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Meeting of members of RBAC  
(Residence Budget Advisory Committee)  
February 1, 2012  
1:30 to 2:30 pm  
3-17 University Hall

**Attendees:**

Doug Dawson, Executive Director, Ancillary Services  
Don Hickey, Vice-President, Facilities and Operations (CHAIR)  
Cheryl Luchkow, Assistant Dean of Students (on behalf of Frank Robinson)  
Sagar Lunawat, Vice-President, Student Services, Graduate Students' Association  
René Poliquin, Vice Dean, Graduate Studies and Research Faculty  
Aditya Rao, President, U of A Residence Halls Association  
Rory Tighe, President, Students' Union  
Colten Yamagishi, Vice-President, Student Life, Students' Union

**Guest:**

Erica Woolf, Vice-President, Finance and Administration, U of A Residence Halls Association

**Regrets:**

Roy Coulthard, President, Graduate Students' Association  
Frank Robinson, Vice-Provost/Dean of Students (Cheryl Luchkow attended as delegate)  
Hillary Sparkes, Vice-President, Student Life, Graduate Students' Association  
Sam Whittleton, President, Students Association, Augustana Campus

**Support:**

Sharon Mussolum, Office of the Vice-President, Facilities and Operations

1. **Call Meeting to Order** – Don Hickey called the meeting to order at 1:35 pm. Attendees were advised that a new name would be developed for future meetings of this group.
2. **Approval of Agenda and Review of Minutes (November 30, 2011)** – An error in the agenda was identified and Item No. 5 was changed to reflect “ECV student housing ...” as opposed to “EVC”. The Minutes of November 30, 2011 were accepted. **ACTION: Doug Dawson agreed to check into the TV situation at Lister Centre (Item No. 5 from the Minutes).**
3. **Property tax and the upcoming election** – Doug Dawson advised that one of the recommendations from the U of A's White Paper on student housing, was the forgiveness from property taxes. It would have a \$700-900K decrease on the expense side. He advised he would work with his colleagues to investigate possible discussion with the various orders of government. Don Hickey provided information received from the Minister of Advanced Education and Technology in that if property taxes were reduced or forgiven, it would lead to discussions re rents and investment in our existing product. Aditya Rao provided information regarding an Ontario model where students renting from private developers can apply for a rebate. **ACTION: Doug Dawson was asked to investigate whether this model is available in other provinces.**

4. **Possible joint initiatives (U of C, U of L)** – Doug Dawson outlined the importance of accessible student housing and the common ground with the U of C and U of L. Property tax was a concern, as was expansion and growing deferred maintenance. Don Hickey advised there was interest from both U of C and U of L to present a unified voice regarding these issues. Student groups were encouraged to get together as well for a unified presentation. Representatives from both the Residence Halls Association and Students' Union expressed their interest in pursuing this matter. Don Hickey advised that President Samarasekera, Provost Amrhein and Karen Wichuk, Associate Vice-President (Government Relations), have the messages to take to government and that more information should be available following Doug Dawson's meeting with his counterparts on February 17, 2012. **ACTION: Rory Tighe offered to investigate the possibility of a support letter to the Minister in support of the White Paper to be signed by the Council of University Students.** Aditya Rao advised that the NDP platform for the next election would include a proposal to remove property taxes from educational buildings and compensate municipalities. Don Hickey stressed the importance of a balanced message regarding post-secondary education issues and felt messaging would be distributed to all parties and constituency offices again for the upcoming election.
5. **ECV student housing expansion project including 88<sup>th</sup> Avenue Commons development** – Doug Dawson presented a diagram of Sector 8 and provided information regarding early thoughts for the ECV development concept and the move from a residential neighbourhood to a community development in the future. The U of A was in consultation with neighbours and constituents as to what the area could look like in 15-20 years. Aditya Rao requested and received permission to contact Leslie Weigl, Global Education Program Coordinator, in connection with concerns regarding International House not attracting "world-wide" students. Aditya Rao raised concerns regarding graduate housing being built on debt financing, as well as 11-month term leases for Newton and Michener Park. Doug Dawson confirmed that the issues were being considered. Don Hickey reminded student representatives that a certain amount of revenue is required and that ECV was not the only initiative being considered. The ultimate goal was to create a university community with green space and walking space, not just residential buildings. Don Hickey encouraged student representatives to visit the U of A Facilities and Operations Website to review the LRDP (Long Range Development Plan) to see the differences from the current approach vs. earlier thoughts. Don Hickey provided information regarding the governance process and subsequent request to government for an Order in Council. In response to a question from Colten Yamagishi, Don Hickey advised that the document was currently being discussed with the community and could not be considered a public document until it was presented at an Open House. **ACTION: Doug Dawson committed to provide the student representatives with the date for the Open House.** Doug Dawson also provided information as to the other stakeholders being consulted. Don Hickey advised that confidentiality would be appreciated prior to the Open House.
6. **HUB and Lister Modernization** – Doug Dawson outlined consultation steps taken to identify what it would take to modernize our facilities to be attractive in 5–15–20 years from now. He then provided information on the various scenarios under consideration and advised that most of the concepts seriously reduce building capacity. The consultant would be asked to provide alternatives, which would be shared as they become available. In response to a question from Sagar Lunawat, Doug Dawson advised that a whole section of the consultant's report outlined ideal area per occupant and provided information on accommodations being built elsewhere. **ACTION: Doug Dawson was asked to provide a link to the Residence Services Accommodation and Program Study.** Don Hickey advised that the U of A needs to take advantage of current low borrowing rates and convince government of the need to invest in this area.

