

HALIFAX REGIONAL
MUNICIPALITY

Sept 23, 2024

MUNICIPAL CLERK

From: [Ian Wagschal](#)
To: [Ross Siegel, Simon](#)
Cc: [William Lahey](#); [Johnston, Paul](#)
Subject: [External Email] RE: HRM Contact Information
Date: Wednesday, September 18, 2024 5:02:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[SEC Overview May 9 2024.pdf](#)

Simon,

Further to Paul's email, the University of King's College would like to request the opportunity to provide a 10 minute presentation of our new Southeast Corner (SEC) Project at the upcoming Community Planning Economic Development Standing Committee meeting.

The Southeast Corner Project will replace the outdated gym with a new facility that will benefit the Halifax community by doubling affordable student housing, addressing the need for accessible accommodations, and promoting inclusivity for students from diverse backgrounds. The project includes a LEED-certified building with geothermal energy. It will also house the School of Journalism, Writing & Publishing, including Canada's first center for excellence in podcasting, fostering innovation and community engagement. Additionally, the new gymnasium and wellness center will support student health and provide resources for athletics and wellness programs in Halifax.

The project will strengthen partnerships with Mi'kmaw and African Nova Scotian communities by supporting the university's ongoing work on Truth and Reconciliation and enhancing its collaboration with Nova Scotia's Black Cultural Centre. The new facilities will provide dedicated spaces and resources for Indigenous and African Nova Scotian students, as well as broader community programs. This commitment fosters cultural engagement and creates opportunities for these communities to thrive within both the university and the city of Halifax.

We believe this project will reinforce King's role as a sustainable and inclusive hub for learning, culture, and community engagement in Halifax. Please find the attached project overview for more details, and I am happy to answer any questions.

Thank you for your consideration.

Sincerely,

Ian Wagschal

Ian Wagschal (he/him)
Director | Facilities Management

University of King's College
6350 Coburg Road
Halifax, Nova Scotia B3H 2A1

Municipal Clerks Office

Date Distributed: December 5, 2024
Committee members, Claire Gillivan,
Maggie MacDonald

Meeting: CPED

Meeting Date: December 12, 2024
Item Number: 10.3.1

C: 902.220.9760

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King's and Halifax (Kjipuktuk) sit on unceded Mi'kmaq land in Mi'kma'ki.

African Nova Scotians are a distinct people whose histories, legacies and contributions have enriched Mi'kma'ki and Nova Scotia for over 400 years.

From: Johnston, Paul <johnstp@halifax.ca>
Sent: September 12, 2024 2:34 PM
To: Ian Wagschal <ian.wagschal@ukings.ca>
Cc: William Lahey <william.lahey@ukings.ca>; Ross Siegel, Simon <rosssis@halifax.ca>
Subject: RE: HRM Contact Information

Hi again Ian,

In follow up to my below e-mail, here are the general presentation requirements from the Clerk's Office. You can send your outline / request to Simon.

To submit a request for presentation, please provide an outline for the proposed presentation, whether there is a desired outcome or if the presentation is simply intended to convey information. All requests for presentation will be considered during the agenda review process.

Possible outcomes of your request include:

- placement on an agenda
- referral to a different meeting group (standing committee, community council, or other board/committee)
- referral to staff
- determination that only written submissions will be received on the topic
- if subject matter is outside the jurisdiction of the Halifax Regional Municipality, refusal of the request

The next Community Planning Economic Development Standing Committee meeting is scheduled for October 10, 2024. Following a decision by the Agenda Review Committee I will reply by email to let you know the outcome of your request to present.

Please note that if your request to present is approved, your request and any accompanying



Southeast Corner Project

The Southeast Corner Project (**SEC**) of the University of King's College aims to:

- Double affordable housing on King's campus for King's students and students from other Halifax universities and colleges, including international students;
- Add an architecturally stunning building that will be constructed to LEED certification standards, fully accessible in compliance with Nova Scotia's Accessibility Act, and that is connected to an Energy Transformation Plan with a geothermal project that will move the whole of King's substantially toward net zero, to one of the most beautiful and historically significant university campuses in Canada;
- Give a state-of-the-art home to the university's School of Journalism, Writing & Publishing, which will include Canada's first centre for excellence in podcasting;
- Build on the intensive work King's is doing on Truth and Reconciliation and Indigenization with Mi'kmaw partners and further enhance King's new partnership with Nova Scotia's Black Cultural Centre;
- Replace the university's outdated gym with a modern gymnasium and wellness centre that will be a fitting home for an athletics program that has become one of the strongest in Atlantic Canada and for the community groups that have long relied on King's for recreational facilities and opportunities;
- Support the university's plans to responsibly grow enrolment, including international enrolment, and to provide all students with the support they need;
- Contribute to the university's financial well-being for decades to come; and,
- Comprehensively advance the university's strategic vision to be a diverse, accessible, sustainable, inclusive university with unique academic offerings in the liberal arts, journalism and creative writing that welcomes all, and at which all can thrive.

Parameters

- The new 140,000 sq.ft. multi-use building will be constructed on the site of the existing Gymnasium at the southeast corner of the campus.
- The building budget is estimated to be \$70-85M, with the housing portion estimated at slightly more than half at ~ \$43M. The complementary Energy Transformation Plan is budgeted to be an additional \$8-12M.
- The project was jump-started by a donation of \$1M for design work and has an expected schedule of one year of front-end planning, now underway, followed by one year of design, and two years for construction.

