

# UNIVERSITY OF VICTORIA CAMPUS PLAN

DECEMBER 15, 2015



University  
of Victoria

The University of Victoria acknowledges with respect the history, customs, and culture of the Coast Salish and Straits Salish peoples on whose traditional lands the campus is situated.



For more information contact:

University of Victoria Campus Planning and Sustainability

p: 250.472.5433

e: [planning@uvic.ca](mailto:planning@uvic.ca)

[www.uvic.ca/campusplanning](http://www.uvic.ca/campusplanning)

This Campus Plan was commissioned by the University of Victoria and prepared by DIALOG, with Hapa Collaborative, Bunt and Associates, Kerr Wood Leidal, and FVB Energy.



# FOREWORD



**University  
of Victoria**

***“The Campus Plan sets policy directions for the physical development of the campus – its buildings and infrastructure, landscapes, natural areas, pathways, roads and related facilities – all in support of our academic mission. The Plan provides the framework to ensure that future changes to campus are sustainable, support and inspire excellence in education and research and further build our extraordinary academic environment. Congratulations and thank you to the many people who contributed their time, their ideas and their passion to ensure that the final plan captures our ambition and the spirit of our campus and community.”***

***- Jamie Cassels, QC  
President and Vice-Chancellor***

The Campus Plan update is the culmination of a comprehensive planning process that took place over a fifteen month period, beginning in October 2014.

It was guided by the Campus Planning Committee which is comprised of representation from a range of key stakeholders from across the campus. The campus community and the broader community were engaged in the plan update process throughout 2015 with their involvement in a range of consultation and communication activities, including surveys, interviews, a speaker's event, ideas forum, open house sessions, social media and meetings.

The Plan is largely based on and updates the vision and directions set out in the university's 2003 Campus Plan. It also builds on previous planning

initiatives dating back to the defining elements and legacy of the first campus plan in 1961.

The Plan is intended to guide physical growth and change on the campus and its outlying lands and responds to the priorities of the university's Strategic Plan and its academic mission. It is also shaped by the unique ecological and natural environment and community context of the campus setting within greater Victoria and the west coast.

The Plan sets a renewed long term vision for the campus and is supported by complimentary goals and guiding principles. A number of design strategies or 'big moves' comprise the key physical elements or building blocks of a refreshed campus concept plan.

The Plan does not set out growth targets or parameters, rather it guides how the campus can evolve in a coordinated manner through strategic planning decisions, to address existing and future needs.

Implementation of the Plan will occur in various incremental steps, over the next ten years within the guiding foundation of the Plan's vision, goals, principles and policy directions. The Implementation Strategy includes a variety of actions that will be advanced by the Campus Planning Committee, depending upon identified needs, priorities, timelines and resource availability.

As the vision of the Plan is implemented, the support and involvement of students, faculty, staff and community members, will be important to its success in meeting the needs of the university and the communities that it serves.





Photo credit: Belinda Fontes



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*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*



An aerial photograph of a university campus, overlaid with a semi-transparent blue filter. The image shows various campus features including a large red baseball field in the upper left, several large academic or administrative buildings, parking lots, and green spaces. The overall layout is dense and organized.

# 1

## BACKGROUND TO THE CAMPUS PLAN



## 1.1 THE NEED FOR A CAMPUS PLAN

**This Campus Plan is designed to help the University of Victoria (UVic) achieve its vision in making a vital impact on people, places, and the planet.**

Building on UVic's 2003 Campus Plan, this updated Campus Plan responds to new challenges and opportunities, looking ahead to a planning horizon of 10 years with longer term considerations given for the next 25 years.

This Campus Plan guides decision making on the Gordon Head Campus – as shown in Figure 1.1.1 – in matters relating primarily to buildings and land use, open spaces and natural areas, and transportation and parking. It influences not only the functioning of campus, but also the experience of being on and moving through it. It impacts quality of life on and near campus, ecological health, campus character, and more.

This Plan helps to implement the university's academic mission and guides development in accordance with its strategic priorities and its teaching and research needs. 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 factors provide context and set parameters for UVic's Campus Plan, 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 within its host municipalities of Oak Bay and Saanich; and changing values that may impact future campus development.

This Campus Plan is also deeply informed by extensive campus and community engagement, which has shaped the new vision, goals, and principles that provide the foundation for policy frameworks for open space, built form and land use, and mobility.



*Figure 1.1.1 | UVic's Gordon Head Campus and Adjacent Lands*




Photo date: April 2014



## 1.2 CAMPUS PLAN UPDATE PROCESS

### A THREE-PHASE STUDY PROCESS: BUILDING ON A STRONG FOUNDATION

In October 2014, UVic launched a planning process that culminated in the adoption of this Campus Plan <  >. The planning process included information gathering and background research, analysis and planning, and extensive engagement of diverse campus and broader community stakeholders. The engagement process is outlined in Figure 1.2.1.

This planning process built upon and integrated other campus planning initiatives undertaken by UVic in recent years – most of which were overseen by the university's Campus Planning Committee – ranging from guidelines for sustainability and design for both buildings and landscapes, to studies for natural features, energy and greenhouse gas reduction, transportation, parking, integrated storm management, and more. This planning process was also informed by UVic's *Community Engagement Framework for Campus Land Use Planning and Development Projects* (2012).

**Figure 1.2.1 | UVic Campus Plan Update Process**

#### Informing the Campus Plan Update are several pre-existing and ongoing initiatives, including:

UVic Edge, 2015

Strategic Plan, 2012

Several studies and plans relating to mobility and parking, open space and natural areas, buildings and infrastructure, energy, and more

Ongoing work of the Campus Planning Committee (CPC)

### PHASE 1

#### Begin the conversation.

Stakeholder Interviews | Campus Mobile Booths | Survey | Community Stakeholder Meetings | Speaker's Event | Ideas Forum | Photography Contest | Steering Committee and CPC

October 2014-  
March 2015

### PHASE 2

#### Develop the Plan.

Mobile Booth | Campus and Community Workshop and Open Houses - Review of Draft Plan | Community Stakeholder Meetings | Planning and Review Meetings with Steering Committee and CPC

April 2015-  
October 2015

### PHASE 3

#### Finalize the Plan.

Campus and Community Review of Final Plan | Community Stakeholder Meetings

November 2015 -  
January 2016





Campus and Community Ideas Forum, February 2015

## AN INCLUSIVE + COLLABORATIVE PROCESS

Throughout the planning process, extensive engagement was undertaken to seek broad and diverse input. In Phase 1 alone, there were an estimated 1000+ individual engagements, with over half of these being face-to-face engagements. Further, input was provided by a broad range of stakeholders, including students (undergraduate, graduate, international, and continuing studies), faculty, staff, and members of the broader community, including neighbours.

The input received was used to develop the vision, goals, principles, and many of the strategic policy directions that are foundational to this Campus Plan. A brief overview of the engagement process is provided below, and a more detailed summary was prepared at the end of each phase and posted on the project website.

### *Stakeholder Interviews*

A series of individual and small-group stakeholder interviews were undertaken to launch the process in October 2014. These interviews provided stakeholders with the opportunity to learn about the process and share early input on priorities,

issues, challenges, and opportunities for both the campus plan and the campus planning process. Also, an important objective was to obtain information to help guide the development of an engagement strategy that aimed to reach a broad and diverse audience.

### *Speaker's Event*

This was the first major public event, which broadly launched the engagement process in January 2015 with inspiring presentations on opportunities and best practices surrounding campus planning. The goal was to spark interest and excitement about the campus planning process, and to inform on best practices and other ideas in advance of the Ideas Forum the following week.

### *Mobile Booths*

Mobile booths were situated in high visibility locations around campus during January, March, April, and October 2015, providing the opportunity for passersby to learn about the process and offer preliminary input on two interactive panels. Mobile booth locations on campus included McPherson Library, Student Union Building, Fine Arts Atrium, Engineering Lab Wing, University Centre, Transit



Mobile Booth, January 2015



Stakeholder Workshop, October 2015

Exchange, and the MacLaurin Building. Off campus, a Mobile Booth was situated at the Career Fair at the Tsawout First Nation. Additional Mobile Booth dates took place in October 2015 to collect feedback on the draft Campus Plan and advertise the upcoming open house.

### *Survey*

An online survey was posted for four weeks in January and February 2015, providing the opportunity for participants to weigh in with priorities and perspectives. The survey received 510 responses from diverse demographics, including students, faculty, and staff, as well as members of the broader off-campus community.

### *Ideas Forum – Open Houses*

Two open houses offered drop-in opportunities for the campus community and broader community to learn about the process, review background

information, and provide input on priorities and ideas for the future of campus. The first open house took place on February 4th, with approximately 220 visitors and over 400 comments posted by participants on interactive panels and sheets. The second open house took place later in the day and drew over 50 visitors who left close to 200 comments.

### *Ideas Forum – Workshop*

A two-hour afternoon workshop brought together approximately 60 people representing faculty, staff, students, and neighbours in the broader community to discuss priorities and ideas.

### *Photo Contest*

During January and February 2015, a Campus Plan photo contest encouraged stakeholders to share photos of their favourite places to interact with others on campus, whether it be for group study,



Concept Plan Charrette – Campus Planning Committee, April 2015

research collaboration, or to exchange ideas and inspiration.

### ***Concept Plan Charrette***

A three-hour afternoon charrette in April 2015 engaged members of the UVic Campus Planning Committee in large group dialogue and small working groups to discuss, sketch, and provide input on potential campus concept plan directions and alternatives.

### ***Open Houses and Workshops – Draft Plan Review***

In October 2015, two open houses provided drop-in opportunities for the campus community and broader community to provide input on the draft Campus Plan. A stakeholder workshop was also held at this time, which brought together approximately 50 people representing faculty, staff, students, and neighbours in the community to discuss priorities and ideas.

### ***Website***

Throughout the engagement process, outcomes and project updates were provided on the project web page at: [www.uvic.ca/campusplanning](http://www.uvic.ca/campusplanning).

### ***Campus Planning Committee***

Ongoing meetings with the Campus Planning Committee, which is comprised of students, faculty, staff, and an Alumni Association representative, took place over the life of the process.

### ***Ongoing Campus Planning Coordination and Engagement***

Through the campus planning process, a contact person in the Office of Campus Planning and Sustainability has remained available to answer one-on-one questions and collect feedback. The Office will provide for ongoing coordination and engagement activities related to campus planning and the implementation of the Plan





Transformation pole carved by WSANEC master carver Charles Elliott





## 1.3 UVIC YESTERDAY: HISTORY + EVOLUTION

UVic is located on the traditional territories of the Songhees, Esquimalt and WSANEC Nations. In the mid-19th century, Douglas Treaties were signed that related to the current campus lands and the surrounding area.

Hudson's Bay Company logged the site and 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. Second growth forest remained on a part of the site.

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.

The 1960s saw significant growth and development at UVic's Gordon Head campus, with approximately 800,000 square feet of new construction and the

transformation of former military buildings into campus uses. Ring Road was completed, while new buildings situated around the central quadrangle added definition to the core of campus.

While deviations have been made from the original 1961 campus plan over the past 50 years, to-date four key elements have remained true to the original vision: (1) Ring Road, (2) the concentration of academic buildings within or near Ring Road, (3) the organizing system of the quadrangle, courtyards and pathways, and (4) the low to moderate height of buildings.

As UVic has developed, the most striking divergence from the original land use plan is the retention or addition of large tracts of forested area and open meadow landscapes. There is support for the retention of these naturalized landscapes on campus both at UVic and within the surrounding community. 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.



*“Welcome to the ancestral land of the Lekwungen family group, Checkonien and Sungayka village (‘snow patches’). This area was known for camas harvesting, trading and cultural and spiritual practices. It was home to the Checkonien family group including Chee-al-thuc whose longhouse was in what is now known as Cadboro Bay. The beach at low tide was one place the ancestors played qoqwialls (‘lacrosse’)”*

*—Cheryl Bryce, Songhees Nation*

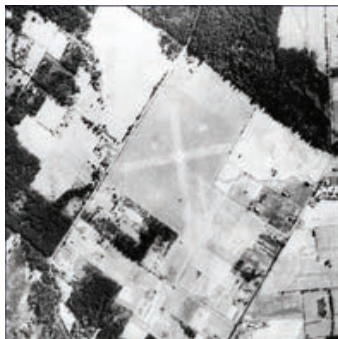
## EARLY HISTORY



The WSÁNEĆ name for Cadboro Bay is “snake”, which is really the same name as Lekwungen (Sungayka). Traditionally there were close ties between the Lekwungen and WSÁNEĆ. The area known as Gordon Head is called Sl, ĆENEN (See, chun-nung), which translates into “becoming Saanich”. It was the southern extent of WSÁNEĆ territory, where First Peoples gathered food and medicine, and harvested seafood.

Pictured above in a painting by Paul Kane in 1847, Chief Chee-al-thuc (later known as King Freeze), was a prominent chief whose people – the Chekonein – resided in a village in what is now called Cadboro Bay.

## 1931



In 1931, Gordon Head Airfield was developed, including two runways situated where UVic’s University Centre and Centennial Stadium now stand.

## 1959



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, approximately 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. The impacts of this partial clearing of the land are still visible to this day, in the locations of the large natural areas on campus.

## 1961



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”.

## 1962



By 1962, construction had begun on the Clearihue Building and the first portion of Ring Road.

**Figure 1.3.1 | Snapshot of the UVic Campus Development Timeline during Periods of Major Change**



UVic students study a model of the campus, 1964

## 1960s



The 1960s saw significant growth and development at UVic's Gordon Head campus, with approximately 800,000 square feet of new construction and the transformation of former military buildings into campus uses. This period also saw the planting of over 10,000 trees, which has contributed to a lush tree canopy.

## 1966



The Cornett Building is built.

## 1967



In conjunction with the Greater Victoria Centennial Society, the university planned and built this stadium to celebrate the hundredth anniversary of Canadian Confederation.

## Mid '60s - Mid '70s



McPherson Library, flanking the east end of the Quadrangle, was established and remains a major focal point on campus today.

## 2000s



The First Peoples House was completed in 2009, which is one of six LEED Gold certified buildings developed on campus in recent years.



As UVic continued to develop, the most striking divergence from the original land use plan is the large tracts of forested area and open meadow landscapes. Meanwhile, the neighbourhoods surrounding the campus have become increasingly urbanized, as has the broader region.





## 1.4 UVIC TODAY: EXISTING CONDITIONS

Before creating a refreshed vision and direction for tomorrow, it is important to understand how the campus functions and performs today. At the project outset, existing conditions on campus were analyzed to provide context and set a benchmark against which implementation can be evaluated over time. This baseline is summarized below; further details can be found in the *Physical Baseline Report* (February 2015), available from UVic's Office of Campus Planning and Sustainability.

### CONTEXT

UVic is located approximately seven kilometers northeast of downtown Victoria. The Gordon Head campus straddles the municipalities of Saanich and Oak Bay, whose zoning bylaws regulate land use and development in their respective areas of campus.

The campus is surrounded by predominantly low-rise residential neighbourhoods, with small commercial centres located at regular intervals along major arterials. To the southeast is Cadboro Bay, a beach, a park, and a protected bay that is part of a federal bird sanctuary, and to the northeast are several other bays and coves.

### OPEN SPACE

UVic's campus is comprised of diverse open spaces, ranging from natural areas to landscaped areas, and including both active and passive spaces and programs.

#### *Natural Areas*

The land on campus 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, and for passive recreation.

As shown in Figure 1.4.1, UVic lands include diverse vegetation typologies, including natural meadow and wooded areas that 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. More detailed information on these areas can be found in UVic's 2007 Natural Features Study, available from UVic's Office of Campus Planning and Sustainability.





Extensive forested and other natural areas on and near campus (photo date: April 2014)



The Petch Fountain in the Quadrangle



Mystic Vale



Figure 1.4.1 | Existing Conditions: Natural Areas and Vegetation Types



### *Landscaped Areas*

Other open areas on campus are comprised of more highly-managed landscapes with transitional areas that merge into the natural and wooded landscapes. The landscape throughout the more developed portions of campus include lawn and small planted areas, which 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. It is a focal point and hub of activity on campus. 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.

Many open spaces are cherished by users on campus – including wooded areas and the Quadrangle – while others such as lawns and other interstitial spaces are underutilized or, in particularly isolated areas, identified as unsafe at night.

## **LAND USE AND BUILDINGS**

### *Buildings*

As of 2015, there are approximately 362,117m<sup>2</sup> of building space on campus. This includes classrooms, laboratories, libraries, athletic facilities, student and faculty services, greenhouses, an Interfaith Chapel, and administrative services. There are 2463 student housing units, of which 2282 are dormitory or cluster-style residences and 181 are family housing units. There are 4313 parking spaces, including a new parkade (opened Spring 2015) at the north end of campus.

The Water Tower on the eastern side of campus is UVic's only designated heritage structure. Huts Y and R, located at the north end of campus, are

noted on the Saanich Heritage Register as having heritage value, but are not formally designated.

Since 2007, all new buildings at UVic have been constructed to the Canada Green Building Council Leadership in Energy and Environmental Design (LEED) Gold green building standard. There are six certified LEED Gold buildings currently on campus: Administrative Services, David Turpin, First Peoples House, Medical Sciences, Engineering/Computer Services, and South Tower. The Centre for Athletics, Recreation and Special Abilities (CARSA) complex is targeted to be the seventh LEED Gold building on campus.

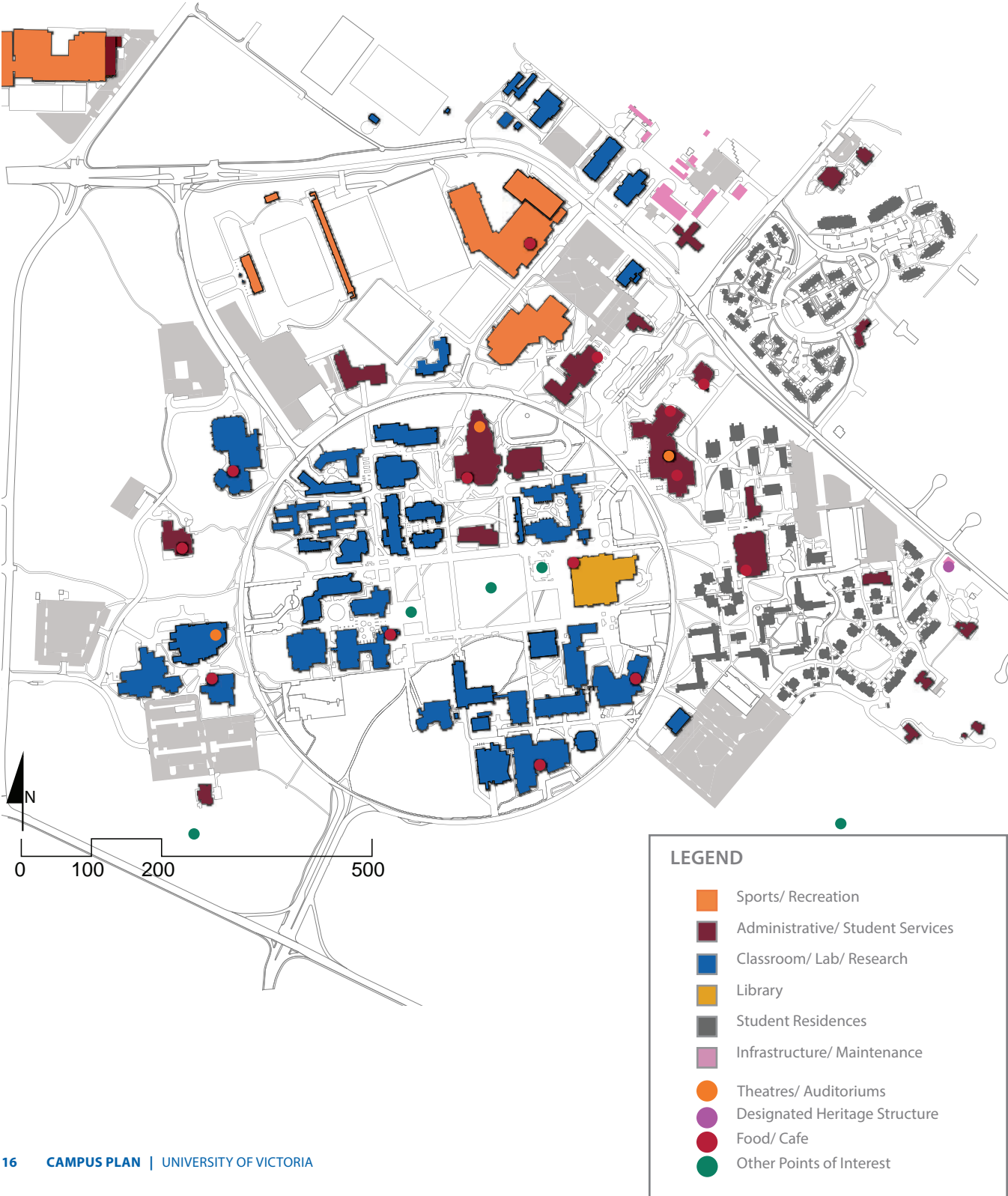
### *Uses and Destinations*

Figure 1.4.2 highlights the clustering of uses on campus. Sports and recreational facilities are in the northwest portion of campus, while administrative and student services are clustered further east near the transit exchange. Most classrooms, laboratories, and research spaces are located inside Ring Road, with a few exceptions, including the Fine Arts and Law buildings (to the west). Student residences are located on the eastern side of campus. The Facilities Management Department's service shops and yard are located in the Saunders complex at the north end of campus.

Several key cultural facilities are important to highlight, not only as a destination for UVic students, faculty and staff but also, depending on the programming, for the broader community. In the Student Union Building (SUB) there is Cineceta, which attracts movie-goers from around Greater Victoria. Across Ring Road in the University Centre is the Farquhar Auditorium, where convocation takes place, as well as concerts and other campus and community events. In the Fine Arts area there is the Phoenix Theatre, and close by, to the south, is UVic's Interfaith Chapel.



Figure 1.4.2 | Existing Conditions: Uses and Destinations



The First Peoples House, on the northern edge of the Quadrangle, is also an important facility. It is a social, cultural and academic centre for Indigenous students at UVic and serves as a safe and welcoming place that encourages the building of community.

In the centre is the William C. Mearns Centre for Learning, which includes the McPherson Library; with the Petch Fountain and Quadrangle out front, this is the heart of campus.

## MOBILITY

In 2003, UVic introduced a Transportation Demand Management (TDM) strategy, which was extensively implemented in the years that followed.

The Sustainability Action Plan for Campus Operations 2014-2019 includes the following goal: "Increase the use of transit, cycling, walking and carpooling to 70% of the transportation modal split by 2019."

Recent transportation studies in 2012 and 2014 indicate that around 60% of campus movements come from these modes, confirming that efforts are moving in the right direction. Vehicle volumes have dropped since 2006, while the number of full-time equivalent students has increased. Transit currently represents over one-quarter of trips, while walking and cycling combined also represent a healthy one-quarter of trips (including internal movements to and from student residences).

## Gateways

Figure 1.4.3 highlights UVic's three primary campus gateways, which are located at:

- The intersection of McGill Road and McKenzie Avenue;
- Finnerty Road where McKenzie Avenue turns into Sinclair Road; and
- The intersection of University Drive and Cedar Hill Cross Road.

High volumes of vehicles, cyclists, and pedestrians enter and exit campus through these gateways, while using numerous other campus access points to a lesser extent. Transit routes access the campus via University Drive and Finnerty Road.

Important secondary campus gateways for cyclists are located at:

- The intersection between Gabriola Road and McKenzie Avenue; and
- The west side of campus where Midgard Avenue intersects with Gordon Head Road and becomes a cycling/pedestrian path leading eastward onto campus.

Figure 1.4.3 also highlights five key on-campus gateways for pedestrians crossing Ring Road to enter the core of campus (inside Ring Road), which is largely inaccessible by vehicles:

- Crossing Ring Road to the core of campus from residences on the east side of campus;
- Crossing Ring Road to the core of campus from the Transit Exchange on Finnerty Road;
- Crossing Ring Road at Gabriola Road;
- Crossing Ring Road at University Drive; and
- Crossing Ring Road at the east-west path from West Campus Way.



