



# **WELCOME**

- **LISTER 5**
- **EAST CAMPUS VILLAGE 9**

# **OPEN HOUSE #1**

**FEB 25, 2016 • 5:00 TO 8:00 PM**

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

# WHAT ARE THE LISTER5 & EAST CAMPUS VILLAGE 9 PROJECTS?

## 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 Lister5 and the East Campus Village 9 (ECV9) are 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 Lister5 and ECV9 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

## LISTER5 AND ECV9

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.

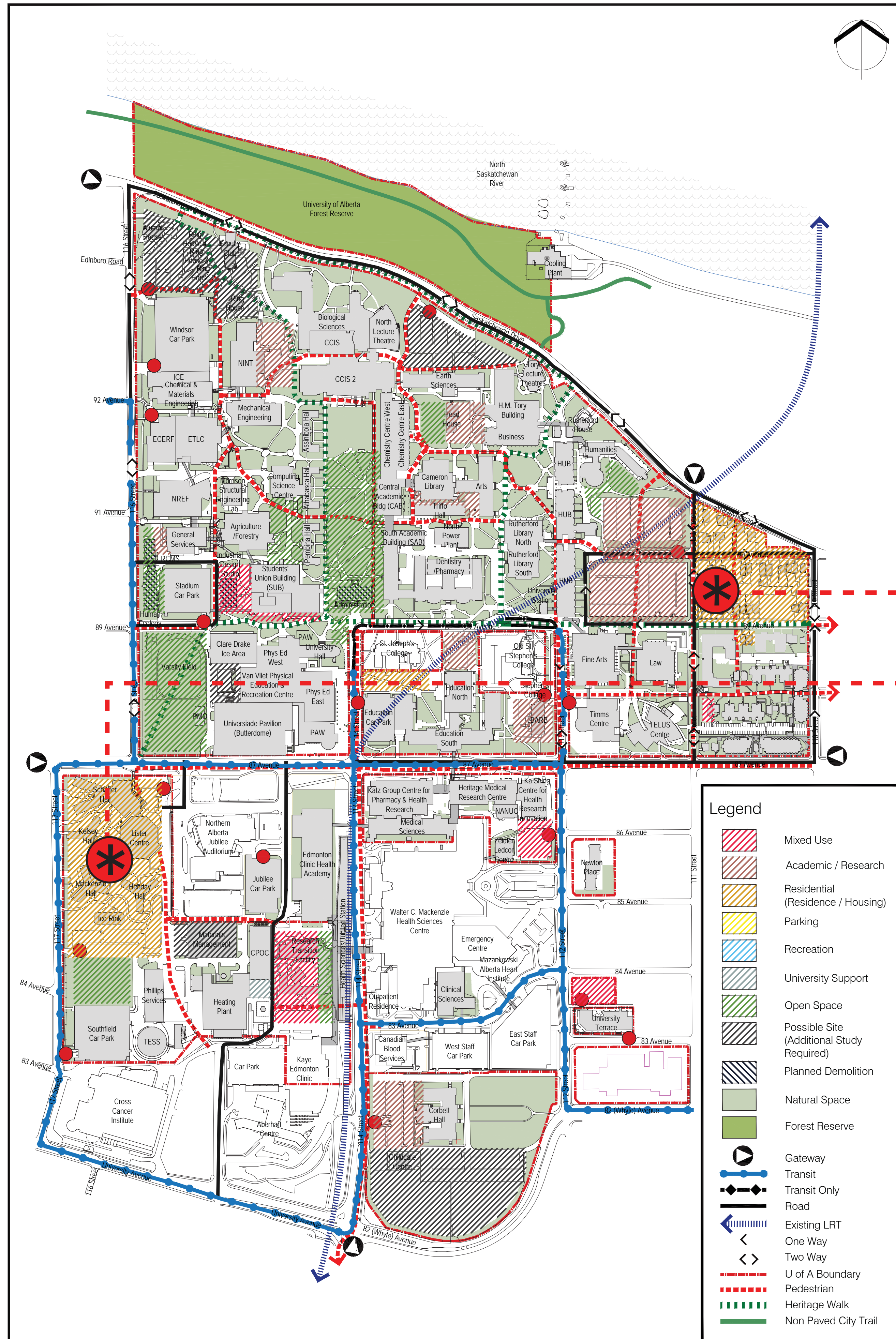
Lister5 is to be a coed first year residence incorporated into the existing building complex of four Lister towers. The building is to have double occupancy rooms. In addition to residence rooms, social spaces and modified group washrooms are to be provided per floor

ECV9 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 ECV9

Proposed site location of Lister5

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. It is, therefore, a flexible document rather than a rigid template or "master plan".

The LRDP identifies a set of strategic planning principles that should form the basis for achievement of the goals, objectives and strategies expressed in the academic, research and business plans. It identifies as well, how the university lands and facilities should be developed in response to these plans, and 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.

## LAND USE

The University of Alberta has been a successful post-secondary teaching, learning and research institution since its founding in 1908. Its North Campus has remained in continuous development, use and renewal for more than 100 years to serve its expanding academic mission and vision.

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.

## PUBLIC VEHICULAR TRANSPORTATION SYSTEMS / PARKING

Managing transportation and parking on campus remains an ongoing challenge and opportunity. Progressive changes over the past decade have included the introduction of U-Passes for all students, increased staff usage of LRT between campuses, and other transportation demand management (TDM) initiatives. Recent university data show a marked decrease in parking demand, which supports a reduction in our total parking requirements. The gradual progress towards our target of providing on-campus housing of 25 per cent of our full-time enrolment population has also influenced the decline in vehicular access to North Campus.

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 AND BICYCLE CIRCULATION

The LRDP amendment maintains and augments the pedestrian and bicycle circulation system of the North Campus. It promotes an integrated approach to enhance pedestrian and bicycle routes to improve intra-campus movement and external access to the campus. These pathways are part of a larger open space strategy to connect surrounding neighbours.

