

UNIVERSITY DISTRICT MASTER PLAN

ENGAGEMENT PHASE 3 - JUNE 2025



We acknowledge and respect the Lək'wəŋən (Songhees and Xwsepsum/Esquimalt) Peoples on whose territory the university stands, and the Lək'wəŋən and W̱SÁNEĆ Peoples whose historical relationships with the land continue to this day. Engagement with Indigenous communities is occurring in parallel and integrated with this planning process.

**TAKE THE
SURVEY!**

Stay updated!

www.uvic.ca/udistrict
planning@uvic.ca



WELCOME

The University of Victoria is planning a new University District near the main campus—transforming UVic’s Ian Stewart Complex and adjacent lands into a walkable mixed-use community to provide much-needed new housing.

PROJECT TEAM



Master
Planning



Land
Economics



Transportation
Engineering



Civil
Engineering

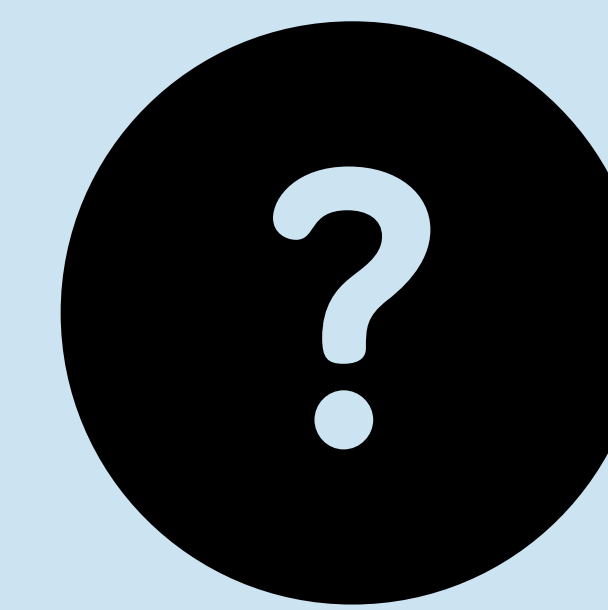
WE WANT TO HEAR FROM YOU!

We have drafted the site plans based on community input and technical studies. Please provide your feedback on this concept.

Tell us:



What’s
working?



What might be
missing?



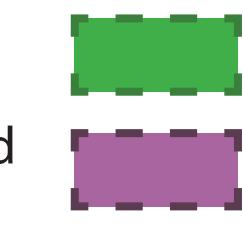
What should we
keep in mind as we
move forward?

SITE CONTEXT

LEGEND

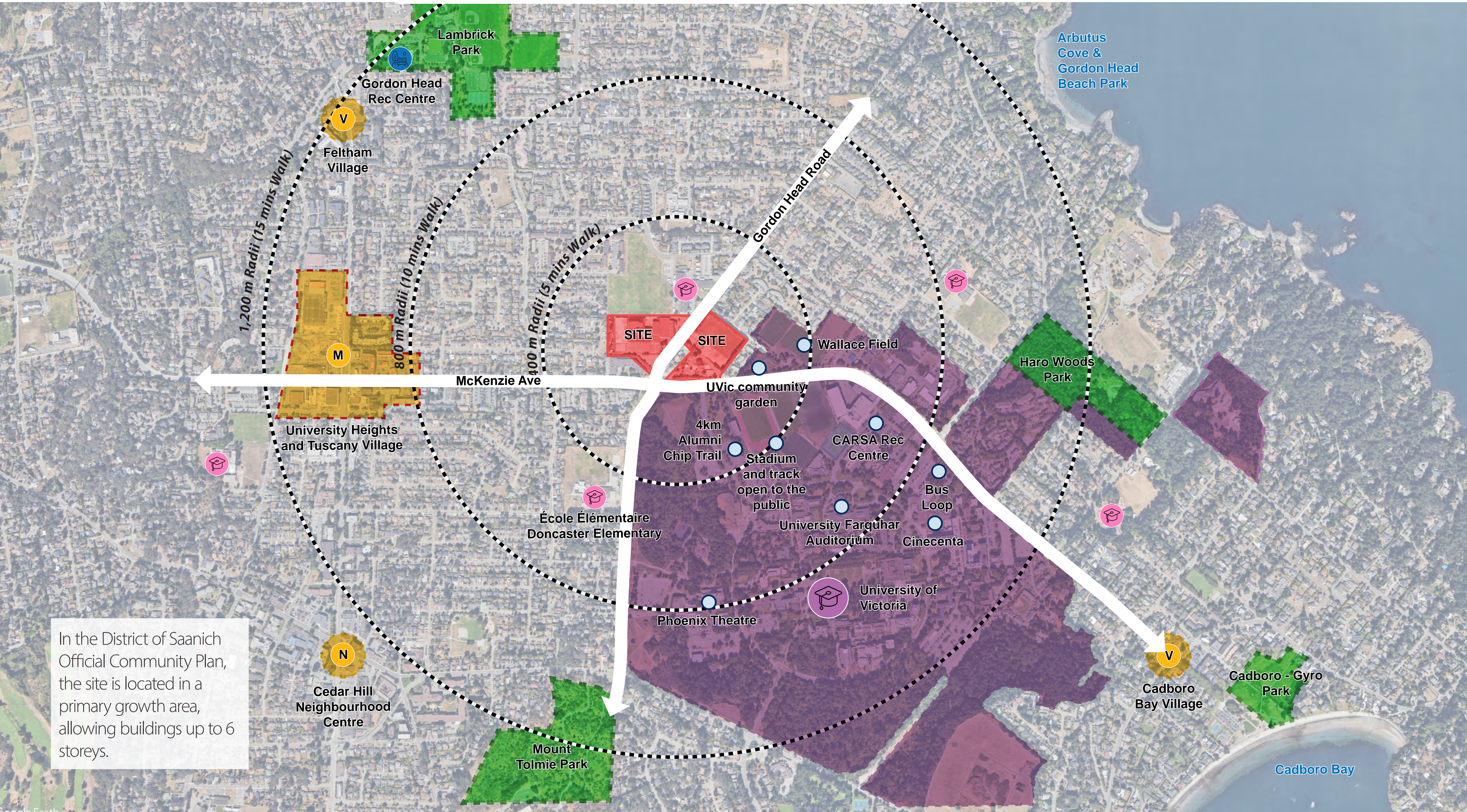
-  M
-  N
-  V

- Major Centre
- Neighbourhood Centre
- Village



- Major Parks
- University Lands

-  Schools
-  Recreation Centre

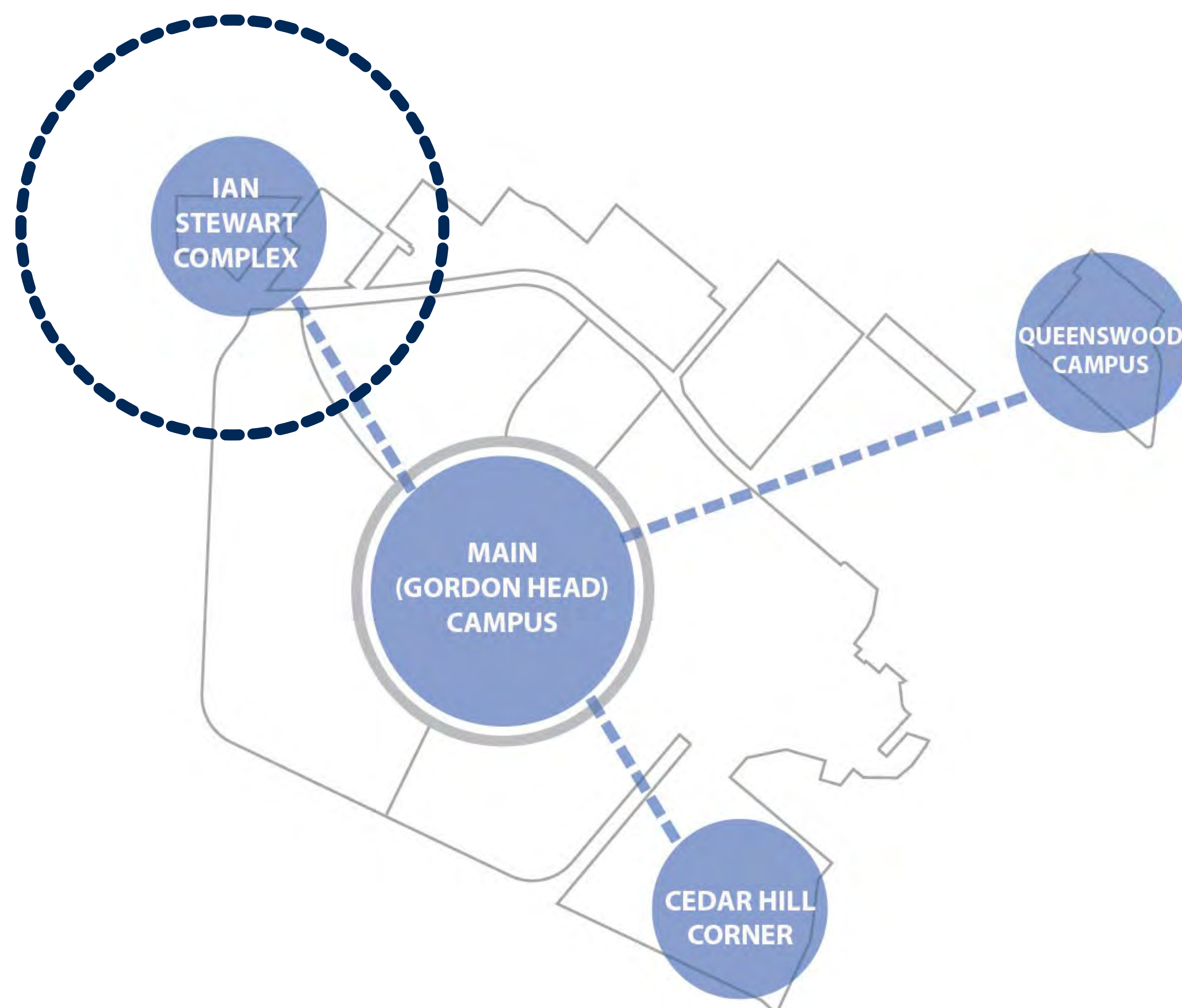


In the District of Saanich Official Community Plan, the site is located in a primary growth area, allowing buildings up to 6 storeys.

