

New Student Housing and Dining

June 2018



University
of Victoria

Campus Planning
& Sustainability



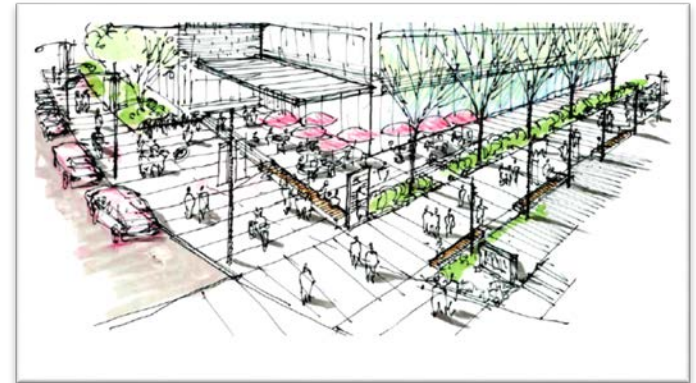
Student Housing Need at UVic

- Student Enrollment
 - 2015/2016: 21,593 (~18,000 undergraduates)
- Housing on Campus
 - 21 Dormitory Buildings
 - 2,300 beds (mix of single and doubles)
 - 181 Family Housing Units
- Regional rental housing vacancy rate 0.7% (CMHC, 2017)
- Over 80% of the residences have been filled with students eligible under the first-year guarantee.
- Based on inquiries, applications and research, there are many more students who would like to live on campus in their upper years.



Campus Plan Objectives

- Support a “**compact campus**” – Big Move in Campus Plan
- **Explore additional building height** (minimum 4-storeys for new buildings)
- **Improve connectivity / walkability** within residence area and with the rest of campus
- **Activate Ring Road** and pedestrian promenades with buildings and engaging uses on ground floor
- Provision of both new and **renewed landscaped public realm**



Campus & Community Engagement: Participation

Throughout Stage 1, we worked closely with students, staff, faculty, and neighbouring residents to explore early planning principles and big ideas. **Over 1,000 people have participated so far...**



MEETINGS & WALKING TOURS

Community Associations,
Student & Faculty Groups,
UVic Leadership, Saanich Staff
& Council, & Indigenous leaders



200+ COMPLETED ONLINE SURVEYS

All content is also provided online for those who can't attend in person.



285+ ATTENDED 2 OPEN HOUSES

Open houses were held on campus and in the surrounding community.



540+ ATTENDED 6 POP UP EVENTS

Pop ups were held on campus and in the surrounding community.



Campus & Community Engagement: Key Themes

Over 1,000 people have participated so far...

STUDENT HOUSING & SUPPORT

- quiet study spaces & lounges
- lots of windows & natural light
- love the idea of shared kitchens!
- secure bike storage
- more communal spaces and 'activity hubs' across campus

OUTDOOR SPACES

- native plants, gardens, and shade trees, not just grass
- make sure they are safe and well-lit
- lots of bike & walking paths
- outdoor seating and gathering spaces