Figure 1.4.3 | Existing Conditions: Campus Gateways



### *Walking*

UVic has always been a campus designed for walking, with areas within Ring Road prioritizing pedestrians and limiting vehicular use to building access and some parking. Pedestrian connections include promenades (namely the east-west connection to the north of the Quadrangle), sidewalks, walking and shared paths, and trails through both landscaped and natural areas. Several campus users identified concerns about safety while walking in dark areas of the campus at night. Figure 1.4.4 highlights pedestrian circulation.

### *Cycling*

Cycling facilities are provided throughout campus, including almost 3000 bicycle racks, end-of-trip facilities including 150 locker rentals and showers in nine buildings, a 24/7 self-service bike kiosk, and the Campus Bike Centre with the SPOKES bicycle program. While there are a number of cycling lanes connecting adjacent areas to campus, cycling lanes on campus are relatively limited, with cyclists forced to use traffic lanes on Ring Road. Participants in the planning process identified issues with pedestrian-cyclist or vehicular-cyclist conflicts.

Figure 1.4.5 highlights cycling infrastructure. “Cycling Routes” are streets designated for cycling but with no pavement markings or separated facilities. “Cycling Lanes” are marked lanes on streets in which cyclists have dedicated space.

### *Transit*

Currently 800 buses per day connect with the campus, accommodating 17,000 riders, with the focus of transit presence on campus being at the transit exchange at Finnerty Road. The student U-Pass and subsidized employee bus pass program

have resulted in increased transit use since they were introduced in 1999 and 2005, respectively. BC Transit is looking at future options to expand service. Figure 1.4.6 highlights transit routes.

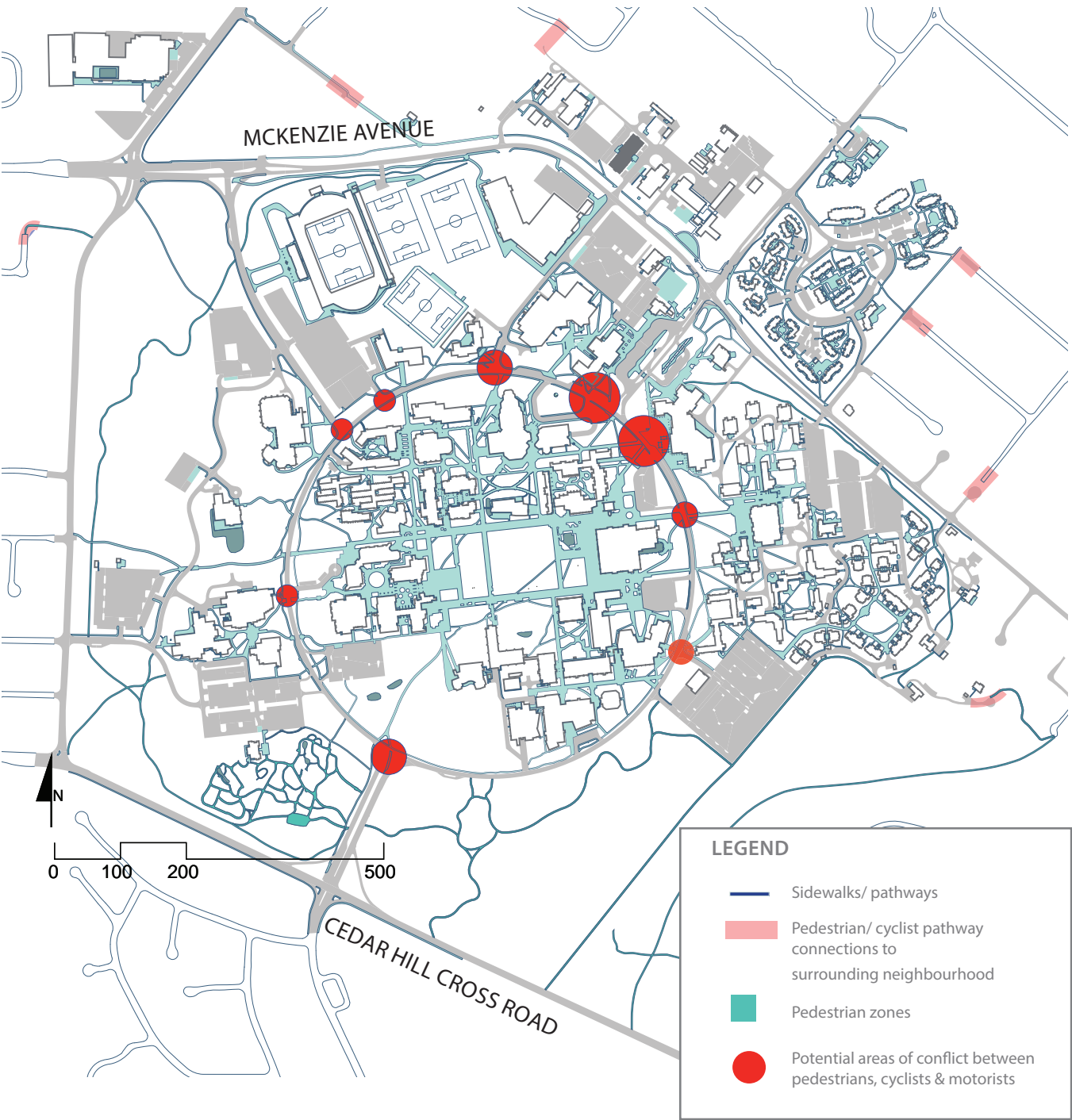
### *Vehicles and Parking*

According to the 2014 Campus Traffic Survey, vehicle peak-hour volumes in the morning and afternoon have gradually fallen over the past 12 years, even though the number of full-time equivalent students has increased. Within the core of campus, vehicles are generally limited to Ring Road. Figure 1.4.7 highlights vehicle flows.

There are 4313 parking spaces, excluding loading zones and motorcycle parking, on campus. The majority of vehicle parking is located in surface lots and spread throughout the periphery of campus. Inside Ring Road there are three parking lots. A 2008 study identified the overall parking demand peaked at 80% during a weekday mid-day period, but was typically around 75% capacity over other periods of the day. At some parking lots, the demand was closer to 90%, while in less convenient lots situated further from main activities the demand was closer to 60%. While conditions may have changed in recent years, this study nonetheless provides a general picture of parking demand on campus.



Figure 1.4.4 | Existing Conditions: Pedestrian Circulation



**Figure 1.4.5 | Existing Conditions: Cycling Routes**

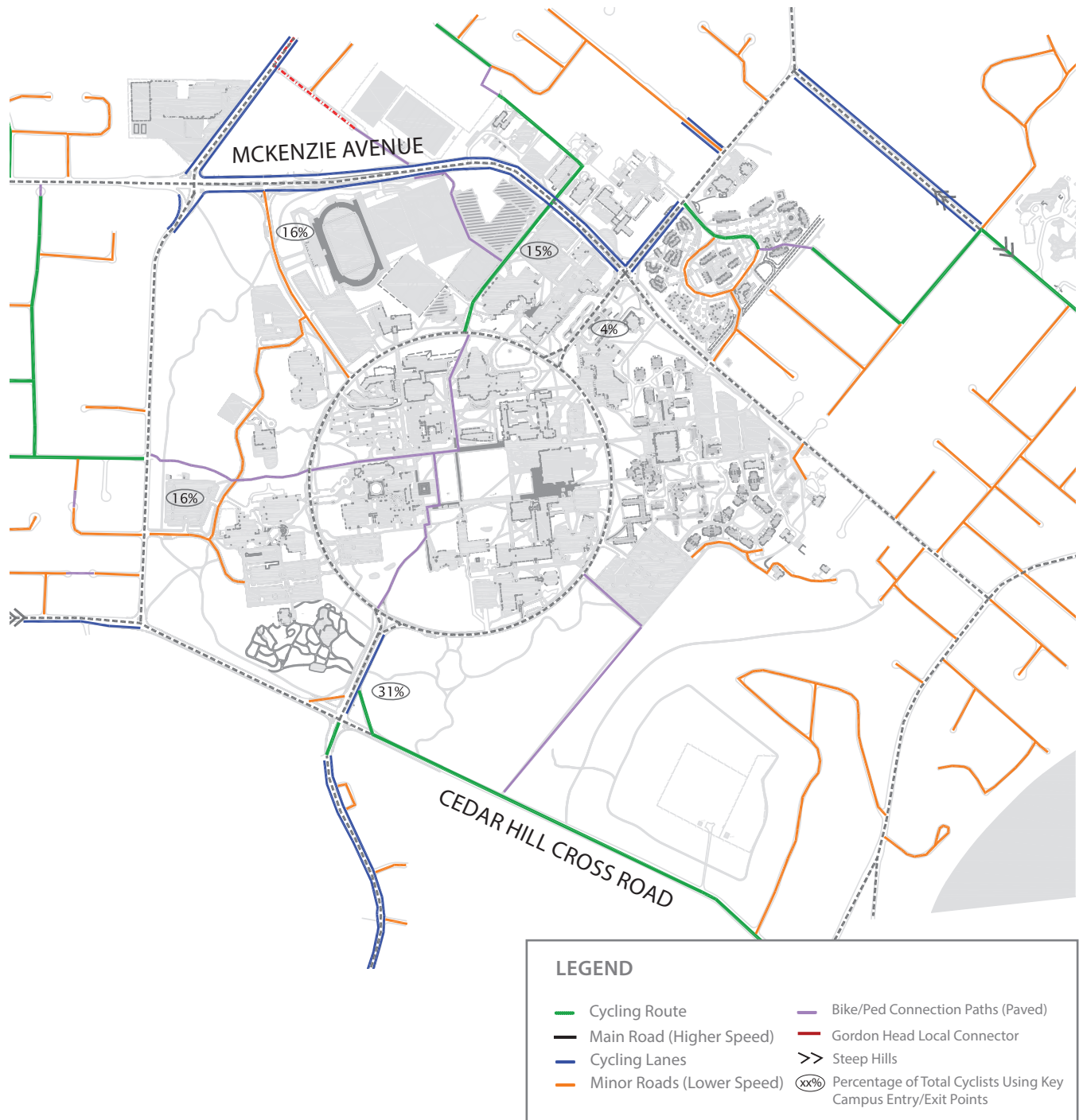




Figure 1.4.6 | Transit Routes

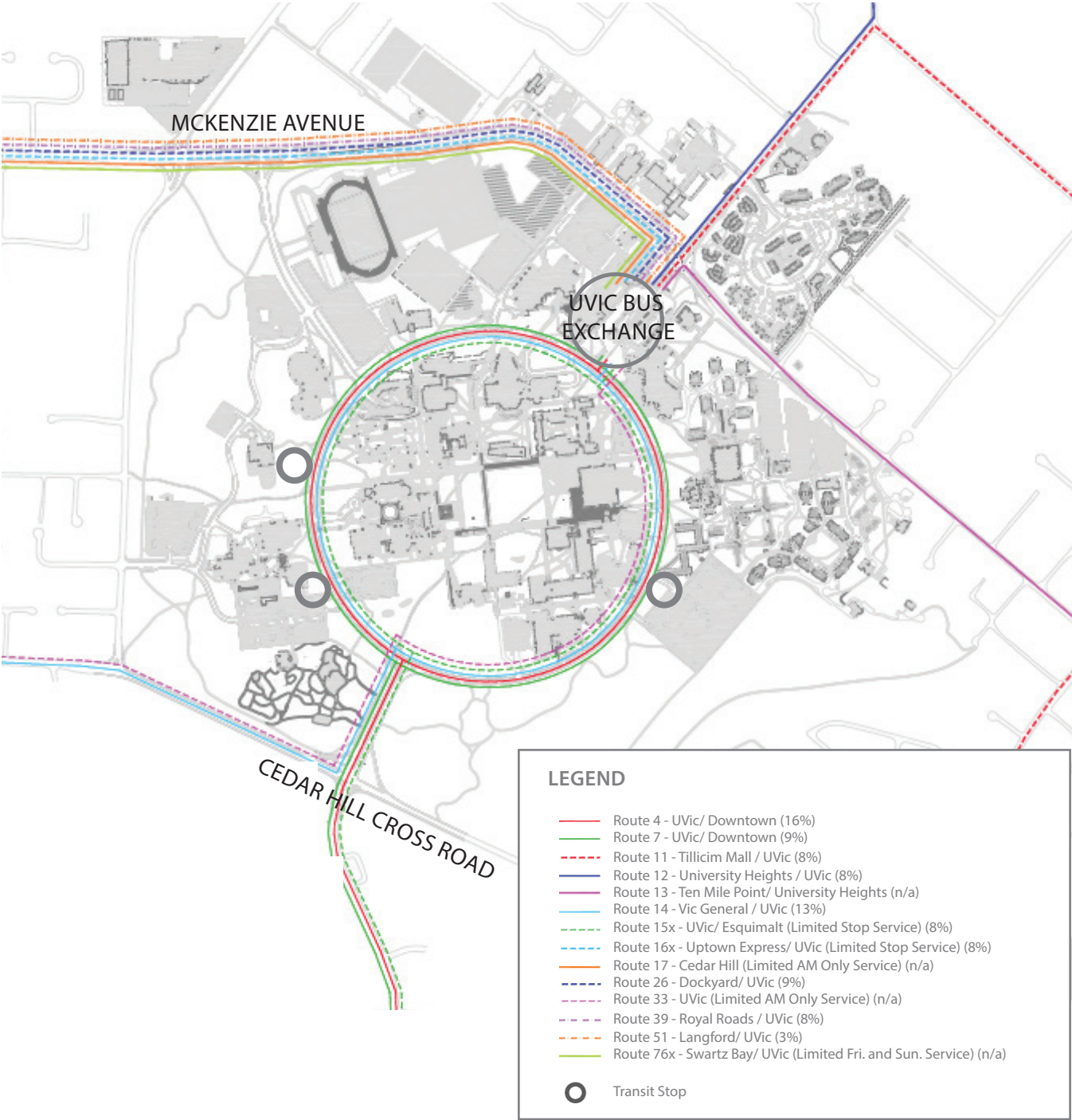
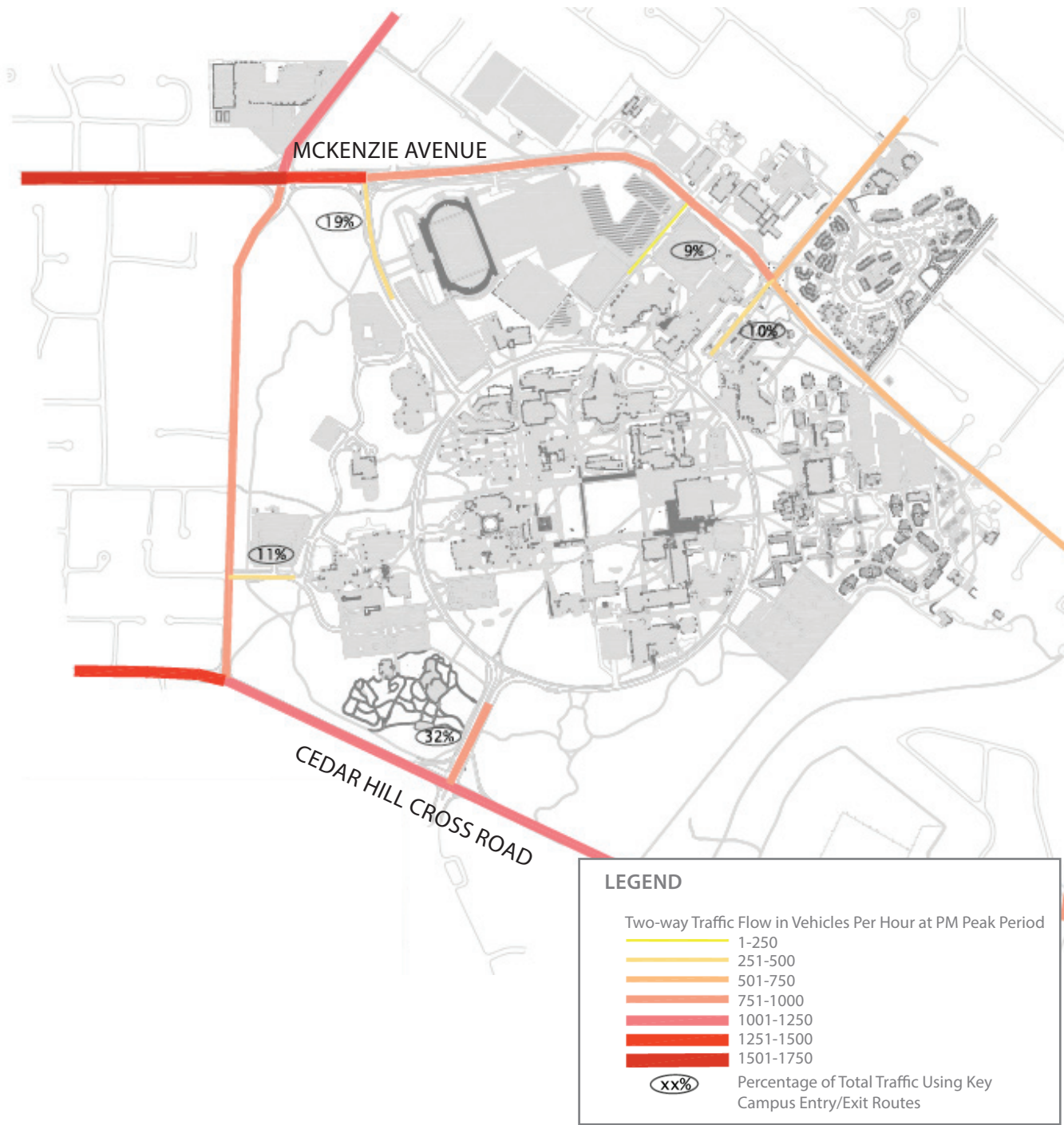


Figure 1.4.7 | Vehicle Flow





## INFRASTRUCTURE

### *Water and Wastewater*

The sanitary sewer system servicing the western half of the campus south of Centennial Stadium and east of Ring Road (“Haro Road system”) appears to have adequate capacity for existing flows and for additional flows. The sanitary sewer system servicing the area north of Ring Road and the eastern half of the buildings within Ring Road (“Finnerty Road system”) is primarily restricted by the capacity of the downstream Saanich system.

The water system for UVic is fed through connections from the Districts of Saanich and Oak Bay.

### *Stormwater*

UVic’s 2004 Integrated Stormwater Management Plan (ISMP) provides guidance on approaches to reduce the quantity and improve the quality of stormwater leaving the Gordon Head campus. As described in the ISMP, UVic’s location at the height of land between Gordon Head and Cadboro Bay means that it is the headwaters stream source for four drainage systems: Bowker Creek to the west, Finnerty Creek to the north, Sinclair drainage system to the north-east and Hobbs Creek to the east. Stormwater management on campus is of critical importance to UVic’s municipal neighbours, which receive campus stormwater run-off.

The stormwater system does not have known significant capacity deficiencies. As Best Management Practices (BMPs) are incorporated into future buildings and impervious surfaces (roads, parking areas, and pathways), it is not expected that stormwater runoff will increase, therefore upgrades as a result of development will likely not be required. A Plan update would assist in addressing municipal stormwater bylaw requirements and new opportunities and practices.

### *Energy*

UVic’s District Energy System (DES) serves almost all buildings inside Ring Road and several buildings outside of Ring Road; however, a number of buildings on the UVic campus, including residences, are not connected to the DES. These buildings have their own space heating and domestic hot water heating equipment, served by either natural gas or electricity.

The 2011 *Integrated Energy Master Plan* serves as a road map to support UVic in meeting its targets for energy, carbon and costs. It identifies how to incorporate new energy sources, capture waste heat and achieve energy use reductions, evaluate the potential for peak energy demand reductions and the feasibility of energy supply options. Further, a 2015 *Sustainable Energy Sites Study* identified areas for renewable energy centres on campus.

An aerial photograph of the University of Victoria campus, showing various buildings, a large sports field with a red track, and surrounding greenery. The entire image is overlaid with a semi-transparent blue filter.

# 2

## VISION FOR THE UNIVERSITY OF VICTORIA'S CAMPUS



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*The University campus is a place for dynamic learning and research devoted to nourishing and enriching the quality of people, community, and resources.*


//

-2015 Campus Plan Vision





## 2.1 VISION



What follows is a vision to inspire and guide decision-making as UVic looks to the future of its Gordon Head campus. It embraces the broader strategic goals for the university, and reflects the rich input received from students, faculty, staff, and neighbours during the campus planning process:

*The University campus is a place for dynamic learning and research devoted to nourishing and enriching the quality of people, community, and resources. Our extraordinary academic environment inspires and nurtures discovery, creativity, and innovation, and fuels our commitment to sustainability, health, and well-being. The campus supports UVic in making a vital impact on people, places, and the planet.*

*The campus of the future will experience new development while preserving the spirit of place inherited from the past, and respecting First Nations history and continued presence, and the*

*commitments to environmental stewardship and sustainability that are so widely shared in our community and our culture.*

*Our Gordon Head home will be a compact campus within a verdant setting. Natural areas will be maintained and restored, respecting the widely-shared desire for a campus that creatively blends nature with built environments.*

*Ours is a campus to be walked, and it should become increasingly so. Open spaces, physical connections, and new buildings and facilities will be designed at a pedestrian-friendly scale, with safe and open access to all, in the spirit of an intimate and welcoming landscape.*

*With ongoing engagement with the University community and neighbours, this renewed and refined vision will guide us.*



## 2.2 GOALS

Flowing from the Vision, the four main Goals of the campus plan describe desired end-states for open space, land use and buildings, mobility, and engagement:

### **NATURAL AND LANDSCAPED OPEN SPACE GOAL**

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



Photo credit: Jes Scott

### **LAND AND BUILDINGS GOAL**

To evolve a land use and building pattern that supports the University's academic mission, respects the unique physical environment, creates a welcoming campus, encourages social interaction and activity into the evenings and all week long, and promotes compact, pedestrian-friendly and sustainable development.





## **MOVEMENT AND ACCESSIBILITY GOAL**

To encourage increased walking and wheelchair use, cycling, and use of public transit, making these priority modes convenient, safe, and enjoyable for all users. To provide safe access yet reduced demand for personal vehicles, to help manage pressures on surrounding neighbourhoods.

## **ENGAGEMENT GOAL**

To provide for meaningful engagement of both the campus and broader communities during ongoing implementation of the campus plan, supporting mutual learning and inclusiveness in the campus planning process.







## 2.3 PRINCIPLES

Nine foundation Principles provide guidance for policy directions and implementation of this Plan.

### PRINCIPLE 1: ACADEMIC PRIORITIES

The University is dedicated to teaching, learning, research, artistic creativity, professional practice and service to the community. Its mission and principles are stated in the University's strategic plan. The campus is an extraordinary learning environment that supports the University's mission and academic priorities.

*Development decisions will give priority to the academic, teaching and research needs of the University, including opportunities to strengthen the presence of spaces for the sharing of ideas and collaborative learning, and the use of campus as a living laboratory.*

### PRINCIPLE 2: VIBRANT CAMPUS

The University has many destinations and amenities that service the campus community, however there is a need to make a more vibrant learning community, and is more accessible and dynamic in the evenings, on the weekends, and during holidays.

*The University will encourage the establishment of destinations, uses, and services that will enhance our*

*extraordinary learning environment and help create an active, healthy campus with 24/7 people activity, including into the evenings and over the weekends.*

### PRINCIPLE 3: CAMPUS AND BROADER COMMUNITY ENGAGEMENT

As the University grows and develops, it affects all stakeholders on campus, and it can also have effects on nearby neighbours and the community as a whole. In turn, the policies of local governments and the regional district can have an impact on the University.

*The University is committed to using its Campus Planning Consultation Process Report and Community Engagement Framework in maintaining active collaboration with those touched by its physical changes. Likewise, to make campus feel like a more inclusive place to be, efforts will be made to make campus more readily navigable and broadly welcoming.*

#### PRINCIPLE 4: NATURAL AREAS

The natural ecosystems of the campus are unique among Canadian university campuses and define the University as a place of learning within a natural setting. They buffer and link the University and its growth from nearby neighbourhoods. They are a place of study for students and of leisure for members of the University and the surrounding communities. The natural areas of the campus are a source of inspiration and encourage generosity among benefactors and friends of the University. They are also a magnet and perceived asset for prospective and new students.

*The University is committed to protecting and restoring designated natural areas on campus.*

#### PRINCIPLE 5: OPEN SPACE SYSTEM

Both natural and built spaces, and the links between them, make up the University's "open space system". These are outdoor places and pathways in which to play, relax, socialize, and study, or to move around campus. They also contribute significantly to the "spirit of place".

