



Campus Plan

2003



University of Victoria



**University
of Victoria**

FOREWORD

May 2003

This campus plan was adopted unanimously by the University of Victoria's Board of Governors in May 2003 to guide the physical development of the University as we create additional spaces for students and accommodate growth in our teaching and research programs. It also confirms UVic's commitment to promote sustainability in campus planning as the University grows.

The plan is the culmination of much effort and a series of public consultation processes, both on and off campus, which began in 1998. These processes were guided by the Campus Development Committee, a 25-member planning body composed of faculty, staff, students and senior administrators. The final draft of the plan was forwarded to UVic President Dr. David Turpin and the Board with the unanimous support of the committee.

The approved plan is built on sound campus planning principles and the comments, ideas and suggestions provided through a range of forums, open houses, workshops and other consultation opportunities. The University gratefully acknowledges the efforts of the many interested groups and individuals who took the time to provide input. The strength of the plan is due in no small part to their valuable contributions.

The plan will guide development on campus in accordance with the University's strategic priorities and its research and teaching needs. Its vision will help to nourish the institution as we grow and establish new goals in sustainable development and environmental stewardship.

The support and involvement of community members will be important to the long-term success of this plan. As the vision of the plan is implemented, the University will continue to welcome the advice of the local and campus communities. Within its guiding principles, the campus plan is intended to be a flexible and responsive document. To ensure it continues to meet the needs of the University and the various communities UVic serves, the plan will be reviewed periodically within a framework of broad consultation.



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Section 1

Introducing and Framing the Plan



Section 1 – Introducing and Framing the Plan

This plan addresses future physical change and stability on the Gordon Head campus of the University of Victoria. It presents a vision, and complementary principles, goals and policy directions as a guide. These are followed by a series of commitments to further actions that make the vision “come alive”. This plan is shaped by, and responds to, the priorities of the University’s strategic plan as well as the unique ecological, humanistic and community context of this remarkably beautiful campus.

Many people from within the University community, nearby neighbours and others with an interest in the campus, have provided valuable input into shaping this plan (for details see Appendix A). The University is grateful for their participation. The resulting plan attempts to balance the many interests that have been expressed. As the campus plan is a living document, it will be subject to regular review and updating. Members of the UVic community and others are invited to contribute to these reviews.

1.1 A UNIQUE INHERITANCE

On the ancient lands of the Lekwungen people, the University of Victoria made its home among Garry Oak meadows, forest, wetlands, and open fields. Buildings arose around a central grass quadrangle and between landscaped courtyards, green spaces and trees, both old and newly-planted.

The Gordon Head campus developed a unique aesthetic quality inherited from human interaction with the southern Vancouver Island ecosystem. Every vista has both flora and edifice, distance and familiarity, the greens of nature and the many hues of the recently-built environment. These qualities are viewed with great affection by all who choose to learn, work and visit here.

1.2 A RENEWED VISION

The University is a place of learning and research, devoted to nourishing and enriching the quality of people, community and resources.

The campus of the future will experience new development while preserving the spirit of place inherited from the past, and respecting the commitments to environmental stewardship and sustainability that are so widely shared in our community and our culture.

Our Gordon Head home will be a compact campus within a verdant setting. Natural areas will be maintained and restored, respecting the widely-shared desire for a campus that creatively blends nature with built environments.

Ours is a campus to be walked, and it should remain so. New buildings and facilities will be designed at a human scale, with safe and open access to all, in the spirit of an intimate and welcoming landscape.

With ongoing consultation with the University community and neighbours, this renewed and refined vision will guide us.

1.3 ORGANIZATION OF THE CAMPUS PLAN

The University's strategic plan, *A Vision for the Future*, adopted in February, 2002, sets out a series of objectives. One of these is to "develop a campus plan that integrates our physical facilities into our unique natural setting, promotes sustainability in planning and operations and is driven by academic priorities".

This campus plan responds to this strategic plan objective by setting out a long-term vision for physical change at UVic. The vision is further defined through three main policy goals, a series of nine foundation principles, 62 policy directions and 30 actions. Periodically, changes will be made that keep the plan current and responsive to changing circumstances and societal values.

The plan is organized into five main sections – Introducing and Framing the Plan; Natural and Landscaped Open Space; Land and Buildings; Travel and Parking; and Implementing the Plan. Wherever the 'A' symbol appears, this denotes that there is a corresponding action item in Section 5.

In addition to the text, Figures 3 – 5 are integral to the policy directions of the plan. Several appendices provide background on the planning process, a glossary and relevant statistics.

1.4 FRAMING THE PLAN: THREE MAIN GOALS

The three main goals of the campus plan are presented in this section, in response to the direction provided by UVic's strategic plan.

Natural and Landscaped Open Space

To maintain and continue to evolve an open space system which protects and enhances environmentally-significant natural areas, provides safe, pedestrian-friendly links throughout the campus, and encourages social interaction through outdoor meeting places, relaxation spaces, playing fields and other outdoor recreational venues.

Land and Buildings

To evolve a land use and building pattern that supports the University's academic mission, respects the unique physical environment, encourages lively social interaction, and promotes compact, pedestrian-friendly and sustainable development.

Travel and Parking

To reduce motor vehicle traffic to the campus and to encourage increased use of public transit, cycling and walking.

1.5 FRAMING THE PLAN: NINE FOUNDATION PRINCIPLES

Preparing the campus plan involved the thoughtful consideration of diverse needs and values relating to the University's mission, environmental stewardship responsibilities, social equity interests, and many other factors. Nine foundation principles provide guidance for generating policy directions and implementing actions for this plan.

Principles 1 and 2 are over-arching statements. They are not elaborated upon in terms of "policy directions" in this document as they do not have a physical dimension. Significantly, however, there are a number of actions found in Section 5 that are a direct outcome of these key principles.

Principle 1: Academic Priorities

The University is dedicated to teaching, learning, research, artistic creativity, professional practice and service to the community. Its mission and principles are stated in the University's strategic plan.

Principle 1: Development decisions will give priority to the academic, teaching and research needs of the University.

Principle 2: Community Consultation

As the University grows and develops, it will have significant impacts on nearby neighbours and the community as a whole. In turn, the policies of local governments and the regional district have an impact on the University.

Principle 2: The University is committed to developing and maintaining active collaboration with those affected by its physical changes.

Principle 3: Natural Areas

The natural ecosystems of the campus are unique among Canadian university campuses and define the University as a place of learning within a natural setting. They shelter the University and its growth from nearby neighbourhoods. They are a place of study for students and of leisure for members of the University and the surrounding communities. The natural areas of the campus are a source of inspiration and encourage generosity among benefactors and friends of the University.

Principle 3: The University is committed to protecting and restoring identified natural areas on campus as shown in Figure 3 (p. 22).

Principle 4: Open Space System

Both natural and built spaces, and the links between them, make up the University's "open space system". These are outdoor places and pathways in which to play, relax, socialize, and study, or to move around campus. They also contribute significantly to the "spirit of place".

Principle 4: The University will develop and maintain a system of natural and planned open spaces throughout the campus.

Principle 5: Compact Growth

The campus was developed in an era of suburban growth, a time when land and energy costs were lower and environmental concerns were less valued. During the past 40 years, patterns and priorities have changed. There is widespread acceptance that the University should move away from a suburban development pattern into the “smart growth” era where cost-effective and compact development accommodates growth while preserving valued natural areas, energy, plant and animal habitats, community values, and a strong sense of place.

Principle 5: The University will manage development carefully, respecting “smart growth” principles and practices as they may be adapted to the university context.

Principle 6: Sustainable Buildings and Facilities

The University recognizes that its buildings and facilities have an impact on those who use them. Additionally, it is recognized that water usage, site drainage, energy use, building materials, and construction practices have long-term environmental impacts beyond the borders of the campus.

Principle 6: The University commits to incorporate sustainable practices in the planning, construction and operation of buildings and facilities.

Principle 7: Spirit of Place

The campus has an aesthetic richness and human scale, these qualities earn the affection of students, faculty, staff, alumni, visitors, and the surrounding community. A respectful relationship among buildings, landscaped settings and natural areas has been emphasized and there are ample opportunities to meet and interact among on-campus residents, commuting students, faculty, and interested residents of Greater Victoria.

Principle 7: The University will continue to plan and design in a way that enhances social interaction on a human scale.

Principle 8: Traffic

With each year, the University accommodates more students, faculty, staff and adult learners. It also provides venues for exhibits, community concerts and performances, public lectures and athletic events. People arrive by all modes of transportation, but single-occupant vehicle-use predominates. The University recognizes that this practice is not sustainable and that a shift to less energy-consuming modes of transportation is essential.

Principle 8: The University is committed to open and universal access to its facilities while reducing dependence on single-occupant vehicles.

Principle 9: Parking

Surface parking is highly land-consumptive, occupying land that might otherwise be used as open space, active recreation, or building development.

Principle 9: The University recognizes the need to minimize surface parking and pursue alternatives.

1.6 THE PURPOSES OF THE CAMPUS PLAN

This plan has several purposes.

1. The campus plan is a document that helps to implement the University's mission by preparing a physical plan that meets a key objective of the University's strategic plan, *A Vision for the Future*, adopted in February, 2002.

“Objective 26 – To develop a campus plan that integrates our physical facilities into our unique natural setting, promotes sustainability in planning and operations and is driven by academic priorities.

- a) Devise a campus planning process that links academic and research needs with physical planning and addresses the growing need for adequate space.
 - b) Explore the possibility of concentrating campus development to maintain as much green space as practicable.
 - c) Adopt management, planning and construction techniques that are of a sustainable nature.
 - d) Collaborate with regional governments to develop an effective transportation demand management strategy to minimize the need for vehicular traffic to campus.”
2. The campus plan provides a framework for those who design and make decisions about physical changes on the campus – new buildings, other facilities, landscapes for restoration, roads and pathways. It also identifies possible areas for building and facilities development. Campus planners, consulting architects and landscape architects, and environmental and engineering professionals will continuously refer to the document for guidance. University decision-makers, the provincial government and donors will also reference the plan.
 3. The campus plan redirects and reshapes development on campus. The 1961 plan was written in a different era, a time when there was less awareness of environmental issues and energy consumption. That plan's vision was of a low scale campus where development would occur in all quadrants, building outwards to the perimeter of the University. Today's values and perspectives are considerably different, translating into a vision that contains development within a compact area in a much more sustainable manner.

4. The campus plan provides an indication of the University's intentions for the campus for nearby neighbours, local associations, our host municipalities of Oak Bay and Saanich, and the broader community.
5. The campus plan sets out a series of actions that will be taken by the University to implement the plan.

1.7 THE LIMITS OF THE CAMPUS PLAN

To avoid misconceptions about the plan, it is equally important to state what it is not intended to do.

1. The plan does not define an optimal size for the University. The rate and extent of University growth will be determined by public policy, university funding, societal values, and demographic trends.
2. The plan does not attempt to be specific about what development will occur when, nor is it a plan that is “regulatory” in its land use, design or transportation policies. These will be contained in other documents that are outlined in Section 5.
3. The plan does not pertain to other lands owned by the University or to potential satellite campuses, either owned or leased. This plan focuses solely on the Gordon Head campus.

1.8 THE CONTEXT OF THE CAMPUS PLAN

Many factors provide a context for the plan. These have been raised and discussed by the participants in the planning process (refer to Appendix A). Some have an obvious effect on the plan – for example, the natural terrain. Other factors are less readily observed, such as municipal planning requirements. Still other factors, including changing societal and local values, while less tangible, have significant impact.

1.8.1 Academic Priorities

UVic has become one of Canada's leading comprehensive research universities with an increasingly diverse community of students, faculty and staff. Owing to a shortage of student spaces, in 2002, UVic's admission standards were its highest ever; many qualified students were not accepted.