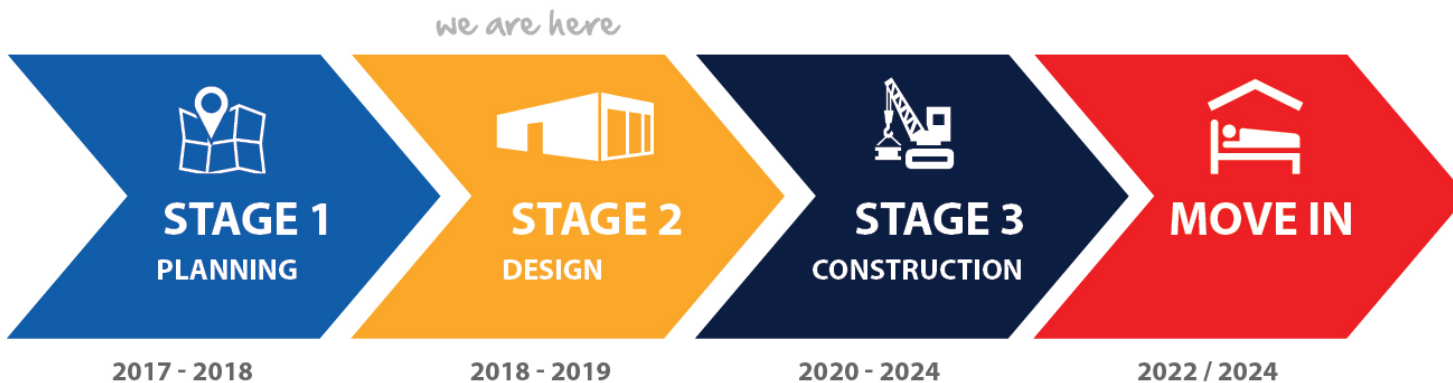
BUILDING DESIGN

- ensure the latest in green building & sustainable technology
- smart to build up, not out
- be creative and modern, don't build a concrete jungle
- make sure taller buildings don't block sunlight or feel 'imposing' to pedestrians



Project Process

- **Schematic Design:** April - September 2018
 - Community Engagement Session #2 - June 13 / 14, 2018
- **Design Development:** September - December 2018
 - Community Engagement Session #3 - November 2018
 - DVP application - November 2018
- **Construction Documents:** April - September 2019
- **Construction:** 2020-2024

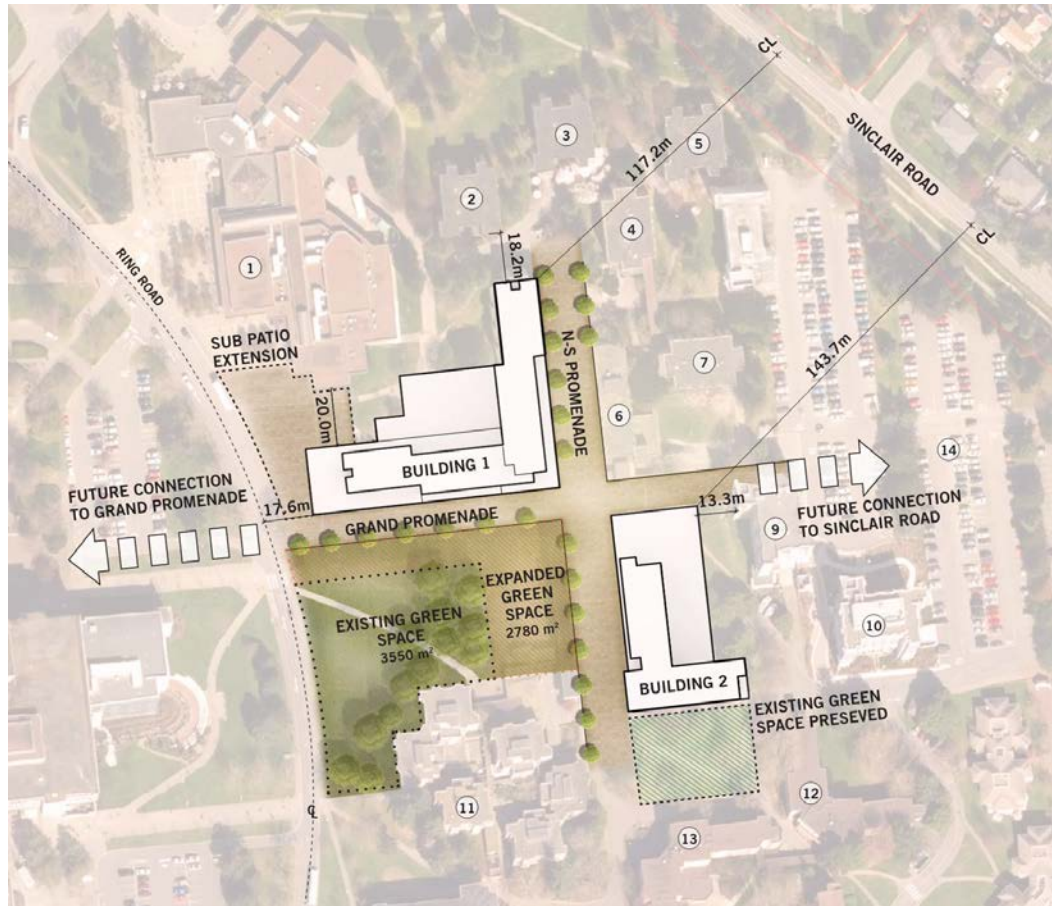


Building Program Objectives

- Student Housing:
 - A minimum of 600 new beds (UVic Capital Plan priority)
 - ~160 beds to be replaced due to redevelopment
- Food Services
 - Replace Cadboro Commons
 - Address current issues on functionality and lack of any programming or multi use space



