UNIVERSITY DISTRICT MASTER PLAN
OPEN HOUSE - APRIL 25, 2024

As we contemplate land redevelopment, we acknowledge and respect the Lək̓ʷəŋən (Songhees and Esquimalt) Peoples on whose territory the university stands, and the Lək̓ʷəŋən and W SÁNEĆ Peoples whose historical relationships with the land continue to this day. Engagement with Lək̓ʷəŋən and W SÁNEĆ communities is occurring in parallel and integrated with this project planning process.

PROJECT TEAM
UVIC

SITE
The University District project will transform the Ian Stewart Complex, Campus Storage Facility and Saanich Fire Hall #3 sites, which combine to form a 14-acre site on Gordon Head Road and McKenzie Ave.

PROPERTY 1
Ian Stewart Complex
PARCEL SIZE: ~303,574 sqft / 2.8 ha / 7.0 acre

PROPERTY 2
Campus Storage Facility
PARCEL SIZE: ~211,424 sqft / 2.0 ha / 4.85 acre

PROPERTY 3
Saanich Fire Hall #3 (UVic Lease to District of Saanich)
PARCEL SIZE: ~84,368 sqft / 0.8 ha / 1.94 acre

TAKE OUR SURVEY!
www.uvic.ca/udistrict
planning@uvic.ca
Implementing the Real Estate Strategy

**Ian Stewart & Adjacent Lands: A Vibrant & Distinct Community**

The Real Estate Strategy shares UVic’s vision for making the campus more inclusive, connected and accessible, diversifying revenue streams to support university priorities in the years to come. The cost of housing in Victoria has increased drastically over the past five years, and our region is experiencing a serious housing shortage. UVic can help address these regional challenges and transform campus life by creating a vibrant and sustainable housing and commercial district. The University District is the first of three future development projects.

### Objectives

**Build a connected community**
We will provide much-needed new housing, enhance connectivity and accessibility, and create new ways to support community-university engagement.

**Deliver new housing**
Diverse and quality housing and services will support a more vibrant campus and provide housing solutions within our community.

**Generate revenue to support long-term university objectives**
Continuing to diversify our revenue streams provides greater resources to support long-term university objectives and the ability to adapt to change.

The project must ensure a financially sustainable model of development for the University District that generates revenue to support university priorities. The university’s budget currently relies heavily on student enrollment and government grants. With changing demographics and increasing economic pressures, it’s important to be able to diversify our revenue streams with other complementary sources.
The District of Saanich is growing, and will need more housing to keep up with demand. The university is also affected by the housing crisis, as current and prospective students and employees face challenges finding affordable, appropriate homes in the city.

### LOCAL NEED

**Population Growth**

**PROJECTED GROWTH**

- **2020 to 2025**
  - **5,011** 4.1%

**Limited Housing Types**

- 58% Single Detached
- 20% Apartment
- 8% Town House
- 14% Other

**Trends: 2006 to 2019**

- <20% Median income increase
- 75% Median rent
- 94% Average single-detached home price

**Purpose-Built Rental: Vacancy Rate**

- 0.9% (2019)

*Vacancy rate at 3-5% is considered healthy

### PROVINCIAL DIRECTION

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

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

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

### UVIC OUTCOMES

A range of high-quality housing types can help UVic continue to:

- Attract world-class staff, faculty, and students.
- Generate revenue for the University to further its mission.
- Establish University District as a connected, inclusive, accessible neighbourhood for families and individuals.
POLICY CONTEXT

Sustainable Saanich Official Community Plan (Draft)

LAND USE DESIGNATION: Knowledge Centre
Sustainable Saanich recognizes the changing role of institutions such as UVic, and supports their expansion and intensification as a way to create and sustain a strong economy, society and culture, help those institutions remain viable, and serve the public in new ways. As a Knowledge Centre, the site is expected to provide a mix of university and community serving amenities, including housing.

Primary Corridor
University District is located within Saanich’s Primary Growth Area, as it is on a transit line, centrally located, and has room to grow. The McKenzie Corridor is expected to provide diverse higher-density housing options that are integrated with transit and active transportation networks, and balanced with a pedestrian-oriented streetscape and public realm.

Quadra McKenzie Study (Draft)

BUILDING TYPOLOGY: Centre-Core
Transit-oriented developments in the Centre-Core are expected to have mixed-use multi-unit buildings with a broad range of services, and active and engaging public spaces.

MCKENZIE LINE RAPID BUS: Gordon Head Station
University District is located right at the future Gordon Head Rapid Bus Station, which will connect UVic to Uptown Saanich with frequent, fast service.

