

National Centre for Indigenous Laws

FRASER BUILDING EXPANSION + RENOVATION

Engagement Summary



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Introduction

Planning for a National Centre for Indigenous Laws

We acknowledge and respect the Lekwungen Peoples on whose traditional territories the university stands and the Songhees, Esquimalt and W̱SÁNEĆ nations whose historical relationships with the land continue to this day.

The university has begun planning for an expansion to the Fraser Building to house a national centre for Indigenous laws. The centre will provide much-needed academic and support space for the *Canadian Common Law and Indigenous Legal Orders program (JD/JID)* and *Indigenous Legal Research Unit (ILRU)*. By expanding the Fraser Building, the university will enhance the experience and success of JD and JD/JID students, and will serve as a national centre for dialogue, research, and knowledge transfer.

The JD/JID program launched in September 2018, with a 25-student cohort entering the four-year program. The JD/JID program is the first of its kind in Canada, is unique globally, and will further the university's reputation by training legal professionals to work across Indigenous and non-Indigenous legal traditions.

Planning for this program and this project has been ongoing for several years, and significant work has been invested in visioning for the program and project

Why we engage

UVic's Community Engagement Framework outlines the university's commitment to informing the campus and neighbouring communities and facilitating meaningful input into new building design.

Community engagement is an essential component of planning for the Fraser Expansion. Engagement with the campus and broader community began in fall 2019. Engagement is planned throughout the project.

The Fraser Expansion will implement the Campus Plan directions and will support the university's vision to increase the vibrancy of campus life by enhancing the natural and built environment to create more opportunities for interaction and collaboration.





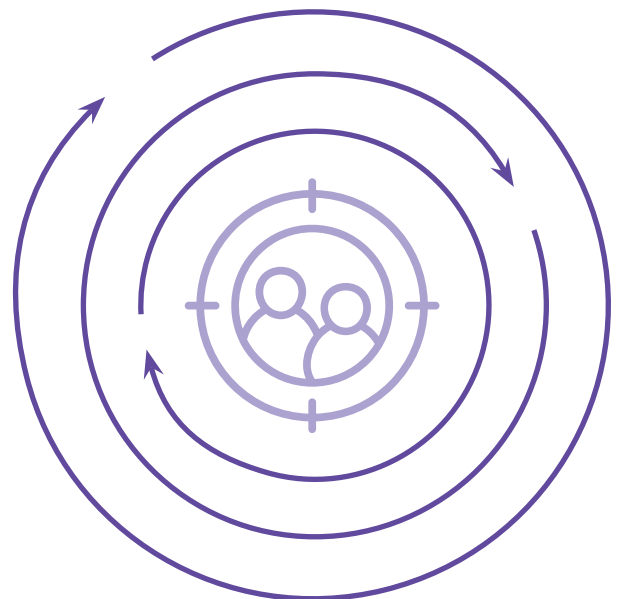
Who we've learned from

Through the development of the siting and design we have engaged with:

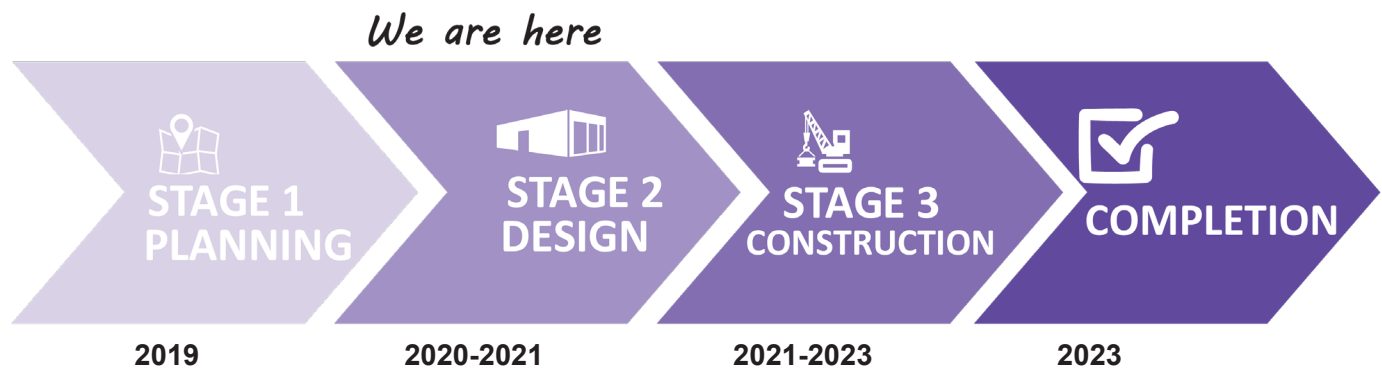
- Songhees Representatives
- Esquimalt Representatives
- W̱SÁNEĆ Representatives
- University of Victoria Stakeholders
- Faculty of Law Representatives
- University of Victoria Students

Indigenous Engagement

Engagement with local Indigenous communities is based on long-standing relationships that the university has maintained for many years. From these relationships, specific engagement regarding the Fraser Expansion was initiated from May 2018 – January 2019 with the aim to inform local communities of the project, provide an opportunity for feedback, and inform how their feedback would be used to shape the building program. This engagement was conducted by representatives from the Faculty of Law. Engagement with these communities continues throughout the various stages of the project.