7. **HUB Security** – Doug Dawson advised that a meeting regarding HUB security had been held recently, during which Bill Mowbray, Director, U of A Protective Services, provided statistical information. Convex mirrors were installed in a stairwell and, if successful, would be implemented throughout, possibly with a phased approach. A new Community Liaison Officer was announced. It was hoped that more eyes and “heads up” by both merchants and students would prove beneficial.
8. **Future Meetings** – It was felt there was value for this group to continue to meet, although it was not an RBAC (Residence Budget Advisory Committee) meeting. Aditya Rao requested more frequent meetings in order to address term leases, etc. Don Hickey advised that models other than term leases would continue to be considered, and questioned whether term leases was a topic to be addressed by this unofficial group. Doug Dawson advised that, as it was a budget issue, it was unlikely that it would be dealt with at mid-term. Don Hickey advised that the next meeting should be held about a month from now and that frequency of meetings could be addressed at that time. Aditya Rao advised he was looking for a forum to discuss term leases going forward for next year, as they would like to see 8 and 12 month leases. Don Hickey advised that other institutions had done something similar, but there had been a shift in monthly rates, due to vacancy rates of 50% in the 4-month period, which offset the entire amount.

The next meeting would be held following March 7, 2012 and would address the name of the committee and frequency of meetings.

9. **Adjournment** – The meeting adjourned at 2:35 p.m.

**ATTENDEES:**

Don Hickey (VP F&O), Doug Dawson (Executive Director, Ancillary Services), Saadiq Sumar (SU VP Student Life), Colten Yamagishi (SU President), Huimin Zhong (GSA VP Student Life), Justin Williams (SU Director of Research and Political Affairs), Richard Zhao (RHA VP Public Relations), Jason Cobb (on behalf of F. Robinson, Dean of Students)

**Meeting of RBAC members**  
Tuesday, July 31, 2012  
8:00 a.m. – 9:00 a.m.  
3-17 University Hall

**REGRETS:**

Frank Robinson (Dean of Students), Carlos Martin (ASA President), Mazi Shirvani (Vice-Provost and Dean, Grad Studies and Research Faculty),

1. Meeting called to order at 8:05 a.m. Don Hickey
2. **ECV New**  
The steering committee has met twice and there are two proposals from design build teams who are in the next phase of their submissions. Will move to preferred proponent next. Waiting for Order-in-Council (OIC), cannot start without it. Hopefully prep of site will begin in late August 2012, and the facility will open approximately August 2013. If there are further delays with the OIC, the opening could be delayed until January 2014. D Dawson clarified that there will always be some work to be done after students move in; C Yamagishi asked that this be communicated in advance to potential residents.
3. **88 Avenue Commons**  
There is a landscaping project underway for new plantings, pathways, entrances and lighting by International House to 110 Street. It is scheduled to be completed by the Sept long weekend (weather permitting). Will guide treatment of other pathways across campus
4. **Contract Obligations (*Bring forward to Aug 28<sup>th</sup> mtg*)**  
This administrative change to the Break in Contract Policy for Lister Hall, International House and Residence St Jean will adjust the consequences for students who break their rental contract. Although the needs of students in extenuating circumstances will always be considered, a change was needed to manage the financial losses. D Dawson reviewed the changes that will take effect Sept 2012 and the intent of the change. The change in policy brings U of A in line with other G-13 universities. D Hickey emphasized that focus should be on how this change will benefit the students who honour their contract. C Yamagishi requested further breakdown of \$440,000 loss. An additional meeting will be scheduled before the next RBAC meeting for further clarification of this item.
5. **HUB Security**  
Have estimate that was prepared regarding card access. Data shows that crime in HUB and on campus has declined. A Community Liaison Officer has been stationed in HUB, and convex mirrors have been installed in stairwells.
6. **Preliminary Capital list (*Bring forward to Aug 28<sup>th</sup> mtg*)**  
Each year a spreadsheet is prepared that shows funds spent on projects over the last year and proposed funds to be spent over the coming year. This is the second year that \$50K has been available for student capital projects. There is still data forthcoming for this year's spreadsheet which will be brought forward to the August 28<sup>th</sup> RBAC meeting.

**7. Discussion on 2013-14 rent changes**

This year, would like to look at differential rents, i.e.: Newton Place – should rent for first floor units be different than rent on 33<sup>rd</sup> floor? Comparators will continue to be other units within walking distance of campus. Based on availability, students would be able to choose unit.

**8. Government meetings – RHA**

White paper focused on three areas: property tax, assistance with deferred maintenance, and Lights-on-Funding for program areas. Discussion with Government continues on all of these topics. C Yamagishi suggested that any government monies saved should go towards deferred maintenance. D Hickey in agreement. A meeting will be set for further discussion of this issue and item #11, property taxes.

**9. Meal Plan Sept 2013 (*Bring forward to Aug 28<sup>th</sup> mtg*)**

At last RBAC meeting, D Dawson committed to bring back details regarding unused meal plans. Will bring to Aug 28<sup>th</sup> meeting.

Want to begin discussions regarding changes due to new information from Revenue Canada.

**10. 2011/12 data**

Number of applications to residences is generally up; about 120 applications overall. Michener Park: up, Lister Hall: even, HUB: up, Int'l House: down slightly.

**11. Municipal Property Taxes**

This item was discussed in conjunction with item #8.

**12. Additional Residence Life Staff Expenses**

C Yamagishi raised concern about funding one-time payment if all staff accept pay-out. D Hickey indicated that a request would be made to central for assistance in covering cost. D Dawson expanded that this administrative change should be cost neutral.

**13. Future Meetings**

Don Hickey

C Yamagishi will contact D Dawson's office regarding two additional meetings: property tax and contract obligations. Several items from today's agenda will be brought forward to the next agenda (Contract Obligations, Preliminary Capital list, Meal Plan Sept 2013). Two items will be added to the Pending Items list (HUB Mall security, Sector 8 Planning). Future meetings will be held in SAB as indicated in email from K Pendleton July 30, 2011 (listed below).