OCP Long-Term Bicycle Network (Draft)

BIKE LANE DESIGNATION: AAA Network
University District will be served by All Ages and Abilities (AAA) bike networks, and connect the campus and neighbourhood with active transportation routes.
**WHAT WE HEARD**

**COMMUNITY ENGAGEMENT #1 NOV-DEC 2023**

<table>
<thead>
<tr>
<th>Audience</th>
<th>Key Theme - Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Over 900 individual engagements with campus community and broader Victoria community</td>
<td>• Enthusiasm for new housing</td>
</tr>
<tr>
<td>• Received 592 survey responses - 357 from Saanich residents</td>
<td>• Need for non-market rental housing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Vision</th>
<th>Green Spaces</th>
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<tbody>
<tr>
<td>• Top responses were a desire to bring vibrancy to the neighbourhood and add to the housing stock</td>
<td>• Top response was “Green Space” by a wide margin, which could include trees, natural landscaping, pathways, seating areas, etc.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amenities</th>
<th>Concerns</th>
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<tbody>
<tr>
<td>• Top responses were “Retail” and “Coffee Shops/Restaurants”</td>
<td>• Top responses were “Won’t be Fast Enough / Provide Enough Housing” and “Removing Existing Rec Facilities”</td>
</tr>
</tbody>
</table>

### IAN STEWART COMPLEX ICE RINK

The existing ice rink in the Ian Stewart Complex will not be replaced in the new University District. While we understand that the decision to retire the rink is a disappointment for some, redevelopment of this land will allow us to help meet critical housing needs in the community, contribute to the creation of a vibrant campus and generate revenue to support university priorities.
DUE DILIGENCE
All applicable community, provincial and university-level documents, policies and guidelines, as relevant to the site, will be reviewed to ensure consistency and conformance.

SITE ANALYSIS
The site, as it stands today, will be analyzed to identify its opportunities and constraints, as well as the surrounding uses and features that must be considered in future development.

COMMUNITY & STAKEHOLDER ENGAGEMENT
A comprehensive engagement process is necessary to understand what the community and key stakeholders envision for the site and how future development can benefit the community.

DEFINING THE VISION
Based on the findings of the engagement process and site analysis, a unique vision will be developed for the site, to be achieved through the master plan.

PREPARE MASTER PLAN REPORT & REZONING APPLICATION
A final report will be developed to compile all of the work undertaken during the masterplanning process for use in the approvals process to support a rezoning application.

CREATE SUPPORTING DIAGRAMS
To support the finalized master plan concept, explanatory diagrams and visualizations may be produced.

REFINE THE DRAFT CONCEPT
Refine the draft concept with input from all partners and stakeholders and align the concept with the current market to ensure financial viability.

DEVELOP A CONCEPT
Creating a concept for the site will entail testing various combinations of uses, heights, densities, networks, and features to align with the vision and objectives set for the site.
ACTIVITY 1

PICTURE THE UNIVERSITY DISTRICT

How do you want the University District to look and feel?

Instructions

STEP 1
Take a set of 10 star stickers.

STEP 2
Review the pictures on the table, thinking about which ones represent the look and feel that you would like to see at University District in the future.

STEP 3
Place one sticker in the blank space next to each of your favourite images to indicate your top preferences.
ACTIVITY 2
DESIGN DIRECTIONS

Which design directions are most important to you?

Design Directions are a set of statements that provide guidance to future development on a site including buildings, transportations systems and open space.

Instructions

STEP 1
Take a set of dot stickers.

STEP 2
Review the Design Directions boards by theme, thinking about which ones represent the principles that you would like to see at University District in the future.

STEP 3
Place one sticker in the blank space below each of the design directions that are most important to you.
Land Use Designations & Building Typologies sustainability. Transitions, respond to multiple frontage contexts, and site compositions. Building typologies include a mix of densities, up to 18-storeys. The Centre Core offers higher densities to provide vibrant pedestrian-oriented places, and housing opportunities. The QMS includes two significant Centres: commercial and service needs and contain significant employment areas will offer animated and walkable urban environments, and the Corridors or other lower density designations. These

Housing needs could be accommodated in a variety of building types. Here are some examples from the Quadra-McKenzie Land Use Framework Study, 2023 (Draft).

- A mix of densities, up to 18-storeys. Most sites envision a range of building forms and heights to enable transitions, respond to multiple frontage contexts, and site compositions.
- Mixed-use residential and commercial developments ranging from between 6 to 12-storeys.
- A mix of mid-rise residential forms, up to 6-storeys, connecting to Centres, the Village, and identified Hubs.

District of Saanich Land Use Framework – McKenzie Corridor Study, 2023 (Draft)
ACTIVITY #2 - DESIGN DIRECTIONS

HOUSING AND LAND USE

The University District should...

01 Maximize Housing
Maximize housing on the site, with a diverse mix of options to serve a variety of people with different ages and abilities, income levels, and household compositions.

02 Create a Vibrant, Mixed-Use Place
Provide a range of services, amenities and destinations within the site to serve residents, students, staff and faculty, and attract visitors to the site. The buildings should integrate retail, residential, employment and community uses within an accessible 15-minute walking distance of the surrounding community and main campus.