*The University will develop and maintain a system of natural and planned open spaces throughout the campus that prioritize pedestrians and cyclists, incorporate creative expression, and encourage social interaction.*

#### PRINCIPLE 6: COMPACT GROWTH

The campus was originally developed in an era of suburban growth, a time when land and energy costs were lower and environmental concerns were less valued. During the past 40 years, patterns and priorities have changed. There is widespread acceptance that the University should move away from a suburban development pattern into a more sustainable, cost-effective and compact development pattern that accommodates growth while preserving valued natural areas, energy, plant and animal habitats, community values, and a strong sense of place.

*The University will manage development carefully, seeking to develop a compact campus that encourages synergies and is an efficient use of land.*

#### PRINCIPLE 7: SUSTAINABLE BUILDINGS AND FACILITIES

The University recognizes that its buildings and facilities have an impact on the health and wellbeing of both the environment and the people who use them. Additionally, it is recognized that water usage, site drainage, energy use, building materials, and construction practices have long-term environmental impacts beyond the borders of the campus.

*The University commits to incorporate sustainable practices in the planning, construction and operation of buildings and facilities, creating positive relationships to the open spaces surrounding them.*



## PRINCIPLE 8: SPIRIT OF PLACE

The campus has an aesthetic richness and pedestrian-friendly scale; these qualities earn the affection of students, faculty, staff, alumni, visitors, and the surrounding community. A respectful relationship among buildings, landscaped settings and natural areas has been emphasized and there are ample opportunities to meet and interact among on-campus residents, commuting students, faculty, and interested residents of Greater Victoria. The physical campus also increasingly recognizes and enhances First Nations history and presence.

*The University will continue to plan and design in a way that enhances social interaction on a scale that is friendly to people on foot, further recognizes First Nation history and presence, and preserves the unique Pacific Rim island character of the campus.*

## PRINCIPLE 9: MOVEMENT AND ACCESSIBILITY

With each year, the University accommodates more students, faculty, staff and adult learners. It also provides venues for exhibits, community concerts and performances, public lectures and athletic events. People arrive by all modes of transportation – and a growing percentage of trips are taken on foot, by bike, and on transit – but the most common mode remains driving or being driven in a personal vehicle. The University recognizes that this practice is not sustainable, healthy, or conducive to vitality, and that a shift to less energy-consuming modes of transportation is essential. Likewise, surface parking is highly land-consumptive, occupying land that might otherwise be used as open space, active recreation, or building development.

*The University is committed to prioritizing pedestrian movement, making walking or wheelchair use convenient, safe, accessible, and enjoyable. The University will also continue to increase support for cycling and transit use, while minimizing surface parking and reducing dependence on single-occupant vehicles.*

## 2.4 BIG MOVES

Bringing the Vision, Goals, and Principles to life are a number of design strategies or “Big Moves” that comprise the key physical elements of the refreshed campus concept plan. They are:

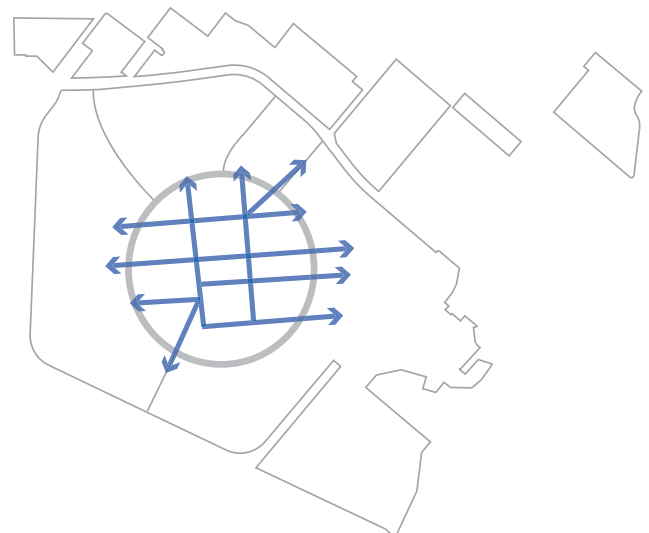
### CONNECTING NATURE

**Strengthen UVic’s unique natural assets by creating a “green ring” of ecological corridors around the perimeter of campus.** Conserve and enhance existing natural areas, especially outside of Ring Road, and minimize impacts from building development in natural areas within Ring Road. Create stronger connections through natural areas, linking the campus perimeter to Ring Road, and preserving ecological integrity and functioning ecosystems.



### A RENEWED COMMITMENT TO WALKABILITY

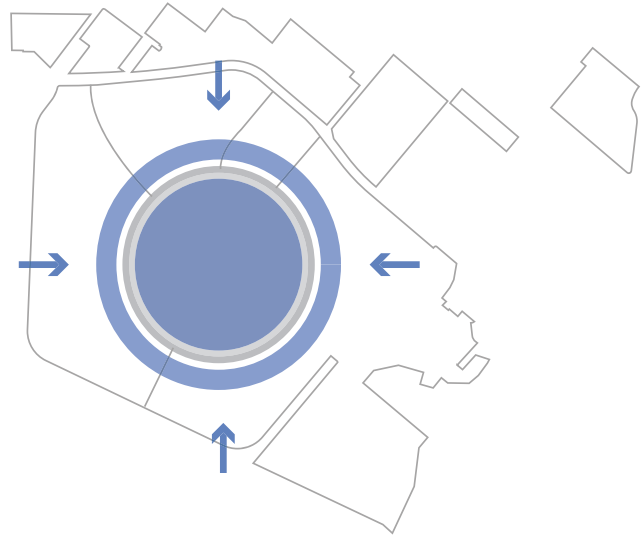
**Make UVic an even better campus for walking.** Expand the pedestrian network, reinforcing connections across campus and focusing infrastructural improvements on the following priority areas: along Ring Road; along the east-west connection north of the Quadrangle, creating a key cross-campus promenade; and in connections that link Ring Road with the centre of campus and activity hubs.





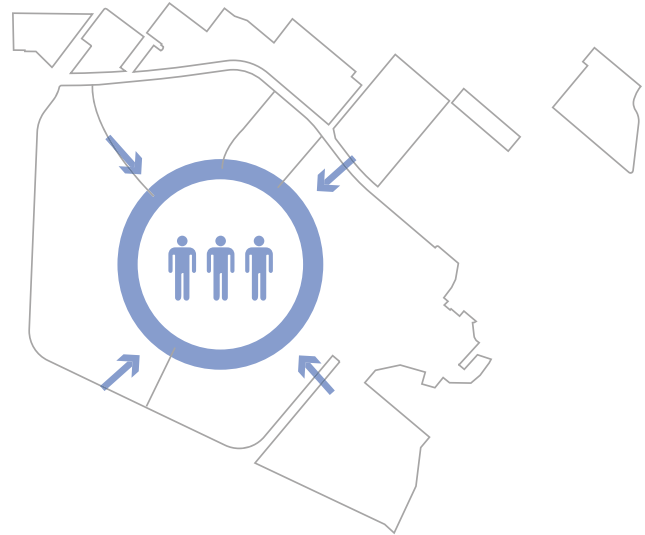
## A COMPACT CAMPUS

**Focus new development within and near Ring Road, growing upward rather than outward,** and maximizing the efficient use of land. Create synergies between new buildings and existing buildings, while protecting existing natural and special landscaped areas. Prioritize development sites that are on parking lots adjacent to Ring Road and flanking Ring Road generally, at existing and new activity hubs, and in locations that frame important open spaces and connections.



## RING ROAD AS A PEOPLE PLACE

**Re-imagine Ring Road as a place for people:** a place for walking, cycling, lingering, socializing, and more. Create a two-way, pedestrian and cycling multi-modal pathway along the entirety of Ring Road, with consideration given to both short and long-term phasing. Animate the street with new mixed-use development, orienting buildings' active spaces and entrances to Ring Road. Provide opportunities for diverse experiences along Ring Road, ranging from active uses such as sidewalk cafés to natural landscapes and wooded areas.



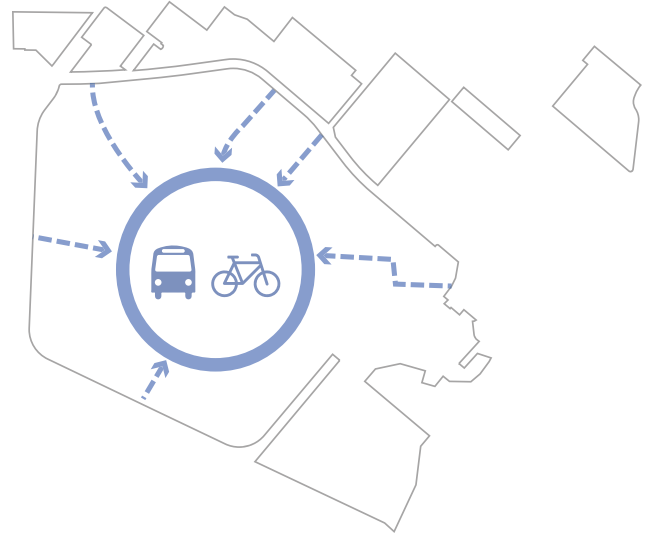
## NEW AND INVIGORATED CENTRES OF ANIMATION

**Reinforce existing activity hubs and create new ones in underutilized areas of the campus.** Strengthen existing centres at the Student Union Building, McPherson Library, Mearns Centre for Learning, University Centre, the Quadrangle more generally, and at the cross-roads of other important pedestrian connections. Create new activity hubs on the eastern (student residences) and western (Fine Arts facilities) sides of campus. For these hubs, create open spaces that support diverse activities and, wherever possible, locate a mix of uses. Integrate new buildings that define open spaces, with animated frontages that create a more urban public realm.



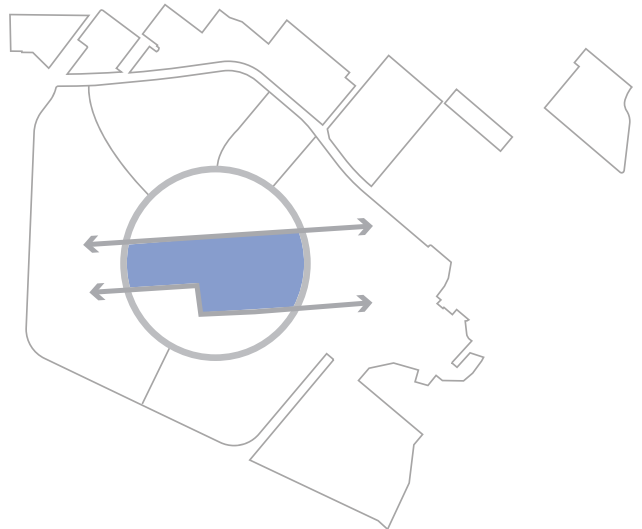
## ENHANCING CYCLING AND TRANSIT

Make cycling and transit use enjoyable by enhancing sense of safety and convenience. Add a shared cycling-pedestrian pathway along the interior of Ring Road. Create separated cycling lanes where feasible on streets connecting the perimeter of campus to Ring Road, and prioritize active modes at key gateways. Reinforce relationships between walking areas that link the transit exchange with adjacent buildings and other campus connections.



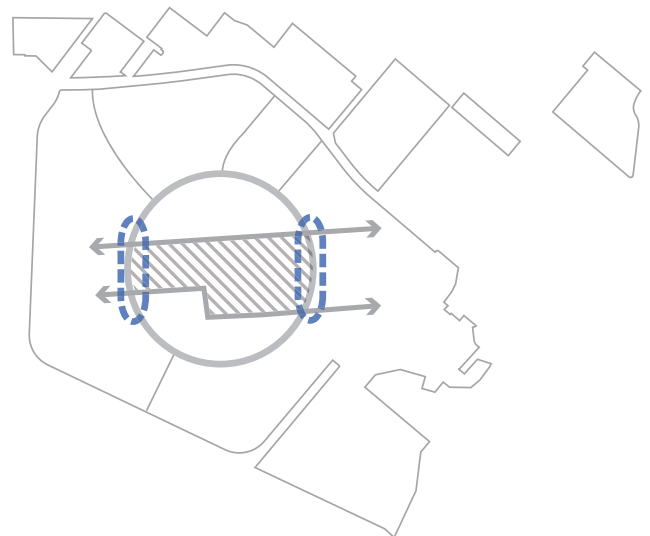
## GRAND PROMENADE

Strengthen the primary east-west promenade across campus as both a connection and a destination unto itself. Clarify preferred travel routes and other connections that: reinforce the Quadrangle; strengthen links to either sides of Ring Road; and provide safe, direct access to both activity hubs and more isolated areas.



## A FOCUSED FIRST PHASE

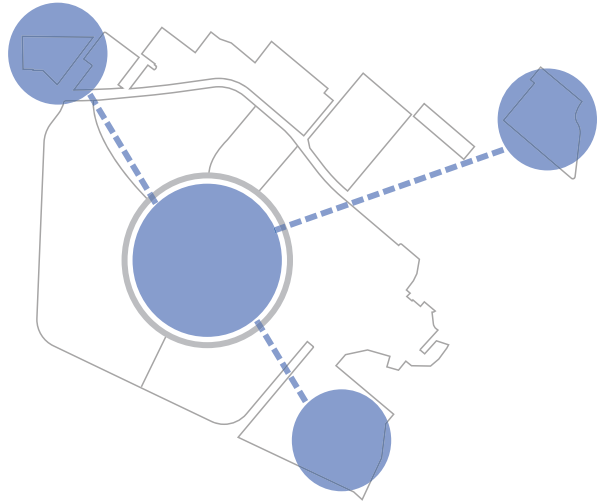
Focus the first phase of public realm improvements in the centre of campus, along the primary grand promenade, at key anchors on Ring Road where new development and activity hubs are envisioned, and in areas that would benefit from more natural surveillance.





## LONG-TERM FLEXIBILITY FOR OUTLYING LANDS

**Retain flexibility in use for outlying lands** – including the Queenswood and Cedar Hill Corner properties, and the Ian Stewart Complex – so that they can be utilized to serve UVic’s academic mission when needed. In the short term, consider temporary uses, programs, and tenants, as well as incorporating outdoor research and recreation.





## 2.5 CONCEPT PLAN

Taken together with the Vision, Goals, and Principles, the Big Moves comprise the building blocks of UVic's Concept Plan, which integrates frameworks for future open space, built form, and mobility. Each framework is comprised of more detailed

policy directions that are outlined in Sections 3-5 of this Plan. The Concept Plan is presented on the following page in Figure 2.5.1, with the Big Moves highlighted throughout.



**Figure 2.5.1 |**  
**Concept Plan with Big Moves**

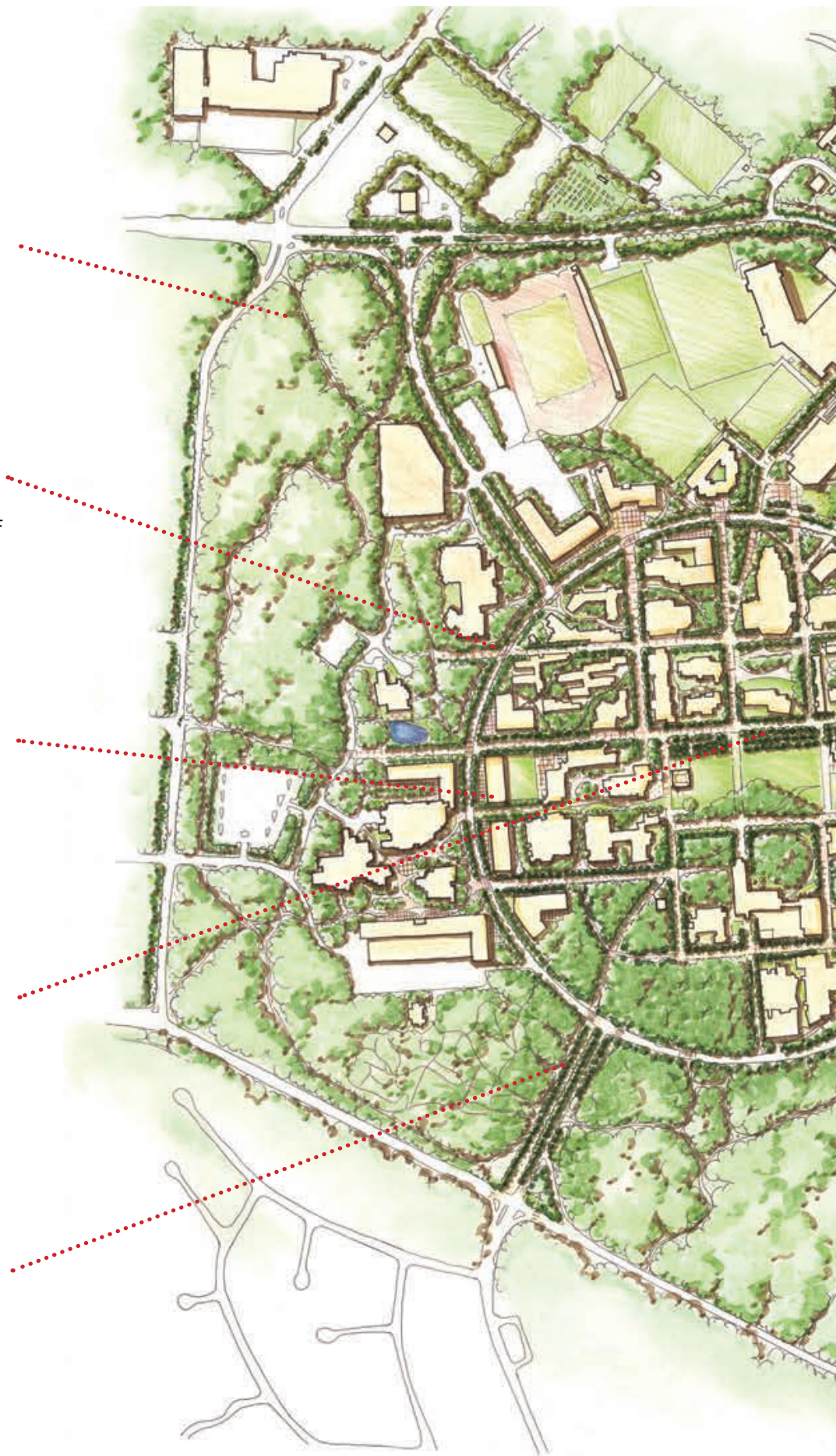
**Connecting Nature** – Strengthen UVic’s natural assets by creating a “green ring” of ecological corridors around the perimeter of campus.

**Ring Road as a People Place** – Re-imagine Ring Road for people: a place for walking, cycling, lingering, socializing, and more, with a two-way pedestrian and cycling multi-modal pathway along the entirety of Ring Road.

**A Compact Campus** – Focus new development within and near Ring Road, growing upward rather than outward.

**Grand Promenade** – Strengthen the primary east-west promenade across campus as both a connection and a destination unto itself.

**A Renewed Commitment to Walkability** – Make UVic an even stronger campus for walking, with an expanded pedestrian network that reinforces connections across campus.







### **Enhancing Cycling and Transit**

– Make cycling and transit use enjoyable by enhancing sense of safety and convenience, in part by creating new cycling connections and strengthening the walking environment between the transit exchange and surrounding destinations.

**New and Invigorated Centres of Animation** – Reinforce existing activity hubs and create new ones in underutilized areas of the campus.

**A Focused First Phase** – Focus the first phase of public realm improvements in the centre of campus, including along the grand promenade and at key anchors on Ring Road.

**Long-Term Flexibility for Outlying Lands** – Retain flexibility in use for outlying lands, including the Queenswood and Cedar Hill Corner properties, and the Ian Stewart Complex.





Photo credit: Hannah Hoefer



An aerial photograph of a city, likely a university campus, with a blue overlay. The image shows various buildings, roads, and green spaces. A large white number '3' is positioned on the right side of the image.

# 3

## OPEN SPACE FRAMEWORK










## 3.1 OPEN SPACE GOAL



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



## 3.2 OPEN SPACE POLICY DIRECTIONS

### 3.2.1 NATURAL AREAS

This Plan envisions a renewed commitment to the overall preservation and enhancement of existing natural areas on campus, along with a further commitment to increasing the overall area of natural landscape, canopy coverage, and ecological connectivity. Policies are as follows:

- i. **Protected Areas:** Protect the ecological integrity and character of the following areas, including their habitat for local flora and fauna: Harro Woods, Mystic Vale and Hobbs Creek (which includes areas protected through environmental covenants) and other natural areas identified in Figure 3.2.1, and Finnerty Gardens. In natural areas, development will not be considered except for pathways, service lines, and underground services, and must be informed by special studies on ecological impacts, remediation plans, and stakeholder input. Other policies for specific protected areas are as follows:
  - **Bowker Creek Headwaters:** Implement wherever possible the recommendations in the Bowker Creek Initiative's 2003 *Watershed Management Plan* and 2011 *Blueprint* plan.
  - **Special Study Area:** At such a time that there is an institutional need to consider a potential building at this location, a study will be undertaken that includes: an evaluation of

building uses, needs, and design as required to meet academic needs; ecological impacts; and a comprehensive engagement process for students, faculty, staff, and broader community stakeholders.

- ii. **Potential Future Protected Areas:** As new buildings and facilities are being planned, identify new pockets or areas with the potential to be designated as protected natural areas, as informed by the ecological inventory identified in Section 6 of this Plan.
- iii. **Expanded Natural Areas and Green Ring:** Create an outer "green ring" of naturalized landscaped areas and gardens that wraps the campus by expanding natural areas to the edge of Mackenzie Avenue and areas within the Athletics Precinct, to the edges of Finnerty Road and within student residential areas including: Craigdarroch, Gordon Head, McGill, Cluster Housing, Lam Family Student Housing, University Houses, and along Sinclair Road. The green ring is intended to heighten the experience of entering a campus set in nature, enhance the University's visual appearance to surrounding communities, provide a natural habitat network in support of wildlife and native flora, and connect with natural areas beyond the campus boundary, strengthening existing ecological systems.
- iv. **Restoration:** Engage in plans, implementation activities, and monitoring programs to steward

Figure 3.2.1 | Natural Areas





appropriate natural areas back to better health. Native plants will be given priority except in Finnerty Gardens, though non-native species may be suitable for ornamental or other landscaping purposes across campus.

- v. **Land-Based Learning and Traditional Uses:** Explore opportunities for land-based learning related to indigenous cultural history and interests. Explore partnerships with local indigenous communities to integrate habitat restoration projects with opportunities for cultivation of native plants and programming related to traditional uses by local First Nations.
- vi. **Access and Safety:** Sensitively expand the pathway system to and through natural areas, to increase access and enjoyment of natural areas. In the enhancement of existing paths and in the design of new paths, minimizing impact while maximizing personal safety will be considered.
- vii. **Tree Canopy:** Increase the overall tree canopy on campus, particularly in treed natural areas outlined in Figure 3.2.1. Trees in other areas, such as those adjacent to the Mearns Centre for Learning, may require replacement as they are near the end of their life cycle.
- viii. **Drought-Tolerant and Native Species:** Wherever possible, continue to naturalize existing landscaped areas with drought-tolerant and native species.

## 3.2.2 LANDSCAPED + PROGRAMMED AREAS

This Plan identifies an open space framework comprised of diverse open spaces for a range of programs, uses, and experiences.

