

UNIVERSITY OF VICTORIA
CAMPUS PLANNING COMMITTEE MEETING

January 17, 2025
10:00 – 11:30am

Michael Williams Boardroom 120

MINUTES

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

1. APPROVAL OF THE AGENDA

ACTION: Adam to add Community and Government Relations update as a standing item.

2. APPROVAL OF THE MINUTES – October 11, 2024 (attached)

- October minutes were approved with no change.

3. REMARKS FROM THE CHAIR

4. BUSINESS ARISING FROM THE MINUTES

5. CORRESPONDENCE

6. REGULAR BUSINESS

a. District Energy Plant Expansion Schematic Design Recommendation (attached)

- The District Energy Plant houses three natural gas boilers that account for approximately 75% of campus emissions. In 2019, Facilities Management conducted a Carbon Reduction Plan Technical Pathways Report to explore low-carbon energy sources and determined electrifying two boilers has the potential to reduce emissions from district energy heating by 5,200 tonnes of CO₂ per year. This reduction will help UVic achieve the CSAP target of 50% reduction in GHGs years ahead of 2030.
- To accommodate the electric boilers, a small addition in the rear of the building is proposed, which will provide easy access to BC Hydro and maintain parking capacity. The addition will preserve the look and feel of the existing structure and will not be visible from the front of the building.
- During the schematic design phase, arborist identified 12 trees needing removal, four of which are dead or in poor condition. The arborist provided guidelines to preserve 10 neighbouring trees in adherence to Oak Bay guidelines.
- The operational noise level will remain the same or decrease as electric boilers tend to be quieter than gas boilers.
- The committee asked if solar energy has been considered. The Technical Pathways Report indicated solar is not capable at scale. We have clean energy in BC and solar power would need to be more efficient for a strong return on investment.

Recommendation: That the Campus Planning Committee recommend to the President, that the schematic design for the District Energy Plant electrification expansion be approved.

Moved by Elizabeth Adjin-Tettey, second Kirk Mercer—**Carried.**

b. Student Housing Expansion Site and Program Recommendation (attached)

- Student housing on campus is comprised of 22 buildings that accommodate 3,000 beds. Residence Services annually receive 2,000 more applications for student housing than available

beds. Providing additional housing on campus is UVic's number one capital priority as identified in our Five-Year Capital Plan.

- Following a 2023 feasibility study, UVic has begun planning for a new on-campus student housing project to add a minimum 500 beds to the university's housing inventory. To meet housing demand and preserve green space, the Student Housing Expansion project will explore tower building forms of at least 6 storeys. This project is light on amenities and will not include additional classrooms like Sḡéqə ʔéʔlənʒ (Sngequ House).
- Unlike the first phase of provincial investment that funded Čeqʷəŋín and Sḡéqə, the second phase is tied to the project cost per bed. The grant level is still to be determined, but we will have to take on a large loan. We submitted a draft business case to the Province in December and likely will not receive an answer until April.
- The proposed project site is on the southwest corner of Parking Lot 5. This site maintains a 50m+ buffer to our property line, integrates with the Campus Greenway, and is well situated to build on the density of existing student housing in the area. UVic has capacity for vehicle parking within our existing supply without replacing the 120 parking stalls this project would remove. Parking rates will not be impacted by the loss of parking, and we are still determining if we need a variance for not replacing existing parking.
- We are working through an aggressive timeline for construction to commence spring 2026 to have the housing ready for fall 2029. The project is currently in phase 1 of community engagement to introduce the internal community to this project. Community engagement will also occur with the schematic design and detailed design phases. We will engage the external community when we're further along, probably when we develop the variance permit to Saanich so we can answer questions such as building height and how much traffic it will generate.
- The committee raised a concern over the number of accessible units proposed. The project has seven accessible studios and an additional 26 accessible beds in apartments. The number of accessible units is based on our existing inventory and the number of requests we receive. A follow-up concern was raised that the number of requests might be lower than actual demand if students assume they will not get housing.

ACTION: Mike to include an accessibility question on the survey.

- The committee asked if partners are allowed to join students in studio units. Our current understanding is that they are not; family housing is more geared to families.

ACTION: Mike to confirm with Residence Services that studio units are single occupancy.

Recommendation: That the Campus Planning Committee recommend to the President that:

- the southwest corner of Parking Lot 5 be approved as the project site for the Student Housing Expansion Project.
- the Program of Requirements for the Student Housing Expansion Project be approved.