UVic has a legal and societal responsibility to provide accessible, high-quality education. Over the coming decade, the population of 18 to 24 year-olds in BC will grow and so will the demand for university education. The campus plan is guided by the University's intentions to continue to develop the quality and range of programs offered by faculty for students and researchers.

1.8.2 Existing Commitments and Policies

The University has adopted many policies which guide its operations and development. Of particular relevance to this plan are policies related to: energy conservation, transit use, accessibility for those with a disability, and commitments to sustainable building practices. Several building projects are well advanced, including the Continuing Studies Building, 596 additional bed-units, and the Island Medical Building. Additionally,

programming has begun for a First Peoples House. A new Engineering/Computer Science building is in the design stage. A master plan for an addition to the library is being completed.

1.8.3 Financial Context

The University derives its capital funding from the provincial government, revenue generating departments and donations from the generosity of alumni and other contributors. As the government's priorities change, the University is affected. At present, it is assumed that government will remain committed to the expansion of post-secondary institutions. The University's five-year capital funding request is submitted annually to the provincial government.

1.8.4 Social and Cultural Context

The University continues to attract a diversity of students and faculty. More than 70% of students are from outside Greater Victoria. Among faculty, 34% may retire during the coming decade, opening new positions for faculty from elsewhere in North America and abroad.

1.8.5 Changing Societal Values

During the past two decades, there has been an ever-increasing awareness of the many issues associated with unchecked consumption of land, resources and energy. Canada, now a signatory to the Kyoto Protocol, has moved deliberately in several policy areas to foster a more sustainable future. At UVic, there has been increasing funding and support of sustainability initiatives, including the hiring of the first Sustainability Coordinator in 2000.

1.8.6 Location within the Capital Region

UVic is located away from the centre of the region's population and is a relatively long distance from terminals and airports. This has traditionally meant that many students, adult learners, staff and faculty depend on cars as their commuting choice. Although other choices are available, car use is a well-established pattern. Major improvements have been made to the Saanich road system to provide better access to the University.

1.8.7 Size and Existing Land Use

UVic's limited physical size and the pattern of existing uses constrain future decision-making. The campus is comprised of 162.7 ha (402 acres), all purchased from public and private landowners. In addition to the main area, this total includes recreational use lands north of McKenzie Avenue and a parcel of land east of Mystic Vale, referred to as the CJVI Property. Many universities have a large land base. UVic does not.

Open spaces – natural areas, planted areas and lawns – comprise 116.6 ha (288 acres), or 71% of the land base. Buildings, other facilities, roads and surface parking comprise 48.8 ha (120 acres), the remaining 29%.

There are 91 buildings on the campus, comprising 157 classrooms and 561 laboratories, 1,788 bed units, plus athletic facilities, libraries, student and faculty services, greenhouses, a chapel, and administrative services. There are approximately 4,600 parking spaces. Figure 2 shows the buildings and facilities that are currently on campus.

1.8.8 Natural Features and Woodland Garden

The land area contained by the University is relatively flat, gently sloping from west to east. Before becoming a university, about 46% of the original 105.6 ha (261 acres) of land had been cleared and used as army training grounds. The remaining southern area had been logged by the Hudson's Bay Company and contained second growth forest.

The campus contains a number of forest and wetland areas (see Figure 3, p. 22) that are environmentally important, contribute positively to UVic's visual image, and are actively used as a resource for teaching and research.

- Mystic Vale is located on the southeast side of the main campus. This unique area, part of the Hobbs Creek watershed, contains many trees between 100 and 150 years old and is home to more than 75 native plant and wildlife species. This 11.6 acre area was jointly purchased by the University, Saanich and the provincial government in 1993 to ensure its lasting protection. Since then, creek stabilization measures have been initiated, along with removal of invasive plant species and trail enhancements.
- Haro Woods, located in the northeast corner of the campus, is a 1.1 ha (2.8 acres) area of second growth forest. It too has been designated for lasting protection.
- Garry Oak Meadow – Located at the southwest corner of the campus, this wooded meadow is an example of a rare ecosystem that is critically threatened throughout its native habitat. Today, in spite of cleanup efforts by the University, the Garry Oak Meadow at UVic is threatened by invasive species of plants, insects and animals.
- Bowker Creek Wetland – The wooded area along the west side of the campus is the headwaters of the Bowker Creek watershed. This 5.7 ha (14 acres) area contains a relatively high diversity of trees and wildlife with a larger number and diversity of bird species than elsewhere on campus.
- South Woods – This wooded area of 11.5 ha (28.5 acres) contains second growth trees, generally younger than 100 years. Conditions vary considerably – some areas are quite wet and other areas have been disturbed by human activity. The forest is home to valued flora and is used by academic programs in Biology and Environmental Studies. The forest also provides a link between Mystic Vale and the Garry Oak Meadow.
- Cunningham Woods – This is the extension of the South Woods inside Ring Road.
- Finnerty Gardens – While Finnerty Gardens is not a natural feature, it is a woodland garden that visitors enjoy immensely. Since its founding in 1974 with a private donation of more than 300 specialized rhododendrons, the gardens have grown through donations by individuals and plant nurseries. The garden is maintained by a group of community volunteers. While largely planted with non-native species, it is a rich example of domestic landscaping, and a highly successful collaboration between the University and the community.

1.8.9 The 1961 Campus Plan

In 1959, Victoria College, later to become the University of Victoria, purchased the Gordon Head Army Camp. Two years later, the University engaged a San Francisco architectural firm to provide advice on an orderly development of this campus. With the purchase of additional land from the Hudson Bay Company, the campus grew to 105.2 ha (261 acres).

The most striking and enduring feature of the first campus plan (refer to Figure 1) is the circular central area for academic instruction, bounded by Ring Road. Within this pedestrian-only circle, Liberal Arts disciplines were sited to the north and Sciences to the south. Outside the circle, the campus was blocked into zones of use. The plan anticipated eventual development throughout the campus lands.

The 1961 plan envisioned a low scale campus built around a series of courtyards and planted areas. A large Quadrangle served as a major organizing open space with pedestrian-only malls radiating outward. At the time, Sinclair Road and McKenzie Avenue were not linked and entrances were from Finnerty and Henderson Roads.

While deviations have been made from this plan in 40 years, to-date four key elements have remained true to the original vision:

- Ring Road (although 2 rather than 4 lanes);
- The concentration of academic buildings within or near the Ring Road;
- The urban design concept of an organizing system of the quadrangle, courtyards and pathways; and
- The low to moderate height of buildings, not exceeding the highest trees.

These defining elements of the original plan have left a lasting legacy. Whatever land protection or development occurs in the future will be shaped significantly by the pattern that has its roots in the 1961 plan.

1.8.10 The University's Neighbours

The decision to move to Gordon Head was a catalyst for the development of thousands of homes and apartments in the North Henderson, Mt. Tolmie and Gordon Head neighbourhoods. The University also helped to solidify demand for commercial development along Shelbourne Avenue. It also prompted major road changes, resulting in a cross-town route along the Sinclair/McKenzie route. New indoor and outdoor recreational facilities were also provided, along with a community access policy.

As the University has grown, nearby neighbours and local community associations have identified impacts that they believe should be addressed, and mitigated, by the University. These include: traffic and on-street parking; capacities of storm and sanitary sewers; and visual buffering.

1.8.11 Relationships with Local Governments and Agencies

The Capital Regional District (CRD) serves the University through the provision of major water lines and sewer trunk services. A regional growth strategy has been completed recently.

The University straddles two municipalities – the south portion lying within Oak Bay; the north portion within Saanich. These municipalities are responsible for building permit approvals. They also provide physical services to the University – water distribution, major sanitary and storm sewers, access roads – as well as fire and police services.

Both municipalities have Official Community Plans which identify the University as a major “institutional use”. The limited capacity of the existing sewers, and the cost of continuing to provide municipal services to the University, have been ongoing concerns. The University, CRD, Oak Bay and Saanich are working to resolve long-term improvements to the sanitary and storm sewer systems that would have minimal financial and environmental impact on the municipalities.

The Provincial Capital Commission (PCC) identifies the campus as one of the nodes or hubs from which the Capital Greenway System radiates. The University and the PCC have worked together in the past on “green and blue” initiatives and there are future partnership possibilities to enhance the University within its provincial capital setting.

1.8.12 Concluding Comments

The interplay of the various factors affecting the development of the campus plan are complex. Within the overall context of the University as a provider of accessible, high-quality education, these factors must be taken into account in order to prepare a robust, balanced plan.

The policy directions in the three following sections have been framed and influenced by these many contextual factors.

Figure 1: Original Campus Plan (1961)