REAL ESTATE STRATEGY

The 2023 UVic Real Estate Strategy shares UVic's vision for creating a more connected, accessible, and inclusive campus. It also aims to reduce the university's reliance on government grants and diversify revenue streams for long-term financial sustainability. The cost of housing in Victoria has increased drastically over the past 5 years,

and as a result, our region is experiencing a housing shortage. The University District is the first of 3 projects in the strategy that can help address regional housing shortages and create a vibrant and sustainable housing and commercial district.



Objectives



Build a connected community

Enhance connectivity and accessibility, and create new ways to support community-university engagement.



Deliver new housing

Provide housing solutions within our community by delivering much-needed new, quality housing.



Generate revenue to support long-term university objectives

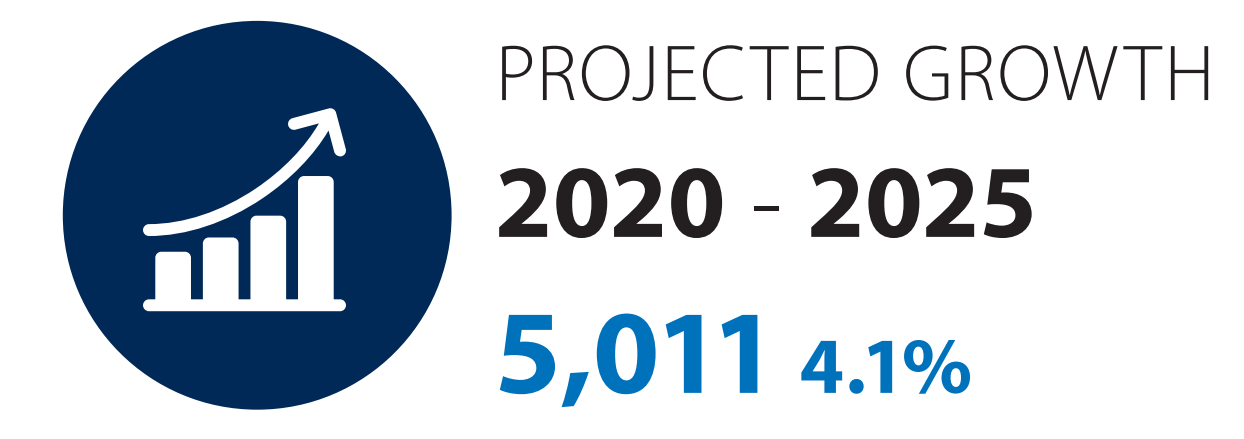
Continue to diversify our revenue streams to support financial sustainability, long-term university objectives, and the ability to adapt to change.

HOUSING NEED

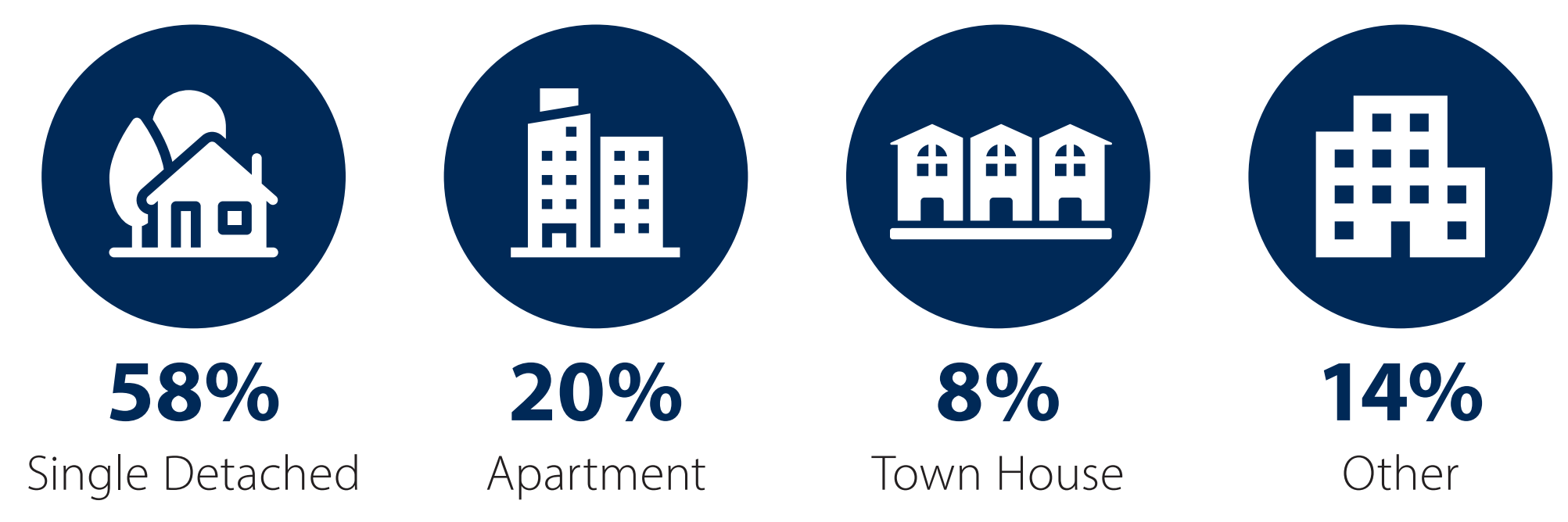
The District of Saanich is growing, and will need more housing to keep up with demand. UVic is also affected by the housing crisis, as current and prospective students and employees face challenges finding housing.

LOCAL NEED - SAANICH

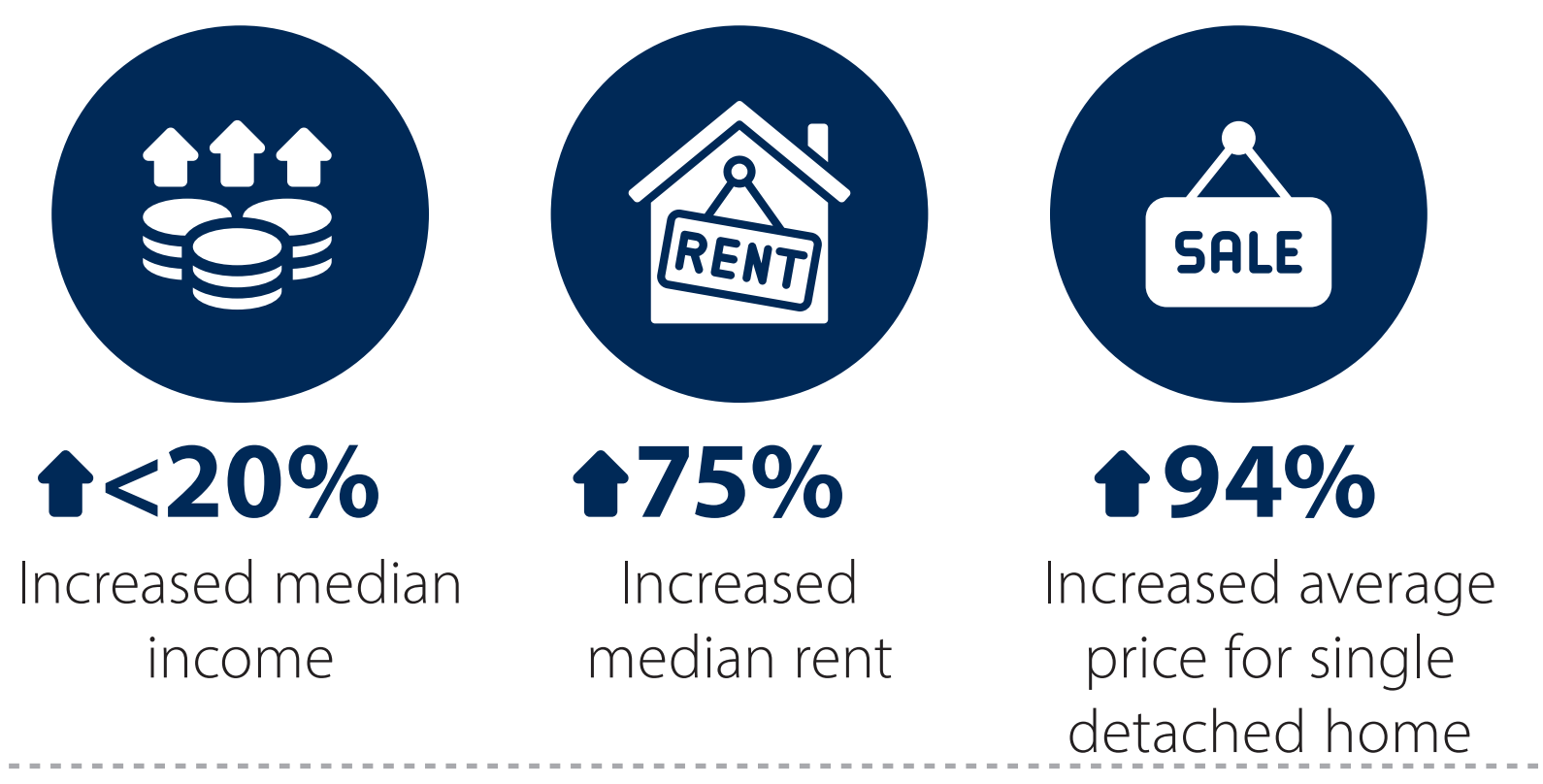
Population Growth



Limited Housing Types



Trends: 2006 - 2019



0.9%
(2019)

PURPOSE-BUILT RENTAL:
VACANCY RATE*

*Vacancy rate at 3-5% is considered healthy

PROVINCIAL DIRECTION

The District of Saanich has a mandate from BC to provide **4,610 new housing units** in the next 5 years.

