



Edmonton

# WELCOME

## SOUTH CAMPUS COMMUNITY ICE ARENA

# OPEN HOUSE #1

**JUNE 27, 2016 • 5:00 TO 8:00 PM**

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

# WHAT IS THE SOUTH CAMPUS COMMUNITY ICE ARENA?

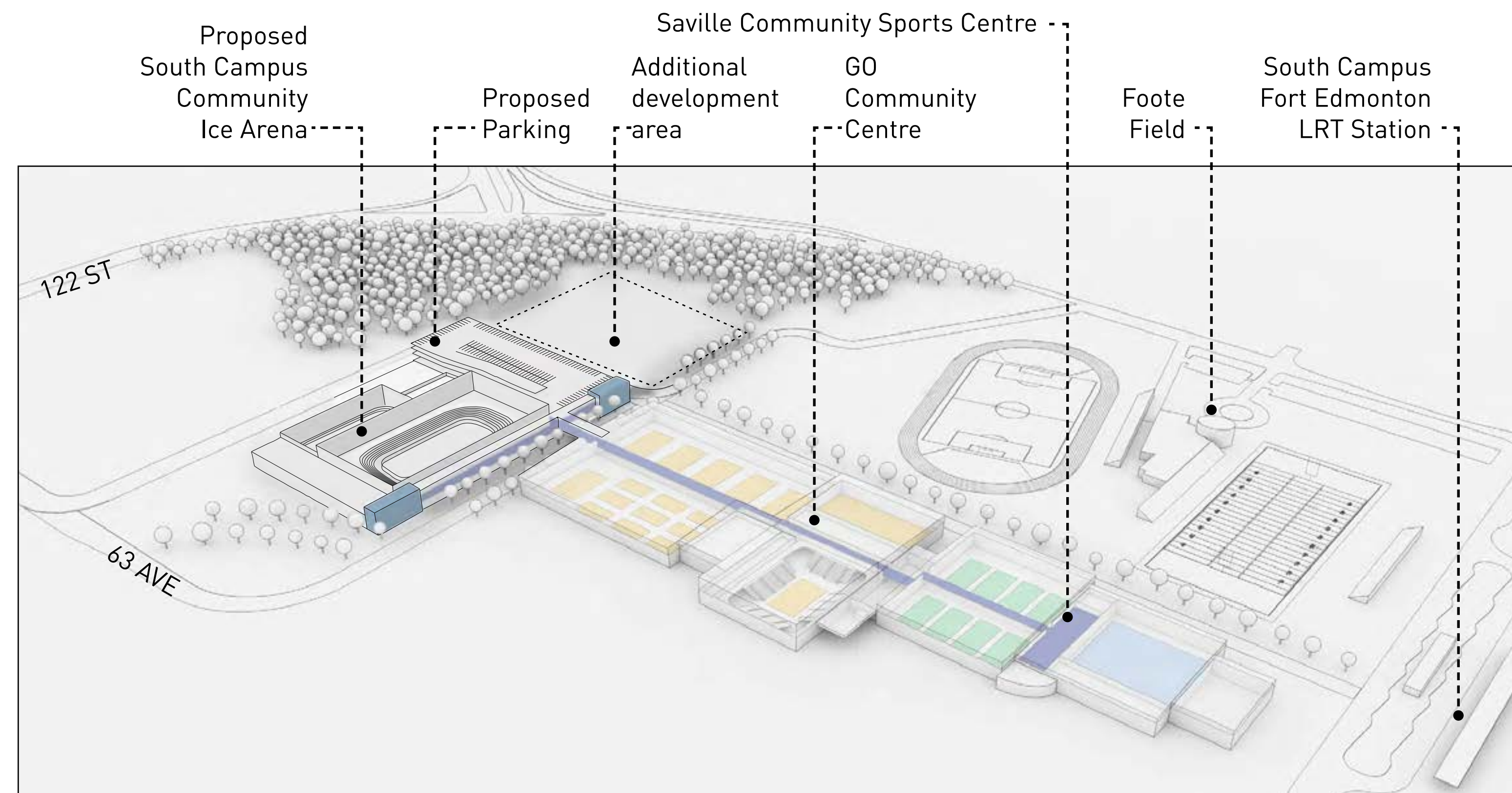
## INTRODUCTION

The City of Edmonton and the University of Alberta recognize the significance of public recreation facilities and the strength of partnerships. An alignment of common objectives between municipal entities and educational institutions can provide important and relevant recreation opportunities.

Given this shared vision, the University of Alberta approached the City of Edmonton as a potential partner for the development of a community arena that would be part of the South Campus development. After the development of an MOU – signed in 2015 – the two partners began discussions on an implementation phase for a community arena. The University of Alberta and City of Edmonton have established an executive steering committee and a project steering committee to guide the development and planning of the arena project. After months of discussion and business case development, the University of Alberta met with City of Edmonton City Council to present a proposal for a South Campus Community Ice Arena in April 2016. The proposal outlined how a new South Campus Community Ice Arena would strategically align to the:

- City of Edmonton Recreation Facility Master Plan
- 10 Year Arena Capital Development Strategy
- Facility use and services that promote healthy living for Edmontonians
- Enhance the City of Edmonton as a sport tourism destination and further capitalize on existing infrastructure supported by public investment
- Effective resource stewardship with affirmed budget and schedule alignment

Public engagement is an important part of project development. The University of Alberta and the City of Edmonton through their consultative mandates are committed to engaging stakeholder, neighbours and citizens in decisions that affect them. Your input at tonight's consultation opportunity is appreciated and will help inform the project development.



## FACTS ABOUT THE SOUTH CAMPUS COMMUNITY ICE ARENA

- The City of Edmonton and the University of Alberta have entered into a Memorandum of Understanding to explore a potential partnership for the development of the South Campus Community Ice Arena project.
- City Council has not committed any funding to the project. Council will review the request for funding in the fourth quarter of 2016.
- The South Campus Community Ice Arena project cost estimate is \$65 million.
- If the project proceeds, the proposed timeline for construction is estimated to be 28 to 32 months. Occupancy would be likely take place in 2018/2019 season.
- The South Campus Community Ice Arena will have a 3,000 seat spectator arena for varsity use and other ice based spectator events, a 500 seat user arena primarily for community use (to support ice hockey, ringette, ball hockey, etc.), wrestling program areas, varsity and community athletics support areas (lounge, dressing rooms, therapy, etc.).
- The entire facility is estimated to be approximately 161,000ft<sup>2</sup> (~15,000m<sup>2</sup>). The facility will be operated by University staff and will be accessible to, and utilized by, varsity athletics and community ice users as well as users of the many other purpose built spaces within the project (i.e. academics, etc.).
- Initial road access to South Campus will be from 122 Street at 63 Avenue and from 60 Avenue at 115 Street; additional access points will be from 116 Street via Belgravia Road and from 65 Avenue via 113 Street in the longer term.

# WHAT IS THE SOUTH CAMPUS COMMUNITY ICE ARENA?



## UNIVERSITY OF ALBERTA ACADEMIC NEEDS, GOALS, OBJECTIVES FOR THE PARTNERSHIP/PROJECT

The South Campus Community Ice Arena project will help the University of Alberta achieve the following goals:

- academic achievement
- student outcomes and retention
- high performance sports development, leadership & team development
- research development
- overall fitness and well being
- mental health
- culture importance
- community engagement

## CITY OF EDMONTON STRATEGIC ALIGNMENT OF PARTNERSHIP PROJECT

- The City's 10-Year Arena Capital Development Strategy (2009-2019) indicates that the City will need 34 public ice arenas by 2019 to meet demand. Currently, there are 31 ice arenas available.
- The Strategy indicates the need to replace six existing ice sheets in the short to medium term.
- The South Campus Community Ice Arena would be considered a replacement sheet for Coronation Arena given its planned closure in 2018 in conjunction with the start of construction of the Coronation Community Recreation Centre.