Meeting adjourned at 9:05 a.m.

**Future RBAC Meeting Dates:**

- |                |           |                                    |
|----------------|-----------|------------------------------------|
| • Aug 28, 2012 | 8:00-9:00 | 2-59 South Academic Building (SAB) |
| • Sep 4, 2012  | 2:30-3:30 | 2-59 South Academic Building (SAB) |
| • Sep 11, 2012 | 2:30-3:30 | 2-15 South Academic Building (SAB) |
| • Oct 9, 2012  | 3:00-4:00 | 2-59 South Academic Building (SAB) |
| • Oct 23, 2012 | 2:30-3:30 | 2-59 South Academic Building (SAB) |
| • Nov 6, 2012  | 2:30-3:30 | 2-59 South Academic Building (SAB) |
| • Nov 20, 2012 | 2:30-3:30 | 2-59 South Academic Building (SAB) |
| • Dec 4, 2012  | 2:00-3:00 | 2-59 South Academic Building (SAB) |
| • Jan 8, 2013  | 2:30-3:30 | 2-59 South Academic Building (SAB) |
| • Feb 12, 2013 | 2:30-3:30 | 2-59 South Academic Building (SAB) |
| • Mar 19, 2013 | 2:30-3:30 | 2-59 South Academic Building (SAB) |

- Apr 16, 2013 2:30-3:30 2-59 South Academic Building (SAB)
- May 21, 2013 2:30-3:30 2-59 South Academic Building (SAB)
- Jun 25, 2013 2:30-3:30 2-59 South Academic Building (SAB)

**Meeting of RBAC members**

Tuesday, Sept. 4, 2012

2:30 p.m. – 3:30 p.m.

2-59 South Academic Building (SAB)

**ATTENDEES:**

Don Hickey (VP F&O), Doug Dawson (Executive Director, Ancillary Services), Saadiq Sumar (SU VP Student Life), Colten Yamagishi (SU President), Huimin Zhong (GSA VP Student Life), Mazi Shirvani (Vice-Provost and Dean, Grad Studies and Research Faculty), Justin Williams (SU Director of Research and Political Affairs), Richard Zhao (RHA VP Public Relations), Jason Cobb, Frank Robinson (Dean of Students),

**REGRETS:**

Carlo Martin (ASA President)

1. Meeting called to order at 2:32 pm
2. Break-in-Contract – clarification (BF from July 31 mtg)
  - o D. Dawson reviewed notes from meeting with C. Yamagishi and S. Sumar, and asked for any follow-up questions. Advised that data for item #4 is not ready yet and he hopes to bring it to a future RBAC meeting. Referred to memo from McMaster University outlining lottery model for filling vacancies.
    - ACTION: D. Dawson to resend briefing from previous RBAC meeting
    - ACTION: C. Yamagishi requested meeting with D. Dawson to discuss details. Agreed that a meeting would be set in a few weeks.
3. Meal Plan Sept 2013 (BF from July 31 mtg)
  - The committee reviewed and clarified what was approved for 2010-11 through 2012-13. Will be reviewing what is to be considered for 2013-14 at future meetings.
4. Preliminary Capital List (BF from July 31 mtg)
  - The list reflects work being done this current fiscal year (to be completed by March 2013). Discrepancies between “forecasted” and “actual” figures may reflect that work is complete, but the balance doesn’t show invoicing currently in process. Please forward any questions to D. Dawson.
5. Project Lists
  - No new information since last meeting. There will be an update later this fall.
6. Discussion on 2013-14 draft proposed rent changes
  - Must establish differentiation between 4 month and 8 month lease. However, there must be a 4 month option available for those students who will only be on campus for a 4 month program. D. Hickey indicated that while the university needed a 10% increase on the 4 month offering in some communities, we are prepared to implement this over two years.
  - D. Dawson reviewed Southwest Edmonton Rental Survey handout; proposed rates will be produced when new information is in.

## 7. Future Meetings

- On-campus caucus

### **Standing Items:**

- Term Leases
  - Briefly reviewed sustainability of current business structure

### **Pending Items:**

- Communication – Roles and Accountability
  - This point has been carried forward from last year's committee and may now be moot
- Residence Services Operating Principles – any additions?
  - ACTION: D. Dawson to resend document
- Housing Registry
  - This point has been carried forward from last year's committee and may now be moot
- HUB Security
  - Have seen positive action from Security and RHA. Stats continue to drop and the Liaison program is successful and well-received.
  - HUB Community Association has mentioned a safety audit
  - There have been recommendations in regards to card access to the mall at specific times.
    - This has been considered before, but presents high costs not only for the technology, but to replace the doors with suitable hardware and framing.
- Sector 8 Planning
  - Student attendance is greatly appreciated at community meetings as they represent the community's interest as well as the University's.

**Meeting adjourned at 3:21 pm**

### **Future RBAC Meeting Dates:**

• Sep 11, 2012	2:30-3:30	2-15 South Academic Building (SAB)
• Sep 18, 2012	2:30-3:30	2-59 South Academic Building (SAB)
• Oct 9, 2012	3:00-4:00	2-59 South Academic Building (SAB)
• Oct 23, 2012	2:30-3:30	2-59 South Academic Building (SAB)
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• May 21, 2013	2:30-3:30	2-59 South Academic Building (SAB)
• Jun 25, 2013	2:30-3:30	2-59 South Academic Building (SAB)

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Meeting of Residence Budget Advisory  
Committee (RBAC) members  
Tuesday, Sept. 11, 2012  
2:30 p.m. – 3:30 p.m.  
2-15 South Academic Building (SAB)

