

STUDENT HOUSING EXPANSION

Have your say on UVic's next student housing project

We acknowledge with respect the Lək̓ʷəŋən speaking peoples on whose traditional territory the University of Victoria stands, and the Songhees, Esquimalt and W̱SÁNEĆ peoples whose historical relationships with the land continue to this day.



University
of Victoria

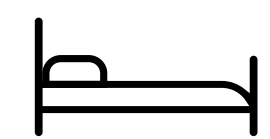
THE NEED FOR HOUSING



UVic is in the design stage for a new on-campus student housing project. Living on campus supports students to build relationships, access supports, and fully participate in university life.



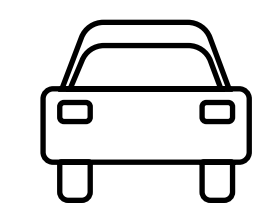
- 21,737 students, (3346 grad students), with 78% of students from outside Greater Victoria



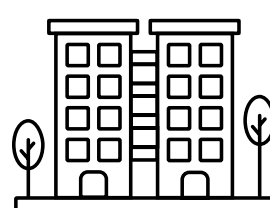
- 3,000 on-campus beds (mix of singles, doubles and apartments) that are prioritized for first-year guarantee.



- This project will add a minimum of 500 beds on campus
- 100+ staff work and live in residence, develop educational and social programs and monitor community standards and safety.



- The project will result in fewer commuters to and from campus, reducing demand for parking on campus.



- Taller building forms help to maximize housing and preserve greenspace and trees

MEETING DEMAND FOR NEW HOUSING

COMMUNITY RENTAL HOUSING

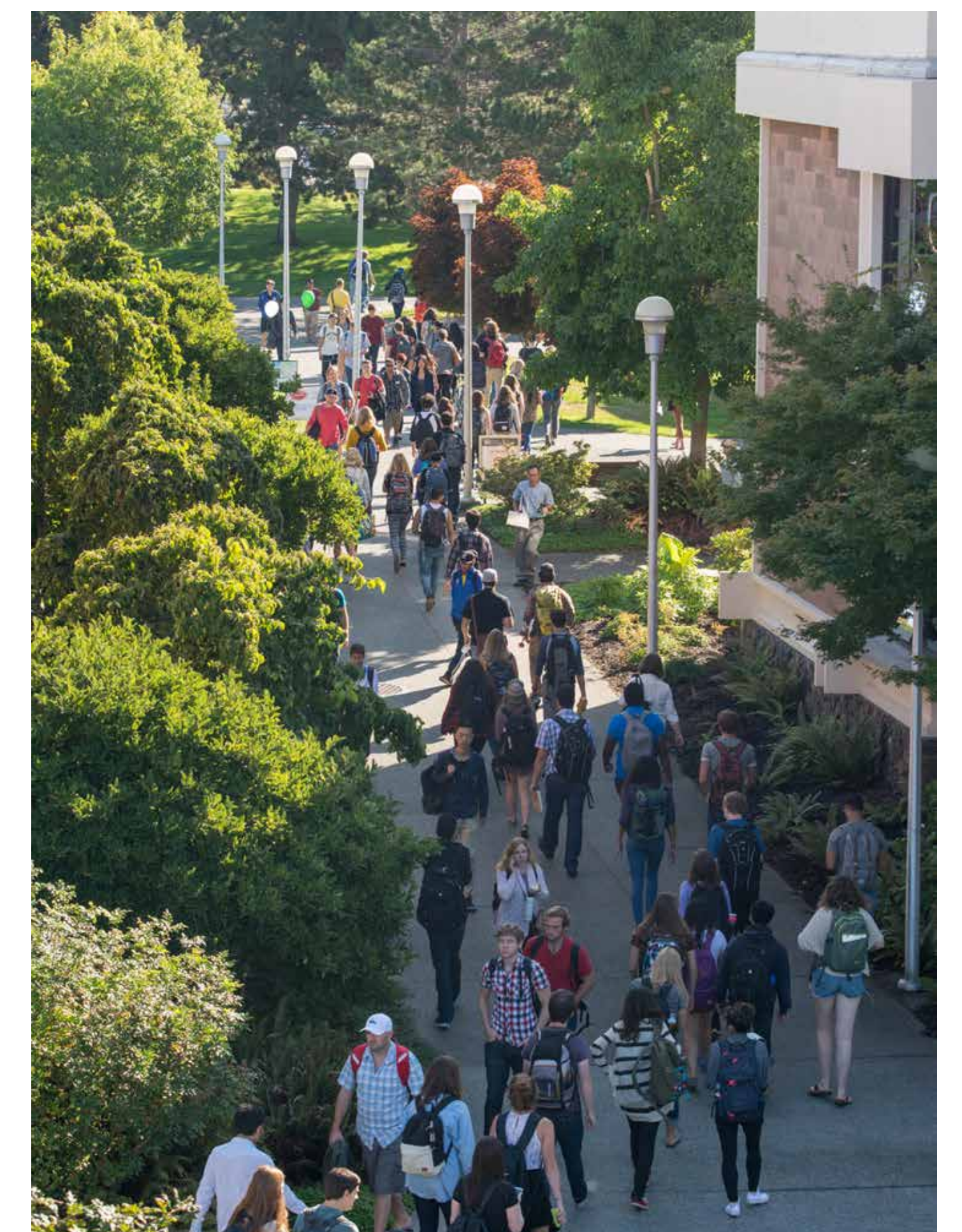
Vacancy rates are low, making it harder for students to find affordable housing on or near campus.

- Overall vacancy rate in 2024: 1.6% (Greater Victoria)*
- The average 1-bedroom apartment in Greater Victoria is rented at \$2,110.*

*source is Canada Mortgage and Housing Corporation

HOUSING ON CAMPUS

- UVic continues to have an excess demand for on-campus housing. Over 80% of on-campus housing is filled by first year students.
- UVic received 2,000 more applications than available beds in the last two years
- New student housing will add much-needed on campus housing for upper-year undergraduate and graduate students



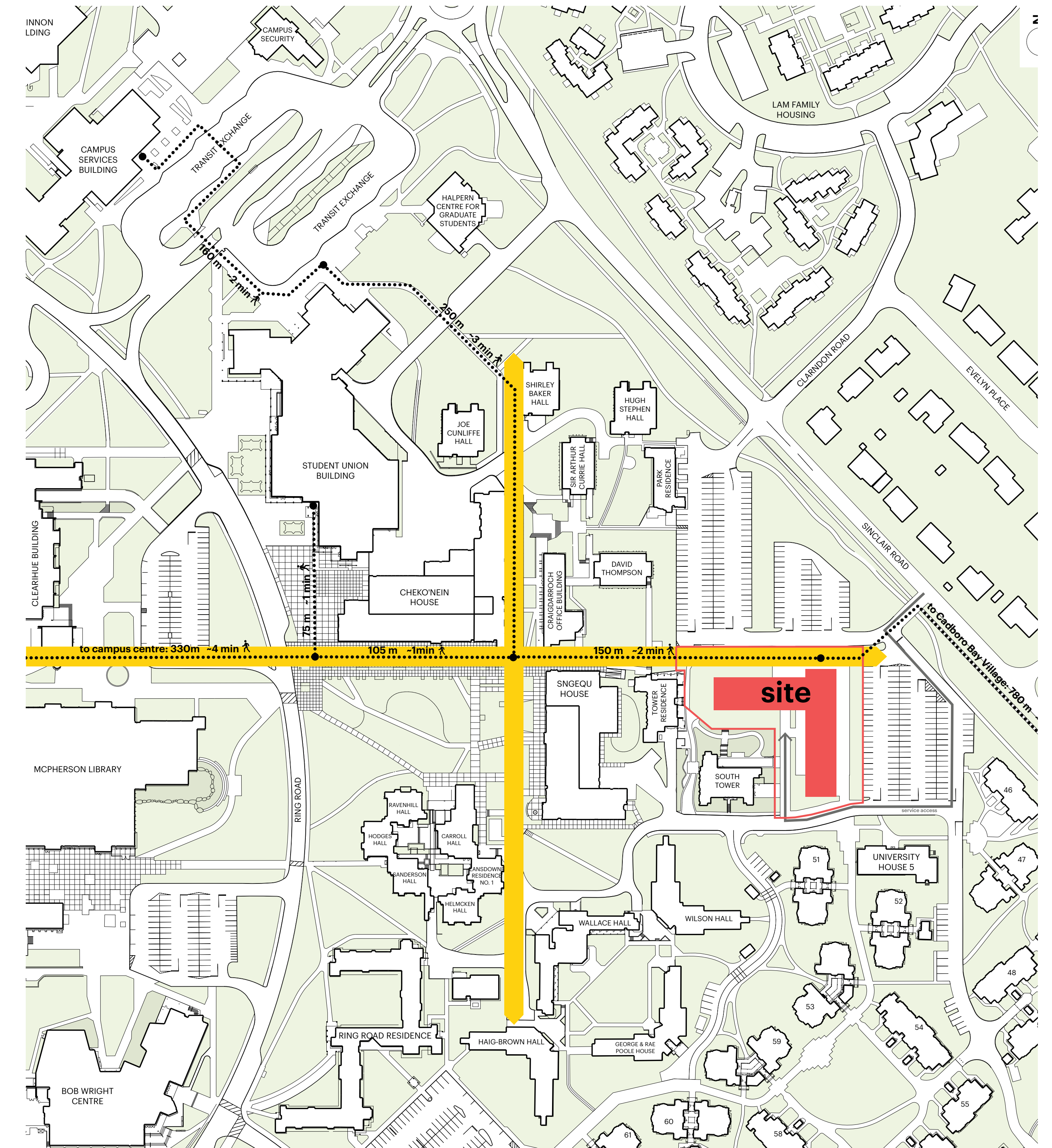
PROJECT SITE



The Campus Plan identifies development sites to support future growth on campus. In selecting the site for the new student housing project, the following criteria was considered:

- Concentrating new housing in the centre of the housing precinct with connections to the academic centre, dining hall, bus exchange and the Student Union Building.
- Retention of existing buildings (no demolition) means the project can add to the existing student housing inventory, providing more on-campus housing for students
- 30m+ buffer from Sinclair Road and retention of tree-lined buffer to protect impact to neighbours
- Opportunity to extend the Campus Greenway toward the eastern edge of campus (Sinclair Road)
- Access to existing servicing.

THE PROJECT IS PROPOSED ON A PORTION OF PARKING LOT 5



CAMPUS PLANNING & SUSTAINABILITY




CAMPUS PLAN


UVic’s Campus Plan guides the physical growth and development of the campus. This student housing project will implement ideas generated through the Campus Plan to help achieve the university’s vision of a vibrant, sustainable community that nurtures student experience and well-being.

CLIMATE & SUSTAINABILITY ACTION PLAN


This new residence supports UVic’s goal to cut campus greenhouse gas emissions by 50% by 2030 and become climate-positive by 2050. It will be one of the most energy-efficient buildings on campus, designed to:




LEED GOLD




DROUGHT TOLERANT PLANTS



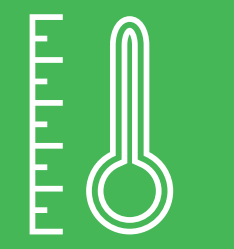
LOW FLOW WATER FIXTURES




LOCAL MATERIALS



PROMOTE WALKABILITY FOR STUDENT HEALTH



USE MINIMAL ENERGY FOR HEATING AND COOLING



DURABLE MATERIALS TO REDUCE MAINTENANCE



A COMPACT CAMPUS
Focus new development within and near Ring Road, growing upward rather than outward.



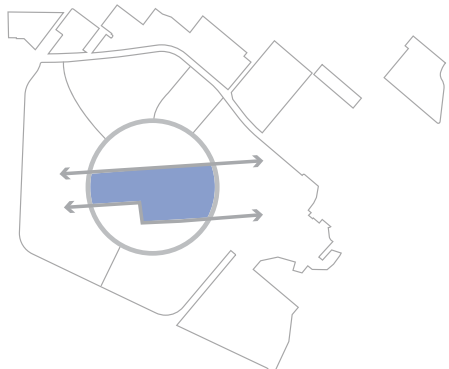
CENTRES OF ANIMATION
Reinforce and create new activity hubs with open spaces and a mix of uses.



