



UNIVERSITY OF VICTORIA CAMPUS PLAN UPDATE

PHYSICAL BASELINE REPORT

February 3, 2015

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UVic Campus Plan Update 2015

The following “Physical Baseline Report” is an interim report prepared by DIALOG for UVic Campus Planning and Sustainability and the Campus Plan Update process.

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Photography provided by UVic Photo Services



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1. Context

1.1 Project Background



Photograph provided by UVic Photo Services

The University of Victoria (UVic) is undertaking an update to its 2003 Campus Plan to provide a refreshed vision, guidelines, and direction for future campus development. While a campus plan guides decision-making in matters relating primarily to buildings and land use, open space and natural areas, and transportation and parking, it also influences the overall experience of being on and moving through campus. It impacts the quality of life on and near campus, campus character, ecological health and more.

In broad terms, the Plan update will consider the foundational elements of the current Plan, recognize future university needs as identified from strategic planning, respond to key issues, review previous planning principles, and suggest new directions relating to campus land use and buildings, natural and landscaped open space, transportation and parking and other realms that fall within the scope of a campus plan.

UVic's academic mission and priorities provide a starting point for the Plan update. The mission, contained in UVic's 2012 Strategic Plan ("A Vision for the Future – Building on Excellence") is as follows:

"The University of Victoria enriches its students and society by creating knowledge, fostering academic and experiential learning and serving communities in British Columbia, in Canada and around the world. We build on the strength and diversity of our people—students, faculty, staff and alumni—to strengthen our position among the best universities in Canada and the world, recognized for excellence in teaching, learning, research, artistic creativity, professional practice and service to the community."

Many other factors provide additional context and set parameters for the Plan Update, including: existing commitments and policies; the defining elements of the first Campus Plan and its evolution

since 1961; current land uses and natural features; the campus setting and its relationship to its surrounding neighbours; and changing values that may impact future campus development.

The Plan will also be informed by extensive campus and community engagement. Early engagement commenced during preparation of this report, and will be ongoing throughout the planning process. Further information can be found on the project webpage: www.uvic.ca/campusplanning/

The Plan update is intended to primarily focus on a planning horizon of 10 years, with longer term considerations given for the next 25 years.

The Purpose of this Document

Before creating a refreshed vision and direction for the tomorrow, it is important to understand how the campus functions and performs today. The purpose of this Physical Baseline Report is to provide a snapshot of existing conditions on campus, to set context and to help guide planning over the life of the Campus Plan Update process. Also, as a baseline document, this report provides a benchmark against which campus changes and plan implementation can be evaluated over time.

This report was developed by DIALOG (planning and design consultants), Bunt (transportation planners and engineers), Hapa Collaborative (landscape architects), Kerr Wood Leidel (civil engineers) and FVB Energy (district energy experts). It provides an overview of existing UVic plans and strategies, and offers background on the planning, regulatory, physical, and community context of the campus. This baseline also synthesizes available data and other information on existing campus land use and buildings, existing natural areas and landscaped open areas, existing transportation systems and infrastructure.

1.2 Existing Plans and Strategies

The Campus Plan Update will be informed and guided by existing UVic plans and strategies, including the current Campus Plan, as well as the university’s Strategic Plan and Sustainability Action Plan, among others.

Campus Plan (2003)

The existing Campus Plan was developed 12 years ago. Its role is to help implement the university’s mission by preparing a physical plan and framework for designing and decision-making on campus; redirecting and reshaping development; providing an indication of the university’s intentions as they related to nearby neighbours, local associations, host municipalities of Oak Bay and Saanich and the broader community; and setting out implementation actions.

There are three key sections within the 2003 Campus Plan: Natural and Landscaped Open Space; Land and Buildings; and Travel and Parking. These align with the following three key sections of this Physical Baseline Report: Natural and Landscaped Open Areas; Land Use and Buildings; and Transportation. Key goals from these three sections of the 2003 Campus Plan are noted in their related sections within this report.

In addition to the Campus Plan, Campus Design Guidelines (2006) offer more detailed guidance on the physical development of campus, while the Campus Planning Consultation Process (2005) and Engaging with Our Neighbours: A Community Engagement Framework for Campus Land Use Planning and Development Projects (2012) offer further guidance on campus planning processes and engagement activities.

Strategic Plan (2012)

The Strategic Plan identifies the need to update the existing Campus Plan as one of the university’s core goals:

Objective 34: To update, renew and implement our Campus Plan, driven by academic priorities and informed by community input and our commitment to sustainability, with the goal of building an engaged campus, vibrant seven days a week.

Beyond this, the Strategic Plan both informs and guides this Campus Plan Update process in a variety of ways. First, the Strategic Plan outlines: demographic and labour market trends, technological changes and

both local and global shifts in education, research and the economy. All of these changes affect the development of the institution, which in turn affects the development of the physical campus. They have guided the university’s strategic vision for the future, including the following comments focused specifically on its growth and size:

“We have completed a decade of growth and are well-positioned to take advantage of our medium size. We will grow strategically, particularly at the graduate level, while re-affirming our commitment to quality undergraduate education in a research-intensive environment. Growth will also be strategically aligned with research strengths, emerging societal needs and special opportunities as they arise.”

The Strategic Plan also states the university’s intention to enhance the livability of campus, through additional student residences, active learning and social spaces, cafes, common areas and recreational and artistic venues.

Finally, the Strategic Plan identifies several key strategies that relate specifically to the physical development of the university’s main campus, including:

2d) develop a plan for residential graduate and undergraduate student housing that maintains our first-year residence guarantee, gives priority to returning co-op, study-abroad and international students and contemplates a doubling of our current on-campus capacity.

34b) construct and maintain classrooms, research labs, graduate student space, informal learning spaces, etc., to meet the needs of our academic programs.

34c) build an engaged campus by providing space for dialogue, engagement, activity and interaction outside of the classroom and by upgrading existing amenities; e.g. food services, residences, global lounge, athletics facilities (the Centre for Athletics, Recreation and Special Abilities), performance space and commercial venues.

Sustainability Action Plan (2014-2019)

UVic is widely regarded as a leader in sustainability. This reputation is reinforced by the university’s achievement of a Gold level rating under the

Association for the Advancement of Sustainability in Higher Education (AASHE)’s Sustainability Tracking, Assessment and Rating System (STARS). In addition, UVic is the only Canadian university named on The Princeton Review’s 2015 Green Honour Roll.