BC is helping fast-track and finance new attainable rental housing developments with the **BC Builds** program.

BC directs new housing to be located **near transit** and mixed with **amenities** to promote thriving, sustainable, and connected communities.

District of Oak Bay also directed to add significant **new housing units**.

UVIC OUTCOMES

A diversity of high-quality housing types near campus can help UVic continue to:



Attract world-class staff, faculty, and students.

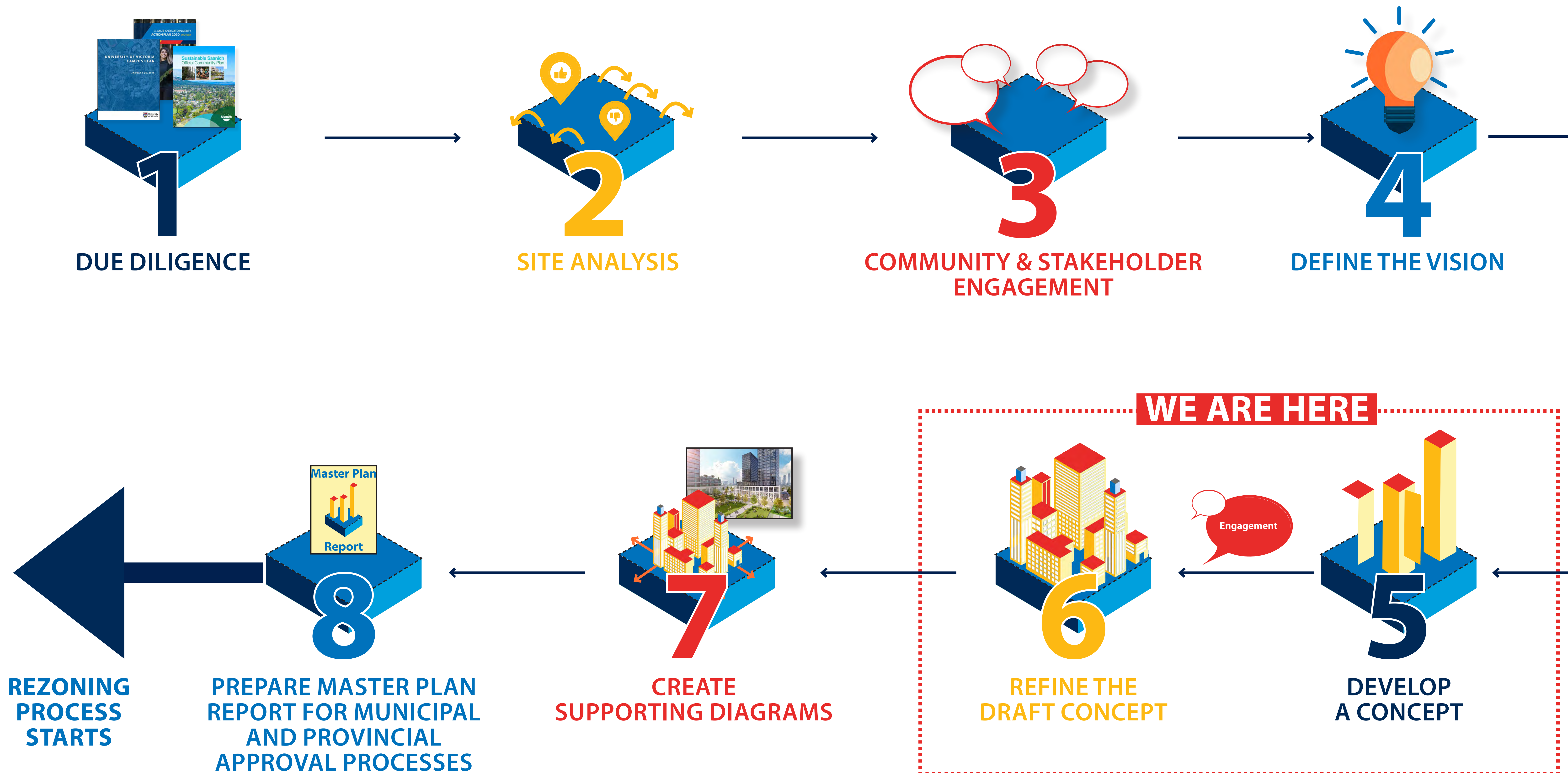


Be financially sustainable for the University to further its mission.



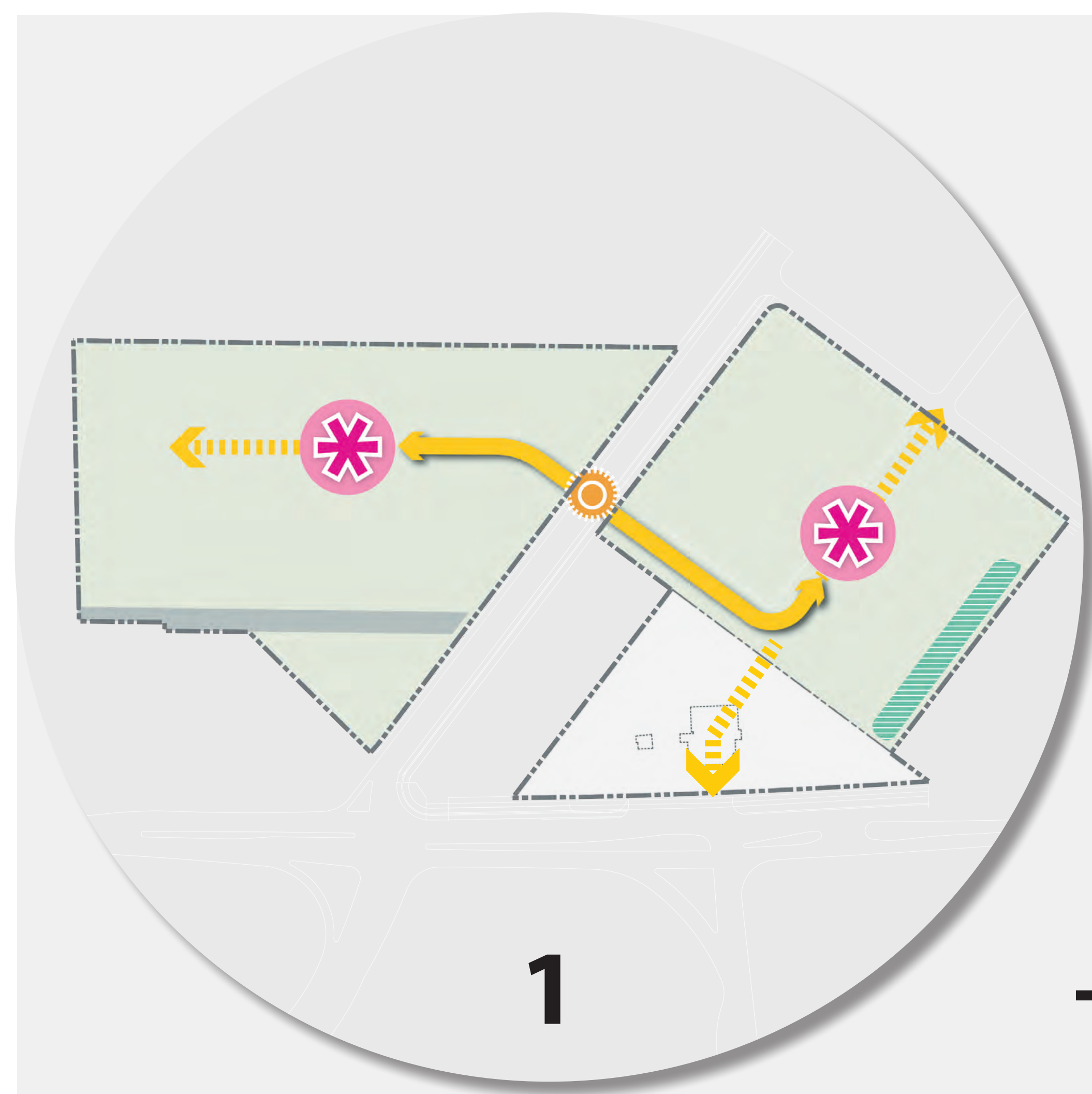
Establish University District as a connected, inclusive, and accessible neighbourhood for families and individuals.