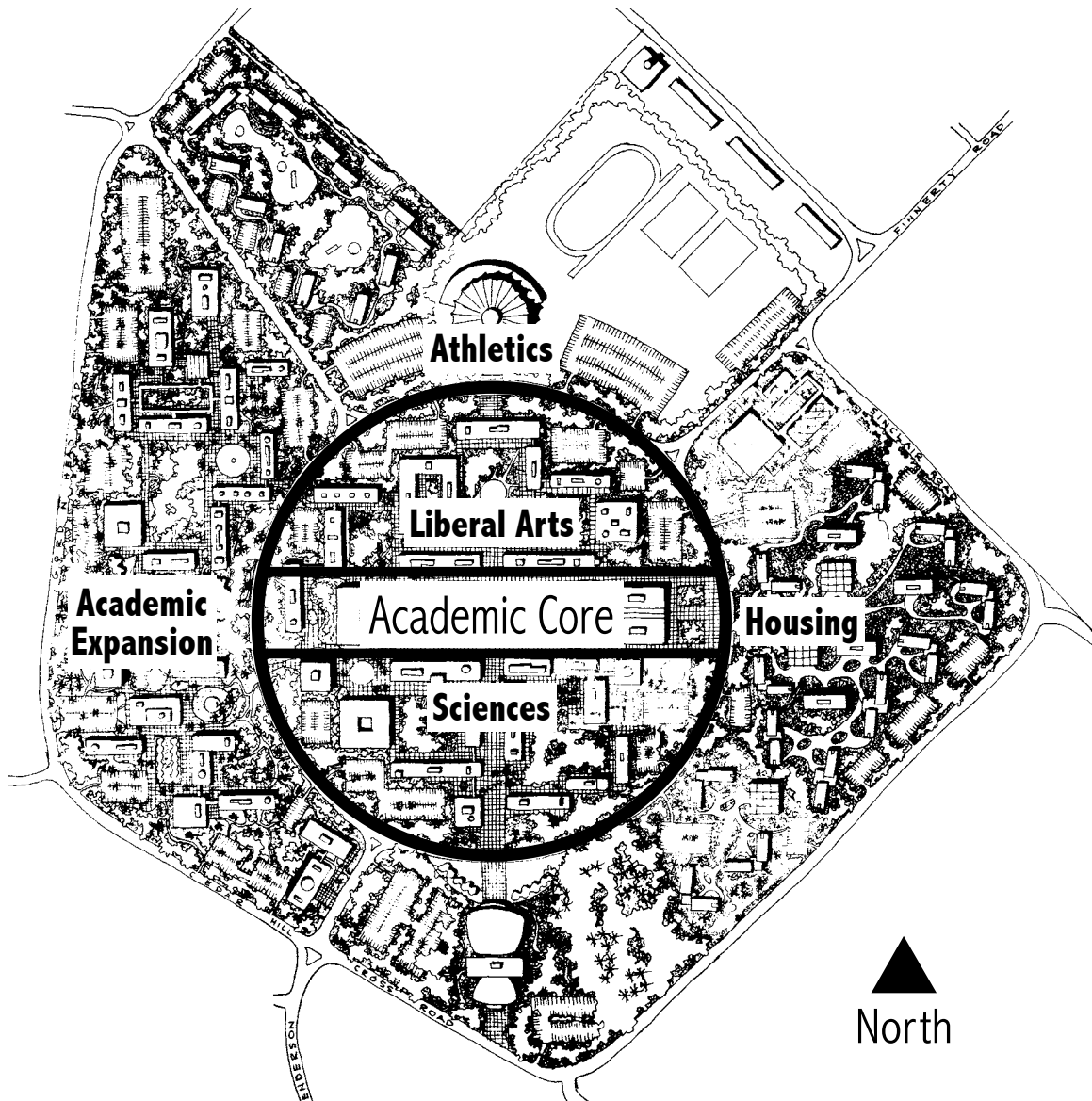
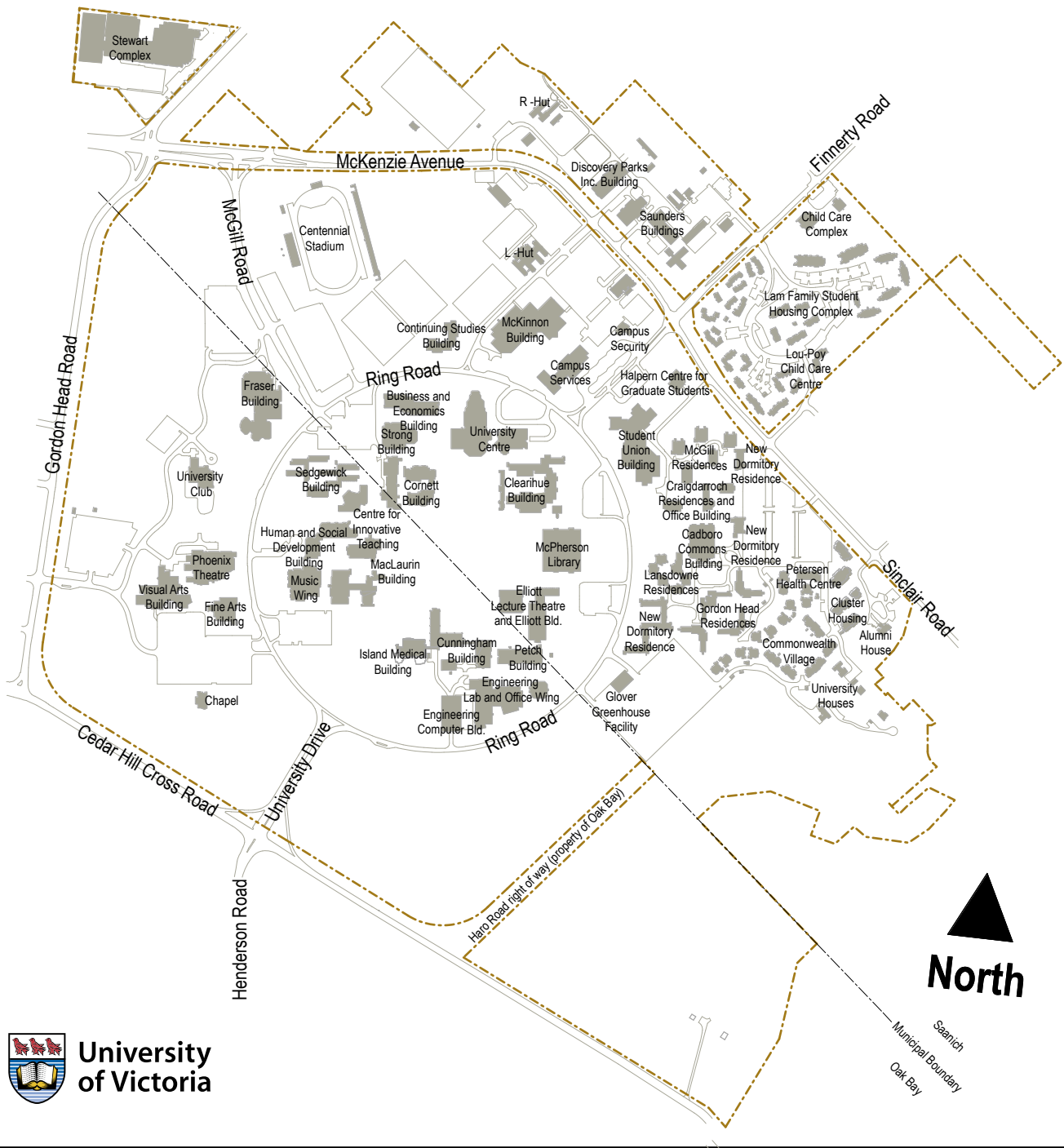


Figure 2: Current Buildings and Facilities 2003/04





Section 2

Natural and Landscaped Open Space



Section 2 – Natural and Landscaped Open Space

The open space of the campus, comprised of forests, woods, wetland areas, lawns, landscaped areas, courtyards, pathways, and playing fields, is one of the key defining characteristics of UVic. Together, these open spaces are a rich tapestry within which individual buildings project their own unique identities, but never compete with the overall image of a green landscape.

Forty years ago, the north part of the campus was largely devoid of trees and the south area was primarily second growth forest. Since then, the contrast between the wooded and bare areas has been significantly changed as more than 10,000 trees have been planted throughout the campus.

The following goal, principles and policy directions provide direction regarding the natural and landscaped open space areas of the campus, and the physical links between them.

2.1 NATURAL AND LANDSCAPED OPEN SPACE GOAL

To maintain and continue to evolve an open space system which protects and enhances environmentally-significant natural areas, provides safe, pedestrian-friendly links throughout the campus, and encourages social interaction through outdoor meeting places, relaxation spaces, playing fields and other outdoor recreational venues.

2.2 NATURAL AND LANDSCAPED OPEN SPACE PRINCIPLES

Two principles provide the foundation for the policy directions and actions of the plan.

Principle 3: The University is committed to protecting and restoring identified natural areas on campus as shown in Figure 3.

Principle 4: The University will develop and maintain a system of natural and planned open spaces throughout the campus.

2.3 POLICY DIRECTIONS – NATURAL AND LANDSCAPED OPEN SPACE

There are 18 policy directions pertaining to natural and landscaped open spaces. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5. The policy directions are organized into three sub-sections:

- Natural Areas
- Landscaped Areas
- Campus Entries
- Outdoor Recreation and Athletics

Figure 3 provides a concept plan for the university, showing both natural areas and areas suitable for landscaped areas and buildings. It also identifies key features of the open space system.

2.3.1 Natural Areas

A large area of the campus is considered natural. Outside Ring Road, this includes Mystic Vale, Haro Woods, the Garry Oak Meadow, the South Woods and the Bowker Creek wetlands. These natural areas are environmentally important, contribute substantially to UVic's visual image, and have been actively used by the faculty as a resource for teaching and research. The treed areas have significant aesthetic value because they are the first view of the campus from its major south and west entrances. The green perspective from the Henderson Road approach is unique among Canadian university campuses, and is the signature vista of UVic.

There are ongoing concerns about the conditions of some of the natural areas, especially with regard to invasive species and the impacts to soil conditions and drainage patterns from construction and other activities. There are also concerns regarding the use of the Cunningham Woods within Ring Road.

The following policy directions will guide future protection, restoration and enhancement of the University's natural areas. Wherever the 'A' symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Natural Areas

OS#1 Protection

The principal natural areas of the campus are identified in Figure 3. Mystic Vale and Haro Woods are protected from development in perpetuity. The University is committed to the preservation of the entire forested area associated with Mystic Vale and Haro Woods to ensure the long-term health of the area as habitat for local flora and fauna.

OS#2 Protection

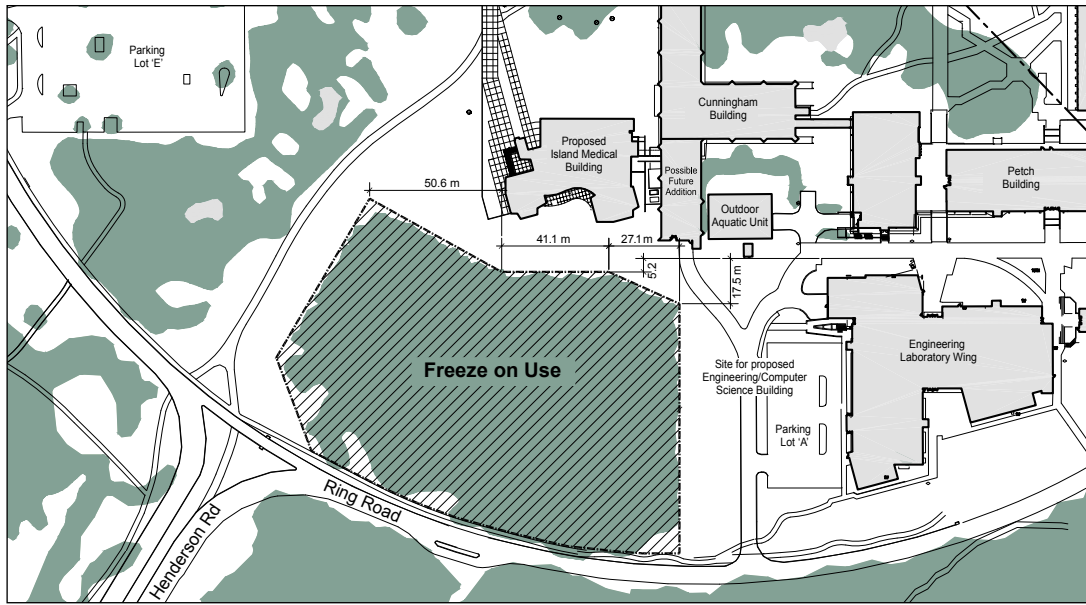
There will be a moratorium for 10 years on any form of development in all other natural areas outside Ring Road, as identified in Figure 3. This includes the South Woods, Finnerty Gardens, Garry Oak Meadow and Bowker Creek wetlands. The addition of paths and underground services will be exempt from this moratorium.

OS#3 Protection

There will be a freeze on the use of Cunningham Woods for 10 years as identified in Figure 3 and shown in larger scale on the following page. Further definition of the boundaries of this area may occur, following the completion of the environmental study to be undertaken in the implementation of this plan.

OS#4 Potential Protection

There are additional pockets of natural areas within the Landscaped Areas and Buildings Area in Figure 3 that may be identified for protection at the time new buildings and facilities are being planned.



Area Affected by Freeze on Use (see OS#3 on previous page)

OS#5 Restoration – ‘A’

The University will engage in plans, implementation activities, and monitoring programs to steward appropriate natural areas back to better health. Native plants will replace invasive species, except in the University Gardens. The University will complete an ecological inventory and map of the entire campus, including areas of ecological value that may exist in the Landscaped Areas and Buildings Area in Figure 3.

OS#6 Access and Enjoyment – ‘A’

A planned pathway system will allow people to enjoy the natural areas of the campus. Provisions for personal safety will be included.

OS#7 Perimeter Enhancement – ‘A’

Additional plantings will be added to supplement the natural areas and enhance the University’s visual appearance to the surrounding communities.

OS#8 Storm Water Management – ‘A’

The University, in its preparation of an integrated comprehensive stormwater management plan, will consider natural drainage patterns and innovative designs to achieve no net increase in storm water run off.

OS#9 Impacts of Development – ‘A’

Environmental studies will be conducted as an integral part of the planning and design program for new buildings and facilities. The University will also complete an ecological inventory and map of the entire campus, including areas of ecological value that may exist in the Landscaped Area and Buildings area as shown in Figure 3.