**ATTENDEES:**

Doug Dawson (Executive Director, Ancillary Services)  
Don Hickey (VP F&O)  
Frank Robinson (Dean of Students)  
Saadiq Sumar (SU VP Student Life)  
Justin Williams (SU Director of Research and Political Affairs)  
Colten Yamagishi (SU President)  
Huimin Zhong (GSA VP Student Life)

**REGRETS:**

Jason Cobb (Office of the Dean of Students)  
Carlo Martin (ASA President)  
Rene Poliquin (Graduate Studies & Research Faculty)  
Mazi Shirvani (Vice-Provost and Dean, Graduate Studies and Research Faculty)  
Richard Zhao (RHA VP Public Relations)

**New Business**

1. **Call Meeting to Order** – D. Dawson called the meeting to order at 2:40 p.m. He confirmed that information regarding the Ancillary Services Briefing and the DRAFT Residence Services Operating Principles had been re-circulated to RBAC members as per the September 12, 2012 Minutes. D. Hickey joined the meeting followed shortly thereafter by C. Yamagishi, S. Sumar and J. Williams.
2. **Review of Agenda** – It was requested that Governance meeting dates be added to the agenda for discussion purposes around deliverables, and that rent increases be added as new business.
3. **Approval of Minutes** – No changes to the Minutes were requested.
4. **Other New Business Arising** – C. Yamagishi would meet with D. Dawson within the next few weeks regarding details around Break-in-Contracts.

No new information was available in connection with meal plans.

No update available yet on the finalized proposed capital project list for 2012-2013. Calculations need to be completed once information is received around utilities, wages, and other fixed costs, which will determine the amount that can be moved into Deferred Maintenance (DM).

**Rent Increases** - D. Dawson distributed information regarding Ancillary Services 2013-14 Proposed Residence Rates 2.85%.

D. Dawson then addressed the four questions put forward via email from H. Zhong (see attached copy). D. Hickey requested students look at the numbers involved; CPI had been used in the past and was trending at 1.9%. While 2.5% rent increase was recommended, CMHA in January 2012 was 2.5%, and rents starting in September 2013 could mean as much as two years difference. Also, 5% was being considered against a very small number of people. Students were also requested to examine the expense side re budget projections. D. Dawson advised residences were full throughout the system this year and that expenses are

driven up by the number of times an application is handled, i.e., 4-month vs. 8-month terms. D. Hickey advised there are a number of institutions in Canada that work with 12-month leases and that there is a need to charge responsible rents to keep the inventory.

In connection with Newton Place, D. Dawson advised that graduate students had expressed their desire to live as a community. Students were reminded that the private sector can change their leases every time a suite is released. It was agreed that administration and Graduate Students Association would give consideration to the possibility of looking at a 6 or 7 month lease for students who have been in residence for a number of terms and who wish to finish up their time at the U of A. Discussion took place regarding comparing similar units, i.e., furnished accommodation, power, water and gas, newer product, etc.

C. Yamagishi inquired regarding operating expenses and the two association salary settlements.

**ACTION:** D. Dawson agreed to distribute information.

D. Hickey advised that the U of A was waiting for an Order In Council from the Provincial Government regarding East Campus Village (ECV) and that St. Joseph's College (SJC) was in discussions regarding the possibility of building a residence with a daycare.

**ACTION:** D. Dawson agreed to provide information at a later date.

Following an inquiry from C. Yamagishi, D. Hickey confirmed that the U of A was getting close in terms of meeting an opening deadline. Importance would be on getting students into the units rather than the units standing empty for a few months. Orders in Council for both residences and the Physical Activity and Wellness (PAW) Centre were believed to be on the provincial government's agenda for October 2, 2012. C. Yamagishi advised that the Students' Union (SU) had met with Deputy Premier Thomas Lukaszuk on September 10 and offered to speak to government, if desired.

**Governance Meeting Dates** – D. Dawson provided the following Governance meeting dates.

- a) November 27, 2012 - Board Finance and Property Committee (BFPC) – material submission date November 13, 2012
- b) December 14, 2012 – Board of Governors (BG) – material submission date November 30, 2012

**ACTION:** D. Dawson agreed to bring a revised capital project list to another RBAC meeting, or to a side meeting.

Target date for final position and documentation would be October 23, 2012, or earlier, if possible.

H. Zhong expressed a desire to see actual performance to budget information.

Following further discussion around break in contract, D. Dawson advised he would meet with those interested, hopefully the week of September 18, 2012. D. Dawson confirmed it was acceptable to circulate information distributed earlier regarding previous arrangements and changes, as the information was included in the new contract for September 2013.

**Old Business** – There was agreement to remove the following three items from future agendas:

**Communication – Roles and Accountability**  
**Residence Services Operating Principles**  
**Housing Registry**

**HUB Security** – S. Sumar advised the SU would be meeting with Residence Hall Association (RHA) representatives within the next couple of weeks concerning a safety audit for HIUB.

**ACTION** – D. Dawson would meet with (RHA) and provide a summary report at the October 9, 2012 RBAC meeting.

**Sector 8 Planning** – D. Dawson advised this item was in the communication stage. D. Hickey advised it would feed into the Long Range Development Plan (LRDP).

**5. Future Meetings**

**ACTION:** RBAC representatives were asked to forward any agenda items for the September 18, 2012 RBAC meeting to Kezia Pendleton and Sharon Mussolum.

**ACTION:** C. Yamagishi to send the operating policy and residence principles documents to RBAC members.

**Future RBAC Meeting Dates:**

- |                |           |                                    |
|----------------|-----------|------------------------------------|
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**6. Adjournment** – The meeting adjourned at 3:18 p.m.

Hi Doug,

After going through the proposed rent rise for the next academic year, I have several concerns. I am not sure whether we would have time talking about all of them this afternoon, it might be better if I send you these concerns before the meeting. I would appreciate it much for you time to read and consider them.

