

# UNIVERSITY OF VICTORIA

## CAMPUS PLANNING COMMITTEE MEETING

Minutes of Meeting: January 6<sup>th</sup>, 2021 (10:30 am – 12:00 pm)  
Zoom Virtual Meeting

Membership			
	<b>Voting:</b>		<b>Ex-Officio:</b>
R	Valerie Kuehne, Co-Chair	√	Ron Proulx
√	Kristi Simpson, Acting Co-Chair	√	Jennifer Vornbrock
√	Lisa Kalynchuk	R	Denise Helm
√	Chris Horbachewski	√	Tony Eder
√	Robin Hicks		
√	Saul Klein		<b>Committee Resources:</b>
√	Andrew Rowe	√	James Pepler
√	Ann Stahl	√	Lorne Mack
√	Jeffrey Bruton	√	Mike Wilson
√	Sheryl Karras	R	Melanie Groves
√	Peter Wild		
√	Lesley Patten		<b>Guests:</b>
√	Sarina de Havelyn	√	Juliet Van Vliet
√	Kara Shaw	√	Amelia Hollingshurst
√	Cliff Haman		
√ = In Attendance    R = Regrets Noted			

### 1. APPROVAL OF THE AGENDA

The agenda was amended to move the Fraser Building Expansion – National Centre for Indigenous Laws to the top.

### 2. APPROVAL OF THE MINUTES OF November 14, 2019

The minutes were approved as circulated, and future minutes in Business will move away from naming members and comments, focusing rather on topics of conversation.

### 3. REMARKS FROM THE CHAIR

Acting Co-Chair Ms. Simpson welcomed all, including new members. She congratulated all those who worked on the Engineering and Computer Science Building Schematic Design that was approved at the last Board meeting.

### 4. BUSINESS ARISING FROM THE MINUTES

No business arising from the minutes.

### 5. CORRESPONDENCE

No correspondence.

## **6. REGULAR BUSINESS**

### **a. Fraser Building Expansion – National Centre for Indigenous Laws – Revised Siting and Schematic Design**

Presentation by Mike Wilson – For Recommendation

Mr. Wilson guided the committee through the proposed schematic design, which included the staging process, a revisit of the siting, and the development of construction documents. The project engaged the Two Row Architect, a 100% Indigenous-owned firm. The committee reviewed the guiding principles and key elements of the project and explored the site analysis. Feedback included meeting with Elders, Knowledge Keepers, Chiefs, faculty, community, and other stakeholders. The siting of the project was looking to create a connection to land and the forest as well as a blurring of the inside and outside boundaries. Other features include storm water being treated on-site and the addition of ceremonial space. The building program aims to improve connectivity, enhance entrances, add renewals to the existing building, and create an accessible presence to Ring Road. The committee then reviewed the floor plan, exploring how it connects with the Fraser Building, end of trip facilities, a refresh to the old building, the new Learning Deck, and the connection from the large ceremonial hall to the surrounding forest. The landscape concept plan was inspired by Coast Salish compositions and includes an Elders Garden as a teaching area, tree planting, and including warm materials for the façade.

In terms of tree management, tree removal is required, but the project is protecting mature trees, removing lower quality trees, and replacing at a 3 to 1 ratio, both on and off site.

The project meet LEED Gold standard and will move away from natural gas toward electric. New end of trip and cyclist facilities will be included and a new storm water management system will be created on site. No new parking is proposed. A development variant permit approval will be required.

With regard to community engagement, there have been multiple strategies imposed during a time of reduced interaction. This included online surveys and display boards which garnered over 500 participants, many from law and alum, addressing their concerns about access to natural light to the existing building. Additional sessions with staff and faculty from the Fraser Building continue throughout the design phase.

The topic of potential noise issues in proximity to Ring Road arose. The planners are looking at sound monitoring and mitigation through the detailed design process and buffers will be in place for the ceremonial space.

The committee talked about the capacity and use of the ceremonial space. For now, use is limited to the JID or can it be a venue for small events. All university space is open to campus, but there will be priorities in place. The space can seat 75 comfortably, but can handle double that without seating. The intent is that the classrooms will be bookable spaces.