2.3.2 Landscaped Areas

UVic's overall character is a physically compact campus with buildings set in a landscape of natural plantings mixed with more formal lawns and trees near the buildings. Landscaping has been continually improved as new facilities have been constructed.

In keeping with the early plan, the Quadrangle has remained the primary organizing open space of the campus. The natural forest landscaping on its south side, contrasted with the formal planting along its north side, has resulted in a truly unique focal point. Also consistent with the original plan, buildings have been grouped around small courtyards and connected by a relatively informal pattern of walkways. The courtyards have been only partially successful, both aesthetically and as social gathering places.

The Finnerty Gardens is also a significant feature of the landscaping of the campus. This woodland garden occupies approximately 2.6 ha (6.5 acres).

Maintaining the campus as a place of learning within a natural setting requires imaginative and environmentally sensitive landscape architecture.

The following policy directions provide guidance on the urban design and landscaping matters. Wherever the 'A' symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Landscaped Areas

OS#10 Focal Point

The central Quadrangle will remain the visual and organizing focus inside Ring Road. While its character and appearance may evolve over time, it will remain a place that welcomes people and invites social contact or quiet repose.

OS#11 Size of Quadrangle

The central part of the Quadrangle is not a potential building site. Future buildings and landscaping may be added to further define its edges. Their scale and appearance will be designed to complement the Quadrangle.

OS#12 Courtyards

Buildings will continue to be constructed to provide a variety of open spaces, to define building entries, and encourage social interaction as the courtyards of the 1961 Plan were intended to do. There will be a greater emphasis on usable spaces with sunlight and on a mix of landscaping and plazas.

OS#13 Links and Pathways

A planned pathway system will allow people to walk and cycle safely between landscaped areas and buildings, facilities and parking areas.

OS#14 Planting Enhancement

Additional improvements will be made as growth continues. Emphasis will be placed on environmentally sensitive landscaping.

OS#15 Drought Tolerant Planting

There will be increased use of plants, shrubs and trees that are native to the climatic conditions of Southern Vancouver Island.

2.3.3 Campus Entries

The University has three main entries based on the original plan. A fourth significant entry has been added on Gordon Head Road. Recent figures indicate the average weekday vehicle inflows are: University Drive (Henderson) – 4,263; Finnerty Road – 1,460; McGill Road – 3,428.

One policy direction, leading to a specific action set out in Section 5, is indicated.

Policy Direction – Campus Entries

OS#16 Identity and Way-Finding – ‘A’

Landscaping, signage, and lighting at the four main entries to the campus will be improved over time to reinforce the University’s image as a quality institution of higher education and to improve way-finding for visitors.

2.3.4 Outdoor Recreation and Athletics

A significant proportion of the campus is devoted to athletic and recreation facilities and playing fields. Open space areas designated for athletics and recreation include Wallace Field, the stadium, tennis courts, play areas in the Lam Family Student Housing Complex, and playing fields.

Playing fields are built spaces, but they are also part of the open space system, enhancing the natural lighting and providing views from a number of buildings. The proximity of these facilities to the centre of the campus is a major benefit to the University as a whole.

The following policy directions provide guidance on the urban design and landscaping matters. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Outdoor Recreation and Athletics

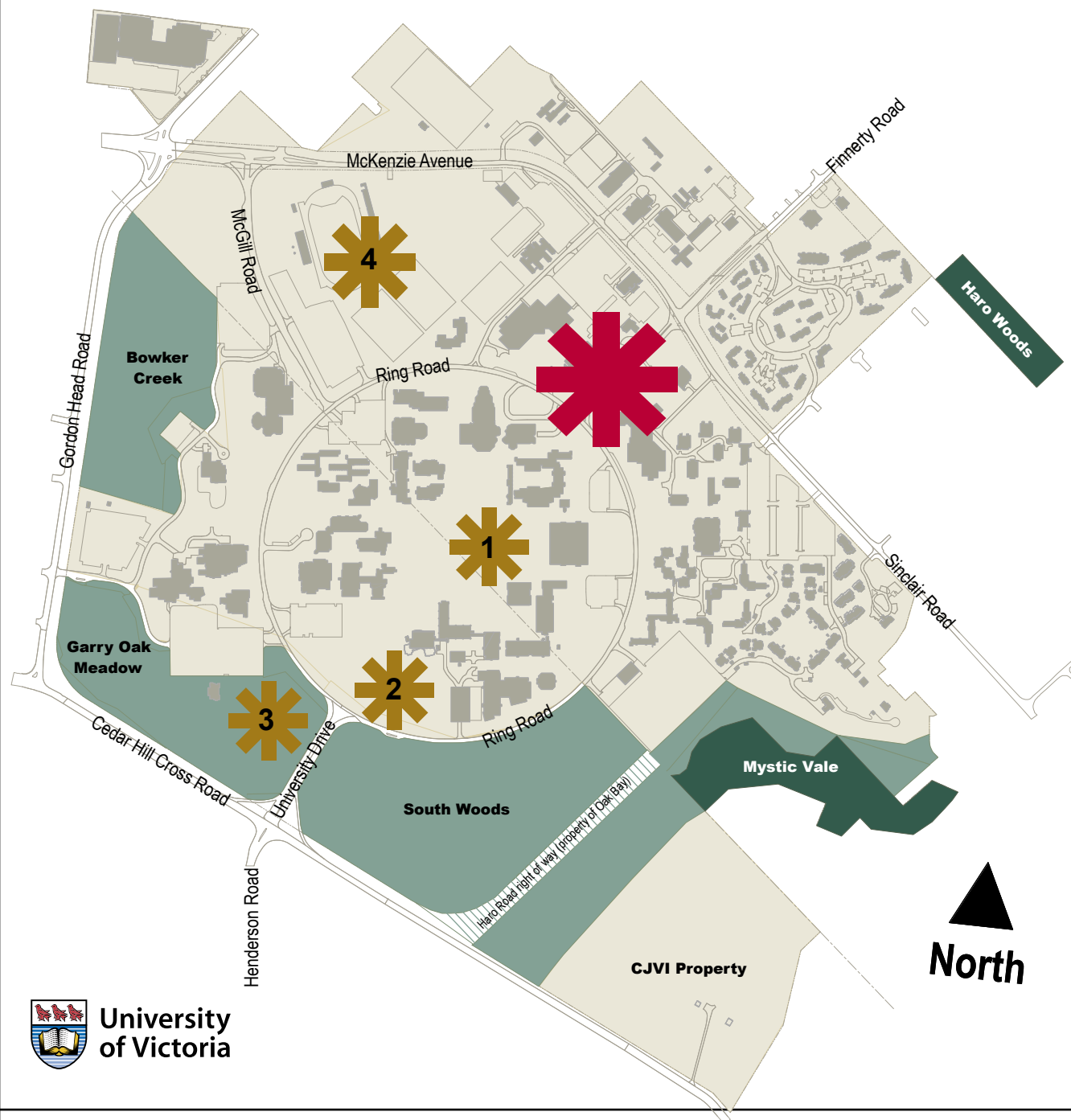
OS#17 Retention

The existing playing fields and outdoor recreation areas, as identified in Figure 3, will be retained.

OS#18 Additions and Strategy – ‘A’

Provision for additional outdoor recreation areas will require a combination of strategies, including the renovation of Wallace Field, additional land purchases and possible use of sections of the CJVI property.

Figure 3: Concept Plan



University of Victoria



Village Centre



Landscaped Areas and Buildings



Identified Natural Protected Areas - 10 Year Moratorium



Perpetually Protected



1 - Quadrangle
2 - Freeze on use
3 - Finnerty Gardens
4 - Stadium, Playing Fields



Section 3

Land and Buildings



University of Victoria

Section 3 – Land and Buildings

The University has grown throughout the past 40 years in a pattern where academic buildings are primarily located inside Ring Road or within easy walking distance. Generally, student services, housing and athletics/recreation have developed outside Ring Road. Existing buildings are characterized by heights which are generally well below that of the larger trees on the campus.

The original campus plan envisaged the concentration of science disciplines on the south side of the inner-Ring circle, and Liberal Arts disciplines on the north side. The spatial concentration of faculties has continued to a degree, although important exceptions remain. Today, however, interdisciplinary connections are increasing with few classrooms reserved for exclusive use by a single discipline.

This plan's emphasis on compact development complements and reinforces the other principles of the plan. The concentration of building sites, both within and outside the Ring Road, is the means by which growth is compatible with the protection of valued natural areas. Compact development assists the preservation of open spaces between building sites and promotes sustainability by concentrating site drainage, energy use, and other impacts of the built environment. It also helps to contain the costs of servicing and infrastructure.

The following goal, principles and policy directions guide the development of buildings and facilities on the campus.

3.1 LAND AND BUILDINGS GOAL

To evolve a land use and building pattern that supports the University's academic mission, respects the unique physical environment, encourages lively social interaction, and promotes compact, pedestrian-friendly and sustainable development.

3.2 LAND AND BUILDINGS PRINCIPLES

Nine principles, as set out in Section 1, are the foundation for the policy directions and implementing actions of this plan. Three of these relate to land use and buildings:

Principle 5: The University will manage development carefully, respecting "smart growth" principles and practices as they may be adapted to the University context.

Principle 6: The University commits to incorporate sustainable practices in the planning, construction and operation of buildings and facilities.

Principle 7: The University will continue to plan and design in a way that enhances social interaction at a human scale.

3.3 POLICY DIRECTIONS – LAND AND BUILDINGS

There are 30 policy directions pertaining to land and buildings. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5. The policy directions are organized into eight sub-sections:

- Sustainable Development;
- Buildings;
- Indoor Athletics and Recreation;
- Housing;
- Student and Staff Services – Village Centre;
- The CJVI Property;
- The Southwest Quadrant; and
- Monitoring and Long-Term Planning.

Figure 4 sets out the preferred building sites within the area identified as suitable for landscaped areas and buildings as shown in Figure 3 (p. 22).

3.3.1 Sustainable Development

“Meeting the needs of the present generation without compromising the ability of future generations to meet their needs,” (Bruntland, 1987) is an often-cited definition of sustainable development. The University has embraced this philosophy and recognizes that current decisions about water usage, site drainage, energy utilization, the selection of building materials, and construction practices have potential impacts for many years to come.

UVic is becoming a centre for teaching and learning about the skills, action and knowledge required for sustainable development. The University assumes a leadership role by practising sustainable development and by ensuring that the knowledge and values of sustainable development are reflected in campus planning and construction practices. Recent buildings on campus, including the Engineering Lab Wing and the Centre for Innovative Teaching, are consistent with LEED silver standards.

The following policy directions provide guidance on the urban design and landscaping matters. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Sustainable Development

LB#1 Integration

The University will strive to ensure the integration of academic priorities, compact development, and principles of sustainability in the planning and construction of all new facilities.

LB#2 Sustainability Office – ‘A’

The University will continue to provide increasing support to the Sustainability Office within the Department of Facilities Management.

LB#3 Green Guidelines

Decisions on facilities' siting, site development, building design and materials will respect the "Environmental Guidelines: BC University College and Institute Facilities (1995)" and the "Green Buildings BC" program of the British Columbia Buildings Corporation. Future buildings, including materials, will be designed using the LEED rating system, or Canadian equivalent appraisal system.

LB#4 Environmental Sustainability Features – 'A'

New facilities will receive special siting and design attention to incorporate environmental sustainability features. Techniques will be used to minimize erosion and sedimentation in site development, improve water efficiency, steward energy use, increase the use of recycled building materials, and reduce the use of non-renewable resources.

LB#5 Sustainability Practices – 'A'

The University will continue to support sustainability practices, with particular attention on resource conservation, waste reduction, energy utilization, water management and drainage, reporting and enforcement mechanisms.

