



# The Corporation of the Town of Milton

Report To:	Council
From:	Andrew Siltala, Director, Strategic Initiatives and Economic Development
Date:	January 22, 2018
Report No:	ES-001-19
Subject:	Milton Education Village (MEV) Status Update
<b>Recommendation:</b>	<b>That ES-001-19 be received for information</b>

## REPORT

### Background

The Milton Education Village (MEV) is Milton's vision for a comprehensively-planned complete urban neighbourhood, a key element of Destiny Milton 3 and an essential component to the future growth of Milton's knowledge-based economy. Planned to be a 400-acre integrated, mixed use neighbourhood, the MEV is bounded by the Niagara Escarpment Plan Area to the north, Tremaine Road to the east, Britannia Road to the south and the Greenbelt Plan Area to the west.

On March 28, 2008, the Town of Milton (Milton) and Wilfrid Laurier University (Laurier) signed a Memorandum of Understanding (MOU), confirming their engagement and efforts to establish a Laurier campus as one of the catalysts of the MEV. The original document is attached in Appendix "A", with the extension, dated March 28th, 2018, attached in Appendix "B".

Guided by this MOU and a shared commitment to bringing post-secondary education to this community, the relationship between Milton and Laurier remains strong. The partnership has allowed the two parties to move forward together, taking incremental steps towards the ultimate goal of a Laurier campus within the Milton Education Village, a dynamic place of innovation, education and prosperity.

Within the MOU is recognition that the Town of Milton will transfer 150 acres of land to Laurier upon approval from the Province to develop a Milton campus. To further strengthen the proposal and demonstrate the preparedness to proceed, Milton Council has passed a formal resolution in support of Laurier's intentions and have entered into an Agreement of Purchase and Sale that will conditionally transfer the land to Laurier.



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With strong support from Milton Economic Development, Laurier has become a key strategic partner of the highly successful Milton Education Village (MEV) Innovation Centre for a number of years, with both classroom and administrative office space in the building. This physical presence in Milton has allowed Laurier to offer some local programming, collaborate with local businesses and engage with the community in meaningful and innovative ways.

## Discussion

The theme of incrementalism and preparedness is the key to success when advancing complex partnerships of this nature. With this in mind, in 2012, the Town initiated the preparation of a Secondary Plan and Implementation Strategy for the Milton Education Village (MEV), retaining the services of a team of consultants led by Macaulay Shiomi Howson Ltd. The team was able to complete background studies, options assessment work, and a public open house to discuss draft land use options for the Secondary Plan Area.

In October 2016, the Ministry of Advanced Education and Skills Development announced plans to create a new university-led post-secondary site in Milton focused on science, technology, engineering, arts and mathematics (STEAM). Expressions of interest from Ontario universities were called, encouraging Universities to work in partnership with the local community, businesses and other institutions to develop innovative proposals for this new site.

Laurier University, in partnership with Conestoga College, submitted an expression of interest to the Ministry in March 2017. The Town committed to work closely with Laurier and Conestoga to fully develop their proposal.

In June 2017, Council directed Staff to advance work on the Secondary Plan for the MEV lands to ensure that Milton has a comprehensive and coherent land use planning framework in place to provide context for the future university campus. With community consultation, Staff has been working with Laurier and the landowners in the MEV on a plan that will deliver something very special for Milton.

In April 2018, the Province announced its approval and financial support of a Laurier/Conestoga application. This provincial commitment allowed Laurier/Conestoga to plan on establishing an innovative academic centre of excellence within the (MEV). This was very welcome news and integral to the development of the Secondary Plan as it helped to define timelines.

In October 2018, the Province made a decision to withdraw the funding for this project, stating, “the Ministry is no longer in the position to fund the following projects given the province's new fiscal restraints”. The Province withdrew capital funding for the campus



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expansion but left the door open for a business case to be submitted for future planning. Local MPP Parm Gill called it a pause stating that he, “will continue to work with them in order to create a well-planned, sustainable proposal that is in the best interest of Milton”.

