



# NEW STUDENT HOUSING



## Campus & Community Engagement Summary Report Stage 2: Proposed Design

November 2018

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# INTRODUCTION

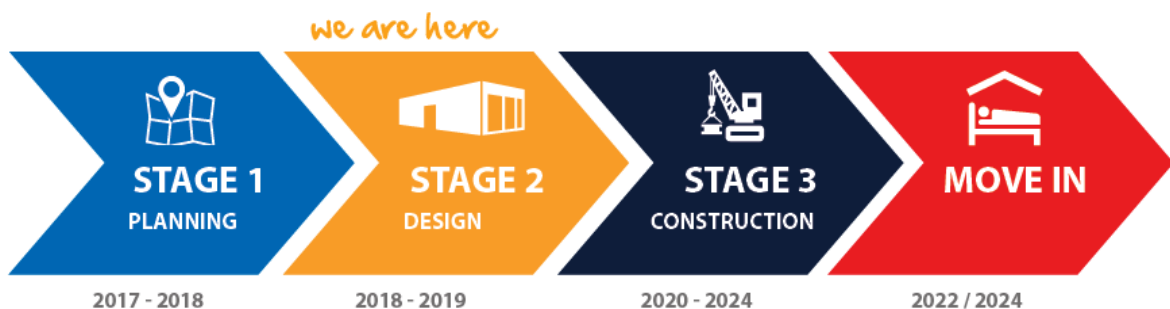
## ABOUT THE PROJECT

UVic has begun planning for a new student housing project to provide much-needed housing for undergraduate students. Living on campus assists students with their transition to university, provides academic and social programming and support, and nurtures a strong sense of belonging in the UVic community.

UVic’s Campus Plan guides the physical growth and change on the campus and its outlying lands. The student housing project is the first significant capital project since the [Campus Plan](#) was renewed in 2016. This important project will build on the ideas generated through the Campus Plan and will help achieve our vision as not only an extraordinary academic environment, but also a vibrant and sustainable community that nurtures student experience and well-being.

## ABOUT THE PROCESS

**Community engagement is an essential part of this project.** Beginning in Stage 1, we engaged students, staff, faculty, community members, and other stakeholders on planning principles and early ideas for rooms, food services, and outdoor spaces. Beginning in Stage 2, we presented some early design concepts for public review and comment. We used this feedback to refine initial concepts and brought back a proposed design to campus and community stakeholders for final feedback before applications are submitted to the District of Saanich for approvals.



This report provides a summary of feedback on the proposed design.

