

August 6, 2021

Dear Neighbour,

Below you will find a summary of comments received at the June 29, 2021 University of Alberta Open House regarding the University of Alberta South Campus – Sector 14 Long Range Development Plan Amendment. This summary also includes comments received online during the 21 days following the open house.

The comments below are an exact transcription from forms received. Please note that we received many comments regarding the possible future development of Sector 14. All comments regarding any potential future development have been documented and will be sent to the University of Alberta Properties Trust Inc. (UAPT) for their review and reference.

Please forward comments regarding the below summary by August 27, 2021 to the following:

Office of Government and Community Relations
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University of Alberta
Edmonton, Alberta
T6G 2G7
phone: (780) 492-4345
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University of Alberta
South Campus – Sector 14
Long Range Development Plan Amendment
Open House

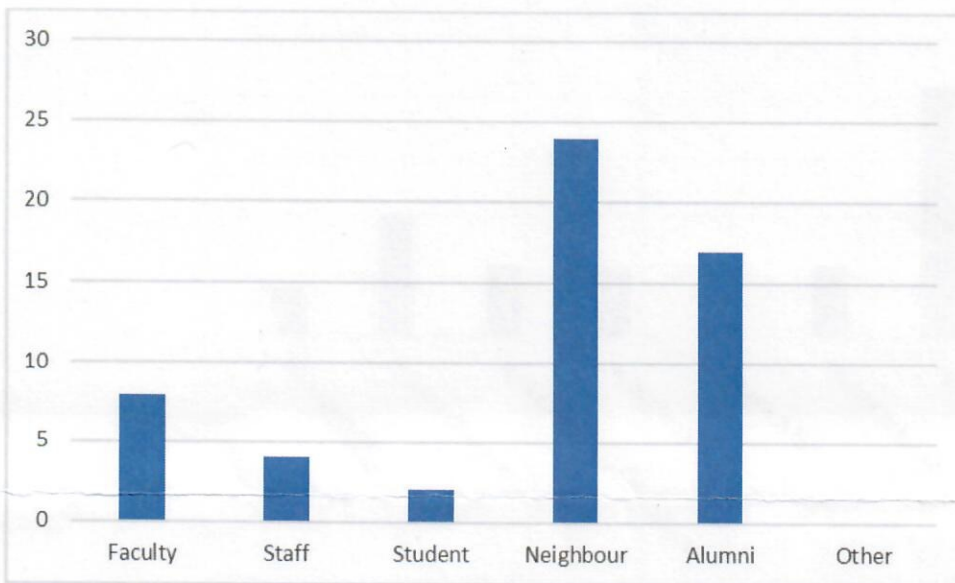
Tuesday, June 29, 2021
5:00 – 8:00 p.m.
Foote Field, Multipurpose Room
11601-68 Avenue

Summary of Comments

Approximately 70 attended the open house

45 comment forms submitted

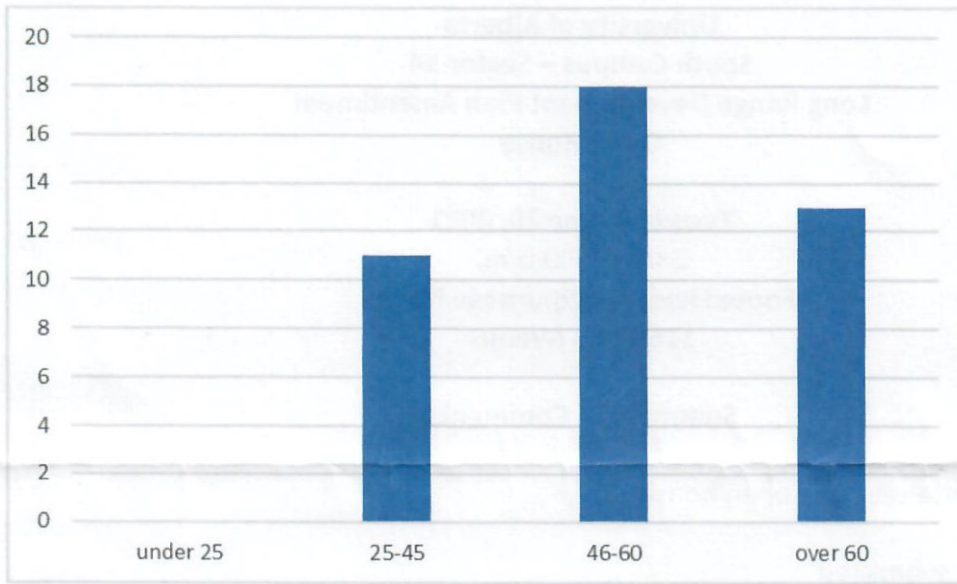
1. Please identify (circle) which of the descriptions below best portrays you:



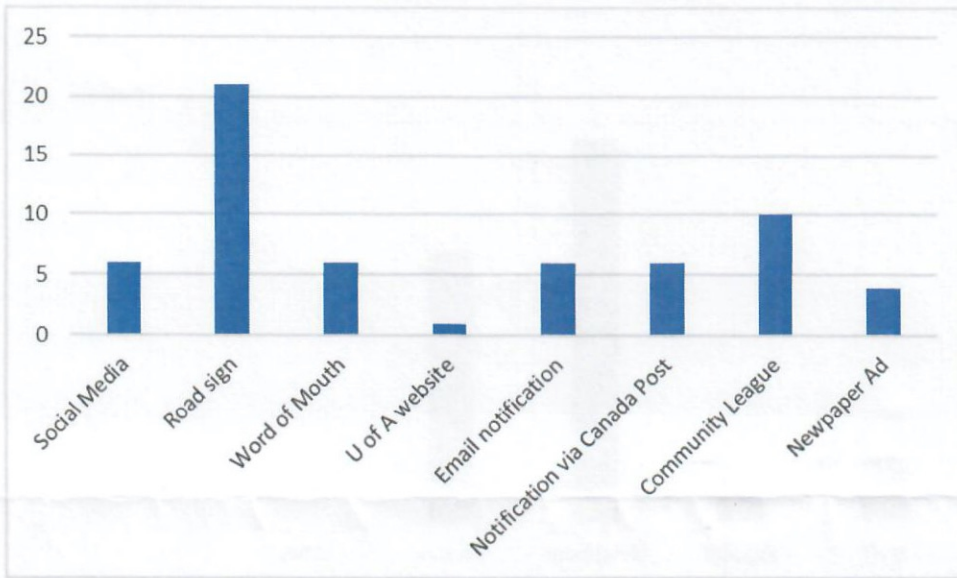
2. If you chose "Other" above, please tell us about yourself.

Resident of Grandview Heights, BPE '64 - currently love to walk on the farm

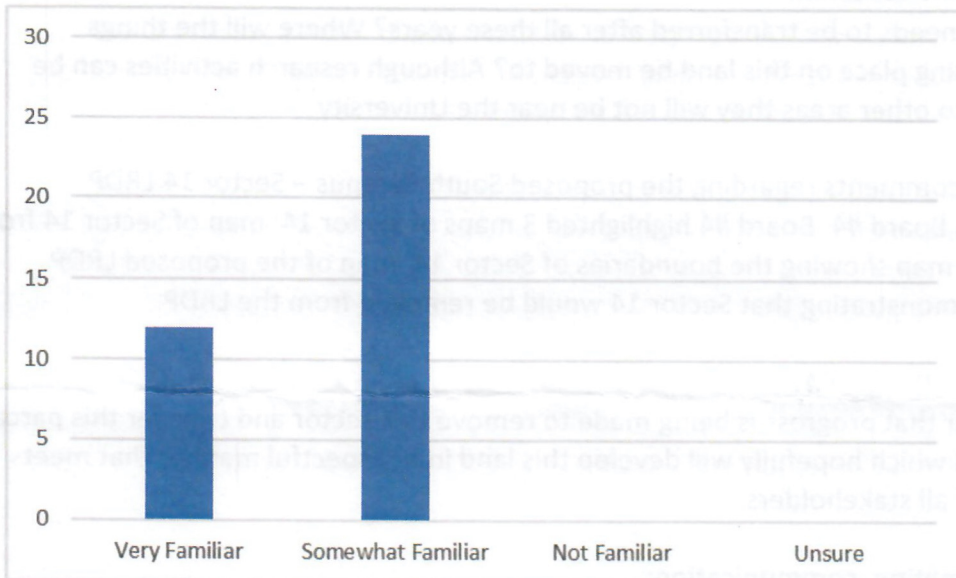
3. Please check the age category that describes you.