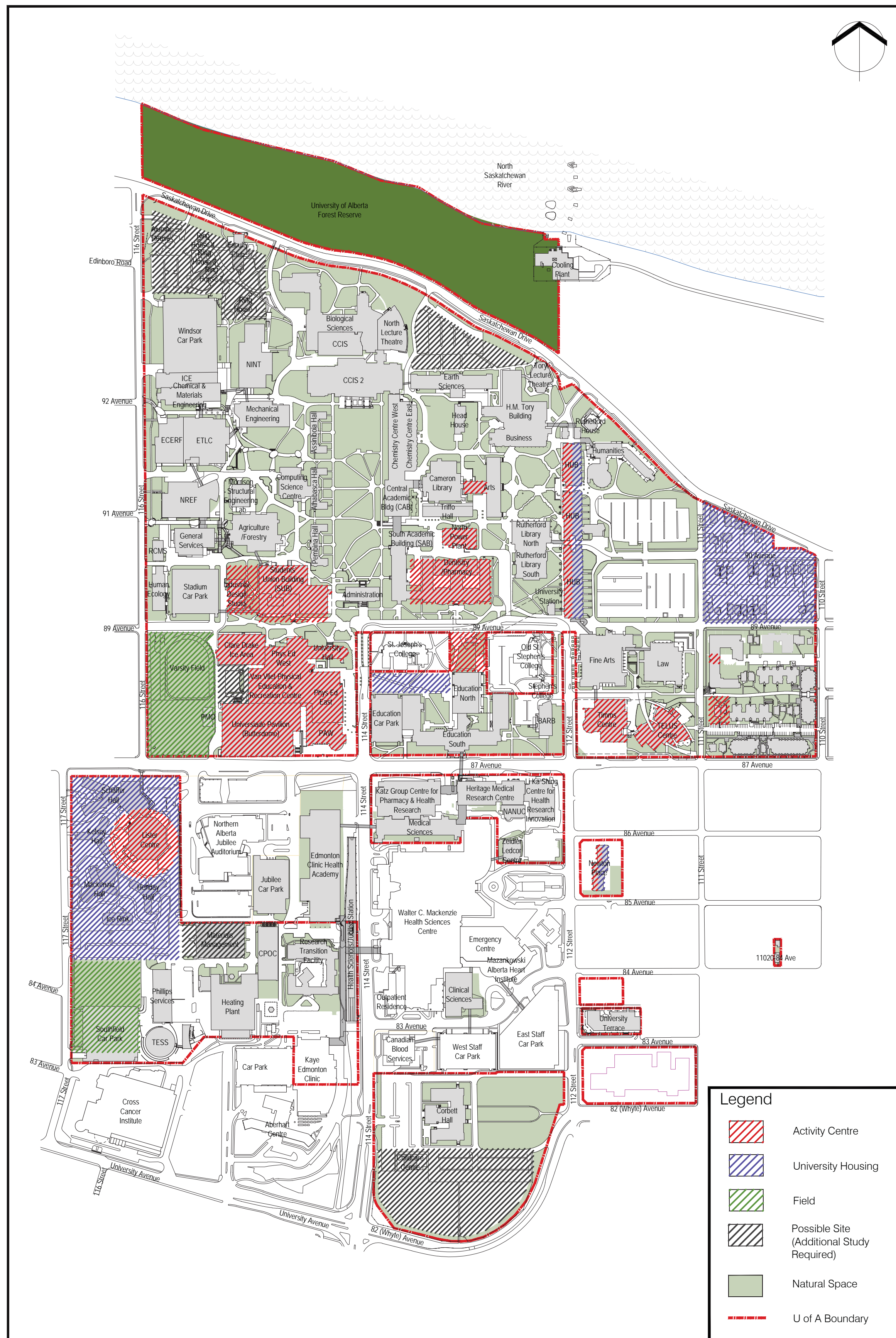
This network provides access from campus gateways and entrances, peripheral parking lots and transit locations to all areas of the campus. Working closely with the City of Edmonton, the university is providing shared-use network routes for both pedestrians and bicyclists.

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.

# CAMPUS LIFE & HOUSING / OPEN SPACE SYSTEMS

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

EXHIBIT 6.1.2  
CAMPUS LIFE  
AND HOUSING,  
NORTH CAMPUS



## CAMPUS LIFE AND HOUSING

Universities are institutions of purpose and place, established to nurture the development of students. Beyond purpose-built facilities for academic purposes, the connectivity of an educational community manifests itself through the campus residential and campus life experience.

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.

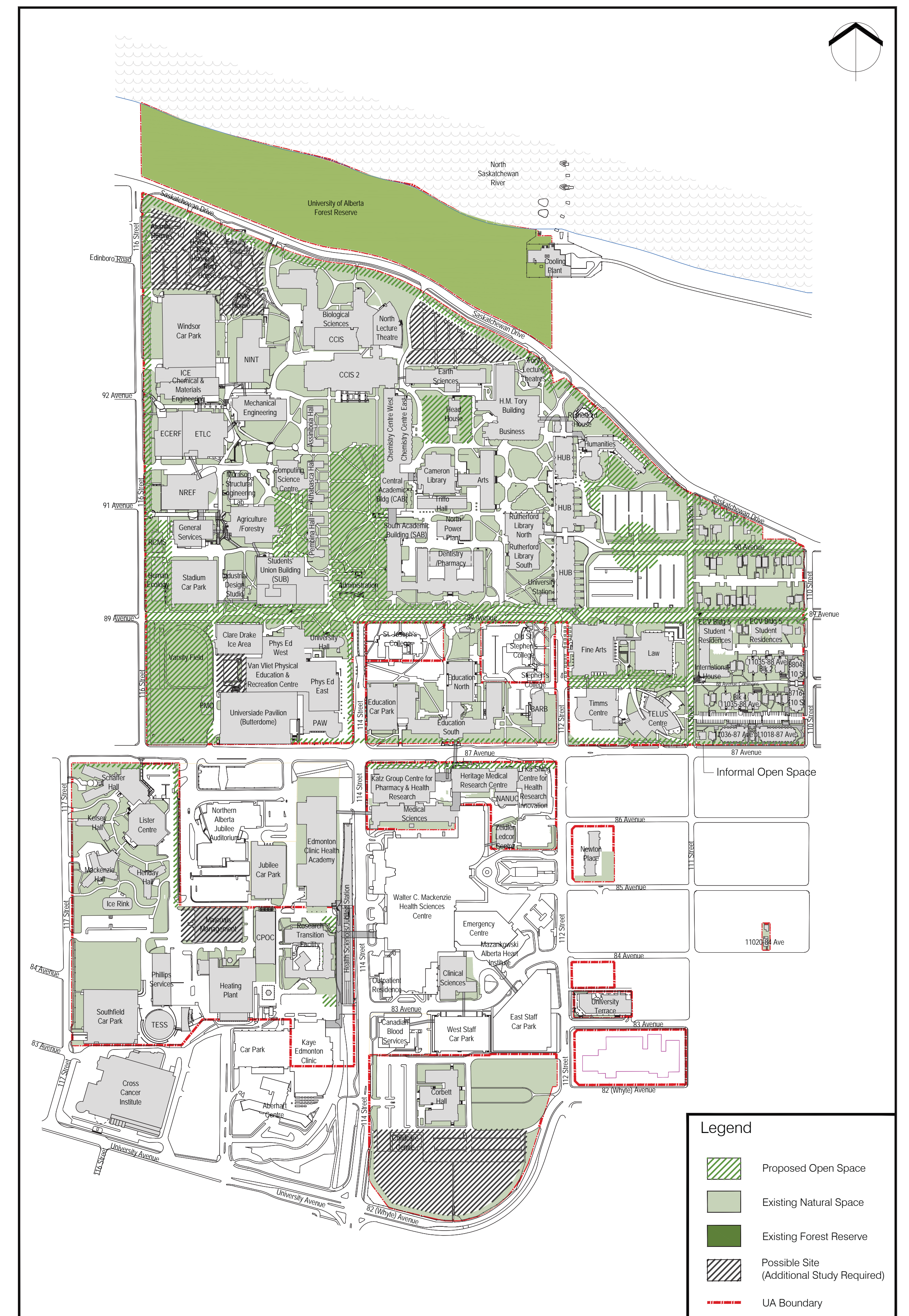
Five primary North Campus residential neighbourhoods are identified: Lister Centre, East Campus Village, HUB Mall, Newton Place and St. Joseph's. Among the goals of the university will be to ensure sufficient quality student housing for up to 25% of full-time equivalent students.