The Sustainability Action Plan (SAP) provides direction to increase sustainability performance on: energy and climate; transportation; purchasing; governance; buildings; grounds (including natural areas); food and urban agriculture; and waste and water management. As summarized in the SAP, UVic Sustainability Policy (2009) describes the university’s commitment to sustainability:

“The University of Victoria has a responsibility and desire to educate members of the University Community, to engage effectively as global citizens, steward our natural resources in a responsible manner, and work towards a sustainable future in cooperation with organizations at the local, provincial, national and global level.”

The SAP provides the following Vision with regard to integrating sustainable practices into campus operations:

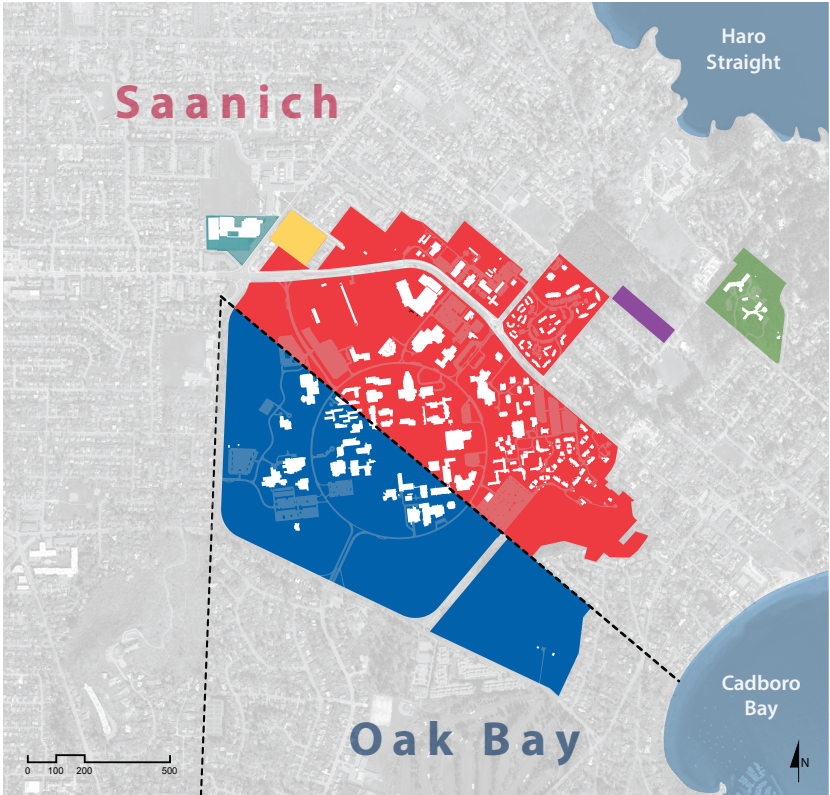
“A university that integrates sustainability practices and a culture of shared responsibility into all areas of operations and services, and educates, inspires and motivates students, staff, faculty and community members in the same practices.”

UVic’s campus plans and policies demonstrate that sustainability is perceived as an integral part of both the day-to-day workings of the campus, as well as its long-term vision and planning. At the heart of the university’s approach is an appreciation of the necessity to simultaneously address the ecological, economic and social aspects of sustainability, despite the challenges inherent in doing so. This Campus Plan Update provides an opportunity to reinforce UVic’s objective of demonstrating leadership in sustainability, while supporting its core mission and strategic priorities.

Additional planning studies and reports can be found at: www.uvic.ca/campusplanning/studies-reports/index.php

1.3 Planning and Regulatory Context

Figure 1 | Regulatory Context Map



OAK BAY	SAANICH
■ P-1 General Institutional Use Zone	■ P-1U University Zone
	■ P-4 Recreation and Open Space Zone & P-1 Assembly Zone
	■ P-3 Personal Care Zone & R-12 Single Family Dwelling Zone
	■ RS-10 Single Family Dwelling Zone
	■ RS-14A Single Family Zone

Land use designation information obtained from Oak Bay Zoning Bylaw and Saanich Zoning Bylaw.

The UVic Campus Plan guides physical development at UVic’s Gordon Head campus, but a broader planning and regulatory context also influences campus development in a variety of ways.

Provincial

At the provincial government level, the British Columbia University Act determines the structure under which universities operate, such as the forms and institutions that they must use for decision-making. The Act provides broad powers for universities to acquire property and construct buildings, in order to ensure universities can deliver on their mandates. Provincial policies also affect universities – for example, facing shortages of physicians in BC, the province expanded capacity by introducing a new medical training program at UVic. As a result, new facilities were required.

Regional

UVic falls within the Capital Regional District (CRD) for the Greater Victoria area. This region had an estimated population of 344,615 people in 2011. It covers 2,400 square kilometres and includes three electoral areas and thirteen municipalities. The CRD is responsible for issues which are of a regional nature such as water and sewers, affordable housing, parks and regional planning.

Municipal

At the municipal government level, UVic’s main campus is bisected by the Districts of Oak Bay and Saanich. Both local governments are responsible for development and building permit approvals and provide off-campus infrastructure required by the university, as well as emergency services. Both Saanich and Oak Bay have adopted official community plans and zoning bylaws that pertain to university lands, each highlighting a broad range of permitted uses under a “university” or “institutional” land use designation which applies to the majority of UVic lands. Parking and building height are regulated, as well as setbacks in some areas. Figure 1 provides relevant zoning information for UVic lands within the Districts of Oak Bay and Saanich.