Laurier is committed to moving forward with their intent to build a campus in Milton stating, “As we have seen with Laurier’s successful campuses in Waterloo and Brantford, post-secondary institutions fuel economic and social prosperity in the communities in which they are located. The site of Laurier’s proposed Milton campus is strategically located mid-way along the Toronto-Waterloo Innovation Corridor, a perfect location for contributing to the tremendous economic potential associated with this partnership and which would benefit the entire province. The university looks forward to continuing its work with the Town of Milton and area partners to explore all options for keeping the dream of post-secondary education alive in this vibrant community.” To date, Laurier has shown its continued support and commitment by work alongside with both Milton and the landowners on the MEV Secondary Plan.

Laurier has also shown its commitment to moving forward with an extensive plan to expand its footprint at the MEV Innovation Centre and offer a broad range of academic programming.

Destiny Milton 3 identified the MEV as a priority area of focus. It remains a priority area of focus for Milton, Laurier and the landowners within the Secondary Plan. The MEV is a key element to the continued growth of a complete community, and specifically, the growth of knowledge-based businesses that will want to capitalize on Milton’s location in the middle of the Toronto-Waterloo Innovation Corridor.

The next steps in advancing Laurier’s progress toward a campus at the MEV will include continued integration into the community by offering academic programming at the MEV Innovation Centre and further collaboration with Milton staff to prepare a new business case for the Milton campus at the appropriate time. To supplement this report, staff from Wilfrid Laurier University will deliver a presentation to Council with a formal status update on the project.

## Financial Impact

There are no financial impacts relating to this report.

Respectfully submitted,

Andrew Siltala  
Director, Strategic Initiatives and Economic Development



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For questions, please  
contact:

Name: Andrew Siltala X 2103

Attachments
Appendix A - Memorandum of Understanding, March 2008
Appendix B - Memorandum of Understanding extension no. 4, March 2018

CAO Approval

William Mann, MCIP, RPP, OALA, CSLA, MCIF, RPF

Chief Administrative Officer





## THIS CONFIDENTIAL MEMORANDUM OF UNDERSTANDING

made as of March 28, 2008

**BETWEEN:**

The Corporation of the Town of Milton (herein known as the "Town")

**AND**

Wilfrid Laurier University (herein known as the "University")

**Whereas** the University and the Town are engaged in efforts, of mutual interest, to establish a campus for the University, within the Town of Milton (the "Campus");

**Now Therefore**, the University and the Town have agreed to enter into this Memorandum of Understanding to confirm their joint vision of such a Campus in the Town of Milton, and set out their respective intentions in this regard, as follows:

1. In recognition that the University and the Town will be working together as set out in this Memorandum of Understanding, the Town is prepared to do the following:
  - a) Work to assemble approximately 150 acres of land in the Town of Milton and convey such land to the University for the Campus at no cost;
  - b) Initiate the development approval process through the Region of Halton and at the Town of Milton, under their respective Official Plans, to designate the lands or part thereof for the University's purposes in consultation with the University, recognizing that a portion of those lands are within the Greenbelt Plan;
  - c) Work with the University and the adjacent land owner to develop a comprehensive neighbourhood plan for what will be referred to as the Education Village Neighbourhood which includes the lands of the adjacent landowner and will define the site boundaries related to the proposed Campus; and
  - d) Obtain the necessary Official Plan designations for the Campus, subject to normal approval process, the University's approval and without cost to the University.
2. In recognition that the Town and the University will be working together as set out in this Memorandum of Understanding, the University is prepared to do the following:
  - a) **Make a submission to the Ministry of Training, Colleges and Universities for funding for the construction of the Campus** and its capital and operating requirements, which submission will be supported by the Town;
  - b) Work towards developing and implementing a Master Plan for the Campus to meet the University's needs, which will be supported by the Town; and
  - c) Initiate discussions with the adjacent landowner regarding the University's requirements for the Education Village Neighbourhood generally, as well as for the Campus and its Master Plan, all with the cooperation of the Town.
3. The parties intend to allow a period of three years from the date of this Memorandum of Understanding to realize the vision of the Campus and the Education Village Neighbourhood in the Town of Milton. This three year period may be extended upon the agreement of the parties.
4. Both parties agree that the arrangements contemplated by this Memorandum of Understanding do not constitute an enforceable agreement at law, but rather a general statement, at this time, as to the basis upon which the parties intend to proceed. The parties also agree that further agreements and documentation would need to be prepared and signed by the parties, if they wish to formalize these matters and legally bind the parties.