Since this project is similar to the First People's House, questions arose concerning lessons learned. The architectural firm for the project is Indigenous-owned and operated and some staff working in the First People's House are involved in the processes.

Recommendation:

*That the Campus Planning Committee recommend to the President that the revised building site and Schematic Design for the Fraser Building Expansion for the National Centre for Indigenous Laws be approved.*

Moved: Lisa Kalynchuk  
Seconded: Saul Klein  
**CARRIED**

**b. Cedar Hill Corner Property Management Plan**

Presented by Julie Van Vliet – For Information

Ms. Van Vliet presented the Management Plan for Cedar Hill Corner, speaking to the location, background, and the 40.4 acres of undeveloped, open field space, for institutional use and how it related to UVic's academic mission.

Over the past two years there have been community concerns about the space necessitating a more active approach to the property. It was publically closed in March 2020 for Covid-related reasons. Currently it is used for Vikes training and soil science. Until it is ready for development, a management plan will be developed to direct how the temporary uses can best support the objectives of the university. A project advisory team including staff and faculty has been struck. A draft will be prepared by late spring 2021.

Prior to its closure, use of the area was intensifying. Adjacent land owners complained of dogs barking. It was difficult reminding users that the space was not a dog park. To date there has been lots of community association feedback and municipality communication. It is the role of municipalities to provide and manage parks. This was not a park.

The land has a complicated history, and honouring the relationships with Indigenous people and their relationship to the land was discussed. When the time comes to develop the land, it will require delicate handling. Until then the committee should consider using the space to bridge the partnership with Uvic and the Indigenous people in an educational way. Meetings continue with IACE to speak about those historical relationships in addition to inquiries with the heritage branch.

It was suggested that the membership on the advisory group consider the forest advisory group, and the Associate Dean of Science.

**c. Cycling Plan Implementation**

Presented by Mike Wilson – For Information

Mr. Wilson provided a brief update on the Cycling Plan implementation. In 2020, grants were received to facilitate the University Drive Pathway project. Current upgrades and photos were shared of the path being twined. There were some delays in lighting product manufacturing, but the project is coming in under budget.

Community has been engaged with regard to expanding the ring road south plan, allowing cyclist to ride two ways safely. They are looking at a phased approach in concert with the Engineering & Computer Science project upgrades. There will be some removal of trees, but the Campus Plan allows

for the pathway to move through protected areas like Cunningham Woods. This plan is informed by a landscape architect, arborist and biologist. Many of the douglas firs will be reused in buildings on Uvic.

**d. Capital Projects Update**  
Presentation by Lorne Mack

- Student Housing & Dining (Foundations – Construction)

Student Housing and Dining is an active project for the next two years. Mr. Mack shared photos of construction and adaptations to covid-19 restrictions, the Gantt chart and scheduled activities, as well as passive house goals. The building is on track for opening August 1<sup>st</sup>, 2022. Building 2 is also on schedule for opening at the end of February, 2023.

- Engineering and Computer Science Expansion (Design Development)

The current schedule is aiming for February 2021 construction, and tender for August 2021. Mr. Mack showed renderings of the approved concept, designed to be distanced from Ring Road. The renderings included photos of the laboratory, atrium, and use of BC woods and mass timber. They are aiming for a high LEED rating. Very early renderings of the High Bay Exterior were also shown. Value engineering items are being explored for cost-savings during the structural design. A traffic management consultant has been hired to review deliveries and large materials. The loading dock needs to balance screening and accessibility. Given ongoing value engineering efforts, the building shape might be different, but the height and other approved elements will remain unchanged.

## **7. OTHER BUSINESS**

### Community Liaison Report

Presented by Jennifer Vornbrock

Ms. Vornbrock spoke about the series of discussions held with the University Community Liaison Committee (CALC). There is great community interest about the future of the Cedar Hill Corner property. Given the wide variety of opinions, there will be some who are dissatisfied, but generally, the engagement is going well. Continued issues include parking and off-campus student conduct, but not much of either. There will be another meeting in spring.

There is a great video on a tour of the Student Housing and Dining project construction site change over time on the UVic website.

## **8. ADJOURNMENT**

The meeting adjourned at 11:50am.

## **9. NEXT MEETING: Mid-May, 2021**