The Process

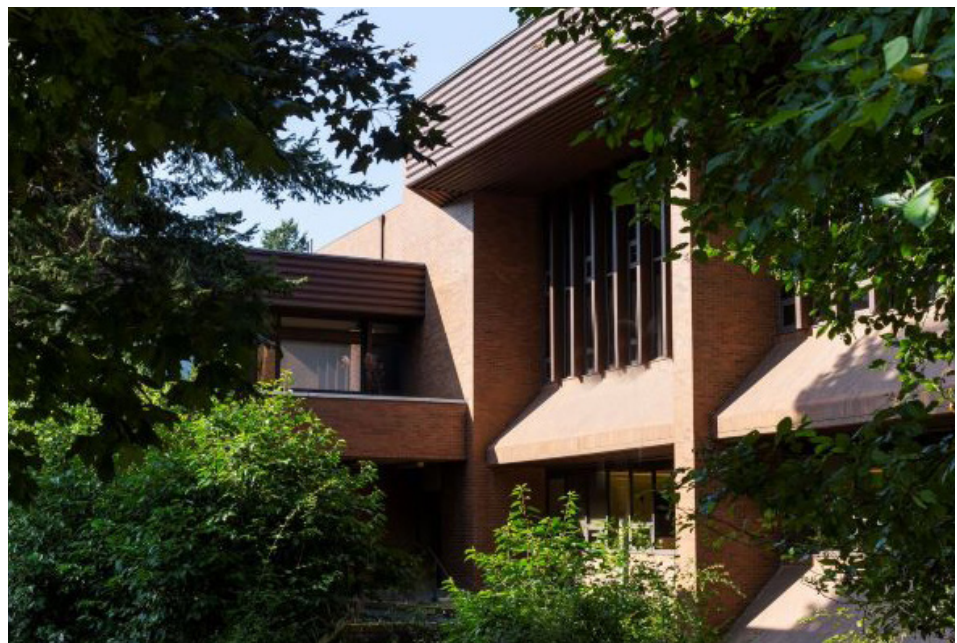


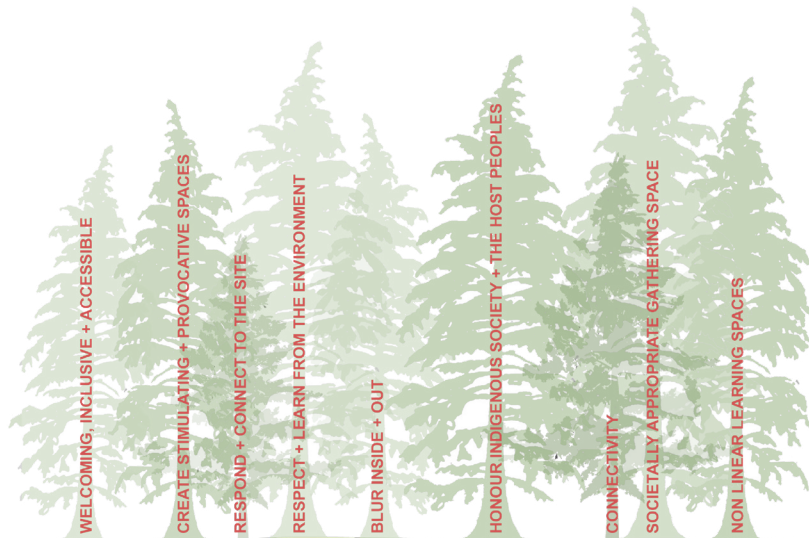
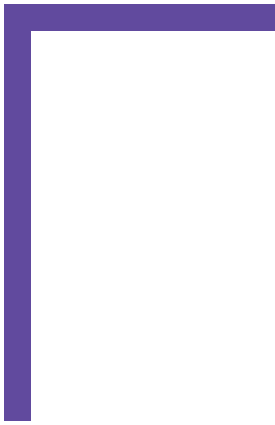
We are early in the design process for the National Centre for Indigenous Laws. Design will continue through 2021, with opportunities for feedback occurring at a project milestones.

As the future users of the Fraser Building Expansion, the students, faculty and staff within the Faculty of Law are central stakeholders in this project. A building committee, a steering committee and an engagement group focused on Faculty of Law students, faculty and staff have provided input throughout the process. Targeted workshops with staff and faculty have been utilised to hear input from the occupants of the building and provide feedback into the design process.

The next community engagement opportunity is planned for the detailed design phase in the Spring of 2021. Construction is planned to start in the winter of 2021/2022 with completion and occupancy of the building expected in the Fall of 2023.

Full engagement summaries can be viewed online at uvic.ca





Living the Good Life - Indigenous Law as Living Practice



About The Project

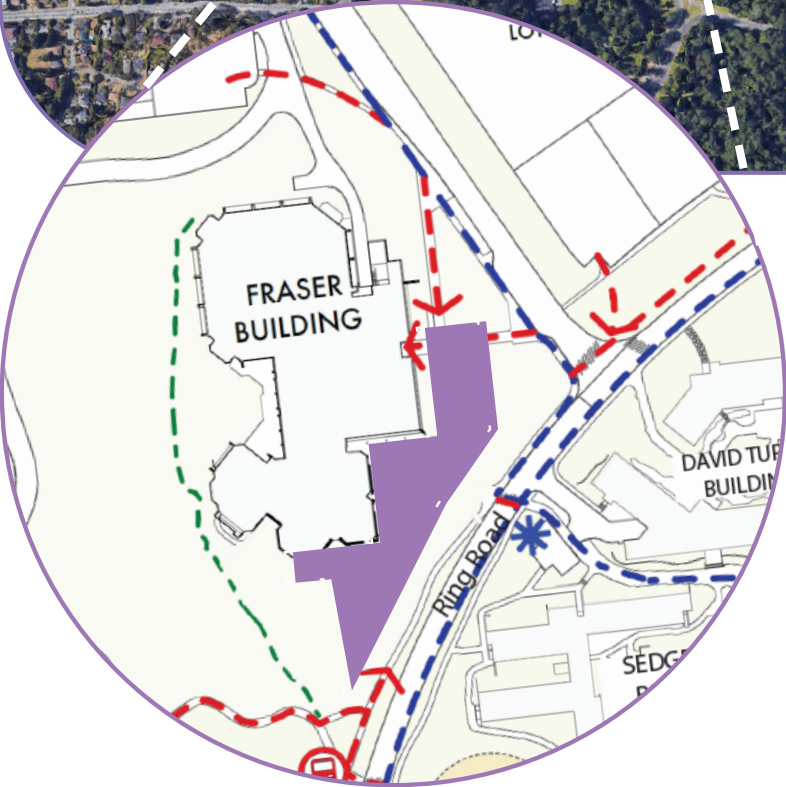
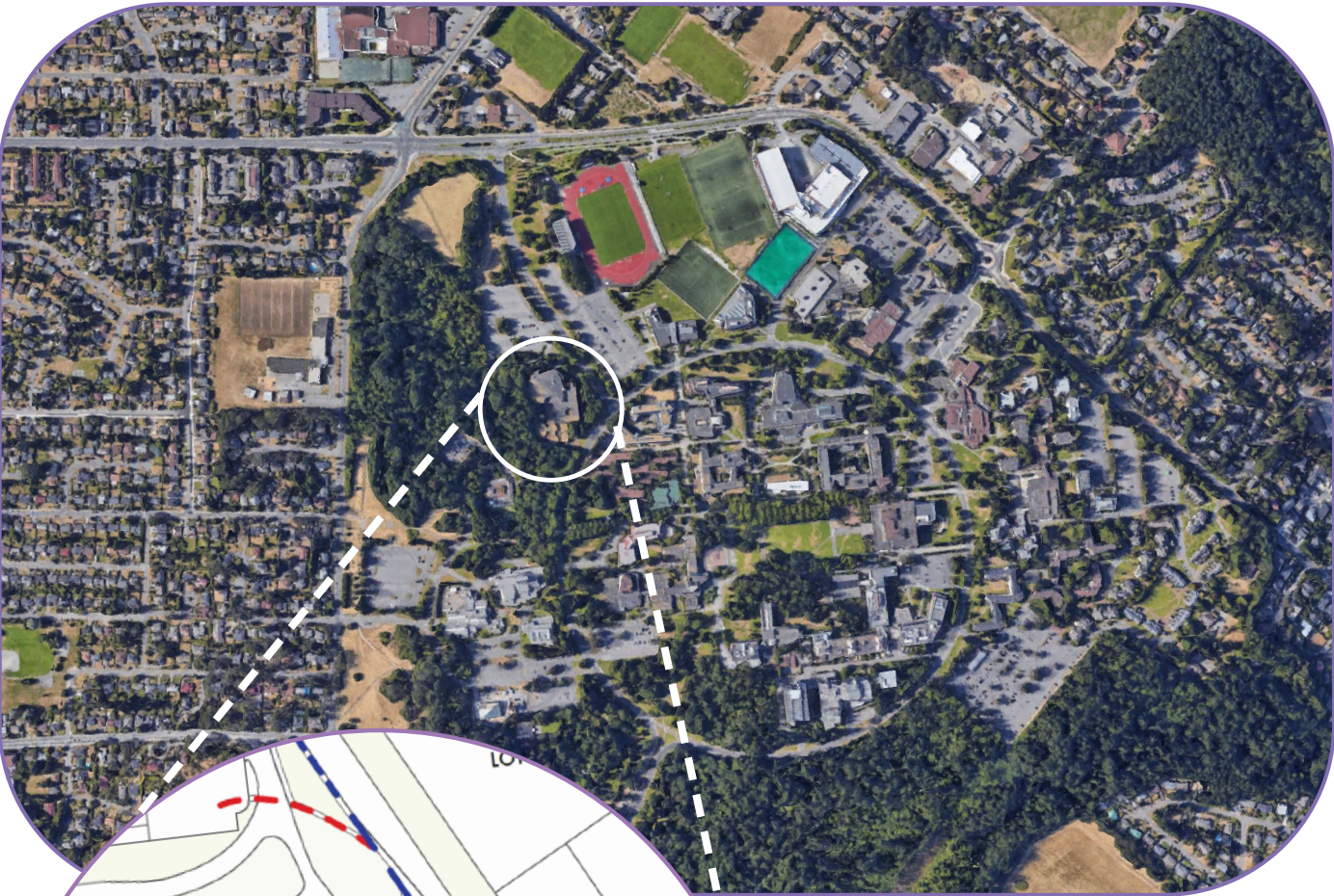
UVic is located on the traditional territories of the Songhees, Esquimalt and WSÁNEĆ Nations. Rooted in the JD/JID program four purposes – convening, sharing, stimulating, researching – and grounded in an understanding of Indigenous Laws as a living practice, the project seeks to:

- Build physical space for the celebration of Indigenous Laws;
- Build culturally appropriate space; and
- Weave the four purposes together in the expansion: convening, sharing, stimulating, researching.

The expansion and renovation will be a national centre for critical engagement, debate, learning, public education and partnerships of Indigenous legal traditions. It will foster the fundamental values of Indigenous societies of respecting the natural environment and interacting with the landscape to support the practice of law that honours the land.

The centre will house classrooms, research and office facilities, and ceremony spaces. The project scope also includes upgrades to the existing Fraser building which will bring students, faculty and staff access to end-of-trip facilities (i.e. showers and change rooms) in the new building.

Building Location



The Fraser Building is located adjacent to McGill Road and Ring Road.

New
expansion
area

How We Engaged

Spreading the Word

The engagement activities were promoted across campus to raise broad awareness of the project and encourage participation.



Promotion included:

- Posters on campus as well as posts online through the project webpage and across UVic, Faculty of Law and the Office of Campus Planning and Sustainability social media channels (Facebook, Twitter, Instagram, LinkedIn, Reddit);
- Notices on the UVic events webpage and in the Campus Checklist, a newsletter to all staff and faculty;
- Email invitations to Community Association Liaison Committee to share amongst their networks;
- Email invitations to the alumni network

As part of the engagement for Schematic Design, information boards were placed in the Fraser Building and on the project website, a meeting with the Faculty of Law broader engagement group and held an online survey. This is in addition to the ongoing engagement with representatives of local Indigenous communities.

Online open house survey

The purpose of the survey was to consult participants about the Schematic Design of the NCIL and Fraser Expansion.



WORKSHOPS



MEETINGS



OPEN
HOUSES



APPROVALS



November 2020

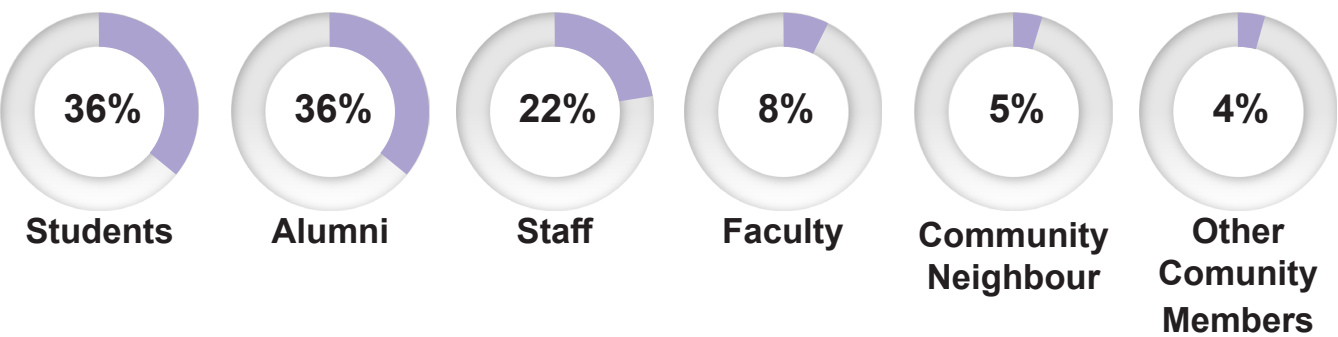


496
survey
participants

Survey Participants

Similar to the spring open house survey, about half of respondents indicated that they were associated with the Faculty of Law.

33% of the respondents indicated that they had not attended an engagement event before.



Of the 496 survey respondents, exactly 50% were part of the Faculty of Law.



Like an open house, the survey provided introductory text to give context to the project and design elements. It also included multiple-choice and open-ended questions and interactive activities.

The multiple choice questions provided an understanding of priorities and preferences whereas the open-ended questions presented opportunities for participants to share recommendations for the project's design team.

The open-ended responses were analyzed to identify themes. Note that the responses could include multiple themes. Where there were a significant sample and variance in themes, the responses were compared between different demographic groups.

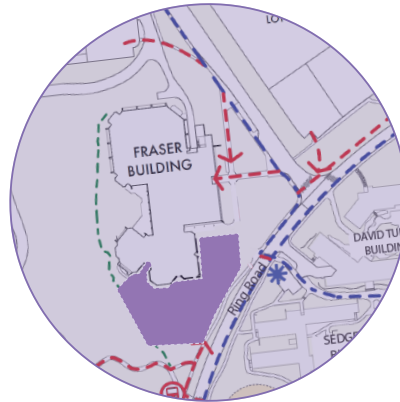
The demographic groups included:

- **Non-Law community**
including staff, students, faculty, alumni, neighbours and others who do not have an affiliation with the Faculty of Law
- **The Law Community**
including staff, students, faculty, alumni, and others who do have an affiliation with the Faculty of Law
- **Each subset of UVic's broad community** including staff & faculty, students, alumni, neighbours & others.