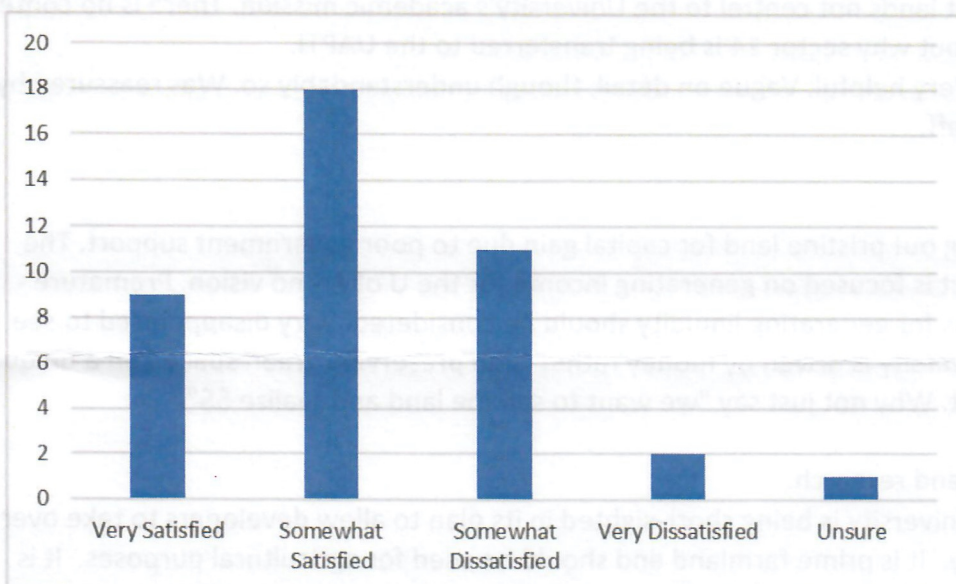
4. How did you hear about this open house?



5. Are you familiar with the purpose of the South Campus - Sector 14 Long Range Development Plan Amendment?



6. Did the material that was presented explain the purpose of the South Campus - Sector 14 Long Range Development Plan Amendment?



7. Please provide comments regarding Board #2. Board #2 contained information regarding the purpose for the June 29, 2021 open house and an explanation of what a long range development plan (LRDP) is.

Open house logistics, communication:

- Map is inaccurate and therefore misleading. Unsure which one is board #2. Not really a question - the board states what is being proposed. Obvious and process. LRDP's are seemingly meaningless as amendments and amendment to amendment are always available.
- Explains that the amendment is to transfer the West 240 to the UAPTI. Clear, good explanation. Clear and concise.
- Usual vague description with no real details.

Do not approve of transferring Sector 14 to UAPTI:

- Sector 14 needs to remain a U of A asset, or be turned over to the City of Edmonton to be held in its inventory of parkland. Protect the majority of the 240 acre of land for agricultural use. The purpose of Section 14 was always educational. Sad to witness the slow demise of this unique resource over the past decade. The process to repurpose Sector 14 seems very rushed and unimaginative. The community leagues should be appointments to the UAPTI Board

Financial:

- It is clear the process that needs to be followed to move forward and the importance of balancing the needs of the neighbourhoods with the need for the university to create

revenue. The TRUST will only answer and account to U of A. Money/profit first.

Interesting to know how much the land is worth.

Faculty of ALES and research:

- Why does it need to be transferred after all these years? Where will the things currently taking place on this land be moved to? Although research activities can be transferred to other areas they will not be near the University.