Student Housing and Dining Sites

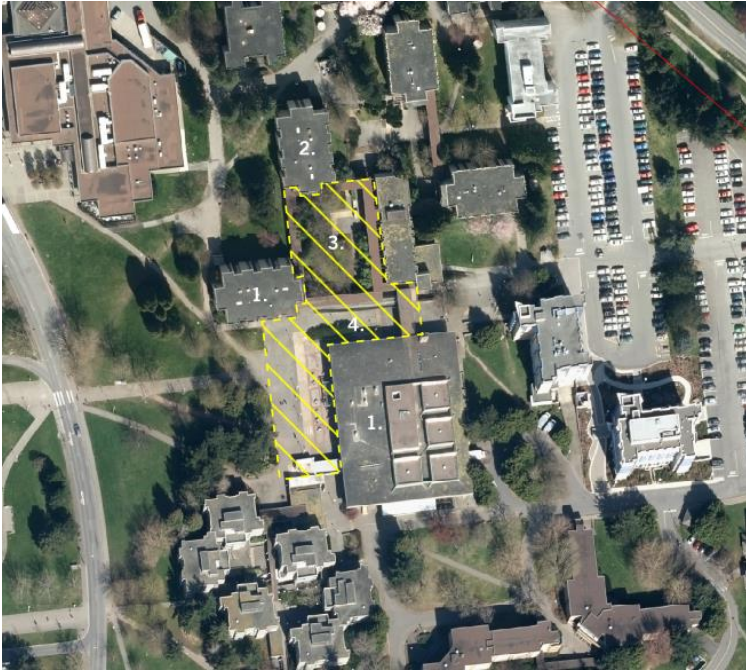


Key Themes:

- Sites supports the building program objectives
- Sites maximizes opportunities to implement the Campus Plan
- Sites meet operational needs
Site can support a new food services facility
- Consideration of building relationship with single family homes on Sinclair Road



Project Phasing



- Deconstruct three buildings and associated hardscape:
 - Emily Carr Hall
 - Margaret Newton Hall
 - Cadboro Commons
- Construction Timeline:
 - Phase 1: 2020-2022
 - Phase 2: 2022-2024



Sustainable Design Principles



- Incorporate **passive design principles** to reduce energy consumption, GHG missions, and address future climate resilience, creating a **showcase project for the university**.



- Focus on **user comfort, health, physical and mental wellness**, personal growth and development.



- Maximize construction, deconstruction, and operational **waste reduction**.



- Design durable and adaptable, and **low maintenance** buildings incorporating simple technologies to reduce life cycle cost.



Sustainable Design Principles



- Foster community creation and design an **inclusive and welcoming** environment for all.



- Place design, performance, and operations on display to **promote positive sustainable behaviors** and inspire environmental stewardship.



- Design to **incorporate Indigenous-engaged learning** opportunities to promote mutual understanding and respect.

