

UNIVERSITY OF VICTORIA
CAMPUS PLANNING COMMITTEE MEETING

April 30, 2024

1:00 – 2:30pm

Michael Williams Boardroom 220

MINUTES

Membership			
	Voting:		Ex-Officio/Committee Resources:
√	Elizabeth Croft, Co-Chair	√	Andrew Coward
√	Kristi Simpson, Co-Chair	R	Melissa Donaldson
R	Robina Thomas	√	Corrado Agnello
R	Lisa Kalynchuk	√	Jennifer Vornbrock
√	Chris Horbachewski	R	Julie Potter
√	Elizabeth Adjin-Tettey	R	Tony Eder
√	Freya Kodar	√	Lindsay Gagel
√	Allana Lindgren	√	Lindsey Fair
√	David Bristow	√	Mike Wilson
R	Jeff Corntassel	√	Juliet Van Vliet
√	Andrew Loe	R	Trevor Floer
√	Rosemary Webb	R	Kirsten Lauvass
√	Kirk Mercer	√	Alannah Rodgers
R	Rhordon Wikkramatileke	R	Lalita Kines
R	Gerry Bliss	√	Adam Taylor
√	Christopher Bone (non-voting)		
√ = In Attendance R = Regrets Noted			

1. APPROVAL OF THE AGENDA

Approved as circulated.

2. APPROVAL OF THE MINUTES – January 19, 2024 (attached)

January minutes were approved with the following amendments: add page numbers and in 7b re: engagement with Esquimalt, the nation's objective is to increase capacity within their nation, not increasing Indigenous housing.

3. REMARKS FROM THE CHAIR

The Chair acknowledged all the work being done across campus that contributed to UVic's recent STARS Platinum rating.

4. BUSINESS ARISING FROM THE MINUTES

None.

5. CORRESPONDENCE

None.

6. REGULAR BUSINESS

a. 2023 Campus Transportation Survey Summary Findings (attached)

The Campus Transportation Survey is conducted every 2 years, and the last survey was October 2023. The purpose is to measure all transportation to and from campus and track progress on our modal share goals. CSAP 2030 details initiatives to advance us toward a 70% sustainable modal share target, and the campus cycling plan sets a modal share goal of 10% by bike.

The latest transportation survey indicates we are heading in the wrong direction, with an 8% decrease in sustainable modes of transportation since 2018. Total trips have increased from the last survey, including an 11% increase during peak hours and a 3% increase in daily trips, indicating a return to pre-pandemic levels. 46% of our modal share is vehicular, a 12% increase from 2021 and 10% from 2018. Transit ridership has increased since 2021 and is at 26%. Cycling is 7% of our modal share. Pedestrian trips have decreased since 2021, but there was a double-counting issue with the previous survey so current numbers are more accurate.

We are currently reviewing these findings; factors that likely contributed to these numbers include COVID-19 and remote working arrangements, a decrease in enrollment, development on campus impacting the way people choose to travel, updates to the transit exchange and campus greenway, parking and fees, and the E-bike loan program to encourage staff cycling.

The Transportation Demand Management (TDM) program was reviewed in 2019, including changes like flexible parking, investments in sustainable parking, and the E-bike loan program. Further review is needed to achieve our modal share goals, including incentivizing and educating commuters to use

sustainable modes of transportation, disincentivizing private vehicle travel through parking supply and programming, and considering long-term campus plans that will impact transportation demand.

Next steps include reviewing TDM incentives and disincentives. Over the next year, Campus Planning & Sustainability will work in collaboration with Commuter Services to conduct a comprehensive review of transportation conditions and best practices to inform recommendations for incentives (pull policies) and disincentives (push policies) to further our goals.

The floor was open to questions and discussion, highlights include:

- The transportation survey does not currently distinguish between electric and gas vehicles.
- Campus Planning & Sustainability recently conducted a housing survey and transportation seems to intersect with the issue of affordable housing; part of review will be gathering info on parking pass holders to see where they live in the region.
- Flexible work options create more transportation choices so we should think about ways to increase transportation fluency, including combining parking with bus or car share options.
- The E-Bike loan program is only for staff, not students.
- This is the first survey we've done with a hybrid environment so it may take another data set to compare.
- There have been changes in bus frequency and some cancelations that could effect transportation choices so the data should be correlated with BC Transit data on bus availability.
- Campus Planning & Sustainability will see if temporary parking and Amazon trucks influenced the data.
- Construction did not influence an uptick as the survey was conducted in October when there was less construction.

b. 2022 Employee Housing Survey Summary Findings

In October 2022 we conducted an employee housing survey and received over 1,700 responses from employees (27%). Housing has become a challenge over the last decade, with decreasing levels of housing affordability that make it more difficult to recruit employees.

Income in the census area has increased steadily over time but at a slower rate than housing costs. Home prices have gone up dramatically, with the monthly mortgage on a benchmark condo at \$3,108 (Oct 2022), which is unaffordable for 68% of UVic employees. The definition of affordable housing is no more than 30% of pre-tax income going towards housing.

Households that have recently moved are spending more on housing costs than those that have not moved in five or more years. Just over 40% of households that moved in the past year are spending more than 30% of their income on housing, compared to approximately 15% of households that have not moved in more than 5 years.