District of Oak Bay

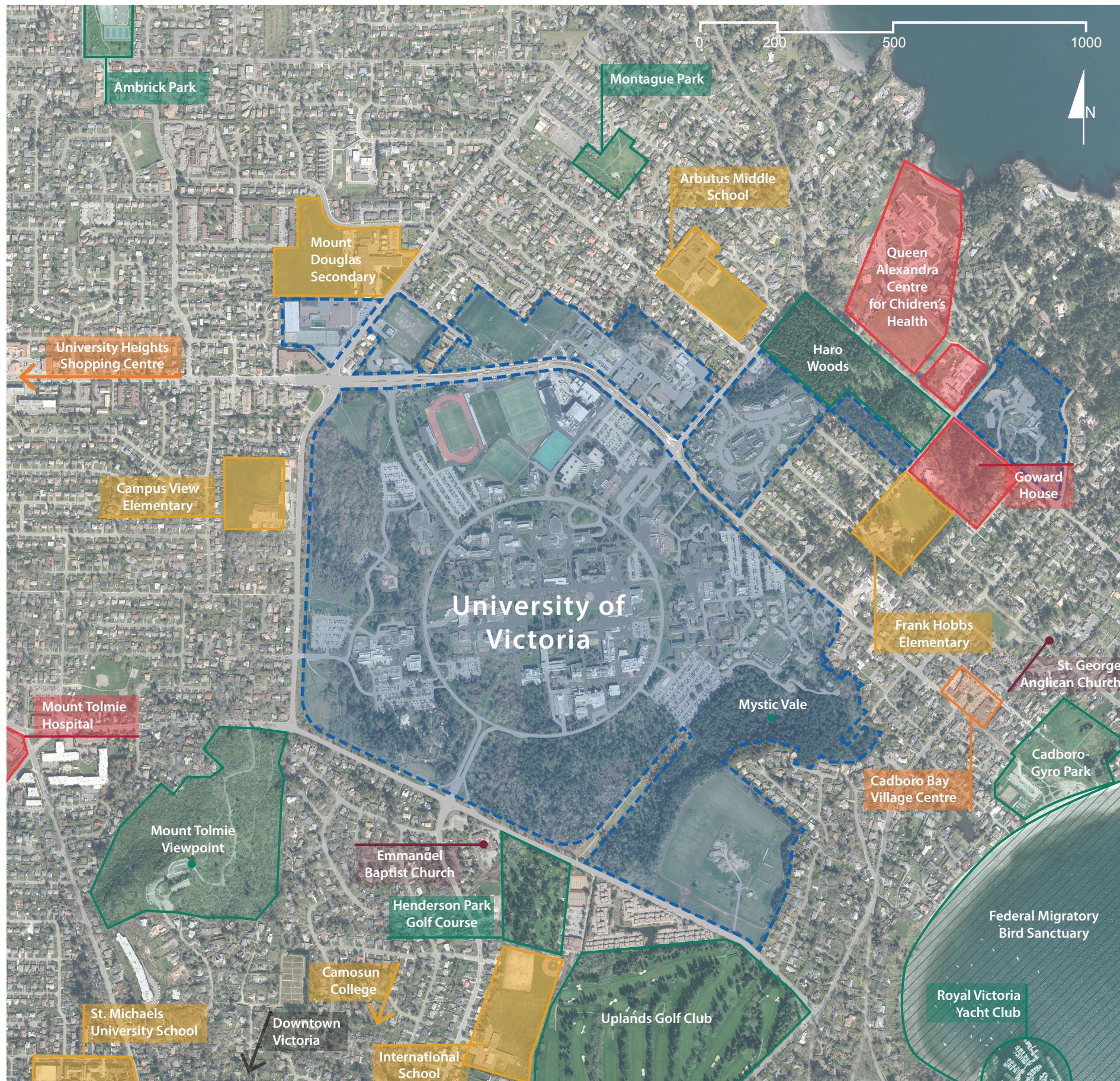
The District of Oak Bay includes the southern half of the UVic campus. In 2011, the estimated population of the District was 18,015 people. Oak Bay occupies a total area of 1,637 hectares. UVic’s Gordon Head campus lands that fall within the District of Oak Bay are zoned as P-1 General Institutional Use. The area surrounding Hobbs Creek southeast of the Haro Road right-of-way, including the Cedar Hill Corner property and the area around Mystic Vale, falls within the District’s Watercourses Development Permit Area, meaning these properties contain areas designated for protection of the natural environment, its ecosystems and biological diversity.

District of Saanich

This is the municipality in which the northern half of the UVic campus is located. The estimated population of Saanich in 2011 was 109,752 people, the most populated municipality of the 13 in the Capital Region. Saanich occupies a total area of 10,728 hectares.

The majority of UVic’s Gordon Head campus lands that fall within the District of Saanich are zoned as P-1U University Zone. UVic lands northwest of the McKenzie Avenue/Gordon Head Road intersection (Ian Steward Complex) are zoned P-4 Recreation and Open Space Zone, with a small parcel zoned as P-1 Assembly Zone inset within this. Across Gordon Head Road, the parcel of land where the Velox Rugby Club is located is zoned 14A Single Family Zone. Two additional properties northeast of campus also have separate zoning: (1) the Queenswood lands, on Arbutus Road, are zoned P-3 Personal Care Zone, with a small parcel zoned as R-12 Single Family Dwelling Zone inset within this; and (2) the Haro Woods lands, near Haro Road, are zoned RS-10 Single Family Dwelling Zone, but have a natural area protection covenant on title that was in place when the parcel was given to the university.

UVic lands around Hobbs Creek (Mystic Vale), as well as other small parcels, fall within Environmental Development Permit Areas, and the lands around Finnerty Creek and Bowker Creek fall within Streamside Development Permit Areas. These properties contain areas designated for protection of the natural environment, its ecosystems and biological diversity.



1.4 Community Context

Figure 2 | Community Context Map

UVic is located approximately 7 kilometres northeast of downtown Victoria. The university is surrounded by predominantly low-rise residential neighbourhoods, with small commercial centres located at regular intervals along major arterials.

Figure 2 highlights key community features of the neighbourhoods adjacent to the UVic campus. Down the hillside to the southeast is Cadboro Bay, a popular beach and park, as well as a protected bay that is part of a federal bird sanctuary. Referred to locally as “Caddie Bay,” the village centre hosts shops, eateries and a pub, among other amenities. Nearby is the Royal Victoria Yacht Club, Uplands Golf Club and Henderson Park Golf Course.

