

UNIVERSITY OF VICTORIA
CAMPUS PLANNING COMMITTEE MEETING

January 19, 2024
1:00 – 3:00pm

Michael Williams Boardroom 220

MINUTES

Membership			
	Voting:		Ex-Officio/Committee Resources:
√	Elizabeth Croft, Co-Chair	R	Andrew Coward
√	Kristi Simpson, Co-Chair	√	Melissa Donaldson
R	Robina Thomas	R	Corrado Agnello
√	Lisa Kalynchuk	√	Jennifer Vornbrock
√	Chris Horbachewski	R	Julie Potter
√	Elizabeth Adjin-Tettey	R	Tony Eder
R	Freya Kodar, Dean of Law	R	Lindsay Gagel
√	Allana Lindgren, Dean Fine Arts	√	Lindsey Fair
R	David Bristow	√	Mike Wilson
√	Jeff Corntassel	√	Juliet Van Vliet
√	Julien Edwardson	√	Trevor Floer
√	Wyatt Maddox	R	Kirsten Lauvass
√	Kirk Mercer	√	Adam Taylor
			Guests:
		√	Alannah Rodgers
		√	Lalita Kines
√ = In Attendance R = Regrets Noted			

1. APPROVAL OF THE AGENDA

Approved as circulated with the addition of a community engagement update.

2. CONSENT AGENDA

Campus Planning Committee Terms of Reference Amendments

– For Recommendation (attached)

Proposed amendments to the Terms of Reference were outlined, including having Senate select a third faculty member for the committee following the recommendation of the Senate Committee on Agenda and Governance instead of selected by the defunct Priorities and Planning Committee.

Moved by Elizabeth Croft, second Chris Horbachewski—**Carried**

3. APPROVAL OF THE MINUTES – February 27, 2023 (attached)

Moved by Chris Horbachewski, seconded by Elizabeth Croft—**Carried**.

4. REMARKS FROM THE CHAIR – Elizabeth

After a territory acknowledgement was made, committee members introduced themselves for the new members.

5. BUSINESS ARISING FROM THE MINUTES

None.

6. CORRESPONDENCE

None.

7. REGULAR BUSINESS

a. [2024/25 - 5-Year Capital Plan](#)

The 5-year Capital Plan, updated annually, was presented to executive and the Board of Governors. The Plan includes all projects over \$5 million, such as major building renovations and building condition assessments. It is meant to align capital projects with institutional and governmental priorities.

The first capital project priority is student housing. We just completed Čeqʷəŋín ʔéʔlən (Cheko'nien House) and Snéqə ʔéʔlən (Sngequ House) with 783 beds, and we have conducted a feasibility study on pod-style dormitories and studio units that would bring an additional 500 new affordable student housing beds. \$575 million in financing is available from the Province.

The second priority is a seismic upgrade and interior modernization for the Mearns Centre for Learning—McPherson Library. The next priority is a seismic upgrade to the Jamie Cassels Centre and Farquahar Auditorium. This project addresses deferred maintenance and adds seismic strength on the outside of Farquahar to keep its acoustic performance. Number four on the Capital Plan is seismic upgrades to the Petch building, followed by reinforcing the seismic structure of the Fraser building.

The last capital project priority is the further implementation of the campus cycling plan with new infrastructure on University Drive for added safety.

Self-funded projects could be funded by the federal government or research grant and include the electrification of the District Energy Plant and accelerating the community energy transition.

Projects in planning include student housing; a mixed-use university district; a health care research and training centre that includes a community health centre component, not just for students; a centre for integrated performance and wellbeing; and a workplace innovation strategy.

The floor was opened to discussion and questions from the committee:

- Is building a new library being considered given the cost of the upgrade? We looked at this a few years ago and it might be worth looking at again. However, if we deconstruct the library then we would need to keep library materials accessible during construction.
- The committee recommended that research should be included in the healthcare centre. Allana in Campus Planning will be working on this alignment in the spring.
- Farquahar is central to the school of music, and that space is acoustically tuned. The acoustics was a top priority for the upgrade, which has already gone through the design phase and is shovel ready.
- The committee suggested adding a gallery to the healthcare space considering the research on the health benefits of the arts.
- There is concern for a loss of space amongst graduate students—will there be added space in the library seismic upgrade design? The library is moving more towards a place to learn and study, and we will be removing some physical books and opening up study space.
- The committee asked if any new classroom space will be coming online. The National Centre for Indigenous Laws includes some centrally booked classrooms and Health Centre plans to include classroom space. Campus Planning reached out to the registrar to get a classroom wish list.

b. [University of Victoria Real Estate Strategy](#)

We have about 50 acres of outlying lands to be utilized when needed for UVic's academic mission. A buildout analysis to make sure we have enough for academic and research needs showed that we can accommodate 50 years of growth within the university's core.