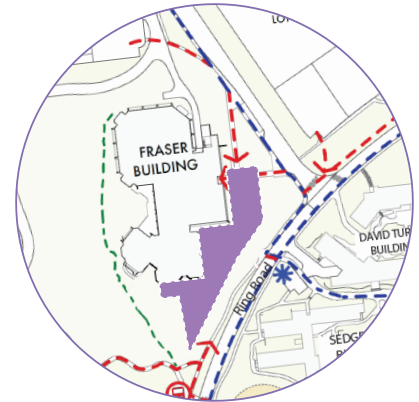
What We Heard

Project Siting

The siting for the project has evolved from the previous engagement in the fall of 2019. The location of the expansion has shifted from the south of the existing building to the south east of the existing building. Siting changes were made in order to:



former site



current site

Preserve mature trees - The forest to the south of the building contains the oldest and highest quality trees on the site. Building in this location would require the removal of the majority of these trees and thus affect the quality of the forest and all that it offers. By shifting the building site to the north the building can effectively move away from development to the south, thus affecting less high quality trees and the continuity of the forest.

Respect the watershed and Bowker Creek

- The existing topography on the south end of the Fraser Law building slopes significantly to the west, towards West Campus Way Road. Building the expansion on this slope, would require robust foundations and removal of existing significant trees, root structures, and porous soils, which support the existing naturally occurring stormwater management. By shifting the building site to the north, the new expansion will be built further from the watershed and on flatter existing site area. Stormwater management for this new expansion location can be designed to retain rain water on the site as an element of the landscape design.

Activate on Ring Road - The location of the new addition provides a presence on Ring Road that clearly identifies the Fraser Building as a part of the campus. This location also provides a clear link to the inner Ring Road aligning with pedestrian traffic coming from the heart of the campus. This move supports the 2016 Campus Plan.

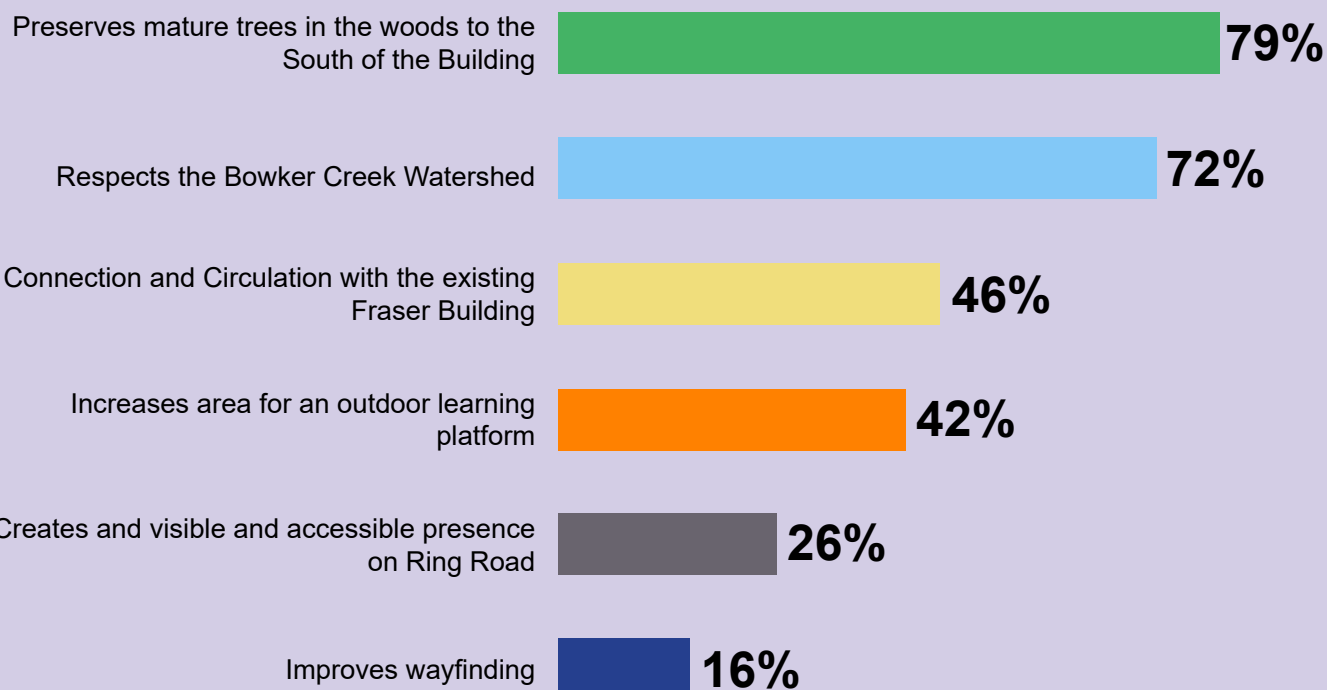
Improved Way-finding - The location of the new entrance clearly orients users to understanding of the building upon entry. A visual connection through many parts of the building allow for a clear sense of where you are when you are in the building. This move supports a commitment to walkability; 2019 Campus Plan.

Increase Area for Learning Deck - By increasing the setback to forest there is an opportunity to increase the size of the learning deck. The deck, unlike the building, can have a lighter touch around the trees.

Overall, the siting principles were strongly supported by survey participants, especially preserving the mature trees in the woods to the south of the building.

Most Compelling Site Principles

This survey was the first opportunity for many of the respondents to learn about the how the siting of the building has evolved. For several staff and faculty that had previously engaged with the feasibility study siting, this change caused some concerns around impact to the existing building which were reflected in the comments received.



33/47 were either **supportive** or **neutral** of the new siting, specifying interest in environmental preservation and restoration as well as the incorporation of Indigenous principles as important.

11/47 of the comments were more **critical**, concerned about maintaining natural light to the existing building.



Sustainability Features

The project will focus on the following design elements to implement the Sustainability Action Plan:



LEED GOLD
BUILDING



ACTIVE
TRANSPORTATION



ENERGY
EFFICIENCY



STORMWATER
MANAGEMENT



MASS TIMBER
CONSTRUCTION



RESTORATION OF
NATURAL ECOSYSTEMS

Quotes from 2020 Survey Results

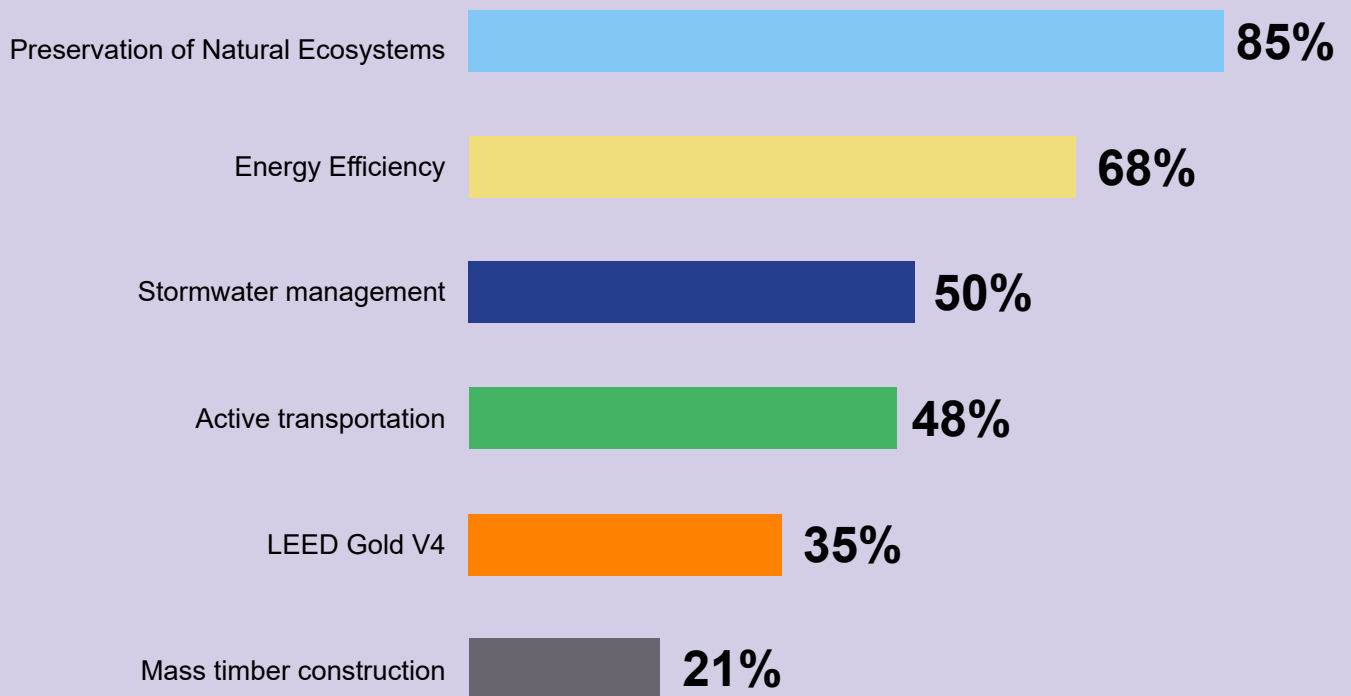
It is also important not to block natural light for the original building so spatial separation between new and old is necessary.

Because of the distance from Ring Road, getting to Fraser and the Law Library late at night can feel additionally unsafe. I appreciate the efforts being made to increase foot traffic and move the hub closer to the road.

Integrating nature/ outdoors with indoor learning spaces.

Makes better use of already “disturbed” space; connects Fraser to the rest of UVic (it is hidden away right now)

Once again, the community voiced strong support for the preservation of Natural Ecosystems being valued highly by respondents.



Almost half of the survey respondents weighed in on sustainability strategies for the project. There was also strong support for the active transportation and storm water management principles in the building design.

85%

of respondents supported preservation of Natural Ecosystems

68%

supported strong energy efficiency in the building.

Quotes from 2020 Survey Results

From a sustainability standpoint low embodied energy/carbon and low operational carbon requirements should be top priorities.

This adds an important element to the faculty and the JD/JID program that goes beyond the use academic experience inside the walls of the law school - well done!

31 individuals provided commentary on the sustainability strategies and the vast majority of these were supportive or neutral on the approach outlined in the survey. The key drivers for the commentaries were interest in incorporating low carbon and renewable energy into the project, and involving local Indigenous communities in the application of all of these sustainability strategies.

Sustainable Transportation and Vehicle Parking

The project has engaged a transportation engineer to conduct a comprehensive review of the increased demand and the university's parking supply.



Through transportation analysis, we expect this project to increase parking demand on the UVic campus by **7 stalls**.



Although it is expected that current parking facilities can accommodate this increased demand, the Oak Bay Parking Facilities Bylaw requires **25 new parking stalls**. A Development Variance Permit from the District of Oak Bay will be required.

Over 60% of all trips to and from campus are made by transit, cycling, walking, or carpooling. To support members of the campus community who don't drive, and support the university's sustainability goals, UVic provides a number of alternative travel programs, initiatives, and support systems



Bicycle Upcycling and Loan Program

SPOKES provides low-cost, long or short term bike rentals. The Fraser Building expansion will also implement new bicycle parking.



Public Transit

U-Pass provides students with unlimited access to Victoria region public transit.



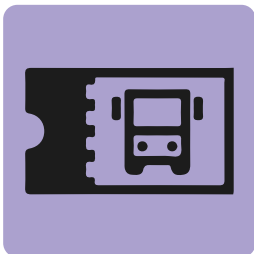
End-of-Trip Bicycle Facilities

The renovation of the existing Fraser building will include end-of-trip facilities including showers and lockers.



Campus Bike Centre

The Centre provides covered bike parking, equipment lockers, benches and a space for the SPOKES bicycle program.



UVIC Employee Bus Pass Program

The program offers more than 50% off the regular price of taking transit.

The sustainable transportation strategies identified in the survey were strongly supported by the respondents including the active transportation infrastructure proposed in the project and support for a Development Variance Permit application.

Motor vehicle travel is an important, safe and common means of transportation. It should also be considered in the plan.

I'm in support of the bylaw variance, we don't need 25 new parking spaces.

Quotes from 2020 Survey Results

62 individuals provided commentary on the transportation approach for the project, and the majority of those comments strongly supported the approach.

There were several comments voicing some concern around access to parking on campus. UVic carefully monitors parking on campus and will continue to employ strategies to manage and monitor parking.

Be sensitive to elders, seniors, and others with mobility issues that may not use public transportation, bikes and can't walk far from parking lot. So space for drop of or short-term parking right at the buildings.

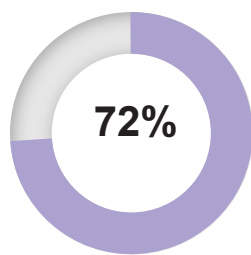
No additional vehicle parking should be constructed, and I'm satisfied with UVic's systems to support active transportation.

Architectural Design

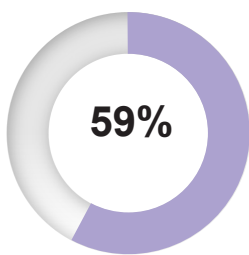
Landscape features

Coast Salish life and culture is rooted in relations between forest, sea and the many animals that these landscapes are shared with. The site for the national centre for Indigenous Laws provides an opportunity to reflect these important relations in its design expression, function, and in the experiences of its inhabitants.

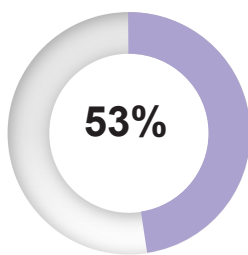
Survey respondents found that the retention of existing forest to the south of the building be the most important landscape feature. The use of Indigenous and seasonal plantings throughout the site was another highly prioritized feature.



