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A. EXECUTIVE SUMMARY and PRIORITIES

The University of Victoria’s five-year capital plan is directly aligned to the academic priorities of the university. As demonstrated in our own Planning and Budget Framework and our Institutional Accountability Plan and Report to the Ministry of Advanced Education our top priorities are supporting students; meeting existing and anticipated program demand; and ensuring our programs are of the highest quality.

UVic is unique in BC in that 75% of our students are from outside our immediate region. As a destination university, students choose UVic for the quality and breadth of our programs and travel from across the province, Canada and the world to attend. The vast majority of our incoming 5,000 students per year are therefore new to Victoria and require residence accommodation. UVic’s first year housing guarantee attempts to provide a place in residence for new students from outside Victoria, but the reality is that many new and all returning students need to find accommodation off campus. The vacancy rate in Victoria now sits at 0.6% down from 1.5% in 2015 according to the CMHC. We are exploring a number of opportunities and potential locations for student housing however UVic’s number one capital priority, contingent on government approval of external borrowing, is to construct a self-funded $74M 600-bed residence (plus associated infrastructure) to meet the immediate housing needs of our students.

More than any other post-secondary institution in BC, UVic has responded to changing student and societal demands for programs by shifting (creating new) FTEs in programs aligned with the Top 100 jobs through our past three Skills Gap Plans to the Ministry. Our leadership in the Skills Gap Plans has allowed us to create a standalone Civil Engineering program. While UVic has used shift FTEs to start-up the program, government support is sought to scale up the program to an efficient size including capital funding to accommodate the academic growth that has occurred and the further student demand anticipated. UVic’s second capital priority therefore is a $40.8M addition to our Engineering and Computer Science building that is required to meet demonstrated student demand in Civil Engineering, a program with some of the highest number of anticipated job openings and one of the highest starting salaries of any in demand occupation.

Much like the demand for Civil Engineering, student demand for Business, including entrepreneurship and innovation, has been very strong. UVic’s Peter B. Gustavson School of Business has expanded by creating two additional cohorts, again, largely through shift (new) FTEs through the past three Skills Gap Plans. Business graduates are in demand via the Top 100 job openings and like engineering, enjoy some of the highest starting salaries of any occupational group. Another UVic capital priority, to accommodate this growth is therefore a $25M expansion to the existing Business and Economics building.

The quality of our academic programs is impacted by the condition of the facilities in which they are provided. In order to address pedagogical needs and provide the experience our student need be ready for the job market our facilities need to be modern and safe. The next project in
our ongoing renewal program is the Fraser Building estimated at $23.9M. A critical component of this budget is seismic work within this facility.

Over the course of the next year detailed planning will be undertaken for a number of facilities to develop seismic upgrade plans in order that we will be tender-ready when funding is available. In order to address other capital needs, planning activities are also underway to address lab and teaching space requirements in programs such as Social Sciences and Science; space for Health Services; and, a joint Law program in Indigenous Legal Orders and Canadian Common Law.

B. BACKGROUND

During the period 2001 to 2010, the physical aspect of the campus underwent significant change due to a program of expansion. This expansion provided much needed teaching, research, academic, residence and administrative office space to begin address the significant space shortage on campus resulting from student enrolment growth.

Physical expansion continues to be a priority and is required to address current space pressures and strategic areas of growth. When the University's inventory to Ministry space standards is compared, there is a shortfall of 30,911 net assignable square metres (NASM) – almost 16% below standard (see appendix 1). Planning work has been undertaken to confirm the areas of priority for addressing the most significant space gaps noted in appendix 1 which include academic office space, maintenance space, student and central service space\(^1\) and laboratories (teaching and research). In addition to previously existing shortfalls, UVic has accommodated major realignments and shifts in programs that are congruent with the provincial priorities in the Skills for Jobs Blueprint. These shifts have created immediate pressures in Civil Engineering and Business as well as areas such as Social Sciences and Science.

