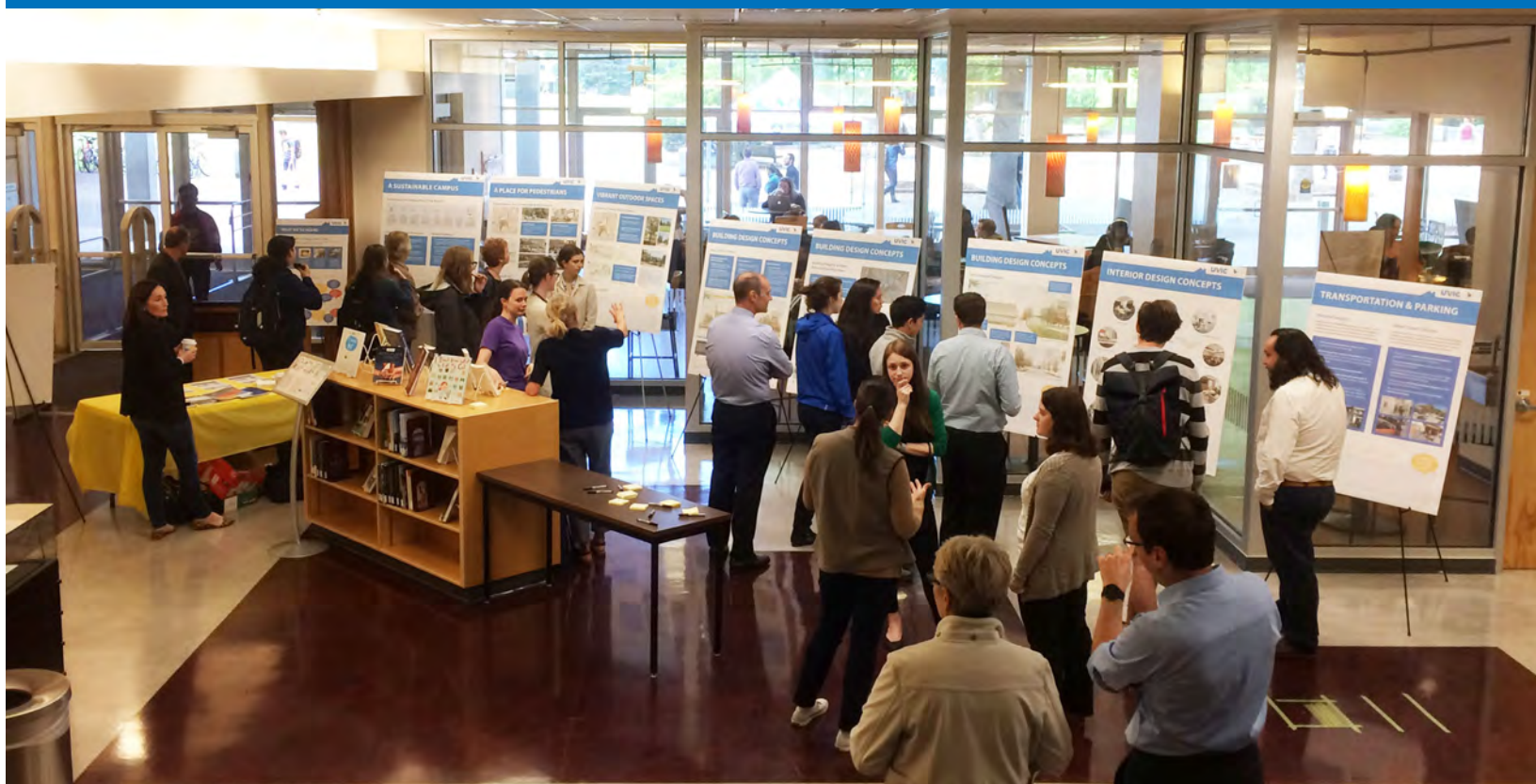




NEW STUDENT HOUSING



Campus & Community Engagement Summary Report Stage 2: Early Design Concepts

July 2018



CAMPUS PLANNING
AND SUSTAINABILITY

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INTRODUCTION

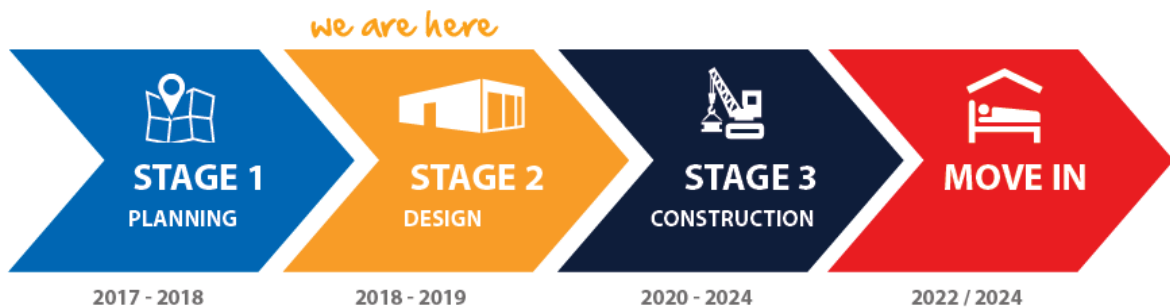
ABOUT THE PROJECT

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 early planning principles. Now, in Stage 2, we have used this input to create some early design concepts and bring them back for public review and comment.



This report provides a summary of feedback on early concept designs.

For more information, visit the project website at www.uvic.ca/new-student-housing.

HOW WE GOT HERE

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...**

<p>MEETINGS & WALKING TOURS</p>	<p>200+ COMPLETED ONLINE SURVEYS</p>	<p>285+ ATTENDED 2 OPEN HOUSES</p>	<p>540+ ATTENDED 6 POP UP EVENTS</p>