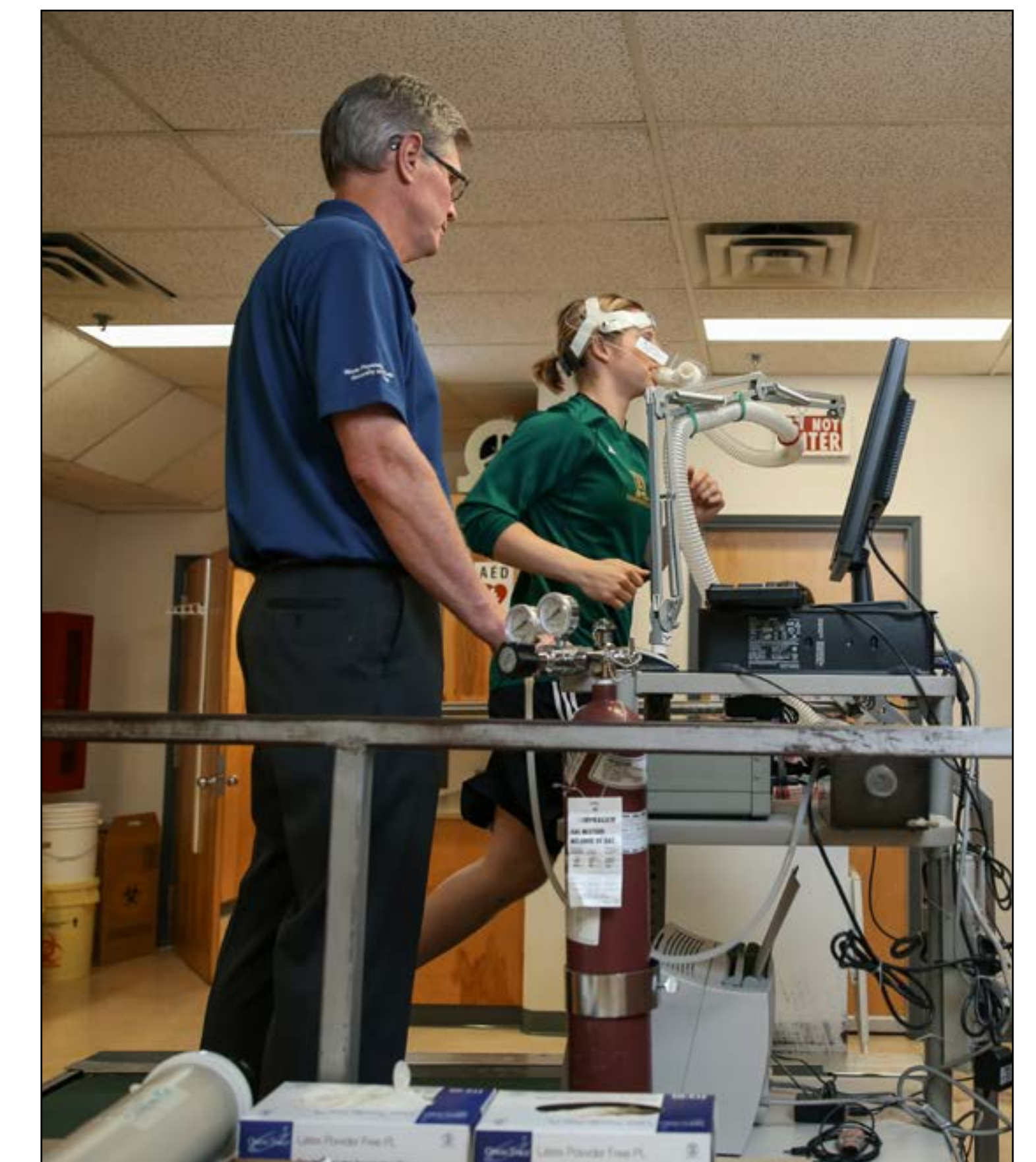
## BENEFITS

Benefits to the broader Edmonton community, region, and beyond include:

- Expanded provision of indoor ice for user groups of all activities, ages and abilities (1.25 ice sheets of good (prime) time for both sheets will be available for community use).
- Enabling the current supply of indoor ice arenas to be sustained and expanded amidst the pressures of aging infrastructure (the City has indicated that the arena shortfall in 2014 is five with six existing facilities needing to be replaced in the short- and mid-term).
- Enabling affiliated stakeholders such as the City of Edmonton and Province of Alberta for further meet strategic goals (City of Edmonton Recreation Facility Master Plan, Province of Alberta Active Alberta Policy, etc.).
- Enabling local, Provincial and National sport organizations to better meet program goals (Edmonton hockey and ringette groups, Skate Canada, Hockey Canada, etc.).



Athletics - Women's Hockey (Pandas)



Academic research

# 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 South Campus Community Ice Arena is a substantial development and tonight is the first open house and opportunity for our neighbours to review the project.
- To have an opportunity to meet with U of A representatives and ask questions about the South Campus Community Ice Arena project.

# WHAT IS THE SOUTH CAMPUS COMMUNITY ICE ARENA?

## BACKGROUND / OPPORTUNITY

The University of Alberta currently operates one ice arena facility—the Clare Drake Arena (which will remain in operation). It is located on the University’s north campus and is part of the Faculty of Physical Education and Recreation Van Vliet Complex. The arena is 85’ x 196’, can seat approximately 2,700 spectators and was opened in 1959. While the Clare Drake Arena is a cherished facility for the University and stakeholders throughout the region, a number of needs and opportunities exist that require planning attention.

Should this facility be built, the University’s South Campus will offer in the area of 500,000 square feet of linked, athletic and physical activity facilities together with two major outdoor rectangular fields. The addition of these spaces to the existing Saville Community Sports Centre would create the most comprehensive athletic and physical activity complex in all of Canadian Inter-University Sport; fully accessible via the City of Edmonton’s LRT public transit system.

1. Facilities and amenities for University Athletics: The Clare Drake Arena is limiting in terms of the amenities and space requirements that are necessary for a major Canadian Interuniversity Sport athletic program. While the development of the Saville Community Sports Centre has provided needed space for many University athletic programs, Golden Bears and Pandas hockey and wrestling programs still face a number of space related issues.
2. Need for additional community ice: The City of Edmonton Recreation Facility Master Plan and Ice Arena Strategy has identified the need to provide new ice arenas to service a growing population and help alleviate the demand on a number of other City operated facilities.
3. Create a “Focal Gathering Space” for South Campus: Developing a community ice arena facility on South Campus offers the opportunity to create a facility that will be a central gathering place and focal point for the University’s South Campus Vision.
4. Provide additional physical activity opportunities for students and residents: Recreation Services will have increased access to facilities.
5. In addition, the enhanced complex (home of virtually all University of Alberta Varsity Bears and Pandas teams - with the exception of swimming) will also represent a major community based sport facility serving all levels of community sports and recreation, ranging from youth and adult programs for all ages and abilities to high performance sport competition and training programs.



Athletics - Men’s Hockey (Golden Bears)



Sporting event spectating venue



Varsity sports training and coaching.



Athletics - University of Alberta Wrestling program



Diversified recreational opportunities



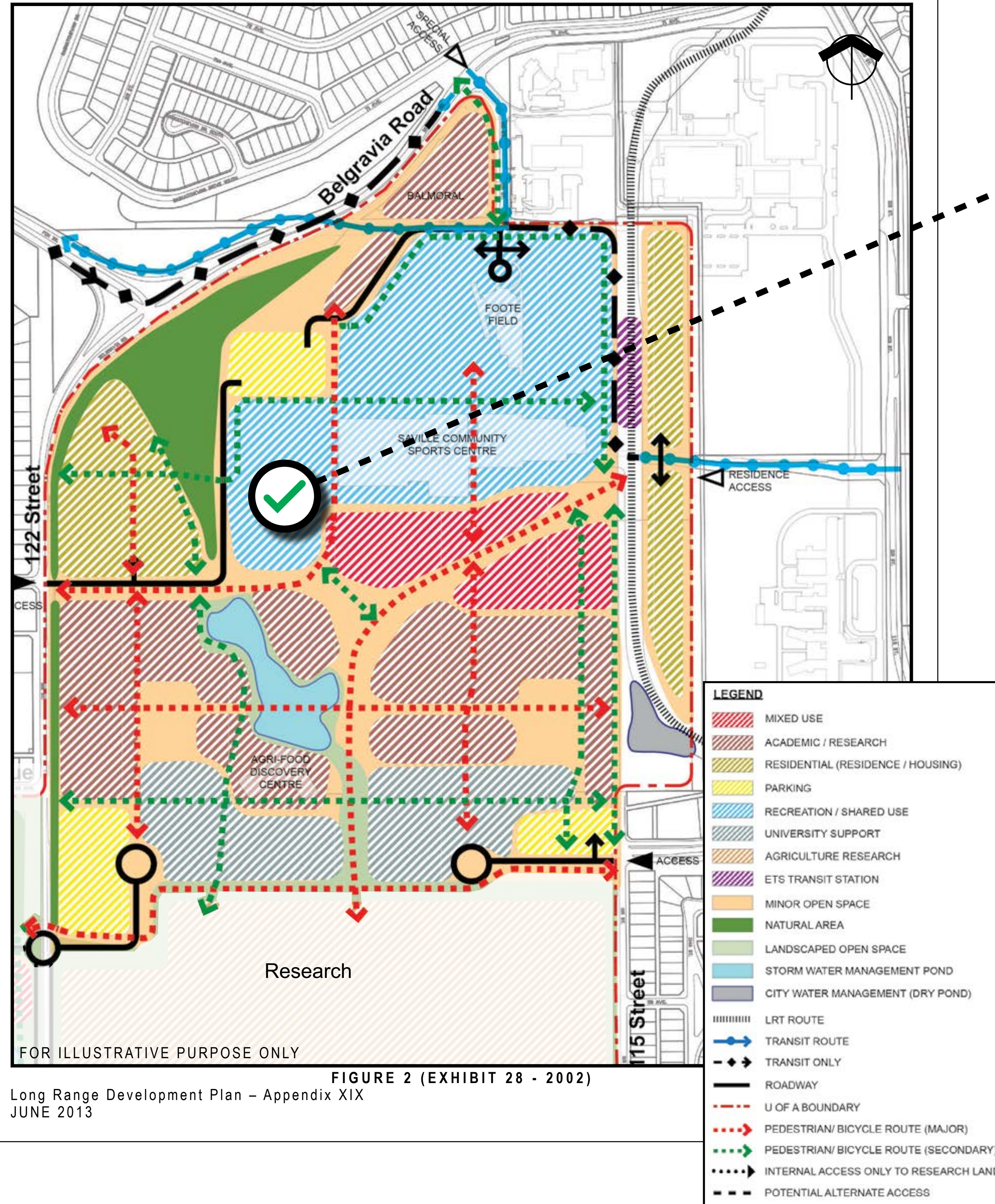
Sport performance and monitoring

# LONG RANGE DEVELOPMENT PLAN - SOUTH CAMPUS - LAND USE

## SECTOR 12: LAND USE PLAN



Note: Balmoral site redeveloped as the Medical Isotope & Cyclotron Facility



## WHAT IS A LONG RANGE DEVELOPMENT PLAN?

The LRDP is responsive to the University's Academic Plan, Strategic Research Plan and the Strategic Business Plan. It is a flexible document rather than a rigid template.