MASTER PLANNING PROCESS

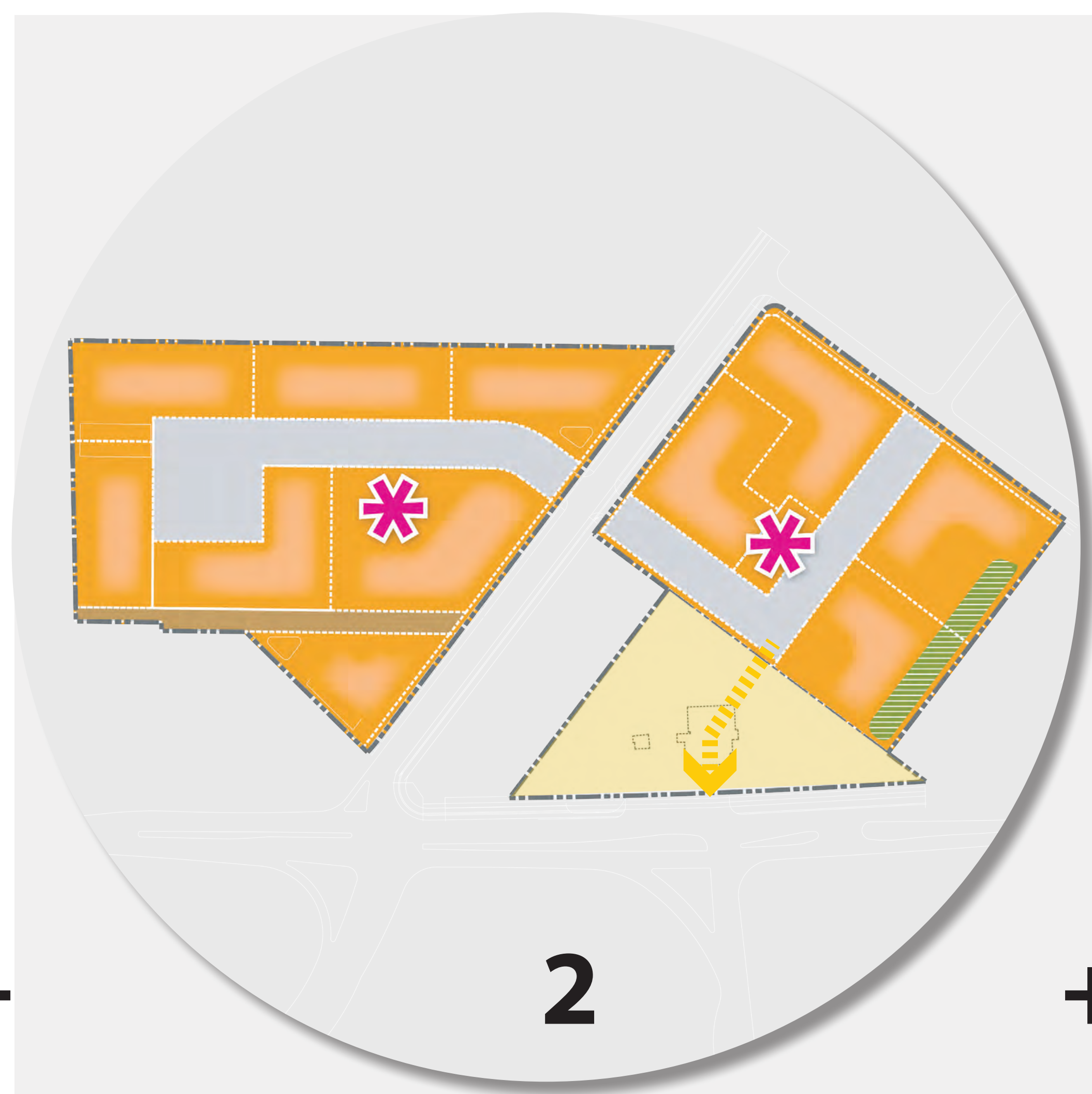


MASTER PLANNING

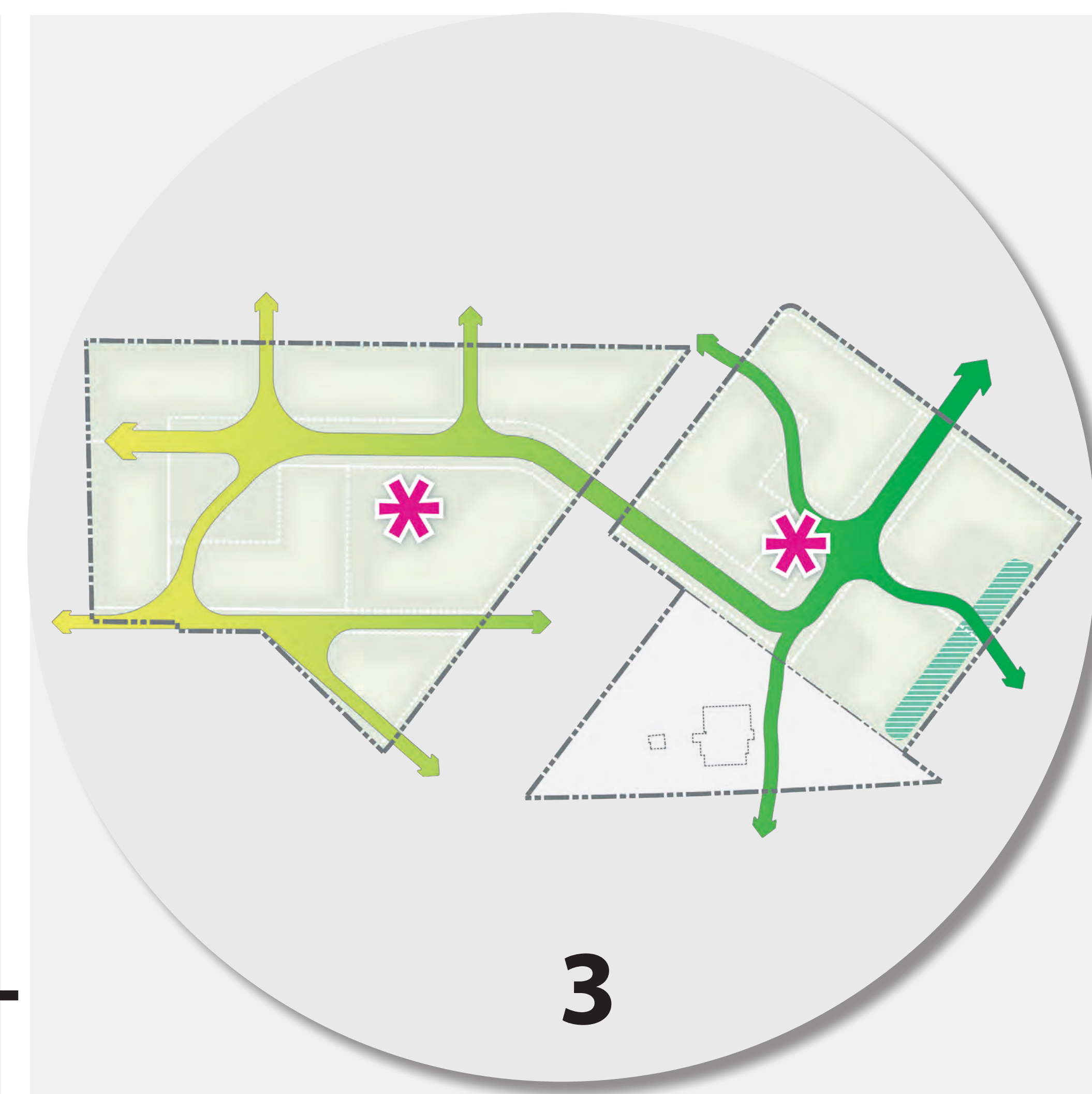
BIG MOVES



**Connected community hubs with
ground level shops and services**



**Six-storey wood frame buildings to
deliver new housing**



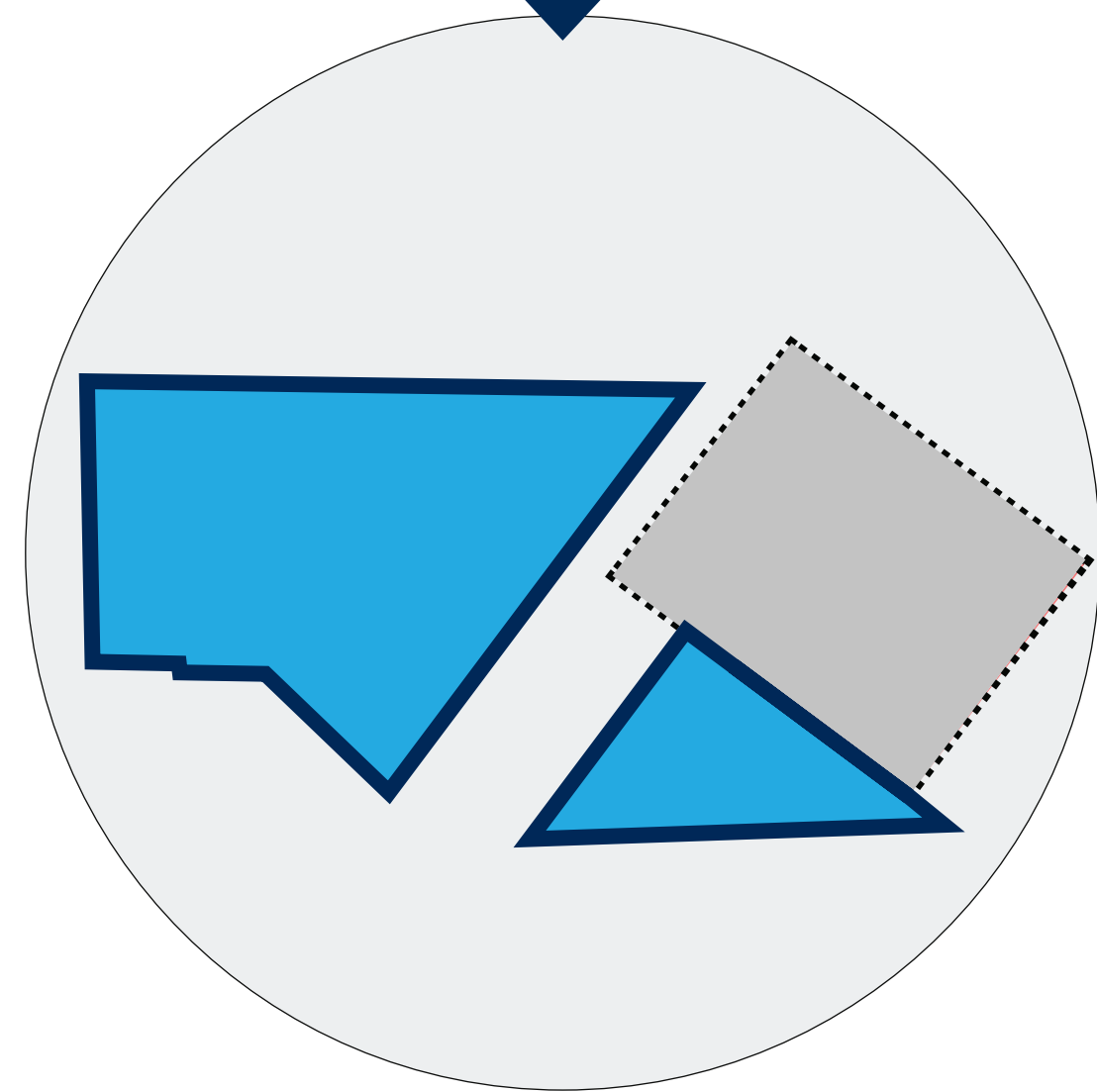
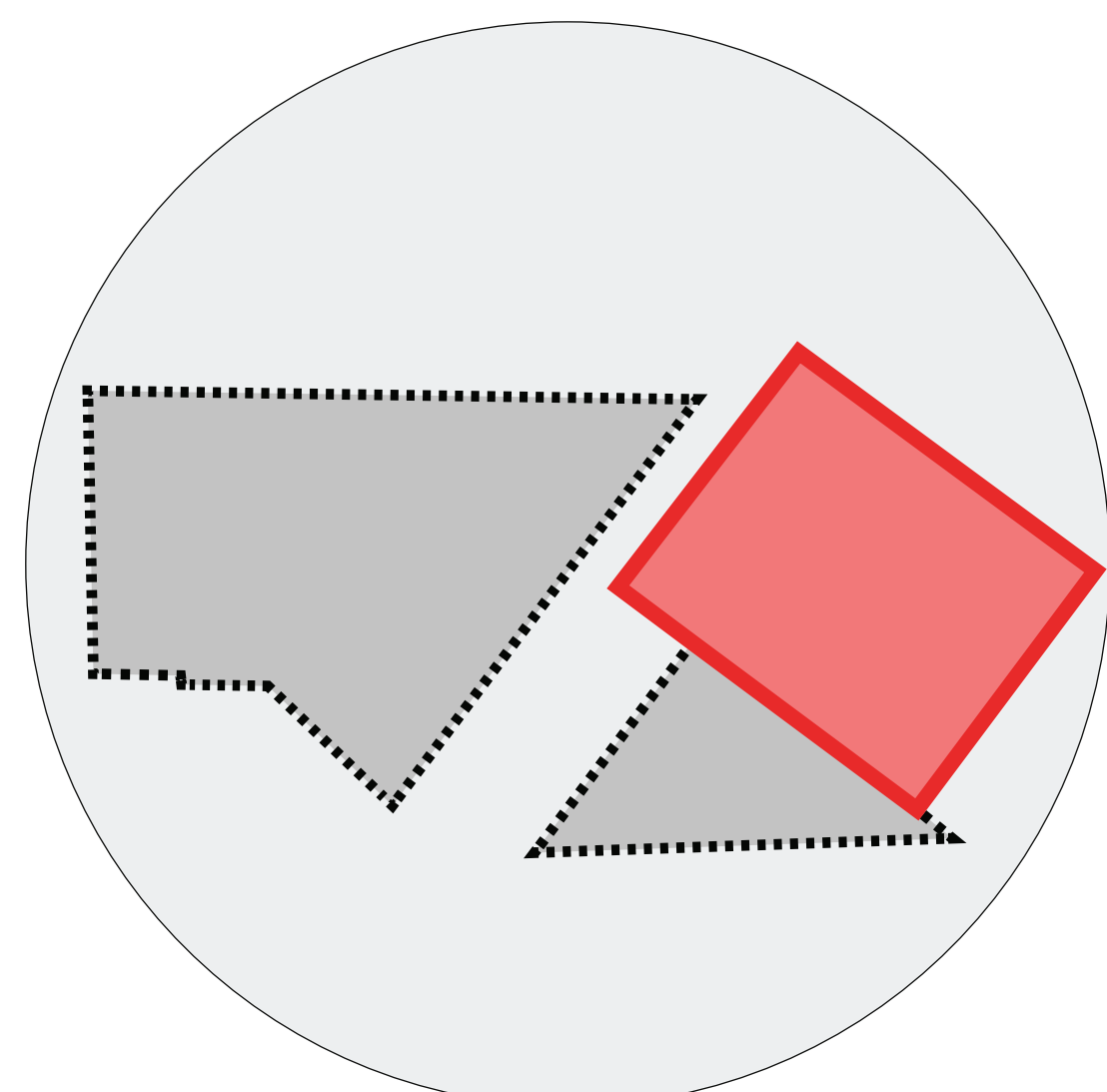
**Interconnected green
spaces and safe streets**

MASTER PLANNING

