

From: [Williams, Chelsea S LASS:EX](#)
Subject: MLA Package for UVic Student Housing Announcement- Monday, July 27
Date: July 27, 2020 9:36:22 AM
Attachments: UVic Student Housing- NR.pdf
KM-QA_PJH_UVic student housing_PO_July23_10.10pm.docx

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Good morning,

Today PJH and Minister Mark will be doing a ground breaking event at UVic for student Housing.

- Total cost of project is \$232.1M with \$128M from the Province and was announced by Premier on November 15, 2018.
- This 782 bed project (621 net new) replaces three aging buildings, including a dining hall and two student housing buildings that currently have 162 beds and includes amenities such as student group and study space, an Indigenous student lounge, communal social spaces, laundry facilities and secure indoor bicycle storage. A 25% increase of student housing on campus.
- Also funded in a new dining hall
- Provincial funding is part of the \$450 million commitment announced in Budget 2018 to build 5,000 student on-campus beds over the next six years (a total of 8,000 if you include self-funded beds).
- The on-campus student housing will be more affordable than market housing and will open 2 years earlier than announced in fall 2023.
- UVic project will be the first on-campus housing to use the Passive House construction standard, the primary aim of which is to achieve exceptional energy efficiency (CleanBC link).

Attached are the following:

- News Release
- KM & QA

For any questions, please contact:

Michael Snoddon

Senior Ministerial Assistant to Hon. Melanie Mark
Ministry of Advanced Education, Skills and Training
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NEWS RELEASE

For Immediate Release
2020AEST0043-001390
July 27, 2020

Ministry of Advanced Education, Skills and Training

Groundbreaking new student housing, dining hall at UVic

VICTORIA – Nearly 800 University of Victoria (UVic) students will be able to make themselves at home in new on-campus homes by 2022.

“Today, we are breaking ground on almost 800 new homes for UVic students,” said Premier John Horgan. “It’s part of B.C.’s first-ever student housing initiative, which we developed to help meet a significant and long-standing need. These new housing units are great news for students and will help take some pressure off the local rental market.”

Premier Horgan was joined by Melanie Mark, Minister of Advanced Education, Skills and Training; and Gayle Gorrill, vice-president of finance and operations, UVic, on behalf of Jamie Cassels, president, UVic; in a groundbreaking on campus where the two new student housing facilities and a dining hall will be located.

“Today, we are celebrating an important milestone for students at UVic and fulfilling our government’s commitment to build 5,000 new student housing units across the province,” Mark said. “After years of neglect and calculated inaction on this file by the previous government, I am proud to say that this new state-of-the-art sustainable student housing project is ahead of schedule and soon nearly 800 students will have an affordable place to call home.”

Amenities will include:

- 783 beds, including 621 new beds and 162 replacement beds;
- a 600-seat dining hall, commercial kitchen, small grocery and new coffee shop to replace Cadboro Commons and provide more food offerings with healthy options; and
- a wide range of meeting rooms, informal gathering places, classrooms and a designated Indigenous student lounge.

A rejuvenated outdoor area will connect the new housing and dining hall to the centre of campus. Other amenities include student group and study spaces, communal social spaces, laundry facilities and secure indoor bicycle storage.

A temporary 500-seat modular dining facility will be operational from September 2020 to July 2022 for students while the new dining hall is under construction. The new hall is expected to open in 2022.

“With 75% of our students arriving from outside Greater Victoria, it has long been a strategic priority for UVic to provide more on-campus housing,” Gorrill said. “Living on campus contributes to the educational experience and success of our students, and we are grateful this project will provide a welcoming home away from home.”

Construction of these new facilities meets LEED (Leadership in Energy and Environmental Design) Gold and Passive House standards – the most rigorous global building standards for sustainability and energy efficiency – supporting government’s CleanBC initiative.

This is the first major capital project at UVic since a new Campus Plan was completed in January 2016.

CleanBC is a shared priority between government, the BC Green Party caucus and Andrew Weaver, MLA for Oak Bay-Gordon Head, and supports a commitment in the Confidence and Supply Agreement to implement climate action to meet B.C.’s targets.

Quotes:

Rob Fleming, Minister of Education –

“Not only is this project creating important affordable housing for UVic students, it’s also easing rental pressure on the housing market in our region. I’m excited to get these units built and for the community to benefit from our government’s action on this long-standing issue.”