The open space framework should reinforce a clear structure of open space types that: are sized in response to their role on campus; create a relationship to surrounding buildings and landscapes; and facilitate a range of programming. These spaces are shown in Figure 3.2.2, and applicable policies are as follows:

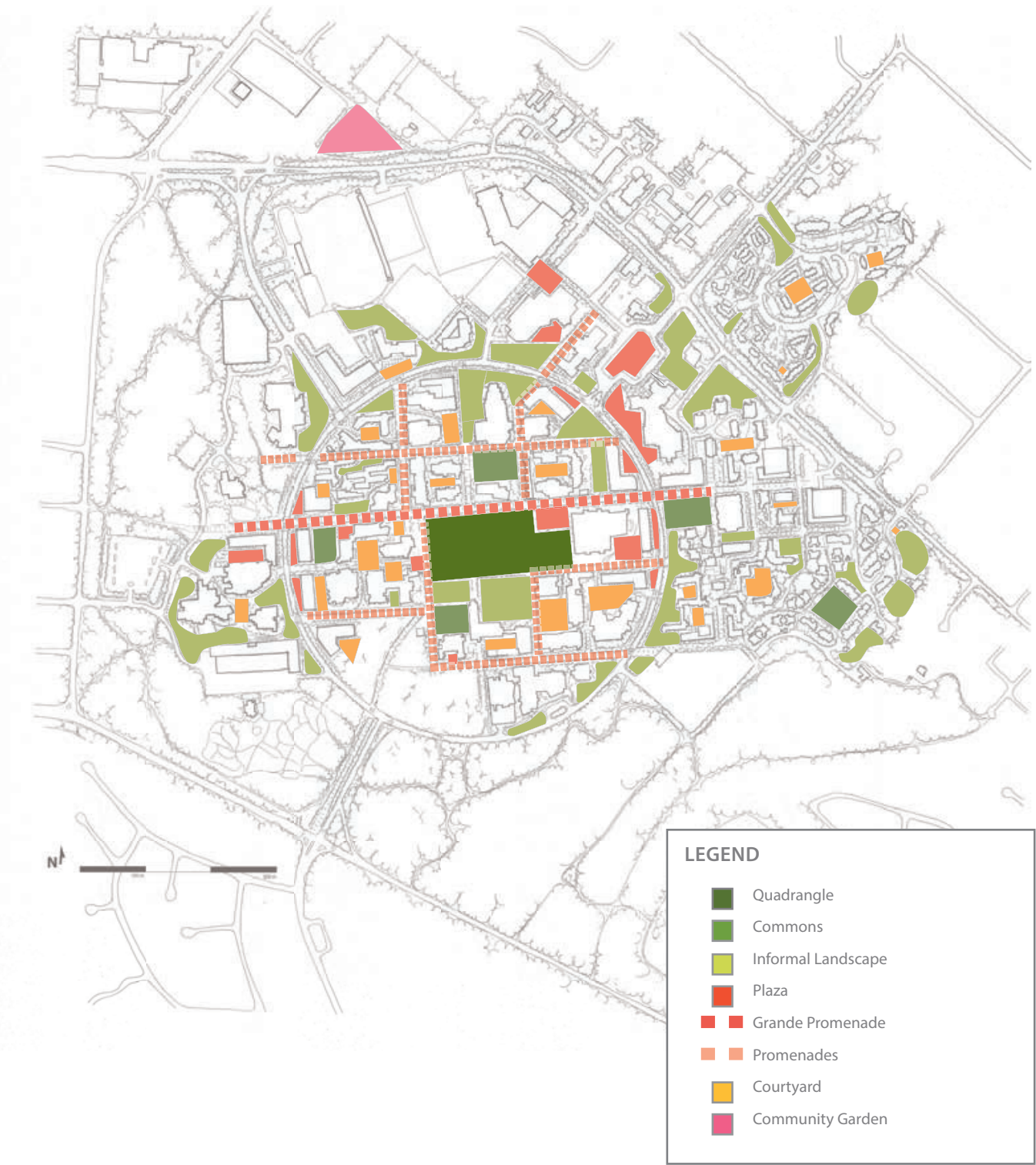
### 3.2.2.1 OPEN SPACES

- i. **The Quadrangle:** The Quadrangle is a large central open space used for campus-wide events and both formal and informal activities. It is the defining 'destination' open space on campus. Maintain and reinforce the Quadrangle as the visual and organizing focus inside Ring Road, and as a central "heart" that welcomes people and creates opportunities for diverse programs and experiences, by:
  - Preserving significant vegetation, including both the mature trees planted along the linear northern edge, and the more organic clustering of trees along the southern edge;
  - Strengthening the promenade along the northern and southern edges, treating it as a destination in and of itself (refer to Section 3.2.2.3);
  - Maintaining the general size of the Quadrangle;
  - Designing any changes to buildings and landscaping adjacent to the Quadrangle to a scale and quality that define its edges, and that have a higher degree of transparency that encourage strong indoor-outdoor relationships; and

- Establishing more programming (refer to Section 3.2.2.7).
- ii. **Commons:** Commons are medium-sized common areas associated with significant buildings and facilities – often in the form of lawns – that are fully public and used by the larger campus community. Enhance the quality and make better use of underutilized commons by:
- Designing new adjacent buildings and any changes to current adjacent buildings to help activate spaces through a scale and quality that define edges, and that have a high degree of transparency that encourage strong indoor-outdoor relationships;
  - Providing seating and direct, well-lit pedestrian connections through commons;
  - Situating new buildings to replace expansive, underutilized lawns where appropriate (refer to Section 4.2 - Built Form Guidelines); and
  - Establishing more programming (refer to Section 3.2.2.7).
- iii. **Plazas:** Plazas are medium to small hard surfaced areas able to accommodate a higher degree of foot traffic, associated with buildings and generally their main entrances, and often activated by lobbies or services such as a cafe at the ground floor. Strengthen the quality of these spaces by:
- Maintaining current active uses or focusing new uses and destinations on the ground floor of buildings adjacent to these plazas, where terraces or cafes open onto the space;
  - Establishing weather-protected seating and, where appropriate, programming (refer to Section 3.2.2.7); and
  - Designing new adjacent buildings and any changes to adjacent current buildings that help activate spaces through a scale and quality that define at least one edge, and that have a high degree of transparency that encourage strong indoor-outdoor relationships.
- iv. **Courtyards:** Courtyards are small-sized open spaces often central to larger buildings, enclosed or surrounded by building edges and that have a semi-private character. Some courtyards act also as a connection for pedestrian movement. Enhance the safety and quality of these spaces by:
- Establishing sufficient lighting and weather-protected seating;
  - Providing clear way-finding, such as signage and view corridors, to and through courtyard;
  - Linking externally-accessible courtyards to the broader campus pedestrian network; and
  - Providing a high degree of transparency between buildings and courtyards.
- v. **Pocket Gardens:** These include small courtyards, plazas, roof decks and gardens that are intimate in scale, strongly related to interior building spaces, and are typically used by a local group of users in a building. Maintain and continue establishing pocket gardens as new buildings are developed.
- vi. **Promenades:** These are the primary pedestrian corridors and places of informal social gathering with primary frontage to buildings and open spaces. Treat these places as destinations unto themselves by:
- Maintaining clear and direct views;
  - Providing weather protected seating and other spaces for lingering;
  - Providing consistent pedestrian-scaled lighting;



Figure 3.2.2 | Landscaped, Programmed Areas, and Activity Hubs



- Activating and reinforcing spaces through active uses and well-designed building frontages (refer to Section 4.2); and
- Accommodating service and emergency vehicles; and incorporating seating and amenities.

**vii. Streets and Other Connections:** These include the Ring Road and other significant outdoor pedestrian connections. Treat these areas as destinations unto themselves, by: providing weather protected seating and other spaces for lingering; providing consistent pedestrian-scaled lighting; and activating and reinforcing spaces through active uses and well-designed building frontages (refer to Section 4.2).

**viii. Community Garden:** Allow for the continued use of the land shown on Figure 3.2.2 for community gardening. The intent is to provide space for the Community Garden's ongoing use into the foreseeable future. Should the land be needed to serve academic priorities in the future, an alternate location would be determined in consultation with the Community Garden, and arrangements made in advance to transition between one growing season and the next.

### 3.2.2.3 GRAND PROMENADE

**ix. The East-West Promenade As Both an Open Space and a Connection:** The grand promenade is an existing linear east-west connection, lined with three rows of mature trees adjacent to the Quadrangle. Preserve and enhance the promenade in order to: reinforce the Quadrangle as the heart of campus; link the east and west ends of campus physically and visually, through a long-view corridor; and strengthen this connection as an open space and destination unto itself, as per Figure 3.2.3. Preserve and enhance this special promenade by:

- Applying the same treatments as identified in Policy vi ("Promenades") in this section;
- Protecting mature trees and enhancing the formal landscaping structure;
- Maintaining and possibly widening the paved surface;
- Orienting building entrances and transparent facades to reinforce the linear promenade; and
- Consider whether Ring Road transit stops should be aligned with potential future Grand Promenade improvements.

### 3.2.2.4 ACTIVITY HUBS

**x. Prioritization:** Prioritize public realm improvements that leverage the success of existing well-used open spaces, and that create successful new open spaces in tandem with future building development. Current activity hubs include the Quadrangle – particularly the public space around Petch Fountain, and the outdoor terraces by the Mearns Centre for Learning, Student Union Building, and the University Centre. Future activity hubs are planned for areas of campus that are currently lacking animation and vibrancy, including: the eastern side of campus, in order to activate and link residential areas to the Ring Road and the centre of campus; and the western side of campus, in order to bring activity and natural surveillance to this quiet, underutilized area. The new activity hubs will also serve as anchors on Ring Road to the grand promenade.

### 3.2.2.5 PUBLIC ART + CULTURAL EXPRESSION

**xi. Public Art and Cultural Character:** Provide students, faculty, staff, and visitors access to visual art as part of the open space framework.



**Figure 3.2.3 | Grand Promenade – Illustrative Rendering**



Illustrative examples of pedestrian promenades – lined with significant vegetation, seating, lighting, and building edges

Maintenance and programming of public art will focus on strengthening campus identity, increasing awareness and engagement, and celebrating First Nations' and other, diverse cultural character.

- xii. **Public Art Locations:** Identify locations for public art in open spaces, considering way-finding, views, gateways and other landmarks, commemoration and interpretation opportunities, visual interest, and accessibility.

### 3.2.2.6 ALL SEASONS CAMPUS

- xiii. **Weather Protection:** Support the comfortable use of open spaces in all seasons through weather-protected seating, short walking distances between buildings, well-drained landscaped areas and paths, and building features outlined in Section 4.2.

### 3.2.2.7 PROGRAMMING OPPORTUNITIES

- xiii. **Integration of Programming:** Support integration of programming into open spaces – both well-used and underutilized spaces – that take advantage of existing uses, building adjacencies, environmental conditions, unique site characteristics, and specific needs identified by local users. Program types include but are not limited to:

- **Events:** Accommodate special and infrequent events of a variety of scales

and types, including: staged performances like plays, concerts and presentations; moving events like parades; night events like outdoor movies and performances; and events relating to holidays and seasonal changes such as New Year's, National Aboriginal day, equinox/solstice, and others.

- **Everyday and Passive Recreation:** Provide more amenities such as weather-protected in the public realm that enhance everyday activities and uses, including sitting, lounging, studying, eating, socializing, and people-watching.
- **Active Light Recreation:** Identify and accommodate space for active but informal recreation including play and sport, including in the residential area which is currently lacking such facilities.
- **Active Recreation:** Continue providing outdoor active recreation programming in the Athletics Precinct, and strengthen its accessibility as per Section 3.2.3.
- **Living Laboratory:** Support the integration of pedagogy and educational narrative into outdoor spaces that give opportunities for study, research, observation, or interpretation. Examples range from research areas and outdoor classrooms, to resource management and community gardens. Learning environments should also provide opportunities for UVic to showcase leadership in sustainability and other areas.





Event Program



Everyday and Passive Recreation Program



Active Light Recreation Program



Living Laboratory Program



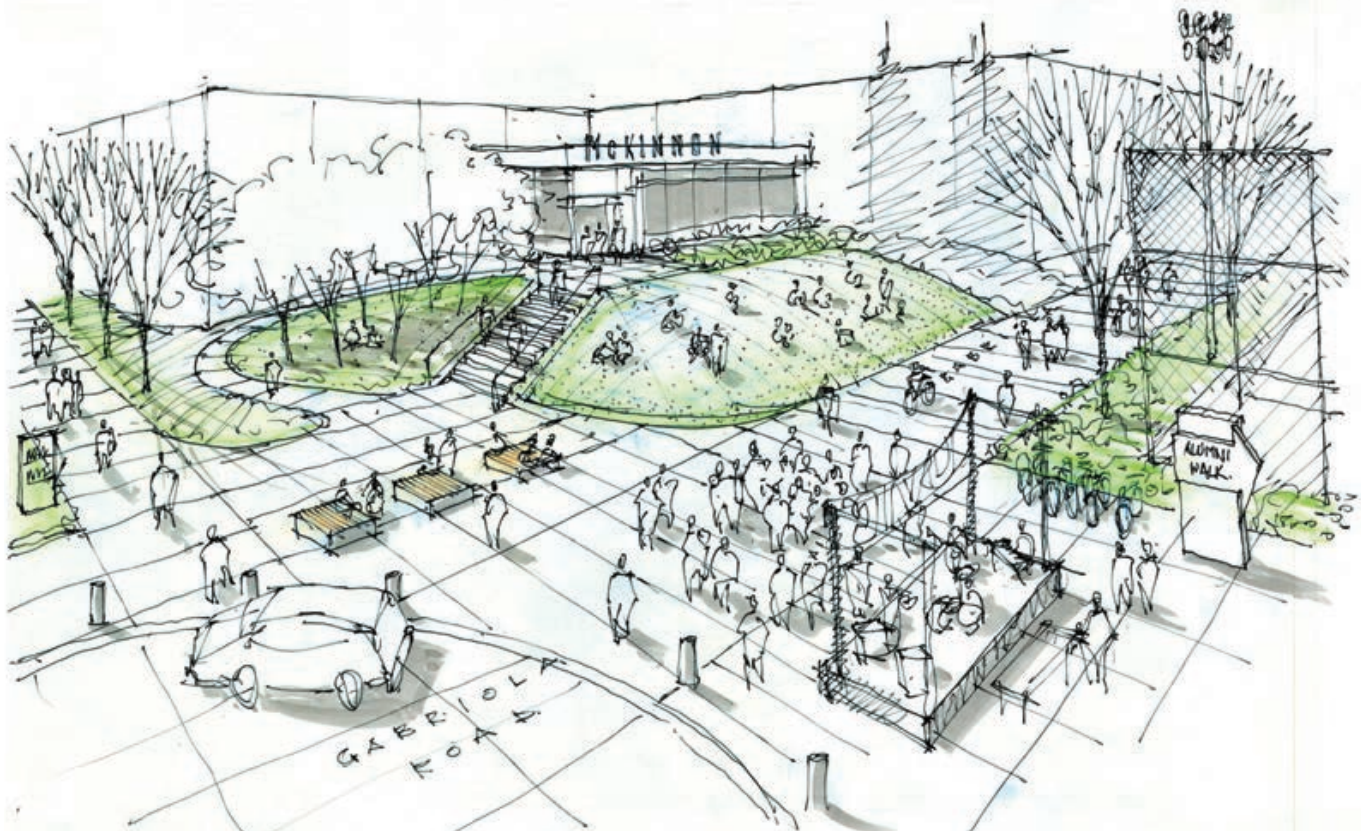
### 3.2.3 ATHLETICS PRECINCT

This Plan provides directions to improve access to the outdoor recreation and athletic areas, as well as connections between facilities.

- i. **Playing Fields and Outdoor Recreation Areas:** Retain existing playing fields and outdoor recreation areas in the athletics precinct in the northwest area of campus, in which Centennial Stadium is the main venue and the Centre for Athletics, Recreation and Special Abilities (CARSA) is the hub.
- ii. **Multi-Modal Connections:** Enhance the accessibility and safety of multiple modes in the Athletics Precinct through the following:

- Maintain and enhance accessible, well-lit, and direct pedestrian connections between the transit terminal, CARSA, and Centennial Stadium.
- Explore the possibility of:
  - » Creating a new outdoor plaza connecting the main lobby at CARSA with the McKinnon Building, as per Figure 3.2.4; and
  - » Explore the possibility of redesigning the part of Gabriola Road south of CARSA – which is currently a major active mode route – primarily or exclusively for pedestrians, cyclists, and service vehicles. A street section contained in *Appendix 1* provides an illustration of a possible design option.

**Figure 3.2.4 | Possible Future Plaza at Gabriola Road, View from CARSA - Representative Illustration**





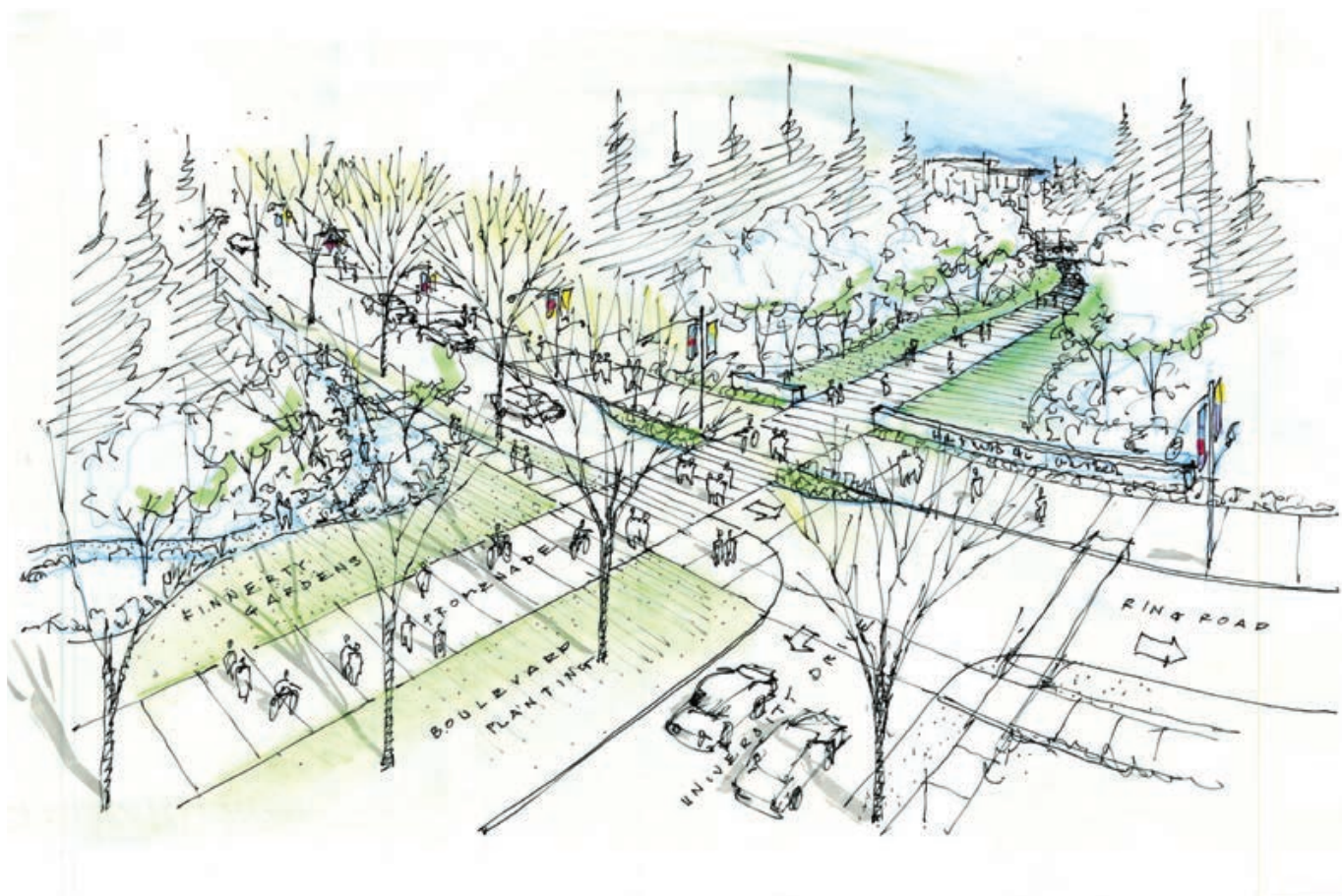
### 3.2.4 GATEWAYS

This Plan recognizes that the campus identity begins at the major entrances, creating a sense of welcome, invitation, and distinctiveness at the threshold of the campus.

The order and scale of gateways vary. The Plan pays particular attention to the major vehicular and multi-modal entrances into campus. Policies are as follows:

- i. **Clear and Distinct Points of Entry:** Increase the sense of welcome and visual prominence of gateways as the clear and distinct points of entry through features such as public art, signage, lighting, and landscape features, including possibly new naturalized areas.
- ii. **University Drive Gateway:** Establish at this frequently used gateway – currently designed to accommodate more vehicular traffic than it has – a new front entrance to campus that accommodates motorists between Ring Road and Cedar Hill Cross Road while elevating the safety, comfort, and enjoyment of cycling and pedestrians. Consider adaptations to the entrance to provide a safe multi-modal route that connects to the main walkway into campus, integrating Finnerty Gardens and enhancing the quality of the landscape experience of University Drive. The path should be well-integrated with pedestrian and cyclist facilities on Ring Road, and with other connections inside Ring Road. Figure 3.2.5 provides a representative illustration of the gateway experience at Ring Road, and street sections contained in *Appendix 1* provide an illustration of possible design options.
- iii. **McGill Road Gateway:** Consider improvements to the edges of McGill Road that preserve and highlight the unique naturalized landscape surrounding the entry, including stormwater features, native planting, and other ecologically enhanced conditions. Replace lawn areas with meadow and forested landscapes to create improved habitat and rainwater infiltration around the sensitive Bowker Creek ecosystem. Also, find opportunities to improve cycling and vehicular conflicts at this location.
- iv. **Access from Gordon Head Road:** Widen and enhance the connection to/from Gordon Head Road with a multi-modal pathway running east-west from Ring Road that accommodating both pedestrians and cyclists, and extends from the grand promenade within Ring Road.
- v. **Transit Exchange Entrance at Finnerty Road:** Consider options to improve the transit exchange to prioritize pedestrian mobility and open spaces, provide better access to adjacent buildings, and extend the vibrancy of the Student Union Building to the outdoors, as a primary entrance experience to campus.

**Figure 3.2.5 | University Drive Gateway at Ring Road – Representative Illustration**





### 3.2.6 HYDROLOGY AND RAINWATER

This Plan acknowledges the importance of hydrology and rainwater management as a vital element of the campus' natural landscapes and as a potential defining element of new public realm improvements throughout campus. This Plan seeks to build on UVic's 2004 Integrated Stormwater Management Plan that has been actively implemented, to deliver on the University's renewed commitment to sustainable water management, and to reduce quantity and flow, as well as to improve the quality of stormwater runoff leaving campus.

This Plan also recognizes the unique location of Petch Fountain near the headwaters of the three major watersheds that the university is located at the convergence of: Hobbs Creek to the east, Bowker Creek to the west, the Sinclair drainage system to the northeast, and Finnerty Creek to the north.

Policies are as follows:

i. **Creek Corridors and Waterbodies:** Preserve and enhance water courses, creeks, and ponds that are largely enveloped within existing natural areas.

ii. **Watersheds and Drainage Divides:** Acknowledge the extent of the four major watersheds on campus and their relationship to surrounding creeks. Seek opportunities to accentuate the relationship between Petch Fountain and the convergence of the drainage divides between Hobbs, Bowker, and Finnerty Creeks.

iii. **Integrated Stormwater Management:** Support implementation of the 2004 *Integrated Stormwater Management Plan* through incorporation of stormwater management strategies into building development and public realm improvements, including rainwater harvesting, street bioswales, stormwater detention and retention, permeable paving, green roof and roof storage, and other strategies. Refer to the street sections in *Appendix 1* for an illustration of how these management strategies should be incorporated into Ring Road improvements. Update the 2004 *Integrated Stormwater Management Plan*, as noted in *Section 6: Implementing the Vision*.

iv. **Irrigation:** Continue to review and enhance irrigation strategies for landscape, turf grass and sport fields, in order to reduce water consumption.

An aerial photograph of a city, likely a university campus, with a blue overlay. The image shows various buildings, roads, and green spaces. A large white number '4' is positioned on the right side of the image.

