

CAMPUS PLANNING COMMITTEE

Minutes of the meeting held April 15, 2010 at 2:00 pm, ASB 220

Membership			
R	Jamie Cassels, Co-chair		
√	Gayle Gorrill, Co-chair		
R	Howard Brunt	√	David Perry for Tom Smith (ex-officio)
√	Valerie Kuehne	√	Tony Eder (ex-officio)
R	Thomas Tiedje	√	Melanie Groves (ex-officio)
R	Aaron Devor	√	Grant Hughes (ex-officio)
R	John Anderson	√	Kristi Simpson (ex-officio)
R	Adam Monahan	√	Rhonda Ljunggren (Secretary)
√	Eric Higgs	√	Neil Connelly Teresa Waddell
√	Larry McCann		Guests
R	Christine Comrie		Stuart Rothnie, Principal - Hughes Condon Marler Architects
√	Paul Ward		Betsy Moyer, FMGT
√	Katy Mateer		Jim Forbes, Director, Campus Services, Student Affairs
R	Rebecca Michaels		Linda Maasch, Assistant Manager Merchandise, Bookstore, Student Affairs
√	Dan Pollock		Wanda Martin, Campus Community Garden Club
√	Peter Tanner		2 student guests
			√ = In attendance
			R = Regrets noted

MINUTES

1. Approval of the Agenda

The agenda was accepted as circulated.

2. Approval of the Minutes

Mr. Pollock requested under **3. Sustainability Advisory Committee – Minutes of Meeting, November 25, 2009** the phrase, “Mr. Pollock questioned the budget and timeline for the installation of (retrofitted) drinking water stations on campus” be amended to read “Mr. Pollock asked a question about the budget and timeline for the installation of (retrofitted) drinking water stations on campus.”

Mr. Pollock also noted that he could not open the embedded pdf document under **6. Community Liaison Update**: November Newsletter 2009. The committee secretary has emailed this document to Mr. Pollock, and Mr. Hughes also copied him on the April newsletter.

The minutes of December 07, 2009 were approved as circulated with the above-noted changes: (McCann/Tanner/CARRIED).

3. Remarks from the Chair

Ms. Gorrill welcomed the committee to the meeting and made note of several regrets and anticipated late arrivals.

Ms. Gorrill commented on the pending purchase by UVic of the Queenswood property. Plans for the purchase have been underway for 2 years, and align with UVic's strategic plan to look for opportunities to expand its limited land base. Ms. Gorrill noted the good fit between the University and the Sisters of Saint Anne, and pointed out that the purchase allows a transition period to at least January 2013. Rezoning of the property will be required as the land is currently zoned as P3 personal care centre.

Ms. Gorrill noted that UVic Campus Community Gardens would be addressed later in the meeting as an official agenda item, and updated the membership on recent "unplanned gardening" activities on campus, stating that the University does not support activities resulting in property damage. She also commented that as noted at the December meeting, the Cedar Hill Corner management plan will be brought forward at the May 2010 meeting of the CPC.

4. Business Arising from the Minutes

There was no business arising from the December 2009 meeting minutes.

5. Correspondence

There was nothing to report.

6. Regular Business

1. Campus Services Building – Program of Requirements and Schematic Design

Mr. Connelly introduced the agenda item regarding the changes planned for the renovation and expansion of the Campus Services Building, to accommodate the incorporation of the computer store into the building and to provide for an updated bookstore operation.

Mr. Stuart Rothnie, Principal, Hughes Condon Marler Architects, gave a presentation to the membership. The presentation included key project drivers:

- 1) Expansion of current operations (incorporation of computer store, increase in merchandising space, multi-use event/display space, and balance between storage/process and retail spaces);
- 2) Evolution of university bookstores – shift to broader service retail; and
- 3) Service Model Changes – move from bookstore to campus store.

A program needs document has been developed outlining existing areas and the desired increase of space by 440 square meters.

The presentation outlined the bookstore's location relative to the Ring Road and connecting roadways and highlighted local vehicular and pedestrian connections, as well as the mix of zones around the building – service, social and wait zones. The 3 sections of the existing building were noted, as well as the architectural character of these components. Possible options for the expansion were reviewed, as well as the reasons for settling on the final solution of a building addition as an addition on the back or west side of the bookstore.

In terms of sustainability, LEED certification for the renovation will not be pursued, but various sustainable strategies will be incorporated, including: adaptive re-use of existing structures; smaller footprint; maximizing the use of daylighting; adaptive re-use of shelving; LED lighting; reducing water consumption; use of recycled and locally manufactured products.

When the floor was opened up to the membership for questions, a number of items were addressed. They included the option of metal cladding vs concrete block for the exterior of the addition, the use of the bottom floor for text book sales, the installation of a new elevator, the need for appropriate signage and wayfinding, especially in terms of the back entrance, and potential staffing issues.