PHASING AND TIMELINE

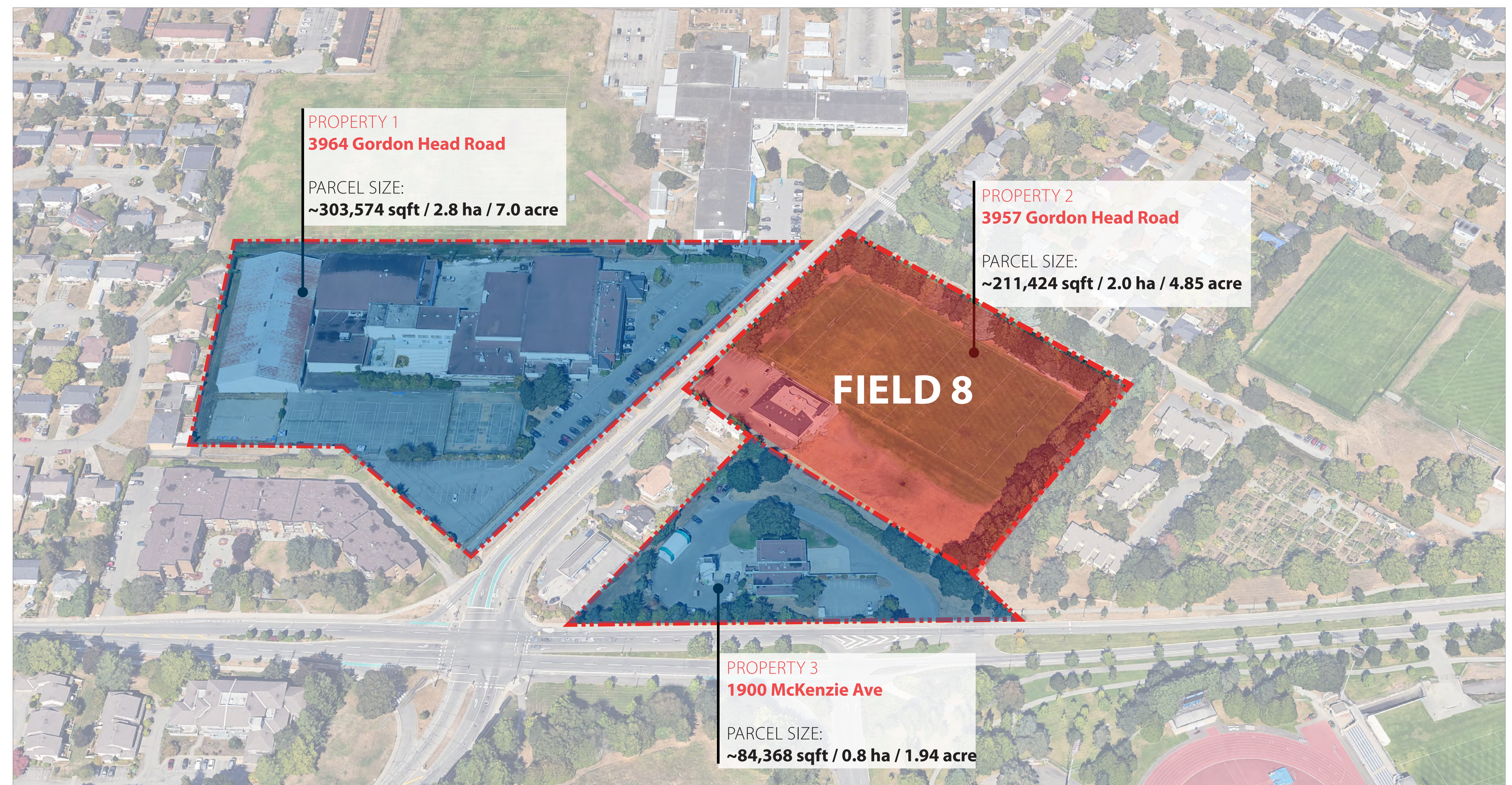
PHASING STRATEGY

Phase 1 - Field 8



Future Phases

The project will be built in phases over several years, starting with Field 8. Construction won't begin until municipal and provincial approvals are in place, which could take multiple years. Timelines may also be affected by market conditions and other development factors still under review.