3.3.2 Buildings

Currently, the total academic and academic support buildings on campus total approximately 291,250 sq. metres (3,135,000 sq. feet) of building space. Hypothetically, if the University were to grow at an annual rate of 2% for 20 years and the current ratio of building space per student were to be maintained, the academic and academic support building area would need to increase by approximately 74,322 sq. metres (800,000 sq. feet). Additional services and housing would also be required. Due to potential changes in funding, Board policy and other factors, it is impossible to accurately project the enrolment growth in the coming decade.

A large number of potential building areas were examined to accommodate potential growth. Those shown in Figure 3 (p. 22) are the most appropriate for maintaining the existing compact academic core and enhancing the open space system. In total, these preferred building areas can accommodate more than twice the projected potential building space that would be needed over the next 15 years, if the University enrolment were to grow at an average of 2% per year.

The following policy directions give general guidance on land and building related matters. Wherever the '**A**' symbol appears, this denotes that there is a corresponding action item in Section 5.

LB#6 Location

Academic buildings, academic support buildings, housing, student facilities, laboratories and offices will be concentrated within the "Landscaped Areas and Buildings" shown in Figure 3 (p. 22).

LB#7 Compact Development

The compactness of the campus will be maintained by the judicious use of specific building sites within or near to Ring Road. This includes the potential for infilling lawn areas, and redeveloping surface parking lots and small, lower scale buildings.

LB#8 Preferred Building Areas

Figure 4 identifies the building areas to which planners should give priority. Figure 4 does not mean to depict specific building “footprints” or total building floorspace; it points to the most suitable approximate areas for future development. These sites have been identified because they:

- Infill within a compact area;
- Locate new buildings in proximity to existing buildings;
- Build on existing parking lots; and
- Minimize impact on natural areas.

Other spaces within the “Landscaped Areas and Buildings” in Figure 3 (p. 22) may be required to accommodate certain circumstances but any such development will be consistent with the principle of compact growth.

LB#9 Mixed Use

Mixed-use buildings are encouraged. Flexibility will be maintained within all preferred building areas to include non-academic uses, including student and staff services, administration as well as private laboratories and offices.

LB#10 Programming Flexibility

Not all potential sites identified in Figure 4 will be required for development in the foreseeable future. They have been identified to provide flexibility for those who are involved in programming and planning of new facilities.

LB#11 Building Programming – ‘A’

No area shown in Figure 4 is considered to be the domain of a single faculty. In the planning and design of new buildings, the program and campus development committees will give early consideration as to whether spatial proximity to closely related disciplines is a high priority, and whether cross-disciplinary synergy or access by multiple users is relevant to the siting decision. Building sites are not considered to be the domain of a single faculty.

LB#12 Building Footprint

In the planning and design of new buildings, early consideration will be given to accommodating more floorspace within a smaller building “footprint” to enhance compactness and minimize impacts.

LB#13 Building Height

Generally, building heights should not exceed six storeys, but will be considered on a case-by-case basis. The form, mass and design of taller buildings should be complementary to existing buildings. Where a lower structure is planned, the University and its revenue providers will consider

the long-term cost-effectiveness of a structure designed to allow subsequent vertical or lateral additions.

LB#14 Sedgewick Building

The single storey Sedgewick Building is an important example of an organic architectural form that is representative of the “West Coast” style of the 1960s and early 1970s. For this reason, it is not currently being considered for redevelopment.

LB#15 Adequate Services – ‘A’

The University will continue to work with the CRD, Oak Bay and Saanich to ensure that sufficient physical infrastructure and protective services are available throughout to accommodate potential growth and change.

LB#16 Impact on Neighbours

The University will be a good neighbour to adjacent residential areas by providing landscaping as a visual interface and by limiting noise-generating uses. At the northern perimeter of the campus, future buildings will be planned and designed in consideration of their relationship with nearby neighbours.

3.3.3 Indoor Athletics and Recreation

There is a wide range of athletic and recreation opportunities for students, faculty, staff and members of the Greater Victoria community. The following policy directions provide guidance on the urban design and landscaping matters. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Indoor Athletics and Recreation

LB#17 Retain and Upgrade

Retain and upgrade as required the McKinnon Gym and Ian Stewart Complex.

LB#18 Integration

Integrate additional recreational uses, such as weight rooms and aerobic programs, as part of new residential and mixed use structures. In particular, the co-location of these facilities in the student services area is advised.

3.3.4 Housing

There are 1,757 bed-units located on the campus, representing approximately 13% of the undergraduate and graduate student body based on a Full-Time Equivalent (FTE) enrolment. UVic’s strategic plan calls for a guaranteed offer of accommodation in residence to all first-year students by 2004. Currently, an additional 596 bed-units are being constructed near existing dormitories and cluster housing.

Expanded on-campus housing complements the University’s Transportation Demand Management Strategy, fosters a sense of community among students, and helps to ease the transition to university life for international students and those living away from home for the first time.

The following policy directions provide guidance on the urban design and landscaping matters. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Housing

LB#19 Student Housing – Short Term

In the immediate future, new residences will be provided by infill construction in the main student housing area.

LB#20 Student Housing – Long Term

In the future, further infill opportunities will be explored, along with the possibility of locating some residential units in sites such as mixed-use buildings, parking lots and the use of the CJVI Property.

LB#21 Faculty Housing – ‘A’

The University will examine the issues associated with faculty accommodation, including the possibility of on-campus faculty housing.

3.3.5 Student and Staff Services – Village Centre

There are more than 18,580 sq. metres (200,000 sq. feet) of student-related facilities, including food services, health care, book sales and common use areas, throughout the campus.

The consultation process revealed considerable support for a concentration of student services and related facilities in the area near the Bookstore, the Student Union Building and the Graduate Student Centre. This area is already the major terminus for buses and Campus Security Services, and it is located within easy walking distance to the student residences.

The following policy directions provide guidance on the urban design and landscaping matters. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Student and Staff Services

LB#22 Village Centre

The area centered at Finnerty Road and Ring Road has potential for further infill and new development as a “Village Centre”. This area is identified in Figure 3 (p. 22). A mixture of small shops, services, recreation and entertainment facilities, activity offices, meeting rooms and eating areas will enhance the area as a centre of university life and provide services that help reduce vehicle travel.

LB#23 Relationship to Commercial Centres

The type and scale of commercial development in the Village Centre will be sensitive to the types of shops and services in Cadboro Bay, University Heights, and Shelbourne Plaza.

LB#24 Transportation Hub

The Village Centre will continue to operate as the primary public transportation hub of the University.

LB#25 Planning and Design Study – ‘A’

Further study will be given to developing an attractive, cohesive, pedestrian-friendly environment in the Village Centre through measures such as traffic calming, landscaping and pedestrian-only areas.

3.3.6 The CJVI Property

The primary area reserved for future development is the CJVI site. This 12.4 ha (30.7 acre) property of open-space land adjoins Cedar Hill Cross Road at the southeast corner of the campus. The property is surrounded by residential neighborhoods on one side and by South Woods on the other side. In view of the moratorium on natural areas, the timing of permanent development of this property may be advanced.

The following policy directions provide guidance on the urban design and landscaping matters. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

POLICY DIRECTIONS – CJVI PROPERTY

LB#26 Potential Uses

The CJVI Property has potential for temporary uses and permanent development, including academic expansion, faculty and student housing, sports and recreational facilities, parking, and any special opportunity uses that may arise.

LB#27 Master Planning Study – ‘A’

Prior to any permanent development taking place, a master plan for the CJVI Property will be prepared with these caveats:

- The plan will be guided by the vision and principles of this plan, as it may be amended from time to time.
- Permanent development will provide landscaping and visual buffering to minimize its impact on nearby neighbours and on the adjoining forested areas of the University.
- Creative thought must be given to the best way to provide links and connections from these lands to other areas of the campus.

3.3.7 The Southwest Quadrant – ‘A’

The southwestern quadrant inside Ring Road will accommodate additional buildings. It is also an important view corridor from the Henderson Road entry and may be needed as an additional drop-off area as parking lots within Ring Road are redeveloped for other purposes.

The following policy direction provides guidance on the urban design and landscaping matters. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

LB#28 An area plan and design guidelines will be prepared for the Southwest Quadrant. This refers to an area inside Ring Road between the MacLaurin Building/Parking Lot E and the west edge of the Cunningham Woods.

3.3.8 Monitoring and Long-Term Planning

It is not the purpose of this plan to define an optimal size for UVic; the extent of growth will be determined by public policy, university funding, demographic trends, and Board policy. Nevertheless, the University must carefully and constantly review the impact that growth is having on the campus. Beyond a certain point, growth may risk compromising the principles of this plan.

The following policy directions provide guidance on the urban design and landscaping matters. Wherever the ‘**A**’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Monitoring and Long-Term Planning

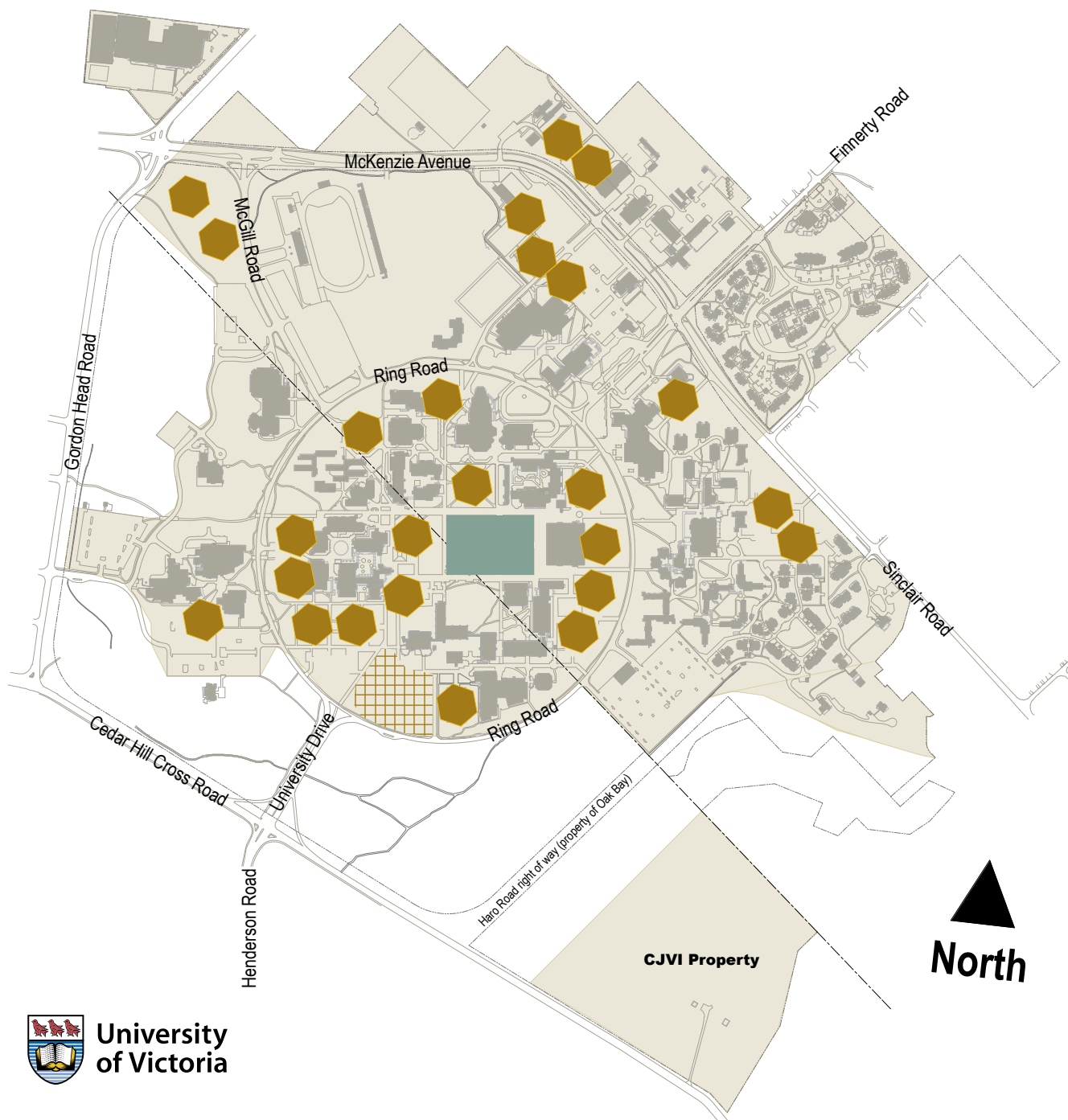
LB#29 Monitoring – ‘A’

The Campus Development Committee will monitor carefully the effects of change on the campus, impacts on nearby neighbours and the broader community, and the relationship between continued construction and the principles of this plan. The CDC will make recommendations for future modifications to the Campus Plan.