Objectives

Student Housing

By providing up to 287 new, affordable and accessible student housing spaces in Halifax's university district, the SEC project will:

- Ensure that King's can responsibly grow as a primarily undergraduate university that cherishes the on-campus residential experience;
- Provide a superior housing option to students from other Halifax universities and colleges;
- Expand the range of housing available on King's campus, including for students with families, while improving the quality of existing on-campus housing through the project's geothermal component.

Modern School of Journalism, Writing & Publishing

The new state-of-the-art facility will focus on multimedia and data journalism, that are central to the reputation of King's for investigative journalism—a reputation recently recognized by Peter Mansbridge. It will also

support the focus on journalism that is core both to the expanding work on Reconciliation that King's is doing with Mi'kmaw partners, as well as to the new partnership that King's and the Black Cultural Centre for Nova Scotia have recently formed. The new facility will also:

- House Canada's first centre for excellence in podcasting;
- Strengthen and support the work-integrated learning that is already a hallmark of learning at King's in journalism and in writing and publishing;
- Provide space to graduate programs in creative writing, that are among the best in Canada;
- Be a unique learning and creative space for the wider community and community groups and programs, including through a focus on providing support to community journalists and the media and literary ecosystems throughout Halifax, Atlantic Canada and beyond; and,
- Give all academic programs at King's access to technologically advanced teaching and learning spaces.

Gymnasium and Health and Wellness Centre

A new student fitness, health, and wellness center will provide recreational and wellness opportunities to all students, faculty and staff and a new home to King's highly successful varsity sports program and to the many community groups who rely on King's for recreational facilities, support and opportunities. The new facility will:

- Benefit all of the member institutions of the Atlantic Collegiate Athletic Association, and their respective student athletes, and the sports and recreational community in and beyond Halifax; and,
- Provide dedicated space, including for customized programming, to the community supports team which King's has built in recent years, which includes an Accessibility Officer, Equity Officer, Sexual Health and Safety Officer, Student Support Advisor, and an Indigenous Student Support and Outreach Coordinator, and which will soon include an African Nova Scotian and Black Student Support and Outreach Coordinator.

Campus Energy Transformation

The SEC project is intended to make King's a leader in addressing climate change. It will do this by:

- Achieving at least LEED certification.
- Using sustainable construction materials and methods to create an energy-efficient and durable building envelope;
- Incorporating a geothermal project that will heat and cool not only the new building but also the entirety of the King's campus. *See *Appendix*

Financial Sustainability

- King's needs to grow its student body. It cannot do this without increased housing that is affordable and accessible and that contributes to the vibrancy of the campus community of the university.
- The programs of the School of Journalism, Writing & Publishing are innovative, distinct, and unique in Atlantic Canada. They are of strong interest to Indigenous, Black and international students. A modern home will contribute to the student experience the school provides.
- A modern gymnasium and health and wellness centre will improve student experience and mental and physical health while allowing King's to continue to blend high quality academics and athletics to create an exceptional learning experience that produces extraordinary citizens and leaders.
- This project will enable the efforts of King's to offer support for students with services grounded in the principles of equity, diversity, accessibility, inclusion and Reconciliation.
- This project will bolster and enrich the contributions that King's makes to Mi'kma'ki and to all who live in Mi'kma'ki, thereby building support for King's and its continuing success.

Summary

King's has been a place of innovation and distinction since its founding in 1789. Its history and future are inexorably intertwined with the history and future of the province that gives it a home. The Southeast Corner Project at the University of King's College is poised to shape the institution's future by embodying its commitment to educational excellence and community integration within a 21st-century context. It will foster a vibrant center for journalism, writing and publishing, and serve as a dynamic hub for students, faculty, and the Halifax community to engage in athletics, learning, and cultural activities.

APPENDIX

Energy Efficiency

In combination, the “Campus Energy Transformation” and “Green Choice Power Agreement with Nova Scotia Power Inc.” form King’s net-zero GHG plan.

Green Choice Power Agreement with NSPI – Procurement Underway

King’s is currently engaged in the "Green Choice Program," a prospective initiative with Nova Scotia Power to establish a green power purchase agreement. This collaborative agreement involves most universities within the province. The exceptions to this arrangement include St. FX, which operates under a separate utility company, and AST, whose size does not meet the eligibility criteria for participation in the procurement process.

The feasibility of this investment will undergo evaluation by an energy investment consultant, whose services are financed by a grant from the McConnell Foundation. While all the universities are entering into this procurement as a single association, each institution will retain the discretion to either accept or decline the final offering.

The procurement process is anticipated to reach completion by June 2024. Should the resultant terms meet the university’s approval, it is expected that a final agreement will be formalized between King’s and NSPI in the winter of 2025.

Campus Energy Transformation

King’s intends to reach net-zero GHGs for Scope 1 and Scope 2 emissions before 2030. King’s strategy is to completely convert all energy sources to zero-carbon electricity. A secondary intention of this strategy is to prepare King’s for the increased cooling needs associated with climate change.

The execution strategy for the Campus Energy Master Plan is structured around three distinct projects. The initial project aims to transition all steam heating systems to low temperature hot water systems. King’s has been granted approximately \$200,000 from the 2023 Low Carbon Economy Fund. These funds are allocated for the commencement of converting campus radiators to low-temperature hot water systems.

The university is actively pursuing additional funding from both federal and provincial sources to finalize phase one, in addition to securing support for the subsequent two projects. The second project is focused on enhancing the energy efficiency across all campus buildings. Meanwhile, the third project involves the installation of a geothermal heat pump system.