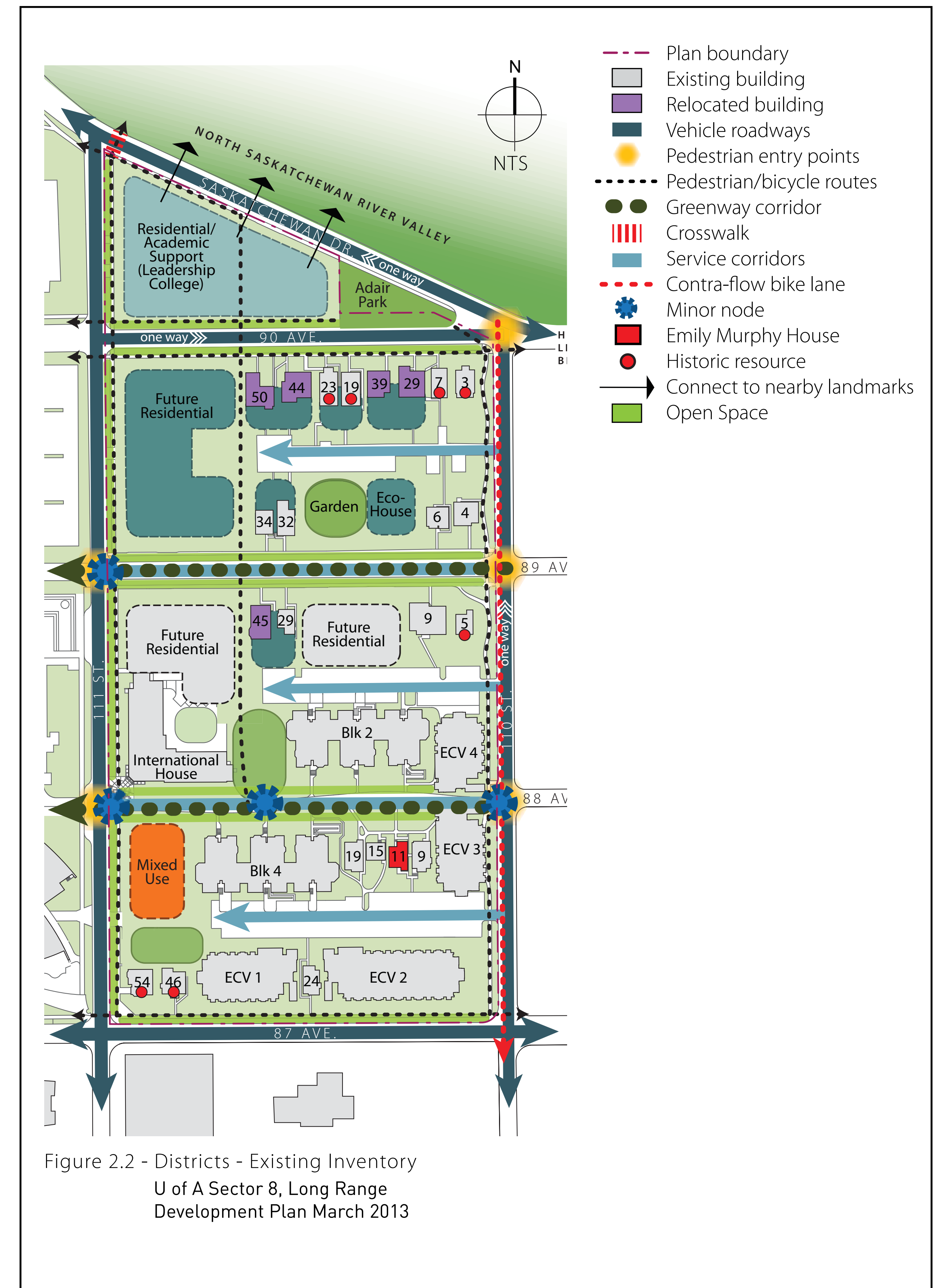
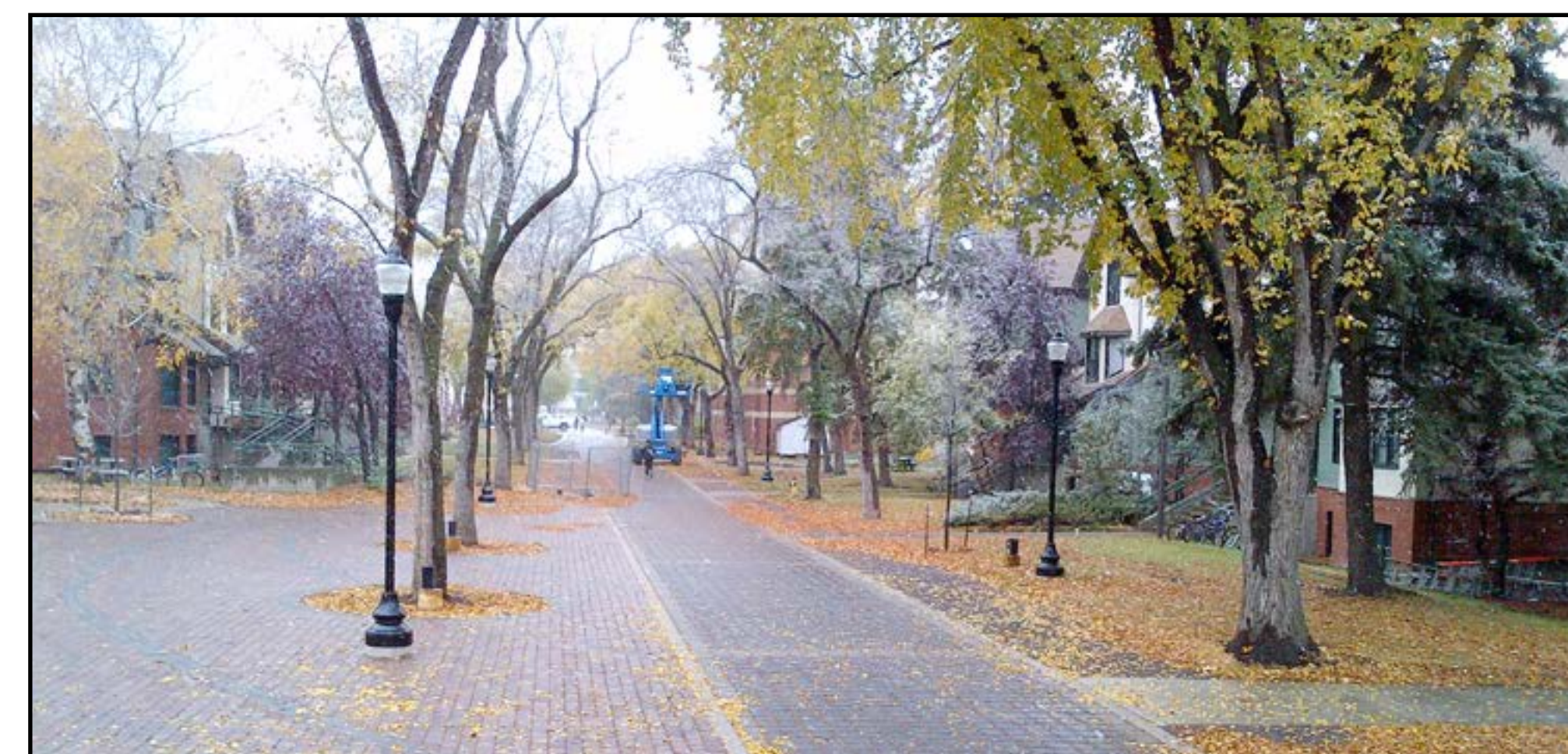