RING ROAD AS A PLACE FOR PEOPLE
Make Ring Road an animated place for walking, cycling, lingering, socializing and more.



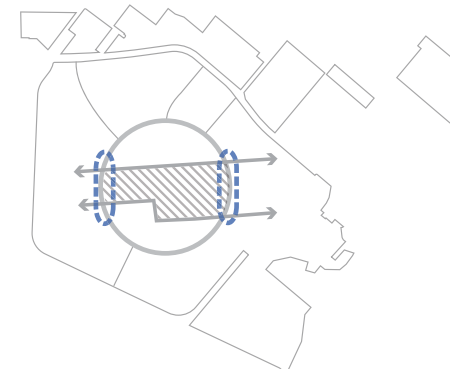
COMMITMENT TO WALKABILITY
Make UVic an even better campus for walking with better connections to link key places.



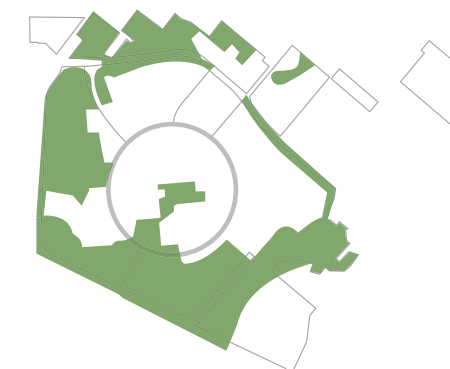
CAMPUS GREENWAY
Strengthen the primary east-west promenade as a connection and destination.



ENHANCE CYCLING AND TRANSIT
Make cycling and transit enjoyable by enhancing sense of safety and convenience.



A FOCUSED FIRST PHASE
Focus initial public realm improvements in the centre of campus



CONNECTING NATURE
Conserve and enhance natural areas and minimize impacts from building development.

FOR MORE INFORMATION ON THE CAMPUS PLAN, VISIT uvic.ca/campusplanning



TRANSPORTATION



- In alignment with the District of Saanich Zoning Bylaw, **UVic will require parking variance of 530 stalls.** This accounts for the displacement of existing parking and because no new parking is being added as part of the project.
- **Parking demand on campus is at 85% during peak hours.**
- **By adding more on-campus housing, we expect to reduce demand for parking.** Students living on-campus have lower parking demand rates. (~1 stall for every 10 students in residence)
- **The project will extend the Campus Greenway,** improving walking and cycling access to the eastern edge of campus and connecting to new facilities on Sinclair Road.
- **The site is within 400m of the transit exchange,** with all students having access to the UPASS program supporting access to sustainable transportation options.
- **In line with UVic's Campus Cycling Plan,** short-term and long-term bike parking will BE provided on the ground floor



SUSTAINABLE TRANSPORTATION AT UVIC

54% of campus community currently uses sustainable transportation methods (transit, cycling, walking, carpooling). The university supports sustainable transportation choices (through a variety of programs and incentives. UVic supports:



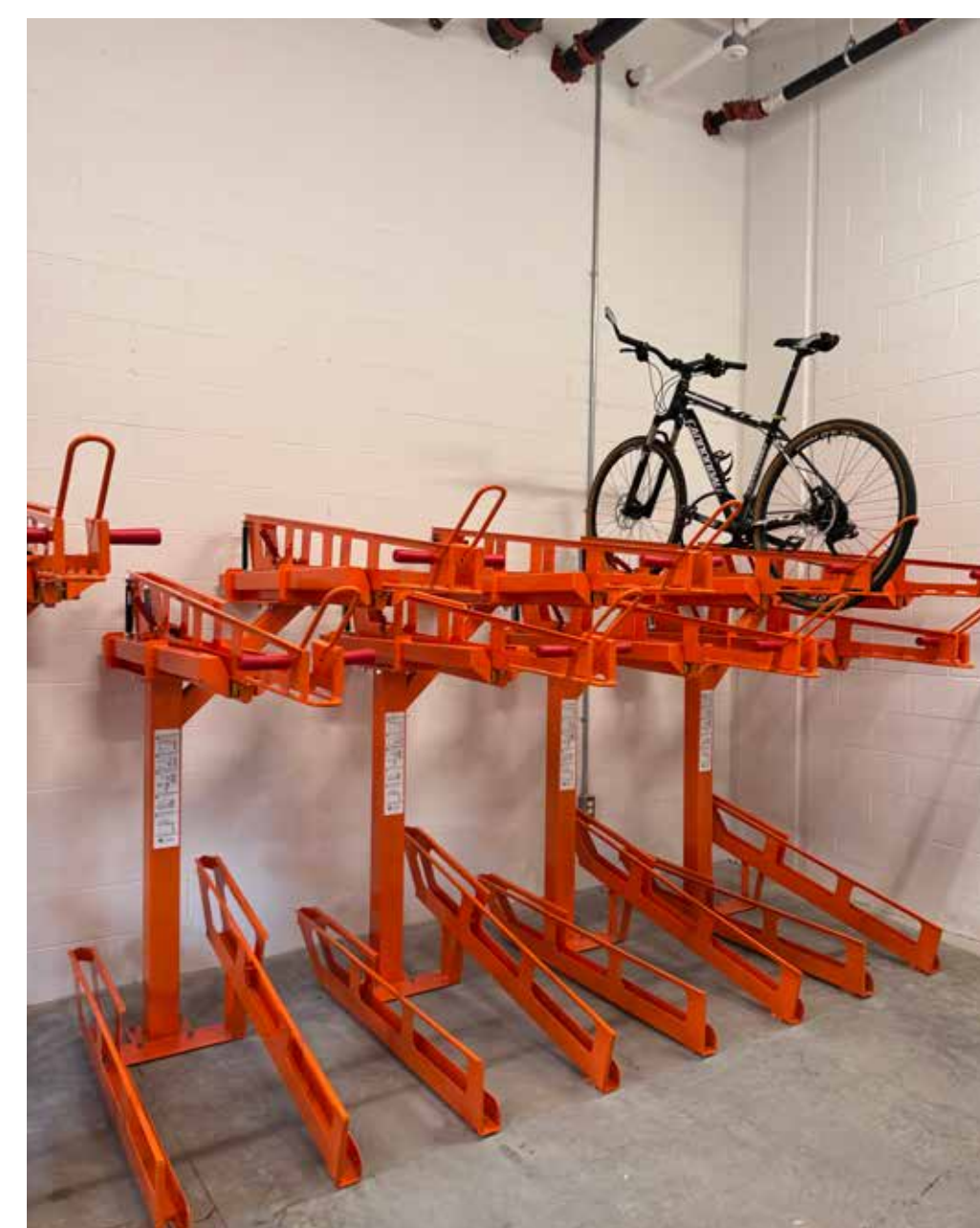
- transit use with the U-Pass transit program for students and subsidized employee bus pass option



- cycling with infrastructure improvements, Campus Bike Centre (indoor parking), BikeHub bike loan program, bike racks and shower facilities across campus



- sustainable driving options including car sharing, electric vehicle charging and work from home provisions



PROJECT PROCESS



HONOURING PAST ENGAGEMENT

The engagement process will follow the University’s Community Engagement Framework as well as the Campus Plan, both developed through extensive engagement with students, staff, faculty and neighbouring residents.

- The student housing expansion process is informed by three phases of public engagement – we are in the second phase to gather input on the building design and amenities. The final phase will share the final design and construction information.
- Advancement of this project is dependent on provincial funding and municipal approvals

GET INVOLVED!

Community engagement is an essential part of this project. We want to hear from students, staff, faculty, community members and other stakeholders to help shape plans for the new student residence.

There will be many opportunities for you to get involved throughout the process:

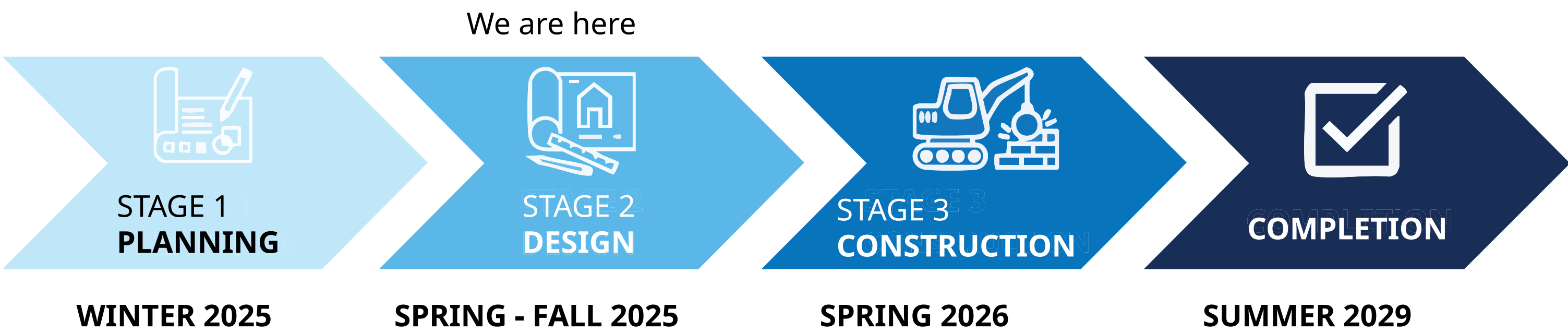
MEETINGS
Community Associations, Student Groups, Faculty, UVic Leadership, Saanich

OPEN HOUSES
On and off campus throughout the project

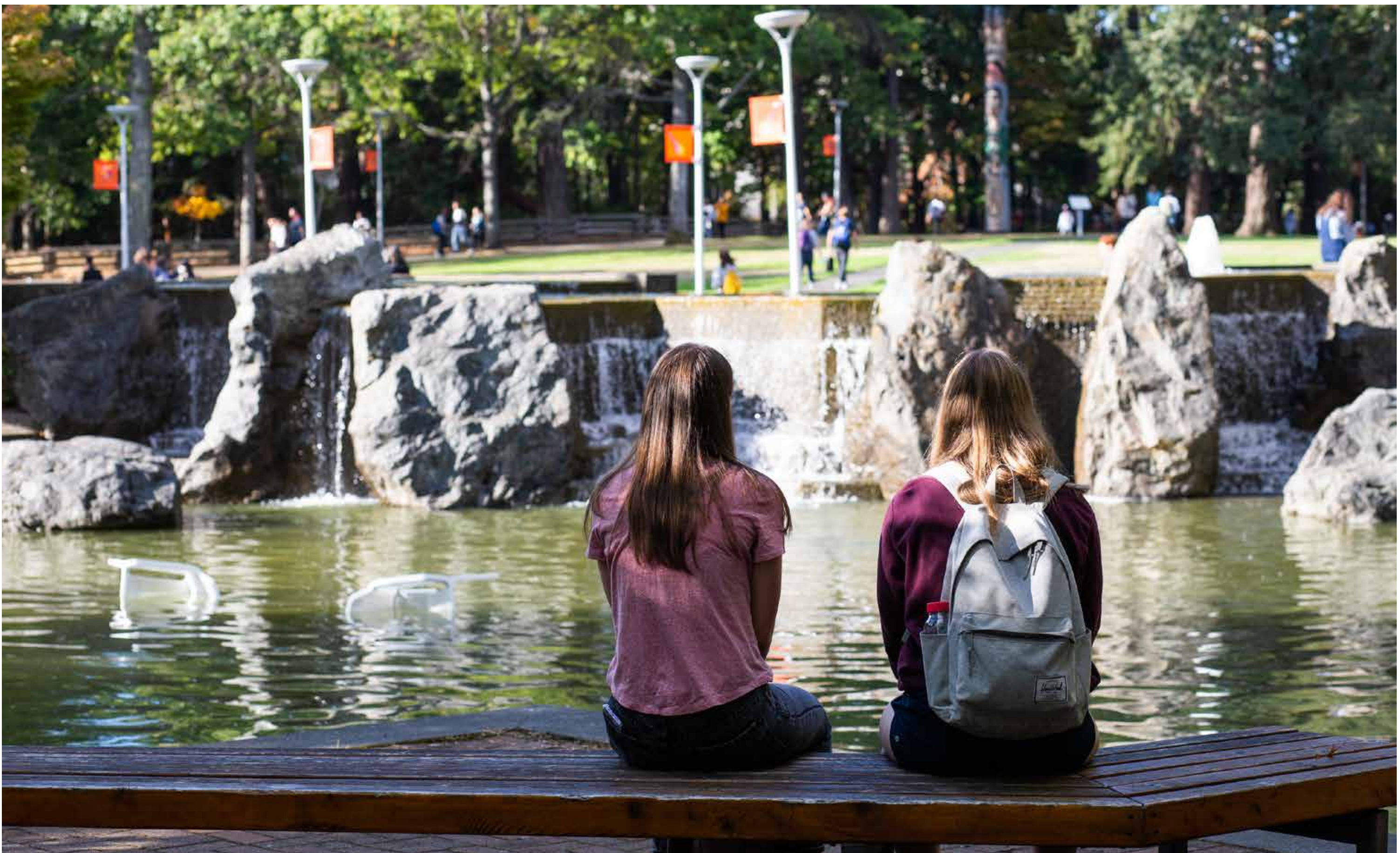
ONLINE SURVEYS
All event materials and input also offered online

POP UP EVENTS
Throughout the community and campus to help spread the word

APPROVALS
Formal approvals process and Saanich public hearing



VISIT uvic.ca/new-student-housing for project updates



WHAT WE'VE HEARD



In January 2025, UVic conducted its first phase of community consultation to share preliminary planning concepts and collect from students, staff and neighbours.