DESIGN INTENT

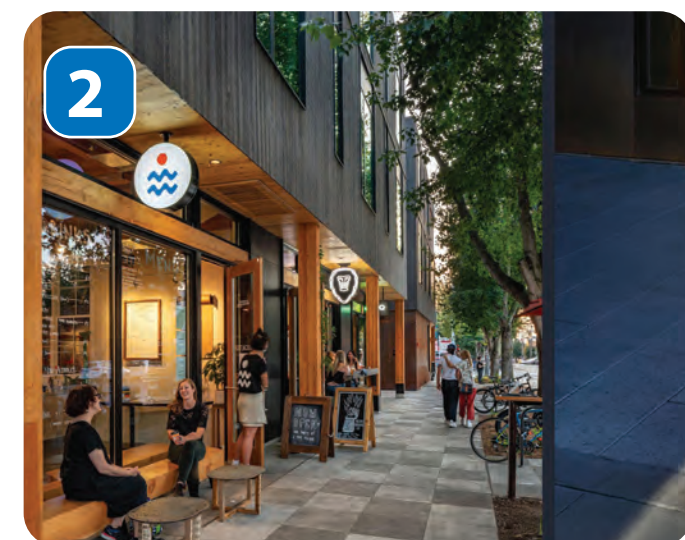
Future land uses phased over time:



1

Residential

Approximately 1,500 homes in 6-storey wood frame apartment buildings phased over multiple years to meet critical housing needs in the community.



2

Commercial

Commercial spaces that could include a grocery store, shops, cafes, and other services to serve local needs and bring activity and vibrancy to the community.



3

Public Gathering Spaces

Welcoming open spaces for social interaction, community events, and seasonal activities.



4

Safe Streets For All

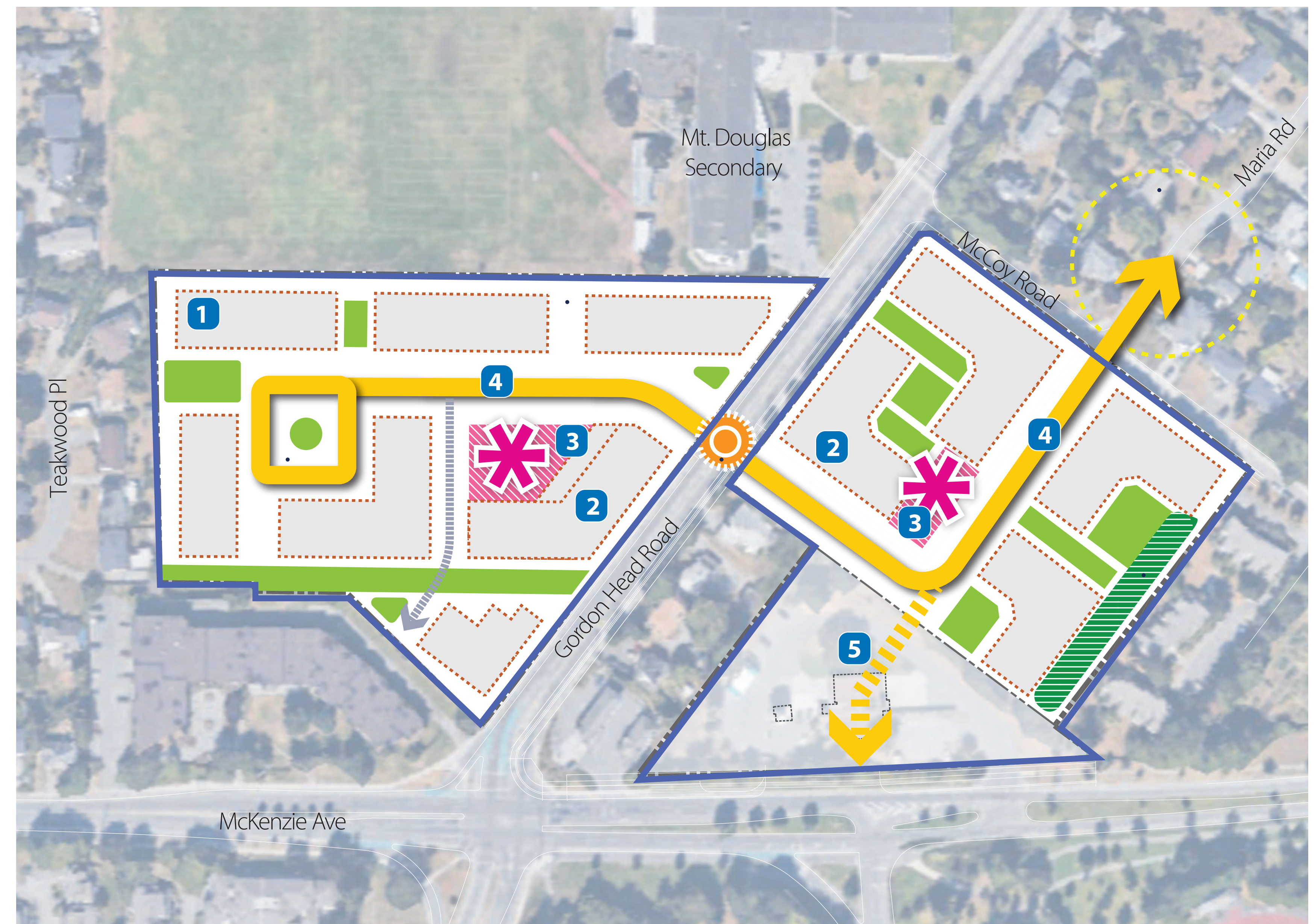
Safe and beautiful streets will include trees, seating, sidewalks, cycling paths and lighting.



5

Future Land Use

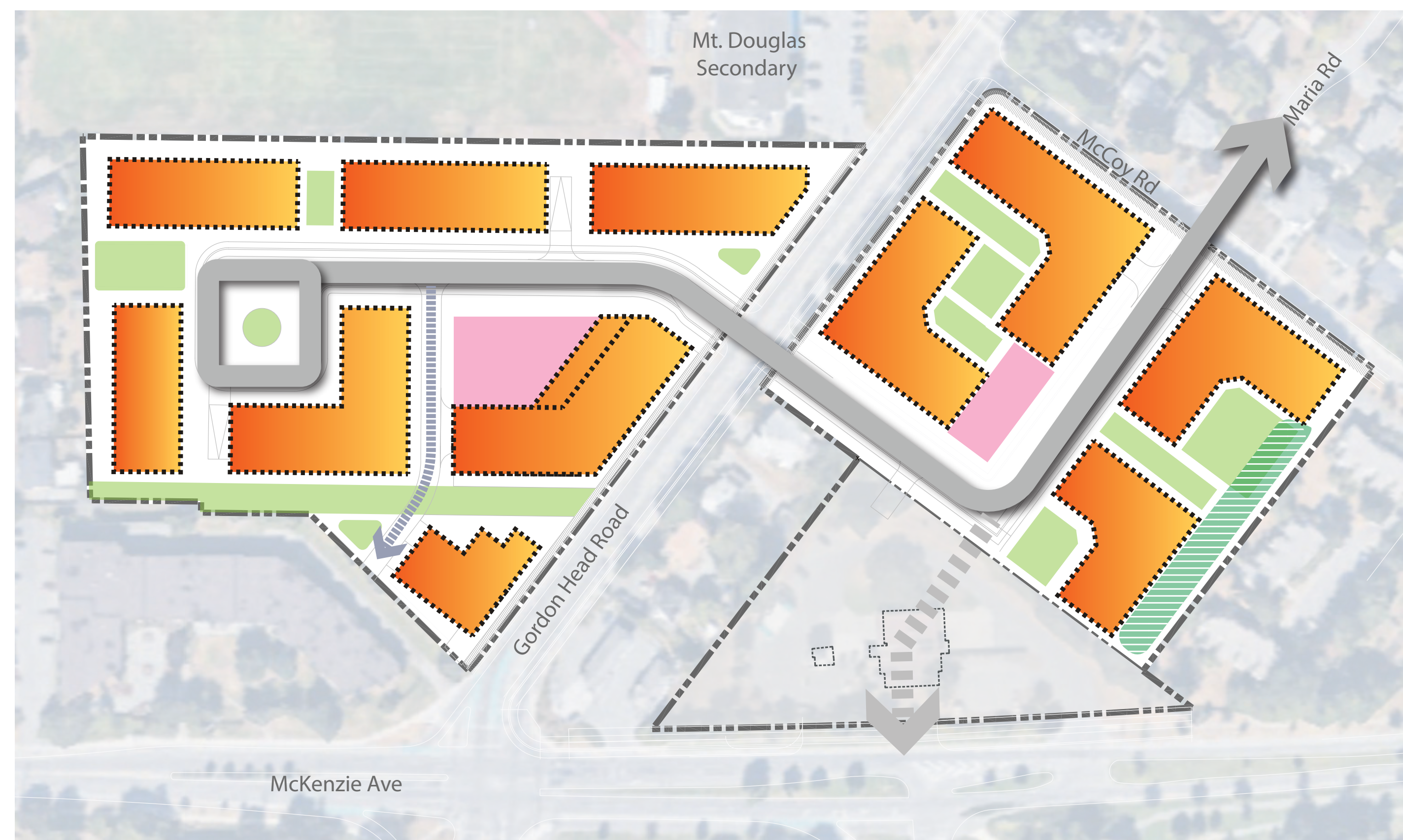
Explore phasing in new homes alongside fire station uses. Connectivity to the campus will be an important design consideration.



