

## **Cadboro Bay Residents' Association**

### **TALKING POINTS**

For a meeting with H. B. Lanarc on  
"UVic's consultation processes"

December 13, 2011

To be meaningful consultation has to take place at the beginning of a process. We would appreciate a statement from UVic that the proposals presented to Saanich on August 8 and October 4 are definitely off the table.

CBRA is concerned when a developer proposes projects which would radically alter the quality of our lives.

Consultations must include discussions about re-siting the proposed facilities on other parts of the campus. This would attenuate the negative visual and traffic impacts on our residents.

The proposed location on McKenzie is one of the most prominent public locations left on campus. We would be grateful if UVic could confirm that it shares this view.

The McKenzie Avenue entrance to UVic is also the entry to our community and homes.

We would like to see an architectural competition to come up with ideas for this location. This prominent location deserves to host a building which makes an architectural statement -- not buildings described by the university itself as "big boxes".

Consultation should include dialogue with the Saanich Advisory Design Panel and other experts in architecture. Are you meeting with the Saanich Advisory Design Panel? While UVic is not subject to "form and character", as a public institution it has a responsibility to meet higher than minimum standards. It should seek and respond to professional advice about the urban scape it is developing to ensure a welcoming space for all.

Consultation should include an on-site "charette".

Consultation should start with an agreed values statement: sustainability; community involvement; First Nations. (This is the traditional land of the Coast Salish Nation.)

Consultation should include B.C. Transit and others concerned about public transport. Are you meeting with B.C. Transit?

A plan for a major development on campus must include consultation with cyclists and provision for new facilities for cyclists. (UVic's facilities for cyclists are woefully inadequate. There are no dedicated on-campus bike routes. Secured parking for bikes is extremely limited. Covered bike parking is inadequate. There are limited facilities for cyclists to change and store their gear. There are no dedicated off-road bike paths leading to campus. Before UVic invests \$17 million in parking cars, it should invest in facilities for cyclists and pedestrians.)

Before S Hut is decommissioned consultations should include discussions with Canadian military officials about commemoration of the military history of the campus.

Consultations should include the heritage values at stake. UVic should provide a "statement of significance" for S-hut and the remaining structures from WWII,.

We are travelers in this land. We would like to suggest that to mark its 50th anniversary UVic commit to a major initiative concerning heritage, including the heritage of the Coast Salish Nation who have lived on these lands for over 4000 years.

Consultation should include public discussion and agreement on any changes to McKenzie/Sinclair traffic patterns. Any upgrades to this corridor must not stop at Haro but continue down Sinclair Hill.

Consultations should include those concerned about the effects of additional lighting which the new structures would require.

Consultations should include those concerned about the possible removal of 94 mature trees. We would appreciate receiving as quickly as possible a certified arborist's inventory of the 94 mature trees which would have been lost in the original development proposal.

Once UVic is in a position to bring forward a new proposal, this must be done with full renderings and a 3D model of the site and the surrounding buildings. This model should be made available at public meetings and on the internet. Street level views of the project should be provided from all angles. This will help residents understand the visual impact of the proposed new structures.

We appreciate that UVic has a broader sense of community which includes alumni, students, faculty, staff and other national and international organizations. We would encourage a broad an open discussion by all members of the university community about potential development projects.

For land use planning purposes, when Saanich Council asks that there be consultations with the "community" we understand this to mean the taxpayers and residents who are neighbours of the proposed project and who would be directly impacted by the development.

We would appreciate receiving hydrology reports for Parking Lots 2, 3, 4 and 8.

We would be grateful for confirmation that UVic will not seek to place large advertising banners visible from McKenzie Avenue on its buildings.

Our expectation is that to be meaningful consultation has to be an ongoing dialogue. Bi-weekly or monthly meetings with CBRA representatives would be appropriated.

There must be a flow chart of the projected process.

Participants must have access to all documents.

Detailed minutes should be taken of all meetings and circulated to all participants.

The CBRA would like to work with UVic in developing its building plans in ways which allow the university to meet its objectives while respecting the essential values of Cadboro Bay.