## OPEN SPACE SYSTEM

The campus open space system is composed of tree-lined boulevards, walkways, paths, quads, courtyards, commons, plazas, building entries, sculptures, art, commemorative plaques, lights and various landscape features in addition to open fields and active recreation areas. Together it is a medium that connects individuals to the present and past experiences and achievements of the university in social, historical and emotional realms.

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.

EXHIBIT 6.1.3  
OPEN SPACE  
SYSTEM,  
NORTH CAMPUS



# LISTER5 - SITE SELECTION

## LISTER CENTRE

The current units were designed with double-occupancy capacity; currently there are approximately 1,800 students housed in Lister Centre during the academic year. Single rooms are the most requested while each wing is gender-specific. There is no cable television in the units, as students are encouraged to gather in the lounge space where a big screen TV is located. Each floor has a central kitchen for casual snacks. Social networking is said to be promoted even in the circulatory patterns of daily bathroom visits. Each floor is a tight-knit 'family-like' atmosphere. Lister Centre residents participate in a mandatory meal program operated by a private third party. The program ensures nutritious meals are available and the large dining hall is equipped with soft furniture and a fireplace that promote students gathering, studying, and relaxing together.

Lister Centre also accommodates a community with well developed living and learning communities (cohort floors). Students in Science, Engineering and Arts are living and studying with their classmates. Surveyed annually, students living in these environments report high levels of satisfaction and engagement.

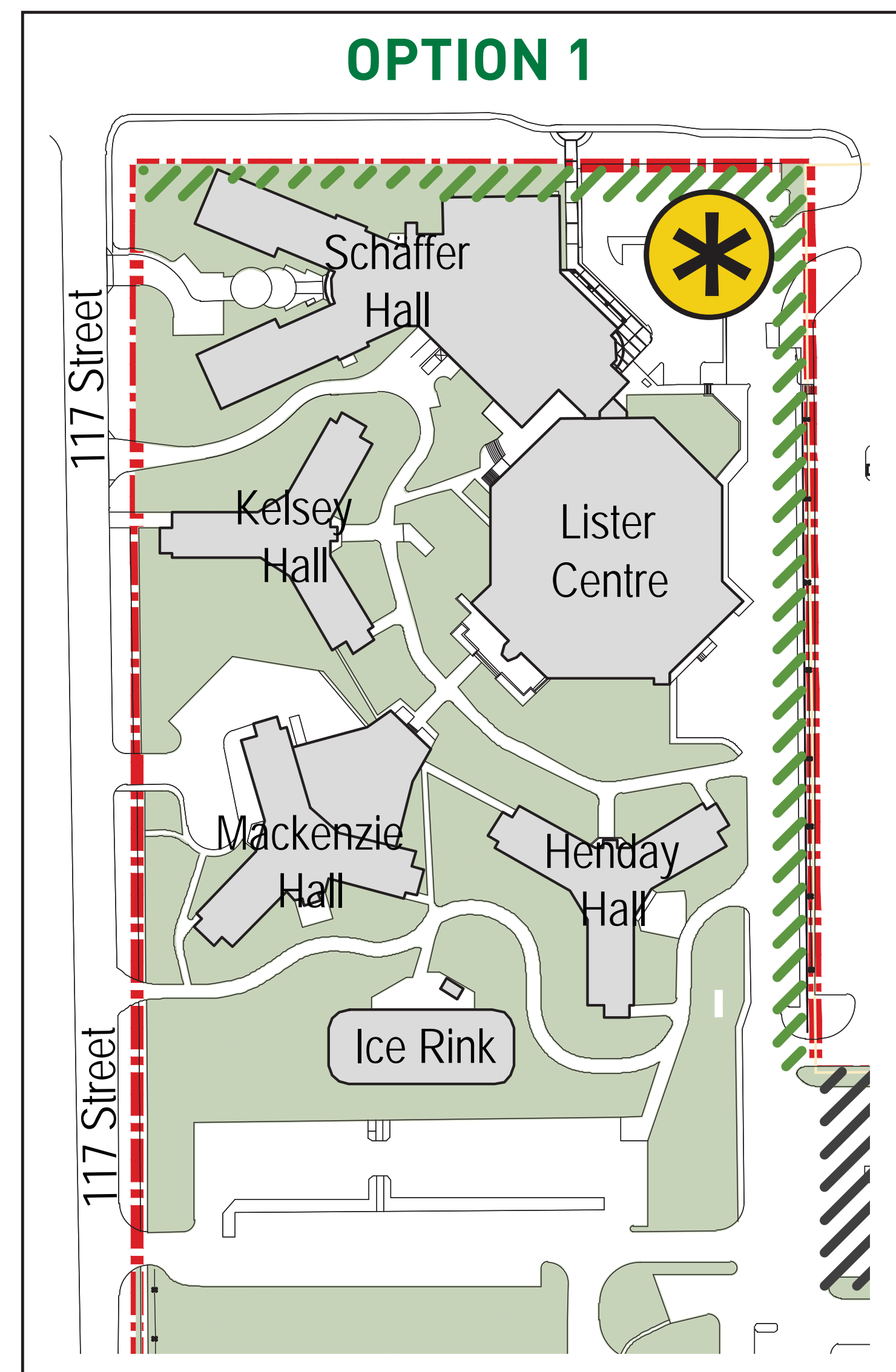
Lister Centre is home to "The Ship" lounge for informal quick meals. Lister Centre also provides conference spaces, guest accommodations, administrative spaces on the main level and a gymnasium.