KEY THEMES

- Support for student housing
- Parking impacts
- Maximizing housing capacity and taller building forms
- Tree retention and green spaces

"Encourage the use of public transport, but also provide reasonable parking for bikes and vehicles"

"Quality and ease of maintenance of walkways ramps and other accessibility features should be a very high priority in increasingly high-density residence areas, thank you"

"500 is nice, but 1000 is nicer"

"I think having nice materials and not feeling institutional would be great"



MEETINGS & PRESENTATIONS

Community associations, student groups, Campus Planning Committee, UVic Leadership, Saanich Staff



150+ SURVEY RESPONDENTS

Participants had the option to provide their feedback through our online survey



200+ ATTENDEES AT 2 OPEN HOUSES

Open Houses were hosted on-campus and attended by students, staff and neighbours

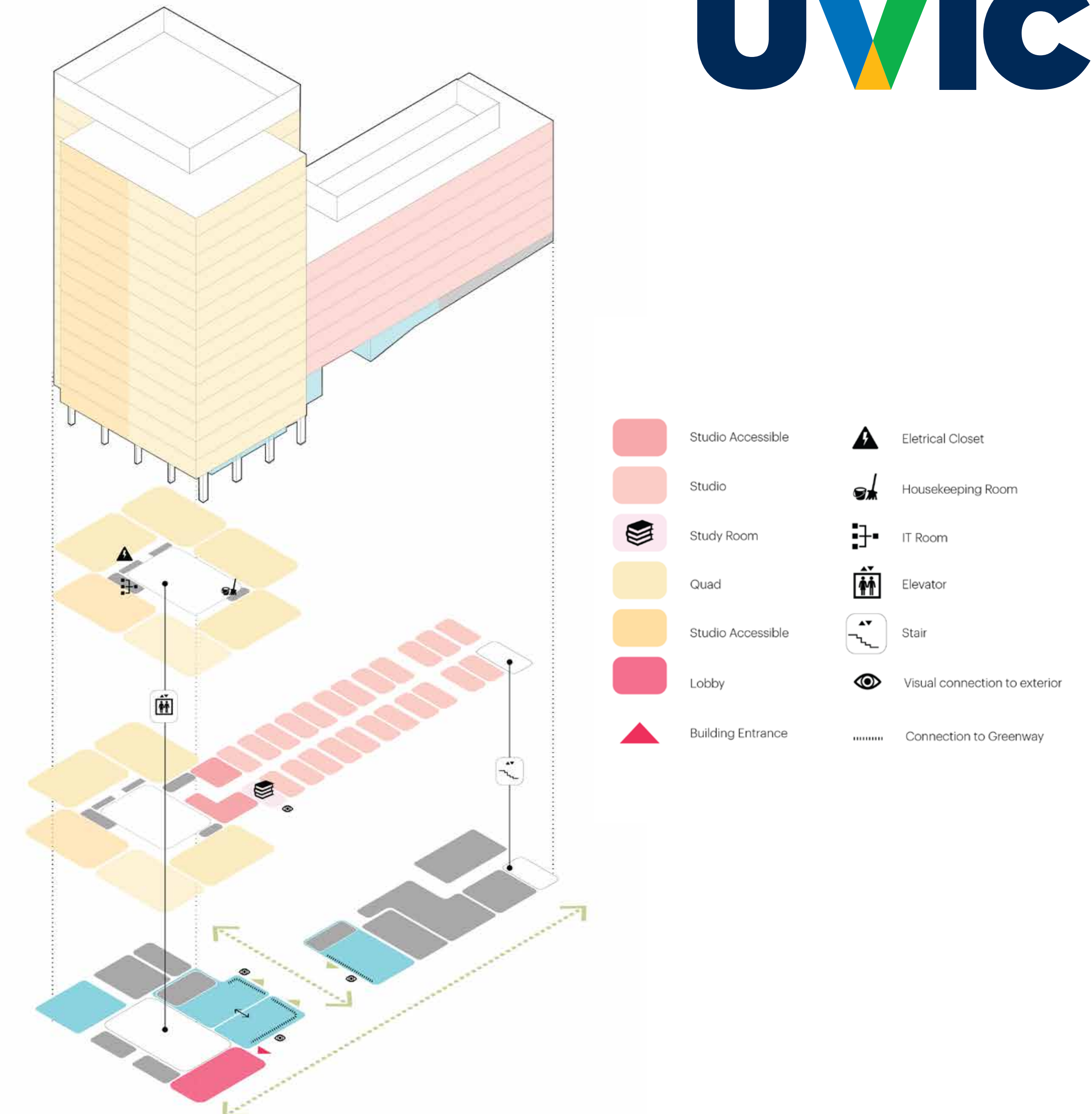
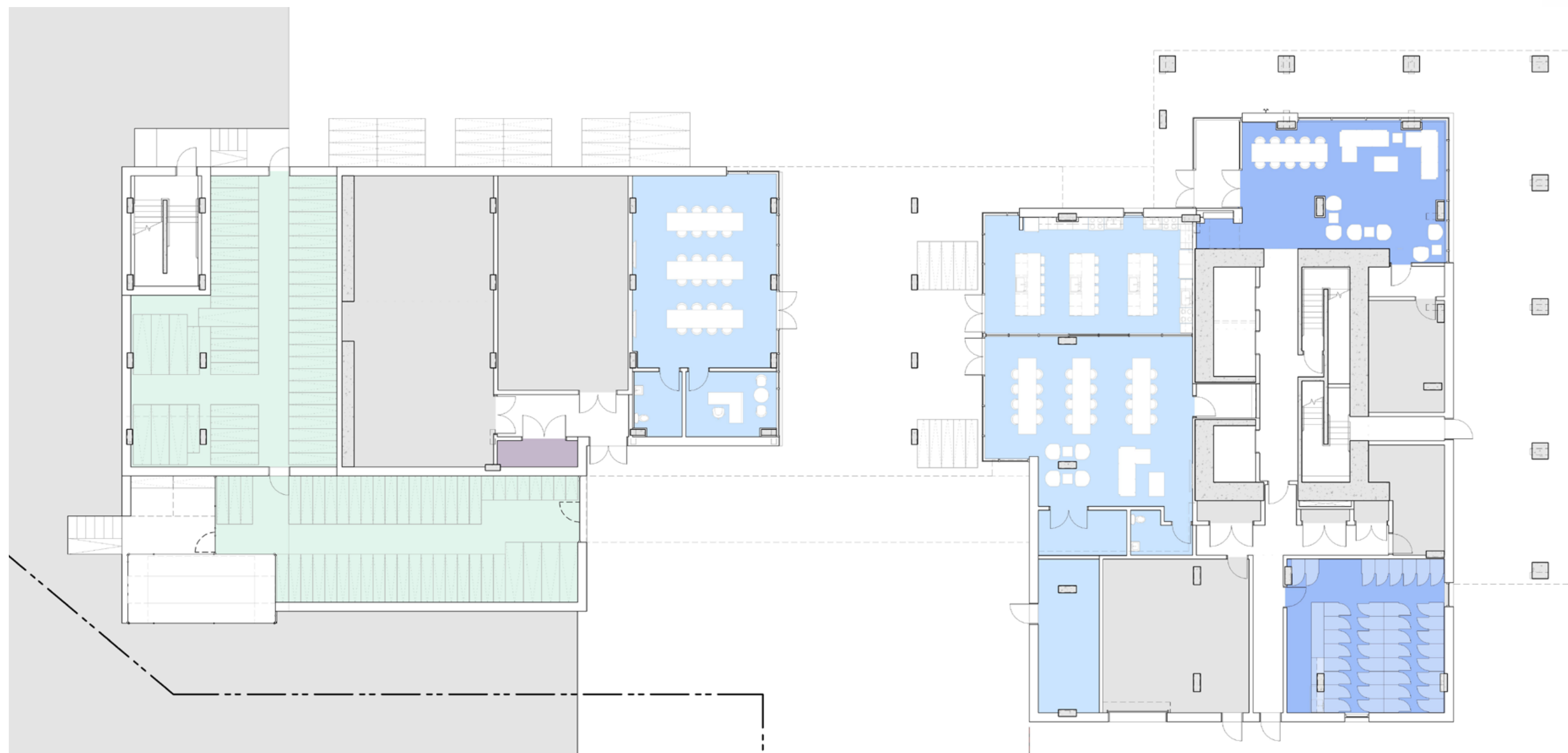
500+ NEW ON-CAMPUS BEDS



The student housing expansion will add 510-beds to UVic's on campus housing inventory through studios and four-bed units.

This project is targeted to provide housing for upper-year undergraduate and graduate students.

The ground floor offers a range of indoor amenities designed to support student life, including a welcoming lobby, three elevators, and support, common lounge areas, laundry, a multipurpose room, and secure indoor bike parking.