LB#30 Acquiring Land – ‘A’

The University will consider donations or selective purchases of land, in the vicinity of the campus and at other locations, as may be necessary for long-term growth.

Figure 4: Preferred Future Building Locations





Section 4

Travel and Parking



Section 4 – Travel and Parking

Travel to and around the University was planned at a time when there were few real alternatives to travel by private automobile. Today's campus circulation and parking pattern is an inheritance of the priorities of 40 years ago.

Roads, service areas and driveways take up over 6 ha (15 acres) of hard-surface on campus. Paved surface parking lots cover almost 15.2 ha (40 acres). Only the University Centre has an underground parkade. Off-campus road access has been improved by the District of Saanich along McKenzie Avenue. The District of Oak Bay owns an un-opened right-of-way north of Henderson, between Cedar Hill Cross Road and Mystic Vale. This right-of-way is referred to as the "Haro Road".

In the past decade, there has been a marked increase in bus use and commuter cycling and heightened awareness of the environmental impacts of motor vehicles. Since 1993, there has been a 7% reduction in single-occupant vehicles (SOVs), 38% increased transit ridership; and 21% increase in pedestrians.

While more remains to be accomplished, the University has already taken several initiatives in promoting the shift to other modes of travel. Within Greater Victoria, the University is the second busiest location for BC Transit.

Ensuring the continuation of adequate campus access, internal circulation and parking is very important to the University for a number of reasons:

- provides student and adult-learners with access to teaching, research, and other learning opportunities;
- allows faculty and staff to have reasonable and flexible access to their working locations;
- encourages visitors; and
- minimizes traffic impacts on neighbouring areas.

In order to minimize future single occupant vehicle access from an environmental and neighbourhood-traffic standpoint, and best utilize the University's limited land resources, an increased emphasis on public transit and shared-vehicle use will be necessary.

The following goal, principles and policy directions provide direction in relation to various types of travel as well as parking.

4.1 TRAVEL AND PARKING GOAL

To reduce motor vehicle traffic to the campus and to encourage increased use of public transit, cycling and walking.

4.2 TRAVEL AND PARKING PRINCIPLES

Two principles are the foundation for the policy directions and implementing actions of the travel and parking component of this plan.

Principle 8: The University is committed to open and universal access to its facilities while reducing dependence on single-occupant vehicles (SOVs).

Principle 9: The University recognizes the need to minimize surface parking and pursue alternatives.

4.3 POLICY DIRECTIONS – TRAVEL AND PARKING

There are 14 policy directions pertaining to travel and parking. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5. The policy directions are organized into three sub-sections:

- Promoting Alternative Modes of Travel to Campus;
- Managing Campus Circulation; and
- Parking for Vehicles and Bicycles.

Figure 5 is a circulation and parking plan.

4.3.1 Promoting Alternative Modes of Travel to Campus

To facilitate more frequent transit, cycling and walking trips, the University will promote the following policy directions. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Promoting Alternative Modes to Campus

TP#1 Public Transit – ‘A’

The University will continue to work with BC Transit and on-campus user groups to better define campus access patterns in order to encourage the increased use of public transit.

TP#2 Cycling

The University will continue to work with bicycle stakeholders to develop safe and convenient access to campus for cyclists.

TP#3 Demand Management – ‘A’

The University will complete a comprehensive transportation demand management study (TDM) in consultation with the community, leading to the implementation of a combination of strategies that will reduce SOV demand. These will include both disincentives to SOV use and incentives for High Occupancy Vehicles (HOVs) and use of alternative modes of travel.

4.3.2 Managing Campus Circulation

Most vehicle circulation between areas of the campus takes place either on Ring Road or by way of the municipal roadways surrounding the campus. Entry roadways and other features, such as Mystic Vale, limit the creation of other internal circulation routes.

Ring Road provides access to parking lots and to delivery and service vehicles, as well as general circulation. During weekdays, there are approximately 1,000 to 1,500 drive

through commuter trips per day from the surrounding residential communities. Ring Road is also a major transit route for the eight bus routes that currently serve the campus with more than 300 buses daily. There are continuing concerns over pedestrian, bicycle, and vehicle conflicts on Ring Road.

The following policy directions will guide campus circulation patterns. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Managing Campus Circulation

TP#4 Accesses

There will continue to be five accesses to campus from external streets – McKenzie Avenue, Sinclair Road (2), Gordon Head Road, and Henderson Road as shown in Figure 5. The “Haro Road” right-of-way, owned by the District of Oak Bay is not required at this time and will be reviewed within the context of the CJVI Master Plan.

TP#5 Ring Road – ‘A’

Ring Road will continue to be the major vehicle traffic distributor on campus. The future use of Ring Road will be considered as the University grows. Options include:

- Keeping it open to all traffic (current condition). This would require more attention to pedestrian crossings for improved safety;
- Open to bicycles and transit, delivery, and service vehicles, but restricted to automobile traffic except for disabled members of the University community and access to University Centre; and
- Open only to bicycles, transit vehicles, internal bus shuttles, and University service vehicles. A combination of satellite parking and a shuttle system would serve all auto users.

TP#6 Way-Finding Study – ‘A’

A comprehensive way-finding program employing graphics, colour, text and maps to direct traffic and facilitate pedestrians in finding their destinations will be developed. This will help visitors and new students on campus to find appropriate parking locations easily and then find their way around the campus.

TP#7 Walking Routes

As new buildings and facilities are planned, special attention will be given to ensuring safe, well-signed and attractive walking routes.

TP#8 Drop-off Areas

An additional vehicle drop-off area will be considered for a location adjacent to Ring Road in the vicinity of the Henderson Road entrance as shown in Figure 5.

TP#9 Bicycles

The University will continue the practice of purchasing bicycles for on-campus use by staff.

4.3.3 Parking for Vehicles and Bicycles

Currently, there are approximately 4,600 vehicle parking spaces on campus, including spaces for motorcycles. They are distributed mostly in surface parking lots as shown in Figure 6. There is parking to accommodate 2,000 bicycles.

As enrolment increases, there will be increased demand on existing vehicle parking. Municipal approvals by Oak Bay and Saanich may also necessitate an increase in the number of parking spaces. A recent study by the Facilities Management Department identified the need for approximately 2,300 additional parking spaces if the University were to grow at 2% over the next 15 years. The University is working to mitigate any increased demand for parking through the implementation of a Transportation Demand Management Study, as outlined in section 4.3.1.

The following policy directions pertain to parking on campus. Wherever the ‘A’ symbol appears, this denotes that there is a corresponding action item in Section 5.

Policy Directions – Parking for Vehicles and Bicycles

TP#10 Parking Strategy

Phase out vehicle parking (Lots A–E) within Ring Road over time, with the exception of disabled parking spaces. Replace this parking (approximately 500 spaces) outside Ring Road in a combination of strategies, including:

- A second deck of parking over existing surface lots with the first level placed one-half level below grade;
- Multi-storey parkades, a significantly more costly option, near the McKenzie, Sinclair and Gordon Head Road entrances; and
- Satellite parking, combined with either public transit or a dedicated campus shuttle bus.

TP#11 Landscaping

Continue to provide landscaping buffers around parking lots and at lot entries to help screen these from adjacent areas.

TP#12 Safety

Ensure that parking lots and future parking decks and parkades are well-designed and well-lit at night for the safety of their users.

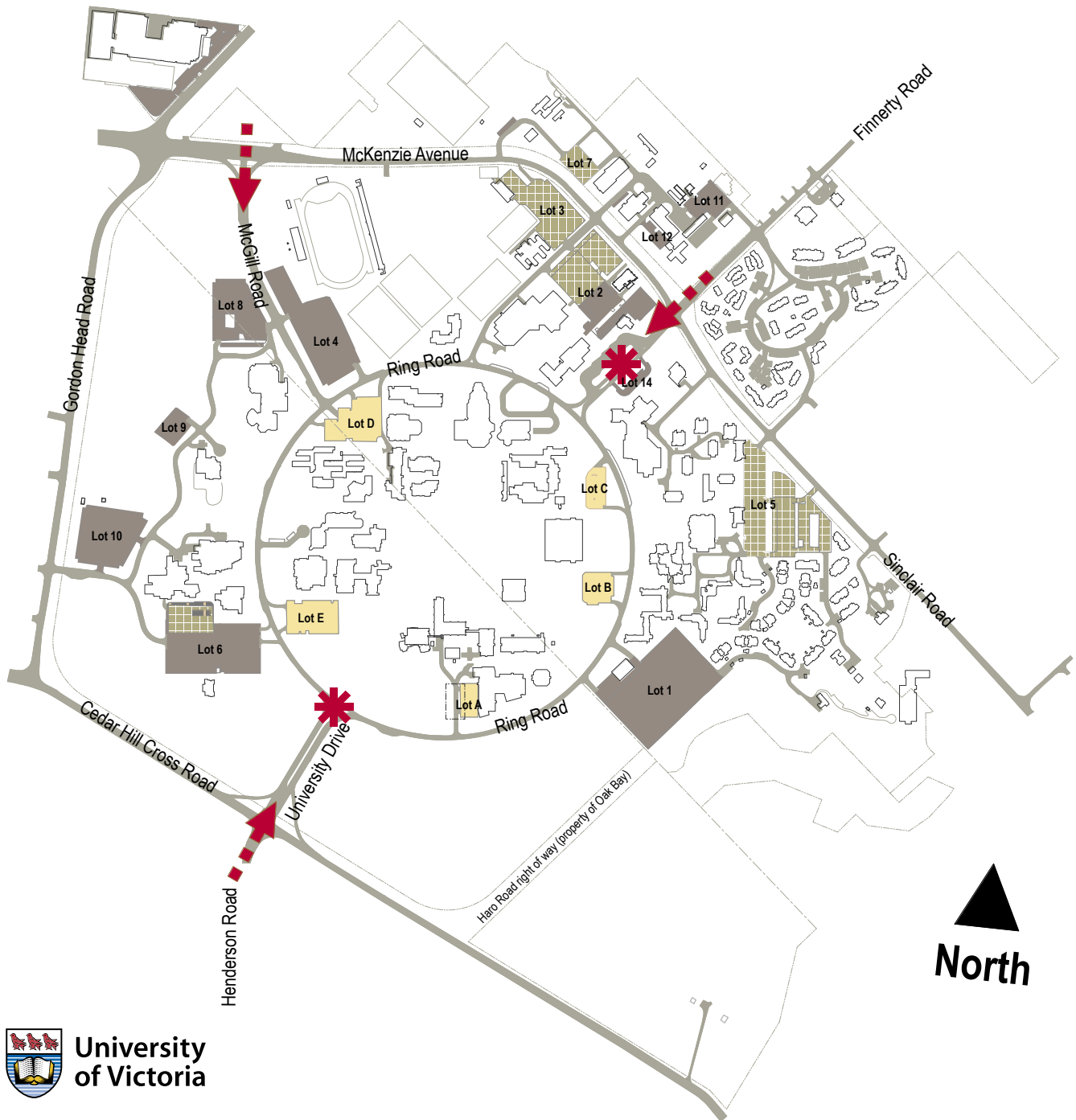
TP#13 Bicycle Storage – ‘A’

Provide safe and weather-protected storage areas for bicycles, located near showers and clothes-changing facilities.