Lister Centre also has a Faculty in Residence (FiR) program. This program gives students the opportunity to develop a close and informal connection with a university faculty member. These informal relationships assist students with their comfort in approaching and connecting with faculty members, an important aspect of the university experience. At the same time, it enables faculty to get a good feel for the many pressures and demands that students experience.

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 520 bed spaces (assuming double occupancy per room) by adding a fifth residential structure
- Student social space
- Connection to Lister Centre

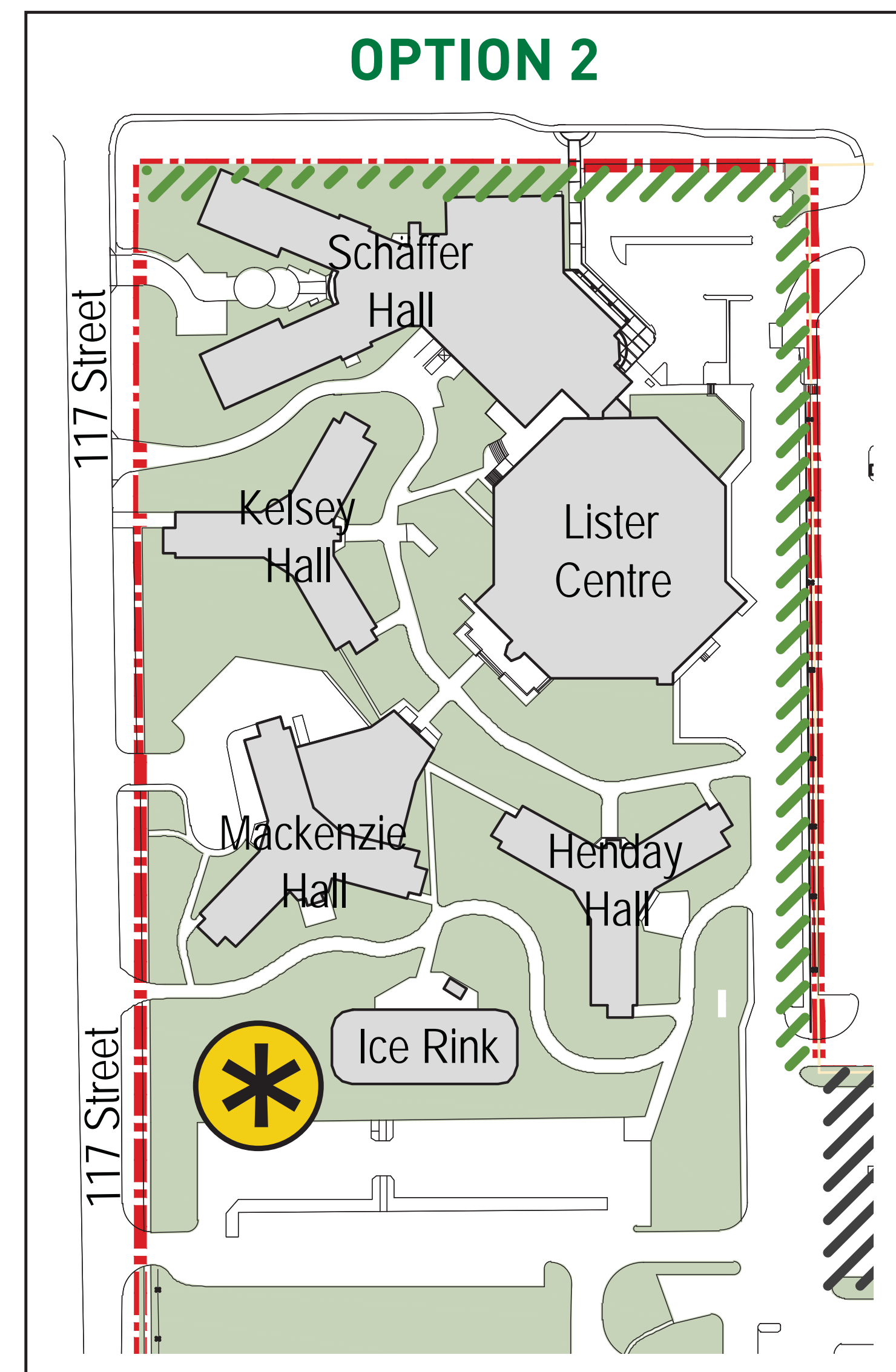


### PROS

- Closer to main campus for many students
- Reinforcing 87 Ave as a primary east west pedestrian corridor across campus
- Maintains south landscaped and ice rink area
- Rebranding of Lister Community with a new entrance
- Less impact on casting shadows on existing residential towers