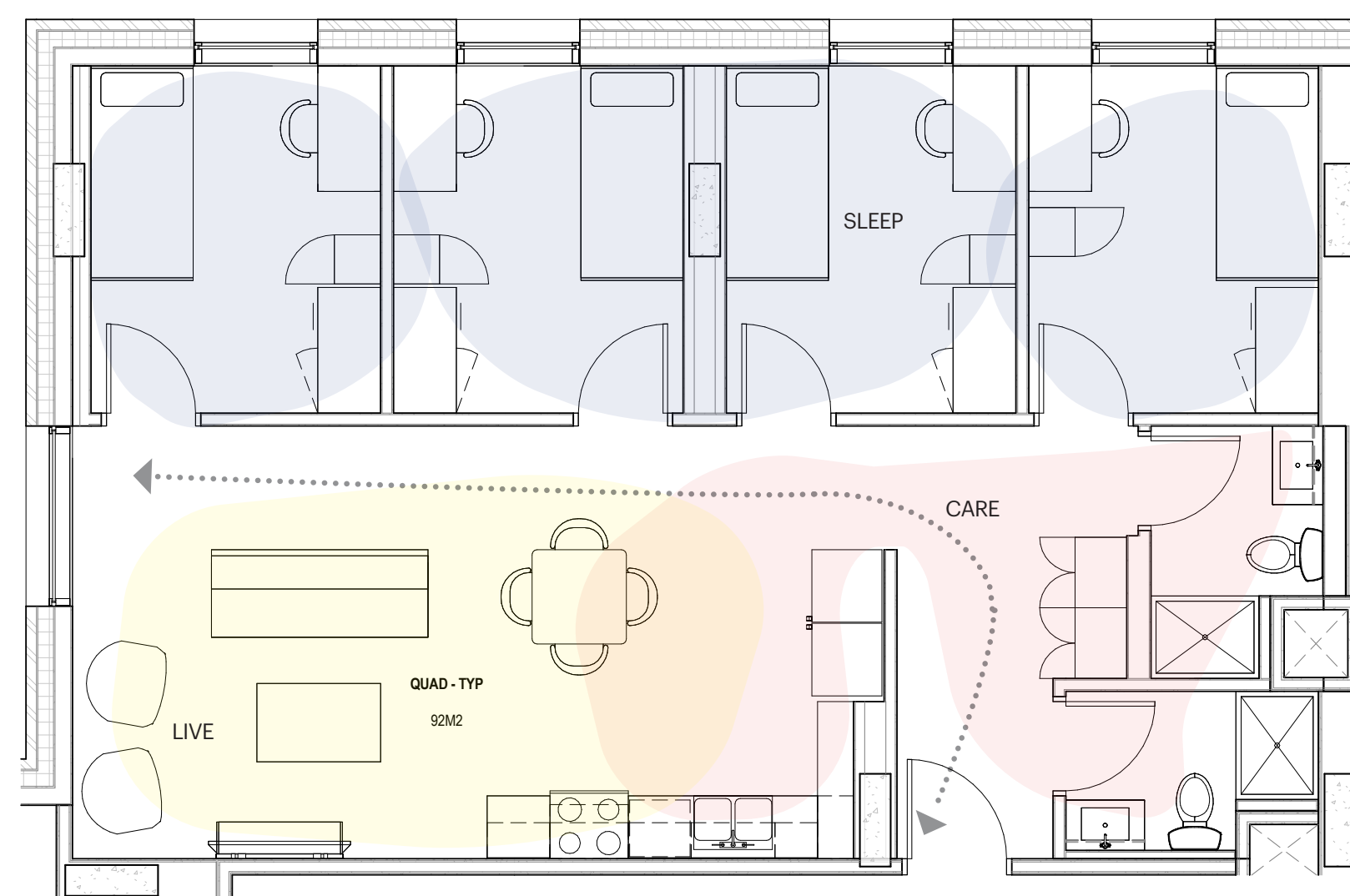
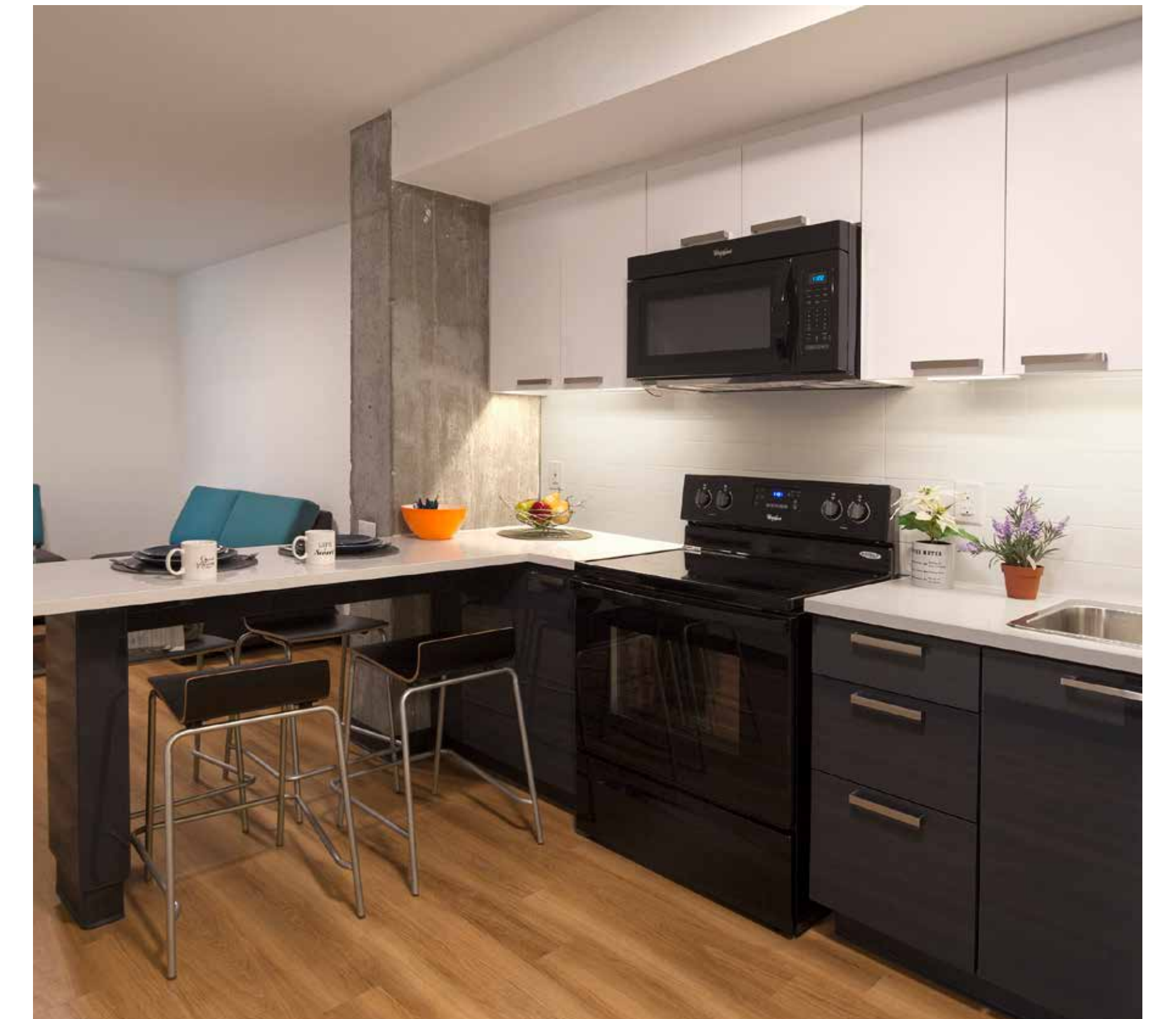


- The building is designed to support a range of student needs with two distinct living areas.
- A 7-storey mid-rise podium along the Greenway offers studio units and shared study rooms for graduate students.
- A 17-storey high-rise tower includes quad units for upper-year undergraduate students.
- Each section is securely separated to support safety and community needs.