59% of UVic employee survey respondents (612) were either very or somewhat interested in a future employee housing option with most preferring an off-campus, walkable location.

Next steps include planning for additional on-campus student housing (500 beds) to assist in increasing supply of rental housing and implementing the university's Real Estate Strategy to support new housing within walking distance of campus, including opportunities for below market rental housing.

c. University District Master Plan Project Update

The Board established a Real Estate Strategy in 2023 for the development of new mixed-use communities near campus with the objectives of building a more connected community, increasing housing, and generating diverse revenue streams.

The University District will transform UVic's Ian Stewart Complex and adjacent lands (14 acres) into a walkable, mixed-use community to support much needed new housing. The Ian Stewart complex is underutilized and in poor condition, and the site also includes a field on the other side of Gordon Head road and a firehall leased to Saanich that is coming to the end of its useful life.

We are in the early stages of the planning process and community engagement is a critical part of shaping the future of the University District. We've hosted engagement events on campus and the Gordon Head recreation centre in April and have a survey open until May 5th. We've had over 900 individual engagements with the campus and broader community and are currently discussing design directions. In the fall we will engage the community on the Master Plan. We heard the need to bring vibrancy to campus, along with support for green spaces and tree preservation. Maximizing housing on site was a key design takeaway as there was a lot of enthusiasm for new housing, particularly non-market rental housing.

The committee asked if public art is being considered as there are lots of opportunities to make the space more attractive; the current phase is focused on the top three mandates by the Board but there will be consultation around public art later in the process.

d. Major Capital Projects Update

i. Engineering and Computer Science Expansion

The Engineering and Computer Science expansion is progressing with an estimated completion date of September 2026. We are beginning to work on the foundation and are wrapping up procurement of one of the trade packages. The design is targeting it to be LEED Gold and a Zero Carbon Building with mass timber and steel frame design.

The project includes sensors installed in the foundation, building envelope, labs, and systems to make it a living lab building for student and faculty. The committee warned that software can be expensive to successfully integrate data into teaching and research, and we will want to ensure we have a good plan to manage that data before the building handover.

ii. National Centre for Indigenous Laws

The National Centre for Indigenous Laws expansion of the Fraser building is progressing with an anticipated move-in date of March 2025. The project went through value engineering in the design phase in 2020 to cut cost while maintaining the integrity of the building. The project is targeting LEED Gold. Heavy timbre and logs are in place, 19 of which were harvested from this and the Engineering and Computer Science sites.

The design incorporates Indigenous symbolism, is being constructed by an Indigenous led company (Chandos), and one of its three architects (Two Row Architect) is Indigenous owned. The design has already received the Canadian Architecture Award of Excellence.

iii. District Energy Plant Electrification Project

The District Energy Plant electrification project will bring us to 45-55% of our campus greenhouse gas reduction target by replacing one gas boiler with two smaller electric ones. The new electric boilers will be quieter than the current boiler.

We engaged consultants in 2023, have procured equipment, and plan to have construction start March 2025 with operational handover June 2025. This project is funded by a combination of UVic capital along with Federal and BC Hydro rebates that are tied to the date of operation and the performance of the building.

There was discussion about the aesthetics of the building. The new boilers will be a different shape so the uniformity of the building will not be maintained. The building is an expression of its function, and the same architects are being consulted on the project.

iv. Campus Cycling Plan Implementation

Campus Cycling upgrades are underway with objectives to create a safer path for riders and increase our cycling modal share to 10% to meet our target. These projects are 60% federally funded and 40% UVic and Provincially funded.

The McGill road cycle path contract has been awarded and will be complete fall 2024. Asphaltting is complete on the Dawnview pathway and some work has been done on Gabriola, which was paused due to the exam schedule. Vehicular traffic on Gabriola will be limited to one way southbound to make way for a 2-way cycle path with a new crossing at Ring Road. The fire department has been consulted to ensure this change doesn't impact emergency vehicle access. The Ring road cycle path is part of the engineering project and will be complete fall 2026.

7. OTHER BUSINESS

The Arts and Innovation District work is going to counsel. UVic is part of conversations with Reliance Properties, who is proposing 20-storey towers on their 7-acre property.

We are working with Outdoor Bookings to see if there is an opportunity to monetize bookings for Finnerty gardens to pay for upkeep. The school of music is hosting a fall event in Finnerty gardens and there are often guerrilla weddings there to which we've always turned a blind eye.

Oak Bay is looking to change the right of way off Cedar Hill Cross rd. across from Henderson to a soil transfer station to deal with new regulations; soil would be tested there before transferred up island. This right of way is closed to the public, but it is an access point to campus so we're monitoring this work. We want to maintain safe pedestrian egress and potentially vehicle egress from lot 1.

The committee asked if there is a plan associated with maintaining Mystic Vale. This is something that we're working on amongst other things. Juliet and Mike have a meeting with Grounds for short-term help and new signage. We are looking to find funding for new fencing and trail improvements to keep people on the path instead of walking everywhere. We continue to engage with the Green Team to pull ivy out of campus, but we could also create a "Friends of Mystic Vale" group as we've done in the past.

8. ADJOURNMENT

The meeting adjourned at 2:27pm.

9. NEXT MEETING: October 11, 2024