### CONS

- Impact on existing entry to Lister Centre
- Loss of Parking

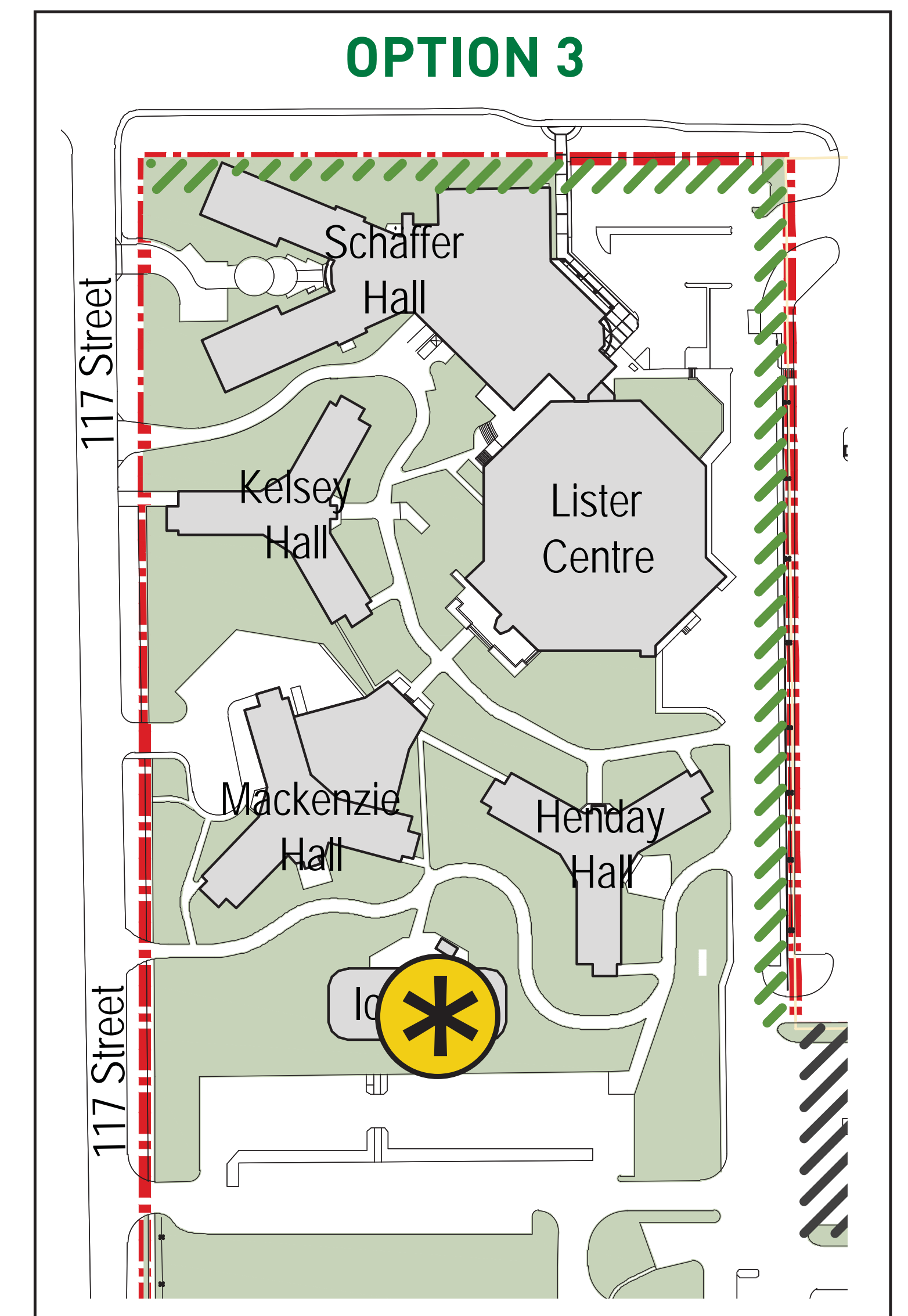


### PROS

- Quieter location
- Maintain existing access and parking to Lister Centre
- Main level programming will benefit from southern exposure
- Creating a contiguous green belt between buildings

### CONS

- Longer underground walk for students
- Proximity and shadow impact to houses on west side of 117 Street



### PROS

- 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

### CONS

- Impact to existing green space, ice rink and parking

# LISTER5

## BEST PRACTICES FOR CONCEPT DESIGN STAGE

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

### 1.1 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.

### 1.2 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.

### 1.3 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.

### 2.1 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.

### 2.2 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.

### 2.3 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.



### 2.4 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.

### 2.5 Private Open Space

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

### 2.6 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.

### 3.1.1 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.

### 3.1.2 Street Animation

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

### 3.1.3 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.

### 3.2.1 Floor Plate Size and Shape

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

### 3.2.2 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.



### 3.2.3 Separation Distances

Setback tall building towers 12.5 metres or greater from the side and rear property. A recommended separation distance between towers on the same site of 25 metres or greater, measured from the exterior wall of the buildings.

### 3.2.4 Tower Orientation and Articulation

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

### 3.3 Tower Top

Design the top of tall buildings to make an appropriate contribution to the quality and character of the city skyline. Balance the use of decorative lighting with energy efficiency objectives, the protection of migratory birds, and the management of artificial sky glow.

### 4.1 Streetscape and Landscape Design

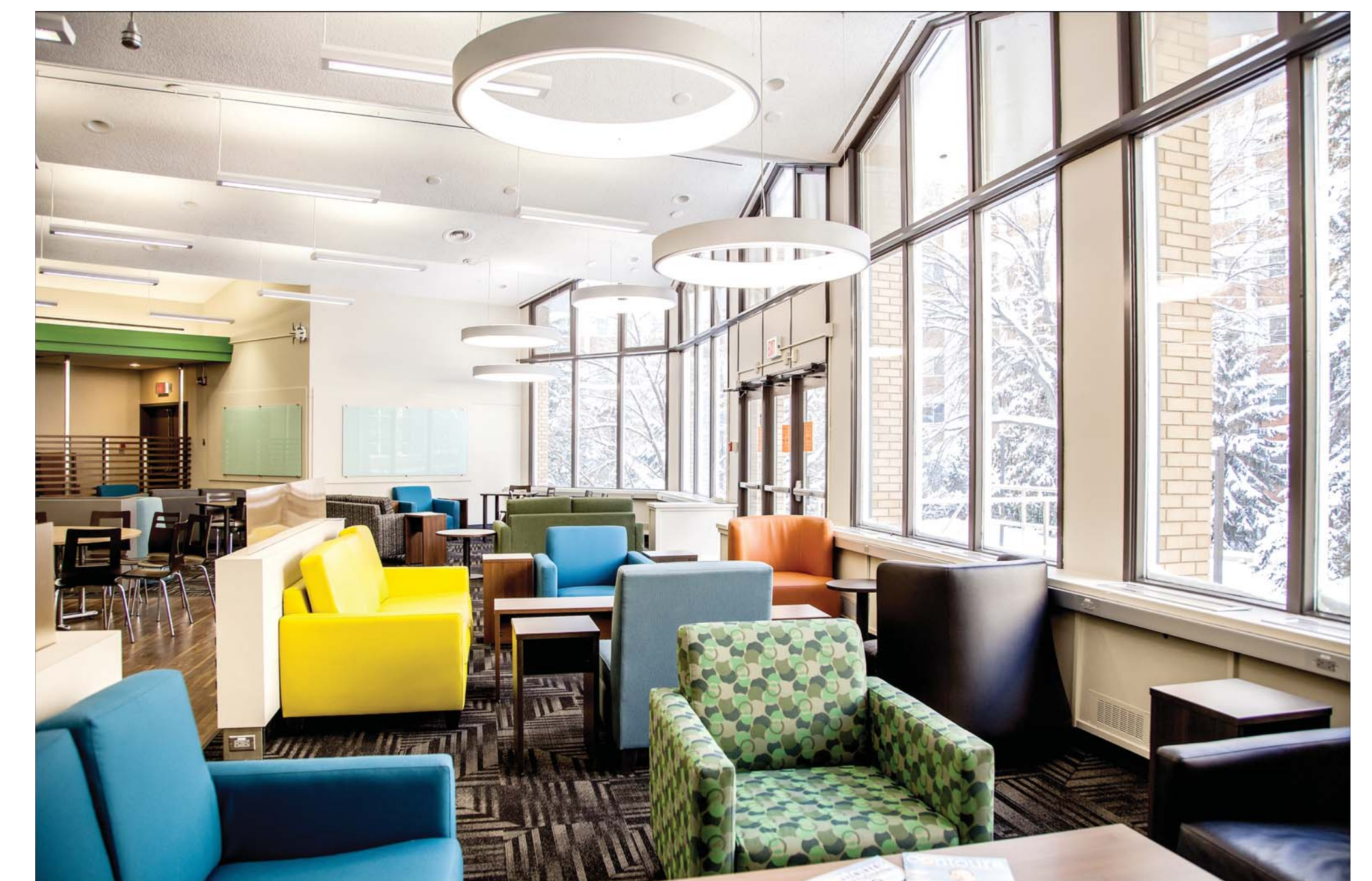
Provide high-quality, sustainable streetscape and landscape design between the building and adjacent streets, parks, and open space.