CONCEPT OVERVIEW

HOUSING

The plan includes around 1,500 new homes in six-storey wood frame apartment buildings. More homes near campus provides the opportunity for people to live close to work or school and benefit from academic, cultural and recreational spaces already available on campus.



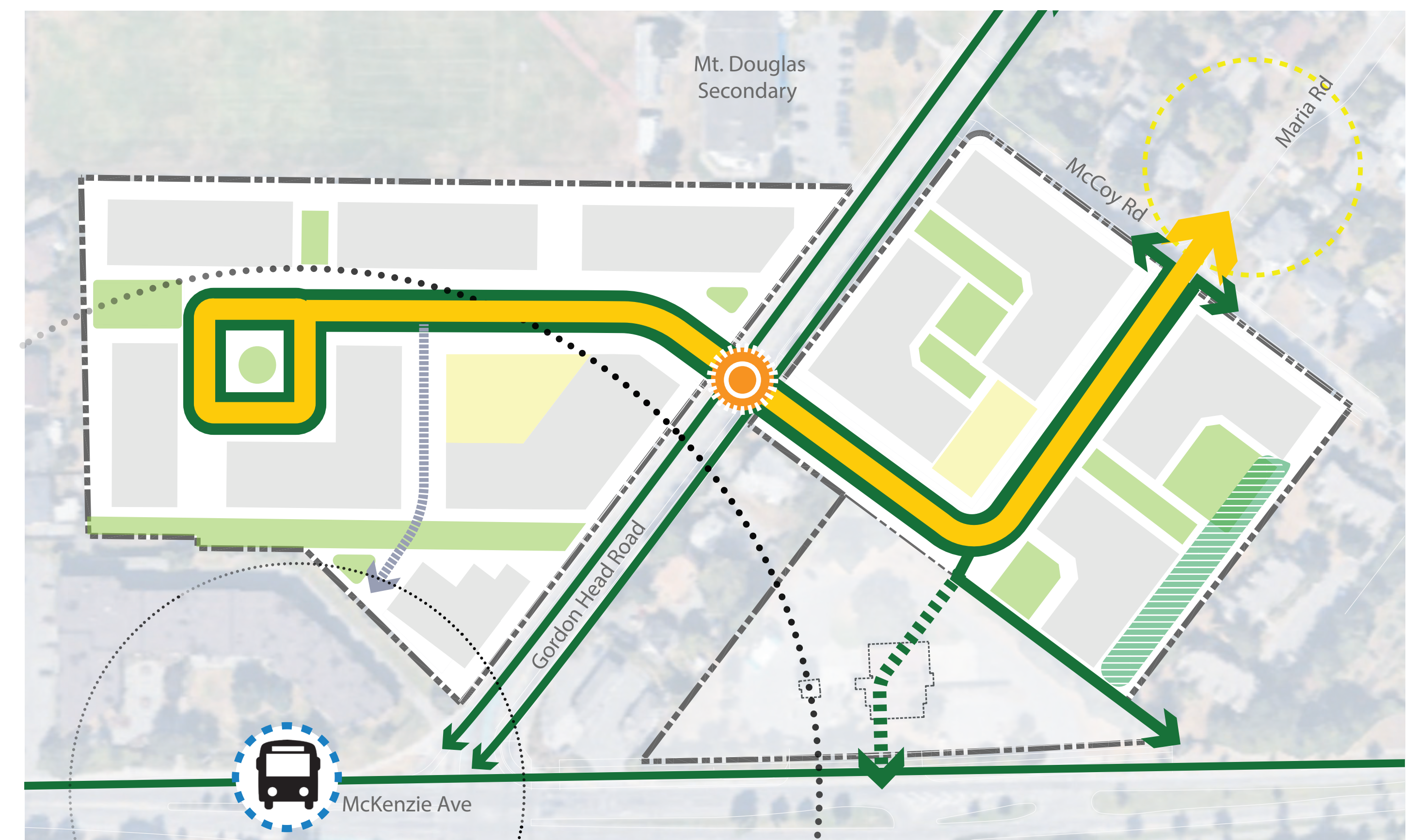
LEGEND

 6-Storey Wood-Frame Building



MOBILITY

The project will create a network of safe and walkable streets with cycling paths and seating along pedestrian routes. Streets will be designed to enhance safety and convenience, support active transportation choices, and offer surface and underground parking options to meet community needs.



LEGEND

 Active Transportation Route

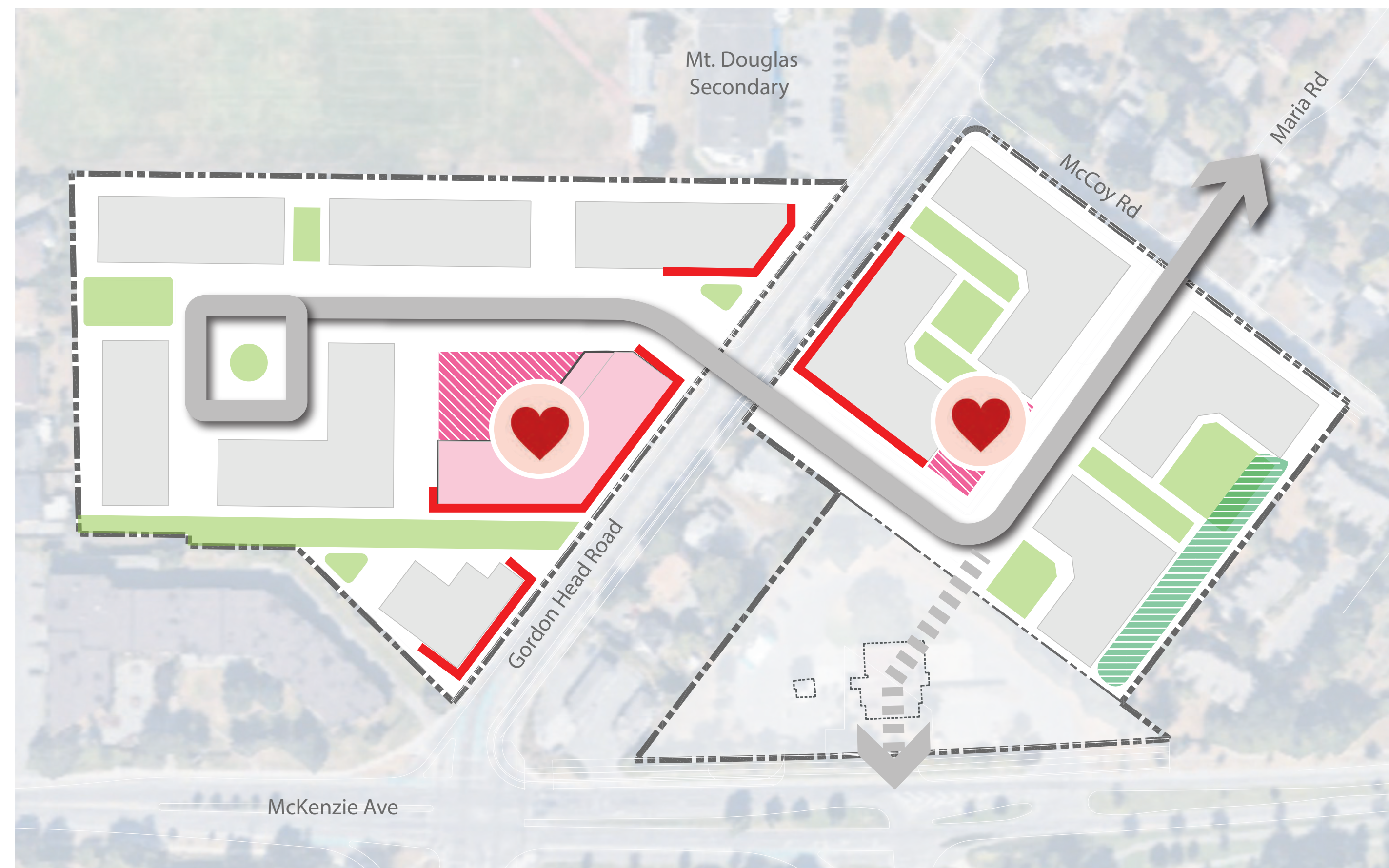
 On-Street Parking



CONCEPT OVERVIEW

URBAN DESIGN

The plan introduces community hubs, where commercial uses and open spaces will encourage social gathering and contribute to active, vibrant streets.