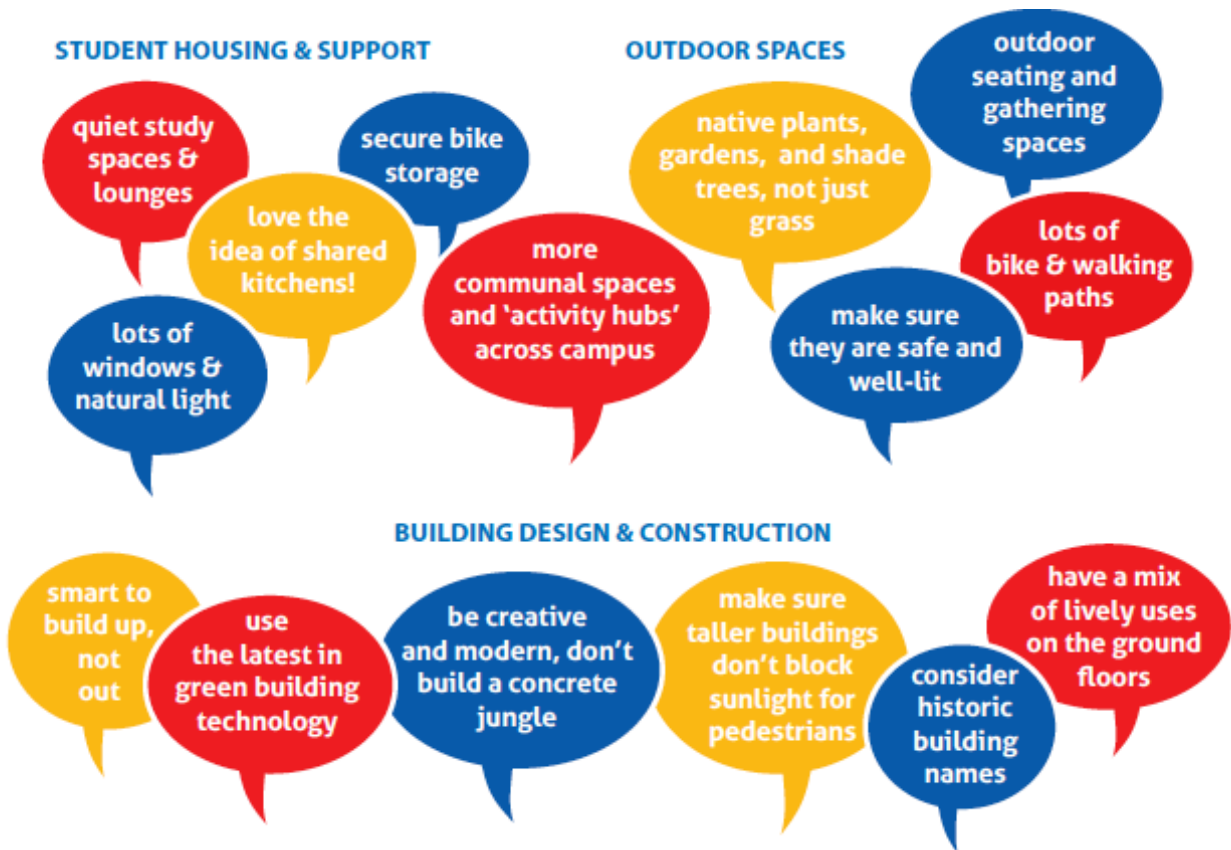
For more information, visit the project website at [www.uvic.ca/new-student-housing](http://www.uvic.ca/new-student-housing).

## HOW WE GOT HERE

Throughout the process we have worked closely with students, staff, faculty, and neighbouring residents. **Over 1,800 connections have been made to date.**

<p><b>MEETINGS &amp; WALKING TOURS</b> Community Associations, Student &amp; Faculty Groups, UVic Leadership, Saanich Staff &amp; Council, &amp; Indigenous leaders</p>	<p><b>670+ ATTENDED 6 OPEN HOUSES</b> Open houses were held both on campus and in the surrounding community.</p>	<p><b>700+ ATTENDED 10 POP UP EVENTS</b> Pop ups were held both on campus and in the surrounding community.</p>	<p><b>460+ ONLINE CONNECTIONS</b> For every round of engagement, content was also provided online for those who can't attend in person.</p>

Input from engagement was directly used to shape and refine early ideas and concepts into the proposed design. The following represent some key themes that we've heard to date:



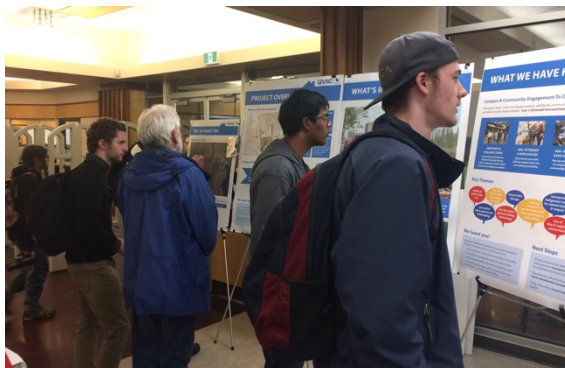


# WHAT WE DID

## ENGAGEMENT ACTIVITIES IN STAGE 2, ROUND 2

To reach a broad range of stakeholders, a series of activities were held both on campus and in the surrounding community:

- **A series of stakeholder meetings** were held to involve and update key groups:
  - **Community Associations:** including the Community Association Liaison Committee, Cadboro Bay Residents Association, and Gordon Head Residents Association.
  - **UVic:** including UVic leadership and student groups (Undergraduate Student’s Society).
- **A series of open houses** were held on and off campus to reach students and staff as well as local residents. These drop-in events provided a chance for people to review and share their input on the proposed design and speak with the project team.
  - **Community Open House:** Gordon Head Recreation Centre, November 20 (5 – 8 pm) –38 people attended
  - **Campus Open House:** McPherson Library, November 21 (11am – 2pm) – approximately 220 people attended
- **A pop-up engagement on Campus** was held in Cadboro Commons on November 22 (11am – 2pm) to raise awareness and reach a broader range of students – 96 people visited
- **An online survey** was also available from November 19 – 25 to provide an alternative to in-person events. A total of 175 people viewed the survey information and 24 provided input.