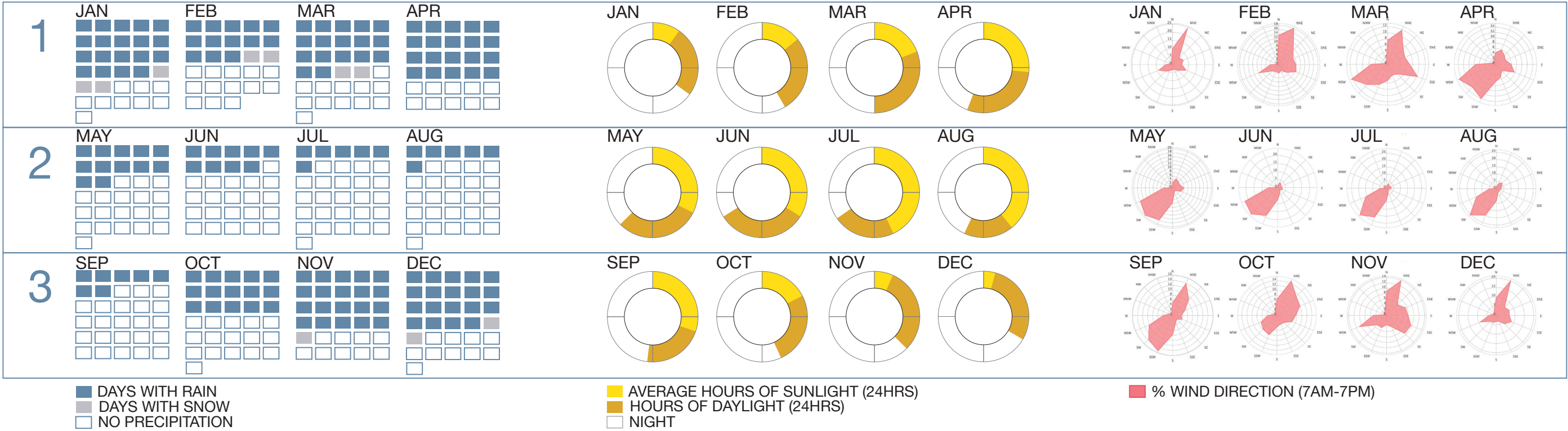
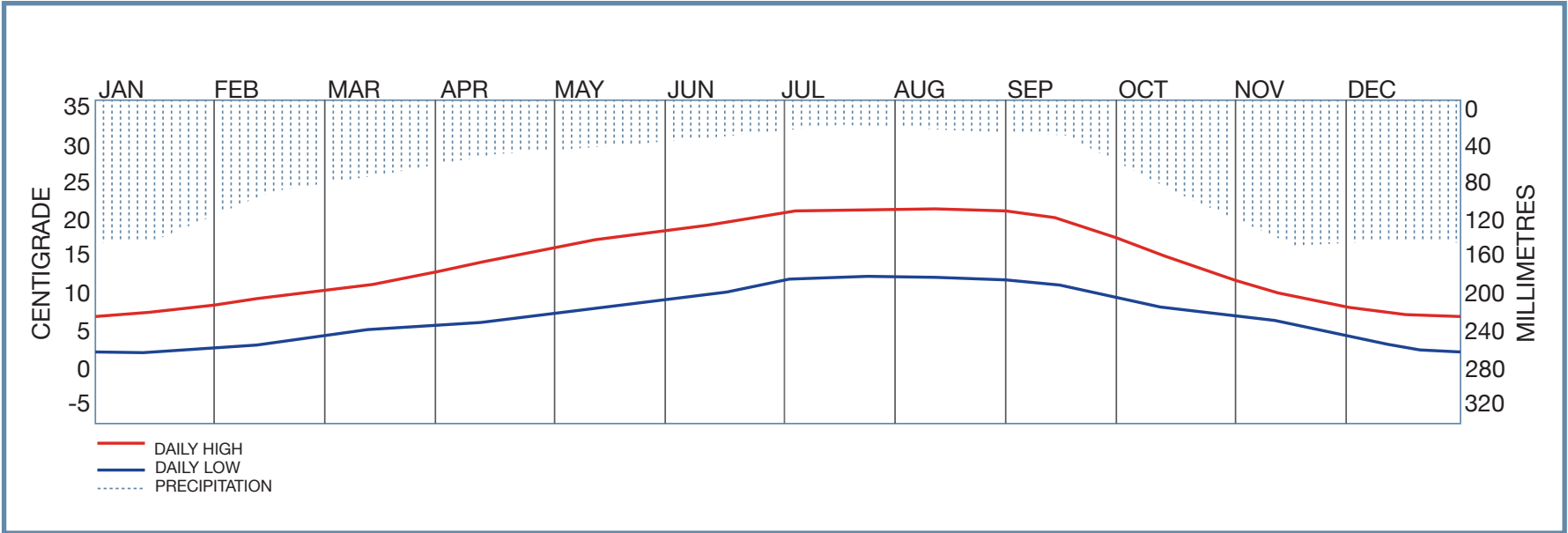
To the northeast, there is a drop in elevation to several smaller bays and coves, including Arbutus Cove, with beautiful beaches and ocean views. The Children’s Health Foundation of Vancouver Island (formerly the Queen Alexandra Foundation for Children) is located here, as well as Goward House, an adult activity centre.

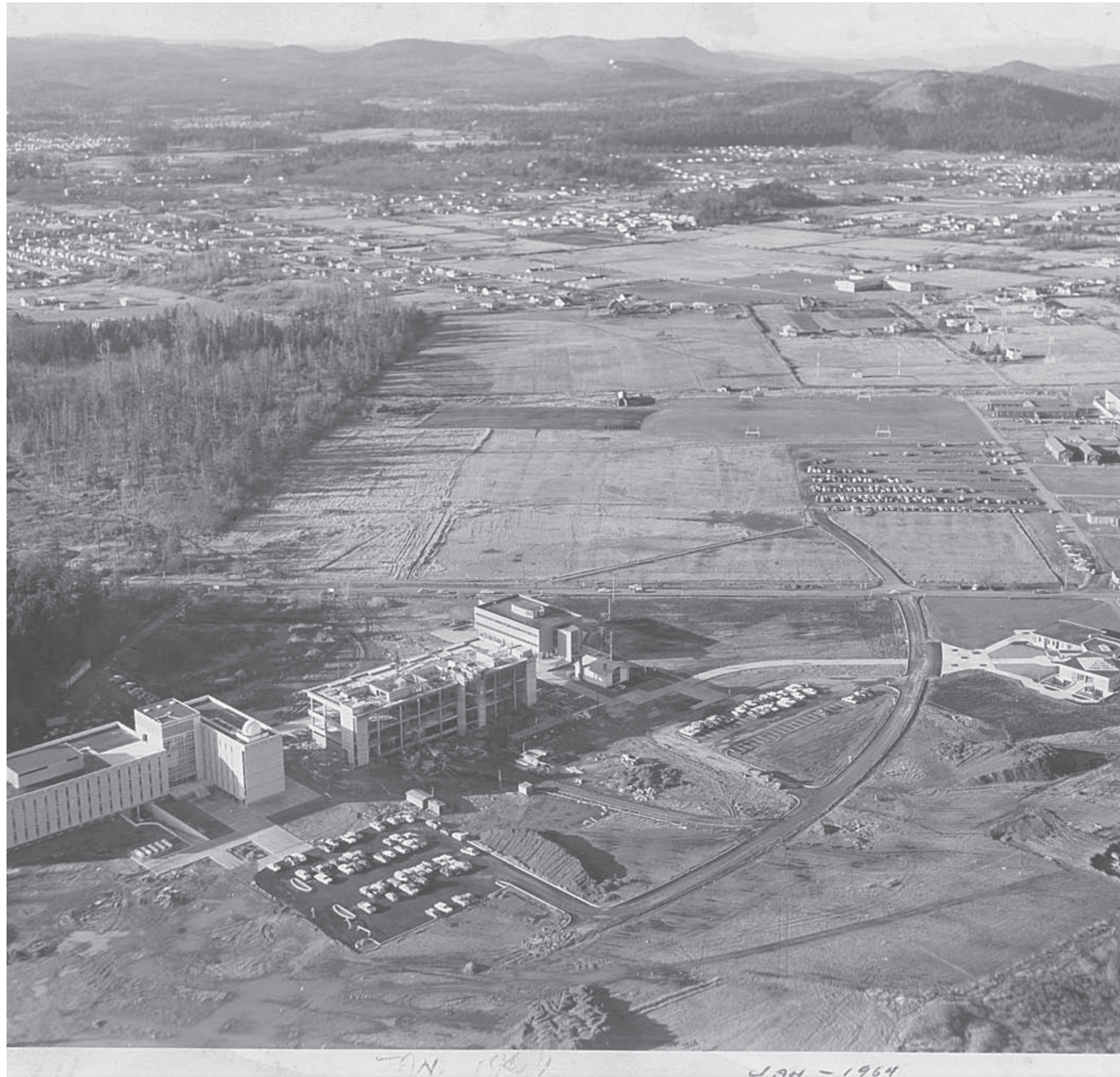
Southwest of campus is Mount Tolmie park and viewpoint, Camosun College (Lansdowne Campus), and Shelbourne Plaza. To the northwest are the University Heights and Tuscany Village shopping areas. Numerous schools, churches, and parks dot the residential neighbourhoods surrounding UVic.