<p>Community Associations, Student & Faculty Groups, UVic Leadership, Saanich Staff & Council, & Indigenous Leaders</p>	<p>All content is also provided online for those who can't attend in person.</p>	<p>Open houses were held on campus and in the surrounding community.</p>	<p>Pop ups were held on campus and in the surrounding community.</p>

Input from Stage 1 was directly used to shape the early concept designs that we brought back to the campus and community in Stage 2. The following represent some key themes that we've heard to date:



WHAT WE DID

ENGAGEMENT ACTIVITIES IN STAGE 2

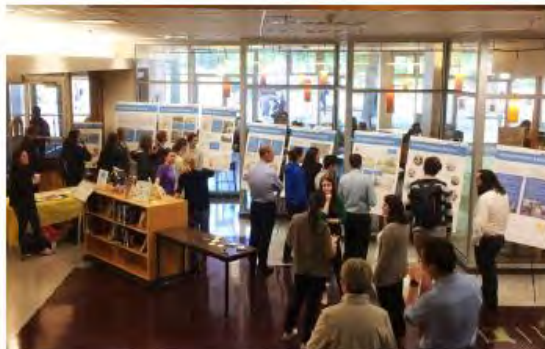
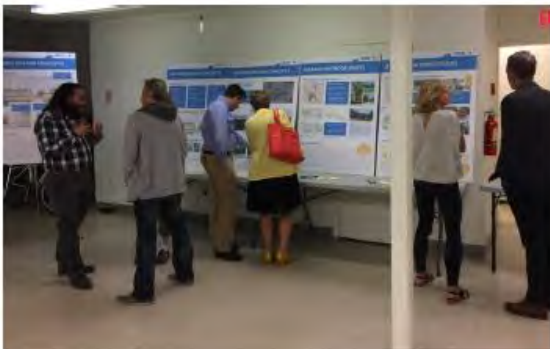
To reach a broad range of stakeholders, a series of activities were held both on campus and in the surrounding community:

- **A series of stakeholder meetings** were held to involve and update key groups:
 - **Community groups:** including the Community Association Liaison Committee, Cadboro Bay Residents Association, and Gordon Head Residents Association.
 - **Saanich:** including Mayor and Council as well as Planning and Engineering staff
 - **UVic:** including UVic leadership and student groups (Undergraduate Student's Society, Graduate Student's Society).
- **A series of open houses** were held on and off campus to reach campus stakeholders and local residents. These drop-in events provided a chance for people to learn more about the project and process, share their ideas, concerns and feedback through interactive activities, and speak with project staff and technical experts.
 - **Campus Open House:** McPherson Library, June 13 (11 – 2pm) – approximately 120 people attended
 - **Community Open House:** Goward House, June 14 (5 – 8 pm) – approximately 10 people attended
- **A series of pop up events** were held in surrounding neighbourhoods to raise awareness and reach a broader range of people.
 - **Mount Tolmie Community Association AGM:** June 23 - around 40 people attended
 - **Peppers in Cadboro Bay Village:** June 19 and 21 – around 20 people attended
 - **Shelbourne / McKenzie Area Grocery Store:** June 20 – around 20 people attended
- **An online survey** was also available from June 13 - 30 to provide an alternative to in-person events. A total of 10 people viewed the survey information while only 2 people shared input.

PROMOTION & OUTREACH

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

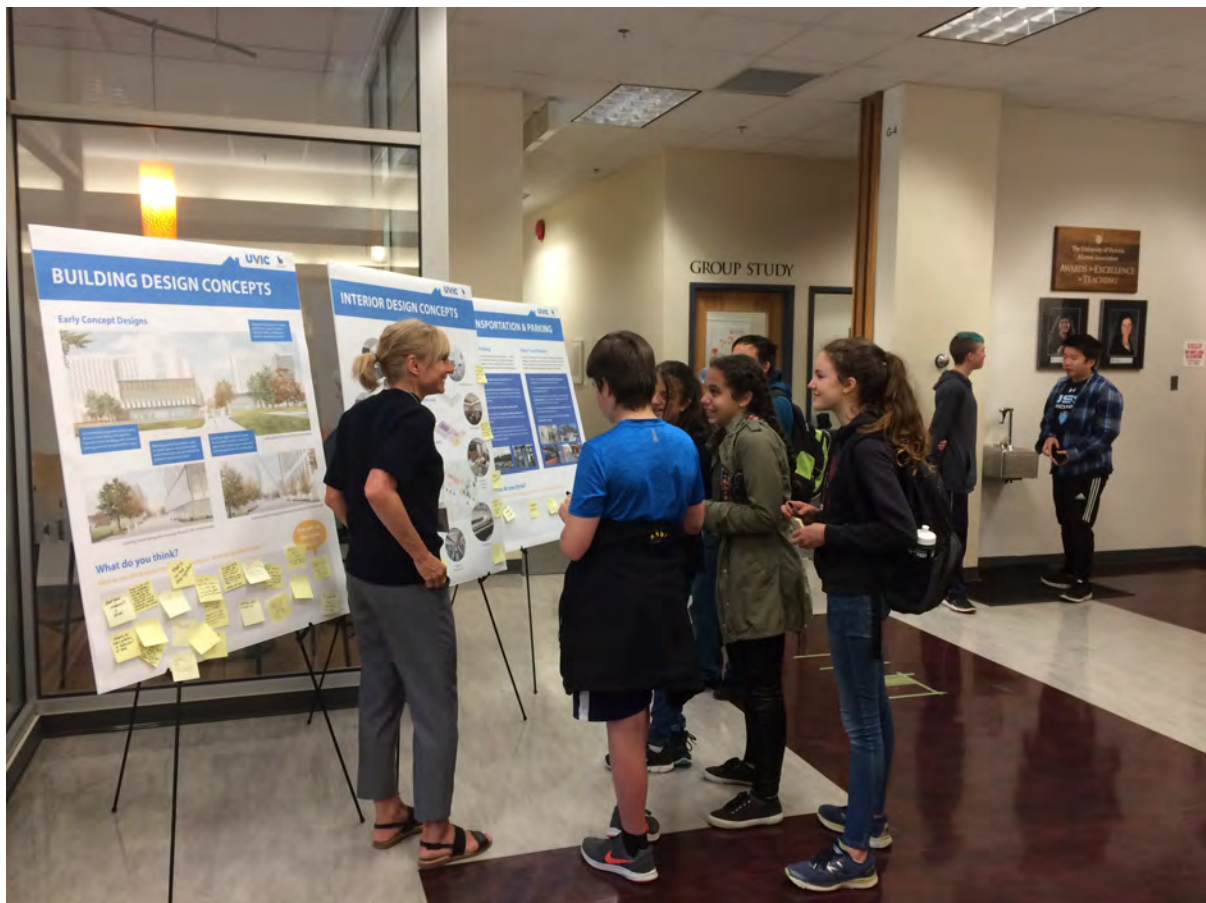
- promoted on the project webpage and across UVic social media (Facebook, Twitter, Instagram)
- 300+ posters on campus and throughout the surrounding community,
- notices on the Current Students webpage and in the Campus Checklist, a newsletter to all staff and faculty
- digital signage across campus
- ads in local community newspapers (Saanich News and Oak Bay News) as well as UVic's campus newspaper, the Ring.
- article in Saanich News regarding the [new student housing project](#)
- project fact sheets distributed at key locations across campus and at events
- email invitations to Community Association Liaison Committee to share amongst their networks