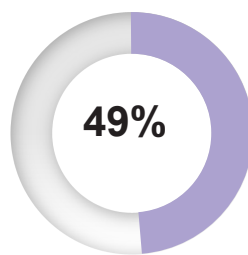
Retention of existing forest to the South of the building



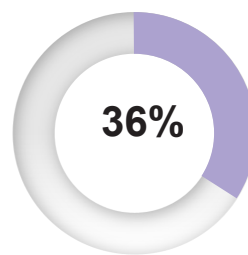
The use of Indigenous and seasonal plantings throughout the site



Extending the forest – views of Indigenous plantings



The sea – welcoming rainwater collection



The shore – Elder's garden

85 individuals responded with information they wanted to share with the design team as they refined the landscape concept. Thank you very much for the input!



A third of the 85 comments on the landscape plan were supportive and many more were neutral, providing comments and questions for the design team. Several comments came from existing building occupants focusing on natural light into the exciting building, connectivity with the existing building, and siting adjacent to Ring Road.

Quotes from 2020 Survey Results

Make connecting to nature easy, walking paths, green open spaces, safe lighting, emergency safety systems, keep nature but integrate human activity, clear the sharp thorns and invasive species.

Using this project to further identify a functional and respectful path forward in respects to ongoing reconciliation.

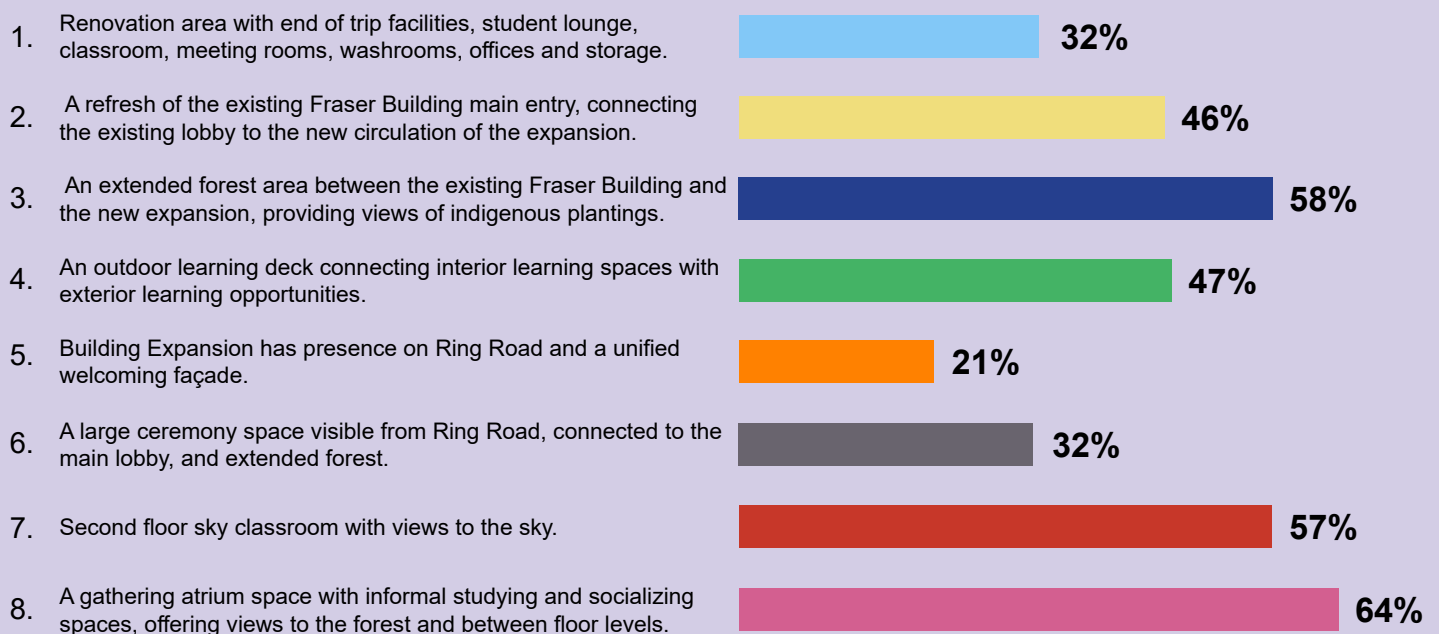
Ensure there are no invasive plants, such as Ivy in the landscape plantings.

Appropriate signage to explain landscape features.

Design highlights plan view

The design concept interconnects at two locations to the existing building. The proposed design highlights include:

1. Renovation area with end-of-trip facilities, lounge, classroom, meeting rooms, offices and storage
2. Existing entry which will connect new and existing building space
3. Extended forest for natural views from the existing Fraser building and new expansion
4. Outdoor learning deck with views and a connection to the forest
5. Expansion has presence on Ring Road and a unified welcoming façade
6. Additional entry to the expansion lobby providing easy access from Ring Road
7. Second floor sky classrooms with views above
8. Circulation in atrium is open to below with study nooks and views



There was strong support for a gathering atrium space with informal studying and socializing spaces, offering views to the forest and between floor levels.

There was also strong support for the program element second floor sky classroom with views to the sky as well as for an extended forest area between the existing Fraser Building and the new expansion, providing views of Indigenous plantings. Outdoor learning areas and a refresh of the existing building were also welcomed.

63 individuals provided a response for the design team to consider as they refined the designs. 10 of these were supportive, and 19 were critical, with the majority of the concerns being voiced around access to staff spaces in the building and the connection between the buildings.

That the existing law facilities be refreshed so that the new parts of the building are integrated into one whole law school. Also, no harm to the environment. Also, a space honouring other species as our relations as part of "all my relations" multispecies thinking.

The presence on Ring Road is so important! We want students to be proud to attend our law school. End of trip services is also key so that we can encourage sustainable transportation. Views of nature from inside is such a beautiful offering at UVic and should be continued here.

Quotes from 2020 Survey Results



View from Ring Road



View from Forest

Design highlights

78 comments were provided about the renderings.

Generally, responses were looking for **more details** about the final look and feel of the building.

Most comments were critical looking for a **warm and welcoming** façade including **natural materials, Indigenous art and Coast Salish design**.

The façade materials are still in development, and these details will be available through the next round of engagement.

Integration of natural and local materials.

Indigenous art and design

Add some colour!

I agree with the emphasis being placed on welcoming and connectivity

Quotes from 2020 Survey Results



Maybe it's just the images here, but the current design looks cold and sterile. Not very welcoming at all. I hope the final design looks organic, and blends into the treed space around it.

Pushing everything right up against Ring Road looks like it will create significant noise issues in the new building. How can that be mitigated?

Final Comments

A total of 40 comments were received. A summary of questions and comments is provided below.



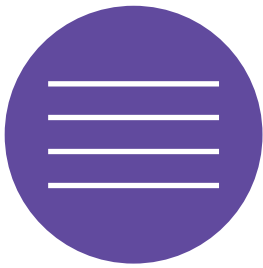
Questions Included:

What energy-saving, environmentally friendly and/or Indigenous elements are part of the final design? Please keep up updated, we're really excited to know more!