In addition to addressing academic space priorities, another strategic priority for the university is to expand on-campus housing to address student demand. UVic is unique in BC in that 75% of our students are from outside our immediate region. As a destination university, students choose UVic for the quality and breadth of our programs and travel from across the province, Canada and the world to attend. The vast majority of our incoming 5,000 students per year are therefore new to Victoria and require residence accommodation. UVic’s first year housing guarantee attempts to provide a place in residence for new students from outside Victoria, but the reality is that many new and all returning students need to find accommodation off campus. The vacancy rate in Victoria now sits at 0.6% down from 1.5% in 2015 according to the CMHC. A plan has been developed to address expansion needs and has been included in this plan. While sufficient revenue would be generated from expansion, approval from the Ministry is needed for debt required for the project. There are significant space pressures with respect to Health Services and it may be appropriate to address these pressures in conjunction with residence expansion as the current building where this program is located is inadequate in both size and functionality. Addressing these gaps may best be addressed as part of a larger

\(^1\) Student and central services includes: food services, bookstore, AV/TV, data centre, student computer labs, health, student lounge space, student office and support space and general assembly such as galleries auditorium etc.
expansion program such as residence, given the relatively small footprint of the health services operations.

In 2007 the university shifted its focus to campus renewal. An assessment was completed of the university’s six oldest buildings as well as the university’s Athletic, Recreation and School of Exercise Science, Physical and Health Education facilities. Two projects emerged out of these assessments: the Renewal Program funded through the Knowledge Infrastructure Program (KIP), as well as the Centre for Athletics, Recreation and Special Abilities and Renovations to McKinnon – Phase I (CARSA). The KIP renewal project was completed in 2011 and the CARSA building was completed in 2015.

While the KIP renewal program addressed some deferred maintenance and infrastructure issues, overall the university’s infrastructure is aging and deferred maintenance issues need to be addressed. In 2010 an assessment by an external organization, funded by the Ministry of Advanced Education, of the university’s deferred maintenance was undertaken. This assessment work included looking at all academic buildings on campus to determine each building’s physical condition using an industry standard index called the Facilities Condition Index or FCI. The overall FCI of our buildings at that time was 32%. An FCI number below 10 indicates that the buildings are generally in good condition and an FCI rating between 10 and 30 is considered poor. The investment that would have been required to address all deferred maintenance and capital renewal over the next five years was estimated at $361M at that time. The VFA data is reviewed and updated annually taking into account further aging of the buildings, pricing changes and any projects undertaken to address deferred maintenance. The current update was completed in January 2016 and the FCI increased to 36% with the value of the work required over the next 5 years estimated at $382M (excluding residences). As well as this deferred maintenance, the University’s boiler plant system is nearing the end of its useful life and will need replacement in the next 5 years. Given the magnitude of these infrastructure issues, and the fact that these values will continue to grow over time, deferred maintenance continues to be a capital priority.

Given the above, capital planning efforts over the next five years will need to address both academic program and student residence space pressures through some expansion as well as deferred maintenance requirements through renewal and seismic projects. The capital projects and projects in planning outlined in this document reflect the above priorities and support the university’s strategic priorities.

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2 Residence deferred maintenance (estimated at $119M) is being addressed annually through a 10 year prioritized plan to undertake $82M in projects. These projects are all under $5.0M and are therefore not included in this plan.
University Accountabilities:

The University of Victoria attracts a diverse group of exceptionally talented students and educates them to achieve their highest potential. In doing so, UVic is:

- operating programs as efficiently and effectively as possible to ensure student demand is being met;
- contributing to students’ career success and to government’s vision of a strong economy and secure tomorrow;
- realigning and reallocating programs to ensure responsiveness to student demand and labour market needs;
- collaborating with other public PSE institutions to minimize program overlap and duplication and improve outcomes for students and the public;
- minimizing overheads, consolidating functions and other administrative cost savings to achieve budget targets; and
- working with government on initiatives such as the Common Online Application and changes to the Grade 12 graduation requirements.

UVic has also identified directions and opportunities for the university, making a commitment to:

1. continue to build and expand education and research programs in areas that are in high demand and of high priority, e.g. civil engineering, biomedical engineering, and computing sciences;
2. align resources with strategic priorities through the Enhanced Planning Tools process and continuing to achieve efficiencies and cost savings;
3. re-profile our enrolment to lead to better alignment with student demand, areas of research excellence and strength, and labour market demand in a greatly diversified economy;
4. consolidate our international student growth
5. expand co-op education and experiential learning so that every student has an opportunity to undertake a significant and substantial experiential learning and employers can have access to that burgeoning talent pool; and
6. continue to implement our recently completed and approved institutional and academic plans.
In addition to the goals listed above, the university’s Sustainability Action Plan: Campus Operations, outlines the following goals which will inform capital planning:

- Institutional greenhouse gas emissions reduction of 30% by 2019;
- Reduce campus electricity consumption intensity by 8% by 2019;
- Reduce campus natural gas consumption intensity by 12% by 2019;
- Develop systems that provide for the reduction, measurement and reporting of construction and demolition waste; and
- Ensure all new buildings and major renovation projects achieve the standard of LEED Gold or equivalent certification.