WHO PARTICIPATED

Over 220 participated in the open houses, pop up events, and survey.

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 seemed to reflect a range of nearby residents, staff, faculty, alumni, and students (including a number of potential future students with a group of Grade 8’s touring the campus). Participants came from a range of neighbourhoods with the majority from the adjacent area of Gordon Head. Few participants reported that they currently live on campus.



WHAT WE HEARD

SUSTAINABLE DESIGN PRINCIPLES

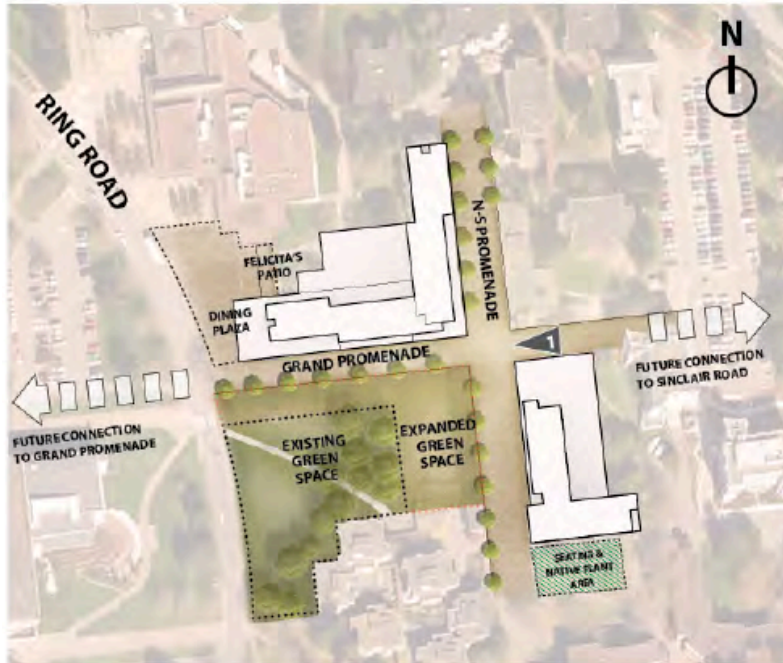
- **Build up rather than out** and use an efficient building footprint to conserve greenspace.
- **Use passive design principles** to reduce energy use and GHG emissions, creating a showcase project for the university.
- **Focus on user comfort**, health, physical and mental wellness, personal growth 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-engaged learning opportunities** to promote mutual understanding and respect.