If I remember correctly, it was said in last meeting that the inflation forecast for 2013-2014 would be 2.5%.

Answer: To clarify, 2.5% rent inflation was a projection contained in the December 2011 CMHC report on rental properties for all zones in Edmonton (as opposed to the CPI). The CMHC report was projecting rent increases of 2.5% on average for 2012 over 2011 (January to December). This is just information inasmuch as our proposed changes don't come into effect until 2013.

1. Could you please give us some rationale for the rent increase that is higher than 2.5% (not including the cases for differentiation between 4-month and 8-month leases, and Newton Place)

Answer: As Mr. Hickey indicated at RBAC, the university is proposing changes to rent based upon differentiating factors rather than "across-the-board" increases of the same value as in previous years. Some of the factors include furniture, high demand, age, view, etc. On a consolidated basis, the 2013 rent change is 2.85%.

2. For differentiating the rent between 4-month and 8-month leases in some residencies, how do we get to the number "10%"?

Answer: At the last RBAC meeting, Mr. Hickey agreed to reduce the proposed 10% change to the 4 month agreement to 5% spread across each of the next two years. The change is needed for several reasons including the increased cost of administration associated with the 4 month agreement as well as the risk associated with not being able to fill the space.

3. It was addressed at last meeting already that the rationale behind the relatively high increase in Newton Place is that we'd like to line up the rent of Newton with that of other residencies in the area. And you did offer us the rent survey. But I am considering whether those residencies in comparison offer the same kind of facilities? Or offer comparable living conditions as Newton? As far as I know, some of them have gyms, swimming pools and relatively newer when compared with Newton. And students may have the same question too.

**Answer:** It may very well be true that other apartment buildings offer different amenities or incentives to renters. We believe (and data appears to support) the notion that students enjoy living in a student-focused environment on campus.

4. Some students may concern that why do we need to line up the rent of Newton Place, but not the other on-campus residencies, with those off-campus housing? For example, the rent of Graduate Residence is higher than most of the housings in this area. So students may question this too.

**Answer:** We would counter that ECV grad housing is furnished and includes power, water and gas. As previously stated, we also know that students, and Grad students in particular, appreciate living in proximity to campus and with other grad students.

It is a long email to read. Thank you very much for your time!

Ancillary Services 2013-14 Proposed Residence Rates 2.85%

		2012-13 Rent	Proposed Rent 2013-14	% Inc
<b>Faculte St Jean</b>				
Single	8 mos	\$587	\$602	2.50%
Single	4 mos	\$587	\$616	5.00%
<b>East Campus Village Apartments</b>				
1 Bedroom		\$934	\$957	2.50%
2 Bedroom		\$623	\$639	2.50%
4 Bedroom		\$482	\$494	2.50%
<b>IHouse</b>				
Single/bath	8 mos	\$675	\$692	2.50%
Single/bath	4 mos	\$675	\$709	5.00%
<b>HUB</b>				
Bachelor		\$710	\$728	2.50%
Furnished Bach		\$771	\$790	2.50%
1 Bedroom		\$934	\$957	2.50%
2 Bedroom/person		\$581	\$585	2.50%
4 Bedroom/person		\$421	\$432	2.50%
<b>Lister</b>				
Single	8 mos	\$550	\$564	2.50%
Single	4 mos	\$595	\$625	5.00%
Double	8 mos	\$350	\$359	2.50%
Double	4 mos	\$365	\$383	5.00%
Single/bath	8 mos	\$658	\$674	2.50%
Single/bath	4 mos	\$658	\$691	5.00%
<b>Michener Park</b>				
- Row House 2 Bedrm		\$806 - \$874	\$822-\$891	2.50%
- Row House 3 Bedrm		\$1008 - \$1063	\$1028-\$1084	2.50%
- 2 Bedrm Walk-up		\$773 - \$808	\$788-\$824	2.50%
- Vanier House		\$820-\$870	\$836-\$887	2.50%
<b>Newton Place</b>				
- Bachelor		\$785 - \$850	\$832-\$901	5.00%
- 1 Bedroom		\$959 - \$1034	\$1036-\$1117	7.00%
- 2 Bedroom		\$1274 - \$1367	\$1299-\$1394	2.50%
<b>ECV Houses</b>				
Houses		\$415 - \$1019	\$415-\$1019	2.50%
<b>Graduate Student Residence</b>				
- Studio Suites		\$915	\$942	3.50%
- 2 Bedroom		\$762	\$777	2.50%
<b>Augustana (Room &amp; Board)</b>		Rm & Board		
Single Room 8 month		\$902	\$925	2.50%
Double Room 8 month		\$764	\$764	2.50%
Single Room 4 month		\$946	\$970	2.50%
Double Room 4 month		\$803	\$823	2.50%
<b>WEIGHTED % INCREASE</b>				2.85%