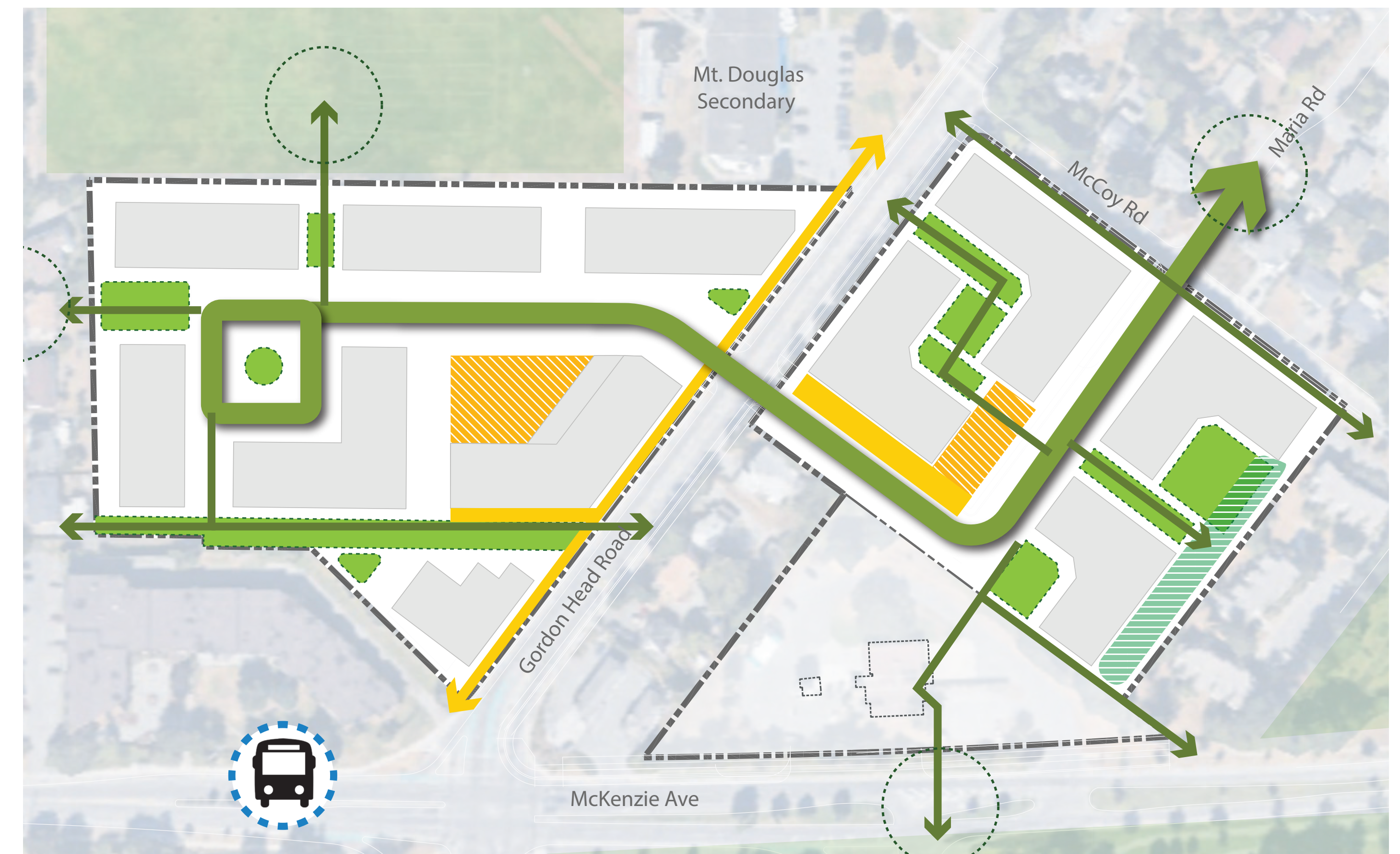
LEGEND

 Enhanced Ground Level  Community Hub



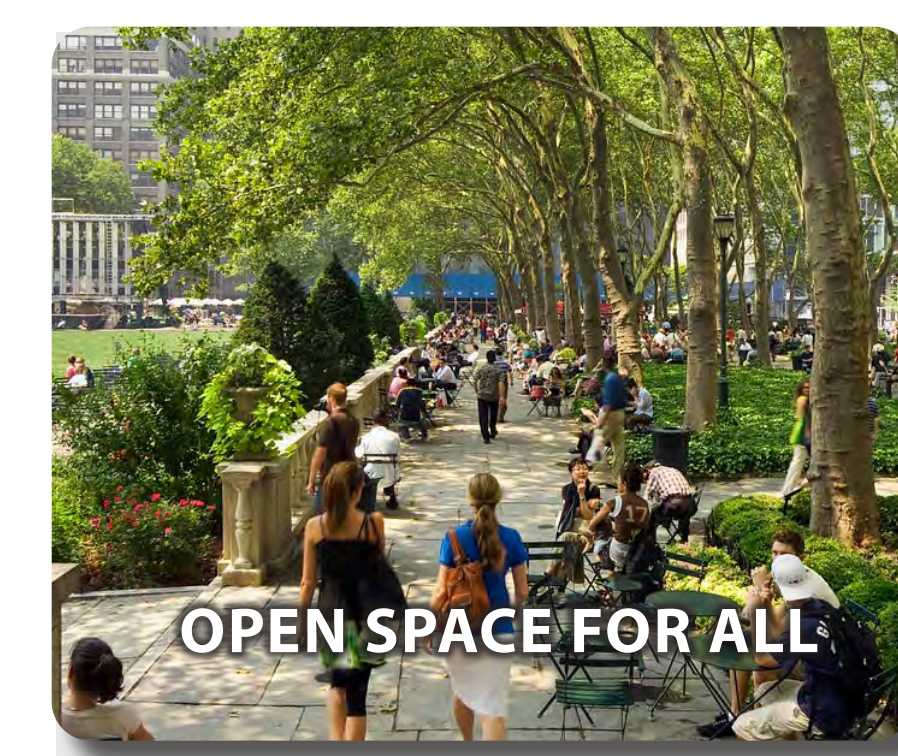
OPEN SPACES AND SUSTAINABILITY

Climate-responsive features along the streets like rain gardens and trees add to sustainability and environmental resilience. To create a walkable, pedestrian-friendly environment, a network of open spaces and community gathering spaces will be provided including cafe plazas, pocket parks, and green corridors.



LEGEND

 Open Space  Community Gathering Space



CONCEPT OVERVIEW



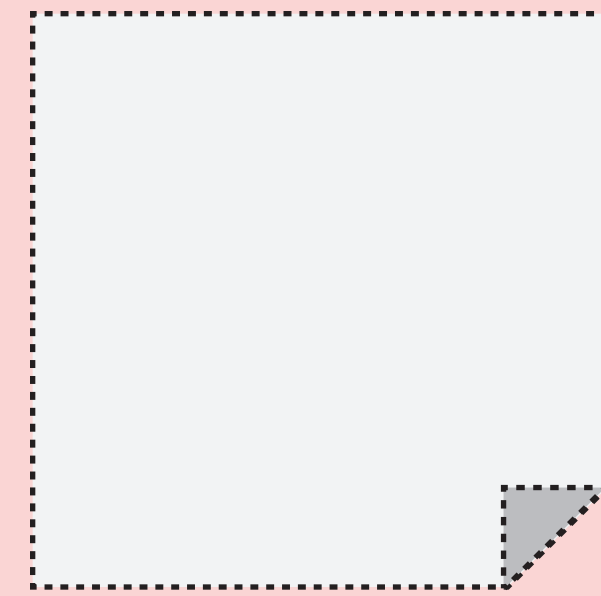
CONCEPT OVERVIEW



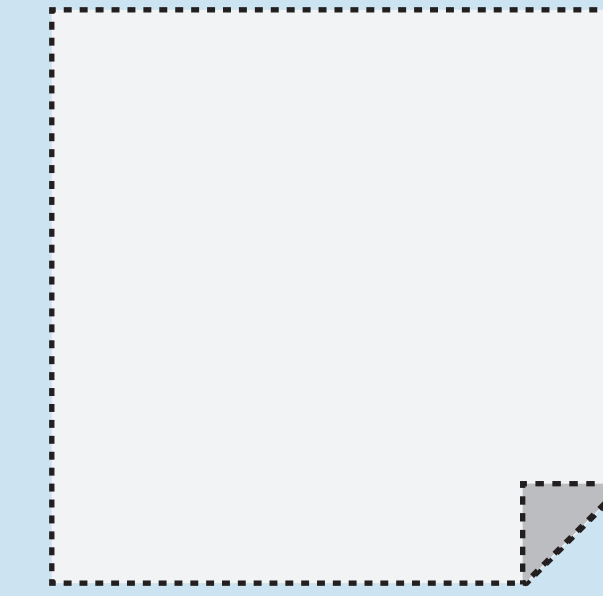
What's working?



What might be missing?



What should we keep in mind as we move forward?



NEXT STEPS

Thank you for participating and providing your valuable input! Feedback from this engagement round will be used to revise and refine the final concept for the University District Master Plan.

ENGAGEMENT TIMELINE



TAKE THE SURVEY!

STAY UPDATED!

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PLANNING@UVIC.CA