The LRDP identifies a set of Strategic Planning Principles that should form the basis for achievements of the goals, objectives and strategies expressed in the Academic, Research and the Business Plans. It identifies as well how the University's lands and facilities should be developed in response to these plans and it outlines the operational planning initiatives and guidelines that will direct development.

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

## SUSTAINABLE CAMPUS VISION

The vision and goals for South Campus call for an innovative, sustainable campus. The following seven systems were identified as components of the sustainable framework of South Campus:

- Energy Efficiency
- Waste and Wastewater Management
- Water and Stormwater Management
- Ecology and the Environment
- Transportation
- Built Environment
- Healthy and Complete Communities

This matrix of sustainability categories summarizes a holistic, inter-connected approach to guide the development of South Campus and solidify and enhance the University of Alberta's reputation as a leader in campus development.



## SOUTH CAMPUS

South Campus will accommodate much of the growth of the University of Alberta for the next thirty years. Over time, it may accommodate faculties and other activities from North Campus, as well as new faculties and new areas of teaching, research and development.

Architectural guidelines will encourage a diversity of quality architecture. Significant open space will be created as an amenity to those on-site and in the adjacent communities. Development will be graduated from lower density at the edges of campus to higher density in the center.

South Campus will be developed based upon a series of Smart Growth and Planned Communities Principles that will ensure the creation of an exemplary campus community.

## LAND USE PATTERN

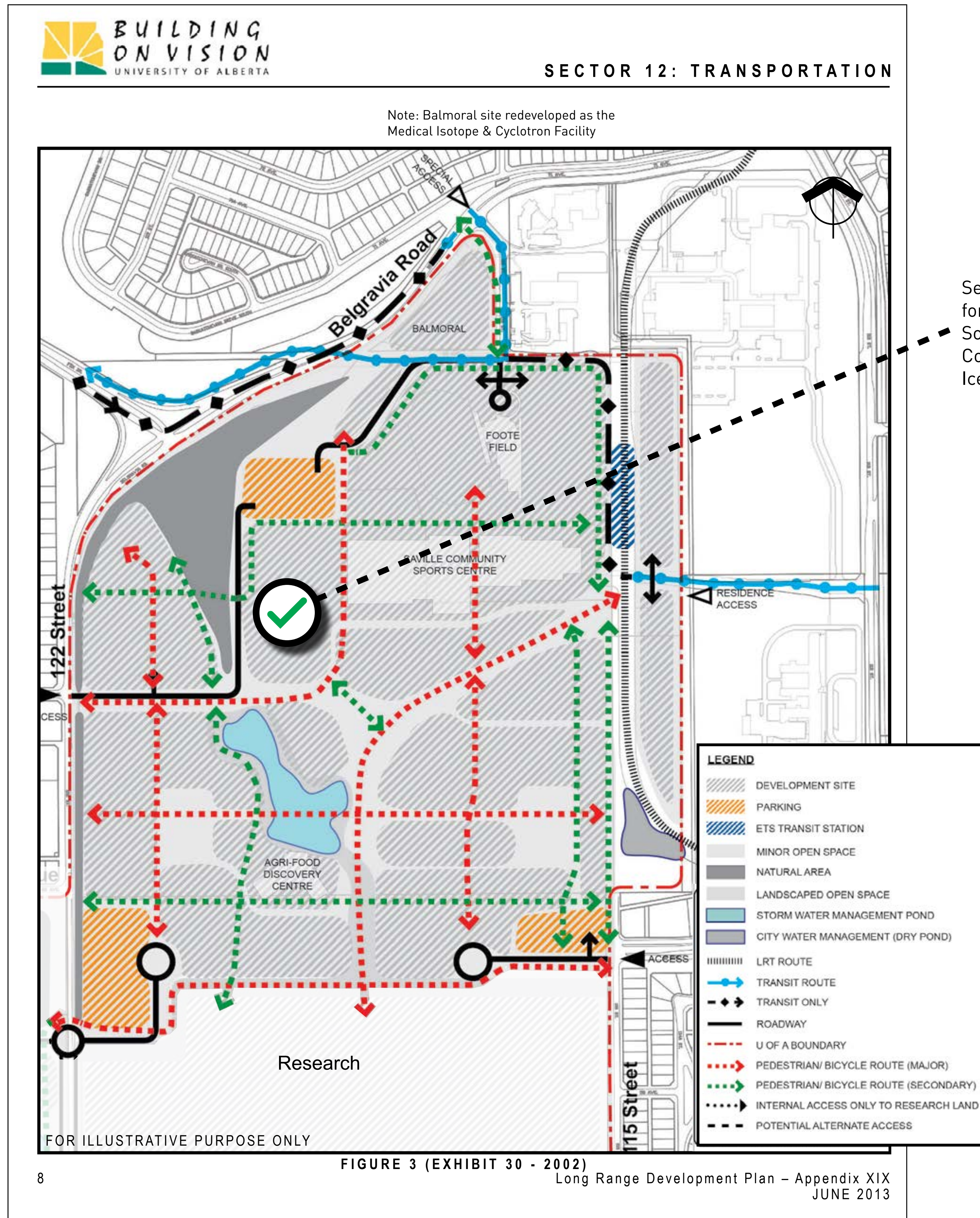
The land use pattern follows five fundamental strategies:

1. Faculty-specific sectors will be accommodated to the extent practical;
2. A higher density main street will be developed connecting the LRT station in the north east corner of the site with an improved gateway feeding to the center of the sector;
3. Lower density uses will be located toward the periphery of the site to reduce the impact on surrounding neighbours;
4. The campus will be pedestrian-oriented with distributed formal points of access from vehicles with sufficient parking on the periphery; and
5. Creation of a university support area in the southern portion of Sector 12 with direct vehicular access from 60 Avenue.

Developments will occur with consideration to suitable land use transitions and adjacent uses as determined at the sector plan level of detail.



# ACCESS TO SOUTH CAMPUS COMMUNITY ICE ARENA



## SOUTH CAMPUS – TRANSPORTATION GOALS

- The development of South Campus is intended to take advantage of the enormous potential of the City of Edmonton's LRT system to efficiently move people.
- South Campus offers a real opportunity to grow the University in an effective, integrated, and quality manner. It also allows the University to do so in a manner that utilizes the transportation infrastructure of the City of Edmonton effectively and with minimal impact on communities.
- A sustainable campus is characterized by a mixture of transport modes, with a strong emphasis on sustainable modes in order to shrink the energy and land consumptive characteristics of existing and future transportation features to and within the site.

## ROAD ACCESS

Road access to Sector 12 (South Campus) will be from 122 Street at 63 Avenue and from 60 Avenue at 115 Street; additional access points will be from 116 Street via Belgravia Road and from 65 Avenue via 113 Street in the longer term.

## PEDESTRIAN & BICYCLE CIRCULATION

The campus street will be the major intra-campus spine for pedestrian and bicycle traffic.

## PARKING (TRANSITIONAL PLAN)

Parking will be accommodated on-site through a combination of surface and structured parking facilities located at the entrances to the campus. Initially, parking is provided as surface lots. As development progresses and land is required, parking will be designed in structured facilities.

## OVERALL DEVELOPMENT STRATEGY

- Create an integrated transportation system that encourages non-vehicular movement and public transportation
- Develop an on-campus resident population to reduce travel demand
- Continue to implement TDM (Transportation Demand Management) initiatives
- Maximize the utilization of internal service roadways to multiple destinations on campus (i.e. one roadway serves several areas, limiting the extent of the service roadway network)
- Apply minimal roadway cross sections/widths that meet the intended use(s) of the roads
- Avoid the bisection of South Campus by limiting public vehicular access to parking areas at the periphery of the campus and necessary access to Recreation/Shared Use facilities
- Cluster parking facilities including structured parking to reduce pedestrian walking distances and to create more attractive pedestrian environments

## PROPOSED SOUTH CAMPUS COMMUNITY ICE ARENA PARKING

- A Car Park will be constructed as part of the South Campus Community Ice Arena project development.
- Future parking development will be located as defined in the South Campus LRDP and Sector Planning documents.
- Traffic Impacts studies will be updated from the bases of design Traffic Impact Assessment (TIA) conducted in conjunction with the City of Edmonton in the fall of 2016.
- The University receives no support for the capital funding or operational aspects of any of its parking infrastructure initiatives.
- Challenges are recognized by the partners in parking garage use and pressures to adjacent communities.
- The proposed South Campus Community Arena parking garage is not to be considered part of any support infrastructure for LRT parking.
- Operational considerations and cost recovery models are still in review, options may include; collective development levy, parking entry payment and other considerations as determined in the consultative processes.**

# SOUTH CAMPUS SECTOR 12 PLAN

## SITE SPECIFIC DEVELOPMENT GUIDELINES (D1-#6)

- Recreational/Shared Use
- Plan D1-#6: 3.14 ha (31,400 m<sup>2</sup>)
- Floor Area Ratio (FAR): 0.4 to 0.8
- Site Coverage 80%
- Building Height: 1 Storey, 8 metres
- Setbacks
  - East: 10.0m (max)
  - North: not applicable
  - South: 10.0m (max)
  - West: not applicable