### 4.2 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.

### 4.3 Interior Corridor Connection

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



# EAST CAMPUS VILLAGE 9 - SECTOR PLAN 8

## 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.



## 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.



# EAST CAMPUS VILLAGE 9 - SITE PLAN OPTIONS

## 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.

## THE UNIVERSITY'S GOALS

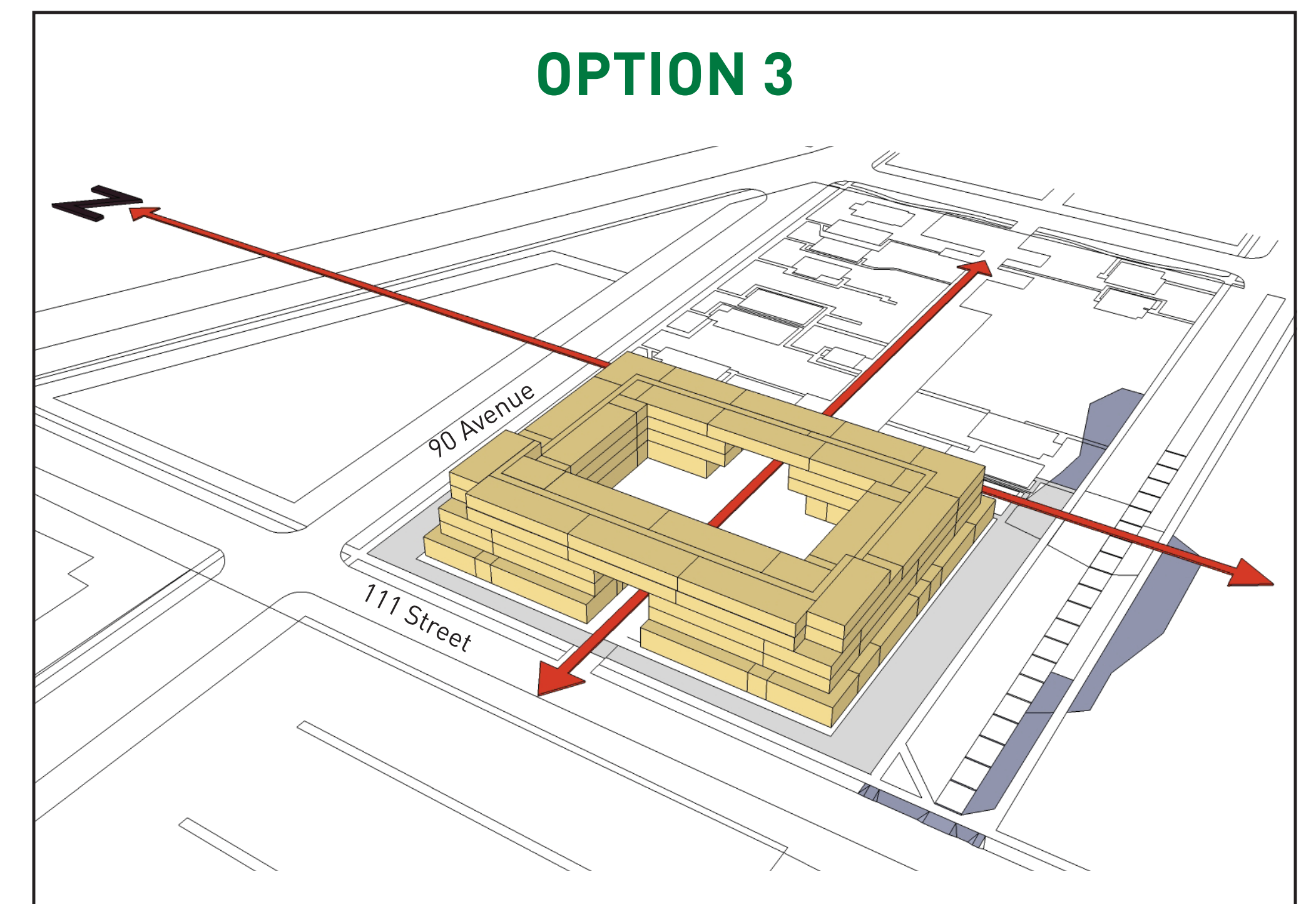
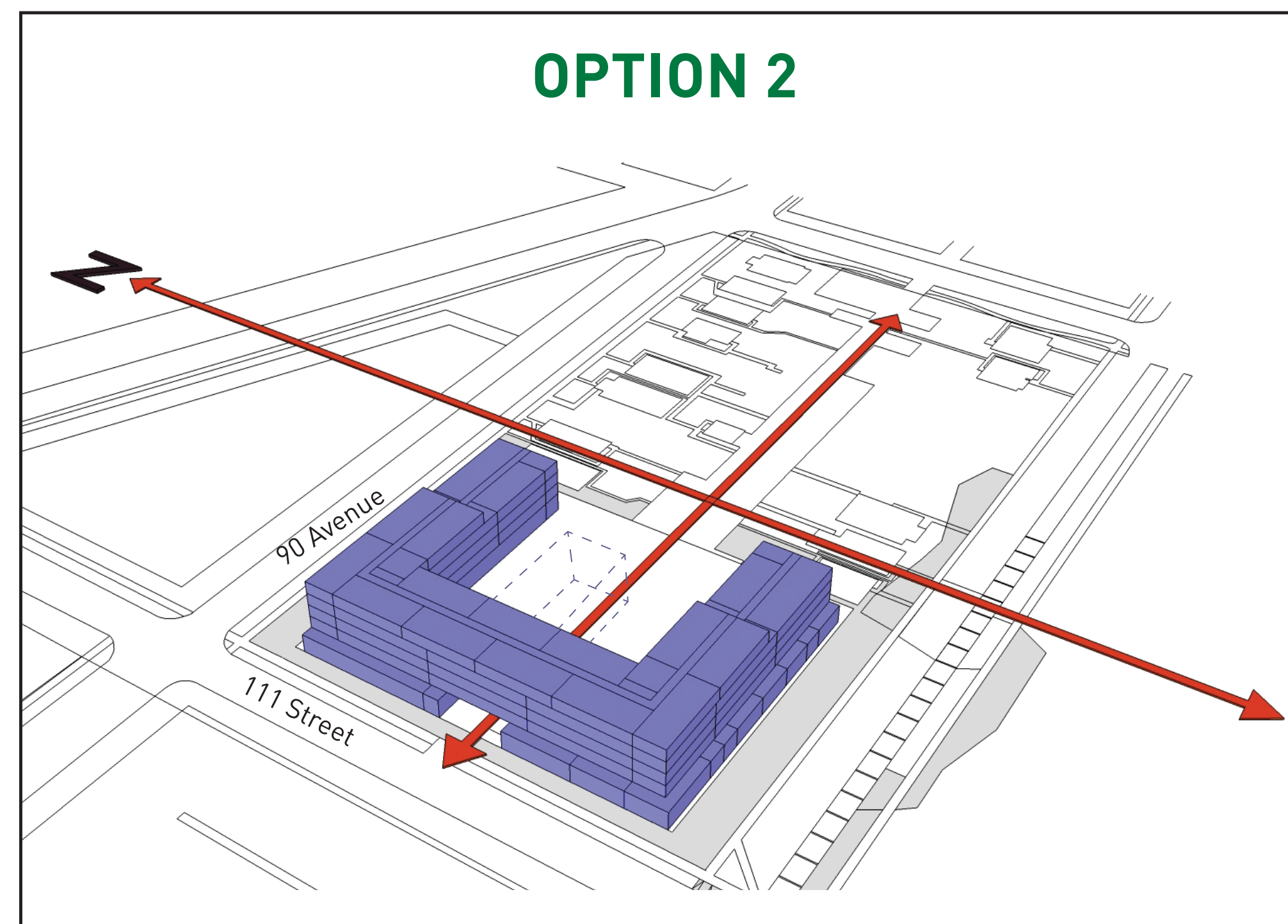
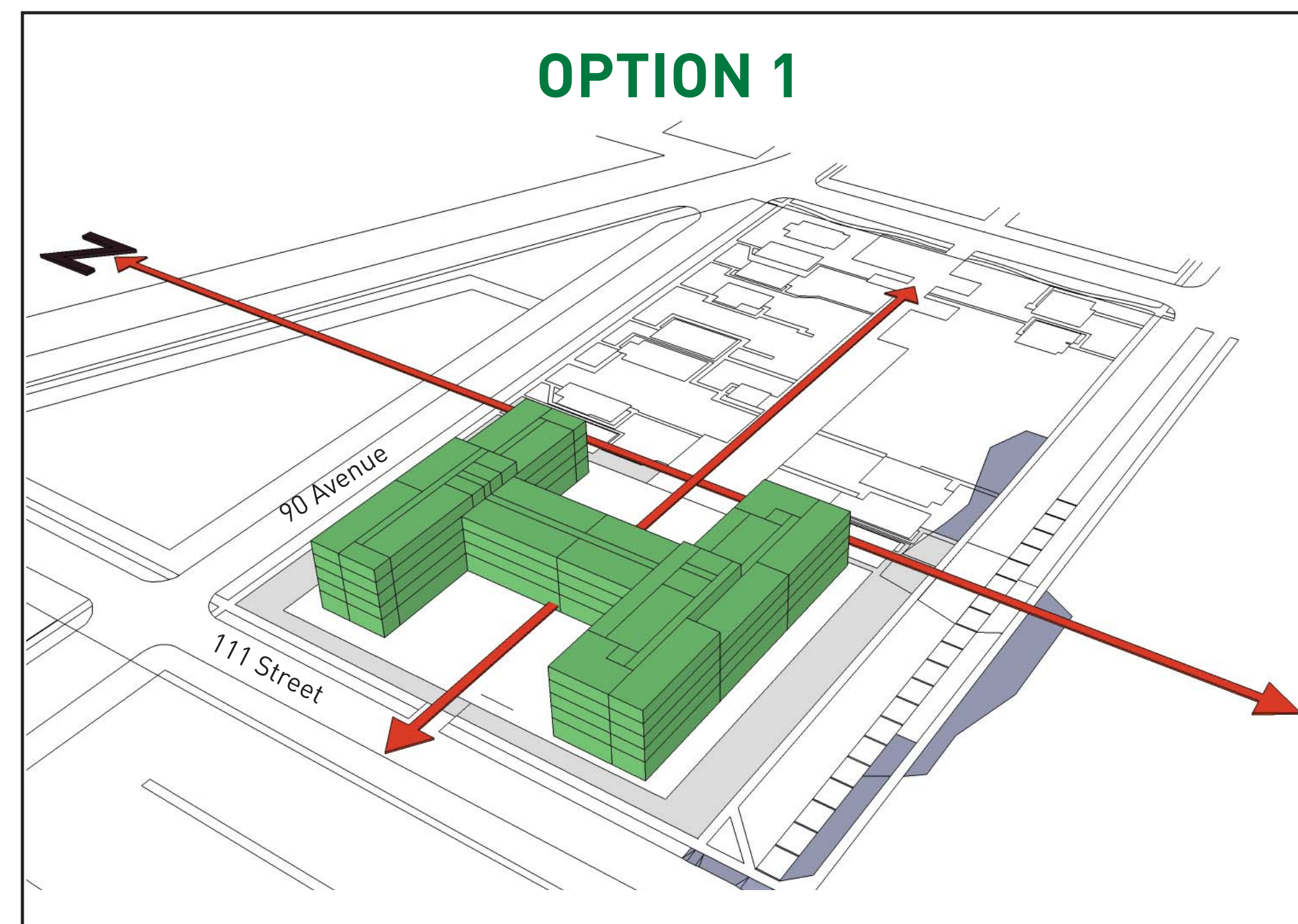
Excerpts from U of A Sector 8 Long Range Development Plan, March 2013