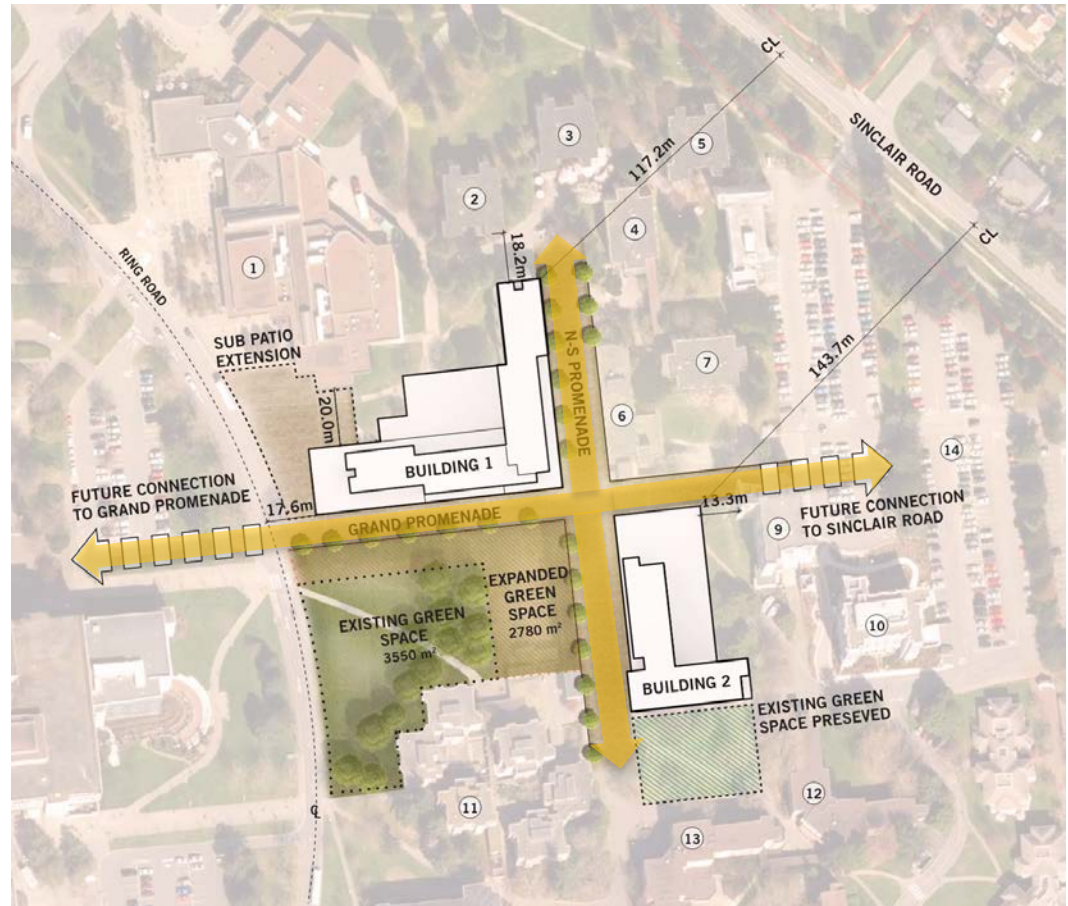


Site



Promenades

- Opportunity to extend the Grand Promenade into the residence precinct, strengthening the east-west connection across campus.
- Encourage pedestrian and bicycle movement.
- Create desirable outdoor spaces that encourage broader campus and public use.