Mr. Pollock inquired why green or LEED status was not being sought for the building renovation and addition, with reference to the campus sustainability action plan which states that 50% of all major renovation projects will be registered with the LEED program. Mr. Perry responded that the scope of the work would grow tremendously both in size and cost if this were the case, given that only one section of the overall building is included as part of the project. Mr. Connelly referred to the plan for the Sustainability Advisory Committee (SAC) at its May meeting to revisit the building renovation and LEED status goal to clarify the term major and its intent. The results of this discussion will be reported to the CPC at their May 2010 meeting.

There being no further discussion, the following two motions were proposed:

a) Campus Services Building – Program of Requirements

MOTION (MATEER/HIGGS)

THAT the Campus Planning Committee recommend to the President that the Program of Requirements for the renovation and addition project for the Campus Services Building, be approved.

CARRIED

b) Campus Services Building – Schematic Design

MOTION (McCANN/TANNER)

THAT the Campus Planning Committee recommend to the President that the schematic design for the Campus Services Building project, be approved.

CARRIED

2. Campus Community Gardens Update (Verbal Report) – Neil Connelly

Mr. Connelly provided a brief update regarding recent communications with the Campus Community Gardens Board and Advisory Committee. The gardens have been in place since the mid-1990s. The garden's current site near the TEF building is designated as a future building site and the current five year arrangement that is in place with the club expires at the end of 2011. As a result, discussions are in progress regarding future options, alternative locations and possible transition plans in advance of 2012.

The Sustainability Action Plan for Campus Operations refers to identifying a site in the student family housing complex and a suitable site has been identified with southern exposure. There are some logistics and costs around fencing, and Mr. Connelly is working with the Director of Residences and occupants. Mr. Pollock asked what the timeline was for this, and Mr. Connelly indicated that the plans for site development would be ready by the fall of 2010.

Dr. Higgs asked for an update on recent unplanned gardening activities; Ms. Gorrill responded with a condensed version and stated that the University did not support either the location or approach taken in these activities.

Mr. Pollock asked if there were any plans to incorporate community gardening into the Cedar Hill Corner property. Mr. Connelly responded that this would have to be supported in the final approved property management plan.

3. 2009 UVic Carbon Neutral Action Report (Verbal Report) – Teresa Waddell

Ms. Waddell presented a short PowerPoint update on the 2009 UVic Carbon Neutral Action Report (CNAR). She provided the provincial regulatory context and highlighted aggressive targets set by the provincial government in 2007, requiring carbon neutrality by the end of this year through measurement and reporting of emissions and the purchase of offsets.

The GHG inventory has been updated with regard to mobile combustion (fleet), fuel usage (buildings, including natural gas which accounts for 92% of UVic's GHG emissions), electricity (buildings), office supplies (paper), and fugitive emissions. At an estimated 20,031 CO₂e (tonnes) in 2009 at \$25 per tonne, the offsets charge would be in the range of \$500,794.00.

Ms. Waddell reviewed the CNAR requirements to monitor and report on actions to reduce emissions and plans to achieve carbon neutrality, including 120 possible suggested actions for reducing emissions in FMGT, CSEC, Purchasing and OHSE.

Mr. Eder commented that UVic's goal for ghg reductions is from a 2007 baseline in the Sustainability Action Plan, and that government performance reporting can change the baseline every year. Mr. Pollock noted that every other country is comparing their measurements to 1990 and that UVic did a lot in the 1990s but can't get any credit for their efforts. .

Discussion ensued regarding the use of other sustainability reporting indicators such as STARS as a comparison, and possible actions regarding paper usage and various means of reduction.

4. Sustainability Advisory Committee Update and Minutes (January 28 and March 11, 2010)

Mr. Connelly noted that the minutes for the Sustainability Advisory Committee were attached to the agenda package for information purposes. There have been two SAC meetings since the last CPC meeting, and these meetings have focused on sustainability indicators and reporting, the formation of sustainability action teams and FMGT waste reduction and recycling initiatives. The SAC is comprised of faculty, staff and students.

Mr. Pollock asked for an update on the retrofitting of water fountains to accommodate water bottles. Mr. Connelly replied that the project is substantially complete with 6 to 8 in place, in DSB, SUB and the library, as well as other locations on campus.

5. Capital Projects Update (Verbal Report) – David Perry

- 1) **KIP-funded renewals:** The KIP renewals are on budget and on schedule. The Cunningham building, with a \$5M budget, is undergoing mechanical systems upgrades which should result in a \$140K reduction in electrical per year, as just one example of the opportunities to reap savings as a result of the KIP upgrades. The Cornett building is having corridor finishes refreshed to LEED gold standard and is on schedule. Work in the University Centre will commence in about 2 weeks. The impact of the KIP renewals is being felt across campus, with the dirtiest and noisiest work being undertaken between 11 pm and 7 am. There are triple shifts extending the work to 24 hours/day in the MacLaurin building.
- 2) **ATRS/EPHE/CanAssist project:** Design stages are complete and concepts are on budget. Drawings and specifications on details are underway. This project will be to LEED gold standards.
- 3) **The First People's House** is essentially complete, with a couple of landscaping deficiencies remaining. The bronze whale tail sculpture has been installed, and the exterior ponds are holding water. Some interior signage issues remain to be addressed. Last week an open house was held for the artists and the architect involved in the project.
- 4) **106 bed residence:** The 106 bed residence is now enclosed, with work proceeding on the exterior finishes and interior dry walling. Completion is set for the first week of September, with the building scheduled to be turned over December 1, 2010.
- 5) **Minor projects:** L and S huts will be coming down during the summer. Skirtings have been removed to encourage the rodent population to vacate. Minor additions are scheduled for the CSEC building.