## PROMOTION & OUTREACH

Activities were promoted widely in advance to raise broad awareness of the project and opportunities to get involved:

- promoted extensively on the UVic website and project webpage and across UVic social media (Facebook, Twitter, Instagram)
- posters on campus and throughout the surrounding community
- notices on the *Current Students* webpage
- notices in newsletters and info for staff and faculty (the *Campus Checklist* and *MyPage*)
- digital signage across campus
- ads and 6+ articles in local community newspapers (*Saanich News* and *Oak Bay News*) as well as UVic's campus newspapers (*The Ring* and *The Martlet*)
- notices in online community events calendars
- project fact sheets distributed at events in the community and on campus
- email invitations to Community Association Liaison Committee and Community Associations to share amongst their networks



# WHO PARTICIPATED

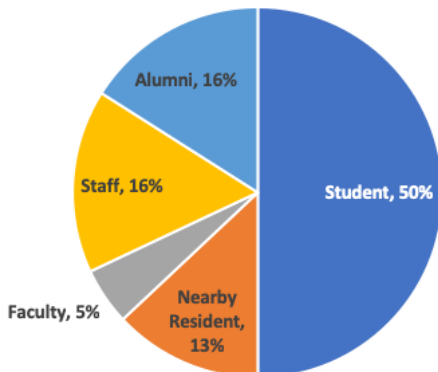
Over 370 people participated in Phase 2 Round 2. An additional 175 people viewed content online but didn't provide input.

To get a better sense of who we heard from, we asked participants where they lived, and what their relationship was to UVic. While not everyone answered these questions, participants reflected a range of students, staff, faculty, alumni, and nearby residents. The majority of participants came from Saanich (either on campus, in Gordon Head or Cadboro Bay neighbourhoods, or elsewhere).

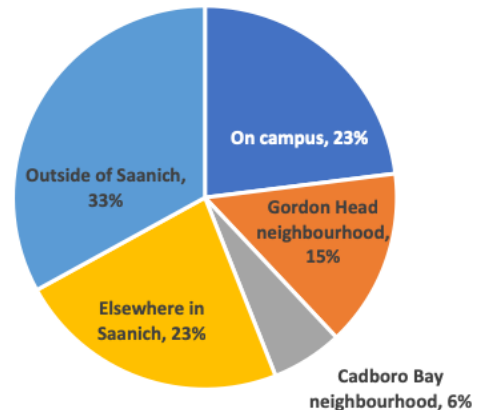


*Note: These numbers do not include key stakeholders (Community Associations; UVic leadership and staff, faculty, and student groups; and Saanich staff and Council).*