SECTOR CHARACTERISTICS

The Sector boundary is formed by 87 Avenue (south), 110 Street (east), Saskatchewan Drive (north), and 111 Street (west). It is characterized by a 'grid' circulation pattern, and 87 Avenue is a key vehicular and pedestrian artery into the University campus, extending from 109 Street (east) to Groat Road (west). 111 Street provides a transition between Sector 8 and the Academic area of Sector 7. Saskatchewan Drive is an important corridor within the campus, offering formal access, promenade and views in the river valley. 110 Street is a one-way local road that provides a transition between East Campus Village and the Garneau Neighbourhood.

Sector 8 is located in the northeast section of the North Campus and is the eastern gateway into the North Campus Academic area. It is currently characterized by tree lined boulevards, and two-story architecture built in the early 1900s, and its proximity to the North Saskatchewan River Valley and the Garneau neighbourhood. It contains International House, Aspen House and Maple House (the walk-ups), the four new Graduate Student Residences and Emily Murphy House, a Provincial Historic Resource, and redeveloped 88 Avenue Commons, Alder House and Linden House, Peter Lougheed Hall is currently under construction.

The pedestrian network is based on the original 'grid' pattern of lanes and roads, with the 88 Avenue Commons currently providing an inciting open space, with a dedicated a pedestrian/bicycle-only route that allows for occasional service access. 89 Avenue will also be reconfigured as a pedestrian/bicycle only route that allows for occasional service access.