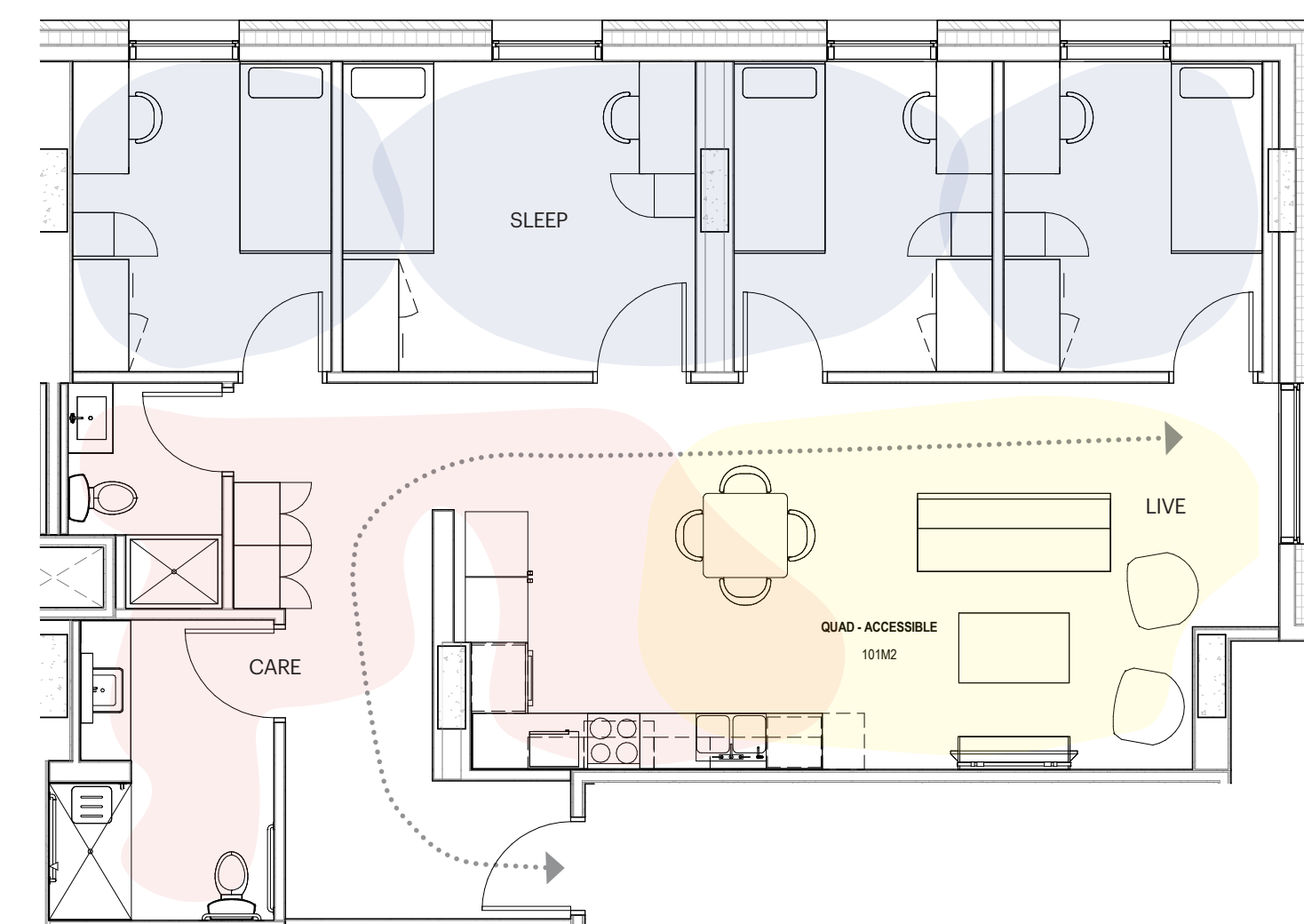
UPPER-YEAR UNDERGRAD QUAD UNITS



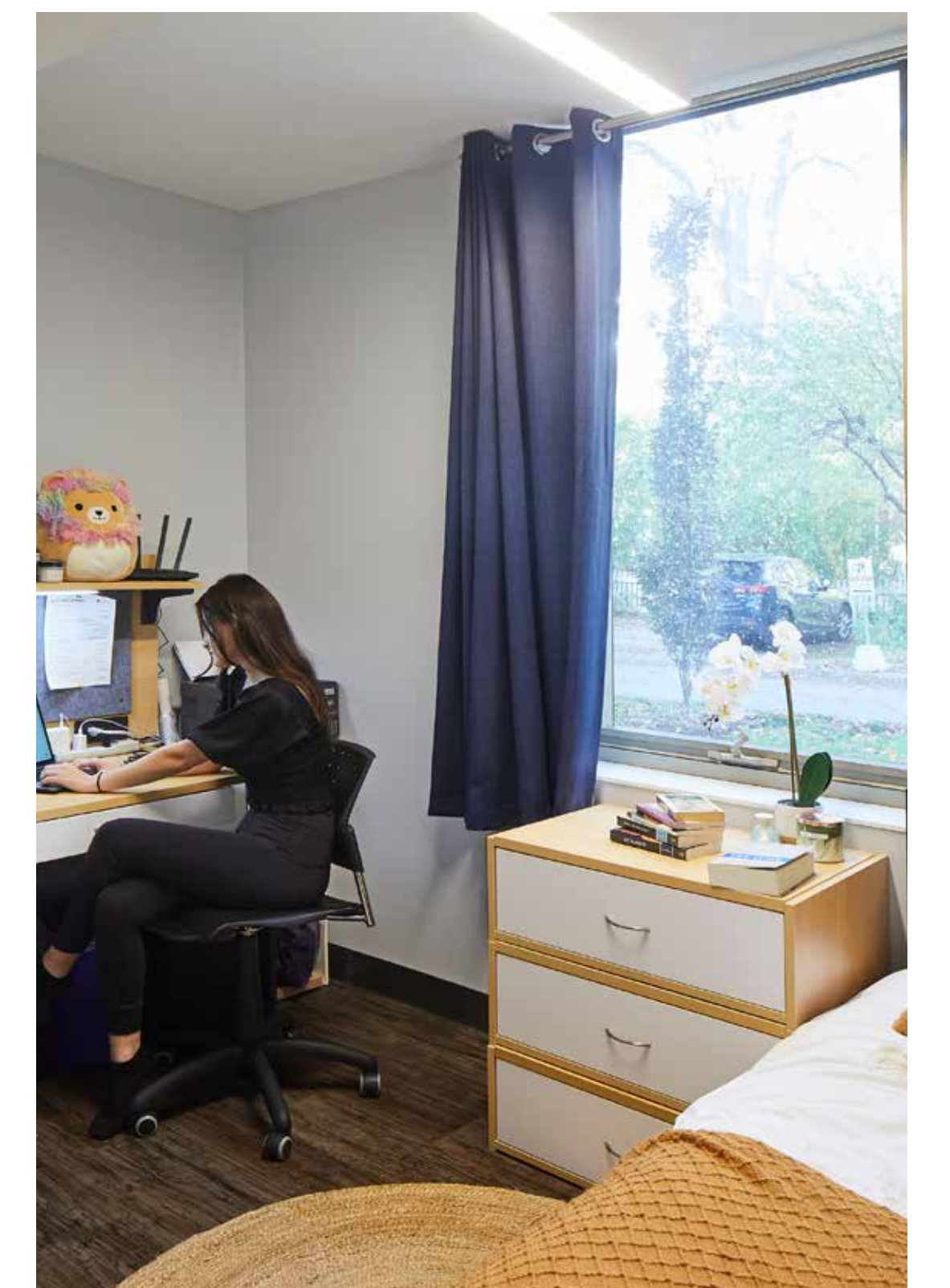
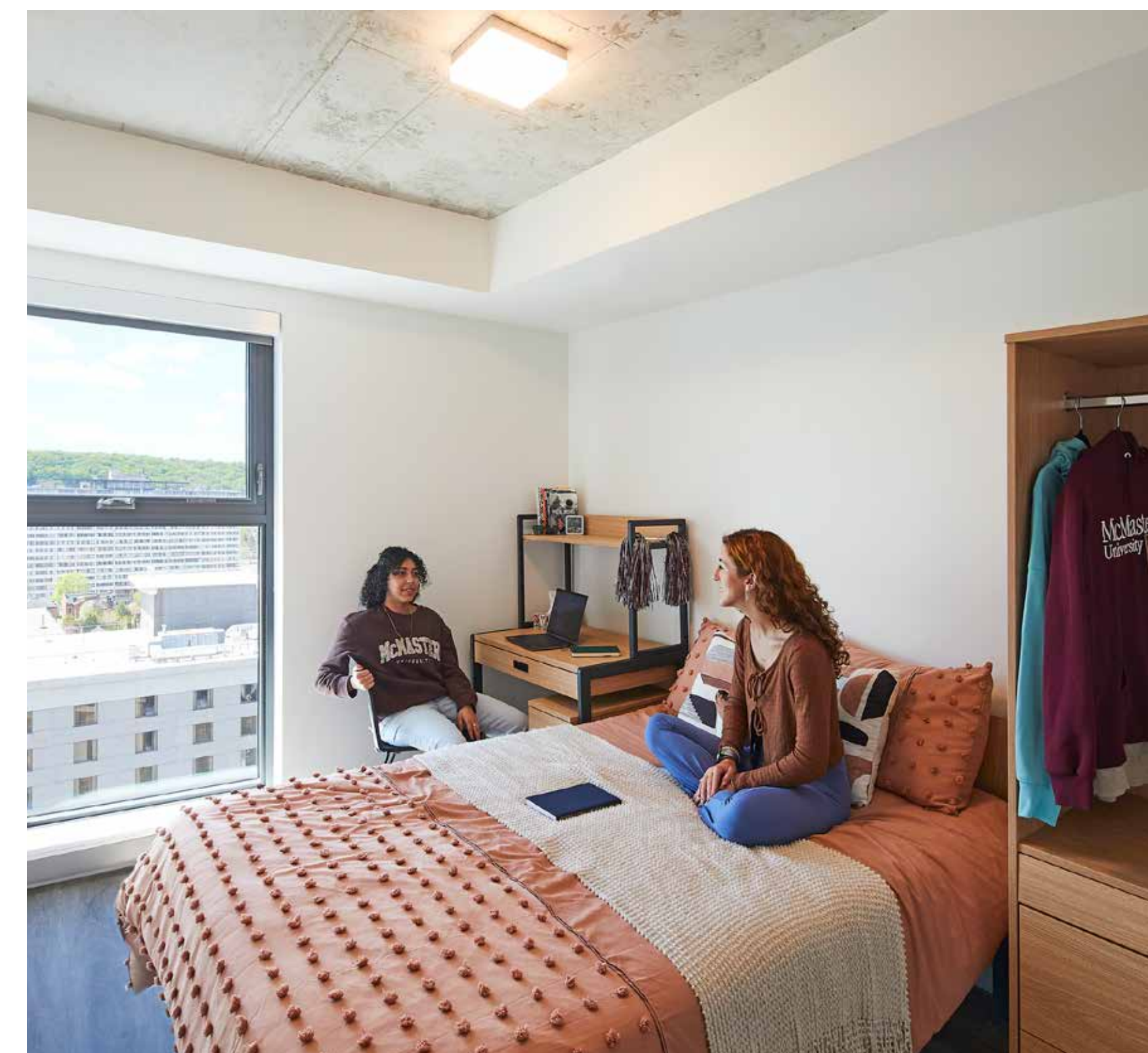
- The Student Housing Expansion increase the university's student housing community to 3,500
- 90 four-bed units (quads), providing a total of 360 beds, will be offered for upper-year undergraduate students.
- Each quad unit includes four private bedrooms with shared access to a kitchen, dining area, two washrooms, and living space.
- This layout offers students a balance of privacy and social connection in a comfortable, apartment-style setting
- Housing for everyone - 16 units with the quads are designed to be fully accessible