Promenades – Grand Promenade



Grand Promenade

- Connector
- Destination



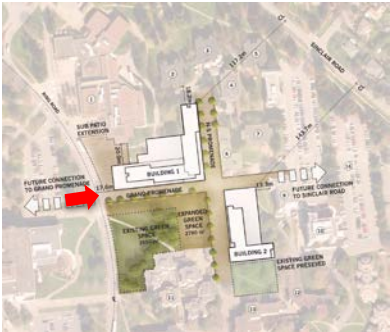
North South Promenade

- Connector
- Wayfinding
- Destination



Building Design

View looking east down Grand Promenade from across Ring Road



Building Design

View looking north along the N-S Promenade



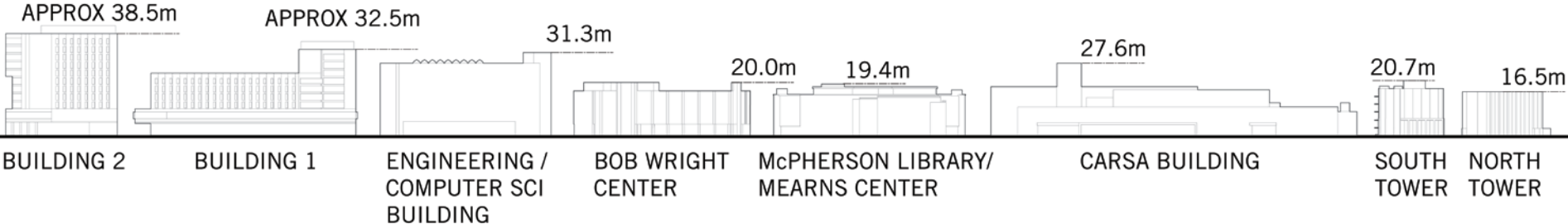
Building Design

View looking south along the N-S Promenade

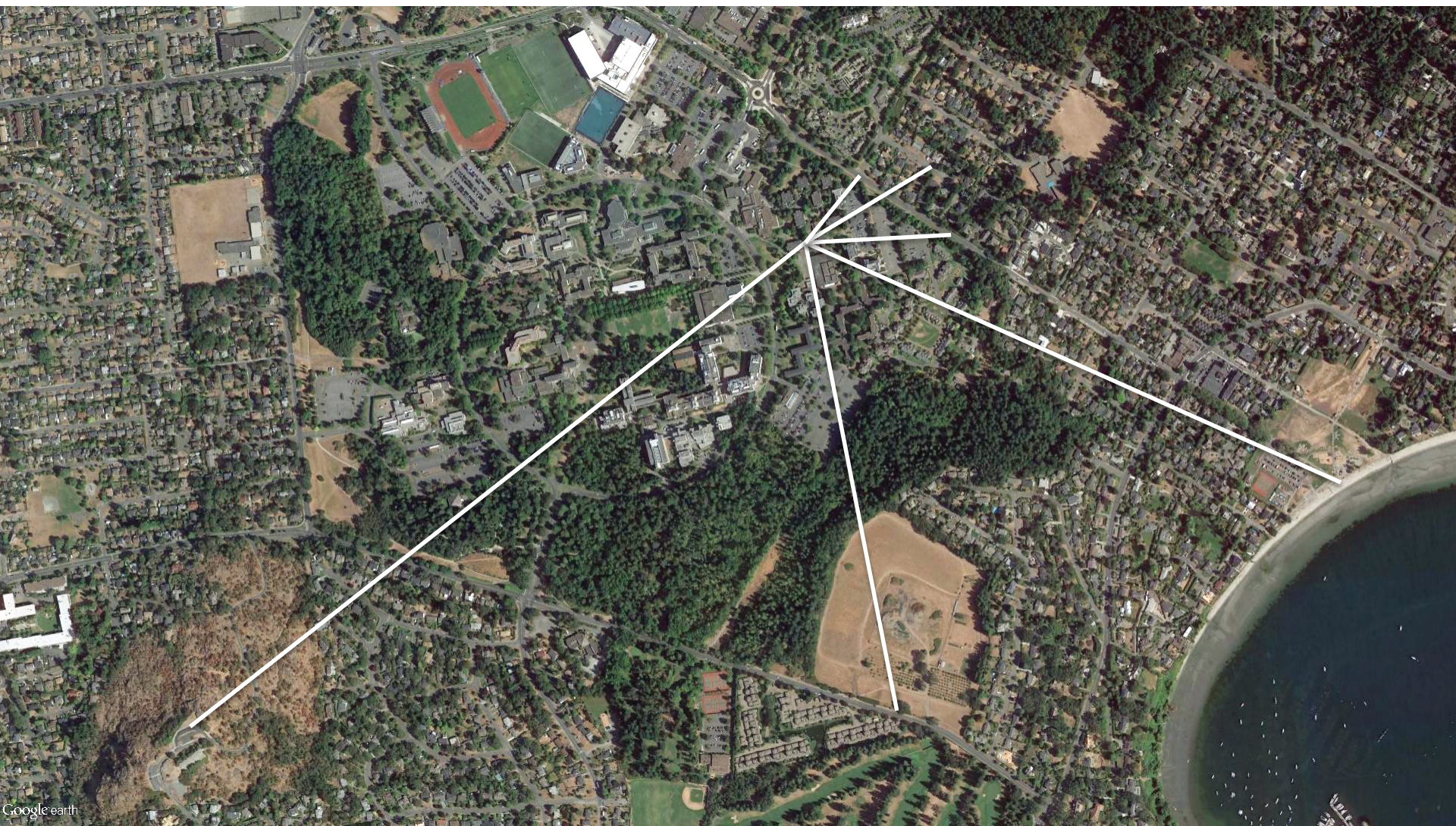


Building Design

Comparison of new building heights to existing Campus buildings.