1.5 Climate

Figure 3 | Climate Summary

The climatic factors diagrams illustrate the major climatic conditions that directly impact how the campus is experienced by users throughout the year. In comparison to other Canadian campuses, relatively moderate temperatures at UVic allow for greater use of the campus’ outdoor spaces year-round. However, winds and heavy rainfall during the winter months tend to drive campus users indoors. Protection from wind and rain, as well as good access to natural light, are important design considerations for outdoor spaces at UVic, in order to extend the use of these spaces throughout the year.





2. Campus History

This section provides context for the current Campus Plan Update by presenting key features of early campus plans and discussing the evolution of campus development up to the present day.

UVic is located on the traditional Coast and Straits Salish territory of the Lekwungen speaking peoples. When Victoria College, later to become the University of Victoria, purchased the lands in 1959, they had most recently been used as the Gordon Head Army Camp.

Before becoming a university, about 46% of the original 105.6 ha (261 acres) of land had been cleared and used as army training grounds. The remaining southern area had been logged by the Hudson's Bay Company and contained second growth forest, as seen in Figure 4. The impacts of this partial clearing of the land is still visible to this day, in the locations of the large natural areas on campus. This is highlighted in Figure 5, on page 13, which presents a series of images showing campus development over time.

Figure 4 | Aerial View of Gordon Head Campus from the Southwest, 1964.

Image Source: Martin Segger, The Emergence of Architectural Modernism II: UVic and the Victoria Regional Aesthetic in the late 1950s and 60s, 2011.