STANDARD APARTMENTS



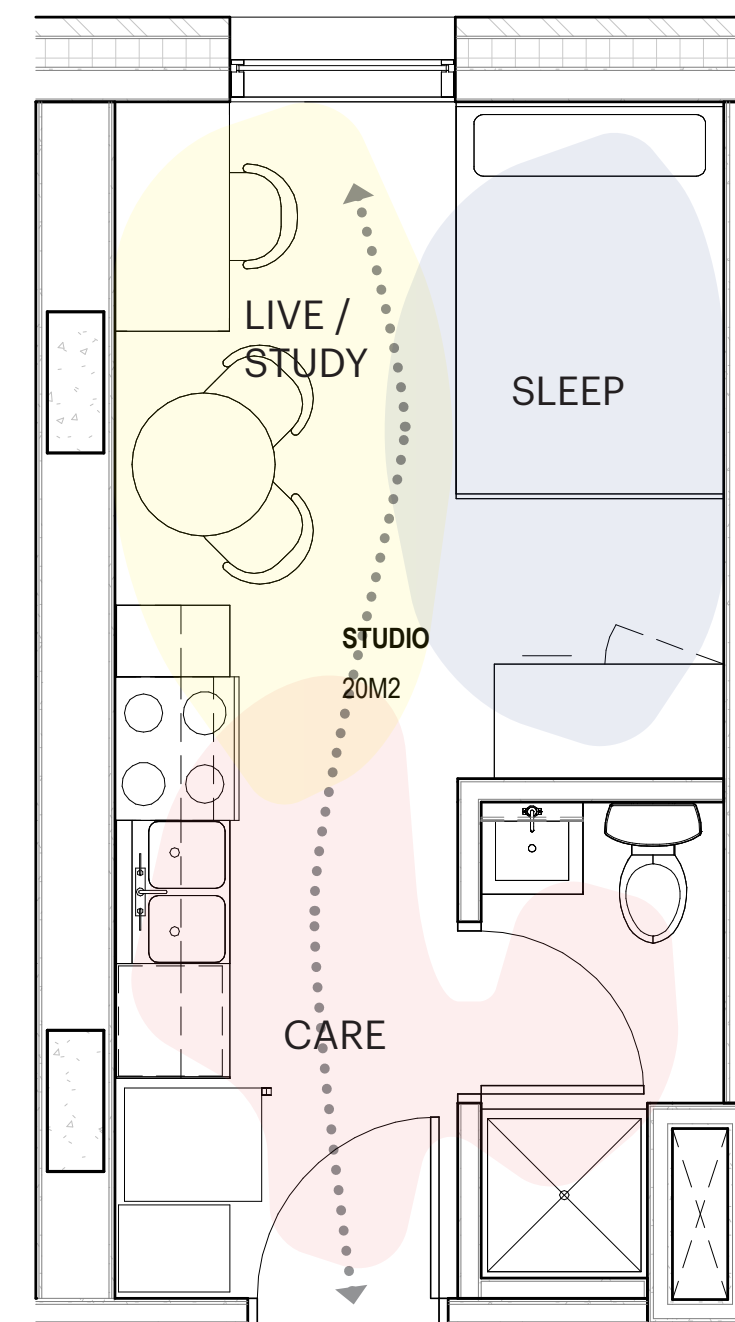
ACCESSIBLE APARTMENTS



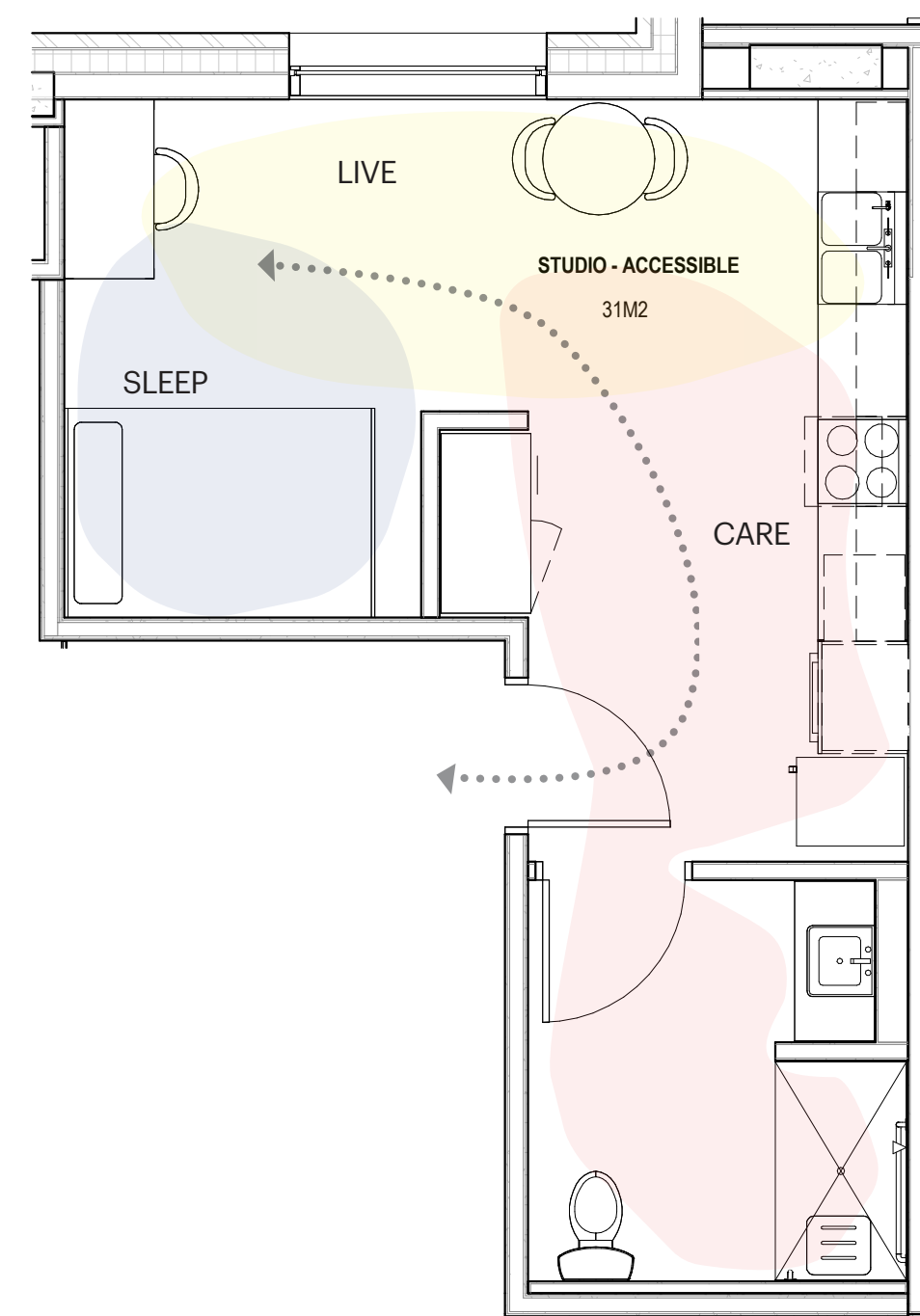
GRADUATE STUDENT STUDIO UNITS



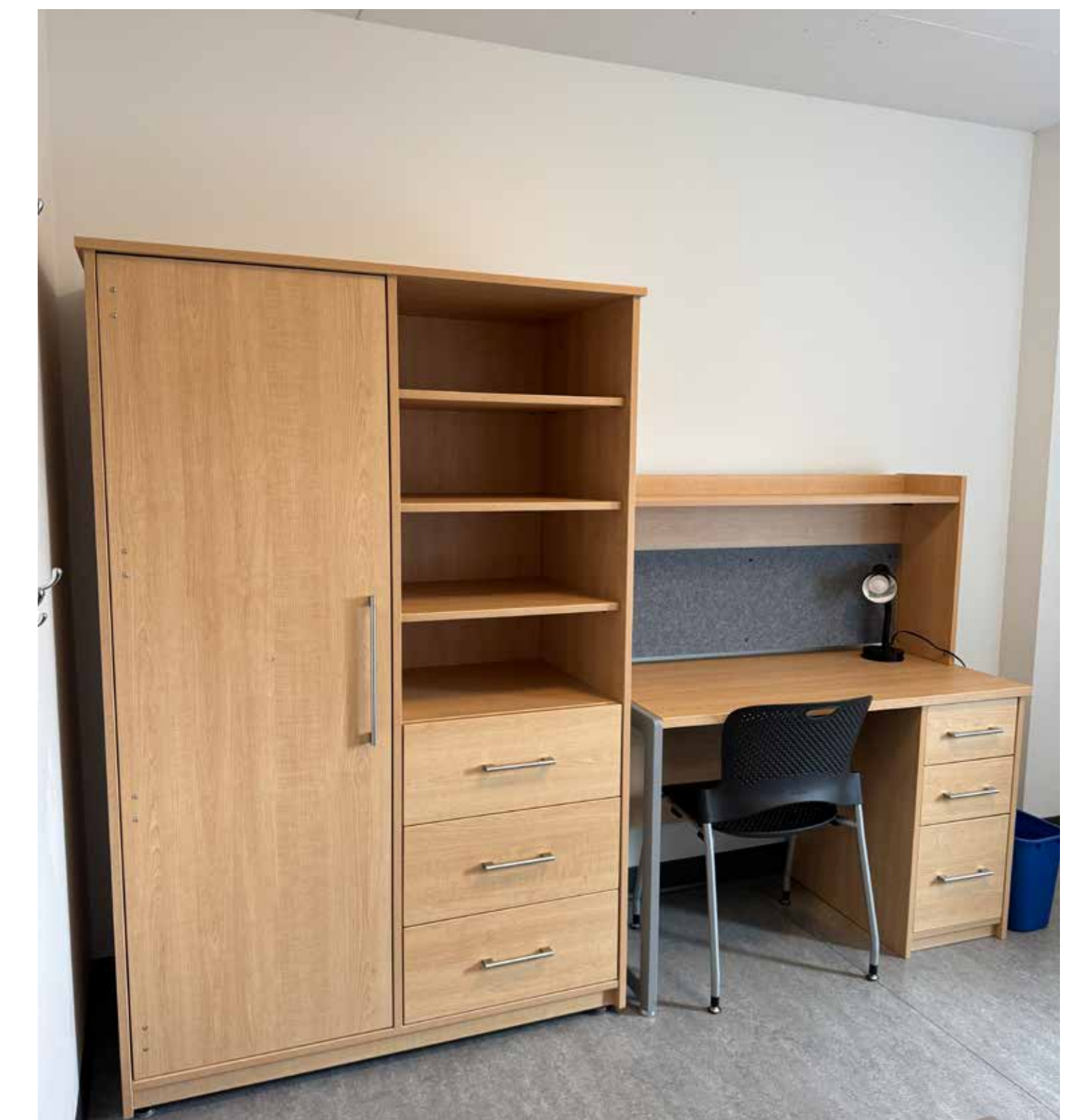
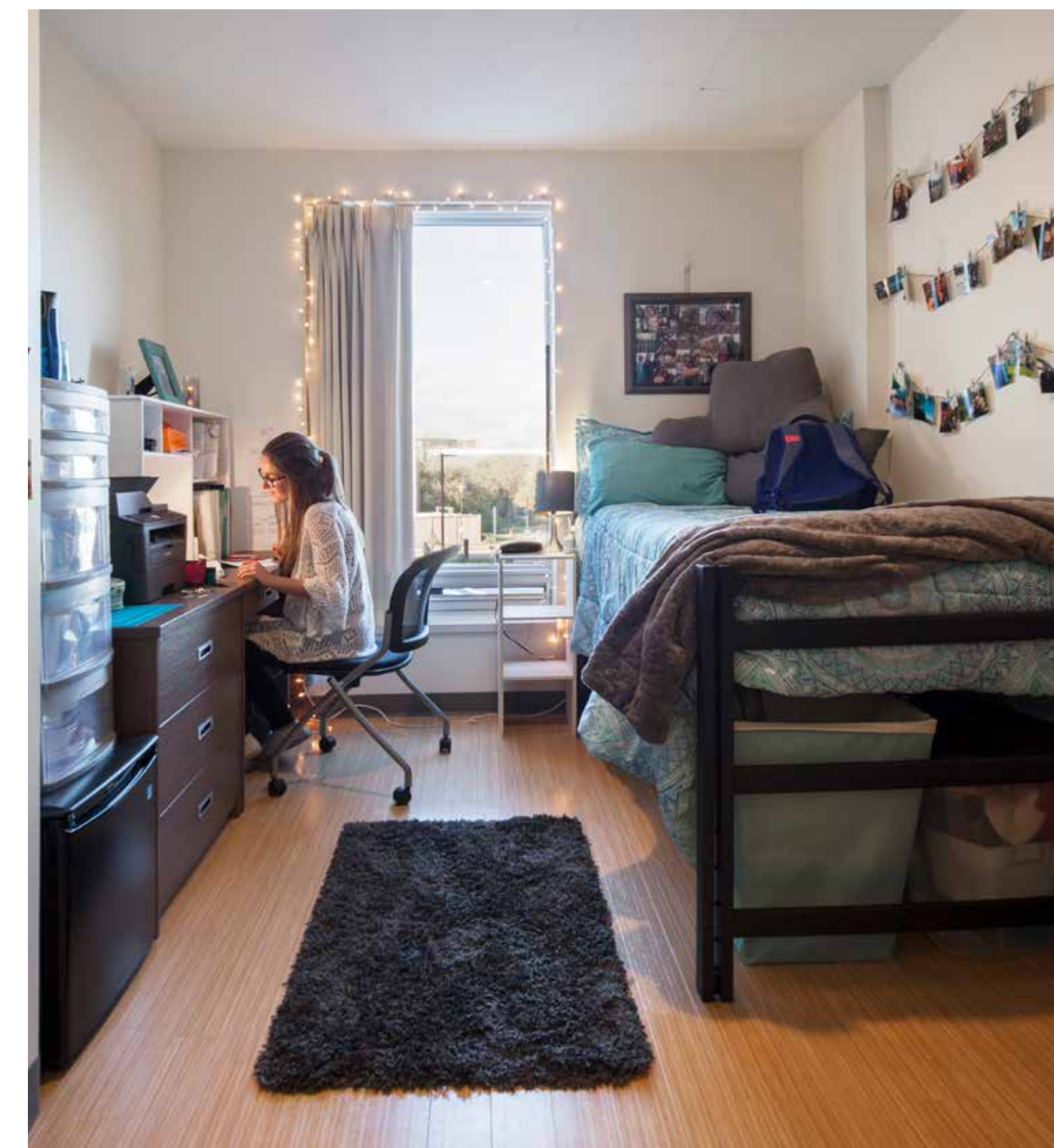
- 150 Studios will be offered for graduate students.
- Each studio includes a private washroom and compact kitchen, a bed, desk, and small dining table.
- Studio residents will have access to a common study lounge on their floor.
- The layout is designed to be efficient, comfortable, and filled with natural light.
- Housing for everyone - 12 studio units are designed to be fully accessible