**WHAT IS YOUR RELATIONSHIP TO UVIC?**



**WHERE DO YOU LIVE?**

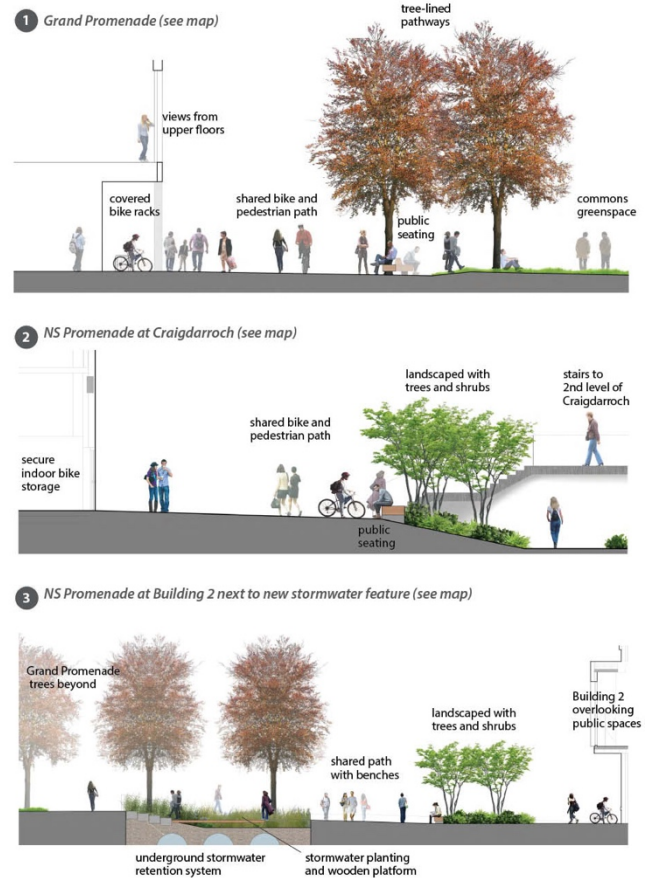
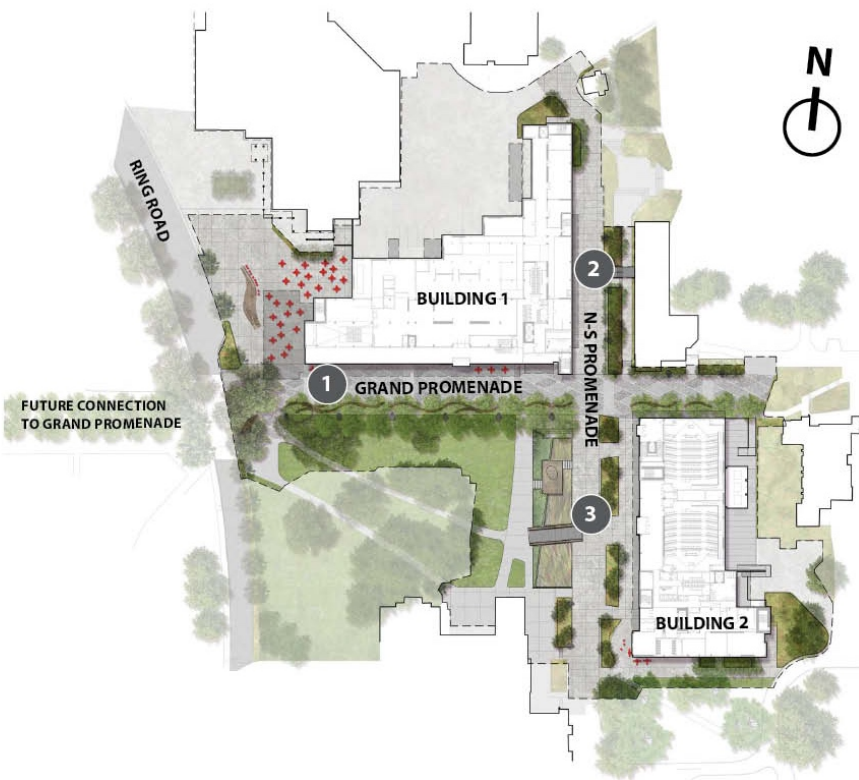


# WHAT WE HEARD

Participants were asked to review and share their input on the proposed designs for promenades, outdoor spaces, building design, and transportation / parking. The following provides a summary of key comments and themes from open houses, the pop-up event, and online survey.

## A CONNECTED CAMPUS

### PROMENADES AS KEY CONNECTIONS & DESTINATIONS



#### GRAND PROMENADE

- Links east and west campus physically and visually.
- Links open spaces and provides active spaces to linger and socialize.



#### NORTH-SOUTH PROMENADE

- Links north and south areas of the housing precinct and acts an 'axis' for future buildings.
- Residential 'Main Street' feel.
- Stormwater feature connects promenade to casual lawn space.





## **What do you think about these designs for promenades? What do you like? Dislike?**

**Promenades as Key Connections (11 comments).** Comments focused on bikes and pedestrians. Some suggested that bikes and pedestrians should have clearly marked separate paths while others liked the shared path (as identified in the Campus Cycling Plan). Other comments highlighted the importance of bike racks along the promenades.