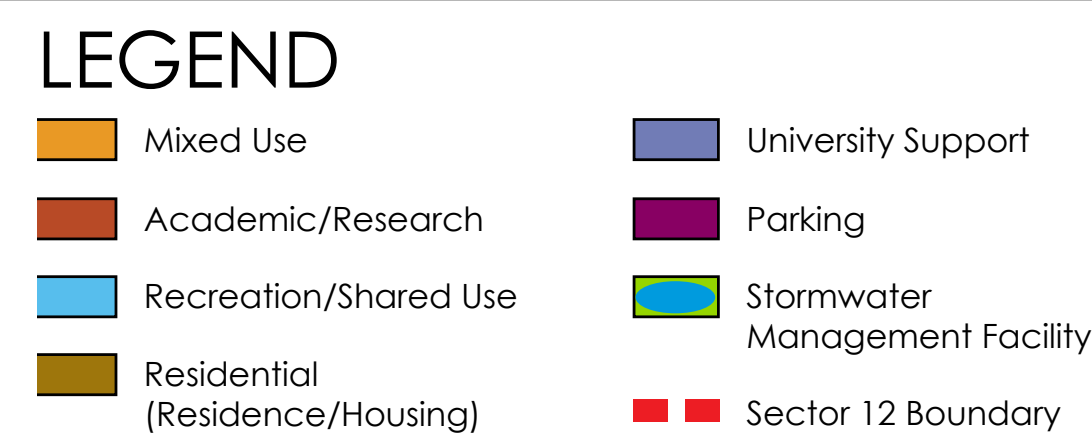
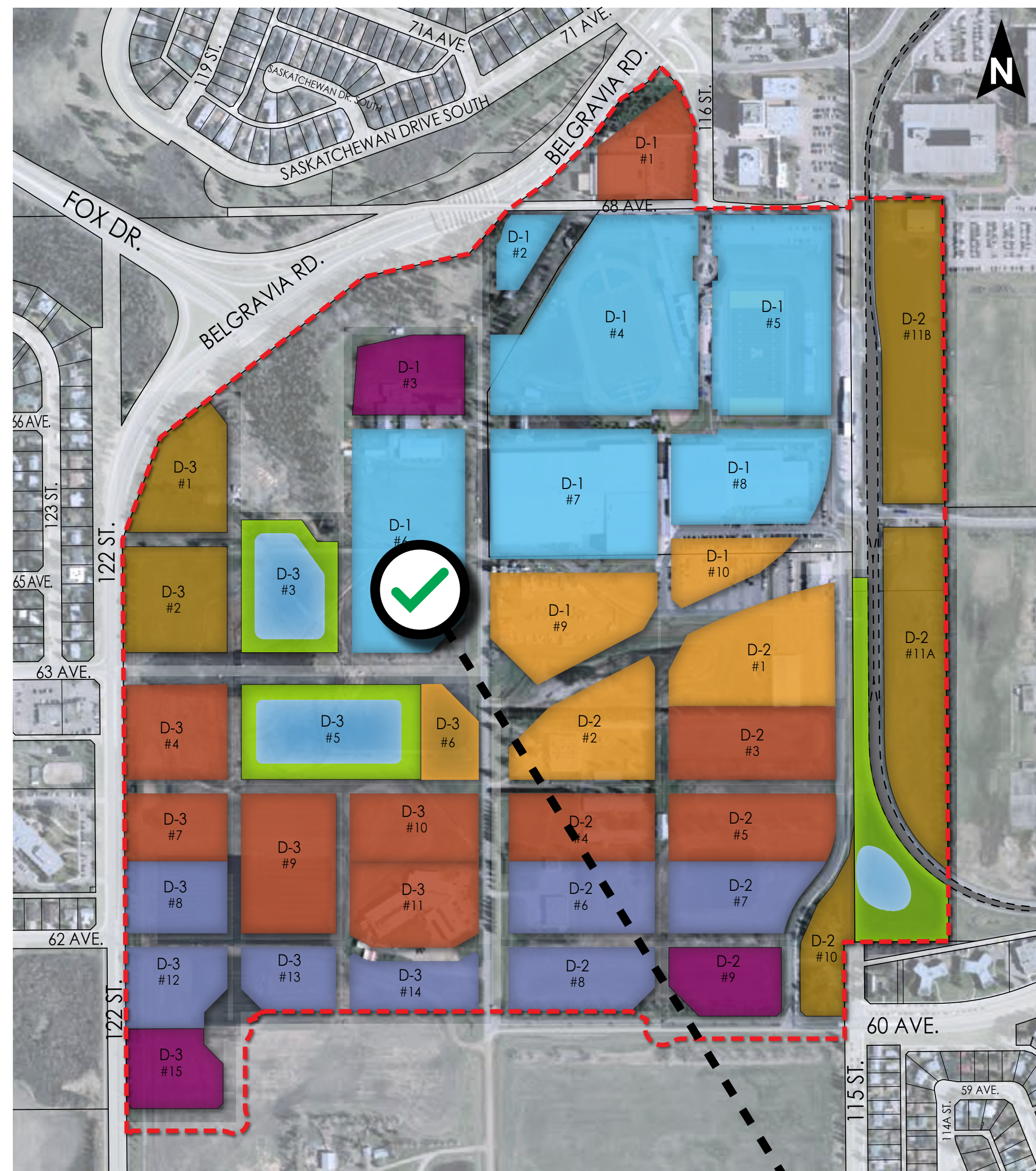


Figure 1: Proposed Land Uses

Campus Planning and Design Guidelines for Implementation

Selected site for proposed South Campus Community Ice Arena

## MAJOR CAMPUS MOVEMENT & VIEW CORRIDORS

The campus movement corridors are based on the hierarchy of paths established. The LRT station is an important asset to the South Campus, especially as many faculty and students use this as a major transportation corridor. The 63 Avenue entrance to the west is also an important asset as it will act as a gateway to the campus from the west. Therefore linking these two major assets was logical and was designated as the main east-west route through the campus. Additionally, the existing 118 Street alignment acts as a north-south route between Sector 12 and Sector 13 and therefore has also been designated as an important corridor. These main routes have been labeled Campus Way and are the widest corridors on campus featuring high quality landscaping, areas designed as gathering places particularly at the intersections of major routes, and multi-modal movement infrastructure for pedestrians, cyclists, service and emergency access, and public vehicular access along the 63 Avenue alignment.

## MAJOR CAMPUS GATHERING PLACES

The Major Campus Gathering Places are informed by the intersection of the Major Movement corridors. The Campus Way paths join at the heart of the Sector, creating an important node for campus activity and events, and playing an essential placemaking role within the campus.

While these movement corridors inform the locations of major gathering places, it is their node, landmark, and edge characteristics that will help support these spaces as major gathering places for activity. These nodes will feature high quality landscaping and material, and animated open spaces for users to inhabit. Landmarks in the form of public art, enhanced landscaping, and other varieties will further establish these nodes as gathering places. The edges of the buildings that front onto these gathering places will also offer further support through enhanced building treatment and programming. Since the two major campus gathering places are anchored on either end of the Mixed Use section of Campus Way, this section will act as a pedestrian-oriented mall and essentially be a long linear urban park lined with active ground-floor uses. Together, these gathering places and pedestrian mall will act as the centre of activity for the entire Sector.

