

CAMPUS PLANNING COMMITTEE

Minutes of meeting: May 28, 2010 at 1:00 pm, ASB 120

Membership			
	Voting:		Ex-Officio:
R	Jamie Cassels, Co-chair	√	David Perry (ex-officio)
√	Gayle Gorrill, Co-chair	√	Tom Smith (ex-officio)
R	Howard Brunt	R	Tony Eder (ex-officio)
R	Valerie Kuehne	√	Melanie Groves (ex-officio)
√	Thomas Tiedje	√	Grant Hughes (ex-officio)
√	Aaron Devor	√	Kristi Simpson (ex-officio)
√	Larry McCann		
R	John Anderson	√	Neil Connelly
R	Adam Monahan	√	Rita Fromholt
√	Eric Higgs	√	Teresa Waddell
R	Peter Tanner	√	Rhonda Ljunggren (Secretary)
√	Christine Comrie		Guests
R	Paul Ward		Wanda Martin, Campus Community Garden Club and student guests
R	Katy Mateer		Ada Saab, Campus Community Garden Club
√	Rebecca Michaels		Bill Johnston, CSEC
√	Dan Pollock		Edward Pullman, UVSS
			√ = 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 a correction regarding the name of the committee that he sits on with the City of Victoria to: City of Victoria Official Community Plan Citizen Advisory Committee.

Mr. Pollock also noted that he again could not open the embedded pdf document under **Community Liaison Update**. Mr. Hughes sent Mr. Pollock the newsletter separately.

The minutes of April 15, 2010 were approved as circulated with the above-noted changes.

3. Remarks from the Chair

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

4. Business Arising from the Minutes

There was no business arising from the previous minutes.

5. Correspondence

There was no correspondence to report.

6. Regular Business

1. Campus Services Building (CSEC) Expansion – Neil Connelly

Mr. Connelly presented schematics for the CSEC building expansion and outlined the additions planned for the existing building. The building washrooms are currently utilized by BC Transit drivers, so locating new doors at the front entrance of the building accessible from the exterior will be much more convenient. The additional building space incurred generates the need for two parking spaces under the District of Saanich Bylaws, and a further six parking spaces will be lost on the west side of the building due to the expansion for the locker room area. As a result, Mr. Connelly has applied for a development variance permit from the District. On the east side of the building, two trees will be “compromised” to accommodate additional office space. The north side will also be extended to accommodate an extension of the existing lunch room area.

Ms. Gorrill commented that while the campus and CSEC staffing has grown, the CSEC office space has remained the same, so this project is about catching up with campus changes.

Ms. Fromholt questioned the disposition of the wood from the trees that will be removed as a result of construction. Dr. Higgs commented on a precedent in the Hickman Building where a garry oak tree was milled into benches through the Camosun College woodworking program.

Mr. Smith responded that he would have Bentley Sly look at the reuse of the tree material and the potential for one of the birch trees to be relocated. Mr. Perry also noted the practice that if trees need to be cut, they are replaced with replanting at a ratio of 3 for 1.

There being no further discussion, the following motion was proposed:

Campus Security Building – Schematic Design

MOTION (HIGGS/DEVOR)

THAT the Campus Planning Committee recommend that the schematic design for the expansion of the Campus Security Building as outlined in the report at the May 28, 2010 meeting, be approved.

CARRIED

2. Cedar Hill Corner Property Management Plan - Mr. Connelly

Ms. Gorrill opened the discussion by noting that the Cedar Hill Corner property is the university's largest area of vacant land with development potential. Mr. Connelly presented a PowerPoint to the committee and noted that the draft plan was developed in accordance with the Terms of Reference brought to this committee last year.

The presentation outlined:

- Purpose
- Property
- Plan process
- Plan framework
- Management principles
- Directions and actions
- Implementation
- Monitoring and review

Mr. Connelly stated that many groups have come forward with ideas for the property, and noted that the principles of the plan outline primary or long-term roles as well as secondary or shorter term roles for the property. Issues on the property that have arisen recently include the encroachment of compost piles by neighbouring residents, the need for additional signage added on the recommendation of risk management, dog-walking conduct, and the interface with the wooded area along upper Hobbs Creek, with resulting erosion of creek banks due to extensive public usage of the area.

Mr. Pollock inquired regarding plans for community engagement along the lines of workshops, or an open house for comments. Mr. Connelly responded that detailed plans have not been developed at this point; however, an open house or similar type session for the campus community would be held along with other communication and consultation measures. Mr. Pollock expressed concern that students would not have the opportunity to be available for comment until the fall, and Mr. Connelly noted that further consultation and CPC meetings would be scheduled for that time. Ms. Gorrill commented that given the nature of the plan, the process was not intended to involve UVic neighbours, only the campus community.