View Analysis



View Analysis



Mt. Tolmie



Cedar Hill X Road



View Analysis



Gyro Park Central Plaza



Sinclair Road at University House
Access Road



View Analysis



Evelyn Place

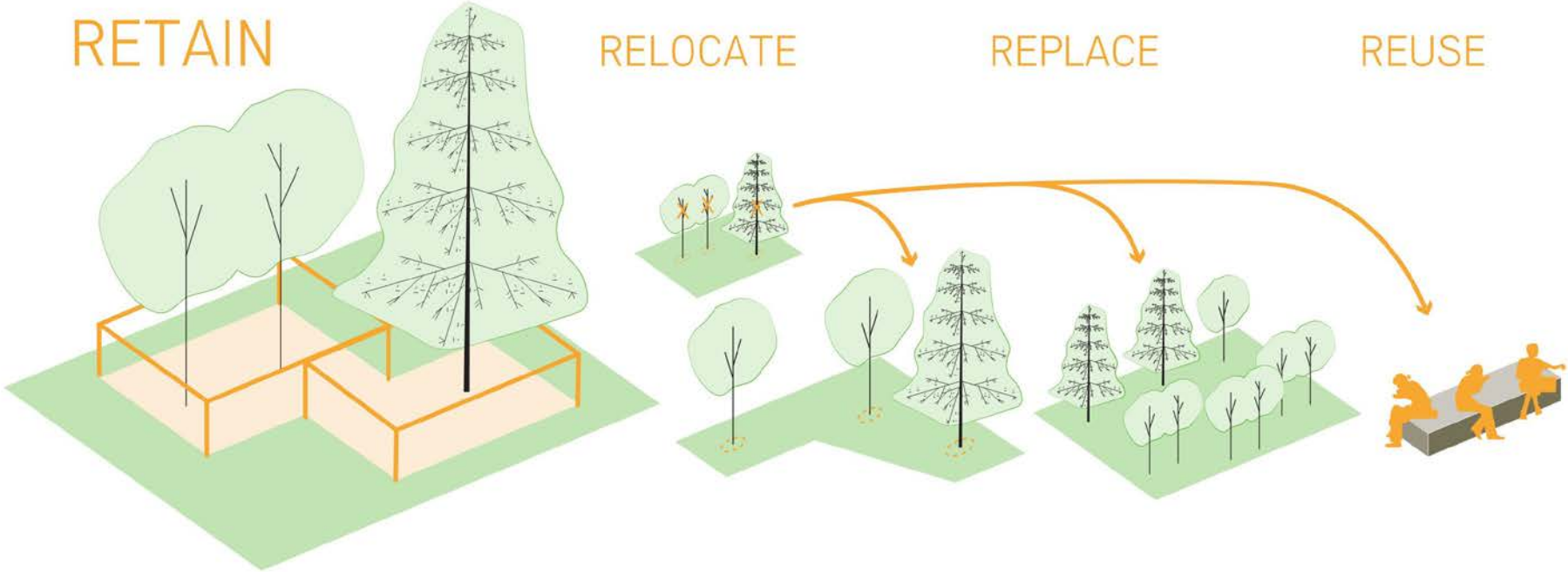


Sinclair Road at Parking Lot 5



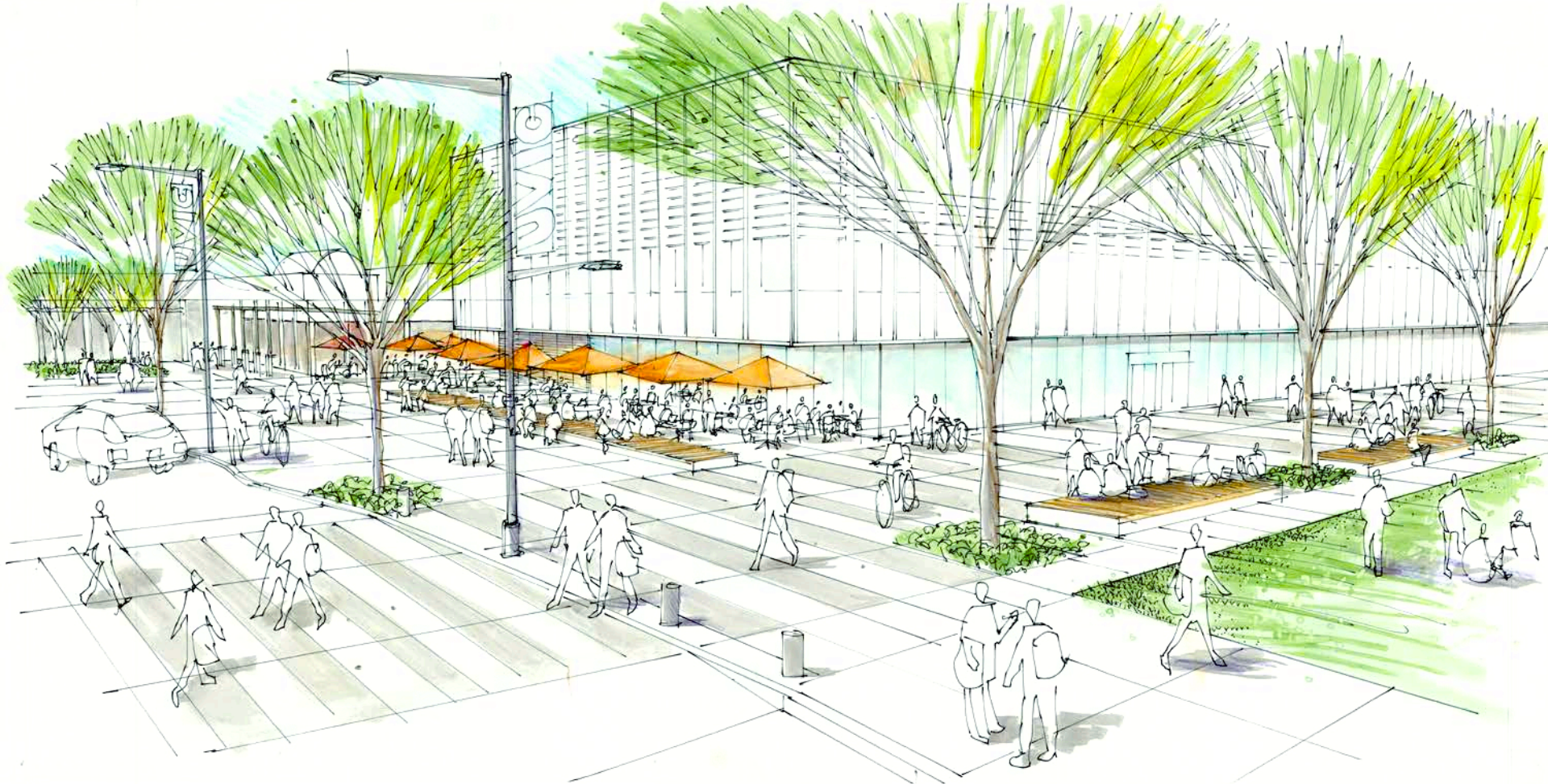
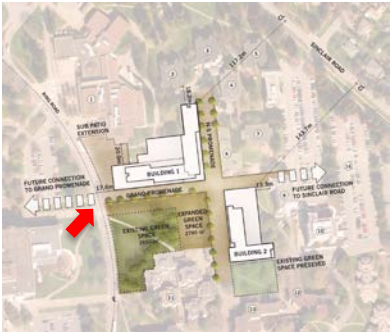
Landscape