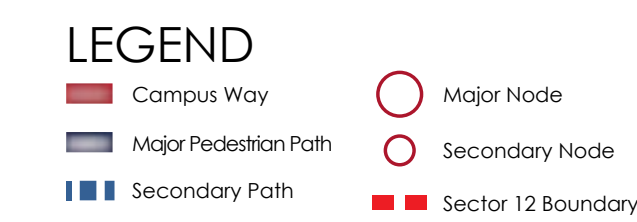
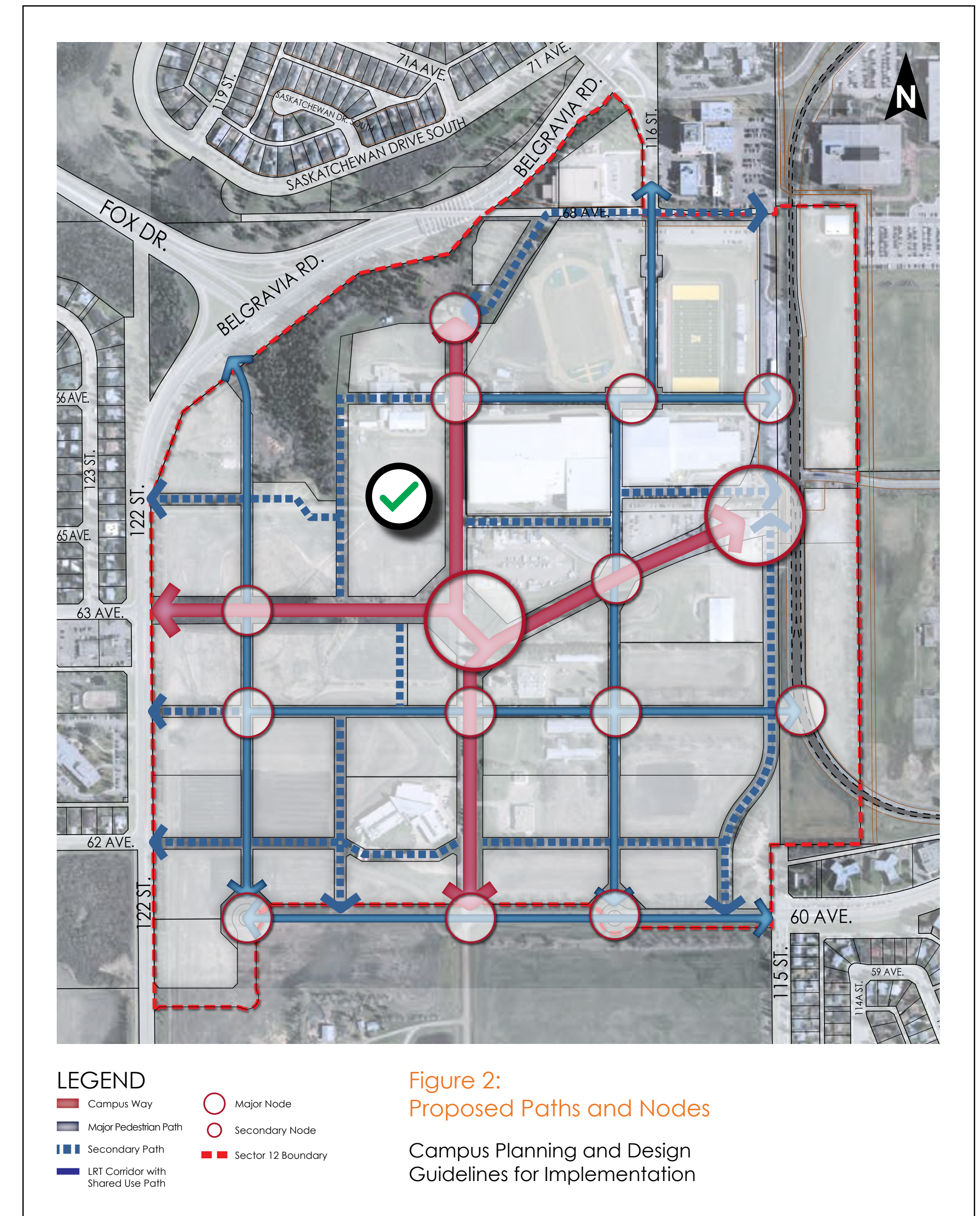
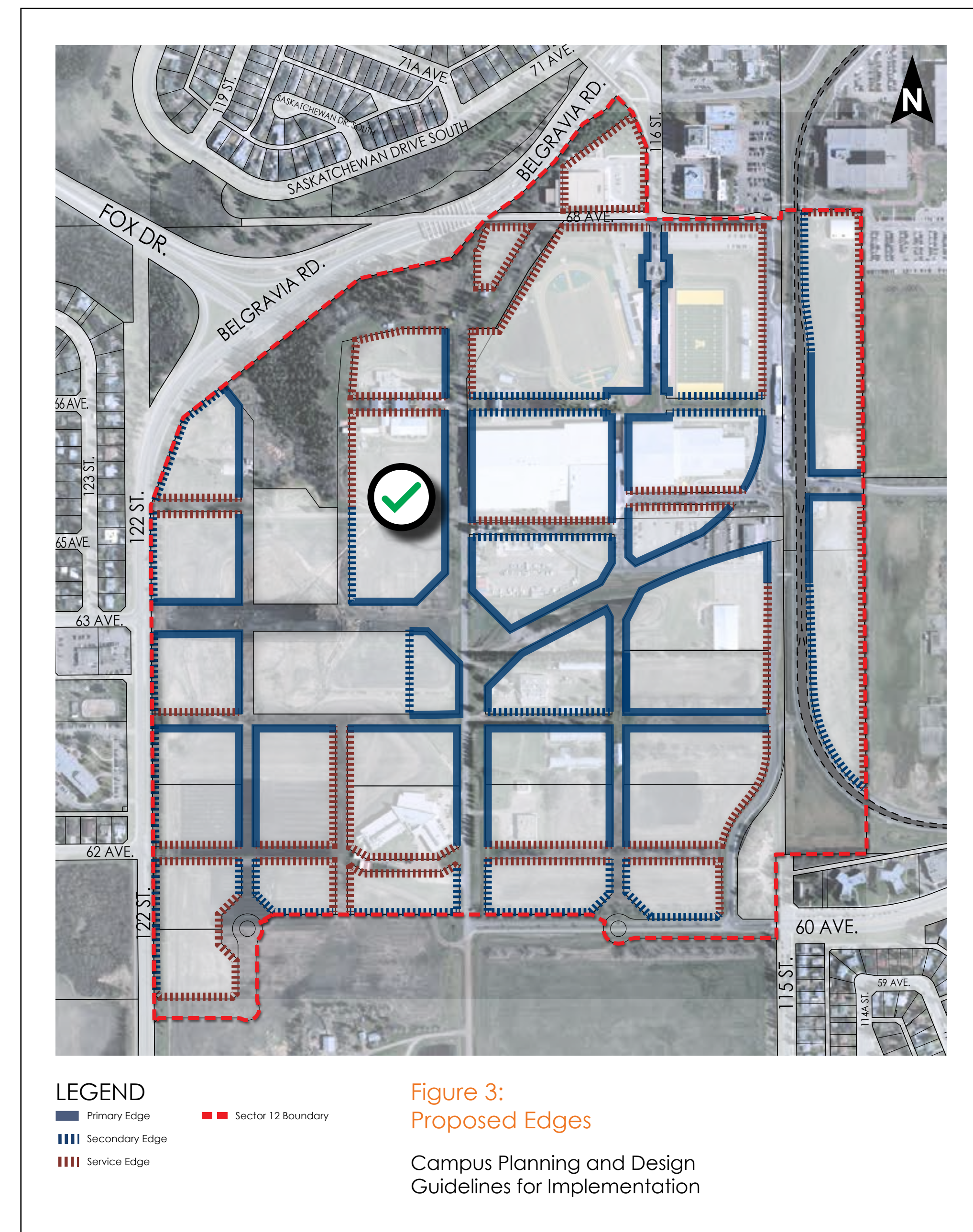


Figure 2: Proposed Paths and Nodes

Campus Planning and Design Guidelines for Implementation

# CAMPUS PLANNING & DESIGN GUIDELINES - SECTOR 12



## PARCEL PLANNING GUIDELINES

### Floor Area Ratio (FAR) and Site Coverage

The LRDP and South Campus Sectors Plan currently establish a maximum Floor Area Ratio (FAR) of 1.0 across Sectors 12, 13 and 14. As such, in order to achieve typical program requirements for different land uses, and meet urban design goals for campus open spaces, FAR ranges and maximum site coverages have been established for each development parcel.

### Building Heights

Maximum building heights are determined by a number of factors, including typical program requirements for different land uses, urban design considerations, location within the Sector, and adjacency considerations regarding adjoining communities and the interplay of site coverage and FAR maximums.

## BUILDING DESIGN GUIDELINES

### Authenticity and Context

The design of buildings or landscape elements in Sector 12 should strive to achieve an authenticity of locale and design purpose.

### Massing, Scale, and Articulation

The massing of all buildings should adhere to the following principles:

- Buildings should support the creation of a comfortable pedestrian environment along adjacent campus paths
- Massing should reduce microclimatic impacts and provide an appropriate human scale and visual relationship between the building and adjacent campus paths
- Upper storeys should enhance and complement the surrounding campus or neighbourhood skyline through their articulation and massing. Unique architectural/ sculptural forms, as well as various materials and lighting should be utilized to screen HVAC and other building systems/services
- Materials and detailing should be articulated to distinguish upper storeys from the lower storeys
- Large flat walls and incompatible materials are to be avoided

### Materials

Buildings and landscape materials should:

- Be chosen for their character, durability and connection to the University's history and place in the Western Canadian urban landscape
- Acknowledge and harmonize with overall campus use of materials that narrows the palette instead of continuously expanding it. They should be chosen to weather well, maintaining or improving their appearance over time
- Follow winter city design guidelines and utilize glass and transparency to help brighten the long winter nights

### Internal & External Relationships

Buildings should address adjacent campus open space, and vice versa, through the following design considerations:

- Building corners should address and enhance Path and Node intersection development
- The ground level of buildings should be designed to create the feeling of extending the outdoors indoor, and vice versa
- Existing mature trees should be integrated with new tree plantings wherever possible
- A seamless transition between pathways and building edge should be provided
- Exterior lighting should be pedestrian scaled, whether mounted on poles or on building facades
- Bicycle storage should be accommodated at each building. The location of bicycle racks should be in a safe and secure location, without conflicting with movement around key building entrances. Bicycle storage should be aesthetic, practical, and integrated with the architecture of the building
- Winter city design guidelines to promote year round usability and utilizing transparency to provide visual interest and illumination

### Arrival & Entry

Building entrances:

- Should be clearly visible to create a sense of arrival, occupancy, activity, and gathering to the adjacent campus pathway, and should be accessible
- Should be highlighted and defined through the use of architectural and landscape devices (e.g. lighting, benches, planting, etc.)
- Should be visible, safe, and inviting
- Should incorporate canopies, arcades, colonnades, awnings, pergolas, porticos, etc. to create a comfortable and seasonal pedestrian environment in any season

## EDGE GUIDELINES

- Buildings fronting this type of edge should build to the edge for at least 75% of their frontage
- No portion of the building should be a distance greater than 10 m from the parcel boundary
- Position building entry and orientation on Primary Edges
- When part of the programming of a building, the following types of spaces should be located adjacent to Primary Edges
  - Retail, commercial, and food service
  - Student gathering
  - Student study
  - Assembly
- Building facades facing Primary Edges should have a high degree of transparency to the exterior, particularly at ground level

## NODE GUIDELINES

Nodes are locations where campus movement corridors come together to create opportunities for students, staff, faculty, and campus visitors to meet and recreate.

