

UNIVERSITY OF VICTORIA
CAMPUS PLANNING COMMITTEE MEETING

Minutes of Meeting: February 27, 2023
9:00 – 10:00am

Michael Williams Boardroom 120

Membership			
	Voting:		Ex-Officio:
√	Elizabeth Croft, Co-Chair	R	Melissa Donaldson
√	Kristi Simpson, Co-Chair	R	Julie Potter
R	Robina Thomas	√	Denise Helm
√	Lisa Kalynchuk	√	Tony Eder
√	Chris Horbachewski	√	Andrew Coward
√	Elizabeth Adjin-Tettey	√	Jennifer Vornbrock
R	Saul Klein		Committee Resources:
√	Andrew Rowe	√	Mike Wilson
√	Kara Shaw	√	Maryann Mason
R	Ryan Khan	√	Trevor Floer
R	Cliff Haman	R	Kirsten Lauvass
√	Helga Hallgrimsdottir	√	Adam Taylor
R	Lesley Patten		
√	Julien Edwardson		Guests:
R	Bobby Bickley	√	Lalita Kines
√	Kirk Mercer		
√ = In Attendance R = Regrets Noted			

AGENDA

1. APPROVAL OF THE AGENDA

Moved by Lisa Kalynchuk, seconded by Andrew Rowe—**Carried**

2. APPROVAL OF THE MINUTES – April 19, 2022 (attached)

Moved by Lisa Kalynchuk, seconded by Andrew Rowe —**Carried**

3. REMARKS FROM THE CHAIR

4. BUSINESS ARISING FROM THE MINUTES

5. CORRESPONDENCE

6. REGULAR BUSINESS

a. Campus Planning Update

Verbal Update by Mike Wilson

i. Employee Housing Survey

We conducted an employee housing survey last fall to identify needs as well as some opportunities to renew programs to help alleviate housing challenges. We engaged a city space consultant and will share these findings and the survey later this spring.

ii. Mixed-use University District

Our ongoing student housing program will include a mixed-use university district that will provide housing for students and create a revenue stream for the university.

The board and executive will align land holdings to address the land issues of the ice rink.

We are expanding the bike pathway on McGill road as well as Ring Road to McKenzie Ave. We are also adding secure bicycle parking as part of the Engineering expansion.

The committee questioned the number of bicycle stalls on campus and noted that secure bicycle parking is needed for expensive e-bikes. There were 330 new secure, indoor bike stalls added as part of the Student Housing building.

ACTION: Mike to email bike parking capacity numbers to the committee.

The E-Bike loan pilot that provided eligible employees with interest-free loans of up to \$3,000 for the purchase of e-bikes was very successful and we are looking to continue this program.

b. Major Capital Projects Update

Presented by Trevor Floer and Maryann Mason

i. Student Housing and Dining

Building 1 opened on schedule last fall with 398 dorms and a new 600 seat dining room. This building has several sustainability features, including an all-electric kitchen and massed timber. It was built to LEED gold standards and won an award in the Net Zero Energy Ready Challenge.

Building 2 is fully massed out and will be ready to hand over July 2023 for student move in fall 2023. Once complete, it will include 385 rooms, 400- and 200-capacity conference facilities, a 200-seat academic classroom, and Indigenous lounge. This building is 70% complete and we've scheduled a deficiency walkthrough in March.

The committee asked if there were lessons learned from Building 1 being applied to Building 2. The two buildings were designed together so there is no opportunity to change space usage, but some lessons learned re: timelines, commission process, and challenges involved with getting a building up at this scale. We have yet to do a post-occupancy survey and the committee recommended interviewing residence officers for information.

There will be two types of accommodations in Building 2: 1) traditional single room dormitories with shared washrooms facilities and no kitchen, and 2) a new-to-UVic pod style unit for 2nd and 3rd year students that are more self contained, reflecting some accommodations at other universities. These units are situated around common lounges with four stoves with food storage.

The committee asked about program management of the new conference space. This will be delivered through Campus Services once construction is complete.

ii. Engineering and Computer Science Expansion

A six-story LEED Gold and zero-emissions expansion to the south side of the existing Engineering and Computer Science building along ring road is planned to accommodate the growth of these departments. This expansion includes a large main atrium with student spaces and a high head lab space with a shake table. Building elements like massed timber and low carbon materials reflect the department's goal of being the greenest engineering program. The building is being designed as a living lab with internal sensors to monitor all aspects of the building for research.

This project is tender ready. Last fall, tenders came in extremely high and the project came in over budget. We reached out to the Ministry of Post-Secondary to get more funding and are expecting to hear back soon. The project will also undergo a design-assist phase to identify possible cost savings. If full funding is approved the building will be ready in 40 months. Work will most likely proceed regardless of funding though it might effect scope and timing.

Caution was raised by the committee to plan for data storage and management so we get useable data from building sensors. An example was cited where this was not done, and a huge post-construction expense was needed to use the data. The CFI researcher Jill Taylor will accommodate the anticipated research component.

The committee asked how many faculty would work directly in the high head lab space given its high cost. 30% of labs in the building would be in the high bay.

ACTION: Trevor to follow up with PMs to determine the number of faculty set to use this space and confirm if there will be wet labs.

The committee asked how disruptive the construction will be to the department. There will be less impact because this is a new space for facilities currently spread out across campus.

iii. National Centre for Indigenous Laws

The National Centre for Indigenous Laws project will be a 2,440m², LEED Gold certified expansion of the Fraser Building with structural components including massed timber, structural steel and repurposed exposed columns.

The building will be nestled in a heavily treed space to tie it to its natural surroundings. The exterior envelope includes pre-cast panels and curtain walls allowing natural light from above for a spiritual and uplifting feel. The concrete panels will be tinted a pale green, giving the impression of always having been there. Building materials were chosen to be warm and connect to nature: Douglas fir columns and doors, cedar cladding, earth tones for paint and interior finishes.

Key program requirements include a large gathering space for ceremonies, smaller gathering space to function as a non-linear classroom, a multi-purpose classroom and sky classroom, a maker classroom with extensive views of the exterior, tiered classroom to be used university wide, exterior deck, gender inclusive washrooms, an atrium, and a rain and elder's garden. The circle at the bottom right of the floor plan is a small gathering space devoid of technology meant for reflection.

The committee asked how large the ceremonial space will be. The First People's House will still be the main ceremonial space on campus and larger than the NCIL space.

The committee commented that some design elements in the First People's House were not from local nations and asked if this will be a focus of the new building. There has been a lot of consultation and engagement with local nations, Robina, and an external firm on this project, and we are refining our procurement process for Indigenous artwork. We want to be gender inclusive and respect where we are locally while also recognizing the international engagement of the Centre.

This project is on track for a December 2024 handoff.

Fraser renewals include a sprinkler heating plant, washrooms, end of trip facilities, and a student lounge.

There will be a construction announcement on March 9th (not a ground breaking, as we do not want to break the ground).

7. OTHER BUSINESS

8. ADJOURNMENT

9. NEXT MEETING: TBD