Dr. Tiedje asked if potential uses for the property would include faculty and staff housing. Ms. Simpson responded that such a potential use was not currently included in the Capital Plan. Ms. Gorrill responded that long-term needs for student housing (including grad housing) are being looked at for the campus. One of the gardening guests raised the inclusion of some type of agricultural usage of the property as honouring the historic farming purpose of the land. Mr. Pollock noted that agriculture is not listed as a potential use in the plan. Ms. Gorrill commented that this reflects the direction in the 2003 Campus Plan and that there will be opportunity for input as consultation processes unfold and the Campus Plan is updated. Ms. Simpson noted that according to the Campus Plan any agricultural use would have to be linked to an academic program. Ms. Gorrill further clarified that an academic program would be the starting point of any agricultural usage of the property. Mr. Connelly noted that the Campus Plan provided the background context and direction for the draft property management plan, and that the history of the property is adequately captured therein.

Dr. Higgs commented on the role of the Campus Plan for the future, with reference to how it sets forth a practical vision for how the campus is to grow, and his understanding that the

Campus Plan would be revisited. Ms. Simpson responded that a holistic view of the whole campus would be necessary as part of a Campus Plan review, and that 10 years is generally a good time to reflect on the current plan, which would set the review period for 2013. Dr. Higgs noted that there is also a ten year moratorium on campus natural protected areas.

There being no further discussion, the following motion was proposed:

Cedar Hill Corner Property Management Plan

MOTION (POLLOCK/HIGGS)

THAT the Campus Planning Committee recommend that the draft Cedar Hill Corner Management Plan be received and circulated to campus stakeholders and interested parties for further review and comment.

CARRIED

3. Campus Community Garden Update – Mr. Connelly

Ms. Gorrill introduced the update, stressing the importance of re-locating the community gardens for the long-term. Mr. Connelly identified the future garden site as a triangle-shaped parcel at the northwest edge of the campus, bordering McKenzie Avenue, the McCoy Road pedestrian pathway and a private townhouse complex. He noted that it meets the criteria for a garden site (sunlight, flat etc.). He also highlighted the need for site preparation and planning given the timeline with the expiry of the current arrangement in 2011 at the current site and the need to develop plans in conjunction with the community garden group. Mr. Pollock stressed the importance of re-locating to a permanent site with regard to soil development and infrastructure needed in place, and that if the garden had to be moved in 5 – 10 years, there will be no space available.

Ms. Gorrill stated that as part of planning, the question of the right length of commitment was asked. Mr. Connelly noted that the upfront expenditures required for fencing and other works would be sufficient to insure that a sufficient duration is attached to the re-location. Ms. Gorrill reminded the committee that the question for this meeting is to determine if this is the right spot to identify for re-location for planning purposes.

Dr. Higgs inquired about the Community Garden response to this location and consideration of any alternate locations. Mr. Connelly responded that various sites were considered but with reference to the Campus Plan the only alternative location would be on the Cedar Hill Corner property. He then introduced Ada Saab from the Campus Community Garden Club, who worked with him on identifying the current site for re-location. Ms. Saab commented that they were very fortunate to have Mr. Connelly supporting the issue, and noted the huge wait list for community garden plots.

Mr. Hughes asked about access and parking issues on the property. Mr. Pollock noted that moving from the current location will entail a season's worth of moving. Mr. Connelly confirmed that detailed planning would be required. Ms. Gorrill asked Mr. Connelly to report back to the committee in the fall regarding timing.

Action: Mr. Connelly will report back to the CPC in the fall regarding the plans and timing for the relocation of the campus community garden.

There being no further discussion, the following motion was proposed:

Campus Community Garden Update

MOTION (HIGGS/POLLOCK)

THAT the Campus Planning Committee recommend that plans be prepared for the development in 2011 of a new campus community garden site located at the vacant parcel at the northwest edge of the campus bordered by McKenzie Avenue, the McCoy Road pathway and the townhouse complex.

CARRIED

4. New Playing Field Project – Mr. Connelly

Mr. Connelly updated the committee regarding the new playing field to be constructed west of Wallace Field in June to August. An open house was held with UVic neighbours, and Mr. Connelly conducted a mail-out to neighbouring residences. Concerns expressed centered on lighting at night (the field will not be lit) and potential dust from construction. Mr. Connelly noted that the update is an information item to outline the consultation processes related to the capital project.

5. Campus Travel Choices Program Update (verbal report) – Ms. Fromholt

Mr. Connelly introduced the travel choices program. Ms. Fromholt spoke to the key elements of the program.