8. Please provide comments regarding the proposed South Campus – Sector 14 LRDP Amendment on Board #4. Board #4 highlighted 3 maps of Sector 14: map of Sector 14 from the 2002 LRDP, map showing the boundaries of Sector 14, map of the proposed LRDP amendment demonstrating that Sector 14 would be removed from the LRDP.

Positive move for the U of A:

- Great to hear that progress is being made to remove this sector and transfer this parcel to the UAPTI which hopefully will develop this land in a respectful manner that meets the needs of all stakeholders.

Presented information, communication:

- Map is inaccurate and therefore misleading. The community leagues should be appointed to the UAPTI Board. The Board does not explain why lands being used for a purpose central to the University's academic mission is intended to be transferred to an entity to develop lands not central to the University's academic mission. There is no context provided about why sector 14 is being transferred to the UAPTI.
- Very clear. Very helpful. Vague on detail, though understandably so. Was reassured by attending staff.

Financial:

- You're selling out pristine land for capital gain due to poor government support. The entire project is focused on generating income for the U of A - no vision. Premature - other options for generating liquidity should be considered. Very disappointed to see that the university is driven by money rather than preserving green space and a unique environment. Why not just say "we want to sell the land and realize \$\$".

Faculty of ALES and research:

- I think the University is being short-sighted in its plan to allow developers to take over this property. It is prime farmland and should be used for agricultural purposes. It is close to the University and therefore easy to access for students and professors working on the farm. I'm sure the Faculty of Agriculture has objected to your plans. Please reconsider this move. We need to preserve the best farmland in the area. Isn't the University supposed to be environmentally friendly? Don't really understand why all the research buildings are not part of the research land, e.g. poultry research is academic land. If these agricultural things aren't part of research, what is the classification for the Sector 14 land?

9. Please provide any further general comments you may have:

Loss to community:

- The loss of this parcel is going to be very hard on the surrounding communities who have grown to love and embrace the farm.
- I find value in having this beautiful peaceful farm as part of our U of A history and in our community. I come to walk and ski here as an alumni.

Financial, UAPTI, Michener Park development:

- Ideally Sector 14 would remain part of the LRDP as the university may ultimately regret the lack of land for expansion in the future.
- The amount of money the University expects to gain from selling this land was not disclosed. This is a one of a kind area within the city. It is disappointing the university's only plan is to replace it with yet more real estate development.
- The UAPTI was incorporated "to develop or re-develop lands deemed by U of A as not central to its academic mission of teaching and research." The transfer of Michener Park from the University to the UAPTI was consistent with creation of the UAPTI. At the time of that transfer, Michener Park was being used for housing,

which is a purpose not central to the University's academic mission. Since continuing to use Michener Park for housing or to redevelop for another purpose would require substantial capital investment, the transfer was consistent with the purpose of the UAPTI and sensible as the alternative would have been to leave the property derelict.

- It is not explicitly clear how this is 'for the public good'. This should be the overriding principle in this development, rather than 'university bottom line \$\$'.
- Setting aside the inconsistency of the amendment with the purpose of the UAPTI, the decision to amend the LRDP is premature. The intention of the amendment is to permit Sector 14 to be developed for the same purpose as Michener Park. However, as Sector 14 is a greenfield site and Michener Park requires demolition, including environmental remediation, there is a substantial risk that the development of Sector 14 will proceed in advance of the redevelopment of Michener Park.

Sustainability

- All of south campus needs to focus on how can community groups be supported to explore, practice and teach various approaches to tackling food insecurity and the related poverty that goes along with it. I realize the U of A is facing major cutbacks, but during this time it must realize it needs to play a leadership role in the preservation of areas of the city that are easily accessible for activities that improve the common goal of building community.
- My whole life I have lived beside the University. I have seen many University schemes come and go-- including the takeover of Windsor Park (thwarted by professors and doctors who worked for the U) and the expropriation of North Garneau (which still has not been developed). Instead of developing Section 14 into residential homes, I think you would do better to develop some of your other property which is less arable.

Other:

- Very much in favour of this - having a world class, property funded University is a tremendously positive thing for Edmonton and Alberta
- Looking forward to vision and planned development documents.