We announced the closure of the Ian Stewart ice rink about a year ago. With the significant housing cost increases in the last 5 years, we see the recent closure of the Ian Stewart ice rink as an opportunity to support the housing supply and generate revenue with a mixed-use university district. More people living near campus will add vibrancy and generate and diversify our revenue streams.

We want it to have a separate governance structure, incorporate a mix of uses including child care and potentially a doctor's office, be sustainably built, and engage with Indigenous community members.

Financially this project will expand revenue sources for Operating funds that are not dependent on Provincial grants and student fees.

University at SFU is a case study we considered. SFU built a community of 5,400 residence, about half of which have connections to the university.

This project will also address the deferred maintenance of the Ian Stewart Complex, possibly update the fire hall #3, and increase pedestrian connections to Field 8.

Project consultation is underway. We've had two on-campus open houses, partnered with Saanich and met with the community association of Gordon Head, and there is lots of support for housing, especially non-market rental housing. Next steps include background studies and more community engagement.

The floor was opened to discussion and questions from the committee:

- The committee asked about the governance structure. There hasn't been a decision yet, but the model we're working towards would be to transfer the property to a subsidiary of UVic and funds would go through a trust to UVic's Board.
- Are there plans to engage with Songhees and Esquimalt First Nations? We are just starting engagement with Esquimalt and we had two meetings with the Chief and Council just last week. They talked about addressing their nation's objectives and increasing capacity within the nation. Our focus is on-campus student housing, and we are prioritizing Indigenous students. Feedback from Indigenous students is not to have separate Indigenous housing but to integrate Indigenous and non-Indigenous students. This is high on the priority list for us as an institution and for the ministry.
- Will some on these buildings incorporate Climate research? The Climate Solutions Leader Cohort, a group of graduate and PhD students, is taking this project on as a case study. They are being engaged this semester on how to build this project sustainably.
- Will public art be involved in the built-out spaces? Public art is being discussed with Songhees Chief in Council member Margaret Charlie.
- The committee wanted to ensure VP Indigenous is included in plans for Cedar Hill Corner as Indigenous faculty want an outdoor classroom space. We're working with Dorothy from the Vice-President Indigenous office on what those needs are.

c. Climate and Sustainability Update

i. Campus Waste Audit

A recent waste audit by Facilities Management showed a landfill diversion rate of 79%, but this could be in the low 90s based on existing programs. This is an improvement since 2018 but probably connected to remote working during the pandemic. Paper is the top material going into the waste stream. We're looked to mitigate this through operational changes and increased communications.

ii. Sustainability Tracking, Assessment and Rating System (STARS) 2024 Submission

We are finalizing our STARS submission, a comprehensive evaluation of our sustainability progress across academics, research, and operations. We've held Gold rating since 2014 and are on the edge of receiving a Platinum rating, which is one of our goals for the next 3 years.

iii. Climate Change Accountability Report 2022

Under the Carbon Neutral Government Program, we measure energy consumption data on Gordon Head campus and leased properties and purchase offsets to get to neutrality. The 2022 Climate Change Accountability Report includes direct and indirect emissions tracked each year. We also track office paper, which has gone down since COVID.

UVic's greenhouse gas (GHG) inventory has gone up since 2021, which can be attributed to ramping back up after pandemic-related decreases. We are currently at a 29% reduction from 2010 levels, with a 50% reduction goal by 2030. We plan on meeting that goal through campus emissions reductions by using heat pumps instead of boilers in new construction, building thermal systems, decarbonising the District Energy Plant, and through our decarbonizing energy plan.

Next steps include installing a heat pump in the Fraser building as part of the National Centre for Indigenous Laws project.

d. Major Capital Projects Update

i. Student Housing and Dining Project

Student housing and dining has been an ongoing project since 2016 and includes a number of sustainability factors, such as a massed timber structure, and has received a Net Zero Energy Ready Challenge award.

Čeqwəŋin ʔéʔlən (Cheko'nien House) opened September 2022 and includes 398 student rooms, the Cove with commercial kitchen and 600 seat dining room and Port Café. Snéqə ʔéʔlən (Sngequ House) opened September 2023 and includes 385 Student rooms, Indigenous student lounge, communal pod kitchens and a banquet hall. The temporary dining hall used during construction has been removed and Lot B is fully operational.