EAST CAMPUS VILLAGE 9 - PRELIMINARY DESIGN

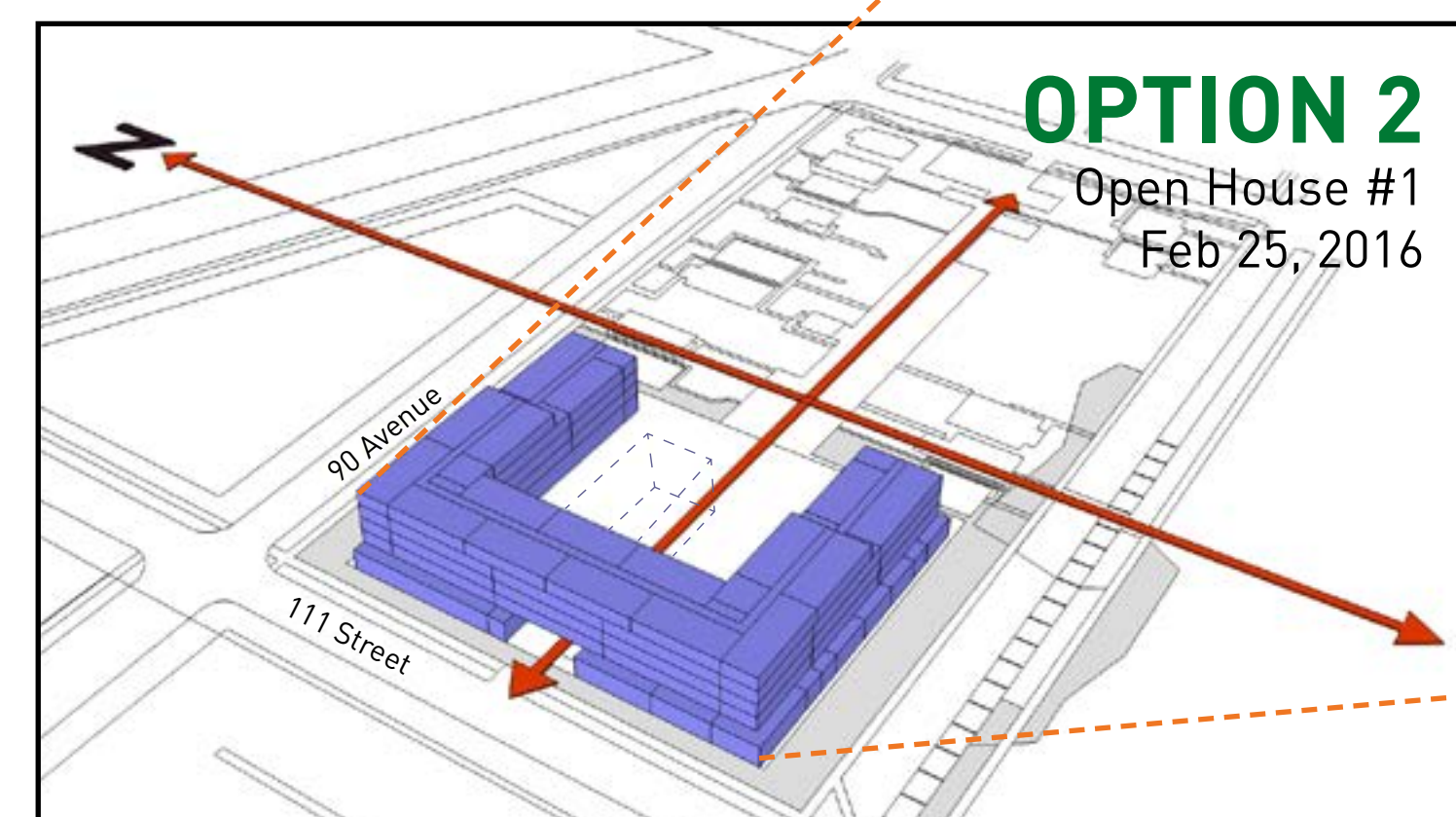
The first of two open houses was held on Feb 25, 2016. Three options for site selection were offered and the following was chosen based on the valuable input U of A representatives received: The top three reasons why this option was chosen are:

- Consistent with design guidelines.
- Split of main floor can create distinct spaces adjacent to pedestrian path.
- The open courtyard is inclusive for the adjacent buildings and the pedestrian path.
- Tiered building to scale of adjacent buildings.