**UNIVERSITY OF ALBERTA  
ANCILLARY SERVICES  
2013-2014 Proposed Residence Rents 2.85%**

September-10-12

			<u>Room/Spaces</u>	<u>2012-2013 Rent</u>	<u>2013-2014 Rent</u>	<u>Weighted% Incr.</u>
<b>Faculte St Jean</b>						
Single	8 mos		96	\$587	\$602	2.50%
Single	4 mos		4	\$587	\$616	5.00%
<b>Total Faculte St Jean</b>			100			
<b>East Campus Village Apartments</b>						
1 Bedroom			20	\$934	\$957	2.50%
2 Bedroom			56	\$623	\$639	2.50%
4 Bedroom			192	\$482	\$494	2.50%
Single Room/Bath	8 mos	I-House	142	\$675	\$692	2.50%
Single Room/Bath	4 mos	I-House	12	\$675	\$709	5.00%
<b>Total East Campus Village Apartments</b>			422			
<b>HUB</b>						
Studio			156	\$710	\$728	2.50%
Furnished Studio			42	\$771	\$790	2.50%
1 Bedroom			10	\$934	\$957	2.50%
2 Bedroom			182	\$571	\$585	2.50%
4 Bedroom			448	\$421	\$432	2.50%
<b>Total HUB</b>			838			
<b>Lister</b>						
Single	8 mos		609	\$550	\$564	2.50%
Single	4 mos		50	\$595	\$625	5.00%
Double	8 mos		708	\$350	\$359	2.50%
Double	4 mos		20	\$365	\$383	5.00%
Others	8 mos		5	\$637	\$653	2.50%
Mac 10	8 mos		1	\$598	\$613	2.50%
Single/bath	8 mos	Schäffer Hall	308	\$658	\$674	2.50%
Single/bath	4 mos	Schäffer Hall	108	\$658	\$691	5.00%
<b>Total Lister</b>			1,809			
<b>Michener Park</b>				<u>2012-2013 Rent</u>	<u>2013-2014 Rent</u>	<u>% Incr.</u>
Row House 600 Blk	2 Bdrm	Unrenovated	35	\$806	\$826	2.50%
Row House 100-500 Blk	2 Bdrm	Unrenovated	119	\$819	\$839	2.50%
Row House 600 Blk	2 Bdrm	Semi Reno	22	\$833	\$854	2.50%
Row House 100-500 Blk	2 Bdrm	Semi Reno	42	\$847	\$868	2.50%
Row House 600 Blk	2 Bdrm	Renovated	14	\$860	\$882	2.50%
Row House 100-500 Blk	2 Bdrm	Renovated	35	\$874	\$896	2.50%
Row House 600 Blk	3 Bdrm	Unrenovated	4	\$1,008	\$1,033	2.50%
Row House 600 Blk	3 Bdrm	Semi Reno	7	\$1,036	\$1,062	2.50%
Row House 600 Blk	3 Bdrm	Renovated	2	\$1,063	\$1,090	2.50%
Walk-up	2 Bdrm	Upper	40	\$808	\$828	2.50%
Walk-up	2 Bdrm	Ground	20	\$773	\$792	2.50%
Vanier		4th Fl.	6	\$820	\$841	2.50%
Vanier		6th to 14th Fl.	36	\$870	\$892	2.50%
<b>Total Michener Park</b>			382			
<b>Newton Place</b>				<u>2012-2013 Rent</u>	<u>2013-2014 Rent</u>	<u>% Incr.</u>
Bachelor	Floor 2-7		35	\$785	\$824	5.00%
Reno Bachelor	Floor 2-7		1	\$826	\$867	5.00%
Bachelor	Foor 8-14		31	\$796	\$836	5.00%
Reno Bachelor	Foor 8-14		5	\$838	\$880	5.00%
Bachelor	Floor 15-21		40	\$808	\$848	5.00%
Reno Bachelor	Floor 15-21		2	\$850	\$893	5.00%
1 Bedroom	Floor 2-7		47	\$959	\$1,026	7.00%
Reno 1 Bedroom	Floor 2-7		5	\$1,012	\$1,083	7.00%
1 Bedroom	Foor 8-14		52	\$971	\$1,039	7.00%
Reno 1 Bedroom	Foor 8-14		2	\$1,023	\$1,095	7.00%
1 Bedroom	Floor 15-21		55	\$982	\$1,051	7.00%
Reno 1 Bedroom	Floor 15-21		8	\$1,034	\$1,106	7.00%
2 Bedroom	Floor 2-7		11	\$1,274	\$1,306	2.50%
Reno 2 Bedroom	Floor 2-7		1	\$1,344	\$1,378	2.50%
2 Bedroom	Foor 8-14		11	\$1,286	\$1,318	2.50%
Reno 2 Bedroom	Foor 8-14		1	\$1,355	\$1,389	2.50%
2 Bedroom	Floor 15-21		14	\$1,297	\$1,329	2.50%
Reno 2 Bedroom	Floor 15-21		-	\$1,367	\$1,401	2.50%
<b>Total Newton Place</b>			321			
<b>ECV Houses</b>				<u>2012-2013 Rent</u>	<u>2013-2014 Rent</u>	<u>% Incr.</u>
11024-87 Avenue	Aboriginal house		4	\$589	\$604	2.50%
11046-87 Avenue	Fraternity		5	\$528	\$541	2.50%
11054-87 Avenue A1			3	\$519	\$532	2.50%
11054-87 Avenue A2			3	\$519	\$532	2.50%