03 Promote Sustainable Design
Integrate sustainable materials and green technologies to conserve energy, manage rainwater, and create a distinct architectural identity for the University District.

04 Collaborate with Partners and Government to Support Future Development
Work collaboratively with the non-profit sector, the private sector, and all levels of government to explore funding and financing opportunities for future development and to explore how we can deliver housing quickly to meet the urgent demand.

05 Integrate a Range of Market-Viable Housing Options
Explore housing options that cater to a range of affordability levels, while ensuring economic feasibility and alignment with market demands.
SITE ANALYSIS

URBAN DESIGN

LEGEND

- Community Focal Point
  Create a focal point for the community

- Commercial Spaces and Services
  Locate a mix of uses close to Gordon Head Road and McKenzie Ave

- Neighbourhood Interface
  Create an appropriate transition between the site and surrounding context

- Future Rapid Transit Station

- Major Road
Create a Unique Sense of Place

Incorporate design features that give the site its own special, one-of-a-kind character, sharing the stories and reflecting the values of the university, local community, and Indigenous Peoples.

Design for Everyone

Design for all, ensuring inclusive and equitable access to spaces and buildings for people of all ages and abilities.

Prioritize Community Well-Being

Create a place that emphasizes health and well-being for future users through access to open spaces and places for social gathering, active transportation options, and building designs that promote healthy indoor environments.

Integrate Increased Height and Density

Explore building heights and density that will accommodate growth and help meet housing needs, with appropriate transition to the surrounding neighbourhood.

Create a Vibrant Community Focal Point

Incorporate a variety of public open spaces and uses that encourage social gathering and daily use by residents and visitors.
SITE ANALYSIS

PUBLIC REALM

LEGEND

- **Public Space Network**
Create a series of public realms for the community, such as plazas, pathways, green spaces, etc.

- **Connection Points**
Future connection points between sites and with existing pathways and open spaces

- **Existing Trees on Site**
Opportunity to retain existing trees

- **Future Rapid Transit Station**

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Opportunity to retain existing trees

Future Rapid Transit Station
ACTIVITY #2 - DESIGN DIRECTIONS

PUBLIC REALM

The University District should...

11 Provide a Variety of Flexible Open Spaces
Provide different types of open spaces to accommodate a wide range of amenities and programming, catering to year-round opportunities for gathering, recreation, and outdoor activities.

12 Prioritize Sustainable and Climate-Friendly Landscape Design
Strive to become a climate-friendly community, integrating a variety of sustainability features within the landscape including gardens that absorb rainwater and grow native plant species, trees that provide shade and cooling, and durable, low-impact materials for street furniture and amenities.

13 Encourage Green Connections
Explore opportunities to improve pedestrian and cycling connectivity with the surrounding neighbourhood and the main university campus, as well as nearby greenspace, trails, facilities and amenities, by providing a network of pathways that connect to existing infrastructure.

14 Preserve and Strengthen the Natural Environment
Landscape design should be contextually appropriate and preserve existing native vegetation and high-quality trees, wherever possible. Contribute to natural systems to support biodiversity, enhance the urban forest, and reduce heat island effect.

15 Activate the Streetscape and Public Realm
Ground-level spaces in buildings that face streets or the public realm should prioritize lively activities such as shops, cafes or restaurants, patios, or social spaces and connect the indoor and outdoor spaces with windows and entrances.
Each point will have a primary gateway into the site, providing access for all modes of transportation.

Potential entry points to the site for pedestrians and cyclists, providing efficient connections with transit and to surrounding areas.

Demonstrative internal circulation within the site, which will provide the foundation for access and efficient movement for all modes of transportation. This will include access to future parking and servicing areas and a finer grid for walking and cycling.

Connecting with the Gordon Head Rapid Transit Station, the site will support the provision of walkable and vibrant streetscape environment, with ample space for active forms of transportation.

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The University District should...

16 Support Complete Streets and Access for All Users
Support a balance of all travel modes (walking, biking, rolling, driving, etc.) within the design of streets to ensure clear and barrier-free access for all users. Prioritize pedestrians, while ensuring efficient travel for all modes.

17 Promote Active Transportation
Promote the use of active transportation modes through the site design and to connect to the main campus, including prominent pedestrian and cycling connections, bicycle racks for convenience and security and entrances oriented to pedestrian areas.

18 Encourage Safe and Inviting Streetscapes
Prioritize pedestrian safety within the transportation network, designing site circulation to adhere to the principles of Crime Prevention Through Environmental Design (CPTED) and offering a safe and comfortable experience to all users.

19 Promote a Transit-Supportive Environment
Focus housing, commercial and amenity uses on street frontages and at access points to the transportation network to encourage active transportation and transit use, to and from campus, and to support future planned rapid transit.

20 Minimize the Impact of Vehicles on the Public Realm
Design parking, site access and servicing to ensure the least impact on the public realm and streetscape appearance, with parking and servicing consolidated underground or provided from a rear lane or side street to minimize impact on the street-level experience.