



Schedule 2

Information Disclosure for Leased Space SAMU Building

The following is a non-exhaustive list of additional information for applicants' consideration:

Permits & New Leases

The current zoning for the SAMU building is Urban Institutional (UI) zone and can accommodate the intended uses in the building. All leases that are allowed, are listed as discretionary uses under the UI zoning in Edmonton and may proceed with the mandatory City permitting process. Condition of Leased Spaces in the building is to be leased on an "as is" basis. Each Tenant will be required to determine the suitability of the space for their intended use. Any upgrades to tenant's spaces will need the appropriate planning and development permits required for such an undertaking. Each Tenant will be responsible for obtaining all the proper and required City, Provincial and Federal permits and approvals for condition of operating, including all the related costs.

LRT West Expansion

The LRT Green Line is planned to service the west end of Edmonton and more specifically, along 104 Ave intersecting 109th St. Although this expansion is not currently funded by the various levels of government, efforts are underway to plan and design the LRT expansion - construction of the LRT could possibly start as early as 2019 and take 5 years to complete the entirety of the project. Construction of the LRT may create disruption to traffic, parking and pedestrian access at times during construction phase. The LRT will be a great benefit to the City and to the SAMU building. In projects like these the City usually puts together a transition plan that will be in place for access changes when the time comes.

Parking

Parking is owned and operated by MacEwan University and the SAMU Building has no parking stalls assigned. Parking stalls will not be included in the lease agreements. Information for parking at MacEwan University can be found at this web address:

<https://www.macewan.ca/wcm/CampusServices/TransportationServices/Parking/CityCentreCampus/index.htm>

LEED Silver Certifications

The SAMU building is being built with LEED Silver Certifications and with that comes specific obligations, that must be followed to maintain this certification. All tenants will also have to follow and comply with the LEED Silver Criteria.

SAMU & MacEwan University Operational Obligations - Building Repair and Maintenance

The SAMU Building is one of several buildings on the MacEwan University Campus. Even though the building will be brand new in 2019, repair and maintenance obligations from time to time may require the SAMU building to disrupt its normal operations. Advanced notice will be given when this occurs, and all reasonable measures will be taken to limit the disruptions to the operations. The SAMU building will also keep up with MacEwan facilities' standards to operate and maintain its facilities. These standards are set high but come with years of practical experience with great results in keeping MacEwan facilities operating at a very high and professional level. All tenants will be held to these standards at no extra cost to SAMU.

SAMU & MacEwan University ITS Agreement

The SAMU Building IT infrastructure will be connected to and maintained through a license agreement with MacEwan University. All Internet and phone requirements will have to meet the MacEwan ITS standards and costs associated with it will be passed on to the tenant. MacEwan has a very robust and advanced infrastructure that is a benefit to all users on campus.

SAMU & MacEwan University Relationship

The Students Association of MacEwan University & MacEwan University are two separate organizations that function under the authority of the Post-Secondary Learning Act. The SAMU building is built on MacEwan University land so there is a partnership between the two and important to point out how both organizations are run.

The Students' Association of MacEwan University is a non-profit organization working independently from MacEwan University to support students. SAMU is governed by elected student representatives who set the strategic vision on behalf of students.

MacEwan University operates under a shared governance structure between the Board of Governors and Academic Governance Council.

For more information regarding SAMU or MacEwan University please visit the following Websites:

SAMU <https://samu.ca/>

MacEwan University <https://www.macewan.ca/wcm/index.htm>