Andrew Weaver, MLA for Oak Bay-Gordon Head –

“I’m thrilled to see these long overdue student housing projects take shape at UVic. Given that these new buildings will meet both Passive House and LEED Gold standards, UVic and the Province are showing their commitment to innovative low-carbon solutions. I look forward to these new buildings being models for other educational construction projects in the years ahead.”

Alyssa Husband, fifth-year student, faculty of education, UVic –

“Living on campus is the perfect place to become involved in campus culture, find a community of like-minded students only steps from your door and ease the transition into university life. Looking back on my first year, there were so many new experiences and opportunities I hadn’t even imagined. I’m so glad I made the decision to live in residence and be a part of the UVic community right off the bat. With more housing options right on campus, I know future students will have a great experience at UVic.”

Quick Facts:

- UVic has approximately 22,000 students with 75% attending from outside the Greater Victoria area.
- The Emily Carr, Margaret Newton and Cadboro Commons buildings are being deconstructed to accommodate the new student housing and dining hall.
- The Province is providing \$128 million towards the total cost of \$232.4 million – \$98 million from the Student Housing Initiative for the beds and a separate loan of \$25 million toward half the cost of the dining hall. The remaining \$5.2 million will be provided as a capital grant. Post-secondary institutions are expected to self-finance about 25% of costs with loans repaid through rental income.
- This project’s completion date was shortened by one year to fall 2023 as a result of establishing a temporary dining hall, allowing for decommissioning and construction to begin more quickly.

Learn More:

Learn about the Campus Plan for UVic: <https://www.uvic.ca/campusplanning/campus-plan/index.php>

Find out about Passive House construction: <https://www.passivehousecanada.com/about-passive-house/>

A backgrounder follows.

Contact:

Sean Leslie
Communications Director
Ministry of Advanced Education, Skills and
Training
250 356-8485

Connect with the Province of B.C. at: news.gov.bc.ca/connect

BACKGROUND

For Immediate Release

Ministry of Advanced Education, Skills and Training

2020AEST0043-001390

July 27, 2020

Facts about post-secondary funding by the Province

- The B.C. government is delivering on its affordability promise by investing \$450 million in the construction of approximately 5,000 student beds.
- An additional 3,000 student beds will be built through non-government partnerships and institutional self-financing for a total of about 8,000 new beds.
- Approximately 5,000 new student beds have been completed or are underway.
- 4,265 new student housing beds have been announced.
 - 1,975 beds via loans/grants plus 2,290 beds via post-secondary institutions' self-financing and partnerships.
- Since 2018, the B.C. government funded 1,975 student beds. This is an increase of 1,419%, up from 130 total beds funded by the Province in the previous 16 years.
- The bed numbers to date by post-secondary institution breakdown as follows:
 - College of New Caledonia: 12 beds
 - Thompson Rivers University: 533 beds
 - University of Victoria: 621 net new beds (783 total)
 - College of the Rockies: 100 beds
 - UBC Okanagan: 220 beds
 - Coast Mountain College: 104 total student beds
 - Simon Fraser University: 386 new beds
- The B.C. government is directly investing \$1.8 billion in planned capital expenses in the post-secondary sector over the next three years (2020-21 to 2022-23).

Contact:

Sean Leslie
Communications Director
Ministry of Advanced Education, Skills and
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250 356-8485

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QA and Key Messages

UVic Student Housing Groundbreaking

July 27, 2020

Key Messages

- **Students need access to affordable, on-campus housing so they can pursue their studies.**
- **The shortage of student housing has put pressure on already tight rental markets across British Columbia.**
- **Our government is delivering on affordability by investing more than \$450 million to build approximately 5,000 student beds over six years.**
- **UVic's project is part of the 1,975 new student beds that government is funding and has announced as of March 2020.**

Questions and Answers

Q1: Will students be able to live in existing housing on campus this fall?

- Existing student housing will be open in September with changes to availability to adhere to provincial health and safety guidelines as a result of COVID-19.
- It is anticipated there will be significantly fewer first-year students able or wanting to live in student housing this fall, in part due to health and safety factors and travel restrictions.
- UVic student housing will not be offering double rooms and will reduce the number of occupants in cluster units from four down to two.
- A limited number of new room options called a 'super single' will be offered which will result from double rooms having one bed removed to increase the living space for one person.
- UVic is also temporarily replacing their usual first-year guarantee of a room to first year students with a first-year priority lottery.