Moved by Elizabeth Adjin-Tetty, second Rosemary Webb—**Carried**.

c. Major Capital Projects Update

i. Engineering and Computer Science Expansion

- This project consists of expanding the Engineering Computer Science Building and adding a new High Bay Research and Structures Lab. Steel and wood structures are currently being erected for the expansion, and concrete foundation is being installed for the High Bay Research and Structures Lab.
- Part of this project includes a living lab initiative with sensors throughout the building that can be used for research and as teaching tools for the engineering department. A programmable controller will be included in the project to give researchers access to cartridges that store and aggregate data. There are nine categories of sensors:
 1. Whole building: including heat mapping that is more granular than thermostats.
 2. Envelope: to help track energy consumption by understanding the performance of the walls, roof and shell.
 3. Materials: to understand corrosion of steel that would impact the building's structure.
 4. Stormwaters: embedding sensors in soil to track moisture and permeability of paving.
 5. Wastewater sampling: the building is designed to automate sampling so material can be added to sample cartridges for researchers.
 6. Earth sensors: to sense earthquakes.
 7. Exterior pedestrian vehicle and cyclist sensors: to track traffic and cycling patterns with no identifiable information collected.
 8. Indoor and outdoor air quality: more granular air quality sensors than most buildings, including the mechanics of filtering system for outdoor air.
 9. Outdoor weather: collects localized data on weather patterns.
- How widely data from this project will be shared is being determined amongst faculties but there is a privacy component that needs to be taken into consideration.
- The committee asked if people need to sign a waiver for researchers to collect bodily material. Public health frequently collects wastewater sampling. The researchers involved in the project are knowledgeable on the requirements.
- The committee asked if there are opportunities for living lab sensors in other buildings. These sensors can get very expensive so we integrate what we can. There are some sensors in NCIL. Housing explored including a digital dashboard to show students things like how much water is being used on each floor, but it was vandalized the first day of school.

ii. National Centre for Indigenous Laws

- This project is scheduled for completion in April with occupancy fall 2025. The roof is complete, and we are finishing drywall and electricity. The elevator is scheduled for installation soon. There will also be a moss-coloured stain added to the building to give it the effect of moss.

iii. Accessibility work

- For increased accessibility on campus, we have an accessibility committee that is tied to the Ministry and a new accessibility planning specialist position in Facilities Management. This position will liaise with the committee and do a phased audit with evaluators with lived experience of campus buildings and outdoor spaces. The intention of this work is to create an accessibility strategy for our built environment.

- The first phase is a Rick Hansen assessment to prioritize work. Rick Hansen only certifies for 5 years to account for changing standards so pre-existing buildings are under review to be re-audited. Auditors are currently focusing on classrooms: OREM central classrooms first and then other classrooms.

7. OTHER BUSINESS

Community and Government Relations Update

- The update to the City of Victoria's Official Community Plan is underway. The university provided input on the draft plan through a focus group held at UVic in December 2024.
- The Rock Bay Industry, Arts, and Innovation District plan is a redevelopment initiative covering two city blocks of waterfront along Victoria's Upper Harbour. This project aims to revitalize a currently underutilized area by blending industrial, residential, retail, and cultural spaces. The draft plan will be circulated to working group members (of which UVic is a member) and First Nations partners in early February. The City of Victoria will have a focused engagement period shortly after that and then anticipate going to council in April 2025.
- Oak Bay will be updating its Official Community Plan. Mike Wilson is meeting with district staff next week to explore opportunities to work together on UVic's Cedar Hill Corner property.
- The district has provided the necessary approvals to move forward with a soil management site on Haro Road. The approvals will allow the district to expand this site to store materials and manage potentially contaminated soil for up to 15 years. In November 2024, UVic raised concerns to council related to the environmental impact, the risk of contaminated soil next to ecologically sensitive areas of Mystic Vale and Hobbs Creek, and the lack of engagement with UVic. Jennifer and Mike recently met with the CAO and district staff to discuss these issues and next steps.
- The district has introduced a new development cost charges program (DCC) and an amenity costs charges program (ACC). The university submitted a response to the proposed programs to Oak Bay Council asking for them to consider a reduction program tailored to post-secondary institutions to acknowledge the unique role post-secondary institutions play in providing affordable student housing, supporting teaching and research, and serving the broader community. The programs have moved forward as initially presented; while the district may consider waivers and a reduction program in the future, the university will be charged the same DCC / ACC rates as commercial properties.
- Municipal UVic Liaisons typically serve a two-year term. Our new Oak Bay Liaison is Carrie Smart. A meet and greet is scheduled for the coming weeks.
- The Quadra McKenzie study has reached its third stage with the release of a draft plan outlining future development in the Quadra-McKenzie area. The plan has received strong opposition in the community, and UVic representatives are having ongoing discussions with district staff on several areas of the plan.

8. ADJOURNMENT

- The meeting adjourned 11:19am.

9. NEXT MEETING: May 28, 2025