# 4


## LAND USE AND BUILT FORM FRAMEWORK







## 4.1 LAND USE AND BUILT FORM GOAL



*To evolve a land use and building pattern that supports the University's academic mission, respects the physical environment, creates a welcoming campus, encourages social interaction and activity into the evenings and all week long, and promotes compact, pedestrian-friendly, and sustainable development.*





## 4.2 BUILT FORM POLICY DIRECTIONS

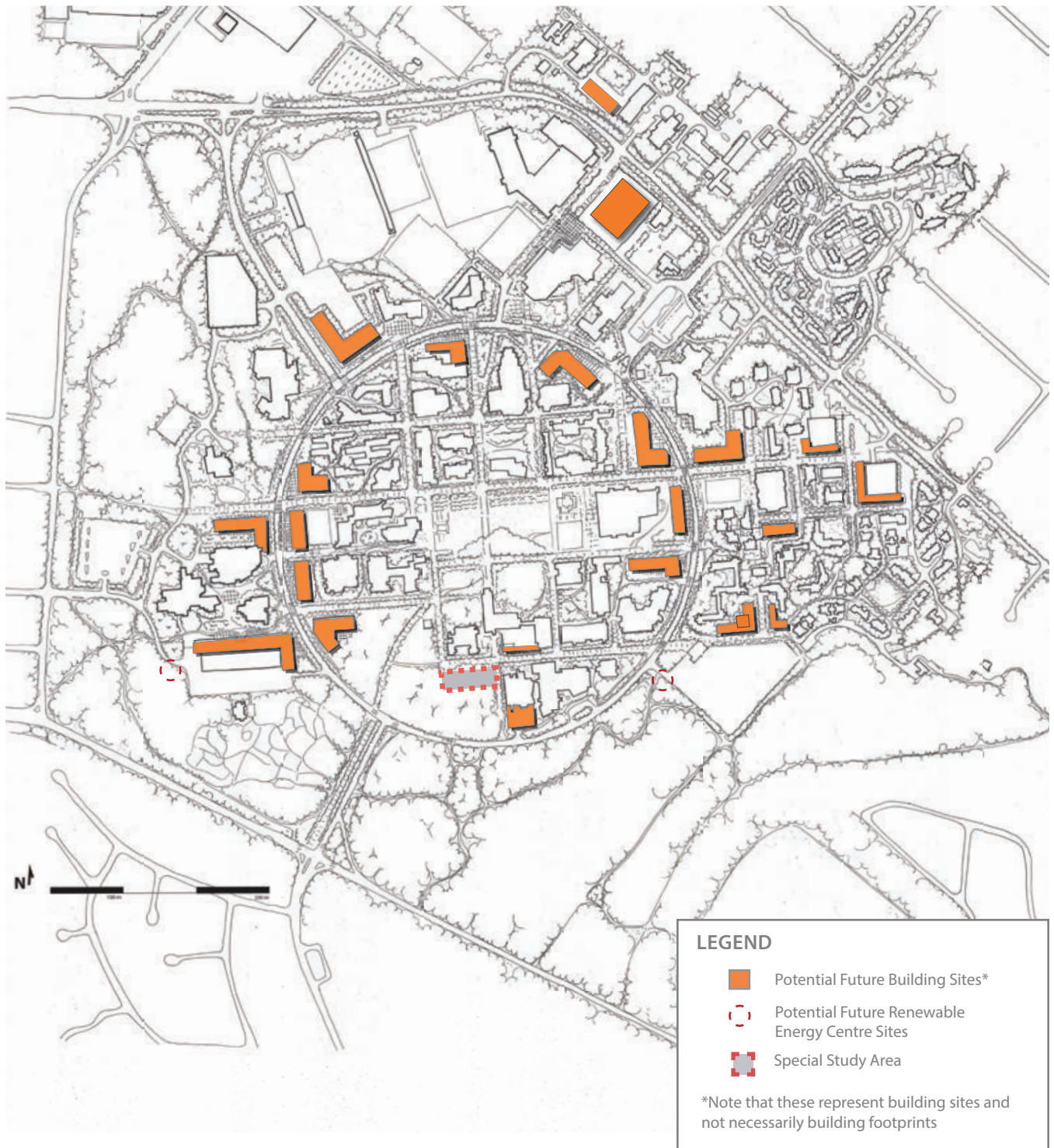
### 4.2.1 FUTURE BUILDING SITES + USES

This Plan provides a structure to guide the desired build-out of campus, promoting a compact campus while creating a harmonious relationship with open spaces and connections. It sets direction that fosters place-making and vibrancy (all day, all week, all year) by integrating strategies for land use and programming, and design.

The potential future building sites identified in this Plan have been identified for consistency with locations identified in the 2003 Campus Plan, as well as to support priorities identified in Policy “i” of this section. Policies are as follows:

- i. **Potential Future Building Sites:** Locate future buildings including but not limited to academic buildings, academic support buildings, housing, student facilities, laboratories, offices, and energy facilities on the sites identified in Figure 4.2.1. While Figure 4.2.1 indicates location of future building sites and general orientation based on built form guidelines (refer to Section 4.2.2), specific building footprint placement and orientation will be determined on a case-by-case basis at the time when more detailed site planning is undertaken. Direction for the Special Study Area is outlined in Section 3.2. Future building sites are prioritized that:
  - Promote compact development and create synergies with existing buildings and energy sharing opportunities;
  - Reinforce and help animate Ring Road, the promenade, and other important connections and open spaces including in areas that would benefit from more activity (i.e. near the Fine Arts and Law facilities in the west, and near student housing in the east);
  - Build on existing parking lots and underutilized landscaped spaces; and
  - Do not encroach on natural areas as shown in Figure 3.2.1.
- ii. **Future Building Expansion:** Where there is need and opportunity, expand existing buildings onto adjacent open space areas, and in a manner that reinforces open spaces and connections in keeping with built form guidelines in Section 4.2.2.
- iii. **Phasing:** Retain flexibility in phasing building development while, where feasible, giving priority to locations near where the grand promenade meets Ring Road in both the west and east.
- iv. **Mixed Uses:** Encourage mixed-use buildings and flexibility in building design to enable academic as well as non academic uses, including food and beverage vendors, student

**Figure 4.2.1 | Potential Future Building Sites**





and staff services, administration and other offices, housing, and more.

- v. **Academic Programming:** Encourage a mix of academic faculties throughout campus, to foster transdisciplinary exchanges and collaborations. In the planning and design of new buildings, work with the Campus Planning Committee to determine whether spatial proximity to closely related disciplines is a high priority. Building sites are not considered to be the domain of a single faculty.

- vi. **Active Uses:** Encourage active uses, including destinations such as food and beverage vendors, to be situated on the ground floor along Ring Road and the grand promenade, and fronting other open spaces and pedestrian corridors.

- vii. **Acquiring Land:** As may be necessary to meet UVic's academic mission, consider donations or selective purchases of land in the vicinity of the campus and at other strategic locations.



Active Use on Ground Floor and Adjacent to Open Space (UVic)

## 4.2.2 BUILT FORM GUIDELINES

While specific building orientation and design will be considered at the time of site planning, this Plan provides direction for building form – in terms of massing, height, transition, and character – in order to enhance campus identity, sense of safety, a pedestrian-scale, and a positive relationship to public realm. Policies are as follows:

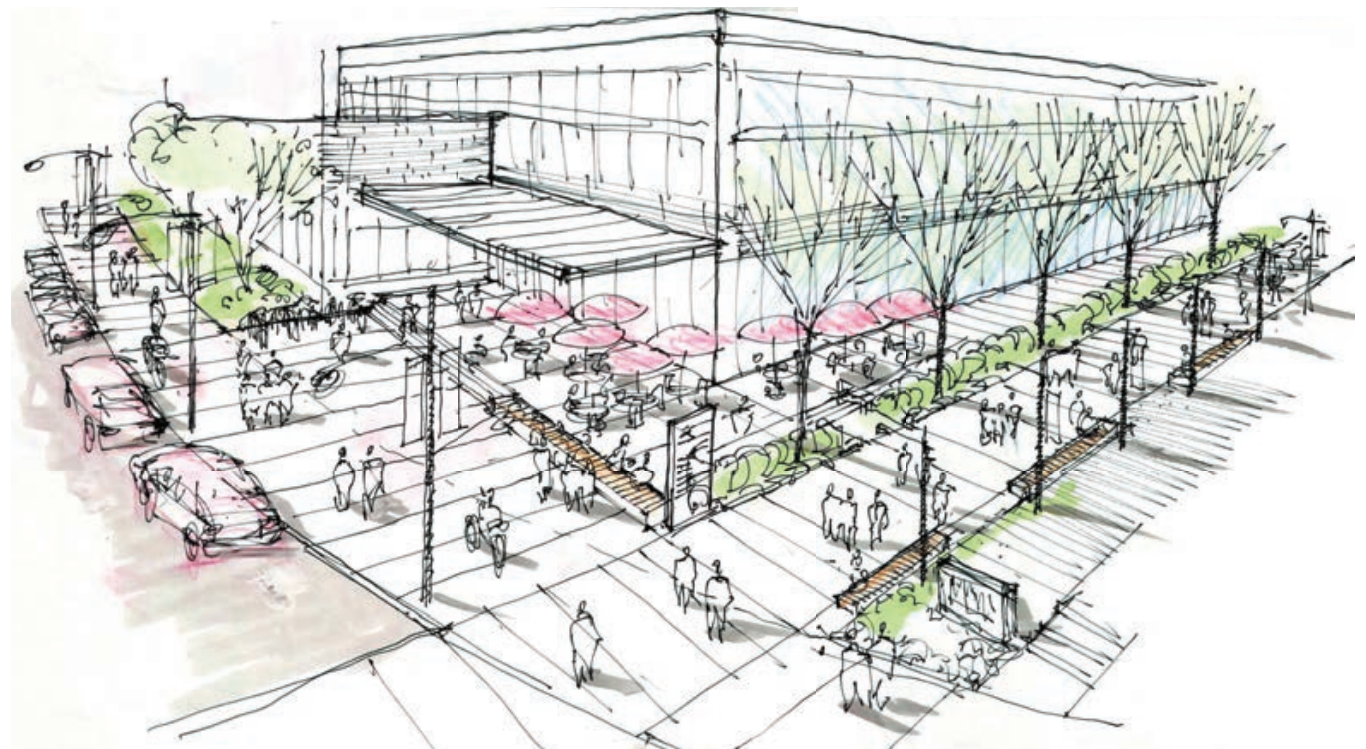
i. **Orientation and Scale:** Orient and design building frontages to maintain the human-scale of campus, reinforce open spaces, and further establish a welcoming, accessible, and safe pedestrian environment by:

- Providing clearly defined entry points that directly access the sidewalk and pathways;
- Providing frontages that face open spaces,

supporting comfort and safety through natural surveillance and ease of access;

- Reducing setbacks along Ring Road and other important pedestrian connections, bringing building frontages as close to the sidewalk as possible while maintaining existing character and opportunities for public spaces such as plazas, in order to create a strong relationship between buildings and the public realm;
- Likewise, to encourage a strong relationship to the pedestrian realm, situating parking behind and below buildings, in order to screen from views from primary open spaces, circulation routes, and other buildings;
- Articulating buildings with entrances, windows, and other architectural features

**Figure 4.2.2 | Building Orientation and Scale on Ring Road – Illustrative Example**





to reduce large massing and create a fine-grained rhythm for passersby;

- Avoiding large blank walls and uninterrupted building masses; and
- For larger building masses, allowing for mid-block passageway corridors to the full width of the building that connect to pedestrian circulation routes and open spaces.

**ii. Heights:** Maintain the human-scale of campus while supporting efficient use of space and minimal building footprints by:

- Requiring a minimum height of four storeys for new residential buildings, including mixed-use buildings with a residential component, except near the edge of campus;
- Encouraging other buildings including academic buildings to be a minimum of four storeys, except near the edge of campus;
- Encouraging greater heights or significant architectural treatments at gateways – where not adjacent to neighbouring residential areas – to enhance visual prominence, campus identity, and way-finding; and
- For buildings taller than four storeys located outside Ring Road, having regard for

neighbouring communities through height transitions near campus boundaries.

**iii. Visual Permeability:** Design transparent facades (i.e. glass doors and windows) at grade – within the parameters of green building design – to encourage: safety through natural surveillance of internal and external activity; a sense of welcome; maximization of natural light; and visual interest for individuals both inside and outside buildings. Apply this guideline in particular for:

- Buildings fronting streets, open spaces, and primary circulation corridors; and
- Perimeter pedestrian circulation routes within buildings, through internal courtyards, and through direct passageways and breezeways through buildings.

**iv. Sunlight and Shadow:** Design new buildings and building additions without causing undue shadow impacts on adjacent buildings and open spaces, and in particular in the Quadrangle, plazas, and commons. Encourage adequate sunlight penetration for other, more intimate spaces, such as internal courtyards and linear spaces between buildings, especially during the fall and winter seasons.



Transparent Facades Adjacent to Pedestrian Connections and Outdoor Spaces (UVic)  
Photo credit at right: Alice Wu

- v. **Climate and Weather Protection:** Support a comfortable walking environment throughout the year by integrating protected walkway features into buildings designs, such as canopies and roof overhangs (including over cycling facilities); maintaining and creating short walking distances between buildings; siting building entrances to correspond with a connected network of pathways; and providing other shelter from rain.
- vi. **Character and Heritage:** Enhance the character and quality of buildings, support First Nations expression, and build on UVic's historic architectural legacy and distinct identity as a west coast, island campus by:
  - Designing new buildings and additions that complement and enhance the existing built form and west coast character;
  - Encouraging expression of First Nations culture and heritage in building and site design;
  - Choosing materials that are locally sourced, sustainable, durable, and easily maintained;
  - In important and strategic location, supporting development of signature architecture and landmark buildings that are characterized by high quality design and distinctiveness, while maintaining sensitivity and complementarity to existing campus character;
  - Using buildings where appropriate to define and structure views into and throughout campus, and to assist in way-finding; and
  - Exploring the opportunity to preserve the historic former military Huts R and Y.



The First Peoples House: A strong example of a distinctly West Coast and indigenous. It was designed based on research on pre-contact longhouses in Coast Salish Territory, and reflects modern and traditional values of the Coast and Straights Salish Peoples. (UVic)



### 4.2.3 OUTLYING LANDS

This Plan encompasses UVic’s outlying lands of: Ian Stewart Complex (which continues to house Alumni and Development offices, along with the ice arena), Cedar Hill Corner, and Queenswood Lands. The policy for these lands is as follows:

- i. **Flexibility:** Retain flexibility in use for outlying lands so that they can be utilized to serve UVic’s academic mission when needed.

The Cedar Hill Corner parcel which is separated from the main campus by Mystic Vale is a large open space area which includes the Centre of Forest Biology research compound, an Environment Canada weather station and Facilities Management storage space. It has the potential for temporary uses and permanent development, including academic expansion, faculty and student housing, sports and recreational facilities and any special opportunity uses that may arise.

Any redevelopment of the vacant parts of the Ian Stewart Complex, adjacent to Gordon Head Road, will require consideration of their compatibility with the existing uses and adherence to municipal zoning regulations.

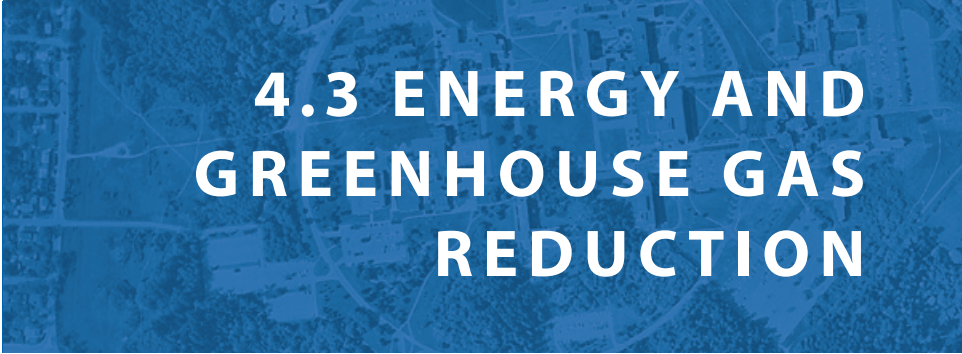
The Queenswood lands, which are separate from the main campus, were purchased in anticipation of the need for additional academic, research and administrative space over the long term and have the potential for a range of temporary uses and permanent development, subject to rezoning by the municipality.

For all three lands, attention will need to be given to the connections and linkages to the main campus and its facilities and services, that are appropriate for any of the uses considered, as well as their relationships to the adjacent properties and neighbourhoods.

- ii. **Planning Processes:** Undertake separate planning processes for each of these areas, as outlined in Section 6 - Implementing the Vision, prior to any new land use changes or development.

**Figure 4.2.3 | Outlying Lands**





## 4.3 ENERGY AND GREENHOUSE GAS REDUCTION

### 4.3.1 BUILT FORM, INFRASTRUCTURE + ENERGY USE

This Plan is guided by UVic's *Sustainability Action Plan for Campus Operations*, setting direction to help deliver on UVic's commitment to sustainability and greenhouse gas reductions.

While this Plan supports reductions in greenhouse gas emissions through transportation policies (e.g. increased use of active modes and transit use) and open space policies (e.g. increased carbon sinks through expanded ecological areas and increased number of trees), the greatest impact at UVic can be made in buildings, which is the primary source of greenhouse gas emissions on campus, due to energy systems that are powered primarily by natural gas. Policies are as follows:

- i. **Existing Plans and Initiatives:** Continue actively implementing UVic's *Sustainability Action Plan for Campus Operations* (2014), *UVic Campus Integrated Energy Master Plan* (2011), and UVic's *Campus Sustainability Guidelines* (2006), which provides direction for:
  - Green building design, including pre-design, design, construction documentation and specification, construction, and post-construction;

- Energy efficiency and renewable energy;
  - Waste management; and
  - Other areas relating to the physical campus and its operations.
- ii. **Green Buildings:** Maintain UVic's track record since 2007 of constructing all new buildings to a minimum LEED Gold green building standard, and explore opportunities to build to LEED Platinum standard.
  - iii. **District Heating System:** Advance implementation of energy use and greenhouse gas emission reduction strategies for the district heating system by:
    - Identifying a location for the establishment of one or two renewable energy centres, and considering the locations identified in Figure 4.2.1 (noting that Parking Lot 1 is the most promising location as there is little other development planned for this area, and it is closest to the existing network, which results in minimal interconnection costs, whereas Lot 6 is a promising location for a renewable energy centre, due to ease of road access and relative proximity to existing networks); and
    - Exploring the feasibility of creating a looped system between the Administrative Services and David Turpin buildings on the north side of campus, where the largest capacity



restriction on the system is piping across Ring Road between the University Centre and McKinnon buildings.

**iv. Renewable Energy:** Advance implementation of the *Sustainable Site Requirement Study* (2015) by:

- Identifying a location for large-scale solar energy, including on existing parking lots; and
- Maximizing renewable energy opportunities in every new building and building for the incorporation of renewable energy, such as solar-photovoltaics, solar-thermal, and geo-exchange.

An aerial photograph of a city, likely a university campus, with a blue overlay. The image shows various buildings, roads, and green spaces. A large white number '5' is positioned on the right side of the image.

5

**MOBILITY FRAMEWORK**

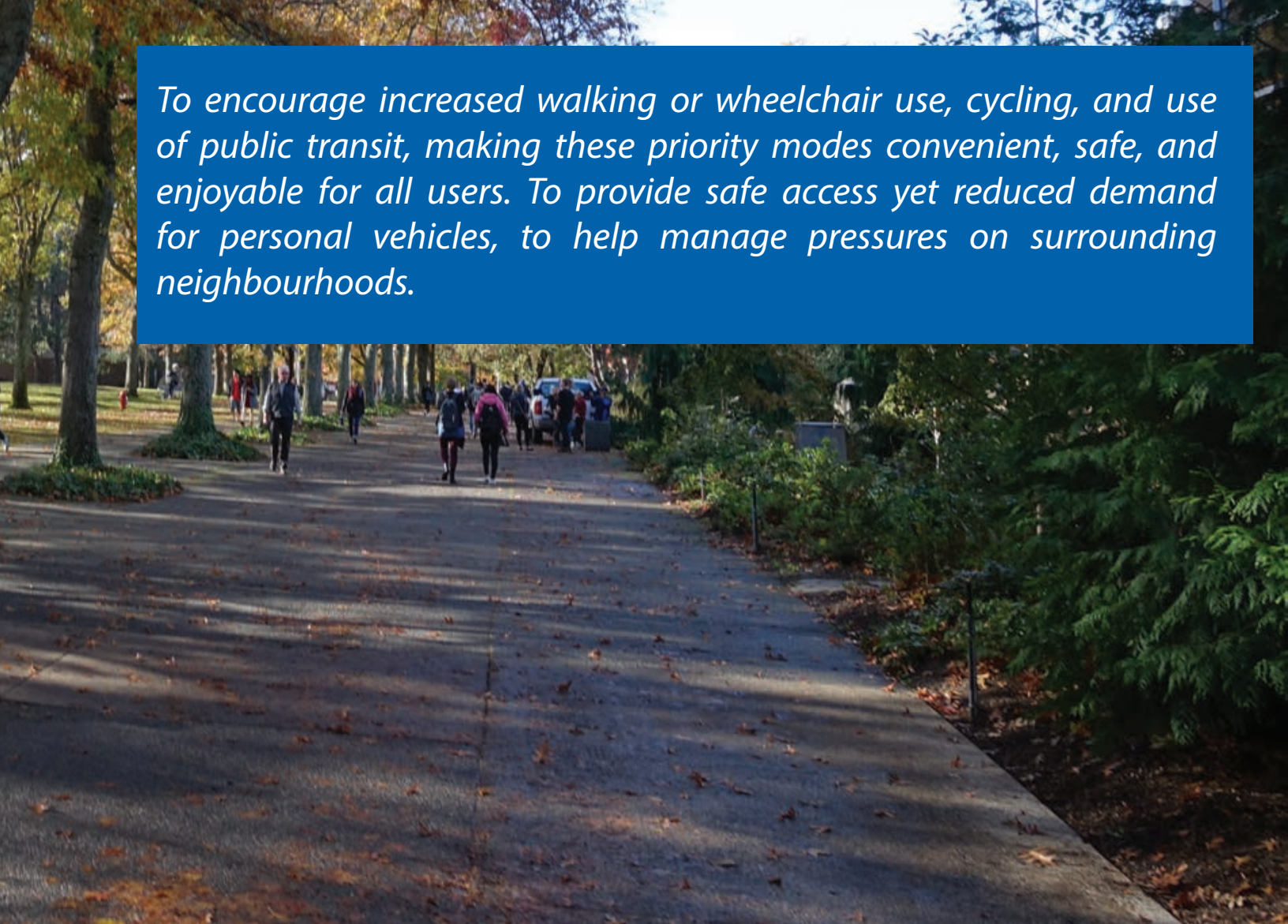








## 5.1 MOBILITY GOAL



*To encourage increased walking or wheelchair use, cycling, and use of public transit, making these priority modes convenient, safe, and enjoyable for all users. To provide safe access yet reduced demand for personal vehicles, to help manage pressures on surrounding neighbourhoods.*





## 5.2 MOBILITY POLICY DIRECTIONS

### 5.2.1 PEDESTRIANS + BARRIER-FREE DESIGN

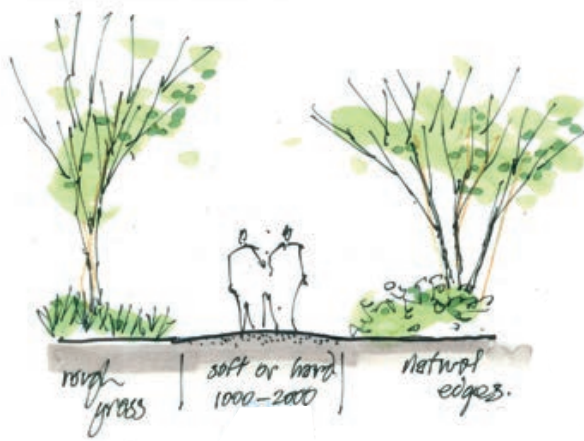
This Plan establishes a renewed commitment to walkability, with a strengthened pedestrian network comprised of diverse connections that make walking and wheelchair use safe, accessible, and enjoyable. Policies are as follows:

- i. **Diverse Circulation Routes:** Reinforce a well-defined pedestrian network with a clear structure of both direct and meandering connections that include trails, sidewalks, pedestrian paths, shared paths, separated paths, and promenades, as per Figures 5.2.1 and 5.2.2.
- ii. **Direct Connections:** Reinforce and establish strong direct connections and well-defined view corridors through campus and across Ring Road, including between the core of campus and residential areas, the athletics precinct, the Student Union Building and transit exchange, and the Fine Arts and Law facilities, as well as other key destinations at the periphery of campus, as per Figure 5.2.2.
- iii. **Trails and Paths:** Continue to maintain the existence of trails and paths throughout campus, including to and through natural areas and gardens. Keep them with the overall campus

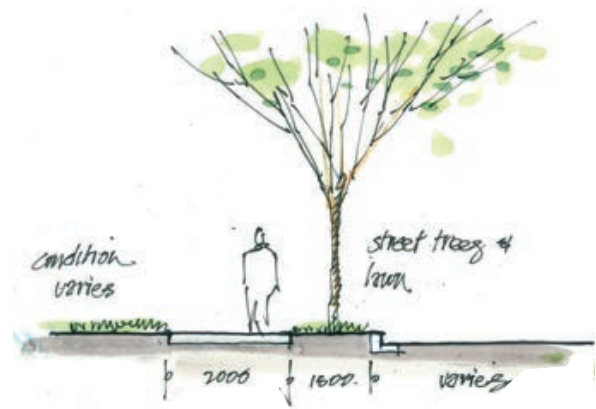
character, responding to the topography while connecting to buildings and the rest of the internal circulation system. The Alumni Chip Trail is an important such trail on campus.