As well as institutional goals, capital planning is also influenced by provincial government objectives and priorities. As outlined above the capital projects within this plan align with Provincial priorities through supporting the BC Skills for Jobs Blueprint, carbon reduction, and the renewal of existing infrastructure.

Capital priorities are reflected in the Fund Raising goals and priorities established by the university as appropriate.

C. PLANNING ASSUMPTIONS

The university has experienced significant student growth over the last ten years. This growth was largely a result of substantial investments by the provincial government to increase post-secondary access in British Columbia. In the most recent few years, the rate of growth has moderated and government funded growth ended in 2010-11. Over this period domestic student enrolment has grown modestly and international enrolment growth has been very strong. While it would not be prudent to predict that such growth continues, it is expected that a higher than historical average of international students will continue to enroll. This enrolment, however, is not distributed uniformly across the university – programs that have felt and will continue to feel the strongest pressure from rising international numbers and domestic shifts and realignments are Engineering, Business, and Economics. These areas of growth for international students also align with provincial government priorities and are reflected in capital priorities for new academic space. While further growth will occur over the next five years, it is expected to be moderate but within important targeted areas such as Engineering. The priorities outlined in this capital plan have been developed based on the above growth assumptions.

During 2015/16 the university updated its campus plan. This plan sets out the long term vision for the campus including complimentary goals and guiding principles. Capital projects within this Five-Year Plan are developed within this overall long term framework.
D. PROJECT DETAILS

Capital projects fit into three categories: recently completed, currently under construction or in planning. While the focus of the five-year capital plan is projects in planning, the following section also outlines information on recently completed and current projects in order to provide a comprehensive picture as well as to provide continuity between approved plans.

1) Successfully Completed Projects

During 2015-16, two major projects were completed:

- An addition to the Continuing Studies Building which provided ~1,300 net assignable square metres of space to support Division of Continuing Studies programming; and,
- The new building component of the Centre for Athletics, Recreation and Special Abilities (CARSA) project including the associated parkade which provided new space for the Athletics and Recreation Department as well as CanAssist.

In addition to the above two major capital projects, with thanks for the financial support from the Provincial Government approved after the 2015-16 capital plan was completed, the university was also able to complete phase II of renovations to the Elliot teaching laboratories which provide undergraduate teaching in the Faculty of Science. As well, the university, through internal funding, increased capacity within the Enterprise Data Centre through the addition of power and cooling infrastructure.

2) Projects Currently under Construction

There is one major capital project currently under construction: the second component of the CARSA project which includes the renovations to the McKinnon Building. With the new CARSA building now complete, the space previously occupied by Athletics and Recreation in McKinnon is being renovated to support the needs of the School of Exercise Science, Physical and Health Education. This portion of the project will provide research, teaching and office space to the School to help address pressures from student and faculty growth through the renovation of ~1,600 net assignable square metres.
In addition to the completion of the McKinnon portion of the CARSA project noted above, during 2016/17 work will be undertaken on five other significant campus projects:

i) **Ocean and Climate Science Building and Laboratory Renewal (Renovations to the Queenswood Facility)**

In 2009 the university acquired the Queenswood property to provide additional capacity to address research and teaching needs. The property includes a currently vacant 3,890 square metre building, which as part of this project would be upgraded to address code requirements and renovated to create UVic’s Oceans and Climate campus. Ocean’s Network Canada (ONC) would be moved to be the anchor group in this facility. In order to use this facility, rezoning to university purposes is required. The rezoning process will commence in the fall of 2016 with building renovations expected to occur in 2017 and 2018. This project, with a budget of $7.0M, was approved as part of the federal government’s Strategic Investment Fund (SIF) with federal funding matched by University resources.

ii) **Elliot Science Teaching Laboratory Upgrades**

This project includes the renovation to the Science teaching labs within the Elliot building to address health and safety issues, modernize the 1960s facility and provide for more efficient and flexible teaching space. In order to address operational and funding requirements, this project was split into 3 phases. Phases 1 and 2 are complete and funding for the final phase has been approved by the Ministry for 2016/17. We gratefully acknowledge funding from the Ministry to complete this final phase of the project.