Figure 5 | Campus Development Over Time



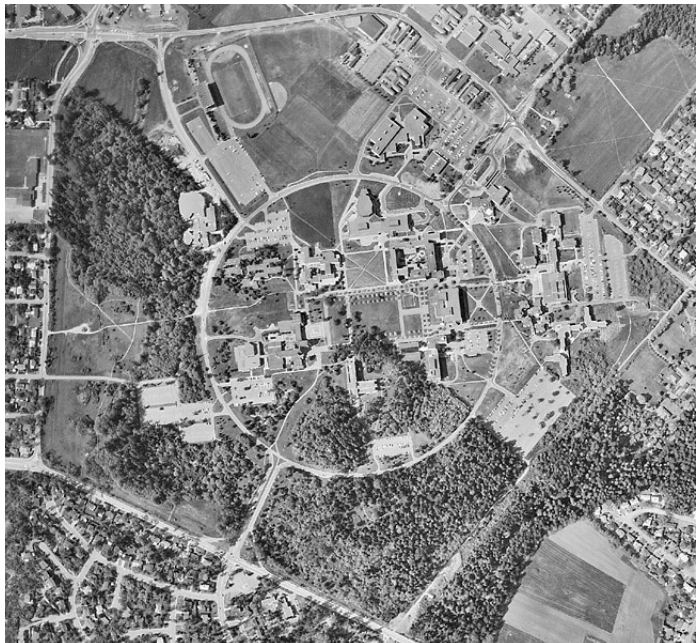
1955 - Source: Maps BC 2144-76



1964 - Source : Maps BC 5091-267



1975 - Source: Maps BC 7760-267



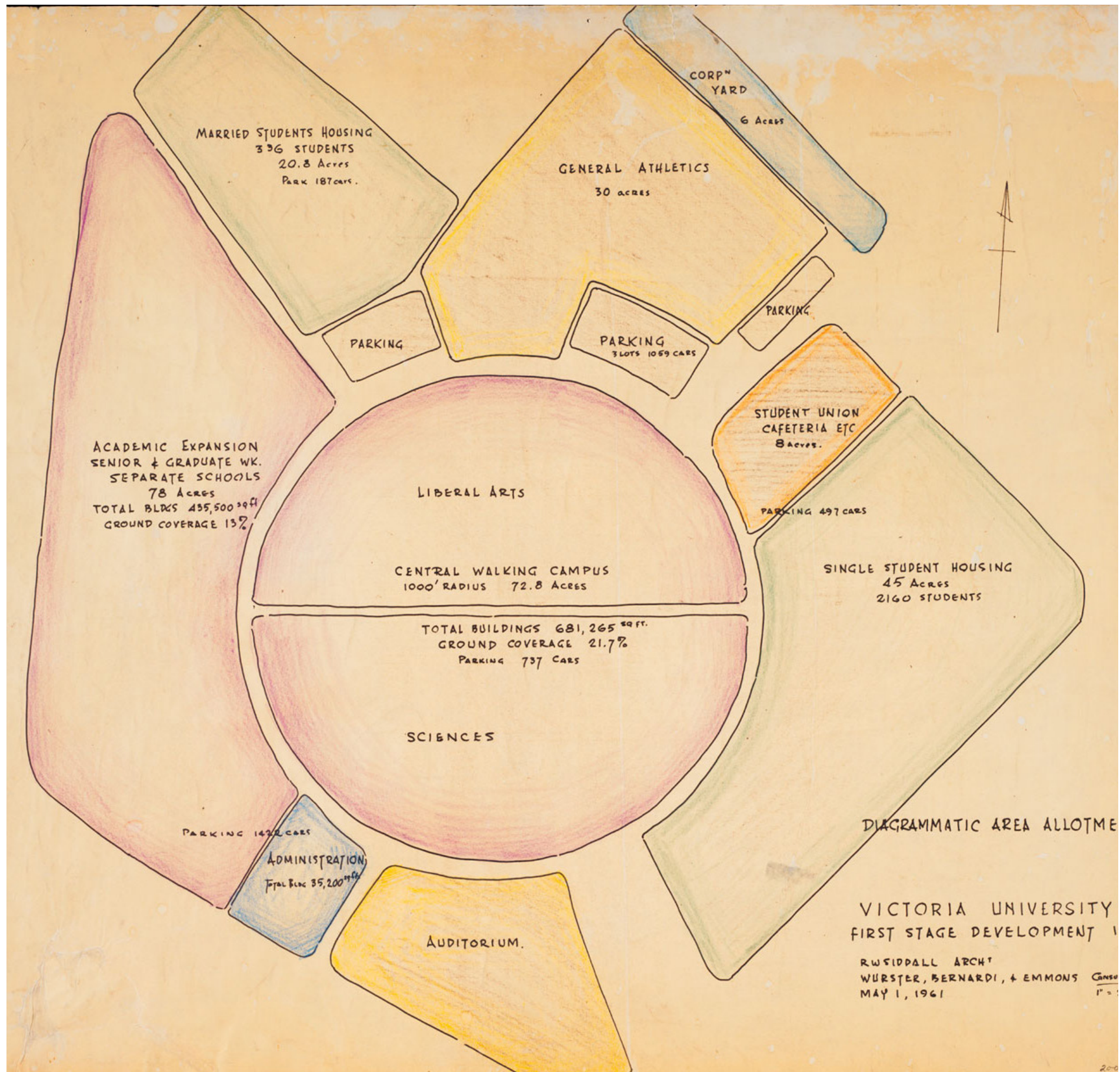
1980 - Source : Maps BC 80005-237



1997 - Source: UVic Facilities Management



Source: 2014 Orthophoto provided by UVic



2.1 Early Plans

Figure 6 displays the original long-range plan for the campus, developed in 1961, which included these principles:

- a 10-minute class change time centred on the library
- central campus density of building to land of 25 percent maximum
- a clustering of academic use groups
- a minimization of vehicular circulation on campus

The original campus designers devised a scheme for a “garden campus.” The most striking feature of the plan was a central campus surrounded by a ring road. None of the academic units within the pedestrian-oriented ring would be more than a ten minute walk away from the others. The academic buildings would be grouped around a central quadrangle of open meadow.

Figure 6 | Diagrammatic Area Allotment
R.W. Siddall, WBE Architects, 1961

Image Source: R.W. Siddall, “Report on the Master Plan for the Campus Planning Committee, University of Victoria.” April 15, 1965. UVic Archives 11.902 #44.

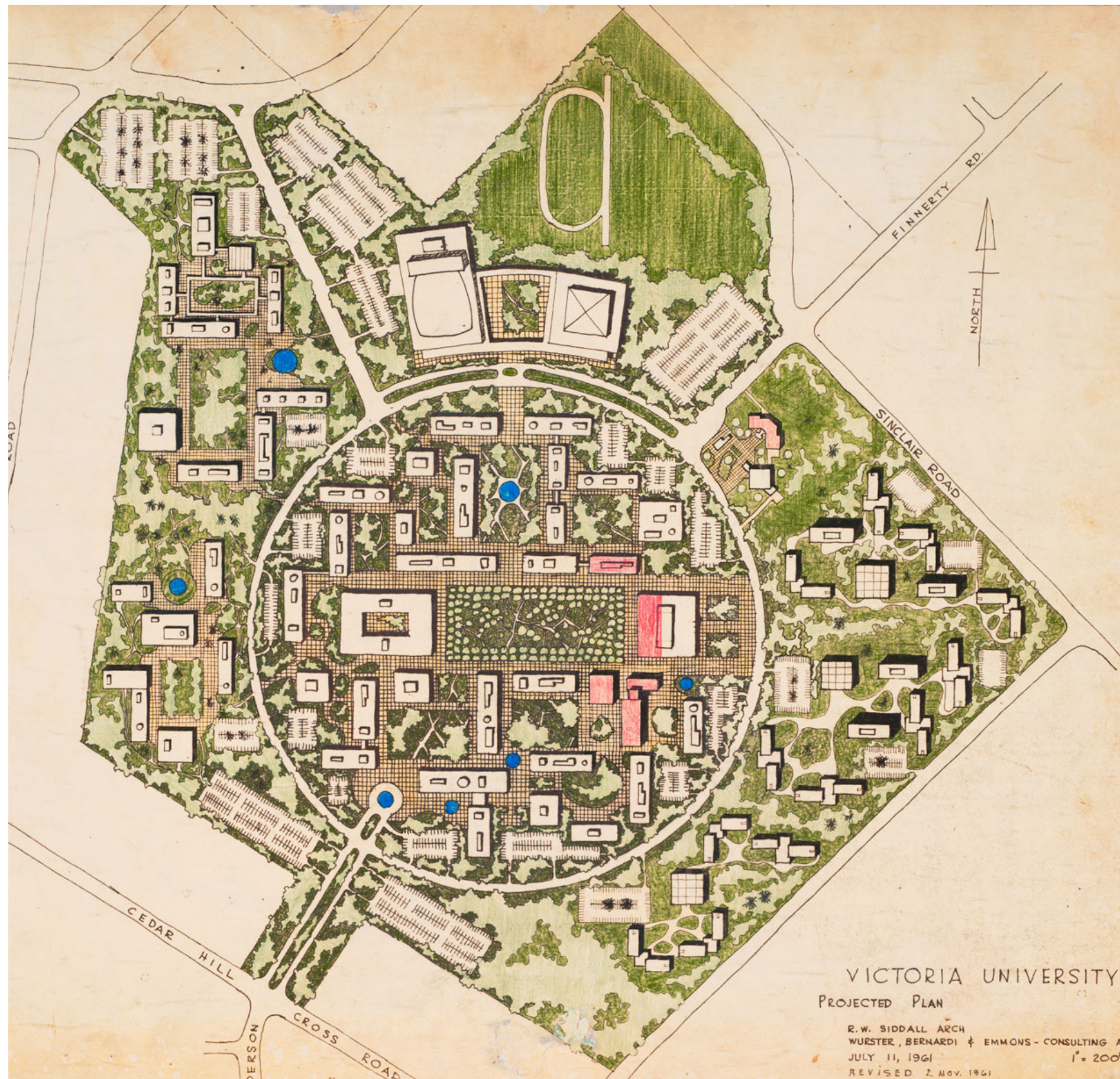


Figure 7 | Projected Plan
R.W. Siddall, WBE Architects, 1961

Figure 7 shows the detailed 1961 development plan for the campus. This was based on a “Ring Road” (University Drive), which houses the core academic departments inside of it and places the open landscaped quadrangle at its centre. Outside the circle, pedestrian and vehicular transport link to services (residential, recreational and leisure).