- Last fall was the tenth anniversary of the UPass program.
- 500-600 staff are currently using the discounted employee bus pass program. As part of the Sustainability Action Plan, an initiative is underway to link the pass to the staff card, and allow for it to be activated for multi-month periods through payroll deduction.
- Extra lighting has been added for bus shelters along Ring Road – for added security and comfort and to illuminate cross walk areas.
- The Bike Kitchen opened on April 22nd (Earth Day) with additional promotion and workshops.
- There are 68 bike lockers with 28 new lockers to be added once new locations are identified. Ms. Fromholt noted that the wait list for a bike locker is lengthy.
- There is more covered bike parking by the library being planned; Mr. Smith commented that funding for more covered bike parking may be available.
- Bike to Work Week had 41 registered UVic teams, which is an increase from last year.
- SPOKES is receiving continued sponsorship and has relocated from the University Centre to a Cadboro Commons storage area for the summer due to KIP construction.
- The Bicycle Users Committee has been actively involved in supporting TDM. New carpooling/ridesharing links have been established in conjunction with the local Jack Bell rideshare program. The “Travel Green” message with options for transit, cycling, etc. is being used on external communications for special lectures and events in addition to parking lot information.
- This fall the bi-annual campus traffic survey will take place.
- Social marketing of travel options such as the car share co-op is being pursued through ads in the Ring, posters, etc.

Dr. Tiedje inquired regarding improvement in surrounding communities in terms of cycling access to UVic. Ms. Fromholt responded in the affirmative, that UVic is trying to have an active voice in the plans developed and implemented by the municipalities.

Ms. Fromholt noted that UVic has been working closely with BC Transit, and that UVic is the city's second largest transit hub, with around 25,000 riders daily. Regarding late night bus service it was noted that 24% are UPass/UVic users, 6% are Camosun users, and 70% is non-student ridership. Mr. Smith inquired regarding a formal university comment on the matter of continuing late night service and communication to BC Transit and noted that transit runs many routes which don't turn a profit. Mr. Pollock echoed Mr. Smith's request for a formal university statement on the issue. Ms. Gorrill requested that Mr. Zacour, Mr. Connelly and Mr. Hughes coordinate follow up on the late night service issue to BC Transit.

6. Sustainability Advisory Committee Update (verbal report) – Mr. Connelly

Mr. Connelly provided the committee with a short update on the work of the Sustainability Advisory Committee. It included their discussion and input on the progress made to date on the implementation of the Sustainability Action Plan and priority setting for 2010 - 2011.

Mr. Connelly indicated that the SAC discussed at their meeting the questions around the LEED certification goal for renovation projects which states that 50% of all major renovations be registered in the LEED EB (existing buildings) program.

Discussion ensued regarding how to capture LEED equivalency or green building technical standards for renovation projects on campus. Mr. Connelly will update this committee as this issue is reviewed.

Mr. Pollock indicated that this was a "hard goal" – very hard to accomplish but intended to set a new direction. The spirit of this goal must be respected; it can't be dropped because it's hard to do, or substituted with something else that is more manageable. Mr. Connelly responded that terms need to be defined and measures developed to assist in advancing and reporting on the goal. The LEED system related to renovations doesn't capture specific works or projects with a limited scope such as seismic upgrades. Mr. Smith stated that work is needed to define what constitutes a major renovation, and that there may eventually be a move away from the LEED system to a building energy performance and sustainability measurement. Ms. Gorrill echoed the need to define terms in the context of the intent of the goal. Mr. Connelly commented that other universities utilize a hybrid system and the committee will be updated as work on the topic moves forward.

7. Capital Projects Update (Verbal Report) – Mr. Perry

Mr. Perry gave the capital projects update, with the following highlights:

- The new playing field project has come in under budget.
- The CSEC building expansion is moving into the final design stages.
- The Campus Services Building (bookstore) project is into the detailed design stages.
- KIP upgrades are impacting every second person on campus, on average. The project is going well and is on schedule and within the government budget framework. UVic Centre has been fast-tracked and is moving very quickly. Other areas are ahead of schedule as well.
- The new Athletics building design has been approved by the Board of Governors to move forward. Working drawings for the project will be finished for the new year.
- L-Hut is scheduled to be demolished; FMGT is tendering for deconstruction in July.

- The 106 bed residence construction is moving along well, with work on interiors and painting proceeding for an operational date of January 1, 2011.

Ms. Simpson commented that L-Hut will be coming down regardless of the Athletics project proceeding; it is not safe to occupy and is well past its useful life.

8. OTHER BUSINESS

Community Liaison (Verbal Report) – Mr. Hughes

Mr. Hughes updated the committee on Community Liaison activities. There have been two special meetings with local councilors and community associations, who have been updated on the feral rabbit management plan with the help of Mr. Smith. The various associations are willing to speak up in support of the management plan when it is made public in June, especially with regard to the steps to be taken around the perimeter of the campus.

June 3rd is the date of the next regular community association liaison quarterly meeting and Ms. Janice Johnson will speak in place of Mr. Smith.

Mr. Hughes also noted that this is the time of year for community association AGMs. Cadboro Bay has new representatives on the committee.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 2:35 pm.

10. NEXT MEETING:

October 26, 2010 (2:00 – 4:00 pm, ASB Boardroom 120)