



The Corporation of the Town of Milton

Report To:	Council
From:	Andrew M. Siltala, Acting Chief Administrative Officer
Date:	October 28, 2019
Report No:	ES-016-19
Subject:	Milton Education Village (MEV) Status Update - Wilfrid Laurier University
Recommendation:	That ES-016-19 be received for information.

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. Through the ongoing secondary planning program, the Town is developing a policy framework which promotes the full integration of knowledge-based employment in a mixed use, mid-to-high density format on this site.

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. To further 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 a parcel of Town-owned land in the MEV to Laurier.



The Corporation of the Town of Milton

In March 2017, Laurier and Conestoga College formalized their partnership and intentions for the Milton campus, submitting a joint expression of interest to the Ontario Ministry of Advanced Education and Skills Development to work closely together on an integrated University-College development in the MEV.

In April 2018, the Province announced its approval and financial support of a Laurier/Conestoga campus application for Milton, founded on the basis of developing a post-secondary site focused on delivering programming in science, technology, engineering, arts and mathematics (STEAM). This funding commitment played an integral role in the development of the MEV Secondary Plan as it helped to define timelines.

While the Province of Ontario made a decision to withdraw funding for this project in October 2018, Milton MPP Parm Gill reaffirmed the government's commitment to "continue to work with Laurier in order to create a well-planned, sustainable proposal that is in the best interest to Milton". Over the past twelve months, Laurier has worked diligently to reset and revise their plan for Milton in order to deliver a phased approach to developing a campus that can be funded within existing financial resources.

Discussion

In October 2019, Laurier gained approval from their Board and Executive Leadership Team to move forward with a refreshed plan for the Milton campus, and a defined timeline to deliver their initial presence in the Milton Education Village. The plan, a three-phased approach, remains consistent with Laurier's original vision for the MEV: a variety of STEAM-focused degree programs including software and environmental engineering, and a campus that will both flow with the adjacent greenbelt lands and seamlessly integrate with the neighbouring urban environment.

As Laurier moves forward with a revised action plan for Milton, there is a mutual commitment to remain partners with Conestoga College. By offering complementary educational programming and through a shared vision to deliver a unique and innovative post-secondary campus in Milton, Laurier and Conestoga continue to work collaboratively toward a permanent, joint presence in the MEV. The partnership between Laurier and Conestoga in Milton will create new learning experiences to better prepare students with the skills necessary to be successful in the modern workplace by combining advanced theoretical programming through the university and professional training offered through the college. Moreover, as part of Laurier's activation plan (out lined below), there will be an emphasis placed on fostering partnerships with local employers to ensure programming offered at the Milton campus aligns with the needs of industry.



The Corporation of the Town of Milton

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. To date, this physical presence has allowed Laurier to offer some local programming, collaborate with local businesses and engage with the community in meaningful and innovative ways. In order to begin to deliver initial degree programming in Milton, Laurier will have the ability to leverage their existing classroom space in the MEV Innovation Centre (555 Industrial Drive) to formally launch a Master of Education program beginning in January 2020.

Building on this initial program offering, Laurier's plan for Milton will continue to be founded on key local partnerships within the community. Phase 1 of the plan, which is envisioned to take place between January 2020 and December 2022 includes several projects that will be initiated immediately and a formal beginning to the construction of a facility, *Laurier One*, in the MEV. At a glance, Phase 1 includes a number of goals such as:

- Launching a campaign to recruit a Community Champions Board;
- Identifying local partners and user segments for non-credit programming to be offered through the MEV Innovation Centre classroom space;
- Launching family and children's programming including workshops and competitions;
- Releasing an RFP for the design and construction of the *Laurier One* building;
- Developing a Milton-specific experiential learning (co-op) placement program.

Phase 2 of the plan would run from January 2023 to December 2025 and include the transition of programming from the MEV Innovation Centre to *Laurier One*, along with the occupancy of industry partners in the building, including Conestoga College, that would provide opportunities for research and industry collaboration, complementary to the STEAM academic programming that will be offered in Milton. During this phase, there is also a potential to begin the design and construction process for *Laurier Two* - a second campus building in the MEV. Finally, Phase 3 of the plan is ongoing and includes Provincial approval and funding for a full Milton campus in the MEV, as well as student corridor and infrastructure commitments for up to 3,000 students.

Town of Milton staff and Laurier continue to work closely together in order to achieve the goals set out in Phase 1 of the plan. Work includes finalizing the MEV Secondary Plan to ensure *Laurier One* can proceed, and finalizing the APS in order to begin the transfer of land. To supplement this report, staff from Laurier will deliver a formal presentation to Council outlining details of their plan to move forward with a campus in Milton.



The Corporation of the Town of Milton

Financial Impact

None arising from this report.

Respectfully submitted,

Andrew M. Siltala
Acting Chief Administrative Officer

For questions, please contact: Mike Launslager, Acting Manager, Phone: Ext. 2160
Economic Development

Attachments

1. Appendix A - Memorandum of Understanding, 2008
2. Appendix B - Memorandum of Understanding extension 4, 2018

CAO Approval
Andrew M. Siltala
Acting 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

A handwritten signature in cursive script, appearing to read 'Mario Belvedere', written over a horizontal line.

Per: Mario Belvedere
Chief Administrative Officer

WILFRID LAURIER UNIVERSITY

A handwritten signature in cursive script, appearing to read 'Max Blouw', written over a horizontal line.

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

FOR: WILFRID LAURIER UNIVERSITY

Deborah MacLatchy, President and Vice-Chancellor