What do you think about these sustainable principles? Is anything missing?

- Continue to prioritize green building materials – love how you’re aiming for LEED (2 comments)
- Consider social sustainability - affordability, community
- Consider silent spaces for religious practice
- Love that it is central, close to the action, bringing together uses across campus
- Windows and lighting
 - Like the window to wall ratio to reduce bird hits, consider other design features like bird-safe UV reflecting glass or appliques (3 comments)
 - Design to provide as much natural light as possible
 - Like window to wall ratio for sustainability
 - Use shading to reduce night light pollution , concern about light pollution for the physics and astronomy telescope (2 comments) *(Note: light studies have been conducted to ensure the new buildings will not impact telescopes on campus)*

A PLACE FOR PEDESTRIANS

PROMENADES AS KEY CONNECTIONS & DESTINATIONS



Active Ground Floor Uses



Many Seating & Gathering Areas



Grand Promenade looking West (see #1 on site map)



GRAND PROMENADE

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



NORTH-SOUTH PROMENADE

- Links north and south areas of the housing precinct.
- Helps to organize student housing precinct and provides an axis for future buildings.
- Residential 'Main Street' feel.

How can spaces be designed to meet student's needs?

- Promenades
 - Residential 'Main Street' could be amazing if there were more ground level storefronts and amenities rather than blank walls (2 comments)
 - Like the promenades!
 - Like the indoor-outdoor connection and spaces that 'spill out'
 - Looking forward to promenades with trees, greenspaces, and seating
 - Keep greenspace open, don't add too many walkways

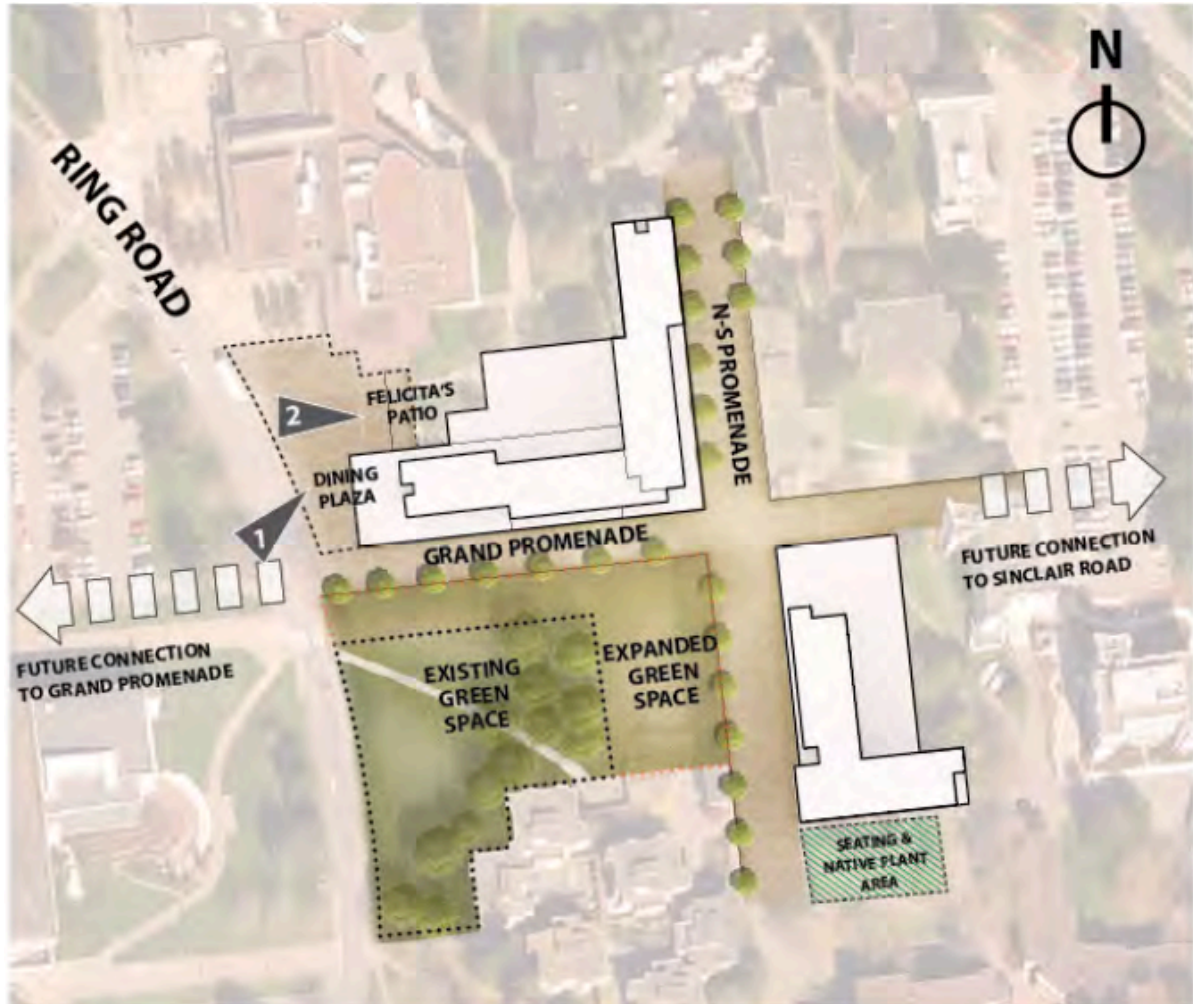
- Other elements
 - Casual sports areas
 - Food service areas