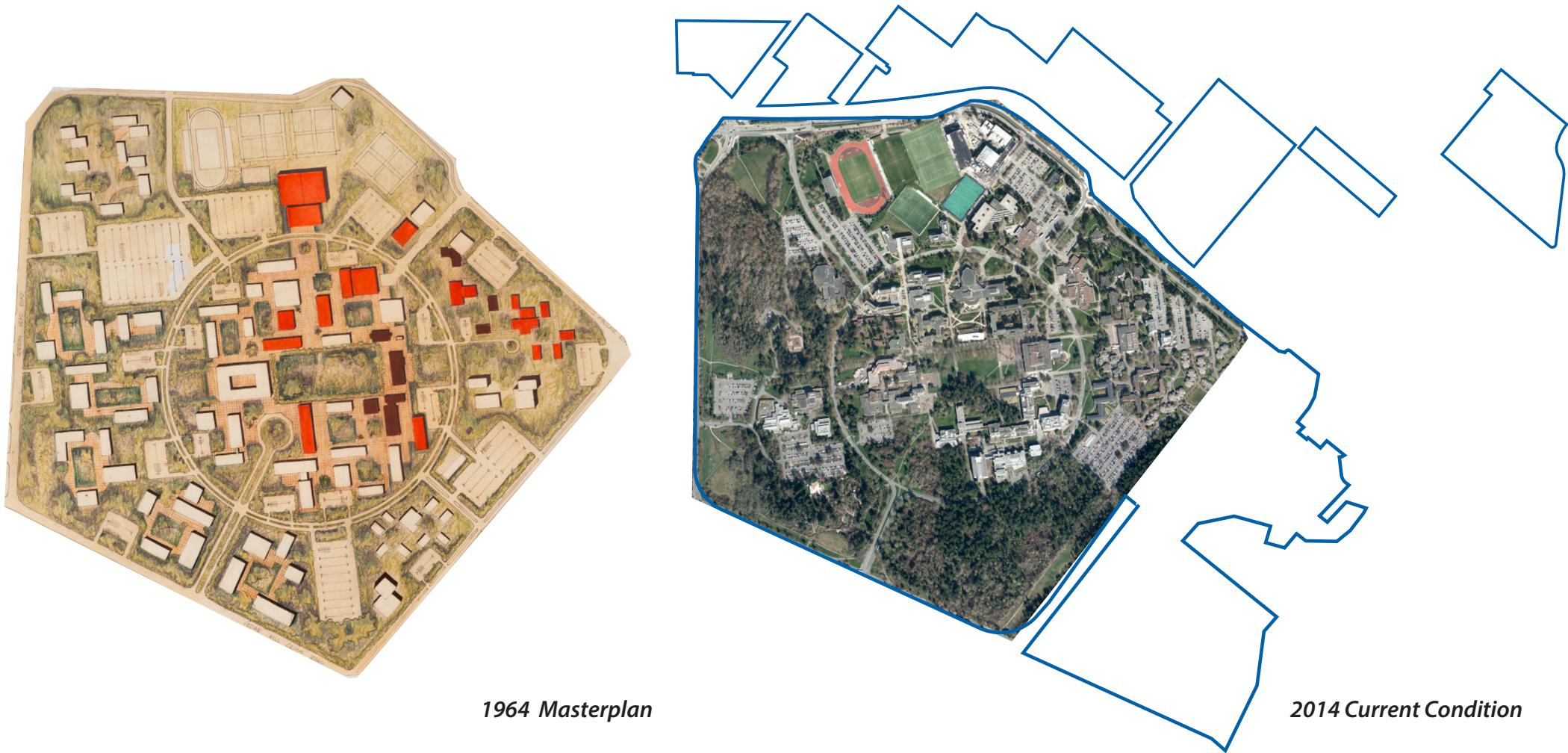
As noted in the current Campus Plan (2003), while deviations have been made from this plan over the past 50 years, to-date four key elements have remained true to the original vision:

- Ring Road (although two rather than four lanes);
- The concentration of academic buildings within or near the Ring Road;
- The urban design concept of an organizing system of the quadrangle, courtyards and pathways; and
- The low to moderate height of buildings, not exceeding the highest trees.

Image Source: R.W. Siddall, “Report on the Master Plan for the Campus Planning Committee, University of Victoria.” April 15, 1965. UVic Archives.

2.2 Campus Evolution

Figure 8 | Campus Evolution



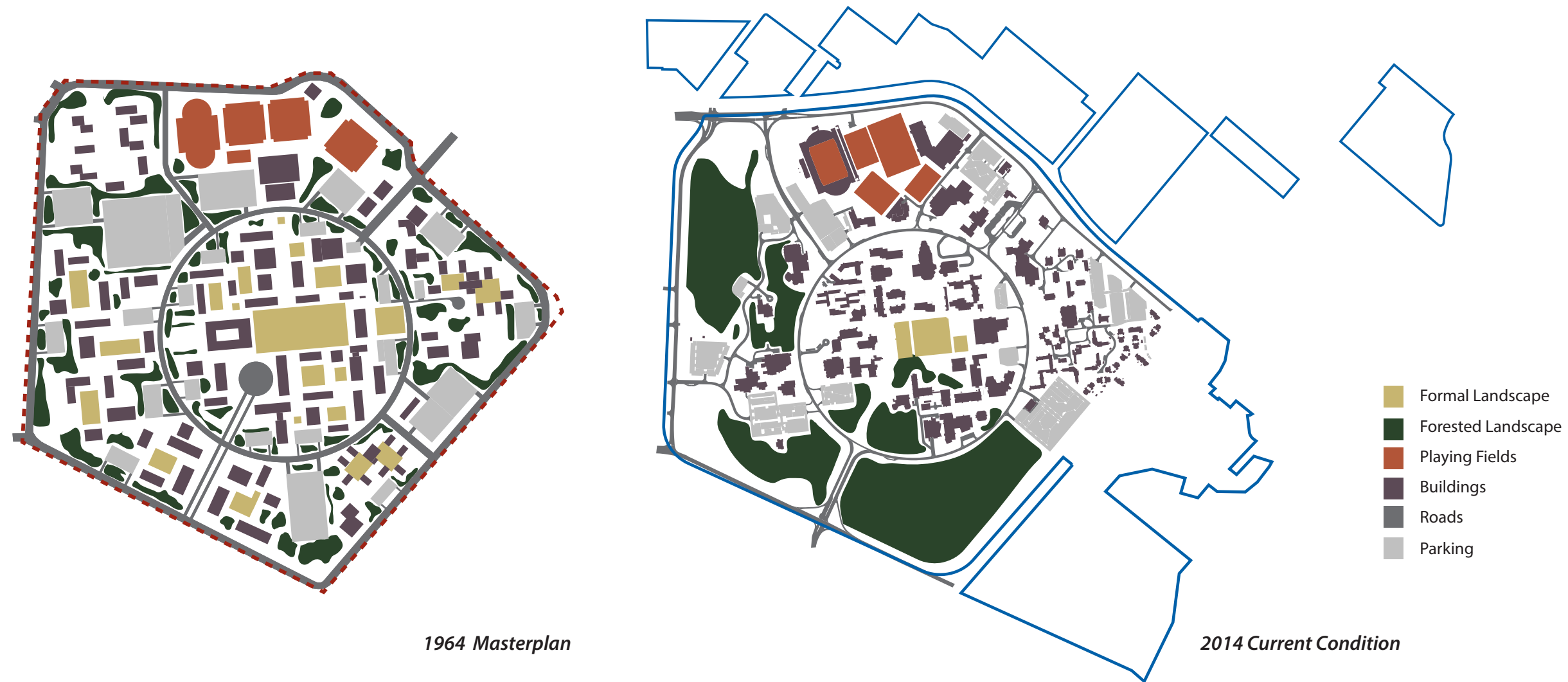
Figures 8 and 9 compare the current campus condition to the early plans for UVic. The most striking divergence from the original land use plan is the large tracts of forested area and open meadow landscapes.