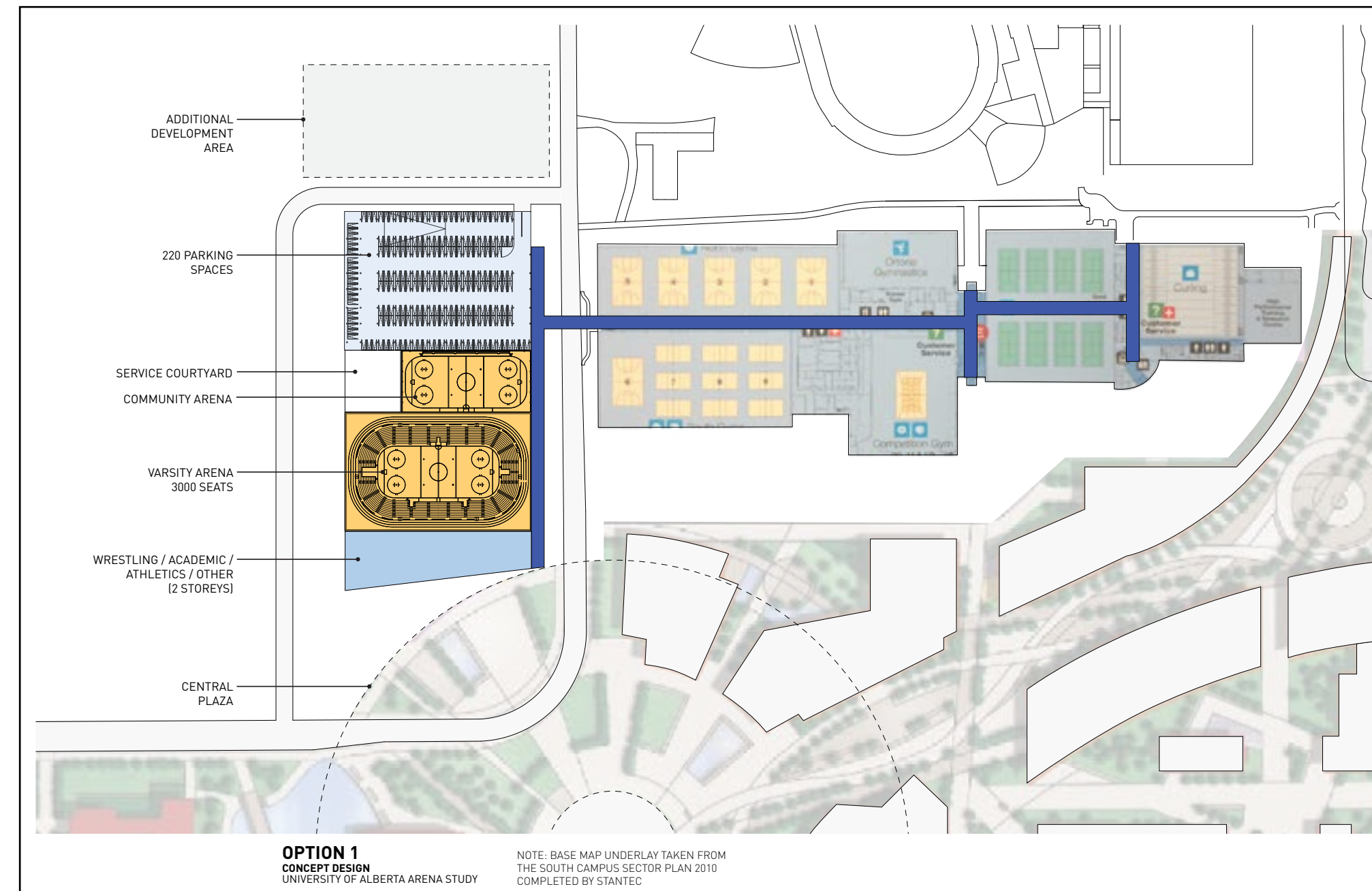
Development guidelines for buildings adjacent to Major Nodes are as follows:

- Position uses adjacent to Major Nodes that consist of:
  - Building entry and orientation
  - Retail, commercial, and food service
  - Student gathering
  - Student study
  - Assembly
- Buildings should be built to the parcel edge for at least 75% of their length adjacent to Major Nodes.
- The building edge should be highly transparent at ground level.