- *“I like that there’s more pedestrian friendly areas. “*
- *“I like the N-S Promenade connecting the residence buildings. It makes it feel more connected.”*

**General Support (9 comments).** Comments offering general support of the designs.

- *“I like the ideas, would definitely add to the feel of the residences.”*
- *“I like feeling more connected to campus and that the new building is more than just a residence. “*

**Greenspace and Nature (8 comments).** Some respondents offered feedback on greenspaces and the connections to nature that the promenades offer.

- *“The landscaping and the general feel is very nice. I love being surrounded by nature.”*
- *“Love seeing all the greenspace, looks great.”*

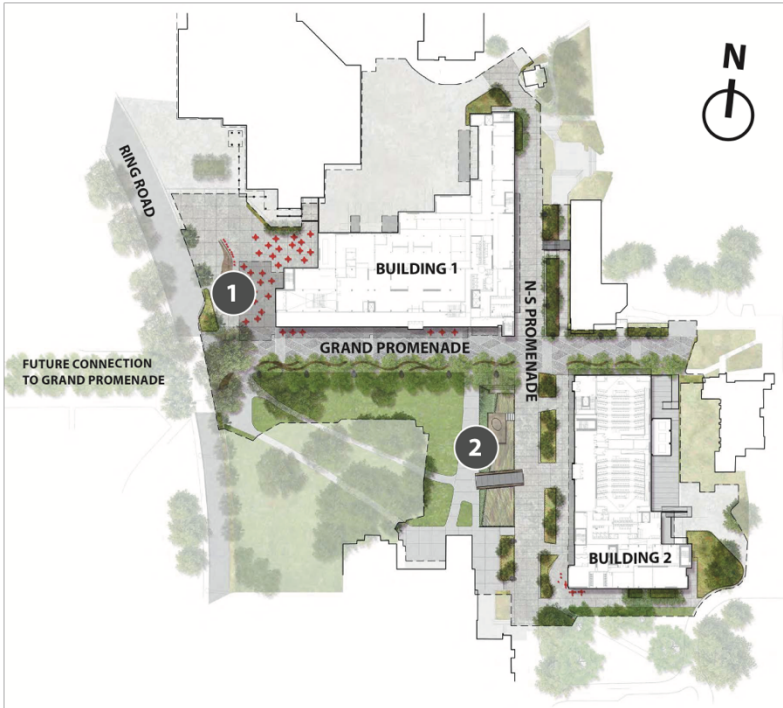
**Additional design considerations (7 comments).** Participants also suggested a number of other things to consider in designing the promenades. Comments included more focus/incorporation of Indigenous culture and art, lighting, waste receptacles, universal accessibility and more areas to socialize.

- *“Like the designs, want to ensure the promenades are accessible to individuals with mobility issues. Well-lit as well, for students walking late at night or early morning.”*
- *“It would be nice to see some more colour, for instance on the paths. “*