Q2: Has COVID changed the design of the future student housing or the timeline for completion?

- COVID has not impacted the timeline for completion.

Q3: How many student homes are you creating?

- This project includes two new buildings with 783 student homes plus a dining hall and multipurpose space that can be used for conferences.
- After demolition of two outdated student housing buildings (81 beds each, 162 beds total), these projects represent a net increase of 621 homes – a 25% increase in housing on the UVic campus.

Q4: How much will the project cost?

- The total project is expected to cost \$232.4 million.
- \$128 million from the Province:
 - \$103 million for the student homes.
 - \$25 million toward half of the cost of the dining hall.
- \$59 million from UVic.
- Up to \$45 million from the University of Victoria Foundation.

- In May 2020, government approved an increase to the project budget of \$31.6 million, funded by:
 - \$5.2 million capital grant from the province
 - \$26.4 million from UVic.
- The additional funding is due to construction bids being significantly higher than expected due to a very busy, local construction market.

Q5: Why are you building new student housing and a dining hall at UVic?

- We're playing catch-up in an area that has been neglected by the previous government for years.
- We're working with the institutions that are ready to go—Thompson Rivers University, followed by UVic, SFU and UBC-O.
- Student housing pressure is greatest in the Lower Mainland and Southern Vancouver Island – UVic, for example, receives 1,000 more applications each year for on-campus housing than homes available.

Q6: How many PSI's have now accessed loans from the \$450M program for student housing projects?

- As of July 2020, government has announced and approved 4 projects and more projects are working their way through the business plan approval process.
- The 4 projects are:
 - Thompson Rivers University – 533 beds - \$25.5M loan
 - University of Victoria – 783 beds total (621 net new beds) - \$98M loan
 - UBC-Okanagan – 220 beds - \$18.7M loan
 - Simon Fraser University (Burnaby) – 386 beds - \$55.2M loan

Q7: What rules did we change to allow the student housing initiative?

- For many years public post-secondary institutions were asking for the ability to borrow to construct student housing; the previous government never approved the request.
- Our government saw the sense in what post-secondary institutions were asking and created a \$450M student housing loan program.

- This enables public PSIs to borrow funds directly from the Provincial Treasury and construct student housing.
- Allowing institutions to borrow directly from the Province keeps borrowing costs low and that translates into lower, more affordable rental rates for students.
- The loans are repaid over time to the Province with interest.
- This is a win for students, a win for our public institutions, and a win for British Columbians.
- Our government has made this long sought-after solution happen!

Q8: How does the UVic housing project include TRC/UNDRIP?

- UVic is planning for Indigenous elements in the building such as the space design, student supports and cultural practices as well as dedicated Indigenous student spaces.
- In designing a new campus plan, extensive engagement was undertaken to seek broad and diverse input through more than 1650+ individual engagements in a range of consultation and communication activities that included surveys, interviews, a speaker's event, ideas forum, open house sessions, social media, and meetings.

Q9: Is a net increase of 621 student homes enough?

- This is the first-time government has invested in student housing at UVic in a significant way.
- The previous government funded a total of 130 beds across the province between 2001-2017.
- The student housing project at UVic is a net gain of 25%.
- We're committed to adding approximately 5,000 additional on-campus homes for students at public Post-Secondary institutions throughout B.C.

Q10: When will construction begin? When is the student housing expected to open?

- Building #1 is scheduled to start construction in late summer 2020 with completion in spring 2022 (opening fall 2022); and

- Building #2 is scheduled to start spring 2021 and complete early 2023 (opening fall 2023).

Q11: When will this project be complete?

- Originally, the project was expected to be finished in 2024.
- Thanks to an innovative idea from the construction manager, the project is expected to be finished a year earlier in fall 2023.
- By establishing a temporary dining hall made up of 33 modular trailers to provide a 500-seat temporary dining hall, this allowed for the decommissioning of Cadboro Commons sooner.

Q12: Will this new student housing be cheaper than the current market rate?

- Victoria is one of the top five most expensive cities in Canada to rent an apartment.
- The rental vacancy rate in the Greater Victoria region is expected to be 1.6 per cent by October 2020.
- Victoria has a 0.6% vacancy rate for bachelor suites, which cost about \$926/month on average (as of July 2020).
- Not only will on-campus student homes be more affordable – they will also include amenities such as student group and study space, an Indigenous student lounge, laundry facilities and secure indoor bicycle storage.
- The costs of living in student housing at UVic between September-April range from \$6,984 for that 8-month time period up to \$11,844. The higher rate includes larger rooms and a meal plan.