iii) **District Energy Plant**

The university uses a district hot water heating loop to provide space heating and domestic hot water heating to 32 of its buildings. The heating loop is part of a campus heating system that can be fed by central boiler plants from different buildings. The objective of this project is to replace the boilers in the plant with modern, energy efficient, industrial-grade boilers in order to mitigate the risk of boiler failure, as well as reduce energy use and carbon emissions of the system. This project will transform the district heating system and improve system efficiency by allowing operating temperature to be adjusted to meet the specific requirements of research and teaching labs, and ensure greater optimization and efficiency of the research environment. Replacement of the heat exchangers and controls in each building served by the district heating system will also be required to improve the system efficiency by allowing operating temperature to be lowered. This project will also require the construction of a new facility to house the new boiler plant to be built on parking lot 6 in the southwest portion of campus.
The total budget for this project is estimated at $19.79M, however the project will be undertaken in multiple phases. UVic gratefully acknowledges that for 2016/17 approval has been received from the Ministry to move forward with Phase 1 valued at $5.7M with a commitment for a further $5M in the following year and future year funding to be confirmed.

iv) Petch Building Renewal

As noted above, addressing the university’s accumulated deferred maintenance is an institutional priority. To begin to address this issue, the Ministry has provided additional Major Maintenance and Repair funding in 2016/17 to undertake multiple projects within the Petch Building. These projects include both deferred maintenance and functional requirements of the Faculty. The total of all projects within the Petch Building in 2016/17 is projected at $5.0M. Provincial funding for 2017/18 is expected to be $15M. Once again, the university thanks the province for this important funding.

v) Saunders Building Expansion

Over the previous years, the built environment on campus has increased significantly as a result of the campus expansion program. This expansion required an investment in resources within the facilities management department, as the new buildings required custodial, maintenance and other support. As a result of this growth, appendix I shows that maintenance space is one of the largest space shortfalls on campus at 74.2% of ministry standards. To address this shortfall a project was developed that includes the self-funded construction of a new service building of ~530 square metres to the north of the current Saunders building estimated at $4.7M. Construction is expected to start in 2016/17.

3) Capital Projects in Planning

This section outlines the priority capital projects for the university for the coming five years. Ministry guidelines classify major capital projects into three categories:

I. New priority requests, which include new buildings or additions to current building;
II. Whole asset replacement and renewal projects, which are those projects where 50% or more of the asset is renovated; and
III. Student Housing.

With this categorization, some projects that were previously considered major capital given their size (over $5.0M) are now categorized as Major Maintenance and Rehabilitation (MMR). MMR projects are those projects, with no limit, where the
renovation is less than 50% of the asset value. These projects have a separate Ministry funding process than whole asset replacement and renewal, and are therefore not considered part of the five-year capital plan process. In order to provide a complete picture of significant capital priorities on campus, current university priorities with respect to MMR greater than $5.0M have been included below in their own section.

The following, in priority order, are the major capital projects for the campus:

1) **Student Housing Expansion (category III – student housing)**

One of UVic's strategic goals as a destination university with 75% of our students coming from outside our region, is to “develop a plan for residential graduate and undergraduate student housing that maintains our first-year residence guarantee, gives priority to returning co-op, study-abroad and international students and contemplates a doubling of our current on-campus capacity.” A comprehensive residence demand study was completed in March 2013 that found an immediate need for a 600-bed facility. Key findings indicated that 24% of the current residence student population would prefer to live on campus for the duration of their studies (500 students) and 9% of students currently living off campus would prefer to live in on-campus residences. Also of note, of those international students surveyed, 23% would prefer to live in on-campus residences. Given this unmet need, combined with the low vacancy rates within Greater Victoria, it is difficult for returning students to obtain housing. Recent rental statistics in Greater Victoria indicate that housing availability has reduced even further, hence an even greater need for additional housing. This increased need reduces the risk of the project with respect to occupancy. In the longer term, without an increase in on-campus housing, there could be a negative impact on our ability to recruit students.

This project is in the initial stage of development for a new 600-bed residential project. A request for proposal (RFP) will be issued this year to a short list of candidates to hire a consultant that has the interest, experience, and capacity to effectively complete a project of this size and scope. The consultant’s work will involve preliminary planning, feasibility and siting options for the new building.