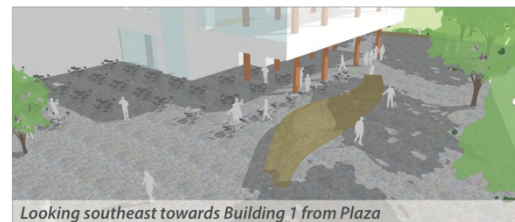


# OUTDOOR SPACES

## ENHANCING EXISTING OUTDOOR SPACES



Looking northeast towards Building 2 from stormwater feature

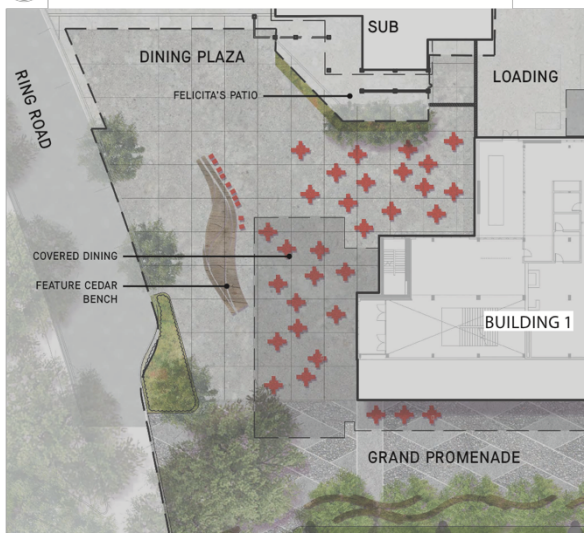


Looking southeast towards Building 1 from Plaza



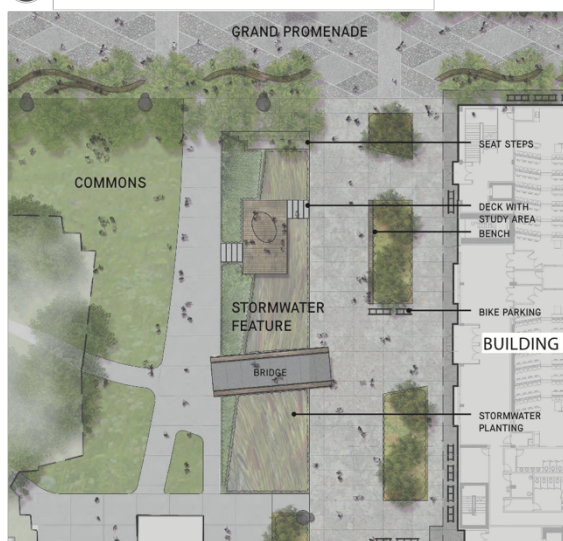
Looking south towards Building 1 and new Commons / Grand Promenade

### 1 Plaza (see map)



A flexible dining space between Building 1 and the SUB supports everyday activity and can easily be transformed for campus events.

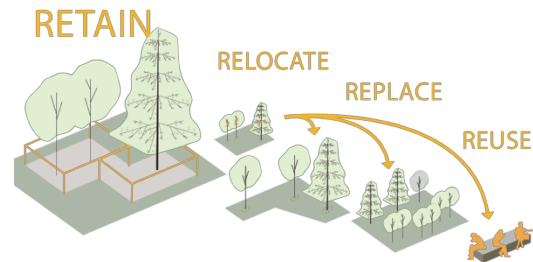
### 2 Integrated Stormwater Feature (see map)



The intersection of promenades provides a unique opportunity to create a landmark social space integrated with sustainable stormwater infrastructure.

### OUTDOOR DESIGN PRINCIPLES:

- **Respect the Campus Plan** goal for compact, walkable greenspace that encourages social interaction.
- **Integrate the new student housing & dining project** in the existing campus landscape with pedestrian-friendly outdoor spaces.
- **Create a welcoming and vibrant campus environment** with spaces for gathering, consistent lighting, and active ground floors.
- Use a range of **native plant and tree species**.
- The project team is exploring opportunities to include **indigenous art** in landscaped areas



### TREE MANAGEMENT STRATEGY

- Construction will require **removal** of 50 trees.
- Removed trees will be **replaced** at a 3:1 ratio, meaning 150 new trees will be added.
- Where possible, removed trees will be **relocated** or the wood will be **re-used** in the buildings themselves and/or gifted to local Indigenous communities.

### *What do you think about these designs for outdoor spaces? What do you like? Dislike?*

**Greenspace & Trees (13 comment).** Comments showed support for the emphasis on greenspace, especially the integration of trees and Tree Management Strategy.

- *“They look good, keeping greenery around campus is a must.”*
- *“Like: 3:1 tree replacement strategy, and reuse and gifting of wood to Indigenous Peoples. Would like to see reuse of wood in projects on campus and interpretative signs to explain sustainability features.”*

**Outdoor spaces (9 comments).** Comments showed support for the outdoor features included in the proposed design, particularly the outdoor dining areas, and the stormwater feature’s deck and bridge. Suggestions included making the deck larger, adding even more spaces, and including heating for the outdoor spaces for year-round use.

- *“I like the outside dining area between the sub and building 1.”*
- *“Like the bridge, deck, and landscaping design. It would be great if the deck was larger.”*

**Growing Food / Garden Design (9 comments).** Comments suggested community gardens or the potential for growing food.

- *“Native plants and foods! Huckleberry, Salal, Black-cap, Raspberry etc.”*
- *“Communal gardening space.”*

**General Support (8 comments).**

- *“Innovative and pleasing to the eye!”*
- *“Very pretty and modern.”*

**Storm Water Feature (5 comments).** Overall, participants liked the storm water feature.

- *“I like the consideration for storm water. Some places on campus flood because of poor drainage.”*
- *“The storm water feature is a good one. Any catchment systems for plastics/floating debris?”*

**First Nations (3 comments).** Comments showed support for and called for even more opportunities for reconciliation through design, art or decolonization on campus.