TP#14 Parking Plan – ‘A’

Undertake a parking plan, including a management strategy for existing parking lots to improve their efficiency, examining such measures as valet-type parking, instituting a lottery system for residents, remote parking for resident students and assigning a lot for use by commuting students only.

Figure 5: Travel and Parking Plan



University of Victoria



Main Entrance



Main Drop Off



Lots A-E phased out



Existing Parking



Existing Parking
Possible Building Sites



Section 5

Implementing the Vision through Actions



Section 5 – Implementing the Vision through Actions

As was evident from the planning and consultation process, while we provide for academic priorities, there is an eagerness to protect natural areas and redirect the type of development to occur on campus. While the preceding sections provide the foundation and the framework for future change and stability, there is more work to be undertaken to ensure that these directions are fully implemented and that the University's future policies and capital projects are consistent with them.

This section identifies a variety of actions that are an outcome of the plan. Not all policy directions require a specific action or follow-up as some policy directions will be carried out on a continuing basis or as situations arise.

The University will produce a timetable within six months of the adoption of this plan by the Board of Governors for the 30 actions which follow. This timetable will include an identification of the resources that are required as well as the associated consultation approaches that will be undertaken. Additional action items may be identified through this process.

5.1 CONSULTATION

- | | |
|-----------|---|
| Action #1 | Inform and Update Neighbours
Meet semi-annually with neighbourhood associations to provide an update on the University's physical planning and design initiatives. |
| Action #2 | Develop a Collaborative Planning Process
Engage in collaborative planning processes, including the University community, nearby neighbours and other interested parties, on substantive physical planning, such as area plans (e.g. Village Centre). |
| Action #3 | Review of Moratorium on Identified Natural Areas
Within three to five years of the adoption of this plan, identify the process that will be followed to review the future status of the natural areas identified in Figure 3 (p. 22) beyond the 10-year moratorium. |
| Action #4 | Work with Local Municipalities
Meet regularly with Oak Bay and Saanich Councils and staff to discuss issues of mutual interest; provide an opportunity to municipalities to become involved in substantive physical planning, such as area plans. |
| Action #5 | Review Role of Campus Development Committee
Review the role and structure of the Campus Development Committee. |

5.2 NATURAL AND LANDSCAPED OPEN SPACE (REFER TO SECTION 2)

- Action #6 **More Environmental Study**
Undertake further environmental studies on natural areas identified in Figure 3 (p. 22) with an emphasis on identifying all components of a maintenance and restoration strategy. Complete an ecological inventory and map of the entire campus, including areas of ecological value that may exist in the Landscaped and Buildings Area in Figure 3.
- Action #7 **Restoration Projects**
Implement and monitor restoration projects to steward natural areas to better health, replacing invasive flora with native, drought-tolerant plants. Outline how to involve community volunteers on these projects.
- Action #8 **Perimeter Enhancement**
Plant additional native, drought-tolerant vegetation around the campus perimeter.
- Action #9 **Pathways**
Maintain and extend a pathway system through natural areas and landscaped spaces.
- Action #10 **Campus Entries**
Undertake potential improvements to the campus entrances, as part of the comprehensive way-finding study (Reference: Action 25).
- Action #11 **Impact Studies**
Engage environmental specialists to undertake impact studies during the planning and design of new buildings and facilities.
- Action #12 **Outdoor Recreation Strategy**
Undertake further planning for outdoor recreation areas.

5.3 LAND AND BUILDINGS (REFER TO SECTION 3)

- Action #13 **Five Year Capital Plan**
Present an annual Five-Year Capital Plan that identifies major capital projects that are proposed to be undertaken. These projects are largely dependent on government funding priorities.
- Action #14 **Liaison with Local Government**
Work with Oak Bay and Saanich to finalize future arrangements for physical infrastructure and protective services.

- Action #15 **Faculty Housing Study**
Undertake a study of the need for faculty housing, including the possibility of on-campus housing.
- Action #16 **Village Centre Planning and Design Study**
Undertake a planning and design study for a Village Centre.
- Action #17 **CJVI Property Master Planning Study**
Undertake a master plan for the CJVI Property.
- Action #18 **Southwest Quadrant Planning and Design Study**
Undertake a planning and design study for the southwest quadrant inside Ring Road.
- Action #19 **Sustainability Office**
Provide increased resources to the Sustainability Office.
- Action #20 **Sustainability Practices Review**
Review sustainability policies, with particular attention to resource conservation, waste reduction, energy utilization, water management and drainage, and reporting and enforcement mechanisms.
- Action #21 **Plan Monitoring**
Prepare a progress report on the implementation of the policy directions of this plan every three years.
- Action #22 **Additional Lands**
Acquire additional lands as needs and opportunities arise.
- Action #23 **Storm Water Management**
Engage appropriate consultants to create a storm water management plan for the University.

5.4 TRAVEL AND PARKING (REFER TO SECTION 4)

- Action #24 **BC Transit**
Work with BC Transit and on-campus user groups to encourage the increased use of public transit. Prepare a progress report every two years.
- Action #25 **Transportation Demand Management Study**
Complete and implement a plan based on the TDM Study. Prepare an annual progress report.
- Action #26 **Way-Finding Study**
Undertake a comprehensive way-finding study, including safety and security matters.

Action #27 Ring Road

Undertake a study of traffic options for Ring Road.

Action #28 Parking Lots

Phase out vehicle parking (Lots A–E) within Ring Road and relocate these outside Ring Road as safety-conscious, well designed decked parking and/or parkades near entrances.

Action #29 Parking Plan

Prepare a long term parking plan, including a management strategy to improve the efficiency of existing parking lots.
Review Lots 1 and 4 for parking decks.

Action #30 Bicycle Storage

Provide additional weather-protected storage areas.

5.5 TIMING AND PRIORITIES

The plan sets out a framework for thoughtful and careful growth at the Gordon Head campus. The actions cited in this section are critical to the fulfillment of the long term vision of the plan, in concert with the University's strategic plan.

Owing to limitations on financial and human resources, not all actions can be undertaken immediately or concurrently. The University's Executive, however, will strive to ensure that these steps are assigned priority and are taken within a reasonable timeframe. The Campus Development Committee will provide input and advice on timing and priorities on an ongoing basis.



Campus Plan 2003 Appendices



Appendix A – Consultation Process

Overview of Consultation

The Campus Plan has been prepared by the Campus Development Committee with input from members of the University community, neighbours and wider community interests.

The CDC began to meet in June, 1998. Meetings continued throughout the fall, concluding with the production of the “Campus Plan Update Planning and Background Information”.

In December an information and consultation process was initiated. More than 850 copies of the background document were distributed. It was also posted on the web site. Input was received from meetings, e-mails, telephone calls, faxes and feedback forms.

Nine meetings were held between March and June 1999:

- Deans’ Council;
- Development, Alumni and External Relations;
- U.V.S.S. and Graduate Student Society;
- Environmental Groups;
- Public Meeting;
- Downtown Public Groups;
- Municipalities’ Mayors and Councils;
- Neighbourhood Associations; and
- Transportation Group.

Concurrent with the 1999 community review, University staff undertook planning studies related to Academic Core Capacity Options, Parking Options and Housing Options. An environmental consultant was engaged to conduct environmental reviews of four natural areas (Bowker Creek, Garry Oak Meadow, South Wood and Cunningham Wood).

The planning process continued during 2000 and 2001, taking into account the input received from the public, the results of special studies and the directions of the Strategic Plan.

In 2002, a final version of the draft plan was reviewed by the CDC. An agreement was made to present the plan to the public and request further input. Two public forums were held and presentations were made to Oak Bay and Saanich Councils.

As a result of input received during the June 2002 meetings, the CDC embarked on a broader consultation process in October and November 2002. This involved two public open houses and three workshops.

A further public open house was held in April 2003, to provide the public with an opportunity to become aware of the final draft campus plan prior to approval by the Board of Governors in May 2003.

Details of Early Consultations –1999

Nine meetings were held with various stakeholder groups in 1999. The input from these sessions helped considerably in guiding the development of the plan. In summary, the 1999 input is categorized as:

- Campus Access – comprehensive transportation planning, reduce vehicle traffic, limit parking, build parkades not new parking lots, encourage pedestrians and cyclists;
- Environment – maintain and reintroduce native species, conduct ecological studies, keep open green spaces, strive for sustainability;
- Building Character and Size – maintain small, intimate buildings inside the Ring, conserve land with taller buildings; and
- Facilities Use – design non-specific buildings, expand downtown campus, satellite campus; develop other forms of learning (e.g. distance).

Details of Spring 2002 Consultations

Four meetings were held in spring, 2002. Two of these were public forums; two were presentations to municipal councils. Additionally, the web site invited comment through a feedback form.

Several common threads ran through the feedback that was received. In summary, the main points are:

- The principles of the plan were welcomed as a framework to guide growth. The design and layout of the plan were well received;
- Concerns were raised about the “capacity” of the Gordon Head campus and how many students should be accommodated. There is a desire to examine alternatives for the University’s growth, including satellite campuses;
- The impact of the growth of the campus on the surrounding communities and its impact on municipal services is seen as an important issue;
- There was a desire to see the plan promote higher density development in order to protect existing green spaces; underground parking should be considered;
- There was concern that the plan caters to the private automobile without embracing transport demand management initiatives;
- There was a view that increased housing on campus will help reduce the need for students to travel to campus;
- There was a view that there should be greater emphasis on environmental principles in the plan and in future developments;
- Concerns were raised about the future of the “special study areas”: some observed that there was little direction as to what will happen with these lands; others observed that there should be no, or minimal, development in these areas;
- There was a concern that the University will not fulfill its commitment to the principles of the plan when development proposals come forward;
- The consultative process to date was widely criticized for the short notice and relatively small number of people involved;

- Some observed that the best aspects of the plan were vague and left for further study; there was little indication of how the community will be consulted; and
- A number indicated that the University should be a leader in sustainable growth, innovative site planning and building design.

Details of Fall 2002 Consultations

One of the key concerns raised through the spring 2002 consultations was the need for a more thorough and in-depth consultation process. In response, the CDC embarked on an extensive consultation process in the fall of 2002.

Two public open houses were held in October 2002. The open houses were well advertised with advertisements placed in the local media and through contacts with local community organizations. The open houses were designed to enable people to drop-in and review the plan, discuss the plan with CDC members and leave their comments on a feedback form or on one of the flip charts which were located around the venue. These open houses were well attended by students, faculty and the general public. Comments received from the open house were posted on the UVic web site.

Three intensive workshops were held in November 2002 with students, faculty and the broader community. These were well advertised in advance through the use of advertisements in the local papers, on the UVic web site and through posters placed around campus. Participants were asked to pre-register. Each person was provided with a copy of the plan and a workbook. People were asked to come to the workshops prepared and well versed in the plan to provide meaningful discussion over the plans strengths and weaknesses. Comments from the workshops were collected and provided to the CDC for consideration. The flip chart notes were typed up and posted on the UVic web site.