As UVic has developed, the neighbourhoods surrounding the campus have become increasingly urbanized, as has the broader region. Consequently, the value placed on these naturalized areas has increased. Some areas are recognized for their environmental significance and are protected by covenant over the long term. This portion of the campus landscape is discussed in more detail in Section 3 - Natural and Landscaped Open Areas.

There is support for the retention of these naturalized landscapes on campus both at UVic and within the surrounding community, and is reflected in UVic policy. This current vision for the campus means that the full building layout as shown in early UVic masterplans will likely never be realized, and demonstrates how UVic campus design continues to be guided by the landscape within which it rests.

1964 Master Plan Image Source: R.W. Siddall, "Report on the Master Plan: Building Program #2" May 12, 1964. UVic Archives.

Figure 9 | Campus Evolution



3. Natural and Landscaped Open Areas

Since master planning began for UVic, the emphasis has been on the creation of a “garden campus” with site, context and environment driving the design process. Of the three main goals identified in the 2003 Campus Plan, the first speaks directly to the management of natural and landscaped open space:

“To maintain and continue to evolve an open space system which protects and enhances environmentally-significant natural areas, provides safe, pedestrian-friendly links throughout campus and encourages social interaction through outdoor meeting places, relaxation spaces, playing fields and other outdoor recreational venues.”

The 2003 Campus Plan describes the campus landscape, key natural features and woodland garden. UVic’s land area is relatively flat, gently sloping from west to east. The campus contains a number of forest and wetland areas that are environmentally important, contribute positively to UVic’s visual image and are actively used as a resource for teaching and research.

Mystic Vale

Located on the southeast side of the main campus, this unique area, part of the Hobbs Creek watershed, contains many trees between 100 and 150 years old and is home to more than 75 native plant and wildlife species. This 11.6 acre area was jointly purchased by UVic, Saanich and the provincial government in 1993 to ensure its lasting protection. Since then, creek stabilization measures have been initiated, along with removal of invasive plant species and trail enhancements.

Haro Woods

Located in the northeast corner of the campus, Haro Woods is a 1.1 ha (2.8 acres) area of second growth forest. It too has been designated for lasting protection.

Garry Oak Meadow

Located at the southwest corner of the campus, this wooded meadow is an example of a rare ecosystem that is critically threatened throughout its native habitat. Remnant parcels of Garry oak ecosystem are found throughout highly urbanized areas of Greater Victoria.

Bowker Creek Wetland

The wooded area along the west side of the campus is the headwaters of the Bowker Creek watershed. This 5.7 ha (14 acres) area contains a relatively high diversity of trees and wildlife with a larger number and diversity of bird species than elsewhere on campus.

South Woods

This wooded area of 11.5 ha (28.5 acres) contains second growth trees, generally younger than 100 years. Conditions vary considerably – some areas are quite wet and other areas have been disturbed by human activity. The forest is home to valued flora and is used by academic programs in Biology and Environmental Studies. The forest also provides a link between Mystic Vale and the Garry Oak Meadow.

Cunningham Woods

This is the extension of the South Woods inside Ring Road.

Finnerty Gardens

While Finnerty Gardens is not a natural feature, it is a woodland garden enjoyed by visitors. Since its founding in 1974 with a private donation of more than 300 specialized rhododendrons, the gardens have grown through donations by individuals and plant nurseries. The garden is tended by a group of community volunteers, the Finnerty Garden Friends. While largely planted with non-native species, it is a rich example of domestic landscaping and a successful collaboration between the university and the community.

Campus Community Garden

UVic’s community food garden, in place since 1996, relocated in 2011 to north of McKenzie Avenue, across from the athletic fields. The garden hosts 90 plots, including individual allotment gardens, communal “giving gardens” for volunteers and food bank donations and garden plots used by advocacy groups and classes.

3.1 Vegetation Typologies

Figure 10 | Vegetation Typologies

UVic lands include diverse vegetation typologies, as shown in Figure 10.

Natural meadow and wooded areas are populated with tree species such as Garry Oak, Big Leaf Maple, Alder, Red Osier Dogwood, Arbutus, Cottonwood, Willow, Western Red Cedar, Douglas Fir, Hemlock and other conifers, a variety of native shrubs and wildflowers, as well as various non-native and invasive species. Wooded areas are all second growth forest stands and contain wetland and riparian areas. More detailed information on these areas can be found in UVic’s Natural Features Study, a detailed inventory and assessment of the natural features on campus that was undertaken in conjunction with the School of Environmental Studies in 2007.

The open areas shown in Figure 10 are more highly-managed landscapes with transitional areas that merge into the natural and wooded landscapes. The landscape throughout the more development portions of campus (referred to in Figure 10 as Campus Landscape) includes lawn and small planted areas, that largely occur between buildings and may act as a buffer or screen. The Quadrangle is a large, rectangular lawn area in the centre of campus that allows for informal programming and use. The Campus Community Garden is a food garden at the north end of campus, adjacent to the campus sports fields. Finnerty Gardens is a landscaped woodland garden at the south end of campus.



- Wooded Areas
- Open Areas/Meadow
- Campus Landscape
- Quadrangle
- Campus Community Garden
- Finnerty Gardens
- Sports Fields