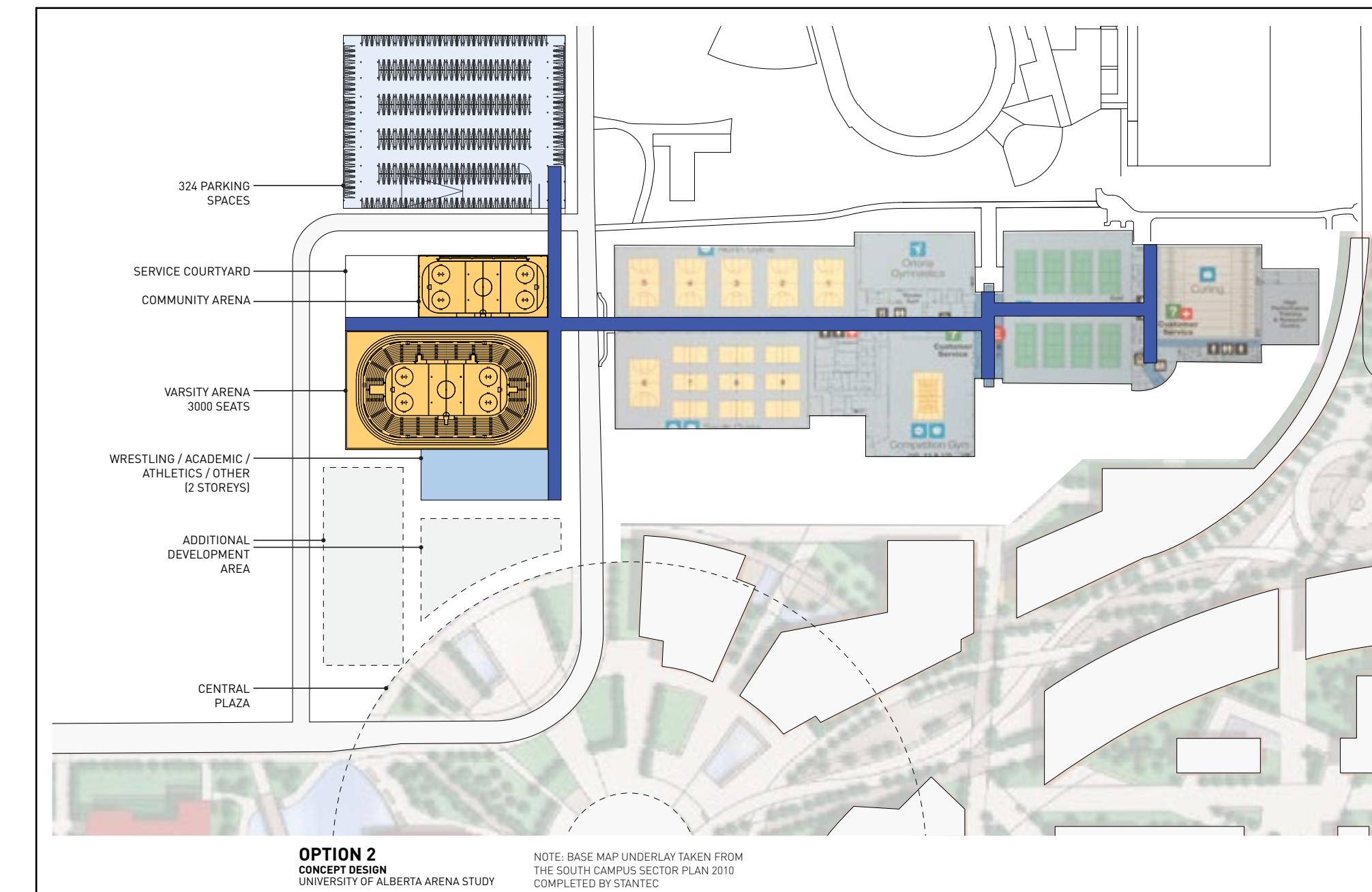
# SITE OPTIONS

## OPTION 1 (PREFERRED)



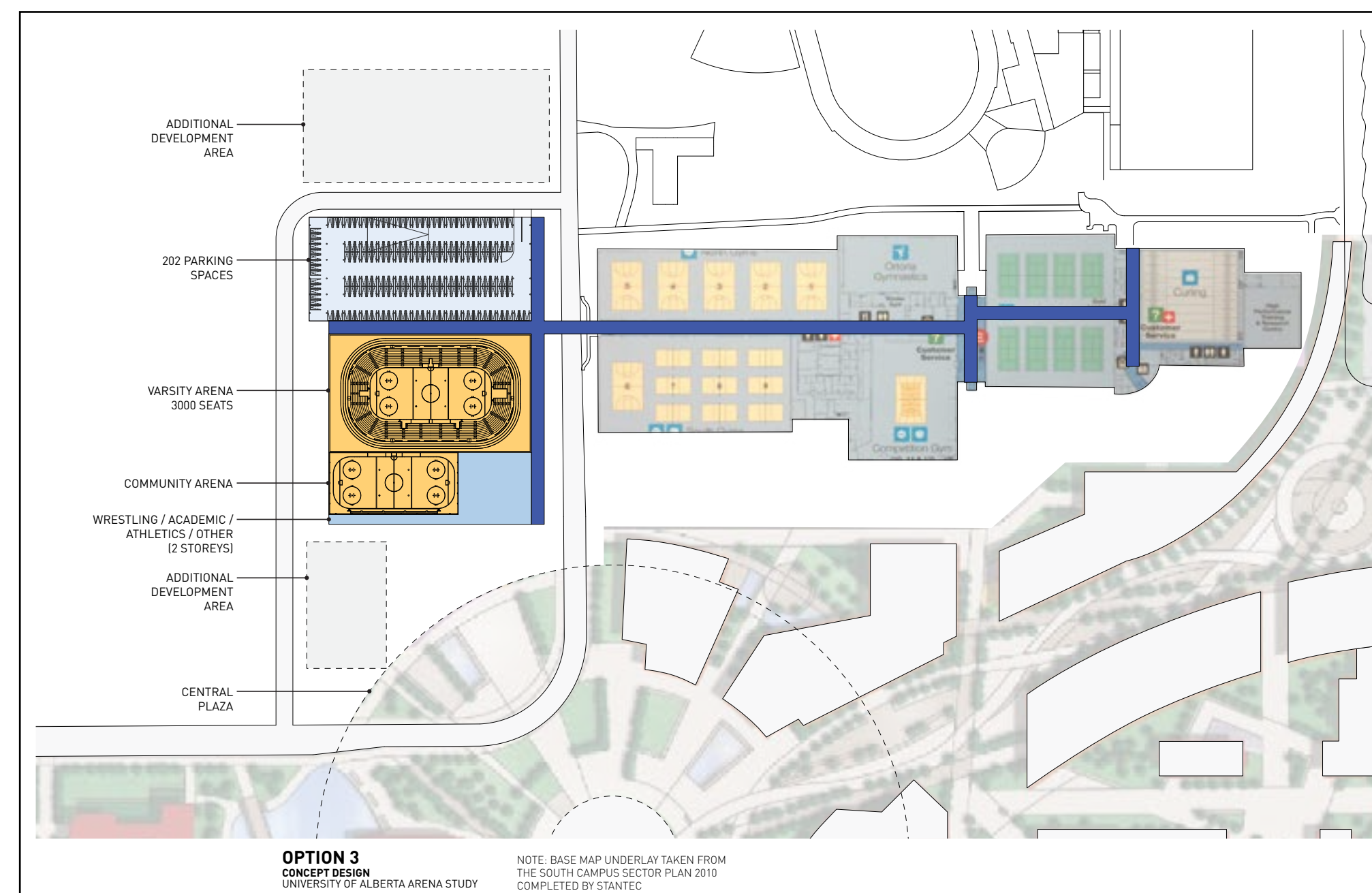
- Pros:**
- Pedestrian-friendly frontage on three sides.
  - Convenient drop-off on west side (southwest corner)
  - Efficiency of operations
  - Compact building massing
  - Leaves current research facility in operation.
  - Can accommodate 600 parking spaces and can expand to 1200 if required.
- Cons:**
- Circulation from Saville directly into carpark rather than arena.

## OPTION 2



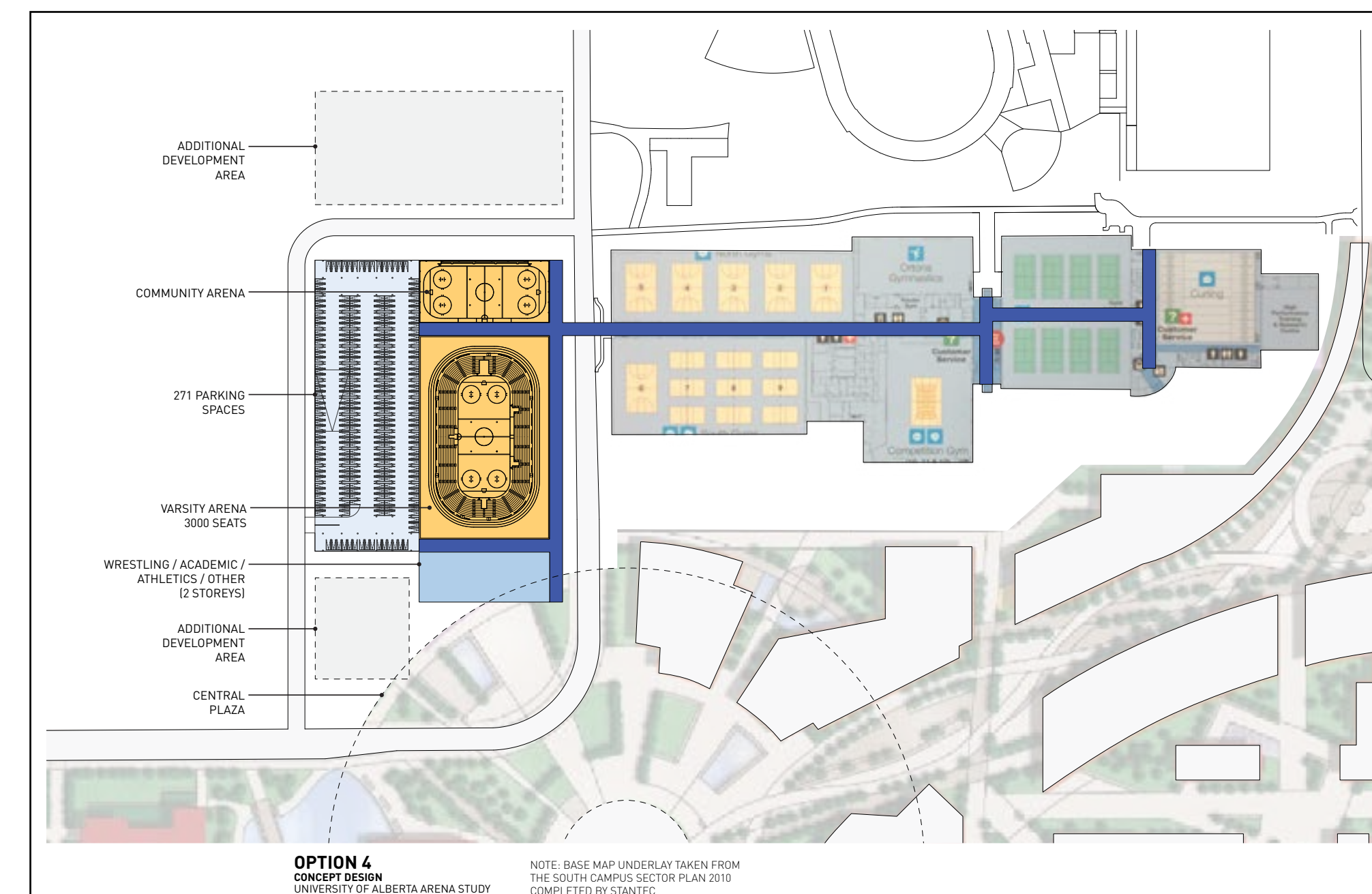
- Pros:**
- Additional development area to south of arena.
  - More direct pedestrian connection to Saville.
  - Can accommodate 600 parking spaces and can expand to 1200 if required.
- Cons:**
- Requires building new research facility and demolishing existing research facility
  - Setback too far from future central plaza.

## OPTION 3



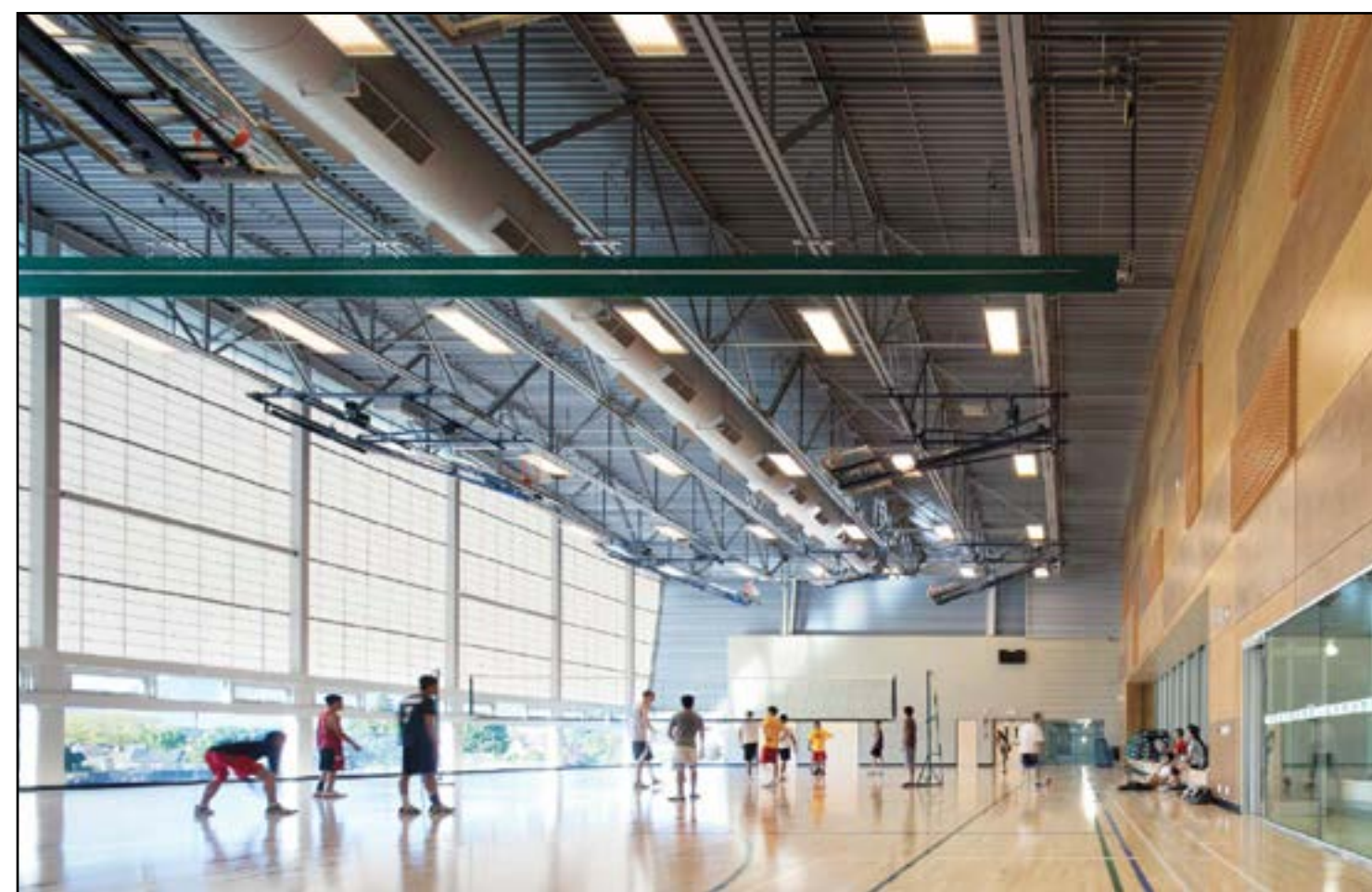
- Pros:**
- Dense development within one 'block.'
  - Arena is close to the central plaza.
  - Circulation links entrances on all sides of the arena.
  - Additional development area to north and south of arena.
  - Can accommodate 600 parking spaces and can expand to 1200 if required.
- Cons:**
- Setback too far from future central plaza - without additional development site has too much empty space.
  - Weak west facade.