Approximately 58 trees removed and replaced at 3:1 ratio



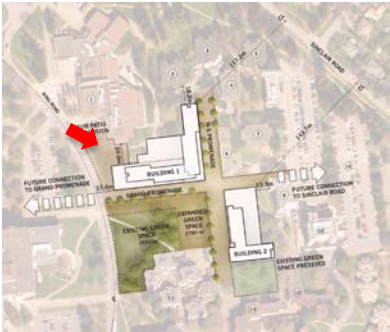
Landscape Design

View looking towards Building 2 from Ring Road



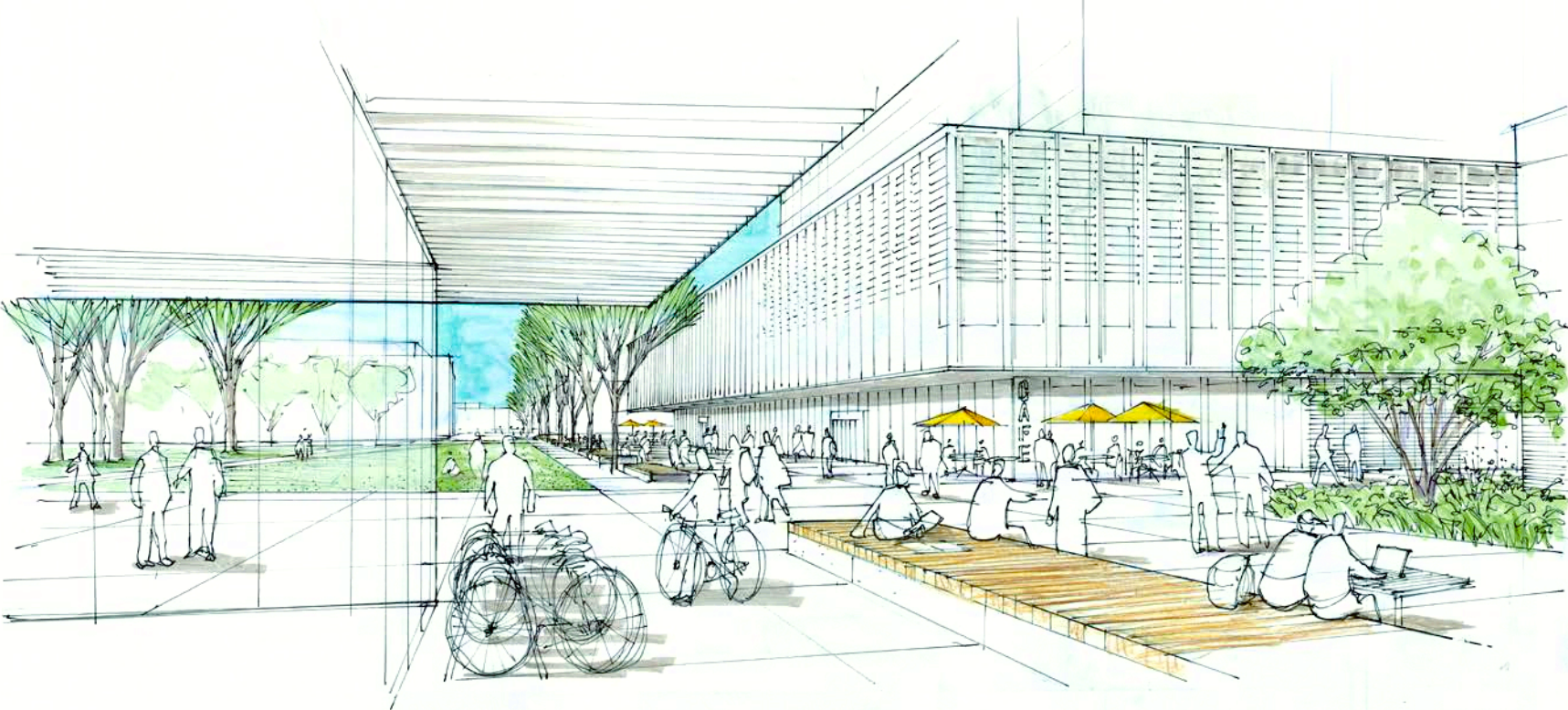
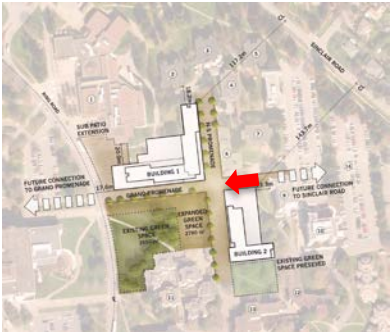
Landscape Design

View looking towards building from Ring Road at SUB



Landscape Design

View looking west along the Grand Promenade from Building 2



Parking and Transportation

- Students in residence generate little parking demand (less than 1 stall per 10 beds).
- ~600 fewer daily trips to and from Campus.
- 74 parking stall net reduction in Campus parking demand.
- No parking stalls to be removed, no additional parking stalls proposed
- Parking Variance Required
- Improvements to Sinclair Service Road required.



Upcoming Open Houses in the Community



On-Campus Open House

UVic McPherson Library

11:00 AM – 2:00 PM

Wednesday, June 13, 2018



Community Open House

Goward House – Lower Level

5:00 PM – 8:00 PM

Thursday, June 14, 2018



Pop Up Community Open House

Pepper's Foods – Cadboro Bay Village

11:00 AM – 1:00 PM

June 19 & 21, 2018