STANDARD STUDIO



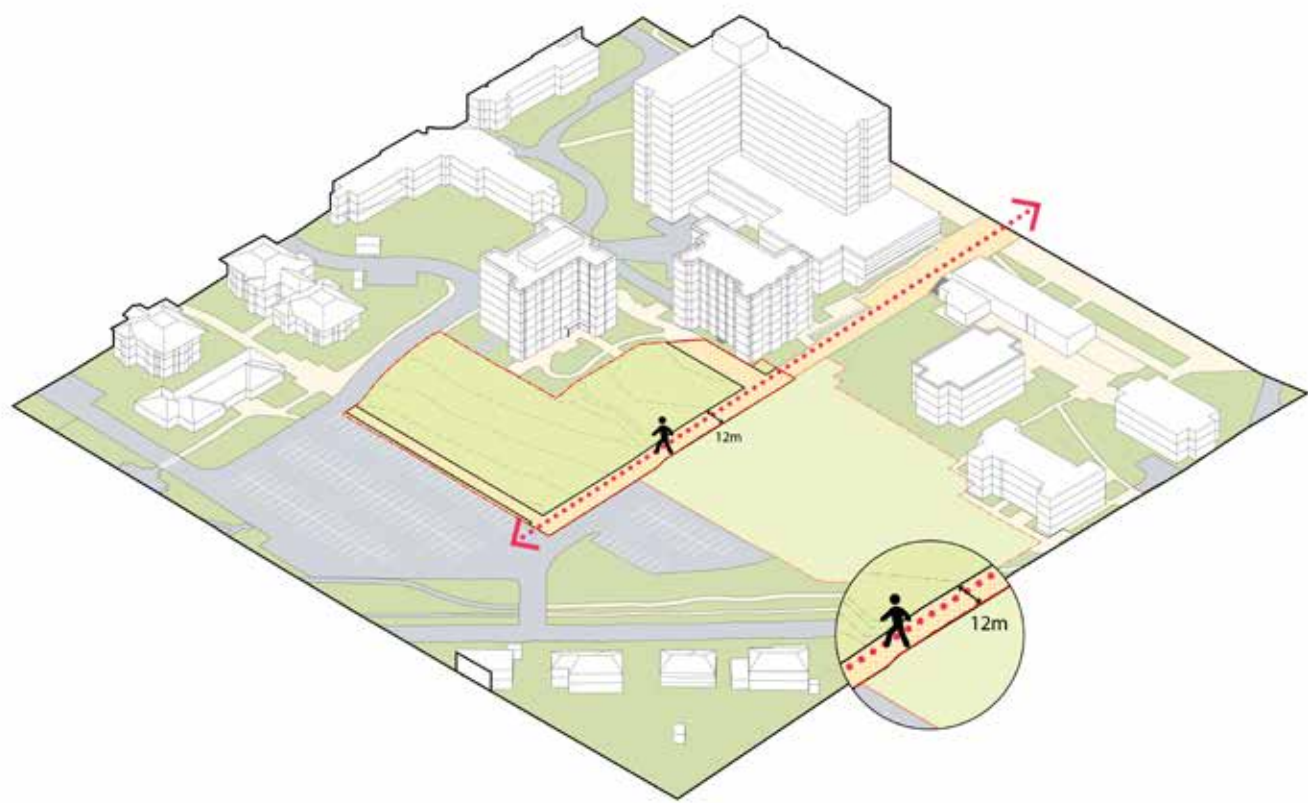
ACCESSIBLE STUDIO



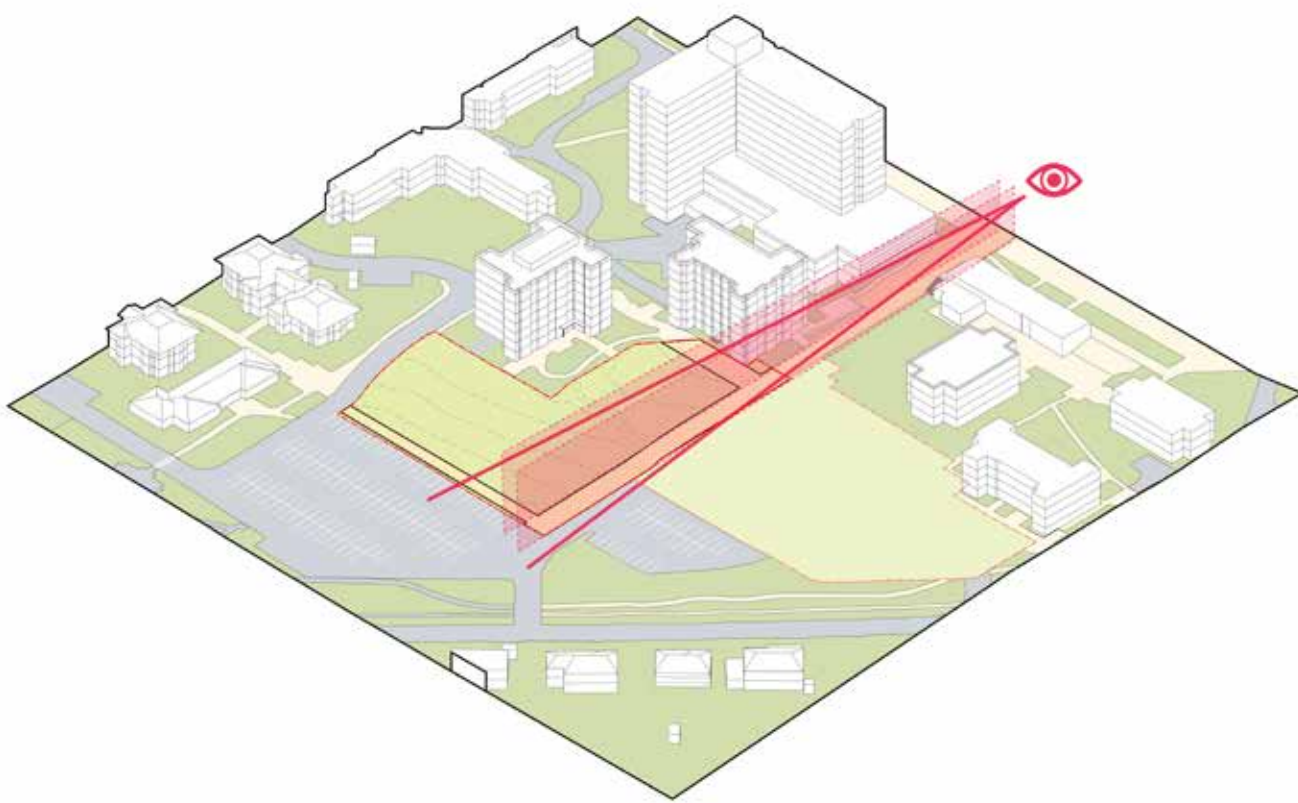
DESIGNING PLACES FOR PEOPLE



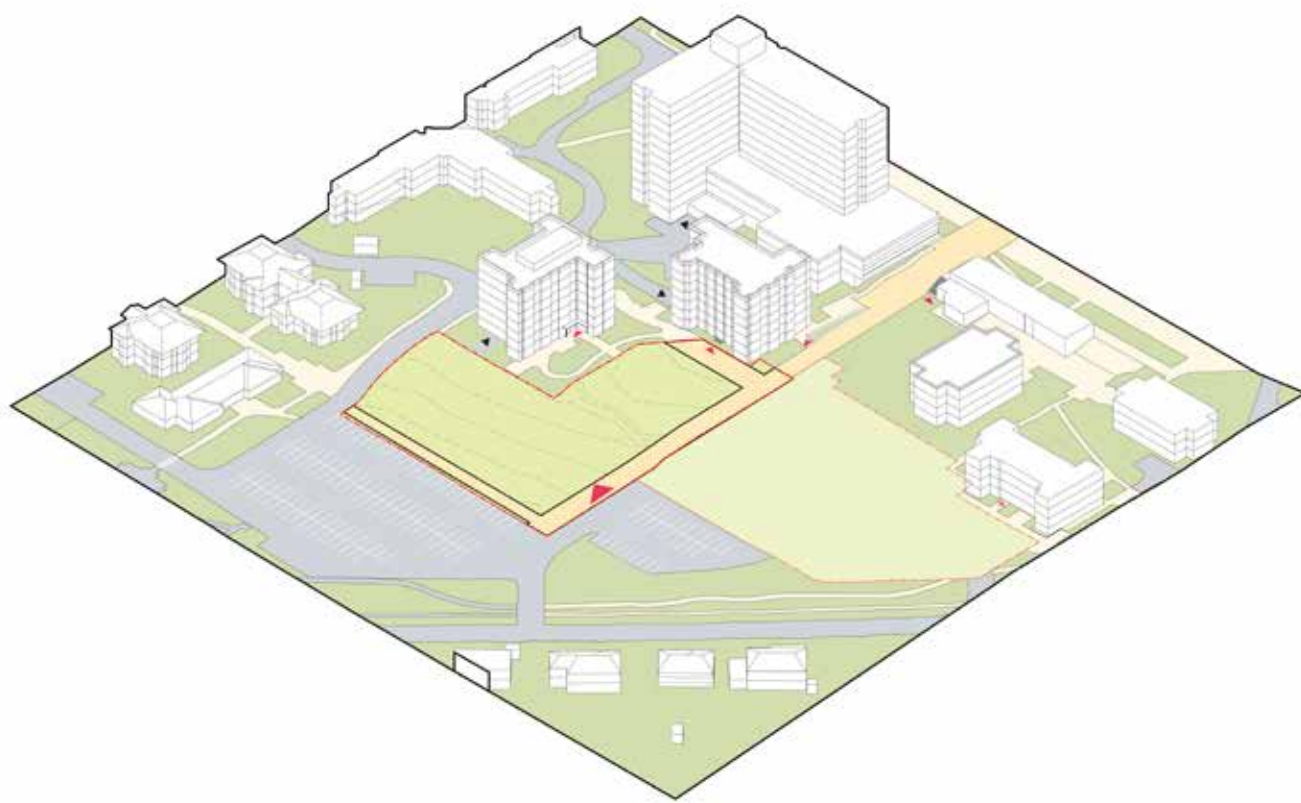
The Student Housing Expansion Project has been carefully designed to reinforce the Campus Greenway—UVic’s primary east-west pedestrian corridor. The Greenway acts as a spine for campus movement, social interaction, and landscape continuity.



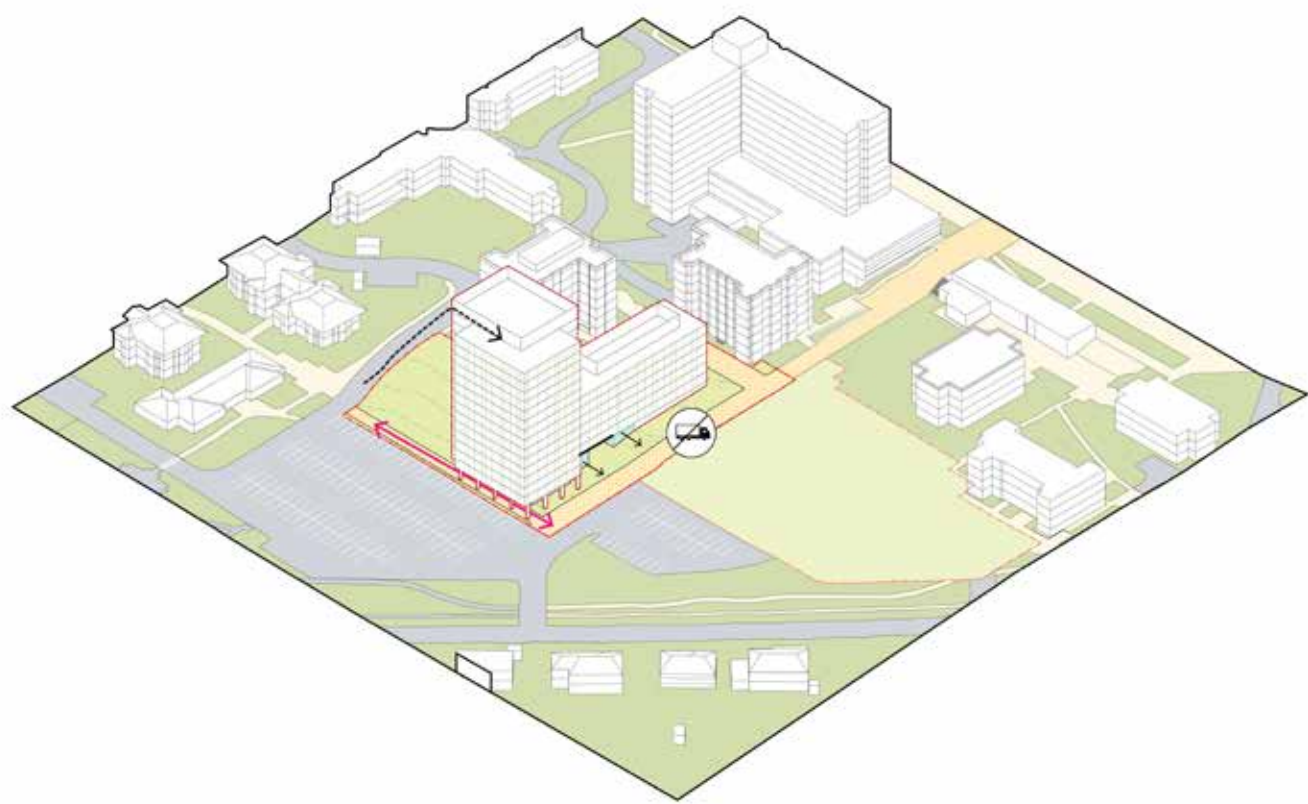
Maintaining a pedestrian scale along the Greenway, with a minimum width of 9m