The main outcomes from the fall 2002 consultation included:

- There is a need to incorporate long term sustainable principles into the siting, development and design of buildings;
- There was a common concern that further consideration should be given to neighbours and neighbouring municipalities who are impacted negatively by the University's growth (traffic, services etc.);
- There was a concern that planning for twice the amount of expected growth was an inappropriate approach;
- There was a strong desire to ensure that development will not take place in existing forests, wetlands or "special study areas";
- Many participants indicated that alternative development options should be explored to reduce campus sprawl. These options may include making better use of existing facilities, redeveloping single story buildings, building higher buildings and using existing parking lots as development sites;
- There were concerns that development on campus would erode the existing land allocated for athletics and recreation. There was a desire to retain and expand existing recreation facilities;

- The plan was criticized for focusing too much on parking. Participants commented that the amount of existing parking is excessive and should be reduced;
- Transportation Demand Management (TDM) was viewed as an important approach that should be used to reduce journeys to campus by the single-occupant vehicle; and
- The majority of the people commented that an extension of Haro Road into campus was unacceptable and would harm the natural areas of Mystic Vale and the South Woods.

Details of Spring 2003 Open House

An open house was held in April 2003 to present the final draft campus plan to the community. The open house provided an opportunity for the community to examine the final draft campus plan prior to it going to the Board for final approval.

Appendix B – Glossary

The following names and terms are used in the text of the plan. This glossary is included to assist the reader understand their meaning in this context.

BC Buildings Corporation–Green Buildings Program: The goal of this program is to develop government facilities consistent with the concept of responsible and sustainable development. It means that these facilities will be more resource efficient, requiring less energy to operate, making better use of materials and consuming less water. In addition, they will improve the comfort of building occupants, generate cost savings and foster the growth of a strategic industry in the province.

Campus Development Committee (CDC): a 25 member committee composed of members of the campus community, including Deans of Faculties, members of faculty and the student body, and Vice-Presidents. The CDC has the responsibility of overseeing the preparation of the campus plan.

Capital Regional District (CRD): The regional district for the Greater Victoria area had an estimated population of 341,563 people in 2002. The CRD covers 2,400 square kilometres and includes three electoral areas and thirteen municipalities. The CRD is responsible for issues which are of a regional nature such as water and sewers, affordable housing, parks and regional planning.

CJVI Property: This 12.4 ha (30.7 acres) site is located at the southeast corner of campus, north of Cedar Hill Cross Road. The South Woods and Mystic Vale separate the site from the main campus. The University purchased the property from Island Broadcasting Co. Ltd. in 1964. The site has remained undeveloped since that time with an orchard and the broadcasting tower once used by local radio station CJVI. The parcel has been subject to a few development options over the years. In the 1980s the site was proposed as a location for a provincial Forestry building.

Consultation: The term consultation, as used in this plan, refers to consultation processes initiated and funded by the University in connection with physical planning and design changes. These processes will be designed to provide opportunities for meaningful input from members of the University community, nearby neighbours, local interest groups and others who may be affected by proposed physical changes.

District of Oak Bay: The District of Oak Bay includes the southern half of the UVic campus. In 2002, the estimated population of the District was 18,360 people. Oak Bay occupies a total area of 1,637 hectares. The municipality has an official community plan which identifies land uses throughout its jurisdiction. The municipality is also responsible for the provision of fire and police services to campus.

Environmental Guidelines: BC University, College and Institute Facilities (April 1995): These guidelines provide direction on how new building projects and renovations can conform to high environmental standards and address the issues of energy efficiency, resource conservation, and occupant health and well-being. This holistic approach to planning and architectural, structural, mechanical and electrical systems results in more efficient, cost effective, low operating costs, and energy efficient buildings.

Freeze: An area identified inside Ring Road where no development will occur for 10 years from the adoption of this plan. The area of the freeze is located within the area identified as “Landscaped and Building Areas” in Figure 3.

Full Time Equivalent (FTEs): FTEs measure the number of equivalent students enrolled if all students (full- and part-time) were to take a “normal” course load. For undergraduate students, a normal course load is the load required to complete a full degree, normally the equivalent of four winter sessions, and is therefore determined by a given program and year level. The figures used in this plan are annualized.

HOV (High-Occupant Vehicle): This refers to a vehicle containing a driver and at least one passenger.

Infill Development: This refers to concentrating development on vacant areas, parking lots and underutilized land located within the already developed areas of campus.

Kyoto Protocol: Countries around the world have recognized the urgent need to take action to reduce green house gases (GHG) in order to address the climate change challenge. In December 1997, Canada and more than 160 other countries met in Kyoto, Japan, and agreed to targets to reduce GHG emissions. The agreement that set out those targets, and the options available to countries to achieve them, is known as the Kyoto Protocol. Canada's target is to reduce its GHG emissions to 6 percent below 1990 levels by the period between 2008 and 2012.

LEED Green Building Rating System: The Leadership in Energy and Environmental Design (LEED) Green Building Rating System, US Green Building Council, is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. LEED was created to define “green building” by establishing a common standard of measurement, promote integrated, whole-building design practices and raise consumer awareness of green building benefits.

Municipality of Saanich: This is the municipality in which the northern half of the UVic campus is located. The estimated population of Saanich in 2002 was 108,084 people, the most populated municipality of the 13 in the Capital Region. Saanich occupies a total area of 10,728 hectares and is bound on the south by Victoria and Oak Bay and on the north by Central Saanich. The municipality has an official community plan which identifies land uses throughout its jurisdiction. The municipality is also responsible for the provision of fire and police services to campus.

Moratorium: No development will take place in the areas identified outside Ring Road for 10 years.

Natural Areas: includes the Bowker Creek, Garry Oak Meadow, South Woods, Mystic Vale and Haro Woods areas of campus. These areas are considered natural and relatively undisturbed by development. These natural areas are environmentally important, contribute substantially to UVic's visual image, and have been actively used by the faculty as a resource for teaching and research.

Official Community Plan (OCP): describes the goals and policies for using land within a municipality. It provides a community vision for future land use and defines the policies and actions that could achieve that vision. No bylaws or capital projects can be undertaken that are inconsistent with an OCP.

Open Space: This refers to “open to the sky” areas in the plan identified as forests, woods, wetlands, lawns, landscaped areas, courtyards, pathways and playing fields.

Provincial Capital Commission (PCC): The PCC is a provincial agency whose mandate is to protect and enhance the unique character and surroundings of Victoria through preservation and elaboration of its natural and built amenities. Although the Commission at one time received an operating grant from the Province, all of its current funding comes from self-generated revenues and reserves.

Smart Growth: The term “smart growth” has become widely used during the past five years. There is no one commonly-used definition of the term; however, in the context it is used in this plan, it refers to the comprehensive use of alternative development standards and strategies that reduce the impact of urban growth on the natural environment, integrate infrastructure into ecosystems and promote mixed use, higher density communities. The overall result is a reduction in development costs and the creation of more livable communities.

SOV (Single-Occupant Vehicle): This refers to a vehicle containing a driver and no passengers.

Sustainability: There are many definitions of sustainability. In the context of this plan, it refers to the Bruntland, 1987 definition of “meeting the needs of the present generation without compromising the ability of future generations to meet their needs.”

Traffic Calming: Traffic calming involves slowing the speed or reducing the volume of traffic on neighbourhood streets to increase safety and livability in the neighbourhood. Traffic calming could include measures such as traffic circles, speed humps, corner bulges, partial diverters, diagonal diverters, right-in-right-out diverters, signs, street closures, and street narrowing.

Transportation Demand Management (TDM): a series of transportation initiatives that will be implemented to encourage a shift to alternative modes of transportation. The goal is to ultimately decrease the number of vehicular trips to the campus and reduce both traffic and the amount of land resources required to accommodate parking associated with growth. TDM initiatives could include car pool programs, reviewing parking pricing, daily packets, telecommuting, class scheduling, BC transit coordination and bicycle support.

Appendix C – Student Enrolment, Full Time Equivalents

YEAR	UNDERGRADUATE	GRADUATE	TOTALS
1990/91	10,046	1,188	11,234
1991/92	10,345	1,349	11,694
1992/93	10,503	1,507	12,010
1993/94	10,338	1,618	11,956
1994/95	10,123	1,615	11,738
1995/96	11,184	1,724	12,908
1996/97	11,686	1,727	13,413
1997/98	12,116	1,835	13,951
1998/99	12,286	1,818	14,104
1999/00	12,193	1,786	13,979
2000/01	12,190	1,731	13,921
2001/02	12,753	1,815	14,568
AVERAGE ANNUAL GROWTH RATE			
	2.2%	4.0%	2.4%

Source: UVic Institutional Planning and Analysis

Appendix D – Parking Spaces

EXISTING INNER RING PARKING SPACES

LOT	RSVD	DISAB	MTR	GEN	CRPL	M/C	TOTAL
A	39	2	4	0	0	0	45
B	67	2	5	0	2	27	103
C	62	3	4	0	0	0	69
D	153	5	14	0	0	8	180
E	135	4	18	0	1	10	168
UVC	41	5	0	27	0	0	73
	497	21	45	27	3	45	638

EXISTING OUTER RING PARKING SPACES

LOT	RSVD	DISAB	MTR	GEN	CRPL	M/C	TOTAL
1	71	0	0	674	4	4	753
2	90	5	34	255	8	8	400
3	0	0	0	240	0	0	240
4	24	3	0	449	6	6	488
5	20	4	4	535	0	8	571
6	44	5	8	378	2	5	442
7	0	0	0	83	0	0	83
7A	4	0	0	9	0	0	13
7B	4	1	0	6	0	0	11
8	20	1	7	261	0	0	289
9	13	2	14	35	0	0	64
10	0	0	0	312	0	0	312
11	0	0	0	69	0	0	69
12	18	0	0	0	0	0	18
14	0	4	16	0	0	0	20
GHC	12	2	8	162	0	5	189
	320	27	91	3468	20	36	3962
TOTAL	817	48	136	3495	23	81	4600

RSVD = Reserved

DISAB = Disabled

MTR = Meter

GEN = General

CRPL = Carpool

M/C = Motorcycle

Appendix E – Campus Development Committee

The Campus Development Committee guided the preparation of this plan. At the time the plan was prepared, the members of the Committee were:

Prof. Jamie Cassels
Vice-President, Academic and Provost

Mr. David Clode
Executive Director, Student and Ancillary
Services

Dr. Ali Dastmalchian
Dean, Faculty of Business

Dr. Isobel Dawson
School of Nursing

Dr. Aaron Devor
Dean, Faculty of Graduate Studies

Dr. Sadik Dost
Department of Mechanical Engineering

Mr. Jack Falk
Vice-President, Finance and Operations
(Chair)

Dr. Budd Hall
Dean, Faculty of Education

Dr. Giles Hogya
Dean, Faculty of Fine Arts

Mr. Daniel Laskarin
Department of Visual Arts

Dr. Margie Mayfield
Department of Curriculum and Instruction

Dr. Michael Miller
Dean, Faculty of Engineering

Dr. Anita Molzahn
Dean, Faculty of Human & Social
Development

Dr. Vern Paetkau
Dean, Faculty of Science

Prof. Andrew Petter
Dean, Faculty of Law

Dr. Andrew Rippin
Dean, Faculty of Humanities

Mr. Jerry Robson
Executive Director, Facilities Management
(Secretary)

Dr. Eric Sager
Department of History

Dr. John Schofield
Dean, Faculty of Social Sciences

Mr. Jordan Smith
Graduate Students' Society

Dr. Martin Taylor
Vice-President, Research

Andre Vallillee
Representative, University of Victoria
Students' Society

Ms. Sarah Webb
Representative, University of Victoria
Students' Society

Committee Staff Resources:

Lynn Bartle, Sustainability Coordinator,
Facilities Management

Don Lovell, Manager, Campus Planning,
Facilities Management

