



**Community Associations Liaison Committee (CALC) Meeting Minutes**

Thursday June 20, 2024

3 - 4:30 p.m.

**Location:** UVic, Michael Williams Building, Room 120

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**University of Victoria:**

Julie Potter (co-chair) – Associate Director, Community and Government Relations

Melissa Donaldson – Executive Director, Facilities Management

Kirsten Lauvaas - Associate Director, Public Affairs

**Community Associations:**

Joan Wenman, Gordon Head Community Association

Bill Trott, Community Association of Oak Bay

Ryon Bateman, Mt. Tolmie Community Association

Meralin Young, Camosun Community Association

Barry Andruschak (co-chair), Cadboro Bay Residents' Association

John Schmuk, Quadra Cedar Hill Community Association

**Guests:**

Juliet Van Vliet, Campus Planner, Campus Planning and Sustainability

Kimiko West, Sustainability Analyst, Campus Planning and Sustainability

**Regrets:**

Jennifer Vornbrock – Executive Director, Community and Government Relations

Mike Wilson – Director, Campus Planning and Sustainability

Chris Bartlett, Quadra Cedar Hill Community Association

Stephanie Raymond - Administrative Assistant, Community and Government Relations

Trevor Barry, North Quadra Community Association (representing SCAN)

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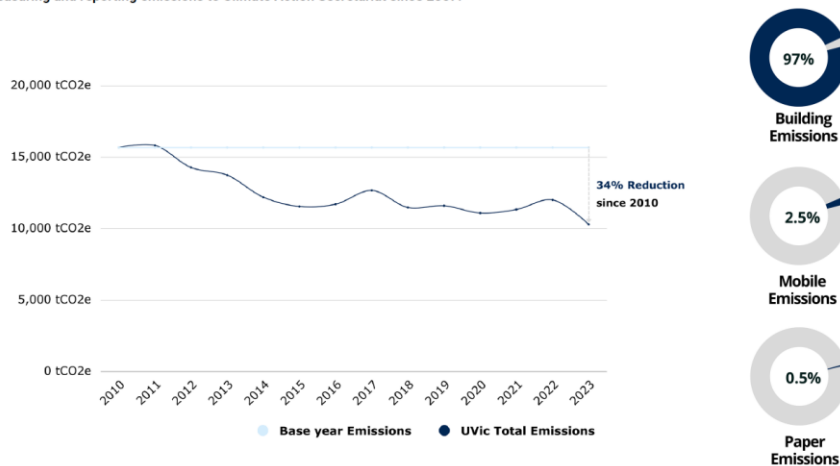
1. **Review and Approval of Agenda** (Julie Potter)  
**Approved**
2. **Review and Approval of April 2024 Minutes** (Julie Potter)  
**Approved**
3. **University District Master Plan – Update** (Juliet Van Vliet, Campus Planning)  
**Presentation attached**
4. **Health Initiative** (Julie Potter)
  - UVic's Faculty of Health will be operational in May 2025.
  - The new Faculty will focus on health education, training and research.
  - More information is available [here](#).

## 5. Climate Change Report – (Kimiko West)

- 130 public sector organizations are responsible for preparing a complete and accurate inventory of their Greenhouse Gas Emissions every year.
- Under the Climate Change Accountability Act, all provincial public sector organizations must achieve carbon neutrality to assist the province in reaching its mandated goal of reducing greenhouse gas emissions by 60% below 2007 levels by 2040 and 80% by 2050.
- What we measure and report on: six greenhouse gases: carbon dioxide; methane; nitrous oxide; sulphur hexafluoride; perfluorocarbons and hydrofluorocarbons.
- How we measure these emissions: building emissions; mobile emissions and paper emissions.
- UVic has also set targets and goals to reduce greenhouse gas emissions in its Climate and Sustainability Action Plan.

### UVic Total Greenhouse Gas Emissions - 2010-2023

Measuring and reporting emissions to Climate Action Secretariat since 2007.