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:
  - a) 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.
  - b) Facilitating growth of the University by increasing student housing availability on the North Campus.
  - c) Minimizing vehicular access to and use within the site. The TDM (Travel Demand Management) plan is recommended to be implemented over the entire campus.
  - d) 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:

- a) 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.
- b) Bringing together a diverse group of people by providing settings that foster learning, creativity, collegiality and intellectual growth.
- c) 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.
- d) Ensure that housing costs will be affordable in terms of capital, operating, maintenance and student rental costs.



### PROS

- Consistent with design guidelines
- Open courtyard create community space shared with adjacent building
- Multiple exposures, morning, noon, and night
- One connected main floor
- Massing feels lighter
- Tiered building to scale of adjacent building
- This breaks up the west facade from 111 Street

### CONS

- Pedestrian access direct through the main floor from the pedestrian path
- Multiple courtyards could limit the size, type, or scope of the activities

### PROS

- 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
- Building face the streets
- Tiered building to scale of adjacent buildings

### CONS

- Functionality and operation of the main floor area is split and could require more than one entrance and staffing
- East facing courtyard would only have direct sun in the morning hours

### PROS

- Consistent with design guidelines
- Creates courtyard for building community
- The juxtaposition of the upper floor levels can help break up the facade to the street
- Overall building height would be lower

### CONS

- Functionality and operations of the main floor area is split and could require more than one entrance and staffing
- More site is used for the building as opposed to landscaped areas
- The east facade faces onto the adjacent buildings to the east



# EAST CAMPUS VILLAGE 9

## 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

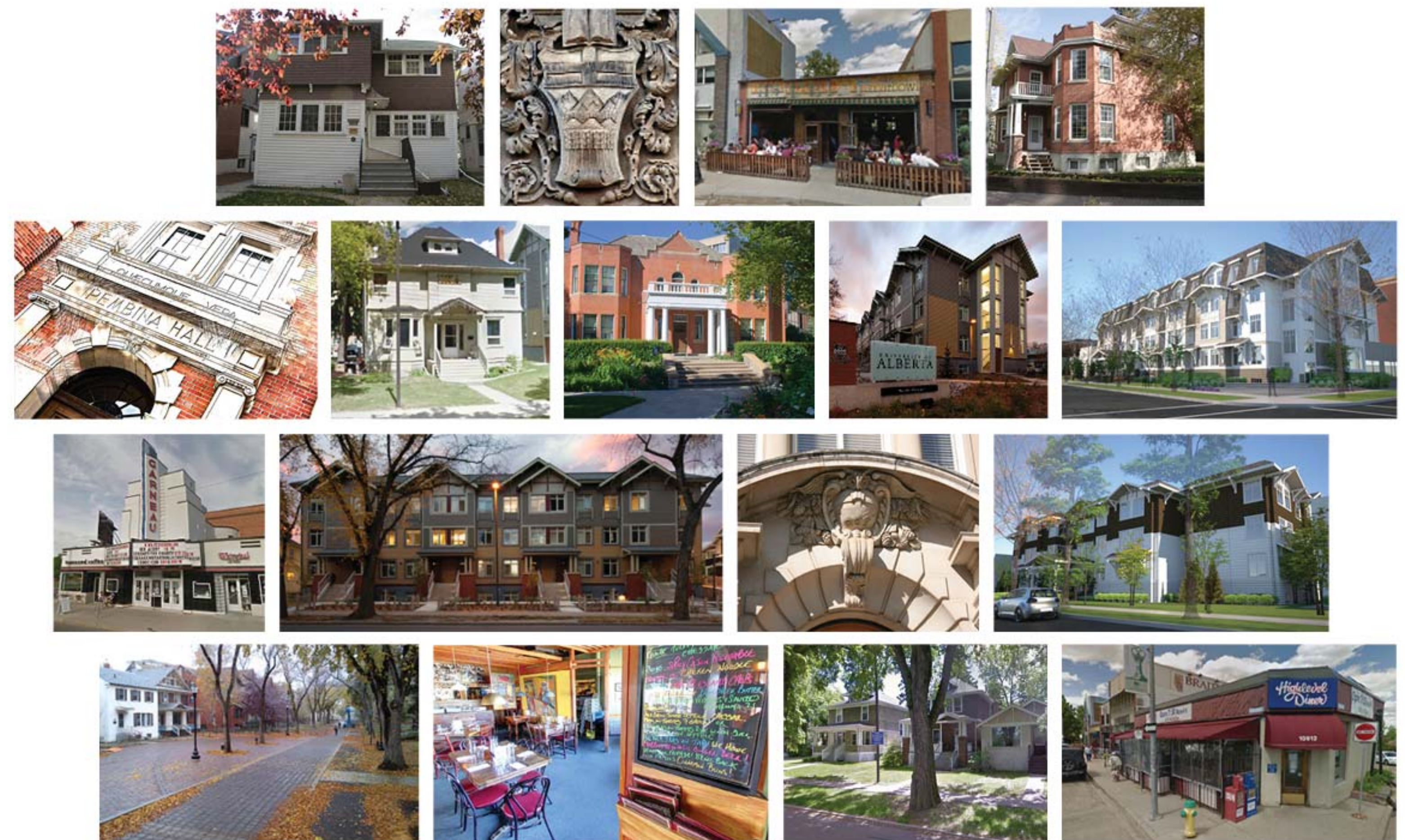
- On 89th Avenue, walkable to transit station and amenities on 109 Street
- In East Campus Village that currently includes International House, Alder House, Linden House, Upper years' Aspen and Maple walk-up apartments, Graduate Student Residences and detached houses.

### 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



The East Campus Village 9 Development shall consist of an approximate 304-bed residence. All related landscaping and courtyard development is to be included and will reference the U of A Sector Plan 8 guidelines.

The main level lobby for the residence could contain an appropriate amount of common area and programmable space to encourage the growth of a community and deliver support services to students. The current mix for the 304-bed residence shall be made up of 25 four bedroom suites and 34 six bedroom suites.

A drop off point for residents would be ideal adjacent to the main entrance to the facility and be able to accommodate the move in / out process.

The site is bordered on the north by 90th Avenue, to the west by 111th Street, to the south by 89th Avenue, and to the east by the through block pedestrian and bicycle pathway. Some of the surrounding roads are one way streets. North of 90th Avenue 111th Street is one-way heading south and becomes a two way street south of 90th Avenue. 89th Avenue is being closed to vehicular traffic, with the exception of the move in and out process.

The building design should balance the allowable height, as per the Garneau Guidelines, to minimize the building footprint so that the remaining site can be developed into a green space. A connection to the north south mid-block pedestrian/ bicycle pathway east of the site would be ideal.

The overall project is targeting a "Green Globe" standard (<http://www.thegbi.org>) and will include many energy conserving design elements such as:

- Externally insulated structure and high quality air barrier membrane
- High efficient glazing systems and thermally broken frames
- Cooling is provided for corridors and common spaces only. Individual suites shall be provided with ventilation and operable windows.
- Energy efficient light fixtures
- High levels of day lighting in the suites.

The building design shall meet or exceed the requirements of all applicable codes. All necessary permits will be required for all disciplines and trades through the U of A. Project will need to submit construction fire safety plans, in accordance with the Alberta Fire Code including identification of the impact on surrounding buildings, protection of the building under construction and fire truck access.

Barrier-free access is to be provided to all shared programmed spaces in the building.



# LISTER5 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.communityrelations.ualberta.ca](http://www.communityrelations.ualberta.ca)

We will receive comments until March 10, 2016

# ECV9 SCHEDULE