- *“I like the idea for incorporation of public indigenous art.”*

**Additional Design Considerations (5 comments).** Participants shared a number of other ideas on safety, protection of natural habitats, access for non-residents,

- *“Bat and threatened bird habitat projects.”*
- *“What kind of outdoor seating will be accessible and available?”*



## BUILDING DESIGN CONCEPTS

### PROPOSED DESIGN

Looking East from the Mearns Centre for Learning lawn



Activating the expanded plaza space between the Dining Hall and the Student Union Building with covered seating and active ground floor uses.

Meeting spaces have direct views to public spaces and promenades while housing levels are set back to preserve views and privacy.

Buildings help ‘frame’ the tree-lined Grand Promenade to create a sense of place while overhangs provide sun and rain protection.

Placement of windows for rooms and lounges support optimal heating/cooling performance without compromising views.

***What do you think about the proposed building design? What do you like? Dislike?***

***General Support (9 comments).***

- ***“Love the new cafeteria, more rooms for first year and international students, and eco-friendly - yay!”***
- ***“Long overdue! Huge improvement.”***

**Design Aesthetic (11 comments).** Comments included a range of opinions on the building design; some felt that the building had an overly industrial feel, while other appreciated the modern look. Other comments supported the compactness of the building as well as the pod design.

- *“Less cemented land. Maybe soften it up more. Less cold looking.”*
- *“I love the modern feel of the outside of the building. I also think it’s a great idea to build up not out and to keep the campus compact. It makes a big difference.”*

**Height (7 comments).** As with the building design, comments on building height were mixed. The majority of comments supported the height (5 comments), while others suggested a taller building (2 comments), or felt the proposed design was too high (2 comments).

- *“I like that the buildings are taller than those around campus.”*
- *“Build taller, increasing density is key to alleviating the housing crisis. Consider building over parking lots.”*

**Greenspace (4 comments).** These comments spoke to the need to include more greenspace in the building design itself. Some comments reflected an opportunity for additions such as a rooftop garden and living wall in the design.

- *“Consider allowing the roof space to be used for urban garden spaces?”*

**Use of First Nations Design and Art (3 comments).** These respondents indicated that they wished to see more use of Indigenous elements, including building design and art.

- *“I think Indigenous art should be included in the exterior building design. You should work with the groups in the area and native artists.”*

**Windows and Light (5 comments).** Comments in this theme stressed the importance of natural light in the building design.

- *“I like that it appears to have a lot of windows, I find the darker buildings on campus can really make it harder to focus and keep my spirits up, especially in the winter. “*



***Additional design considerations (13 comments).*** Comments emphasized the importance of meeting rooms and storage for residents and included other suggestions such as food vendor options.

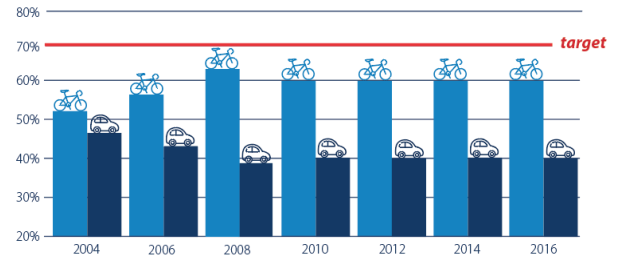
- ***“Concerns about room size and personal storage space. More social space is nice but I need space to keep my stuff.”***
- ***“Need spaces to meet and socialize.”***

## TRANSPORTATION & PARKING

### VEHICLES & PARKING

- Parking demand for students living on campus is very low (~1 stall for every 10 students in campus housing).
- This project will not add or remove any parking stalls. In fact, the project is expected to reduce daily commuting trips and demand for parking by about 74 stalls.
- As the District of Saanich requires 1 parking stall for every 50m<sup>2</sup> of gross floor area, this project would require 433 new parking stalls. Therefore, a parking variance is required as part of the approval process.