From: [Grant, Lisa EDUC:EX](#)
To: [Wolfe, Seamus AEST:EX](#); [Farrance, Melissa EDUC:EX](#)
Subject: RE: UVic student housing
Date: July 15, 2020 9:27:48 AM

Great, thank you Seamus. I'll update the hold in our calendar.

Cheers,

Lisa Grant

Administrative Coordinator
The Office of the Hon. Rob Fleming
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Legislative Assembly of British Columbia
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From: Wolfe, Seamus AEST:EX <Seamus.Wolfe@gov.bc.ca>
Sent: July 15, 2020 9:27 AM
To: Grant, Lisa EDUC:EX <Lisa.Grant@gov.bc.ca>; Farrance, Melissa EDUC:EX <Melissa.Farrance@gov.bc.ca>
Subject: RE: UVic student housing

Hi Lisa,

PJH is interested in attending this, so looks like we are landing on Monday, July 27 at 9:30 for the UVic hosing groundbreaking. PJH is not 100% but we are going to push ahead.

I hope that still works for MRF.

Thanks!

Seamus Wolfe

Ministerial Assistant to the Honourable Melanie Mark
Minister of Advanced Education, Skills and Training
T: 236-478-1326 // C: 250-208-4672

From: Grant, Lisa EDUC:EX <Lisa.Grant@gov.bc.ca>
Sent: July 9, 2020 9:55 AM
To: Wolfe, Seamus AEST:EX <Seamus.Wolfe@gov.bc.ca>; Farrance, Melissa EDUC:EX <Melissa.Farrance@gov.bc.ca>
Subject: RE: UVic student housing

Good morning Seamus,

Minister Fleming would be happy to attend. Let me know the details as they are confirmed, for now I will hold the time in his calendar.

Cheers,

Lisa Grant

Administrative Coordinator

The Office of the Hon. Rob Fleming

Minister of Education

Legislative Assembly of British Columbia

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From: Wolfe, Seamus AEST:EX <Seamus.Wolfe@gov.bc.ca>

Sent: July 9, 2020 9:54 AM

To: Farrance, Melissa EDUC:EX <Melissa.Farrance@gov.bc.ca>; Grant, Lisa EDUC:EX <Lisa.Grant@gov.bc.ca>

Subject: UVic student housing

Hi Team Fleming,

As you likely know, the province is supporting a major student residence construction at UVic. The initial announcement was in November, 2018 – and now it is time for the official sod turning. Given the circumstances, we are making it more of a hard hat tour with limited attendance.

We are currently working with July 27 at 11am. PJH was at the initial announcement, so it is with PO to consider if he would like to attend this part. If so, the date may change (however, I'm getting the feeling they might take a pass).

Would Minister Fleming be interested in attending? We would be very pleased if he could.

Let us know!

Thanks,

Seamus Wolfe

Ministerial Assistant to the Honourable Melanie Mark

Minister of Advanced Education, Skills and Training

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Wieczorek, Chris EDUC:EX

From: Wieczorek, Chris EDUC:EX
Sent: July 21, 2020 4:03 PM
To: Burton, Meribeth GCPE:EX; Harrison, Veronica EDUC:EX; Farrance, Melissa EDUC:EX
Cc: Fillion, Corinna GCPE:EX
Subject: RE: Draft NR - AEST - UVic groundbreaking

Below is approved by MRF:

"Not only is this project creating important affordable housing for UVic students, it's also easing rental pressure on the housing market in our region. I'm excited to get these units built and for the community to benefit from our government's action on this long-standing issue."

Thanks!

From: Burton, Meribeth GCPE:EX <Meribeth.Burton@gov.bc.ca>
Sent: July 21, 2020 10:43 AM
To: Harrison, Veronica EDUC:EX <Veronica.Harrison@gov.bc.ca>; Farrance, Melissa EDUC:EX <Melissa.Farrance@gov.bc.ca>; Wieczorek, Chris EDUC:EX <Chris.Wieczorek@gov.bc.ca>
Cc: Fillion, Corinna GCPE:EX <Corinna.Fillion@gov.bc.ca>
Subject: FW: Draft NR - AEST - UVic groundbreaking

Hi all

Advanced Ed is asking for MRF quote, please see draft below for approval or edits.

End of day would be great.

Meribeth

s.13