**Project Funding**

The estimated cost to expand housing by 600 beds is $74M and could vary depending on final room type and configuration. Part of this first stage of planning work will be to assess whether the project should include a new residence dining facility and / or a student health centre. These amounts do not currently include any required infrastructure costs (sewer, etc.) which will be determined as part of more detailed planning. Also to be determined during more detailed planning is the requirement for a parking structure. Very preliminary estimates project the costs for a parking solution to be ~$18M.
The costs of expansion for housing will be funded from housing revenue with the associated parking funded through parking revenues. The university’s ability to move forward with this project is contingent on whether government will approve external borrowing or if other mechanisms for securing funding can be identified. There are not sufficient cash balances to move forward with this project.

2) Addition to Engineering and Computer Science Building (category I – new priority)

UVic has responded to changing student and societal demands for programs by shifting (creating new) FTEs in programs aligned with the Top 100 jobs through our past three Skills Gap Plans to the Ministry. Our leadership in the Skills Gap Plans has allowed us to create a standalone Civil Engineering program with no new operating funding or new capital. Demand for this program has been high and while UVic has been able to start this program by enrolling students and hiring faculty, government support is requested to appropriately accommodate this and the anticipated future growth.

An addition to the Engineering and Computer Science Building (ECSB) would provide the space required to support an expansion of the civil engineering program to the necessary size to meet student demand, work toward meeting the current and anticipated labour market demand for program graduates, and build a world-class research profile. This expansion supports the BC Skills for Job Blueprint objective of better aligning post-secondary education to high-demand occupations. This addition, to the south end of the current ECSB, would total ~4,400 square metres comprised of labs, classrooms, and office space.

Project Funding

The estimated cost for an addition to the ECSB is $40.8M. This project addresses one of the space pressure priorities which is incremental space for the Faculty of Engineering. It is expected to be supported primarily through funding from the Ministry of Advanced Education.

3) Business and Economics Building Expansion (category I – new priority)

Much like the demand for Civil Engineering, student demand for Business, including entrepreneurship and innovation has been very strong. UVic’s Peter B. Gustavson School of Business has expanded by creating two additional cohorts again largely through shift (new) FTEs through the past three Skills Gap Plans to the Ministry. Business graduates are in demand via the Top 100 job openings and like engineering, enjoy some of the highest starting salaries of any occupational group.
This project includes an addition to the current Business and Economics (BEC) building (on the north side of the building) to provide for additional capacity to address program growth and will provide incremental space for classroom and seminar spaces, academic offices and student support spaces. This building expansion preliminary planning indicates that the addition will be ~4,000 gross square metres.

**Project Funding**

The estimated cost for expansion is $25M. This project addresses one of the space pressure priorities noted above which includes incremental space for the Faculty of Business. It is expected to be funded through a combination of philanthropic sources, Ministry of Advanced Education funding and university funding. Project timing will be dependent upon securing philanthropic and Ministry funding.

4) **Campus Renewal Program (category II – whole asset replacement and renewal)**

The University has undertaken a preliminary review of buildings on campus to identify next stage building renewal priorities. Projects identified considered the state of the current building condition in relation to preliminary seismic risk screening as undertaken for the Gordon Head campus buildings in early 2012. The next major renewal projects are Petch, Fraser and McPherson Library buildings. The Fraser project fits within the whole asset replacement category as the project costs are close to or over 50% of the building’s value and is therefore provided for in this plan. The Petch project is commencing work in 2016/17 as noted above and the McPherson project will be a future project within Major Maintenance and Rehabilitation. These renewal projects will be completed in conjunction with seismic work where possible.

**Project Funding**

The projected budget for the Fraser Renewal is estimated at $23.9M and is expected to be funded primarily from the Ministry of Advanced Education.

**Major Maintenance and Rehabilitation Projects (MMR)**

As noted previously, the Knowledge Infrastructure Program (KIP), funded by the federal and provincial governments, provided funding to undertake renewal and seismic work within six of our oldest buildings on campus. One of the requirements of the program was that the work had to be completed by a required deadline. Given the program time constraints, some seismic components could not be completed while still maintaining classes. As such, seismic work needs to be completed for Clearihue, MacLaurin, Elliot Lecture Theatre and the University Centre Auditorium (the KIP buildings).
With respect to the remaining buildings on campus, a preliminary structural study that evaluated building risk during a seismic event affecting the campus has been completed. This information, in combination with the deferred maintenance assessment, will be used to develop future overall building renewal and seismic programs. In order to begin to advance the seismic program during 2016/17, detailed planning work will be completed to provide tender-ready documentation to address seismic requirements within McPherson, MacLaurin, Campus Security, Saunders and the University Centre Auditorium.

