

UNIVERSITY OF VICTORIA
CAMPUS PLANNING COMMITTEE MEETING

October 11, 2024

2:00 – 3:30pm

Michael Williams Boardroom 120

MINUTES

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

1. APPROVAL OF THE AGENDA

Approved as circulated.

2. APPROVAL OF THE MINUTES – April 30, 2024 (attached)

April minutes were approved with the following amendment: typo on page 6, “gorilla” should be “guerrilla.”

3. REMARKS FROM THE CHAIR

None.

4. BUSINESS ARISING FROM THE MINUTES

None.

5. CORRESPONDENCE

None.

6. REGULAR BUSINESS

a. District Energy Plant – Building Addition Site Recommendation (attached)

The District Energy Plant, located in lot 6, houses 3 natural gas boilers that serve 32 buildings on campus through underground piping. The District Energy Plant is the single largest emitter of greenhouse gasses (GHGs) on campus, accounting for 75% of our emissions.

CSAP 2030 targets a reduction in campus operations GHGs by 50% below its 2010 baseline by 2030 and net zero by 2040. We conduct annual climate reports and are currently 34% below baseline. Facilities Management’s 2019 Carbon Reduction Plan Technical Pathways Report found that electrifying the DEP’s boilers is cost effective and would meet our needs. Natural gas produces 16 times more emissions than hydro. This replacement will reduce our GHGs by 5,200 tons per year, helping us achieve our CSAP target well ahead of 2030.

A 120m² addition is required to house the new electric boilers. Criteria that were considered in the site options analysis included alignment with the Campus Plan, impacts to parking, protection of natural areas, cost implications, building access, and access during construction.

The Recommended site for the addition is on the southeast corner of the existing plant, with the transformer on the west side. This location was chosen as it poses the lowest risk, the lowest cost, maintains parking capacity in lot 6, will allow for easy access for BC Hydro, and it maintains the architectural expression of the building. This site is underutilized but there will be an impact on landscaping. Three trees may need removal, one of which is in poor shape.

Next steps include refining the design and cost analysis of the project, and we will report back to the Campus Planning Committee once the schematic design is complete.

The committee asked if the other two gas boilers will be decommissioned. For now they will be left in place for system redundancy and peak demand.

Motion for the site recommendation: moved by Freya Kodar, seconded by Andrew Loe –**Carried.**

b. Major Capital Projects Update

i. Engineering and Computer Science Expansion

Located on the South side of campus on Ring Road, this project consists of an extension to the Engineering Computer Science building and a new high bay research and structures lab.

The project includes a strong wall and strong floor that will be a critical part of seismic testing for faculty and other researchers. The strong wall and floor is completely independent from the building and consists of heavily reinforced concrete flooring with anchor points placed throughout. These are quite rare with only a couple in Canada so it will draw a lot of attention from academics and industry wanting to come here to test designs.

The project is a living lab with sensors added to document the project for training and faculty support. Silva cell is being installed that will allow people to walk on the site without compacting soil to protect root systems. The buildings will have a steel frame structure with massed timbre, and our environmental targets include LEED Gold and zero carbon. The project is targeted for completion Sept 2026.

ii. National Centre for Indigenous Laws

The National Centre for Indigenous Laws is a 2,682m² expansion of the Fraser Building on the west side of campus. The program is the first of its kind in Canada and advances the goals of the Truth and Reconciliation commission.

A lot of the design works with natural materials and ties into Indigenous culture. The project is largely mass timber with some steel structure hidden away. We were able to repurpose 19 trees from the site into the structure. We are stain testing precast panels to give the effect of moss. The panel design is based on traditional oars of local Indigenous nations. Coast Salish artist Dylan Thomas will be carving doors leading into the main gathering place.

This project is designed to be LEED Gold. March 2025 is the targeted completion date.

iii. Campus Cycling Plan Implementation

This project is part of a larger transportation plan that Mike's team has been working on, and for the most part this component is finished. Gabriola and Dawnview paths are complete, and the McGill Road path is mostly done with the remaining work to be completed in the next couple weeks.

7. OTHER BUSINESS

Updates from Community and Government Relations:

Cedar Hill Fencing. We determined from a land boundary survey of Cedar Hill Corner that a number of neighbors—about 20 out of 26—had encroachments up to 7 meters. We built a fence to address the issue in two stages, one in 2022 and the other just this past summer along the boundary of our Crestview neighbours. This portion consisted of 14 properties, 11 of which had encroachments. 19 staff from 7 units had 130 engagements with neighbours. Some neighbors voiced disappointment, but the majority of encroachments resolved well. We also have a couple existing encroachments from 2022 that we're circling back on.

Updates on Oak Bay right of way. Oak Bay is short on space and has lots of deferred maintenance so they are using the site to support that work. We've been working with Oak Bay on an agreement for a pedestrian pathway through the right of way between lot 1 and Cedar Hill Corner so we can have safe passage through the site.

Outdoor space booking. We hosted our first big event with the school of music in Finnerty Gardens and it went amazing. We considered it a test case to make Finnerty more useful and rent it out for revenue. The university's Space Booking policy is up for review next year and so more will come to this group after it's updated.

8. ADJOURNMENT

The meeting adjourned at 2:42.

9. NEXT MEETING: January 17, 2025