The SSM post project review has been completed, with Mearns now underway. These reviews provide the opportunity to discuss successes as well as opportunities for improvements. Mr. Perry thanked Dr. Higgs for his involvement. Dr. Higgs offered his appreciation to Mr. Perry and Mr. Smith for their candid approach to project assessment.

Mr. Perry commented on FMGT process improvements and learning gained from the holistic approach undertaken with the bookstore/campus services building expansion with the project team of consultants.

Dr. Higgs questioned the implications around the minor capital budget reductions recently announced; formerly \$6.5M, now cut to \$500k for this year. Ms. Simpson responded that the cuts were differential, with larger cuts in budget made to larger institutions while smaller

institutions were protected. At this point it is not known if this is a one-time reduction or if it will continue. Mr. Perry pointed out that buildings will still need to be maintained.

Mr. Pollock queried the funding for the ATRS facility. Ms. Gorrill replied that the need for a new facility has already been identified, and this is a good time to proceed in terms of construction costs, and that there is presently momentum to continue. Therefore the Board of Governors has made a recommendation to continue with planning for the new Athletics facility, even though the funding base has not yet been confirmed. The University can't cover all of the funds, and the government will not provide funding, so there is still a need to address funding from the student body.

Ms. Mateer asked if the current strength of the Canadian dollar was helping or hurting construction costs. Mr. Perry replied that the costs of tenders and labour is low, but that resource costs for materials in some cases are higher and that prices for projects are generally locked in for the next year.

Mr. Perry closed by informing the membership that the top floor swing space of Mearns is ready for occupancy to assist as part of the KIP project relocations.

6. Community Liaison Update – Grant Hughes (See attached Community Relations Newsletter April 2010)

Mr. Hughes gave the community liaison update and reported that there are 8 community associations that meet with UVic on a quarterly basis. At the March 4, 2010 meeting Ms. Gorrill was invited to discuss the Queenswood property on Arbutus Road, along with Tom Smith, Neil Connelly, Richard Piskor, Bruce Kilpatrick and Mr. Hughes. Topics under discussion included:

- Road improvements on McKenzie to Finnerty and part of Sinclair Road;
- Shelbourne corridor planning;
- World Health Day in April and a Saanich event and bike ride on Shelbourne included UVic sponsorship of 2 sets of bike racks for schools;
- Mt. Tolmie received a proposal to establish 51 community garden plots in Horner Park which have been declined due to competing usage for the area; and
- Mt. Tolmie considering residential parking designation for additional blocks due to the belief that campus users are parking and walking to campus.

Mr. Hughes reported that the Board of Directors of the Cadboro Bay Community Association invited Ms. Gorrill as a speaker, along with Mr. Connell to a meeting on April 12th. The main issues under discussion were the Queenswood property transfer, community consultation on a future rezoning, the CRD sewage treatment initiative and feral rabbits on campus. Mr. Hughes noted that a special meeting of the Liaison Committee is planned for May 12 to discuss the feral rabbit issue. Mr. Smith will update the association and lead the discussion.

Community associations have been invited to participate in Experience UVic scheduled for May 29th to welcome potential students and let them know about the neighbourhoods surrounding the campus.

Mr. Hughes noted that UVic is receiving letters asking for updates on the progress with the Pauquachin Nation regarding Dunsmuir Lodge, and if there are special conditions being attached to the discussions.

The April Community Relations newsletter is embedded here: (please double-click on icon to open embedded document)



CR Newsletter April
2010 Final.pdf

Discussion ensued regarding the size of the feral rabbit population and their dispersal. UVic is seen as being only a symptom of the problem, with fertile rabbits still being dropped off in green spaces all over the Victoria area. Dr. Higgs reported that there is concern in the ecological community regarding the long term implications of the growing rabbit population at UVic and elsewhere in the province.

Mr. Pollock advised the committee that he sits on a Planning Advisory Committee for the City of Victoria, which is seeking community input on the Victoria Official Community Plan. Mr. Pollock has forwarded an email with information on participation to the membership for those who would like to provide input to the process. (www.shapeyourfuturevictoria.ca/).

7. Adjournment

There being no further discussion, the meeting adjourned at 4:10 pm.

8. Next Meeting: Friday, May 28th, 2010 1:00 – 3:00 pm, ASB Boardroom 120