How can spaces be designed to support public events?

- Host events
- Provide lots of seating areas
- Love the idea of using outdoor spaces for public events like movie nights, theatre in the park, etc.
- Great to foster a sense of community with public gathering spaces

VIBRANT OUTDOOR SPACES

ENHANCING EXISTING OUTDOOR SPACES

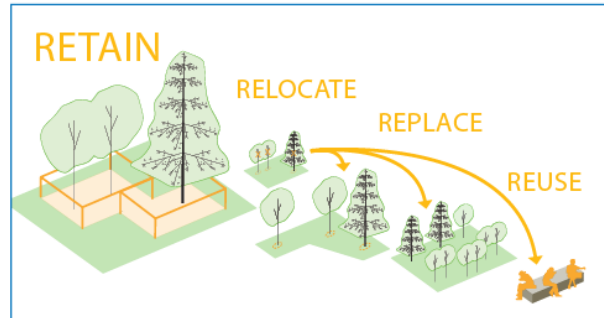


OUTDOOR DESIGN PRINCIPLES:

- **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** that supports student well-being with spaces for gathering and socializing, consistent lighting, and active ground floor uses.



Cultural Landscapes



- Construction will require **removal** of 58 trees.
- Removed trees will be **replaced** at a 3:1 ratio.
- 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.

Tree Management Strategy

What do you think about outdoor design concepts and principles?

- Like covered seating for eating areas and year-round use (2 comments)
- Don't plant fruit bearing trees near buildings (attract pests)
- Minimize bird hits by reducing overall amount of glass (especially at ground level) and don't plant trees and shrubs right next to buildings (attracts birds who hit windows)
- Like links to the Student Union Building
- Like Tree Strategy
- Use lighting to promote use of outdoor spaces and safety at night
- Add bike racks
- Shaded areas
- Public art (sculptures)

BUILDING DESIGN CONCEPTS

EARLY DESIGN IDEAS



Looking East from the Grand Promenade



Looking South along the Housing Precinct (N-S Promenade)



Looking North Along the Housing Precinct (N-S Promenade)

- 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 Grand Promenade to create a sense of place while overhangs provide sun and rain protection for pedestrians.
- Placement of windows for rooms and lounges support optimal heating/cooling performance without compromising views.