- iv. **Safety and Security:** Enhance real and perceived sense of safety especially during the evenings, through the following:
  - Design transparent building facades, and place and orient buildings and active uses to provide natural surveillance, as per Section 4.2.2.
  - Provide pedestrian-oriented lighting along buildings and particularly at building entrances, at gateways, along pedestrian connections, in parking lots, in courtyards, and specifically in locations that are identified as unsafe, including the area south of the Medical Sciences Building and other areas of the public realm adjacent to areas of dense vegetation. Give special attention to energy-efficient lighting and dark sky-friendly lighting, to reduce light pollution; and
  - Maintain strong campus enforcement and generally apply core CPTED principles (Crime Prevention Through Environmental Design) in the design of new or redeveloped open spaces, connections, and buildings.

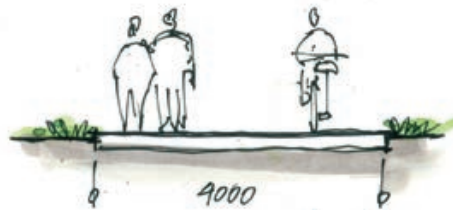
**Figure 5.2.1 | Pedestrian Connection Types**



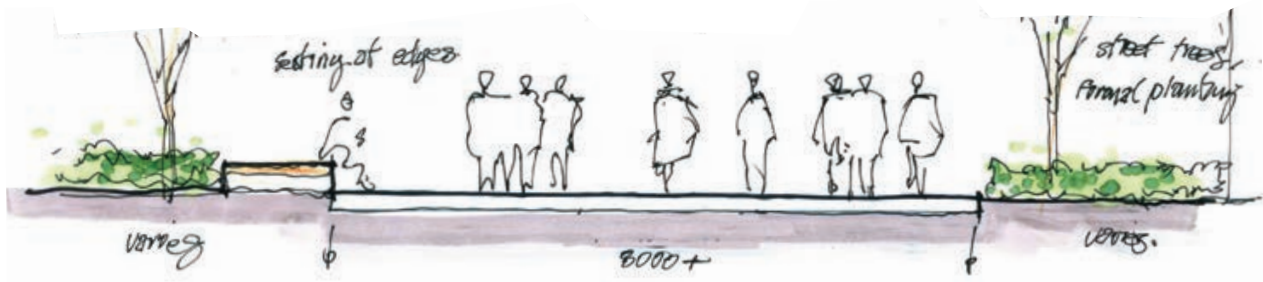
**Trail**



**Sidewalk**



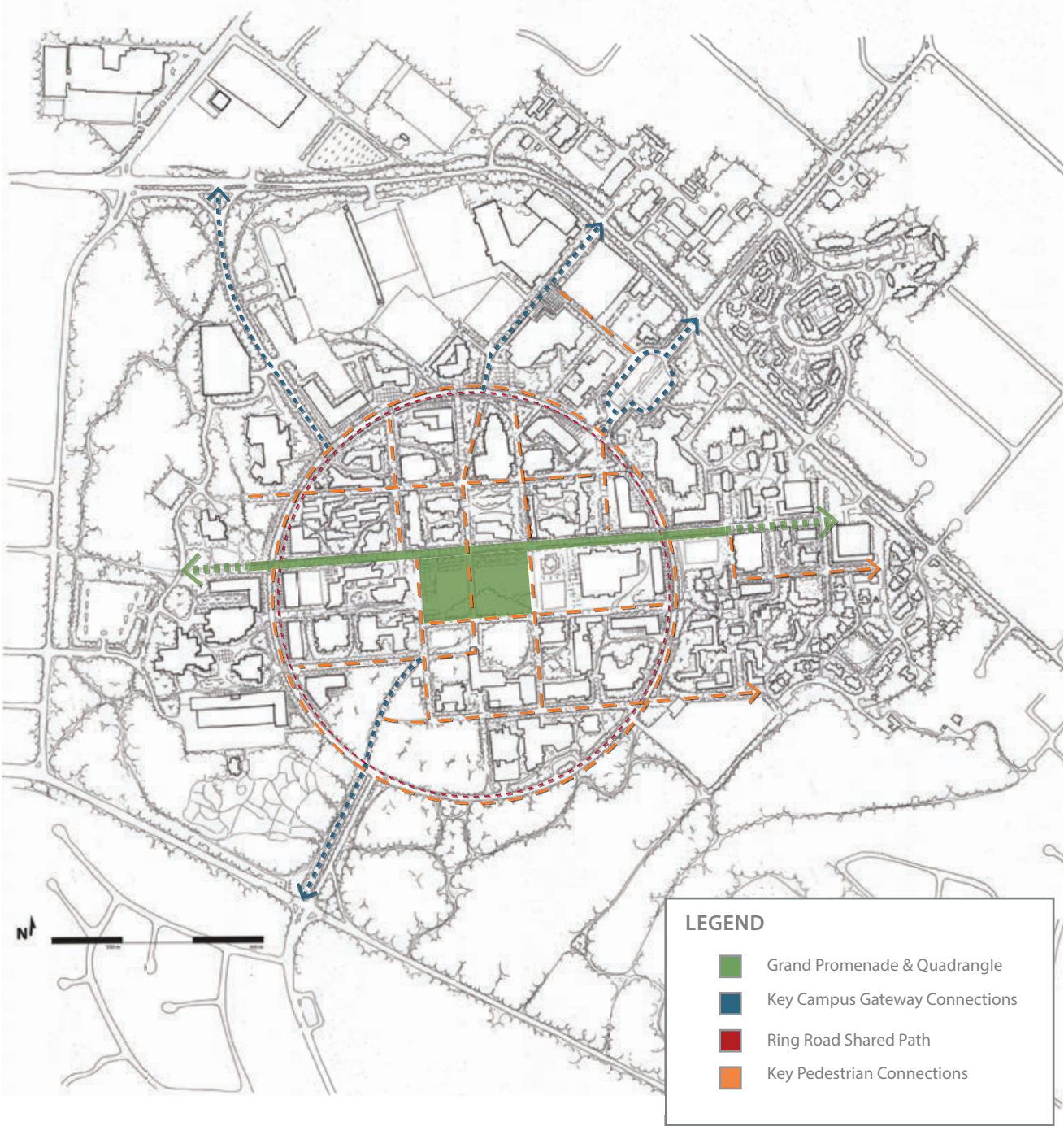
**Path - Shared**



**Promenade**



Figure 5.2.2 | Future Pedestrian Network



- v. **Universal Accessibility:** Maintain and enhance connections, parking areas, building entrances, and open space access so that individuals of all physical abilities are able to move through campus without barriers or impediments.
- vi. **Vehicle-Dominant Areas:** Elevate the comfort and safety of pedestrians in important areas that are currently dominated by vehicles, including on Ring Road and University Drive, by:
  - Establishing enhanced pedestrian crossings and facilities along the inside of Ring Road for use by both pedestrians and cyclists; and
  - Adapting University Drive into a more efficient use of space that serves as a stronger pedestrian gateway to the campus at this important connection, as per Section 3.2.4.

## 5.2.2 WAY-FINDING

In addition to supporting a barrier-free environment, this Plan supports users, including those unfamiliar with campus, to easily navigate campus. Policies are as follows:

- i. **Way-Finding:** Reinforce intuitive wayfinding across campus, building on landscape features and character-setting elements that assist orientation and circulation, and that enhance the welcoming character of campus, beginning at campus gateways, by providing or reinforcing:
  - Corridors with long, uninterrupted views;
  - Walking connections between open spaces on campus;
  - Distinct and memorable spaces with landmark landscape features, buildings, and open space structures that incorporate art, special paving, or distinct elements in order to help visitors locate places and spaces, and assist in guiding movement through campus;
  - Transparent perimeter pedestrian circulation routes within buildings, allowing for continuous visual connection to the outdoors, and from the outdoors in; and
  - Maintain and build upon UVic's comprehensive signage and campus wayfinding strategy.



### 5.2.3 CYCLING

This Plan supports the elevation of comfort, safety, and convenience of cycling on campus. Policies are as follows:

- i. **New and Shared Connections:** Enhance the cycling network, particularly in areas where road space is shared with vehicles and as per Figure 5.2.3, by:
  - Establishing a continuous pedestrian and cyclist facilities on Ring Road, with clear distinction made for respective user areas to avoid cycling and walking conflicts, and to make cycling on Ring Road more convenient than through the core of campus (refer to Section 5.2.7);
  - Adapting University Drive into a stronger cycling gateway to the campus, as per Section 3.2.4;
  - Completing the off-street route running parallel with McGill Road from McKenzie Avenue to Ring Road;
  - Improving cycling access through Finnerty Road;
  - Considering a pedestrian-bicycle priority zone on Gabriola Road near Ring Road, as per Section 3.2.4;
  - Adding a new bicycle connection through the student residence area from Ring Road to Sinclair Road; and
  - Working with both municipalities to support and connect with a regional system of cycling facilities.
- ii. **Cyclists and Pedestrians:** Avoid blind corners within the campus in order to reduce cyclist-pedestrian conflicts, and promote courtesy cycling practices particularly in areas within Ring Road;
- iii. **Parking and End-of-Trip Facilities:** Continue support of the Campus Bike Centre, and enhance bicycle parking to higher standards with

weather-protection and more secure locking stations, located near building entrances, as much as possible. Provide showers and storage lockers in new and renovated facilities.

### 5.2.4 TRANSIT

This Plan supports the elevation of comfort, safety, and convenience of transit use on campus. Policies are as follows:

- i. **Transit Network and Stops:** Maintain the existing transit network, and work to implement BC Transit's recommendation to provide a new bus stop at University Drive, as per Figure 5.2.4, which provides greater convenience and access on the southern edge of campus. Explore the possibility of providing additional bus stops on Ring Road, which are important to enhancing the convenience and safety – particularly at night, due to shorter walking distances – of transit use. Consider in conjunction with BC Transit, a bus circulator service on Campus to improve accessibility and mobility options for campus users.
- ii. **Transit Facilities:** Enhance transit stops and other facilities by:
  - Prioritizing pedestrian mobility at the transit exchange, including connectivity with key destinations such as the Student Union Building;
  - Enhancing existing transit stops with improved lighting, weather protection, and seating, and generally to complement new Ring Road design, as per Section 5.2.7;
  - Evolving the Transit Terminal to be increasingly compact and to be perceived as a pedestrian-oriented open space that functions as a gateway to the pedestrian network on campus; and
  - Examining longer term Terminal options and needs, within the context of the *2013 Campus Transit Plan*.

**Figure 5.2.3 | Future Cycling Network**

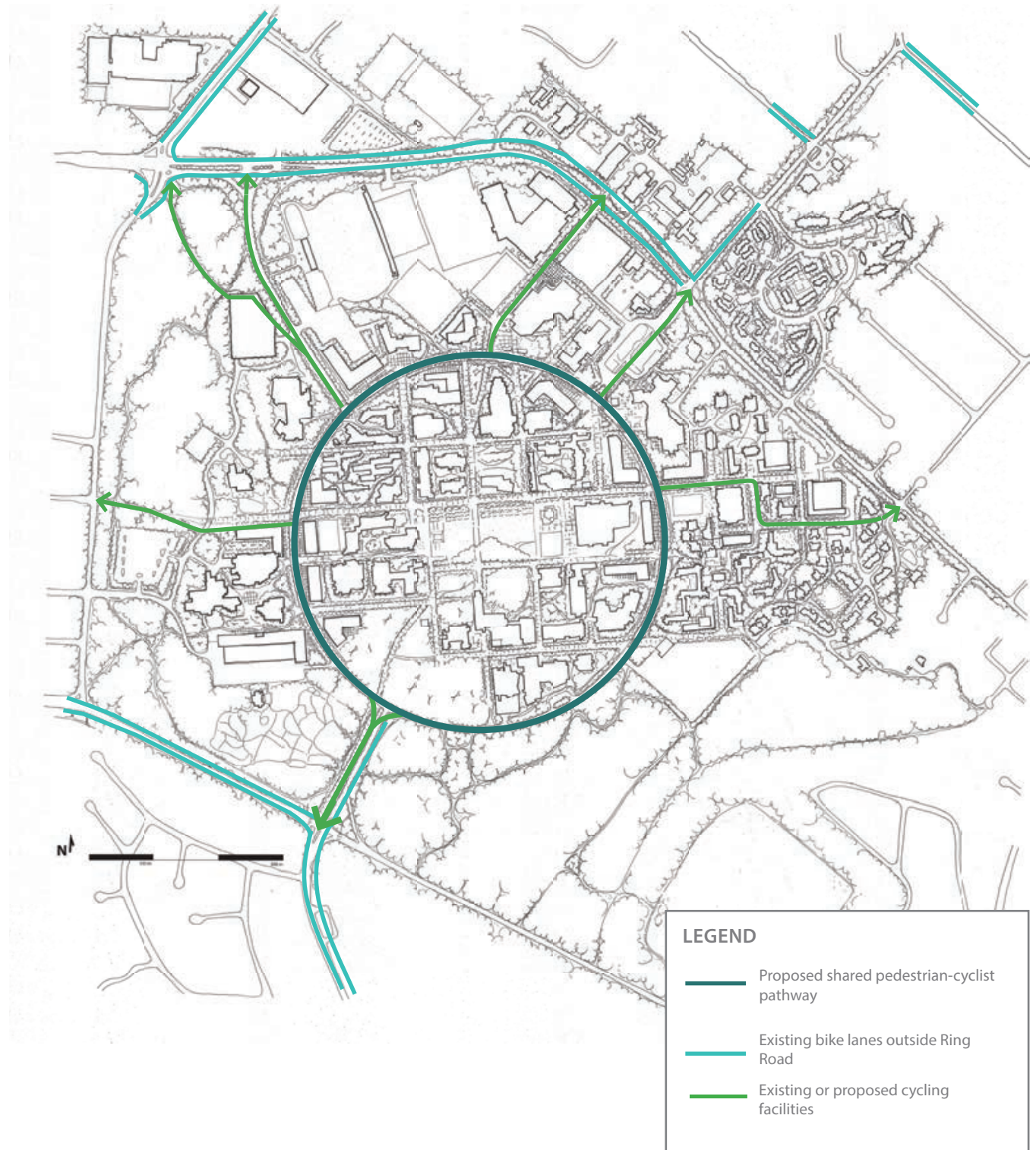
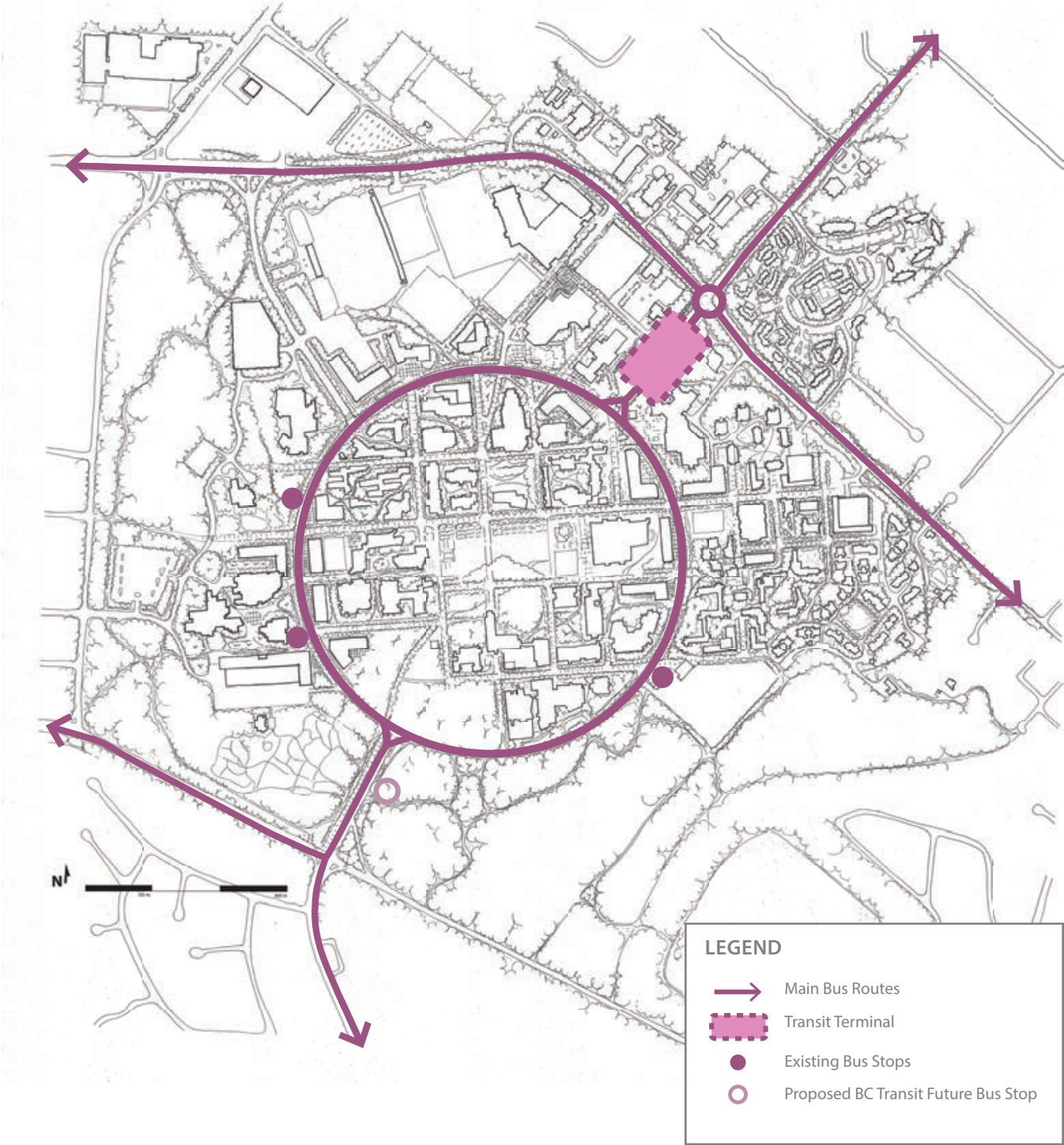




Figure 5.2.4 | Future Transit Network



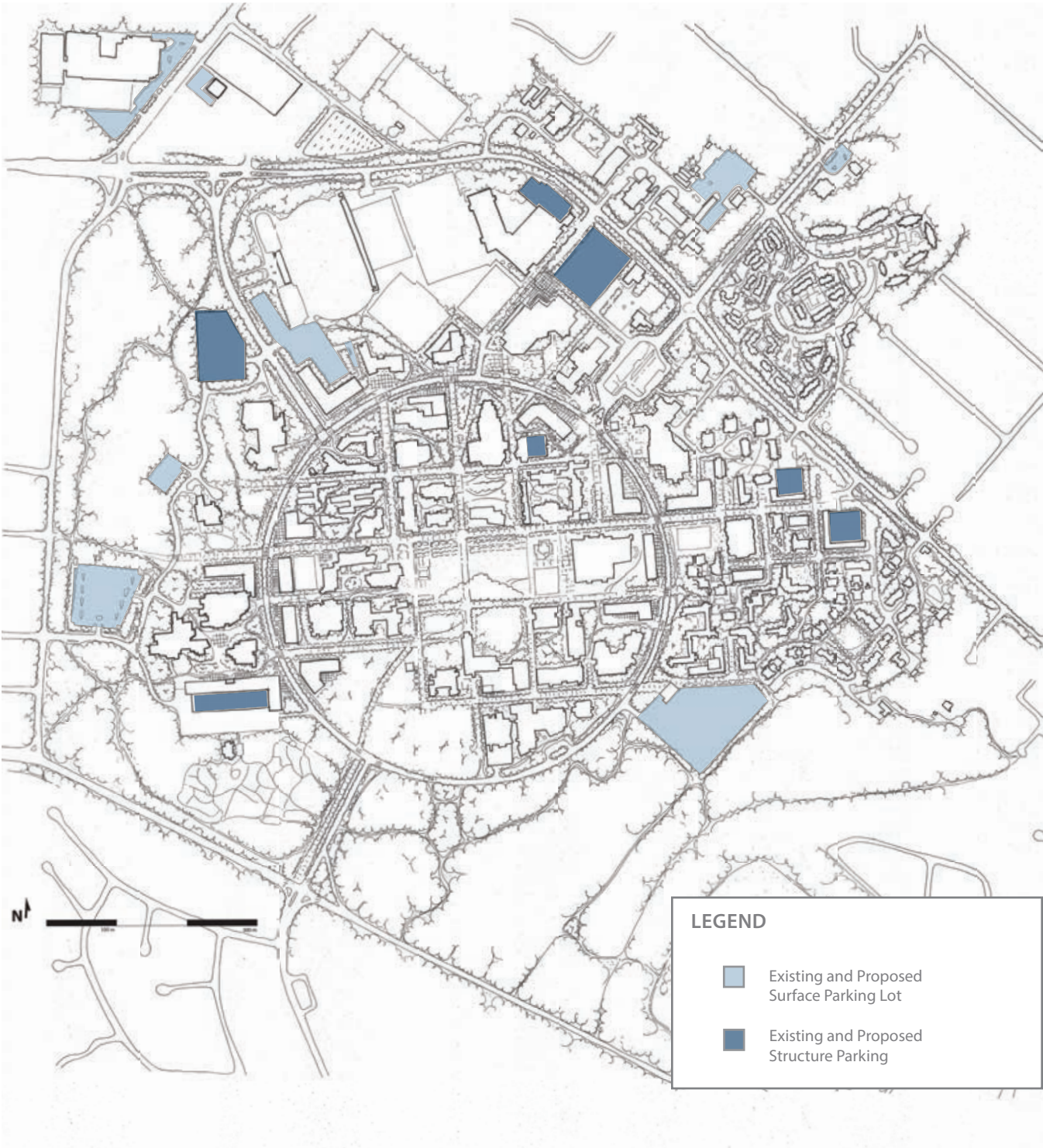
### 5.2.5 VEHICLES, PARKING, AND SERVICING

This Plan supports safe vehicular access and servicing as it relates to all modes of transportation, while supporting the increased prevalence of walking, cycling, and transit as priority modes of travel to and throughout campus. Policies are as follows:

- i. **Vehicular Access of Campus:** Continue providing vehicular access to campus from external streets through five points: McKenzie Avenue, Sinclair Road (2), Gordon Head Road, and Henderson Road. The Haro Road right-of-way, owned by the District of Oak Bay, is not required at this time and will be reviewed as part of a separate planning study, as required for any land use or transportation changes, impacting the southeast side of the campus.
- ii. **Vehicular Access to Buildings:** Continue providing vehicular access to all buildings for purposes of servicing and to encourage a barrier-free environment for persons with disabilities. In areas where there is limited vehicular access, such as within Ring Road, service vehicles and disability access may use connections that are otherwise for the exclusive use of pedestrians and cyclists.
- iii. **Vehicular Circulation:** Continue use of Ring Road as the major distribution route for vehicles on campus, providing servicing and access to buildings and parking, while also elevating the safety and comfort of pedestrians and cyclists on Ring Road.
- iv. **Reduced Vehicle Speeds on Ring Road:** Support reduced travel speeds on Ring Road, as per Section 5.2.7;
- v. **Parking Access:** Reduce vehicular pressure on Ring Road and elsewhere on campus while providing safe parking access and drop-off activity for vehicles by providing access to new parking areas directly from municipal streets and not Ring Road;
- vi. **Neighbourhood Parking Pressures:** Work with the neighbourhood to identify street parking concerns within a one-kilometer distance of Ring Road, while acknowledging that off-campus parking falls within the jurisdiction of the Districts of Saanich and Oak Bay.
- vii. **Parking Supply and Location:** Reduce the inefficient use of space and negative visual impacts of surface parking by:
  - Phasing out surface parking lots adjacent to Ring Road, except for disabled parking and servicing areas;
  - Developing parking structures on existing surface parking lots or contained within or under new buildings, as shown in Figure 5.2.5; and
  - Generally not providing a net increase in parking, but rather focusing on replacing parking by reducing demand through transportation demand management, as per Section 5.2.6.