## 6. Roundtable Reports (facilitated by Julie Potter)

**Melissa Donaldson, Executive Director, Facilities Management**

Presentation attached

**Cadboro Bay Residents' Association, Barry Andruschak**

- The Association is having a challenging time recruiting new members and is taking a new approach by hosting information sessions and discussions in the community that could be of interest to a wide audience.
- The Association hosted a great meet-and-greet / info session in May at the University Club with UVic Director of Campus Planning and Sustainability, Mike Wilson, and CRD Housing Chair and Saanich Councillor Zac de Vries. In April, the Association hosted an information session with Mayor Dean Murdock and Chief of Police Dean Duthie.
- Additional events are being planned for the summer.
- The Association is taking a strong interest in the District of Saanich approving the restart of the Ecologically Significant Areas Development Permit Area which could affect private property rights in Saanich. The Association is actively providing voluntary stewardship in Knockson Park and private land so property owners and residents of Cadboro bay can pre-emptively alter Saanich's need to infringe on private property.

**Quadra Cedar Hill Community Association, John Schmuk**

- The Association is waiting on the release by Saanich of the interim report of the Quadra-McKenzie Study (QMS). This document will provide the blueprint for a major wave of densification in the community.
- Lots of development applications currently in progress including:

- Nellie McClung Library redevelopment which is now going to be 18 storeys.
- Abstract developments at Quadra and Palmer; McKenzie and Rainbow; Rainbow and Seven Oaks; Quadra and Tattersall.
- Glasgow - 50 unit rental
- McKenzie and Saanich Rd
- McKenzie and Annie - 126 strata & rental
- Alder and Cloverdale - 278 units (two buildings)
- Lots more expected (Lumberworld; St Peter's Church; St Peter's and Quadra; Quadra and Inverness; Cook St Medical site; second Quadra and Tattersall).
- 1555 McKenzie (former medical building); University Heights and Loblaws Mayfair
- Community Association succession: The Association's current President Susan Haddon has been in her position for nine years. Prior to that, John was President for five years and now in 16th year on the executive. Chris Bartlett has been on the board longer than John. It is very difficult to recruit new members who will be future leaders. Most other CA's are having the same issues.
- Rutledge Park will have a grand opening for the new water park on June 24th. Students from Cloverdale Traditional School will participate. QCHCA has raised funds for this.
- Music in the Park at Rutledge Park on Aug 13th will feature "Shenanigans". Only the one date for QCHCA this year to allow another CA to participate.
- All candidate's meeting expected in late September for the Victoria-Swan Lake riding.

#### **Camosun Community Association, Meralin Young**

- The Friends of Bowker Creek Society are organizing Biodiversity Day Sunday, Sept 22. CCA will have a table. The location was to be at the Lansdowne Middle School South triangle by Bowker Creek, but SD 61 wants rent for the day. CCA does not have the money, so the location may have to change.
- CCA will be doing a membership drive over the summer on the website and Facebook page.
- Situation regarding the closure of the Shelbourne Medical Clinic. There was an online meeting on June 14 with Dr. Jonathon Kerr from Comox about his experience setting up a taskforce to recruit doctors to Comox. They have acquired 45 doctors since 2020 and they will have 0 unattached patients by the end of 2024. Attendees at the meeting were Murray Rankin MLA Oak Bay Gordon Head, a concerned citizen, Lisa Timmons President of CCA and Leigh Urquhart CCA board member. Murray Rankin will reach out to the Mayors of Oak Bay and Saanich about setting up a similar task force here. Dr. Kerr will advise.
- Work on one townhouse development at Allenby and Richmond will begin this summer.
- The CCA met with the developer and some neighbours about another townhouse development at Dean and Cochrane. The development application has not been made to Saanich yet.
- Abstract Development at the corner of Shelbourne and McRae has broken ground.
- The Association is concerned about the province cutting back community consultation on development.

#### **Community Association of Oak Bay, Bill Trott**

- The Association hosted a dementia friendly talk that was very successful.
- Earlier this month, the Association hosted an event with Ryan Moran on the topic of truth and reconciliation.
- In the fall, the Association host an all-candidates meeting.
- The Association is looking for someone to speak to densification and trees.
- The Association participated in the Oak Bay Tea Party parade.
- Bowker Creek Brush-up will be on August 11.
- Work is taking place on the digital Oak Bay Green Map.

#### **Mt. Tolmie Community Association, Ryon Bateman**

- The Association has been asked to comment on the cannabis store being considered for University Heights. This is the third cannabis store in the area.