11054-87 Avenue A3		1	\$927	\$950	2.50%	
11009-88 Avenue		3	\$691	\$708	2.50%	
11015-88 Avenue		3	\$691	\$708	2.50%	
11019-88 Avenue	Fraternity	6	\$460	\$472	2.50%	
11032-88 Avenue-M		1	\$1,019	\$1,044	2.50%	
11032-88 Avenue-U		1	\$948	\$972	2.50%	
11036-88 Ave	ECSA	4	\$0	\$0	2.50%	
<b>Relocation</b>	11005-89 Avenue (11012-87 Ave) Upper Level	5	\$488	\$500	2.50%	
	11005-89 Avenue (11012-87 Ave) Lower Level	2	\$900	\$923	2.50%	
11004-89 Avenue	Fraternity	3	\$519	\$532	2.50%	
11006-89 Avenue		3	\$519	\$532	2.50%	
11009-89 Avenue	Fraternity	12	\$324	\$332	2.50%	
11026-89 Avenue		3	\$519	\$532	2.50%	
11029-89 Avenue		3	\$518	\$531	2.50%	
11044-89 Avenue		4	\$415	\$425	2.50%	
11050-89 Avenue		3	\$471	\$483	2.50%	
<b>Relocation</b>	11003-90 Avenue (11038-87 Ave) Upper Level	4	\$565	\$579	2.50%	
	11003-90 Avenue (11038-87 Ave) Lower Level	2	\$900	\$923	2.50%	
11031-90 Avenue		3	\$519	\$532	2.50%	
11049-90 Avenue		4	\$483	\$495	2.50%	
11025-Sask Dr		3	\$520	\$533	2.50%	
11029-Sask Dr		3	\$571	\$585	2.50%	
<b>Belcourt Brousseau House</b>						
11020 - 84 Street	A, B, E	3	\$491	\$503	2.50%	
	C, D	2	\$532	\$545	2.50%	
	F	1	\$587	\$602	2.50%	
<b>Total Garneau Houses (spaces)</b>	32 houses	97				
<b>Graduate Student Residence</b>						
			2012-2013 Rent	2013-2014 Rent	% Incr.	
Building 1	11036-87 Ave	Furnished Studio Suites	24	\$915	\$947	3.50%
		2 Bedroom	32	\$762	\$781	2.50%
Building 2	11018-87 Ave	Furnished Studio Suites	40	\$915	\$947	3.50%
		2 Bedroom	48	\$762	\$781	2.50%
Building 3	8716-110 Street	Furnished Studio Suites	24	915	\$947	3.50%
		2 Bedroom	24	762	\$781	2.50%
Building 4	8804-110 Street	Furnished Studio Suites	18	915	\$947	3.50%
		2 Bedroom	24	762	\$781	2.50%
<b>Total Graduate Spaces</b>		234				
<b>Augustana</b>				2012-2013 R & B	2013-2014 R & B	% Incr.
				\$902	\$925	2.50%
	Single Room 8 month	147		\$764	\$783	2.50%
	Double Room 8 month	328		\$946	\$970	2.50%
	Single Room 4 month			\$803	\$823	2.50%
	Double Room 4 month					
<b>Total Augustana</b>		475				
<b>Residence Services Total CURRENT INVENTORY</b>		<u><u>4,678</u></u>		<b>WEIGHTED % INCI</b>	<b>2.85%</b>	
<b>89 Avenue Housing</b>				2012-2013 Rent	2013-2014 Rent	% Incr.
Building A	89 Ave	2 bdrm	4	N/A	\$785.00	N/A
		4 bdrm	144	N/A	\$700.00	
Building B	89 Ave	2 bdrm	40	N/A	\$785.00	N/A
		4 bdrm	56	N/A	\$700.00	N/A
<b>Total 89 Avenue Housing</b>		244				
<b>Residence Services Total CURRENT AND NEW INVENTORY</b>		<u><u>4,922</u></u>				

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Meeting of Residence Budget Advisory  
Committee (RBAC) members  
Tuesday, October 9, 2012  
3:00 pm – 4:00 pm  
2-59 South Academic Building (SAB)

**ATTENDEES:**

Don Hickey (VP F&O), Doug Dawson (Executive Director, Ancillary Services), Saadiq Sumar (SU VP Student Life), Colten Yamagishi (SU President), Huimin Zhong (GSA VP Student Life), Rene Poliquin (Vice-Dean Faculty of Graduate Studies and Research), F. Robinson (Dean of Students)

**REGRETS:**

Jason Cobb (Office of the Dean of Students)  
Carlo Martin (ASA President)  
Richard Zhao (RHA VP Public Relations)  
Justin Williams (SU Director of Research and Political Affairs)

**New Business**

- 1. Call Meeting to Order**
- 2. Review of Agenda – additions**
- 3. Approval of Minutes** – No changes to the Minutes were requested.
- 4. HUB Security** (D. Dawson, summary report from meeting with RHA)
  - a. D Dawson summarized the report from meeting with RHA. There are several items of note; installation of a mirror program, “Don’t feed the Thieves” program, additional locks and other improvements in suites, automatic closing and locking doors, U-Watch (like Neighbourhood Watch program), lockdown on washrooms after public hours (problems from early morning LTR users), blue phone installations. Crime rates on campus continue to fall. S Sumar to forward any further updates regarding HUB Mall security to D Dawson.
- 5. Other New Business Arising**
  - a. **Break-in-Contract (added by C Yamagishi)**
    - i. C Yamagishi raised concern that our policy only reflects a maximum penalty, while other universities have a minimum and maximum. D Hickey responded that UofA policy is based on best practices – at time of publication, based on previous year’s numbers. Conversation continued to discuss methods of other universities policies around break-in-contract compared to UofA, as well as concerns about the intent of the penalty, double-dipping, evicted students and possible lottery or other method of redistributing cancellation fees collected. The item will be brought forward to the next agenda with further clarification about evictions and as to the extent to which double-dipping is or is not occurring.
  - b. **Approve Terms of Reference for Residence Services**
    - i. C Yamagishi will forward a draft document to D Dawson

**Old Business:**

- 1. Updates if any:**

- a. Meal Plans**
  - i. No updates
- b. Finalized Proposed Capital Project list for 2012-13**
  - i. This item will be brought forward at the end of the year
- c. ECV Order In Council**
  - i. OIC was received Oct 2, 2012. Current information, FAQ's and updates regarding the OIC are available online at the Planning and Project Delivery webpage, via the Facilities and Operations homepage. Completion is still set for August 2013 and should be in the quarterly report. Students can apply for this housing now, for fall of 2013. If the residence is not ready, tenants will be able to break their contract without penalty.

