New Student Housing and Dining
June 2018
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
- secure bike storage
- love the idea of shared kitchens!
- lots of windows & natural light

**OUTDOOR SPACES**
- native plants, gardens, and shade trees, not just grass
- outdoor seating and gathering spaces
- lots of bike & walking paths
- make sure they are safe and well-lit
- more communal spaces and ‘activity hubs’ across campus

**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.
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.

BUILDING 2
BUILDING 1
ENGINEERING / COMPUTER SCI BUILDING
BOB WRIGHT CENTER
McPHERSON LIBRARY / MEARNS CENTER
CARSA BUILDING
SOUTH TOWER
NORTH TOWER
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