WHAT WE HEARD / RESPONSE

This is what we heard from stakeholders at the February 25, 2016 Open House:

- Good Plan. Please provide bike storage (we do not want students taking their bikes into their rooms) along with proper loading and unloading for move in and move outs.
 - > UofA: An internal bike storage near the main entry mid-block on 111 Street has been provided. A car lay-by lane will be developed on the east side of 111 Street to facilitate seasonal move-in activities. There is also access to the ground floor level from the east side central laneway.
- Will there be independent coffee shops, restaurants in East Campus Village? Please increase amenities such as a cafeteria, gym, quiet study areas.
 - > Student-centered amenity spaces including group and quiet study spaces, fitness, game and multi-purpose rooms are provided in the current design. Sector 8 Plan anticipates a future amenities building.
- Please consider alternate power source e.g. solar panels, maintaining the character of the area in the design. More trees, community garden would improve design.
 - > The project team is exploring the possibility of integrating a rooftop photovoltaic array. Exterior courtyards and interior student social and amenity spaces engage with the north/south bicycle and pedestrian pathway as per Sector 8 Plan.
- For the next open house provide a sample floor plan, not sure about 6 bedroom units.
 - > Floorplan provided, see next presentation board.



THE UNIVERSITY'S GOALS

Excerpts from U of A Sector 8 Long Range Development Plan, March 2013

The University's goals in the development of Sector 8 include:

1) At every stage in planning and development, achieve a balance of the needs of the University with the character and scale of the neighbourhood. This includes:

- Achieving a residential density on site that integrates, enhances and doesn't contradict the essential historical and residential scale of the site by developing solutions for the reasonable "carrying capacity" of student accommodation on the site, not its maximum density potential. In other words, determine what number of

students the site will accommodate while staying within the parameters described in this document.

- Facilitating growth of the University by increasing student housing availability on the North Campus.
 - Minimizing vehicular access to and use within the site. The TDM (Travel Demand Management) plan is recommended to be implemented over the entire campus.
 - Preserving the street and avenue grids in the neighbourhood and across the Sector 8 site.
- 2) Develop housing that sets a standard for residential design in Canada's University communities. This includes:
- Developing open space that will support a sense of community, by providing many types and sizes of outdoor meeting and recreation area. In addition, open space should be designed and maintained to unify the campus by

connecting diverse site and building elements together as an attractive whole.

- Bringing together a diverse group of people by providing settings that foster learning, creativity, collegiality and intellectual growth.
- Promoting interaction. That extends beyond the development of appropriate residences, courtyards or quads, to the purposeful creation of many different types of spaces strategically planned, placed and furnished to encourage informal dialogue in student-to-teacher, student-to-student, Garneau community-to-student, and community-to-community situations.
- Ensure that housing costs will be affordable in terms of capital, operating, maintenance and student rental costs.

Aerial view corner of 111 Street and 89 Avenue.



EAST CAMPUS VILLAGE 9 - PRELIMINARY DESIGN

DESIGN PRINCIPLES FOR GARNEAU INFILL

Excerpts from U of A Sector 8 Long Range Development Plan, March 2013

The design principles for Sector 8 relate to the neighbourhood, the site within the neighbourhood, and the proposed development on any site within the neighbourhood.