### HOW PEOPLE TRAVEL ON CAMPUS



### CYCLING PLAN

*In addition to improving walking and cycling connections on campus, this project will help to implement UVic’s new Cycling Plan and include covered and uncovered outdoor parking as well as secure indoor bike parking, showers, and changerooms.*



#### Secure Indoor Bike Parking

56 secure bike parking stalls  
(32 in Site 1 and 24 in Site 2)



#### Uncovered Bike Parking

46 short-term uncovered bike parking stalls



#### Covered Bike Parking

193 long-term covered bike parking stalls



#### End of Trip Facilities

Showers and changerooms in each building

### *Do you have any concerns about parking with the new student housing project?*

**Car parking (27 comments).** Comments provided a range of feedback on parking. Some expressed a need for more car parking spots, stressed the need for parking for students who don’t reside on campus and for people with disabilities, and mentioned the cost of parking on campus. Some shared ideas to make parking easier (such as limited permitting and a spot counter) while others shared ideas to reduce cars on campus (such as pick up and drop off zones, ride share and working more collaboratively with BC Transit).

- *“Please just ensure that parking is accessible to other students, faculty and visitors coming in from off campus.”*
- *“Target should also be to reduce cars.”*

**Cycling (13 comments).** The majority of comments offered positive feedback on the bike parking, bike racks and end of trip facilities. A few comments reference the need for improved bike paths or commented on UVic’s new Cycling Plan.

- *“Secure indoor bike parking and outdoor bike parking, showers and change rooms are Fantastic.”*
- *“The End of Trip Facilities is a very good idea to have around campus.”*

**Traffic Safety (4 comments).** Comments expressed concern for the safety of motorists, cyclists and pedestrians on campus.

- *“I think that UVic needs to look at how to best ensure the safety of cyclists and pedestrians alike, as right now, accidents and near-misses between the two groups are worryingly common.”*
- *“Slow down fast! Less car noise, less car speeding, ASAP. “*

## A SUSTAINABLE CAMPUS

### SUSTAINABLE DESIGN ELEMENTS & PRINCIPLES

Although we did not ask questions around this topic, there were a number of comments received at open houses that provided feedback on sustainable design elements.

### SUSTAINABLE DESIGN PRINCIPLES

- **Build up rather than out** and use an efficient building footprint to conserve greenspace.
- **Use passive design principles** to reduce energy use and GHG emissions, creating a showcase project for the university.
- **Focus on user comfort**, health, physical and mental wellness, personal growth and development.
- **Minimize waste** from construction, deconstruction, and operations.
- **Design durable, adaptable, and low maintenance buildings** to reduce life cycle cost.
- **Foster sense of community** through an inclusive and welcoming design.
- **Display sustainable elements** and operations to inspire positive behaviors and stewardship.
- **Incorporate Indigenous design elements** to create opportunities for learning and promote mutual understanding and respect.

**General support (3 comments).** These comments expressed support for sustainability in the proposed design.

- *“I appreciate the focus on sustainability.”*

**Reconciliation (4 comments).** Comments in this theme shared further opportunity to build reconciliation into the design and build process.

- *“Please consult Native Students Union to meet needs of Indigenous students.”*

**Other Sustainable Design Considerations (6 comments).** Comments also noted considerations such as air quality on campus, the use of solar panels, permaculture, and the need for student-led projects.

- *“Refer to UVic Permaculture Design class project proposal.”*
- *“Promote student-led engagement and projects.”*

## INTERIOR SPACES

Although we did not ask questions around this topic, there were a number of comments received at open houses.



- ***“Looks good, make sure the rooms are bigger than Lansdowne and have drawers.”***
- ***“Alternating student-made art installations (changed each semester).”***
- ***“Yes, corporate locations like McDonalds (better competition).”***
- ***“No corporate influence / establishments.”***
- ***“Water refill stations (automatic)”*** ***“Maximize dining seating.”***



## NEXT STEPS

We will use your input to refine the design of the buildings and landscape for the Development Variance Permit application that will be submitted to the District of Saanich by the end of this year.

The District will also hold a formal Public Hearing with opportunities for community input as part of the approvals process.

**STAY TUNED AT [WWW.UVIC.CA/NEW-STUDENT-HOUSING](http://WWW.UVIC.CA/NEW-STUDENT-HOUSING) FOR DETAILS.**