**2. St Joseph's College – residence with daycare**

- a. St Joseph's College proposes to build a 300 bed residence – this will go to their Board in November 2012. A daycare on the premises is still under debate as it is not considered conducive to a study space. Plan for multiple bedroom units is similar to ECV. Should be helpful with international recruitment, as there currently isn't a women's only residence, and this will be open to women of all faiths. The percentage of St Joseph's students who are full time will be reflective in the target for beds on campus.

**3. Project lists**

- a. New information to come out later this fall

**4. 2013-14 draft proposed rent changes**

- a. After detailed negotiating, it was decided that D Dawson will forward (via K Pendleton) to the committee an updated version of the 2013-14 draft proposed rent changes that will reflect a lower aggregate rate by adjusting weighted % increments (increments of 5-7% reduced; increments of 2.15%+ with various increases).

**5. Future meetings**

- a. Future meetings were not discussed due to time limitations

**6. Adjournment**

- a. Meeting adjourned at 4:37 pm

**Future RBAC Meeting Dates:**

- Sep 18, 2012 2:30-3:30 2-59 South Academic Building (SAB)
- Oct 9, 2012 3:00-4:00 2-59 South Academic Building (SAB)
- Oct 23, 2012 2:30-3:30 2-59 South Academic Building (SAB)
- Nov 6, 2012 2:30-3:30 2-59 South Academic Building (SAB)
- Nov 20, 2012 2:30-3:30 2-59 South Academic Building (SAB)
- Dec 4, 2012 2:00-3:00 2-59 South Academic Building (SAB)
- Jan 8, 2013 2:30-3:30 2-59 South Academic Building (SAB)
- Feb 12, 2013 2:30-3:30 2-59 South Academic Building (SAB)
- Mar 19, 2013 2:30-3:30 2-59 South Academic Building (SAB)
- Apr 16, 2013 2:30-3:30 2-59 South Academic Building (SAB)
- May 21, 2013 2:30-3:30 2-59 South Academic Building (SAB)
- Jun 25, 2013 2:30-3:30 2-59 South Academic Building (SAB)

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Meeting of Residence Budget Advisory Committee (RBAC) members  
Tuesday, Oct 23, 2012  
2:30 pm – 3:30 pm  
2-04A South Academic Building (SAB)

**ATTENDEES:**

Don Hickey (VP F&O), Doug Dawson (Executive Director, Ancillary Services), Saadiq Sumar (SU VP Student Life), Colten Yamagishi (SU President), Huimin Zhong (GSA VP Student Life), Frank Robinson (Dean of Students)

**REGRETS:**

Rene Poliquin (Vice-Dean, Grad Studies and Research), Justin Williams (SU Director of Research and Political Affairs), Richard Zhao (RHA VP Public Relations), Carlo Martin (ASA President)

1. Call Meeting to Order
  - a. Meeting called to order at 2:35 pm
2. Review of Agenda
  - a. D. Dawson added "89<sup>th</sup> Ave Housing update" to the agenda
3. Approval of Minutes
  - a. Minutes approved
4. 2013-14 draft proposed rent changes
  - a. D Hickey reviewed the revised rental increases that will go to the Board of Governors, including the deltas between four and eight month leases, and the phasing-in of increases over a couple of years. H Zhong will invite D Dawson to a future meeting of councilors, and requested permission to disseminate rental increase information to them. Suggestions included requesting paper copies back at end of meeting, discussing in a closed meeting and projecting the image instead of handing out paper.
    - i. ACTION: D Hickey will let H Zhong know what was done in previous years.
    - b. C Yamagishi requested breakdown of costs.
      - i. ACTION: C Yamagishi to call D Dawson's office to arrange an outside meeting.
5. Break-in-Contract
  - a. D Dawson provided an update about the current break-in-contract policy. There have been 6 break-in-contracts this semester and all spaces have been re-rented. There was no double-dipping and students received their discounted portion back (Lister residents don't receive a reimbursement for their food costs, but the amount is put on a food card for their use). D Dawson proposed that a sub-committee be formed to look at the issues of reimbursement for student who break their contract. D Dawson confirmed that each break-in-contract is reviewed on a case-by-case basis. C Yamagishi suggested that this item be removed from the RBAC agenda until it is resolved by a sub-committee.
6. 89<sup>th</sup> Ave Housing update (D Dawson)

- a. Active website to launch in December 2012; there is a new page in residence applications asking for potential residents to acknowledge they understand the issues around inhabiting a new building; social media updates will feed from November 2012 until project completion; there will be a list serve for applicants as of March 2013; there will be an electronic welcome book in July 2013; inserts in move-in bags for September 2013. Recruiting Office and student welcome staff will get scripts and messaging information. The houses have been moved and excavation has begun – timing is on track.
- b. H Zhong presented concern about term of contracts for Graduate Students who don't know when they will graduate. May be committed to a longer contract than necessary for them to complete their studies. D Dawson agreed that this is a challenge with the change in systems, and the issue will continue to be reviewed.

## 7. Other New Business Arising

- a. None

## 8. Adjournment

- a. Meeting adjourned at 3:23 pm

### Future RBAC Meeting Dates:

- |                |  |
|----------------|--|
| • Nov 6, 2012  | 2:30-3:30 2-59 South Academic Building (SAB) |
| • Nov 20, 2012 | 2:30-3:30 2-59 South Academic Building (SAB) |
| • Dec 4, 2012  | 2:00-3:00 2-59 South Academic Building (SAB) |
| • Jan 8, 2013  | 2:30-3:30 2-59 South Academic Building (SAB) |
| • Feb 12, 2013 | 2:30-3:30 2-59 South Academic Building (SAB) |
| • Mar 19, 2013 | 2:30-3:30 2-59 South Academic Building (SAB) |
| • Apr 16, 2013 | 2:30-3:30 2-59 South Academic Building (SAB) |
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| • Jun 25, 2013 | 2:30-3:30 2-59 South Academic Building (SAB) |