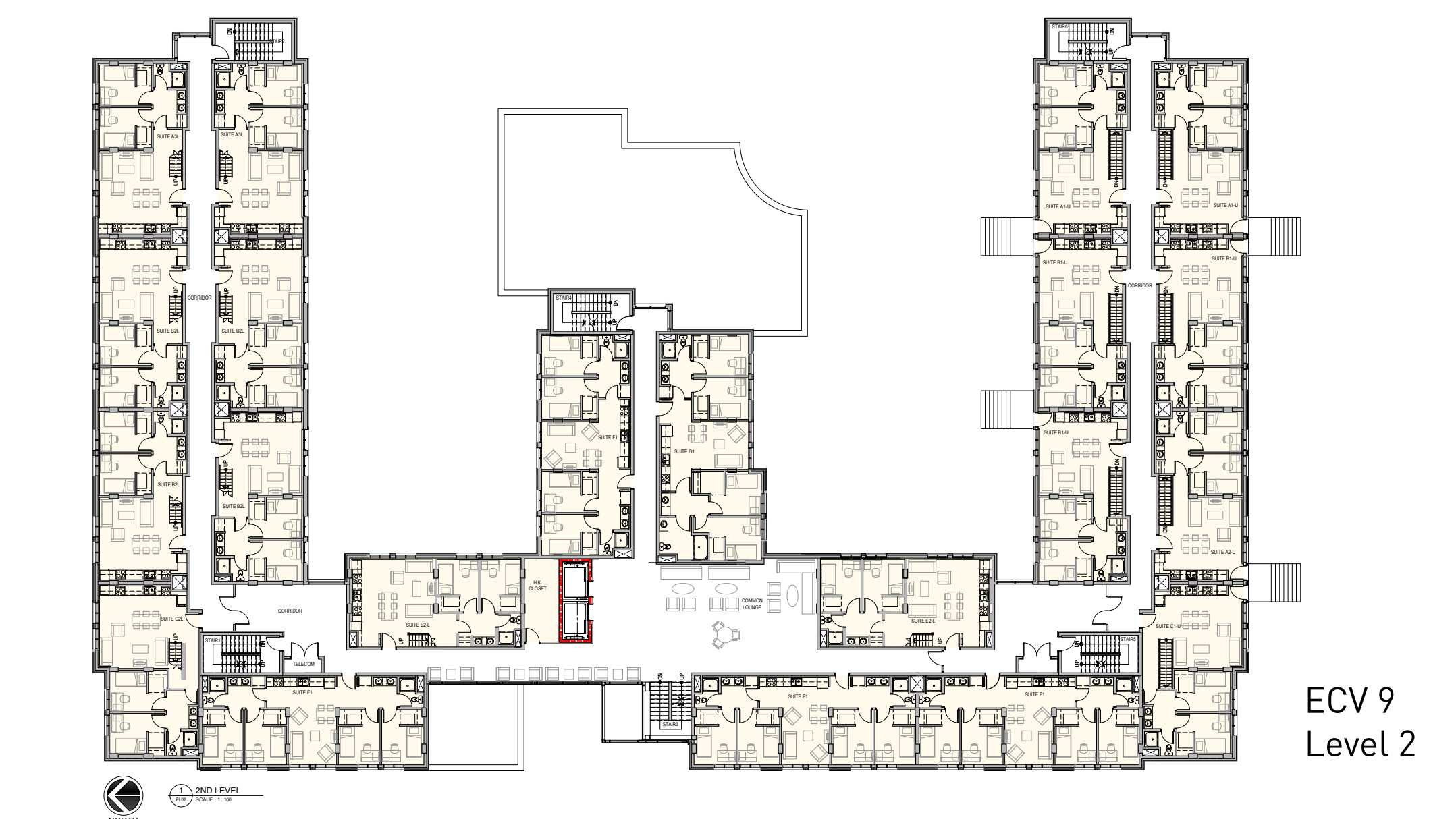
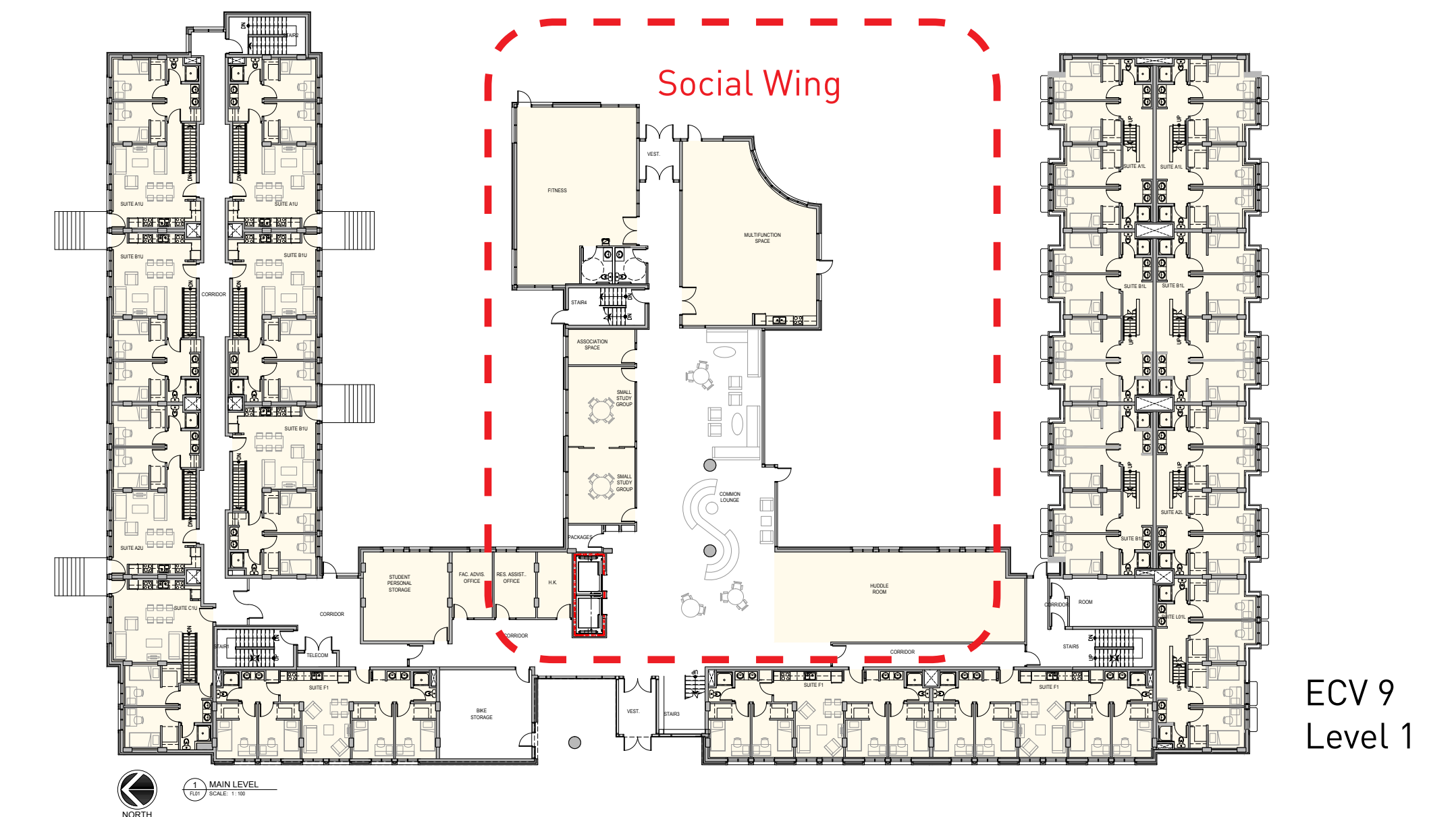