Would love to see some detail around how the Law library will interface with the expansion on the first floor, and how it will be considered in traffic flow throughout building. How can it be harmonized and integrated into the vision?

What consideration has been given to the wildlife that is in proximity to the building?

How does this building integrate Indigenous building knowledge and practices?



Comments included:

Thank you. Wish this program had been available when I attended UVic Law!!!

Looks wonderful. An inspiring learning-environment!

As this proposal or current vision will fundamentally reorient the current Fraser Building, there should be a whole Faculty discussion, particularly with the staff whose offices will be built in front of.

This is a great idea, thank you! I currently really do not like the harsh modernist design of the current Fraser building and am excited for an upgrade. The current building is so hidden and should be a central point for UVIC. Remember safety and accessibility in design, and respecting the surrounding ecosystem

Next Steps

The project team will engage with Faculty and Staff within the building to share information on the siting and what strategies will be employed to maximize opportunities for access to natural light within existing office spaces. An additional engagement event will be held this spring 2021 at the detailed design phase of the project to receive feedback on the detailed design for the building.

More information can be found on the project website at

uvic.ca/fraserexpansion





Appendix

Engagement Boards



NATIONAL CENTRE FOR INDIGENOUS LAWS

FRASER BUILDING EXPANSION AND RENOVATION

Why is the Fraser Building expanding?

The university is planning and designing an expansion to the Fraser Building to house a national centre for Indigenous laws. The centre will provide academic and support space for the Canadian Common Law and Indigenous Legal Orders program (JD/JID) and Indigenous Legal Research Unit (ILRU). By expanding the Fraser Building, the university will enhance the experience and success of JD and JD/JID students, and will serve as a national centre for dialogue, research, and knowledge transfer.

In September 2018, the university launched the JD/JID program, with a 25-student cohort entering the four-year program. The JD/JID program is the first of its kind in Canada, is unique globally, and will further the university's reputation by training legal professionals to work across Indigenous and non-Indigenous legal traditions.

Who we've learned from

Through the development of the siting and design we have engaged with:

- Songhees Representatives
- Esquimalt Representatives
- WSANEC Representatives
- University of Victoria Stakeholders
- Faculty of Law Representatives
- University of Victoria Students

Project timeline



We heard from the community and campus in the fall of 2019 during the planning phase. Uvic now has a conceptual design for the building and would like your input again.

The Fraser Expansion will implement the Campus Plan directions and will support the university's vision to increase the vibrancy of campus life by enhancing the natural and built environment to create more opportunities for interaction and collaboration.

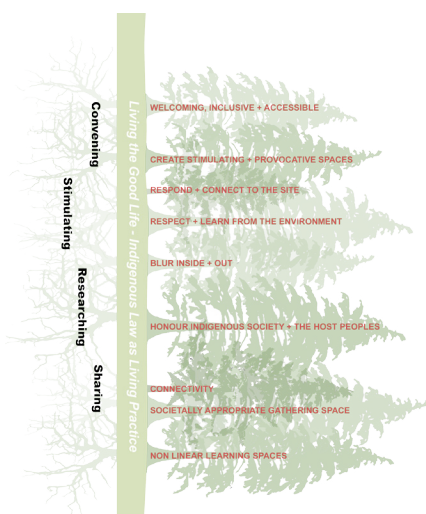
You can expect online engagement events for the current design phase of the project soon.

uvic.ca/fraserexpansion

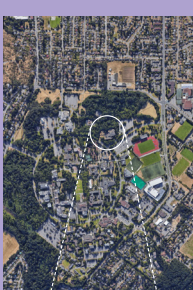
survey to come!

Guiding Principles

The university has been meeting and consulting with key community members including Elders, Hereditary Chiefs, knowledge keepers, and the university. Through these conversations, the project planning team built guiding principles for the program and project. Further conversations in the design process have focused on how the design of the building can honour Indigenous society and the host peoples. This conceptual design of the building is informed by Coast Salish knowledge and stories.

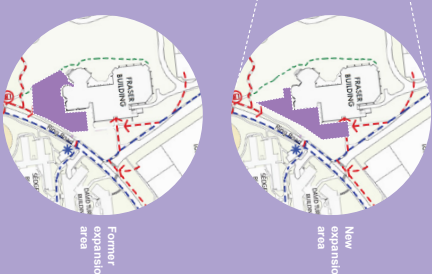


Location of expansion



Why was the site area shifted?

- Building on the former site would have required the removal of more mature trees in the forested area to the south.
- The new site creates a circulation loop connecting the two buildings in order to integrate the programs.
- The new expansion area allows for a connection to the existing entry, and
- The new site presents opportunity for learning in the forest.

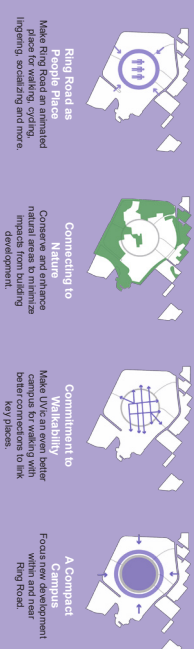


The new expansion area

The new expansion area offers the following benefits:

- Respects the watershed area
- Connects with the existing building
- Activates Ring Road
- Ease of way-finding
- Creates identifiable main entry
- Preserves mature trees that are healthy
- Increases area for the Learning Deck with access to the forest

Campus plan moves



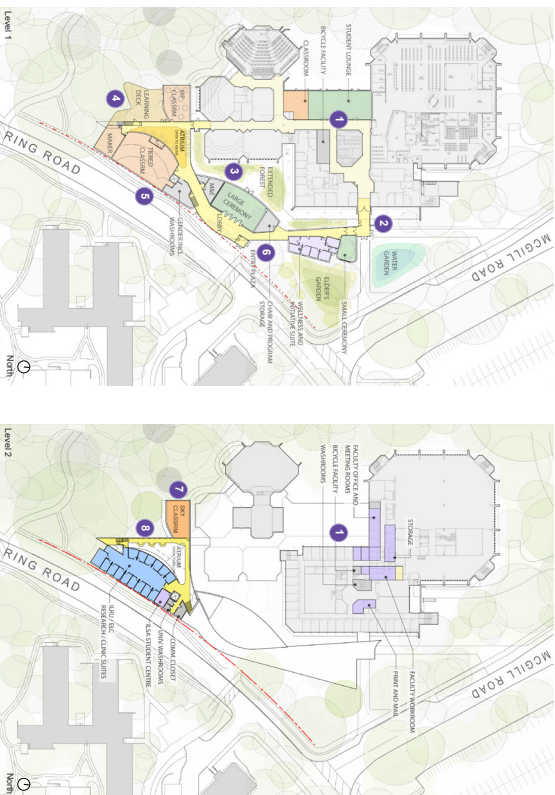


NATIONAL CENTRE FOR INDIGENOUS LAWS FRASER BUILDING EXPANSION AND RENOVATION

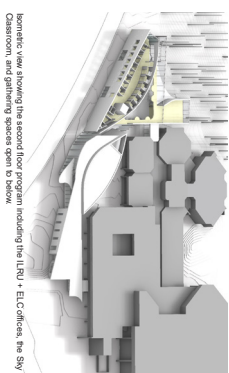
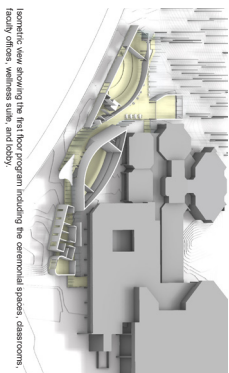
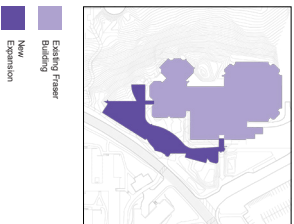
Floor Plans

The project includes 2440 square meters of expansion area and 1170 square meters of renovation area.