Next steps include closeout stages, including invoicing, post-project review, and project closeout report.

ii. Engineering and Computer Science Expansion

The Engineering and Computer Science Expansion will include a 6-story tower constructed of massed timbre and supported by steel framework. This project includes several sustainability initiatives and is designed to be certified under the Zero Carbon Building (ZCB) Design and Performance Standards as well as LEED Gold. A couple renderings of the project were shared with the committee, including lab and social space, images of the high bay structures lab, and research elements. We're also looking at enhancements to the forest path along the science building, including enhancements to the current path, improved lighting, and additional trees.

We received additional funding from the Ministry for this project. The first stage was Design-assist and value engineering for cost reduction. We tendered and awarded, and construction mobilization is underway. This expansion is scheduled for operations summer 2026.

iii. National Centre for Indigenous Laws

National Centre for Indigenous Laws, an expansion of the Fraser law building, is moving along. The installation sequence will continue north in the coming months. Including the envelope, roofing, and walls in 3 months.

There's a number of sustainability aspects of this project that is designed to be LEED Gold certified. Trees removed from NCIL and Engineering sites were reclaimed and are being used as a structural support for the building. Key program requirements include a large gathering/ceremony space, large lecture theatre, a maker classroom for interactive teaching, central atrium, and connection to Fraser.

There are also upgrades to the existing Fraser building as part of this project, including sprinkler installation, a heat plant for both buildings, Law library classrooms, and improved accessibility.

iv. District Energy Plant Electrification Project

We are replacing the gas boilers with two smaller electric boilers in the District Energy Plant to help meet greenhouse targets. This project is in the design development phase with report and costing expected shortly. Rebates from the federal government and BC Hydro form part of the funding. We expect design and tender by March, with construction in the next 10 months.

v. Cycling Plan Implementation

As part of the Cycling Plan implementation, we will be adding bike lanes to improve connections to north communities and neighborhoods. Federal funding will cover a portion of the cost.

Some work is also needed for Gabriola and Ring Road, such as replacing a northbound vehicle lane with twinned bike and pedestrian lanes. We currently we have Gabriola up for tender. Part of the NCIL project includes improvements in cycling infrastructure along McGill road.

vi. Flagpole

As a lasting commemoration of residential school survivors, we will be installing a new survivors flag in the Quad. Tender was awarded and the contractor will work on this weather permitting. There will also be a land blessing prior to construction.

vii. Accelerating Community Energy Transformation (ACET) Project

The Canada First Research Excellence Fund awarded Uvic \$83.6 million to lead a national multi-partner research enterprise to help Canada reach net zero emissions by 2050. ACET is a multidisciplinary research initiative helping smaller and remote communities achieve unique clean energy systems.

We are engaging consultants to design an open area in Maclaren D Wing to act as a research hub to support both on-site and on-campus work for researchers in other communities. This hub will include

work points for 58 people and we expect over 100 collaborators. We plan on those buildings being off line during construction and will communicate early to align construction with academics.

The floor was opened for discussion and questions from the committee:

- Will there be any permanent room closures during the Engineering construction? There will be no long-term changes, but ECS 125 and 130 will likely be closed during construction.
- Are there any plans of integrating a crosswalk near Engineering where a trail leads into the woods? There are no immediate plans for a crosswalk there. That trail mainly services those parking on Cedar Hill X and there is a crosswalk further down. We did an analysis of crosswalks on campus to maintain a balance between pedestrian use and traffic flow.

e. Community engagement update

Fencing is being completed at Cedar Hill Corner on the property line.

Work has started on the West Shore project to include UVic and other spaces, with completion expected April 2025.

A signing date is set for a land use agreement for the Simpson property with the Ts'uubaa-asatx Nation on April 12th.

The childcare centre in Queenswood should open around February.

The committee asked if there is a grand design plan for projects to have a particular UVic style. The Campus Plan includes broad guidelines on how to build vibrant spaces, including massing and facing the street. For projects like the campus greenway, we consulted with Indigenous elders to have elements like a cedar weave in the pedestrian plan. We want to explore more ways to include Indigenous design as part of the Ian Stewart complex.

8. OTHER BUSINESS

9. ADJOURNMENT

The meeting adjourned at 2:28 pm.

10. NEXT MEETING: TBD