Figure 5.2.5 | Future Vehicle Parking



### 5.2.6 TRANSPORTATION DEMAND MANAGEMENT (TDM)

This Plan supports measures that help reduce demand for single occupancy vehicular use and increase the attractiveness of traveling by foot, bicycle, and transit. Policies are as follows:

- i. **TDM Program:** Continue implementation of UVic's successful TDM Program, including its directions for market-based parking fees, financial incentives for transit use, cycling facilities and program (including education and the SPOKES bicycle up-cycling and loan program), sustainable campus planning, and support for transportation options ranging from walking, cycling, and transit use, to ride-share, car share, and carpool programs.
- ii. **Other TDM Measures:** Build on the TDM Program with further measures, including:
  - Setting 5-year mode targets that can be measured against the regular transportation surveys conducted every two years;
  - Reviewing the feasibility of implementing a bicycle sharing system;
  - Increasing regular parking rates, with funds continuing to be directed to the TDM Program;
  - Investigating with BC Transit the possibility of a communications board/screen with real-time arrival information and travel information at the Transit Exchange; and
  - Working with BC Transit to maximize frequent bus service, in particular to/from the downtown, helping to make onward connections as efficient and seamless as possible.

### 5.2.7 RING ROAD

This Plan envisions Ring Road as a people place, embracing walking, cycling, and lingering, and an improved public realm that establishes strong, intimate relationships with adjacent buildings and other destinations. Policies are as follows:

- i. **Active Uses:** Support the establishment of active uses in buildings and associated outdoor spaces on the ground level along Ring Road.
- ii. **Buildings:** For new buildings situated near Ring Road, position them near the street with minimal setbacks and with entrances, plazas, and sidewalks oriented to the street. Provide as much transparency as possible along Ring Road, within the parameters of green building requirements. Refer to the Built Form Guidelines in Section 4.2.2.
- iii. **Future Design:** Explore the feasibility of creating a new design for Ring Road that: slows traffic and increases safety and options for diverse transportation modes; creates a more welcoming, attractive, and pedestrian-friendly environment; incorporates stormwater management and additional landscaping; provides continued access for service vehicles and disabled parking; and strengthens the overall relationship between buildings and the public realm. A detailed study should be undertaken to explore feasibility and design options (refer to Section 6), ensuring that any adjustments to the design of Ring Road take BC Transit service considerations into account.





Stakeholder Workshop – Draft Plan Review and Implementation – October 2015



An aerial photograph of a university campus, overlaid with a semi-transparent blue filter. The image shows various campus features including a large red baseball field in the upper left, several green athletic fields, and numerous academic buildings and parking lots. The overall layout is a complex grid of roads and green spaces.

# 6

## IMPLEMENTING THE VISION



## IMPLEMENTATION STRATEGY

As noted in Section 1.1, this Plan is a framework for decision-making, rather than a prescriptive blueprint for detailed design and construction. While it lays out strong direction to guide planning efforts on campus it is also a living document, which can adapt to changing opportunities and circumstances over time.

### 6.1 GOVERNANCE AND ROLES

The Campus Plan is the culmination of extensive engagement with students, faculty, staff, and the broader community. In this sense, the Vision is owned by all.

Implementation is overseen by the Campus Planning Committee, which advises the President on all matters related to planning for the physical development of the campus, including land use, buildings, transportation, infrastructure, and other capital projects. Land use approvals such as rezonings, along with development approvals related to zoning regulations, where applicable, fall within the jurisdiction of the Districts of Oak Bay and Saanich.

### 6.2 STUDIES AND ACTIONS

To bring the vision, goals, big moves, and policy frameworks to life, several studies and actions are required. They are:

#### Open Space

1. **Grand Promenade** – Prepare a design strategy to guide future public realm investment and built form decisions within and adjacent to the Grand Promenade.
2. **Athletics Precinct** – Prepare a study that examines the feasibility for a new outdoor plaza connecting the main lobby at CARSA with the

MacKinnon Building, as well as a redesigned Gabriola Road south of CARSA, as per Section 3.2.3. A potential future condition for Gabriola Road is presented in *Appendix 1: Potential Road Design Options*.

3. **University Drive Gateway** – Prepare a study that examines the feasibility of a new design for the University Drive Gateway, as per Section 3.2.4. Potential future conditions are presented in *Appendix 1: Potential Road Design Options*.
4. **Natural Areas and Grounds Management Plan** – Prepare a plan for restoration, land-based and indigenous learning, and vegetation management across campus. Create an ecological inventory as part of the Plan, including areas both inside and outside of identified natural areas.
5. **Public Realm Improvement Plan** – Prepare a plan to identify specific public realm improvements, including but not limited to seating, lighting, public art, and overall programming and design of courtyards, plazas, and landscaped areas.
6. **Community Garden** – Renew the 5-year Letter of Understanding with the Campus Community Garden for its continued use at its current location.
7. **Stormwater Plan** – Update the 2004 Stormwater Management Plan.

#### Land Use and Built Form

8. **Building Design Guidelines** – Prepare building guidelines and campus sustainability guidelines that: provide design priorities and performance criteria specific to UVic that will assist with the application of LEED Gold or equivalent criteria for new capital building projects and major renovation projects on campus; and provide design direction for building height, scale, orientation, character, and relationship to open spaces.

9. **Outlying Lands** – Prepare master plans for outlying lands of Ian Stewart Complex, Cedar Hill Corner, and Queenswood Lands prior to development taking place, maintaining consistency with the goals and principles of this Plan, and utilizing input from the campus and broader communities. Consistent with *Principle 3: Campus and Broader Community Engagement* of this Plan, the University is committed to consulting with the campus and external community – as well as with the Districts of Oak Bay and Saanich – as appropriate before any new development occurs.
10. **Energy Master Plan** – Update the 2011 UVic Campus Energy Master Plan.

## Mobility

11. **Universal Accessibility and Barrier-Free Design** – Prepare a comprehensive plan for barrier-free design and universal accessibility on campus.
12. **Cycling** – Prepare a plan for cycling on campus that also integrates with municipal transportation networks.
13. **Ring Road** – Prepare a study to explore design options for Ring Road, to deliver on the objectives identified in Section 5.2.7. Potential future conditions are presented in *Appendix 1: Potential Road Design Options*.
14. **Ongoing Transportation Planning** – Generally monitor modal split and identify ongoing opportunities to improve multi-modal circulation and transportation demand management on campus.
15. **Cross-Jurisdictional Collaboration** – Liaise with BC Transit and the Districts of Oak Bay and Saanich to improve transit service delivery and multi-modal connectivity to municipal transportation networks.

## Ongoing Engagement

16. **Engagement with the Campus and Broader Community** – Continue using the Campus Planning Consultation Process Report and Community Engagement Framework in maintaining active collaboration with those touched by physical campus changes.
17. **Work with Local Municipalities** and Harmonize Zoning – Meet regularly with Oak Bay and Saanich Councils and staff to discuss issues of mutual interest, and work to make adjustments to municipal zoning bylaws to harmonize regulations with Campus Plan directions for building heights, parking, and other elements falling within the jurisdiction of each municipality.
18. **Monitoring and Progress Reports** – Prepare biannual reports to monitor and report on the progress of Plan implementation. Utilize regular university communication channels to provide periodic updates on campus planning activities, related to the Plan and the work of the Campus Planning Committee, to the campus and external community.
19. **Campus Plan Review** – Review the Campus Plan approximately every ten years.

## 6.3 TIMING AND PRIORITIES

This Plan sets out a framework for thoughtful growth and change at the Gordon Head campus. Owing to limitations on financial and human resources, as well as need and demand for new buildings, not all actions can be implemented immediately or concurrently.

Generally as resources become available, the timing of future studies, initiatives, buildings, and public realm improvements will be based upon: immediate need; available opportunities; and projects that have multiple benefits across open space, mobility, and built form frameworks.



An aerial photograph of a campus, likely a university, with a semi-transparent blue overlay. The image shows various buildings, green spaces, and a network of roads. The text is overlaid on the right side of the image.

# Appendix 1

## POTENTIAL ROAD DESIGN OPTIONS

### *Contents*

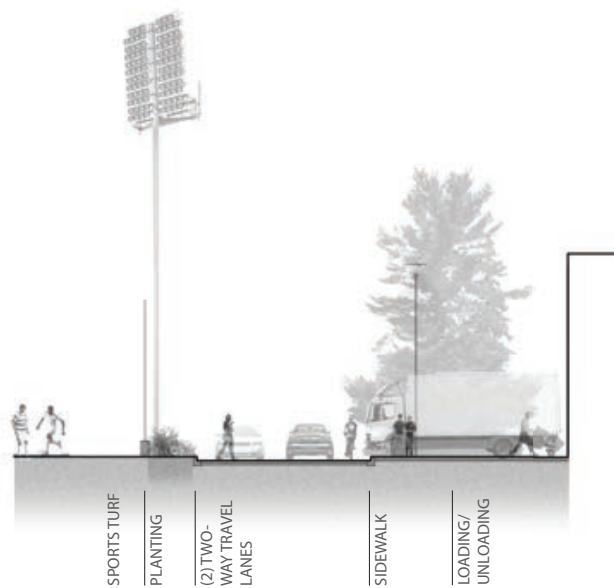
**A1.1 - Gabriola Road**

**A1.2 - University Drive**

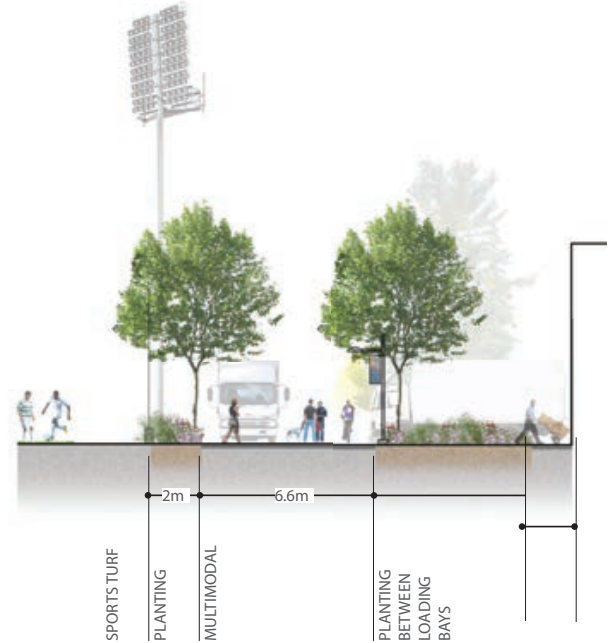
**A1.3 - Ring Road**

## A1-1. GABRIOLA ROAD

### *Gabriola Road – Existing and Possible Future Conditions*



EXISTING CONDITIONS



POSSIBLE FUTURE CONDITIONS

While a study is required to determine feasibility and explore design approaches, one option is as follows:

- Design the part of Gabriola Road south of CARSA – which is currently a major active mode route – primarily or exclusively for pedestrians, cyclists, and service vehicles. For vehicular access to Parking Lot 2 – or the potential future building that may be located there – enable vehicles to enter from Gabriola Road and to exit along an alternate new second exit to Finnerty Road or McKenzie Avenue.
- Provide new structured parking on existing surface parking, as per Figure 5.2.6, integrated within/below a future building.

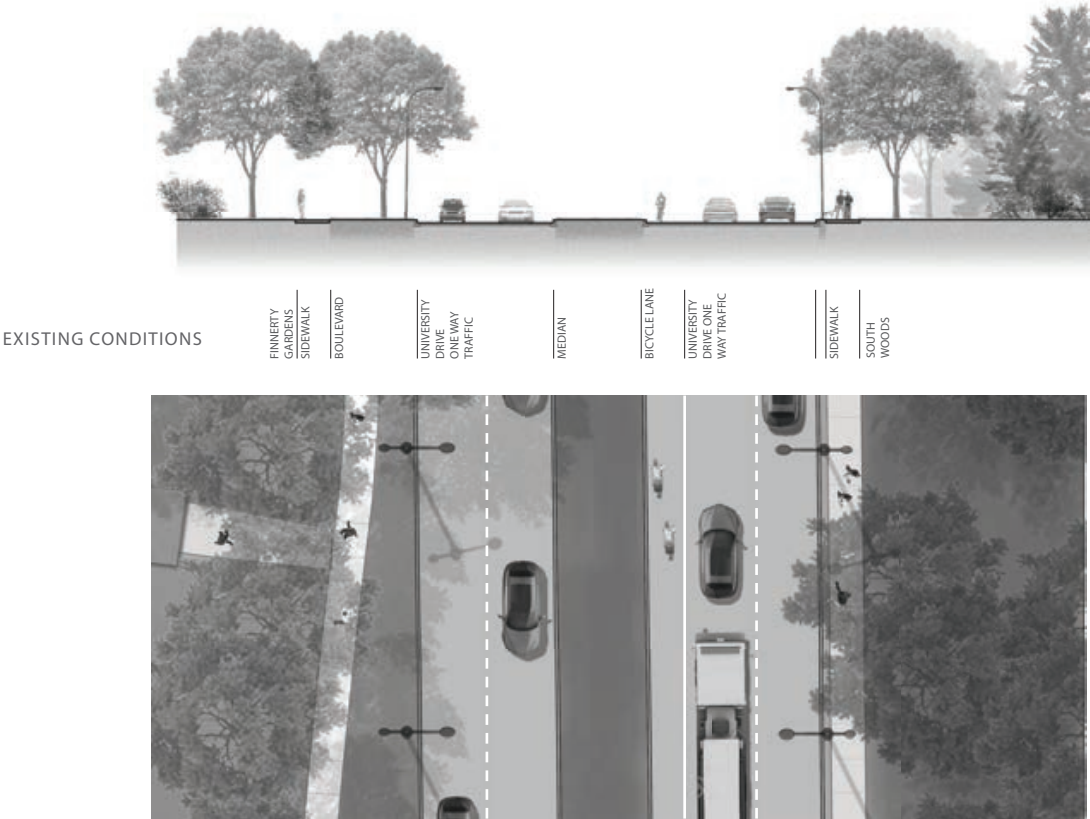


## A1-2. UNIVERSITY DRIVE

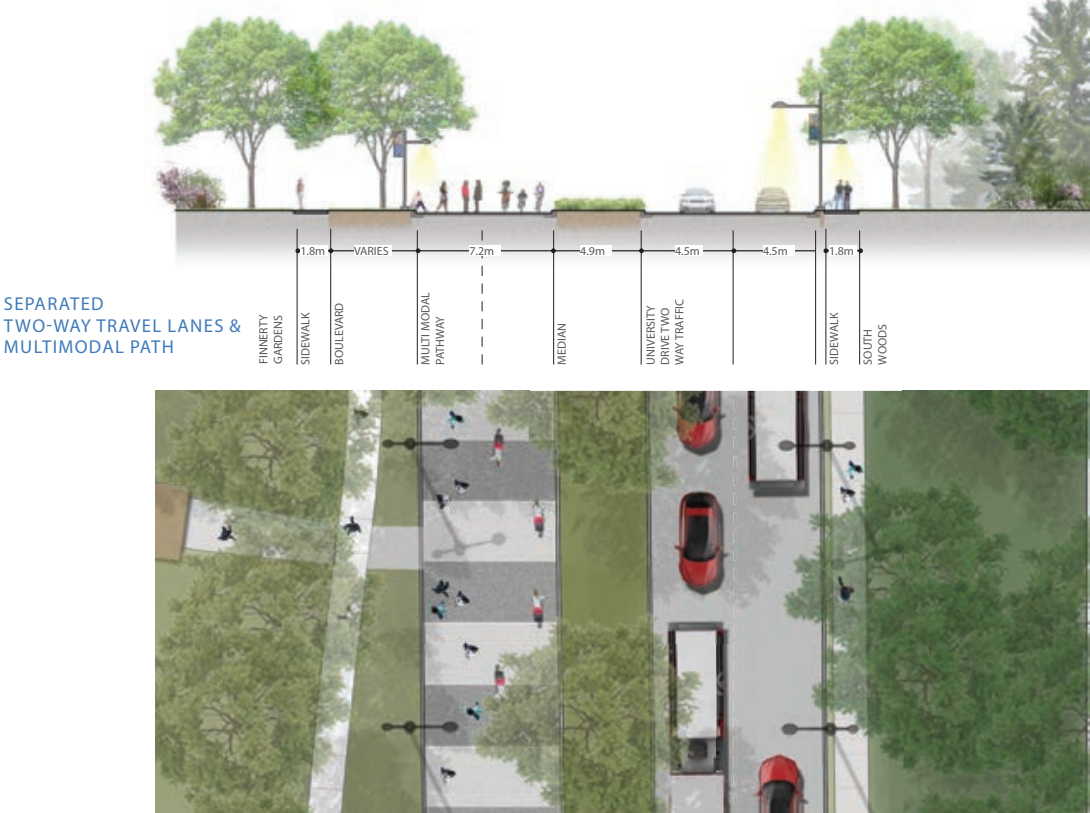
While a study is required to determine feasibility and explore design approaches, one option is as follows:

- Consider adaptations to the entrance to provide a safe multi-modal route that connects to the main walkway into campus, integrating Finnerty Gardens and enhancing the quality of the landscape experience of University Drive. The path should be well-integrated with the shared pedestrian and cyclist path on Ring Road, and with other connections inside Ring Road. A few possible future conditions are outlined in the following pages.

# University Drive Gateway – Existing Conditions



# University Drive Gateway –Possible Future Conditions 1

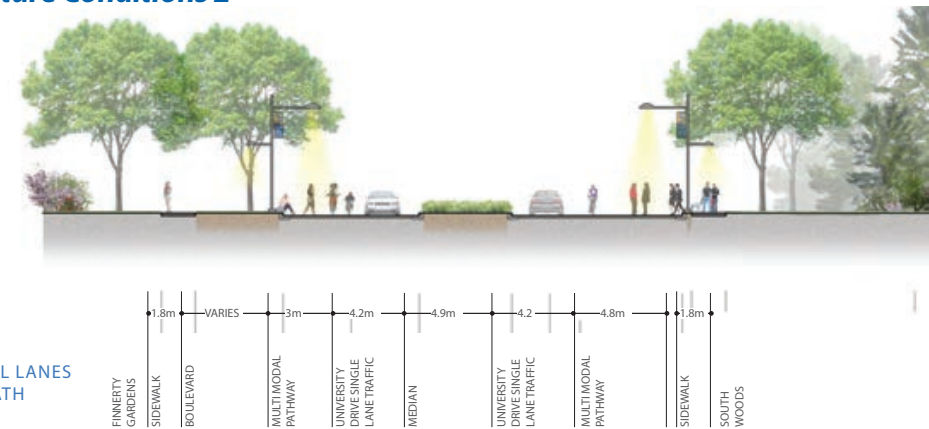




# University Drive Gateway –Possible Future Conditions 2



Multimodal pathway



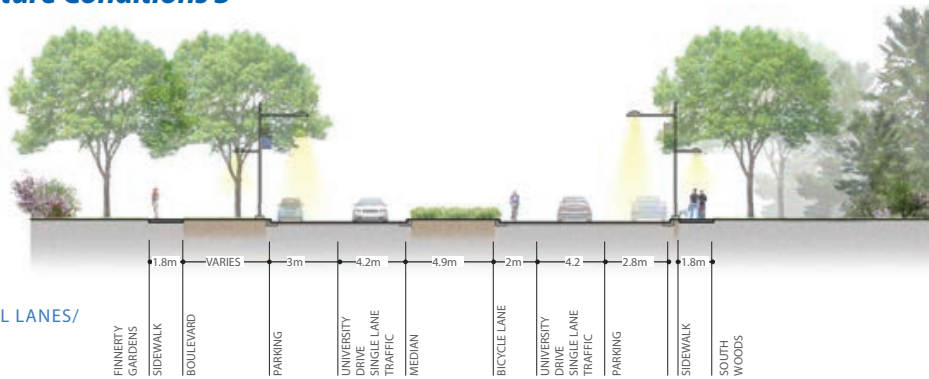
TWO WAY TRAVEL LANES  
MULTIMODAL PATH



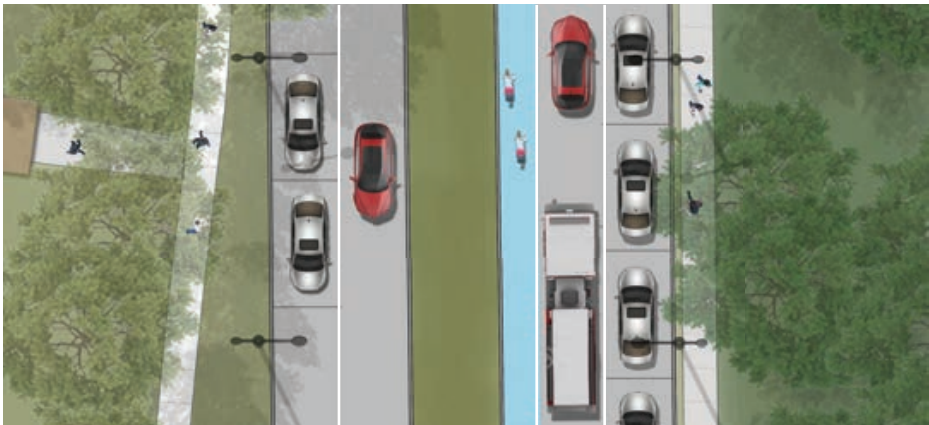
# University Drive Gateway –Possible Future Conditions 3