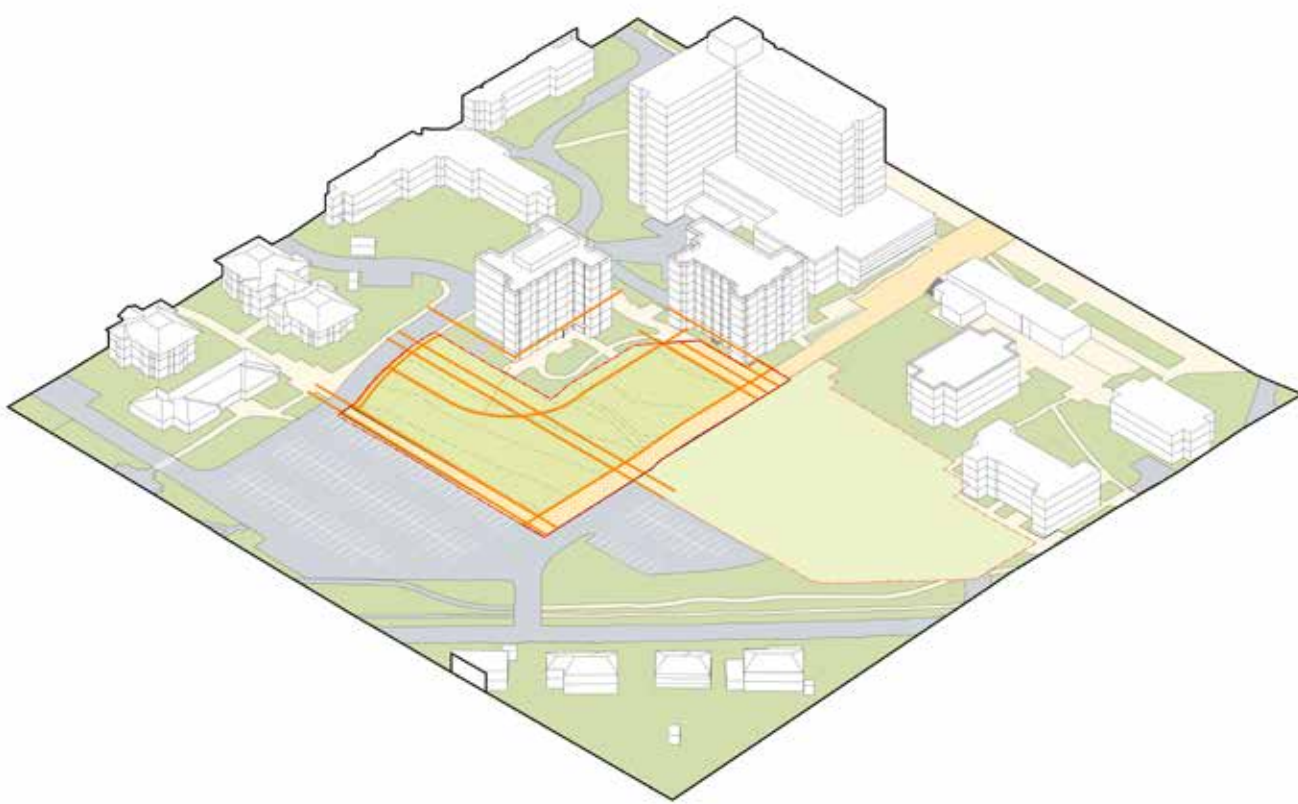
Continue to reinforce the Greenway as a strong east-west visual corridor across the campus



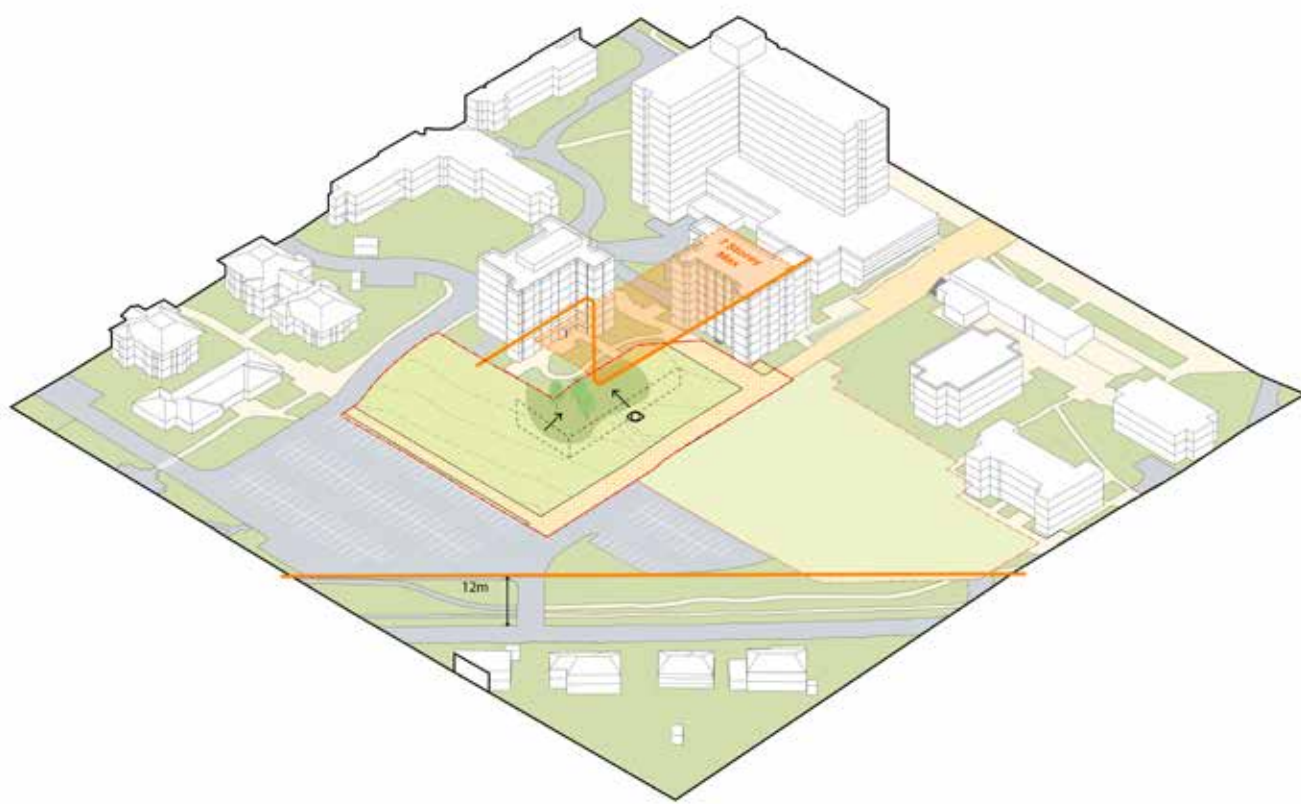
Use building entrances and transparent facades to reinforce the Greenway



Conceal servicing from the Greenway by locating at the rear of the building



Edges of the House and Tower Residence abutting the Greenway should be considered build-to lines



The presence of tall building facades should be minimized to avoid a canyon effect and maintain privacy

SHARE HOW YOU FEEL THE PROPOSED BUILDING DESIGN FITS IN THE CONTEXT OF CAMPUS



DO YOU HAVE ANY IDEAS OR FEEDBACK FOR THE BUILDING DESIGN AND INTEGRATION WITHIN THE PRECINCT?



SHAPING A CONNECTED, COMPLETE HOUSING PRECINCT



The building has been carefully designed to respond to its surroundings, including nearby residences, the campus greenway, and other buildings in the housing precinct.



UVic will seek a Development Variance Permit from the District of Saanich to increase the permitted building height from 10 m to 57 m.

HOW DID WE GET HERE?

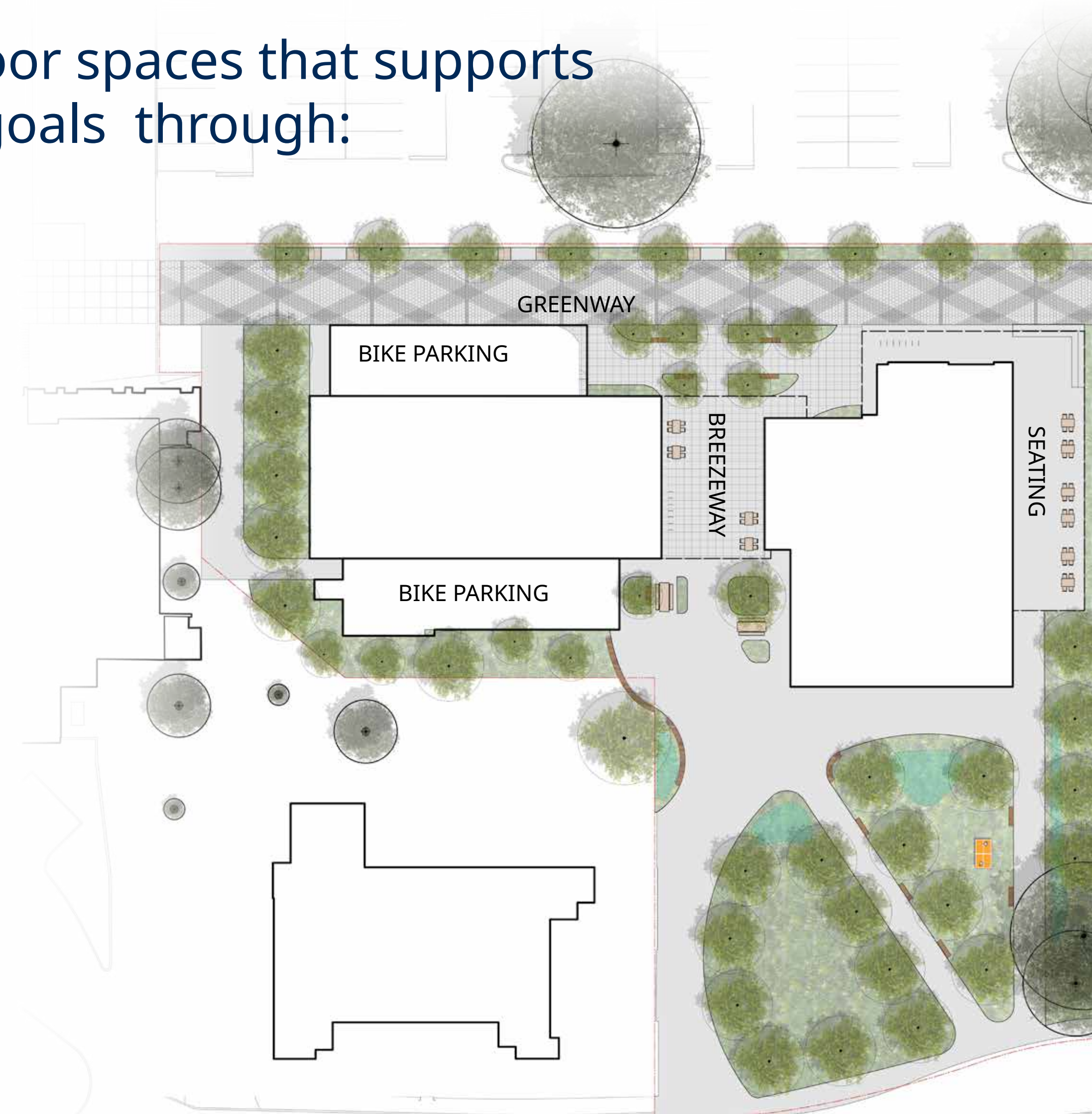
- Taller building forms help meet student housing demand, preserve parking and ensure project viability.
- The design balances increased housing capacity with thoughtful transitions in scale to minimize impacts on adjacent buildings and neighbours.
- Strategic setbacks and orientation help preserve daylight access, views, and the walkability of the precinct.
- The site's natural slope toward Sinclair Road reduces the visual and shadowing impacts on nearby residential areas.
- The massing supports the university's commitment to compact growth, sustainable land use, and a vibrant public realm.
- A landscaped buffer along Sinclair Road provides additional screening and enhances the public realm at the campus edge.

VIBRANT OUTDOOR SPACES



The project supports welcoming outdoor spaces that supports campus life, connectivity and climate goals through:

- Active transportation connections to Sinclair Road and key campus destinations via the Campus Greenway
- New seating areas, gathering spaces and green space
- Secure and covered bike parking near key access points
- Stormwater managed through raingardens and landscaping
- 34 trees preserved, 14 new trees planted, and 15 trees removed to accommodate the building.



WHAT OUTDOOR FEATURES ARE MOST IMPORTANT TO YOU?



A large, empty light blue rectangular area intended for handwritten responses to the survey question.



SHARE YOUR THOUGHTS



WHAT ARE YOU MOST EXCITED ABOUT?

DO YOU HAVE ANY CONCERNS?

COMPLETE OUR ONLINE SURVEY...

...OPEN UNTIL OCT 13TH