## OPTION 4



- Pros:**
- Arena has prominent face to future central plaza.
  - Major west facade matches scale of major roadway.
  - Minimal bridging required.
  - Additional development area to north and south of arena.
  - Parking lot can link directly to additional developments.
  - Can accommodate 600 parking spaces and can expand to 1200 if required.
- Cons:**
- Poor west facade.
  - Difficult servicing to spectator arena.
  - Longer walkways.

# PEER FACILITIES



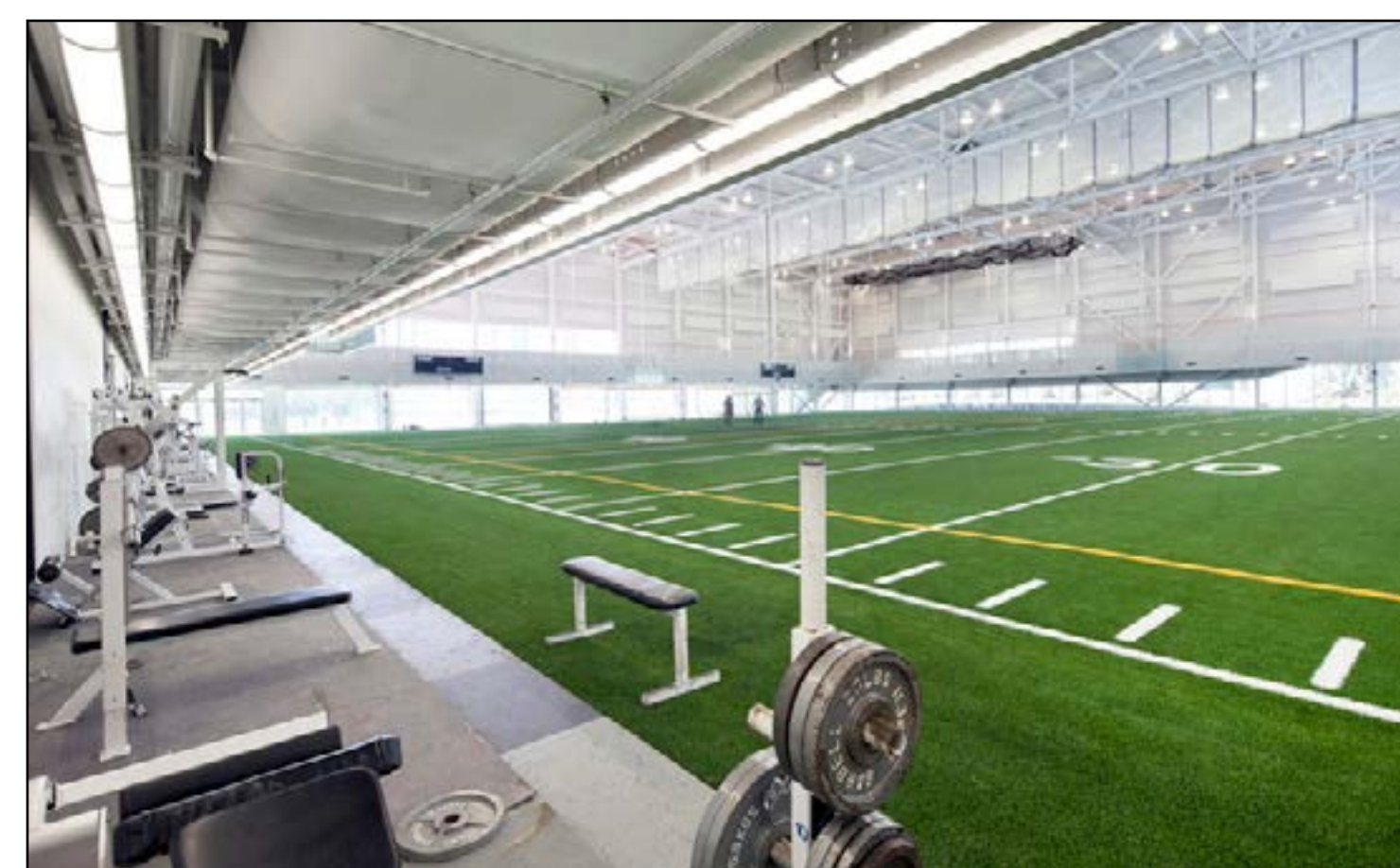
Hillcrest Centre, Vancouver



McGill University, McConnell Arena, Montreal



UBC, Doug Mitchell Thunderbird Sports Centre, Vancouver



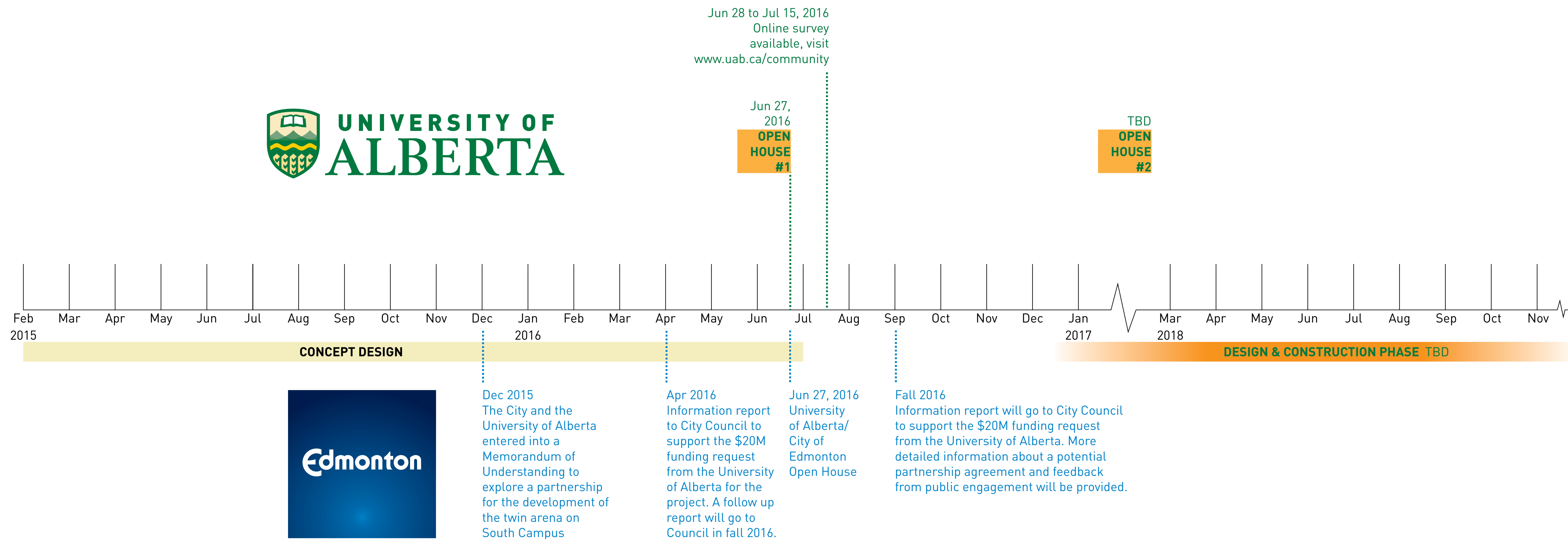
Commonwealth Community Recreation Centre, Edmonton

# CONCEPT PLAN DEVELOPMENT

South Campus Community Ice Arena concepts:



# PRELIMINARY 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](http://www.uab.ca/community) or [www.edmonton.ca/city\\_government/projects\\_redevelopment/park-facility-partner-projects.aspx](http://www.edmonton.ca/city_government/projects_redevelopment/park-facility-partner-projects.aspx)

The University of Alberta and the City of Edmonton will receive comments until July 15, 2016.

## NEXT STEPS

The University of Alberta will continue ongoing engagement with South Campus Consultation Group (SCCG)

## REFERENCE

Relevant University of Alberta planning documents and processes include:

- Post-Secondary Learning Act
- Comprehensive Institutional Plan
- Long Range Development Plan
- Appendix XVIII: Consultation Protocol - 2002
- Memorandum of Understanding between the University of Alberta and City of Edmonton South Campus Community Ice Arena Project
- Appendix XIX: South Campus LRDP - Amendment June 2013
- South Campus Sector Plans
- South Campus Consultation Group (SCCG)
- Sector 12 Campus Planning & Design Guidelines for Implementation - March 2016