The estimated budget to address seismic work in the KIP buildings noted above is $28 - $33M. This project is expected to be funded primarily from the Ministry of Advanced Education through the MMR program.

E PLANNING ACTIVITIES

Over the next year the university will undertake the following planning activities with respect to capital:

a) Academic and Non-Academic Support Needs

As noted above, the priority areas with respect to academic space include the Faculties of Business, Engineering, Science, and Social Sciences. Provincial space standards were utilized to determine the type of spaces that were required (Appendix 1), as well as the academic areas with the greatest pressures. Priority for additional space was then determined based on academic areas that have:

- significant shortfalls as a result of insufficient teaching lab space;
- the largest overall space pressures relative to standard or as a percent of standard; and/or
- grown significantly (FTEs) or are expected to grow in the future.

The requirements for Business and Engineering are addressed through capital projects noted above (additions to BEC and ECSB). As well some pressures within Social Sciences will be addressed in 2017/18 through the relocation of the university systems team within the David Turpin Building (DTB) to Clearihue, which will provide much needed space for the School of Environmental Studies. Further work, though, needs to be undertaken to develop plans to address space constraints within Science and Social Sciences more broadly, as well as to address space needs resulting from regulatory requirements (storage of the university art collection). Additional planning work includes:
• Developing options to address pressures in Science and Social Science. In the development of this plan, consider whether departments within the DTB or Science buildings could be relocated to provide incremental space.
• Develop an approach to addressing the regulatory requirements related to the storage of the university’s art collection
• Determine whether student common space and space for indigenous initiatives should/could be provided within a new building, through the construction of the Cornett Courtyard or both; and
• Determine how the work of the classroom infrastructure committee with respect to future classroom needs should be addressed as part of any expansion or renovation program.

b) Health Services Space

Given the growth of the student population, together with the increasing focus and services required to support mental health strategies, the current health services facility is no longer adequate, nor does it meet Ministry guidelines for these type of facilities. Planning work will include the determination of whether a new Health Services facility would be included in a future residence or other building expansion/renovation or in a standalone facility.

c) Space Optimization

One of the goals of the strategic plan is to “ensure existing spaces are used to their full potential by identifying opportunities for shared spaces, designing our facilities for functional flexibility and optimizing our scheduling space.” Over the last two years space optimization studies were undertaken for two Faculties, Engineering and Fine Arts, to review current use of space and potential reallocations that could occur to ensure best use of space. For the current year, we will complete the review of library space and determine other areas on campus that could benefit from a review in 2017-18.

d) Joint Program in Canadian Common Law and Indigenous Legal Orders (JD/JID)

The Faculty of Law has developed a proposal to provide a world-leading joint program in Canadian Common Law and Indigenous Legal Orders (JD/JID). This program will respond to the need to understand, refine and develop Indigenous legal orders and governance structures. This unprecedented program will train Indigenous and non-Indigenous students to work across Indigenous legal traditions and the common law. The program will work with two sets of traditions, comparing them, using one to illuminate the other, and exploring potential connections and relationships. Students would graduate in four years with two professional degrees and a deep understanding of Indigenous law and governance, the knowledge and experience to pursue a career in common law,
and a strong sense of how to create and manage institutions functioning across both spheres.

The program will require both operating and capital funding in order for it to move forward. Over the next year the University will be explore potential external funding sources as well as refine both operating and capital needs.

**SUMMARY**

The University of Victoria’s five-year capital plan is directly aligned to the academic priorities of the university. As demonstrated in our own Planning and Budget Framework, our Institutional Accountability Plan and Report to the Ministry of Advanced Education, our top priorities are to support all students; meet existing and anticipated program demand; and ensure our programs are of the highest quality. In order to support these institutional priorities, capital planning efforts over the next five years will need to address both academic program and student residence space pressures through some expansion, health pressures, as well as deferred maintenance requirements through renewal and seismic projects.

The above plan outlines the projects required to support these important institutional goals. The top priority projects include a 600-bed expansion of student housing, an addition to Engineering and Computer Science building, an addition to the Business and Economics building and a campus building renewal program.
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<th>Space Category Name</th>
<th>BC Space Standards Formula</th>
<th>Nov 1, 2015 Age Adjusted* Inventory</th>
<th>NASM Surplus</th>
<th>NASM Shortfall</th>
<th>Inventory as a Percentage of BC Standards</th>
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**TOTAL NASM** | 196,973 | 166,062 | 30,911 | 84.3%