- Saanich Council adopted the new OCP. The biggest complaint from the community is regarding the elimination of Local Area Plans and that most people didn't even know this was happening.
- There is deep concern about what is happening in terms of development and if the community is being considered at all in any of what is being proposed.

**Gordon Head Community Association, Joan Wenman**

- The Association has a new member who has already helped streamline promotion by connecting the newsletter to their social media platforms.
- The survey for the University District was shared widely by the Association in the community.
- The board has spoken out about their disapproval regarding the proposed Abstract development on Feltham and Gordon Head Road to Council.
- Traffic and infrastructure issues are common topics / concerns the Board raises when they speak to the Mayor.
- Majestic Park, music in the park will be on July 9.
- Concern that none of the housing that is currently being planned will actually be affordable (except for the Nellie McClung development).

**2024 Meeting Dates:**

September 19

December 12

# UNIVERSITY DISTRICT MASTER PLAN



University  
of Victoria

For updates or more information on this  
project, please visit: [uvic.ca/udistrict](http://uvic.ca/udistrict)



# IMPLEMENTING THE REAL ESTATE STRATEGY



## Objectives



### **Build a connected community**

We will provide much-needed new housing, enhance connectivity and accessibility, and create new ways to support community-university engagement.



### **Deliver new housing**

Diverse and quality housing and services will support a more vibrant campus and provide housing solutions within our community.



### **Generate revenue to support long-term university objectives**

Continuing to diversify our revenue streams provides greater resources to support long-term university objectives and the ability to adapt to change.