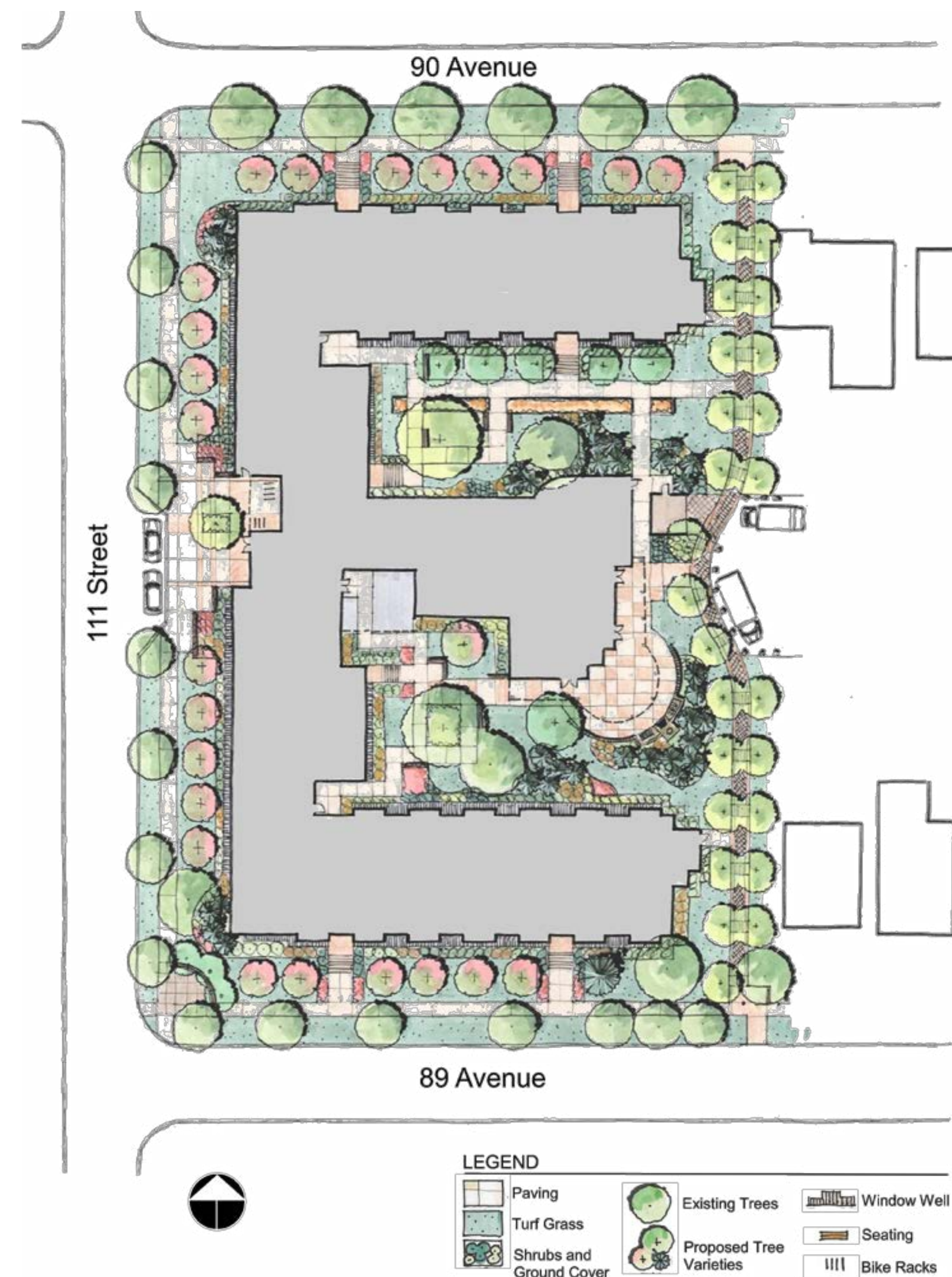
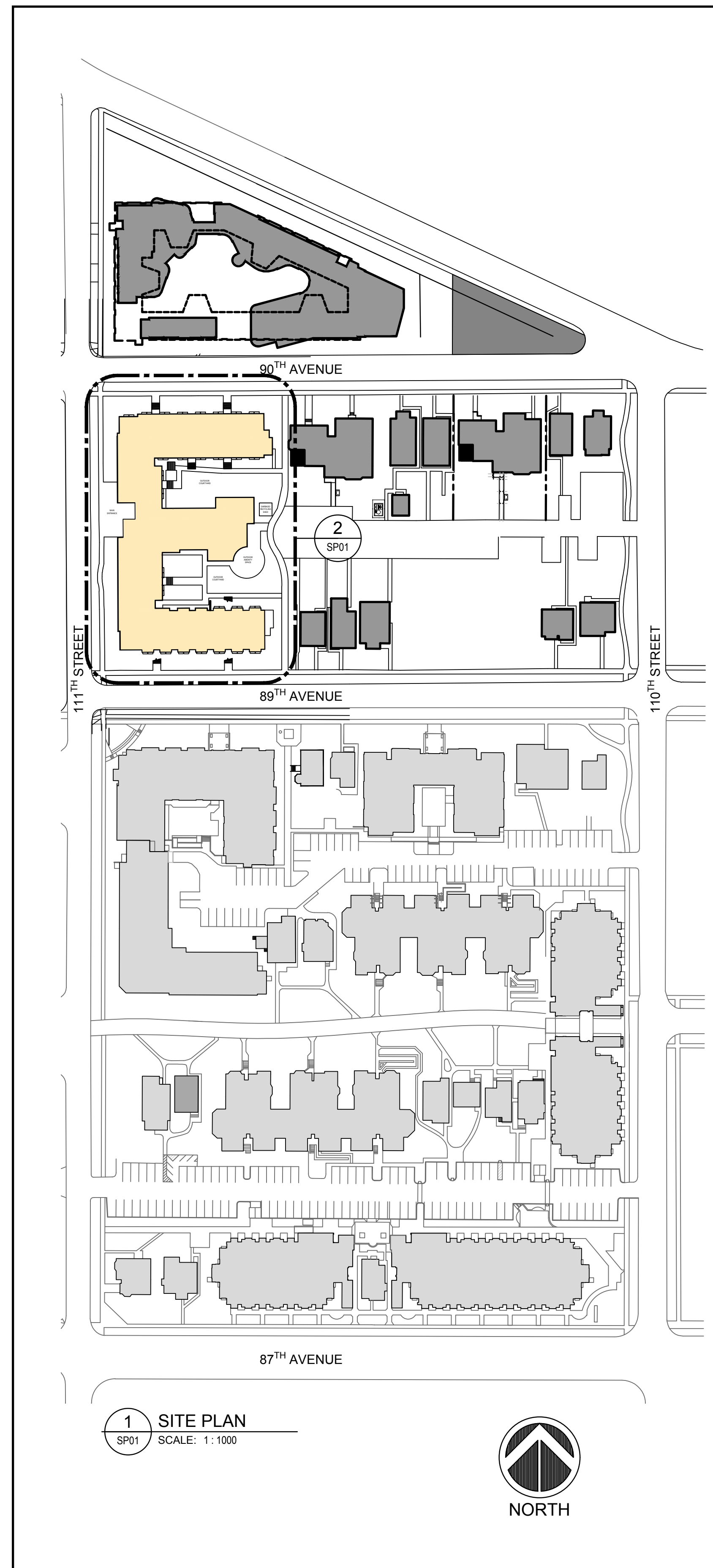
The design principles relating to the neighbourhood include:

- Maintaining the scale and general character of the existing neighbourhood and compatibility with the neighbouring community of Garneau, whose scale and general character is described in the Garneau Area Redevelopment Plan.

- Encouraging residents of the student housing to access required services in the surrounding neighbourhood community.
- Planning and developing Sector 8 with adjacent Sector 7.

The design principles relating to any proposed development include:

- Producing a high quality living environment for all residents.
- Designing housing for flexibility and adaptation.
- Incorporating into the design a variety of facilities including community use spaces.
- Determining building heights and setbacks using neighbourhood specific design guidelines references.



EAST CAMPUS VILLAGE 9 - PRELIMINARY DESIGN

ARCHITECTURAL CONCEPT

The architectural guiding principles:

- Engaging the identity of a place
- Interpreting the context
- Creating a third place: activate community building
- Transcending the present: traditional and modern
- Landscaping to enhance character of development and in support of Winter City Strategy and Guidelines

Project Goals

- Increase purpose built student residences to accommodate up to 25% of full-time students at the University of Alberta
- Support student recruitment, retention and achievement
- Enhance community building, student life and campus experience
- Smart growth campus development that supports a safe, sustainable and healthy community
- Integrate planned neighbourhood with amenities in Garneau

Project Deliverables:

- Create an on-campus residence and community with approximately 300 additional beds
- Improve quality and increase the number of 4 bedroom and 6 bedroom suites in response to demand
- Functional and attractive suite and floor layout with natural light
- Interior and outdoor social spaces to support a residence life program

Project Site

- On 89th Avenue, walkable to transit station and amenities on 109 Street
- In East Campus Village that currently includes International House, Alder House, Linden House, Upper years' Aspen and Maple walk-up apartments, Graduate Student Residences and detached houses.

Challenges:

- Balancing functionality, student life, capital cost, quality, operations/maintenance cost and curb appeal
- Aggressive project delivery schedule for occupancy
- Balancing new development with preserving character of neighbourhood
- Infill development per design guideline, preservation plan and Long Range Development Plan
- Support site operational requirements, create new outdoor social spaces without increasing parking

Opportunities

- Sustainable design targeting Green Globe standards
- Continue to develop East Campus Village into a vibrant, student-focused neighbourhood walkable to campus and amenities
- Provide student-friendly interior design, welcoming entrances, social spaces and enhanced landscaping connecting to Commons and bicycle paths
- Provide large, accessible spaces



View northeast from 111 Street (Pinecrest House to south).



Aerial view of exterior courtyard off student amenity space.



View north along ECV midblock connector.



View looking south of main 111 Street entry.



Typical mid-block avenue entry.



View of southeast courtyard from central lane.

EAST CAMPUS VILLAGE 9 - PRELIMINARY DESIGN



111 Street view to north.



Main entry on 111 Street.



Corner of 90 Avenue and 111 Street.



89 Avenue view to northwest.

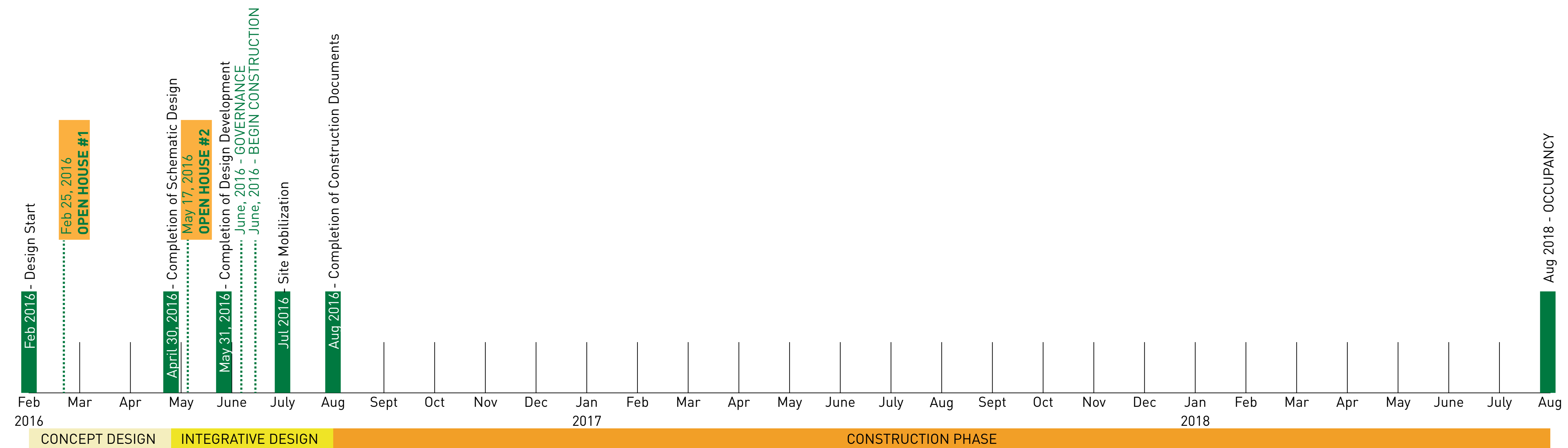


Corner of 89 Avenue and 111 Street.



East side central entry to student amenity spaces.

LISTER 5 SCHEDULE



THANK YOU FOR COMING

Please submit your completed evaluations and comments in the box provided.

Should you have comments to submit after the open house, please visit: www.uab.ca/community

We will receive comments until May 31, 2016.

ECV 9 SCHEDULE