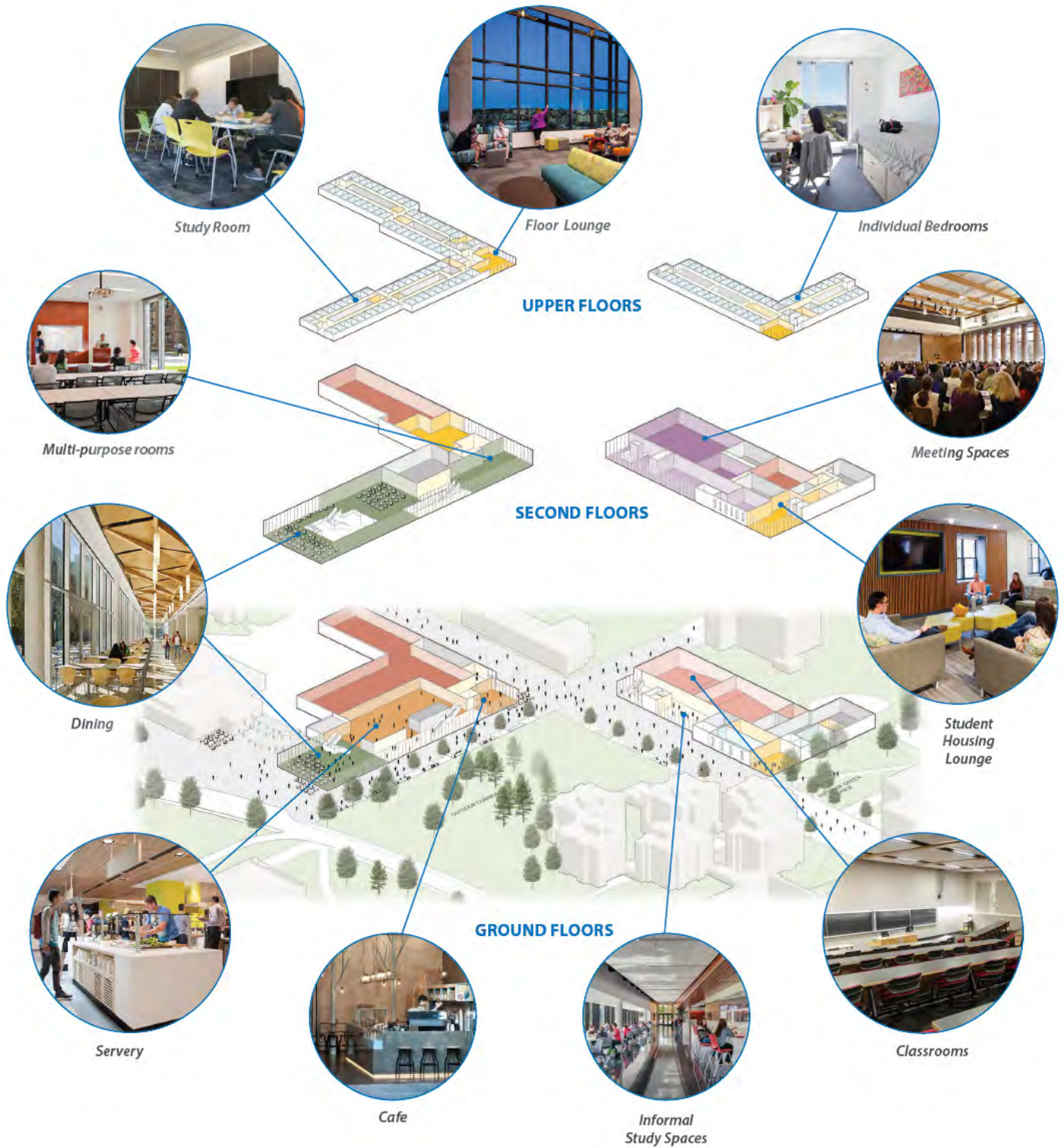
What do you think about the building design concepts?