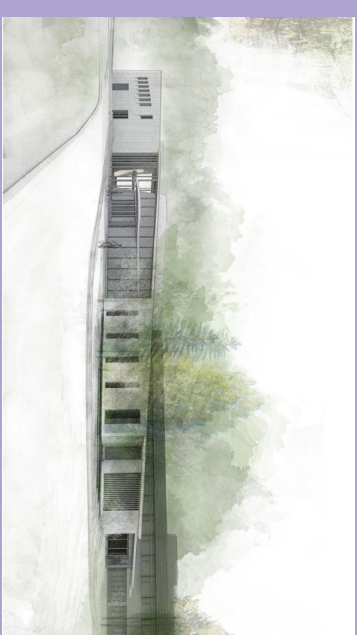
- Orientation + gathering space
- Ceremonial spaces + student lounge
- Classrooms + lecture rooms
- Faculty offices, wellness suites and Indigenous studies office
- Indigenous Law Research Unit (ILRU) + Environmental Law Clinic (ELC)
- Storage, support + mechanical
- Outdoor learning deck



1. Renovation area with modular office, room, washroom, offices and storage
2. Existing entry which will connect new and existing
3. Expanded forest for natural room, washroom, offices and building and new expansion
4. Outdoor learning deck with views new and existing
5. Expansion the presence on Ring Road and street level
6. Additional entry to expansion body providing easy access from Ring Road
7. Outdoor Plaza Sky above
8. Orientation is open to better body with study rooms and views

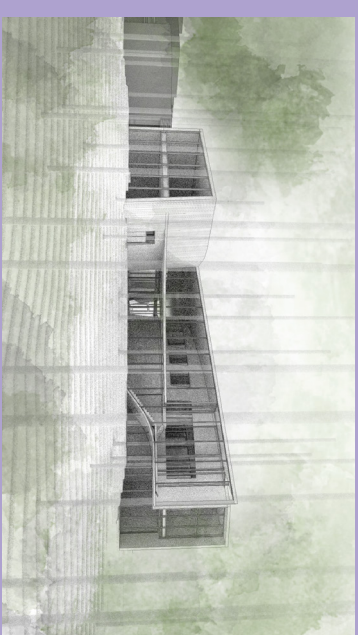


View from Ring Road



Perspective of the building expansion entry from Ring Road.

View from Forest



Perspective of the building expansion from the forest to the south.

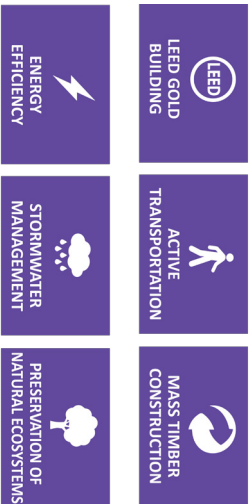


NATIONAL CENTRE FOR INDIGENOUS LAWS

FRASER BUILDING EXPANSION AND RENOVATION

Sustainability

The project will focus on the following design elements to implement the Sustainability Action Plan:



Landscape Concept Plan

Coast Salish life and culture is rooted in relations between forest, sea and the many animals that these landscapes are shared with. The site for the national centre for Indigenous Laws provides an opportunity to reflect these important relations in its design expression, function, and in the experiences of its inhabitants.



2 The Sea - Welcome Stormwater Feature
The landscape is respected for its ability to support life. Stormwater will be a major factor in the landscape design and provides an opportunity for storytelling.

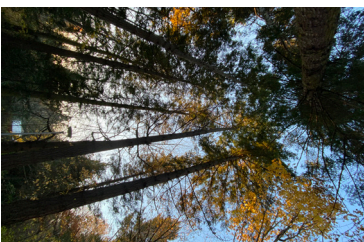
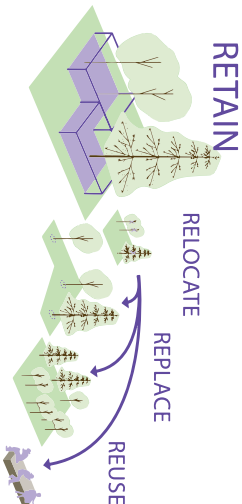
3 The Shore - Elder's Garden
The foundation for the Elder's garden will be a carefully considered ethnobotanical planting strategy to support teaching, learning, and storytelling. Plants with multi-seasonal interest will be selected.



4 Extending the Forest - Courtyard
By extending the forest to create immersive relationships between interior and exterior, the principle of equality with the animal environment can be embedded in the building design.

Environmental Stewardship Strategy

UVic's Environmental Stewardship Strategy maximizes the retention of trees on the site. Removed trees are replaced at a minimum 2:1 ratio on campus and UVic is targeting 3:1 replacement for this project. Where possible, removed trees will be re-used in the building and/or gifted to local Indigenous communities. Prior to removing trees the university will work with local Indigenous communities to ensure cultural and ceremonial processes are followed.



Transportation

How are we addressing increased parking demand?

The project has engaged a transportation engineer to conduct a comprehensive review of the increased demand and the university's parking supply.

Through transportation analysis, we expect this project to increase parking demand on the UVic campus by 7 stalls. Although we expect the current parking facilities to be able to accommodate this increased demand, the Oak Bay Parking Facilities Bylaw requires 25 new parking stalls. Because this project is within the District of Oak Bay, it will require a parking variance approval.

Sustainable Transportation

Over 60% of all trips to and from campus are made by transit, cycling, walking, or carpooling. To support members of the campus community who don't drive, and support the university's sustainability goals, UVic provides a number of alternative travel programs, initiatives, and support systems.



Bicycle Upcycling and Loan Program

SPOKES provides low-cost, long or short term bike rentals to students. The Fraser Building expansion will also implement new bicycle parking.



Public Transit

U-Pass provides students with unlimited access to Victoria region public transit.



End-of-Trip Bicycle Facilities

The renovation of the existing Fraser building will include end-of-trip facilities including showers and lockers.

Campus Bike Centre

The Centre provides covered bike parking, equipment lockers, benches and a space for the SPOKES bicycle program.



UVic Employee Bus Pass Program

The program offers more than 50% off the regular price of taking transit.

Thank you!



**University
of Victoria**

Campus Planning
& Sustainability