# THE SITE

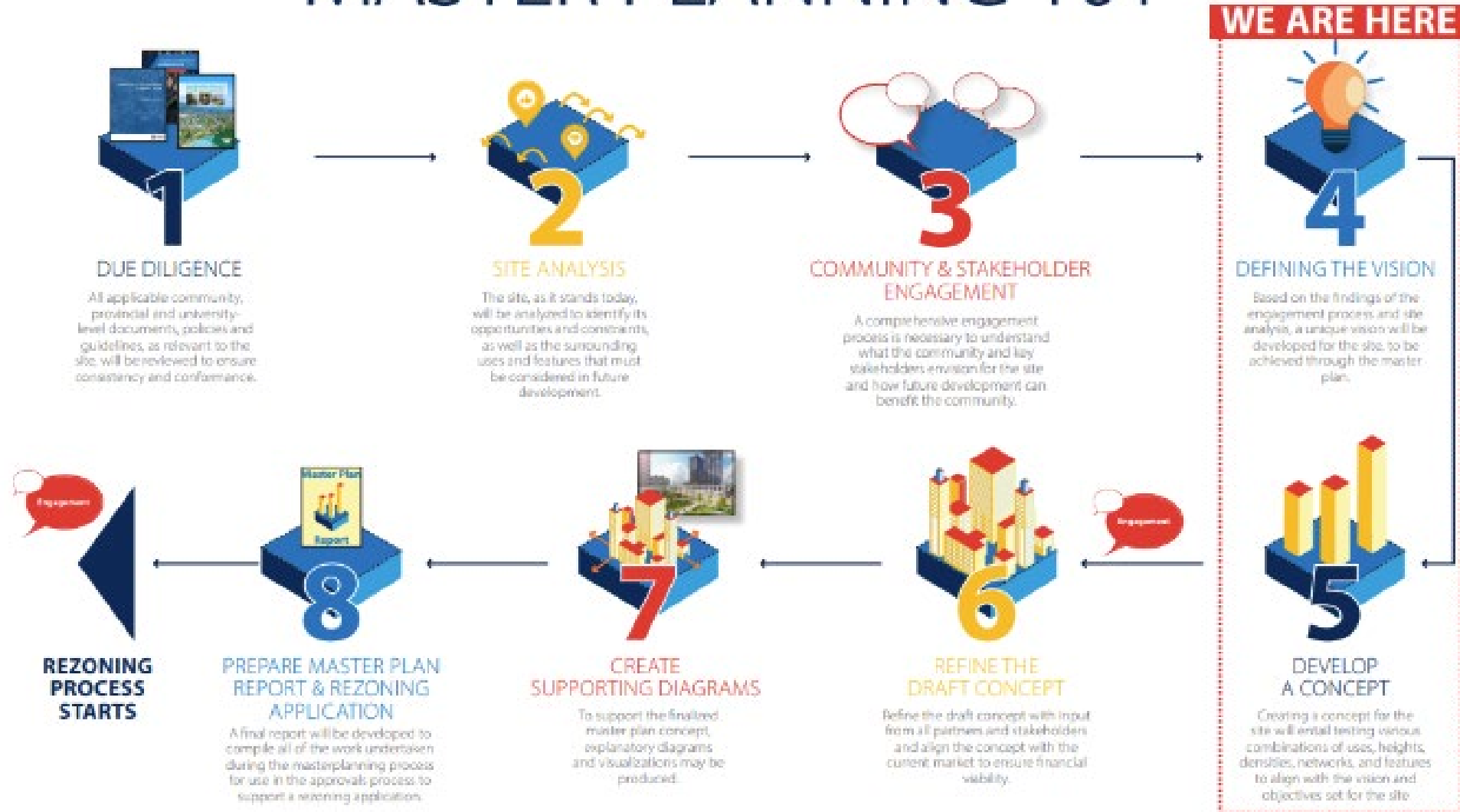


# PUBLIC ENGAGEMENT PROCESS





# MASTER PLANNING 101



# HOW WE ENGAGED



- Promotions
- Online survey – 321 responses
- Open House on Campus – 70 attendees
- Open House at Gordon Head Recreation Centre – 70 attendees
- In person presentations

# WHAT WE HEARD

## Housing and Land Use

### Maximize Housing



### Create a Vibrant, Mixed-Use Place



### Promote Sustainable Design



### Collaborate with Partners and Government to Support Future Development



### Integrate a Range of Market-Viable Housing Options



Q. What do you like about these Design Directions for housing and built environment? What would you add or change?

1



**MAXIMIZE  
HOUSING**

242

2



**CREATE A VIBRANT,  
MIXED-USE PLACE**

241

3



**PROMOTE  
SUSTAINABLE DESIGN**

216

# WHAT WE HEARD

## Urban Design

Create a Unique Sense of Place



Design for Everyone



Prioritize Community Well-Being



Integrate Increased Height and Density



Create a Vibrant Community Focal Point



Q. What do you like about these Design Directions for urban design? Is there anything you would add or change?

1



PRIORITIZE COMMUNITY  
WELLBEING

237

2



DESIGN FOR  
EVERYONE

216

3



INTEGRATE INCREASED  
HEIGHT AND DENSITY

196



# WHAT WE HEARD

## Public Realm

**Provide a Variety of Flexible Open Spaces**



**Prioritize Sustainable and Climate-Friendly Landscape Design**



**Encourage Green Connections**



**Preserve and Strengthen the Natural Environment**



**Activate the Streetscape and Public Realm**



**Q.** What do you like about these Design Directions for public realm? Is there anything you would add or change?

**1**



**PRESERVE AND  
STRENGTHEN  
THE NATURAL  
ENVIRONMENT**

230

**2**



**PRIORITIZE  
SUSTAINABLE AND  
CLIMATE-FRIENDLY  
LANDSCAPE DESIGN**

222

**3**



**ENCOURAGE  
GREEN  
CONNECTIONS**

219

# WHAT WE HEARD

## Transportation and Parking

**Support Complete  
Streets and Access for  
All Users**



**Promote Active  
Transportation**



**Encourage Safe and  
Inviting Streetscapes**



**Promote a Transit-  
Supportive Environment**



**Minimize the Impact of  
Vehicles on the Public Realm**



Q. What do you like about these Design <sup>What we heard</sup> options for transportation and parking? Is there anything you would add or change?

1



**ENCOURAGE SAFE  
AND INVITING  
STREETSCAPES**

237

2



**PROMOTE  
A TRANSIT-  
SUPPORTIVE  
ENVIRONMENT**

216

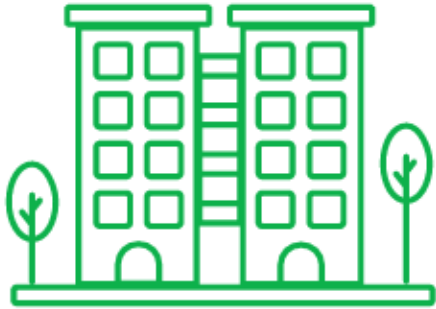
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**SUPPORT  
COMPLETE STREETS  
AND ACCESS FOR  
ALL USERS**