**THIS CONFIDENTIAL MEMORANDUM OF UNDERSTANDING****made as of March 28, 2008**

5. This Memorandum of Understanding is conditional upon approval by the Council of the Town and the Board of Governors of the University.
6. The Memorandum of Understanding is intended to be confidential between the Town and the University and is not to be disclosed until the Town and the University have agreed to such disclosure.

**THE CORPORATION OF THE TOWN OF MILTON**

Per: Mario Belvedere  
Chief Administrative Officer

**WILFRID LAURIER UNIVERSITY**

Per: Max Blouw Ph.D.  
President and Vice-Chancellor



**MEMORANDUM OF UNDERSTANDING  
EXTENSION No. 4 dated this 28th day of  
March, 2018.**

**BETWEEN:** The Corporation of the Town of Milton (herein known as the "Town")

**AND:** Wilfrid Laurier University (herein known as the "University")

*Whereas* the University and the Town entered into a Memorandum of Understanding dated March 28, 2008 to confirm a joint vision of a university campus and the education village neighbourhood in the Town of Milton, and to set out respective intentions;

*And Whereas* the Memorandum of Understanding dated March 28, 2008 was extended for a three year period, effective March 28, 2011 by agreement of all parties;

*And Whereas* the Memorandum of Understanding dated March 28, 2008 was further extended for a subsequent three year period, effective March 28, 2014 by agreement of all parties;

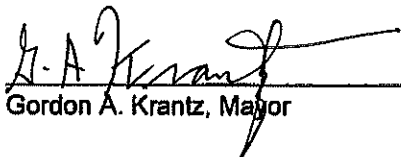
*And Whereas* the Memorandum of Understanding extension dated March 28, 2014 provided for an extension period of three years, subject to the agreement of all parties;

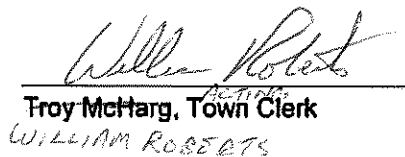
*And Whereas* the Memorandum of Understanding extension dated March 28, 2017 provided for a further extension period of one year, subject to the agreement of all parties;

*Now Therefore* the University and the Town agree to this fourth extension of the Memorandum of Understanding dated the 28th day of March, 2008 as follows:

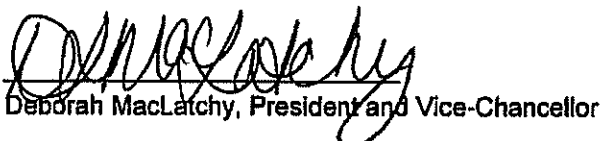
1. The parties intend to allow a period of three years from March 28, 2018, to realize the vision of the campus and the education village neighbourhood in the Town of Milton. This three year period may be extended upon the agreement of the parties.
2. This Memorandum of Understanding Extension No. 4 is conditional upon approval by the Town Council and the University Board of Governors.

**FOR: THE CORPORATION OF THE TOWN OF MILTON**

  
Gordon A. Krantz, Mayor

  
Troy McHarg, Town Clerk  
WILLIAM ROBERTS

**FOR: WILFRID LAURIER UNIVERSITY**

  
Deborah MacLachy, President and Vice-Chancellor