- Building Design / Elements
 - Love the look! (5 comments)
 - Love the multiple textures and the light/open glass feel on lower floors
 - Will active ground floors disrupt residents? Separate entrances? (*Yes, there will be separate entrances*)
 - Consider bird safe glass and exteriors (3 comments)
 - A 'west coast' feel in the façade and shared spaces
 - New dining facility will draw staff/faculty and the public as much as students
 - Love the new conference space with multi-function lobby

- Building Height & Massing
 - Smart to build up, not out
 - Needs to be tall – very supportive
 - Don't worry too much about height – added density will help address housing affordability (and homelessness) in the region
 - Massing looks good

- Other comments
 - Support for international students
 - Great that staffing will be increased

INTERIOR DESIGN CONCEPTS



Comments:

There was no question for this section; however, several people shared comments (or comments in other sections that related to the interior)

- Support gender neutral washrooms (2 comments)
- Great concepts!
- More window space in bedrooms
- Common Spaces
 - Large, airy common spaces are great but require special attention to acoustics (2 comments)
 - Hope that common spaces will include bookable study spaces
- Food Options
 - Starbucks only if its CUPE (as at VIU)
 - No Starbucks please
- Other elements
 - E-sports gaming facility
 - Consider embedded tech in lounge spaces
 - Include printing kiosks

TRANSPORTATION & PARKING

VEHICLE PARKING

Parking demand for students living on campus is very low (~1 stall for every 10 students in campus housing). The university has engaged a transportation engineer to conduct a comprehensive review of the university's current parking supply as well as future parking demand.

- **4,470 current parking spaces on campus** (3,944 not including short-term and motorcycle).
- **86% current parking occupancy at peak hours** (This meets UVic's targets for parking - providing enough so it's available, even at peak times, but not too much to ensure we are using land efficiently).
- This project **won't remove or add any parking stalls.**
- In fact, it is estimated to **reduce demand for parking by 74 stalls** (more students living on campus and fewer commuting to campus).
- As the District of Saanich requires 1 parking stall for every 50m² of gross floor area, this project would require about 400 new parking stalls. Therefore, a parking variance is required as part of the approval process.

OTHER TRAVEL CHOICES

Around 60% of all trips to and from campus are made by transit, cycling, walking, or carpooling. To support students living on campus who don't drive, and support the University's sustainability goals, UVic provides a number of alternative travel programs, initiatives, and supports.

- SPOKES is a unique **bicycle upcycling and loan program** that provides low-cost, long or short term bike rentals.
- There are **two carshare programs** available on the UVic campus including Modo and ZipCar.
- U-Pass provides students with unlimited access to Victoria region **public transit** and the new student housing project is located within 200 m of the UVic Transit Exchange.
- UVic also offers the **UVic Employee bus pass program** that offers more than 50% off the regular price.
- The new student housing project will also integrate **secure, indoor bicycle storage**.

Do you have any concerns regarding parking?

- Integrate Car2Go (2 comments)
- Love the secure bike parking – would be great to open this up to all UVic community members
- Add covered bike parking outside too, there's not enough on campus

Next Steps

We will use this feedback to refine and develop the design of the buildings and landscapes and bring them back to the public in late Fall 2018 in anticipation of preparing a Development Variance Permit application to submit to the District of Saanich by the end of this year.



STAY TUNED AT WWW.UVIC.CA/NEW-STUDENT-HOUSING FOR DETAILS.