186

# WHAT WE HEARD



**MAXIMIZE  
HOUSING**



**CREATE A VIBRANT,  
MIXED-USE PLACE**



**PRESERVE AND  
STRENGTHEN  
THE NATURAL  
ENVIRONMENT**



**ENCOURAGE SAFE  
AND INVITING  
STREETSCAPES**

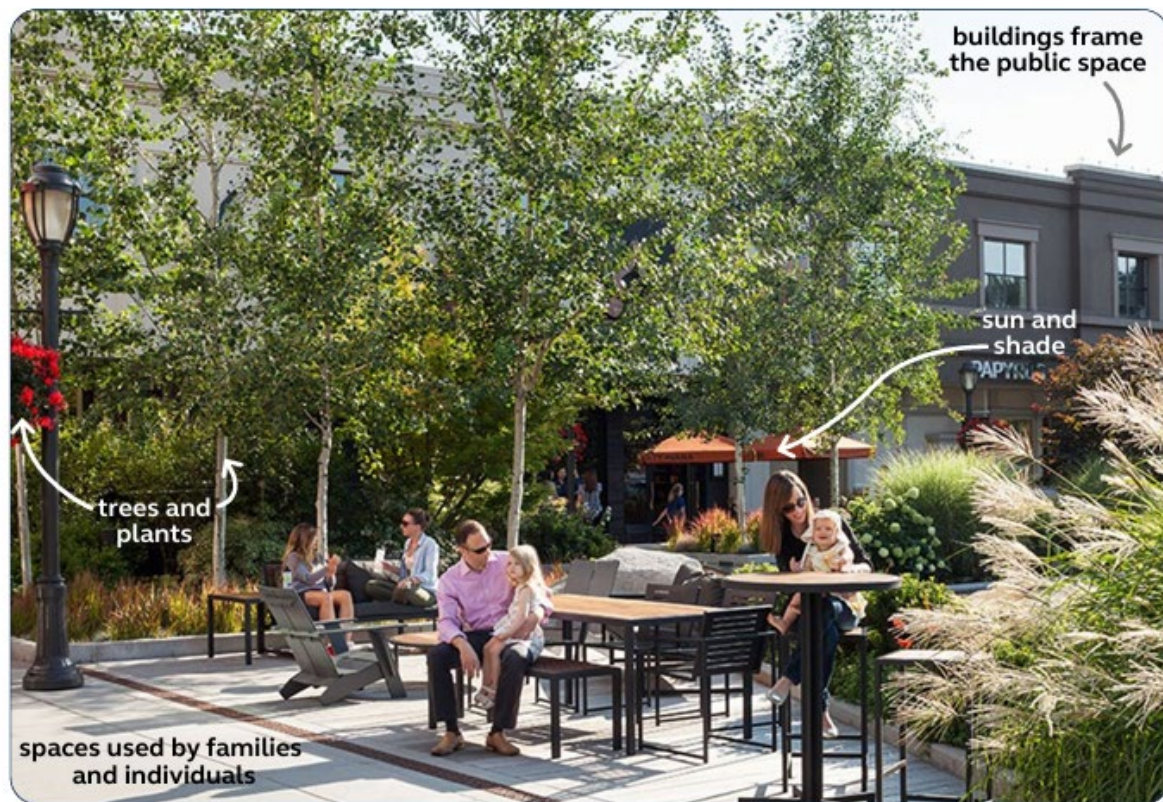


**PRIORITIZE COMMUNITY  
WELLBEING**









# DEVELOPING A CONCEPT



University Objectives + Community Feedback



TECHNICAL  
CONSIDERATIONS



MARKET  
CONSIDERATIONS

+



TRANSPORTATION  
CONSIDERATIONS

+



CIVIL  
CONSIDERATIONS



# NEXT STEPS

**Summer  
2024**

Additional concept refinement,  
market sounding & financial analysis

**Fall  
2024**

- Feedback from Board on preferred concept plan
- Community consultation on preferred concept plan

**Early  
2024**

Final Concept for Board feedback/  
approval & Submit Rezoning Application





[Planning@uvic.ca](mailto:Planning@uvic.ca)