Separated bike lanes

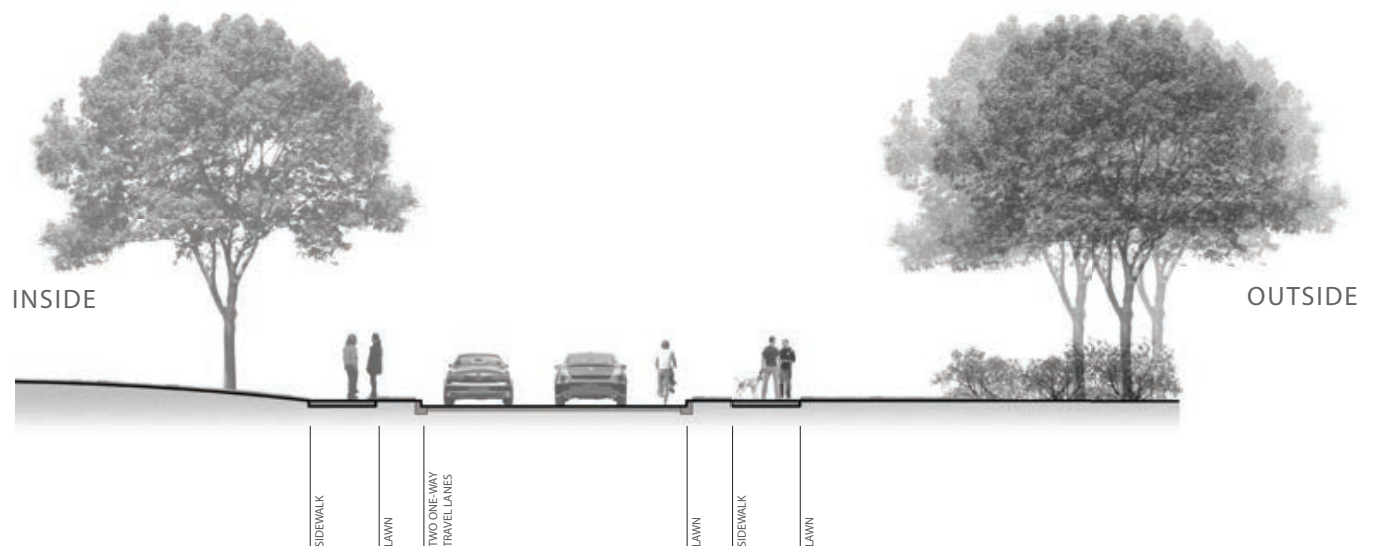


TWO WAY TRAVEL LANES/  
STREET PARKING



## A1-3. RING ROAD

### *General Existing Condition*

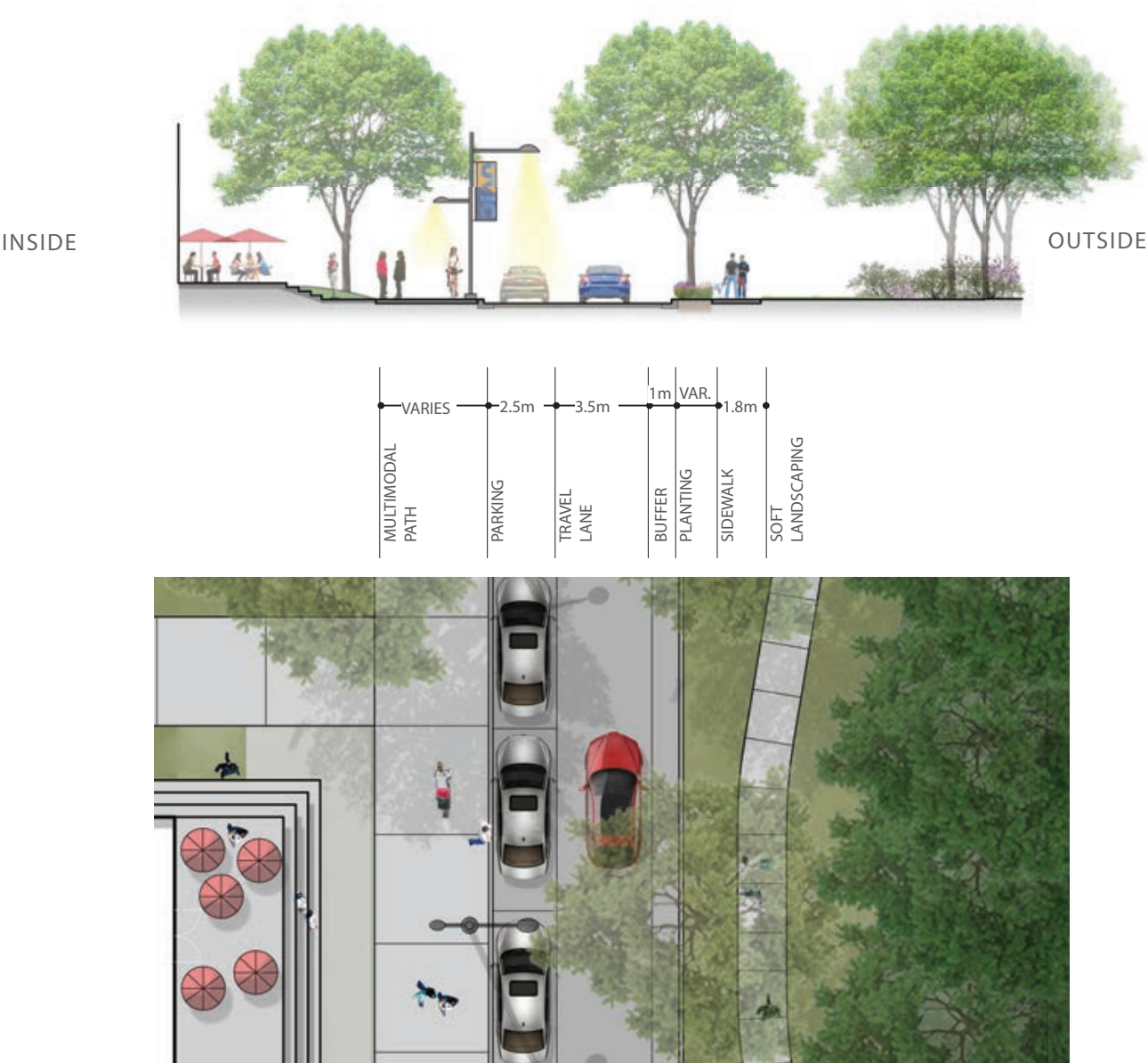


While a study is required to determine feasibility and to explore design approaches to implement the policies for Ring Road outlined in Section 5.2.7, one option is as follows:

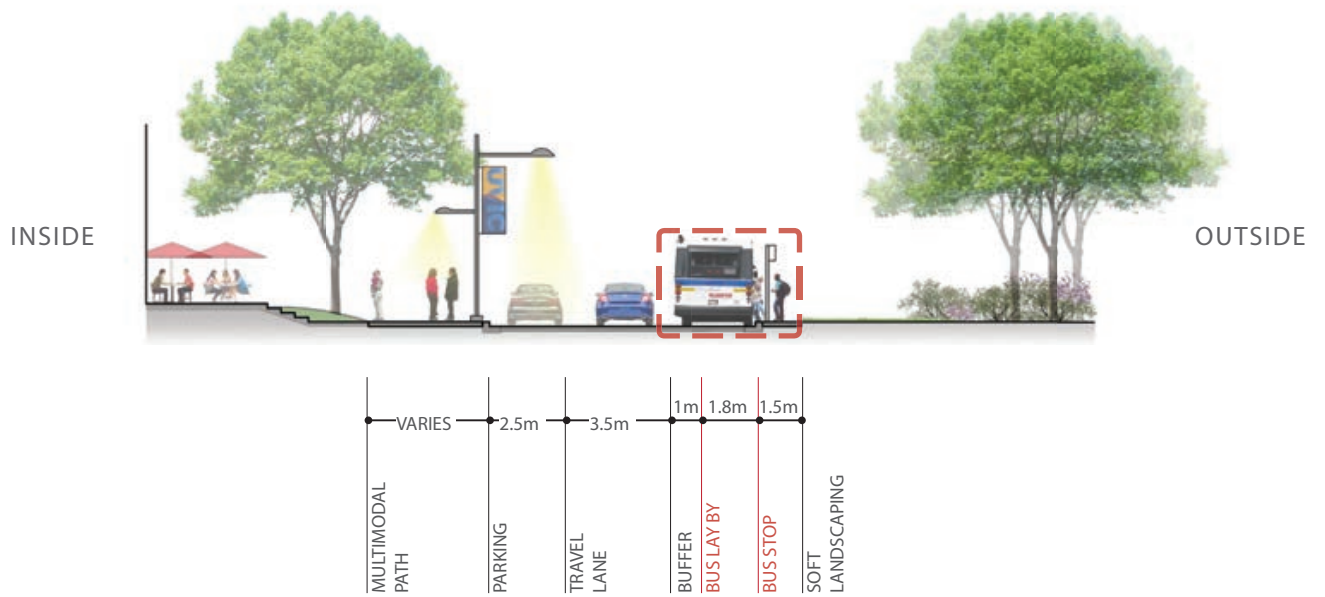
- Reduce two travel lanes to one travel lane and one parking lane, which will encourage lower vehicle speeds, support a pedestrian friendly and cyclist friendly design, and – if parking is desirable – absorb approximately 150 spaces from displaced surface parking from within Ring Road based on 50% coverage length;
- Create a greenway or path for use by both pedestrians and cyclists inside of Ring Road, with either shared or separated facilities for each mode. In either case, provide clear visual distinction between areas for both modes to minimize conflicts between these modes;
- Create areas for bus lay-bys near transit stops on the outside of Ring Road, which minimizes traffic delays;
- Add curb extensions to shorten crossing distances, raised intersections, painted pavement, and possibly other design measures at important pedestrian crossings, including at bus stops, intersections with other corridors, and in areas with high pedestrian crossing movements such as at the Student Union Building;
- Integrate stormwater management features into the new Ring Road design, including bioswales and infiltration ditches;
- Provide for loading and drop-off zones, interspersed with parking and a planted boulevard;
- Remove slip roads – which are short sections of connecting road space that allow vehicles to enter or exit parking lots – on Ring Road to create a more consistent and continuous streetscape and walking experience; and
- Give consideration to the large number of vehicles that access Parking Lot 1 exclusively to and from Ring Road.



# Ring Road – Possible Future Condition

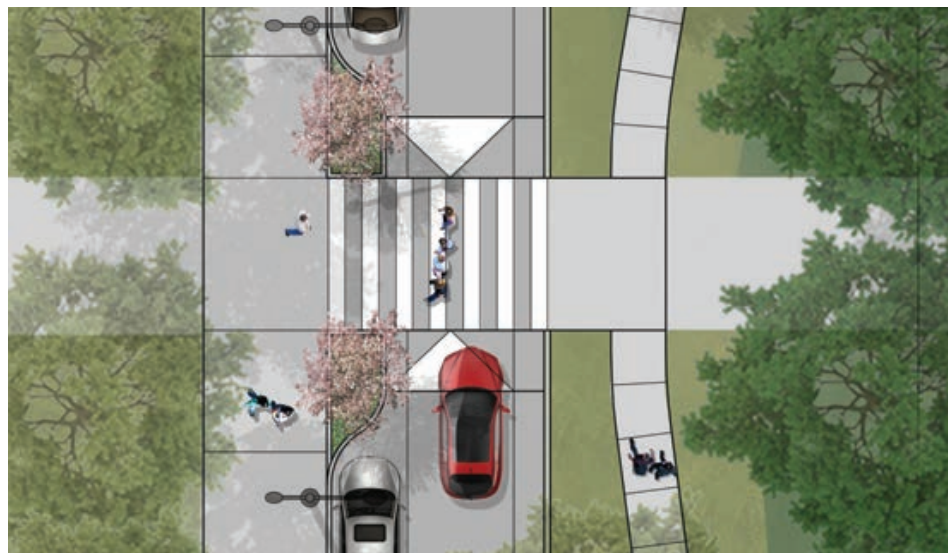
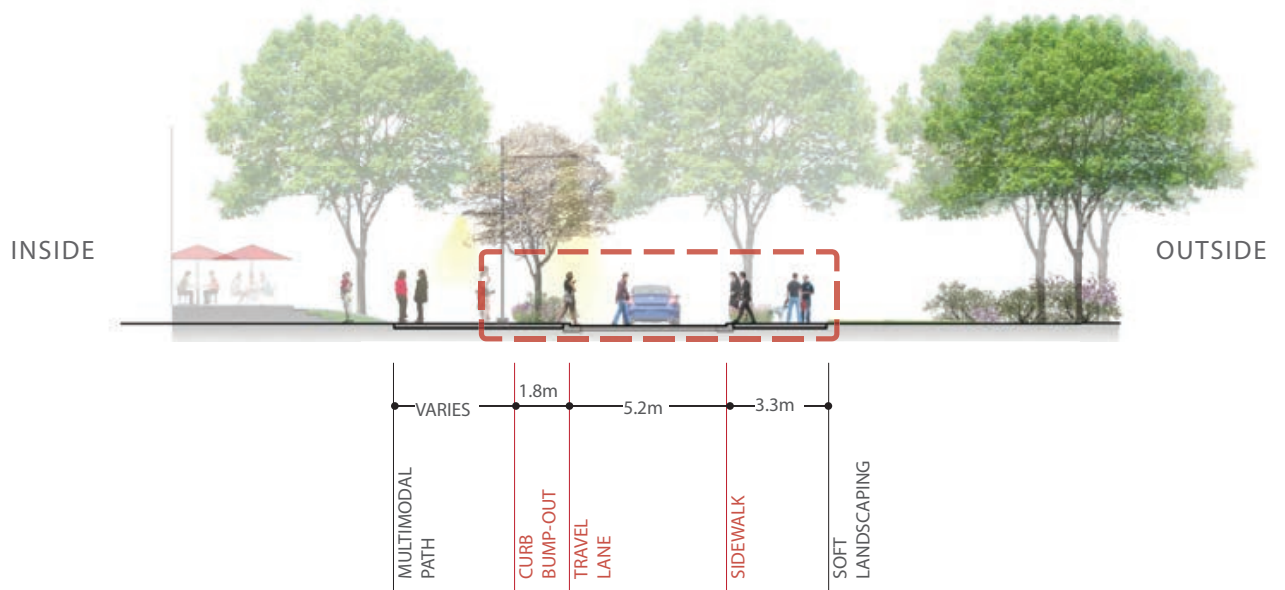


## Ring Road – Possible Future Condition, Bus Lay-By





## Ring Road – Possible Future Condition, Pedestrian Crossing



Planted curb extension

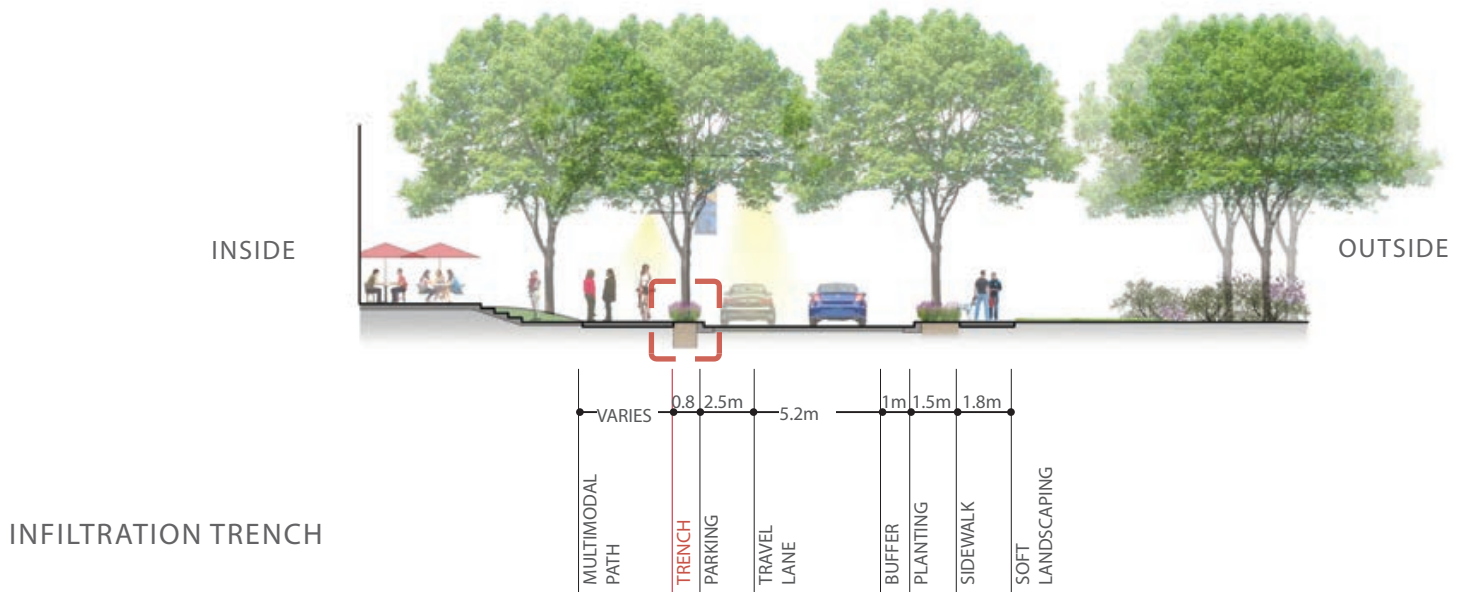
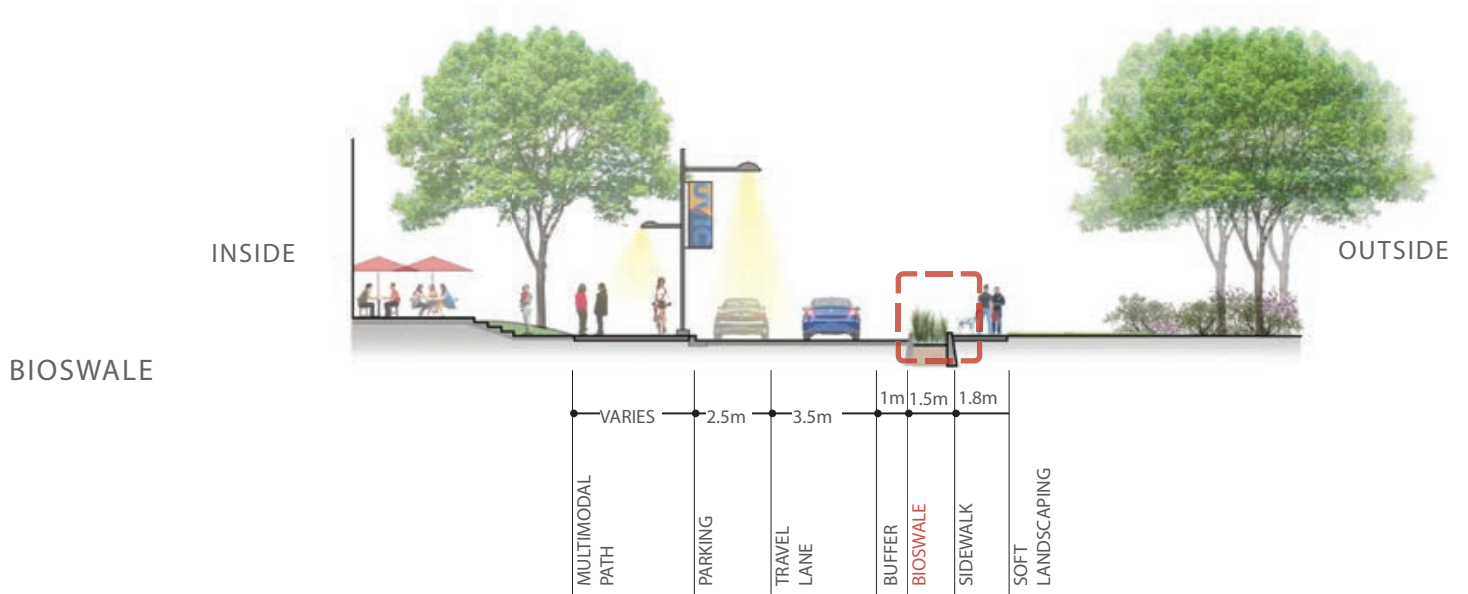


Curb extension



Raised intersection

## Ring Road – Possible Future Condition, Integrated Stormwater Management



Green streets planters



Bio swale curb cut

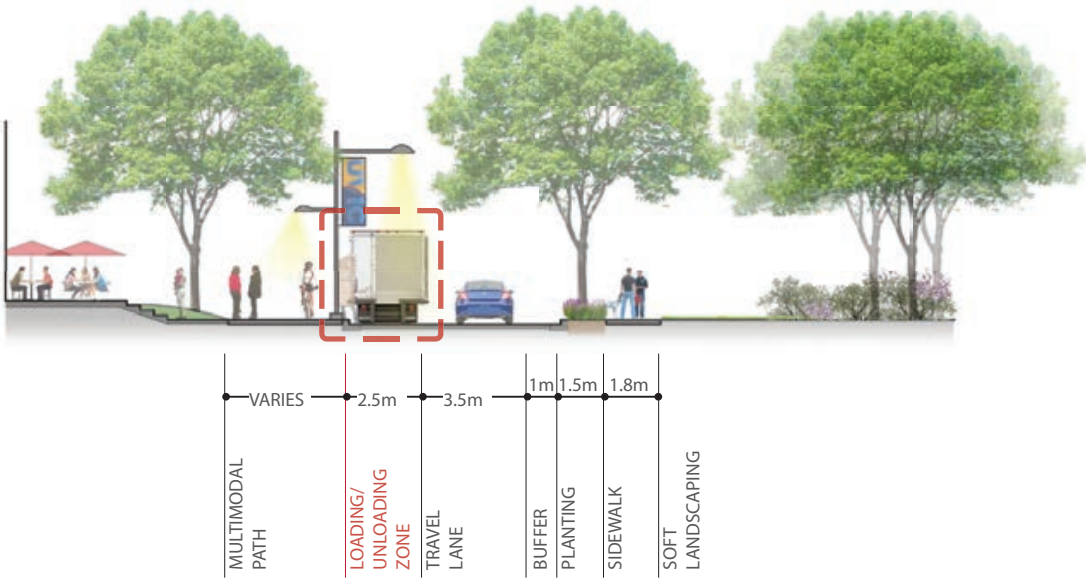


Infiltration trench

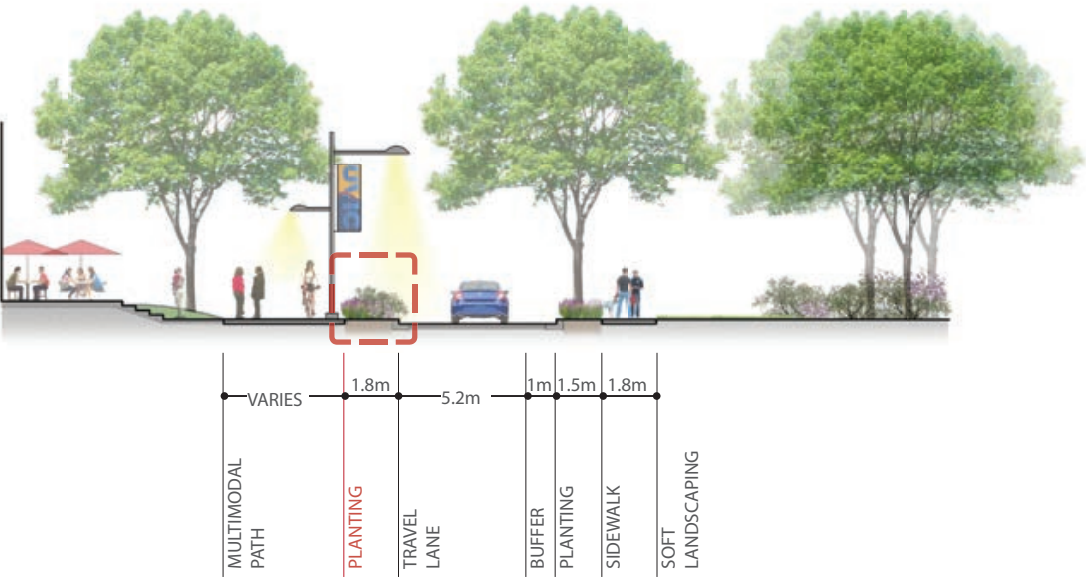


Ring Road – Possible Future Condition, Area for Loading and Planted Boulevard

LOADING



PLANTED BOULEVARD



# ACKNOWLEDGMENTS

## University of Victoria Campus Planning Committee

Gayle Gorrill, Vice President, Finance and Operations (Co Chair)

Dr. Valerie Kuehne, Vice President, Academic and Provost (Co Chair)

Carmen Charette, Vice President, External Relations

Dr. David Castle, Vice President, Research

Dr. Katy Mateer, Associate Vice President, Academic Planning \*

Dr. Thomas Tiedje, Dean, Faculty of Engineering

Dr. Catherine Krull, Dean, Faculty of Social Sciences (from June 2015) \*

Dr. John Archibald, Dean of Humanities (to June 2015) \*

Dr. Andrew Rowe, Department of Mechanical Engineering

Dr. Karena Shaw, Director, School of Environmental Studies \*

Bronte Renwick-Shields, Representative, University of Victoria Students' Society (from June 2015) \*

Kayleigh Erickson, Representative, University of Victoria Students' Society (to June 2015) \*

Katrina Flanders, Representative, Graduate Students' Society (from June 2015)

Ada Saab, Representative, Graduate Students' Society (to June 2015)

Sheryl Karras, Representative, PEA, Peter B. Gustavson School of Business \*

Paul Ward, Representative CUPE 917, Facilities Management

Pete Rose, Representative, Alumni Association

## Ex Officio, non-voting:

Kristi Simpson, Associate Vice President, Financial Planning and Operations \*

Ron Proulx, Executive Director, Facilities Management \*

Alison Noble, Associate Director, Community and Government Relations (from June 2015)

Joy Davis, Director, Community Relations (to June 2015)

Tony Eder, Executive Director, Academic Resource Planning

Joanne McGachie, Communications and Marketing

## Committee Staff Resources:

Neil Connelly, Director, Campus Planning and Sustainability

Rhonda Ljunggren, Secretary

Carmen Mailloux, Secretary

\* Campus Planning Committee members also serving on the Campus Plan Update Steering Committee

## Other Staff Resources to the Committee

Jim Dunsdon, Associate Vice President, Student Affairs

Joel Lynn, Executive Director, Student Services

Tom Downie, Director, Campus Security Services

Ruth Young, Director, Office of Indigenous Affairs

## A Special Thank You to...

The hundreds of other students, faculty, staff, and neighbours who participated in the campus planning process and provided deeply appreciated and invaluable input through interviews, workshops, open houses, and surveys.



