



NEW STUDENT HOUSING



Campus & Community Engagement Summary Report Executive Summary

October 2017 - November 2018

OVERVIEW

Community engagement is an essential component to delivering a successful project and introducing the highly valued new Student Housing and Dining facility. From October 2017 to November 2018, we engaged students, staff, faculty, community members, and other stakeholders on key elements of the project. The process was guided by the Campus' [Community Engagement Framework](#), which identified a 'consult' level approach with additional engagement around building height and vehicle parking. This report provides a summary of the feedback received during each phase of the engagement process.

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

WHO PARTICIPATED

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

Over **1,800 interactions** with the on-campus and neighbouring communities were made through four rounds of engagement.

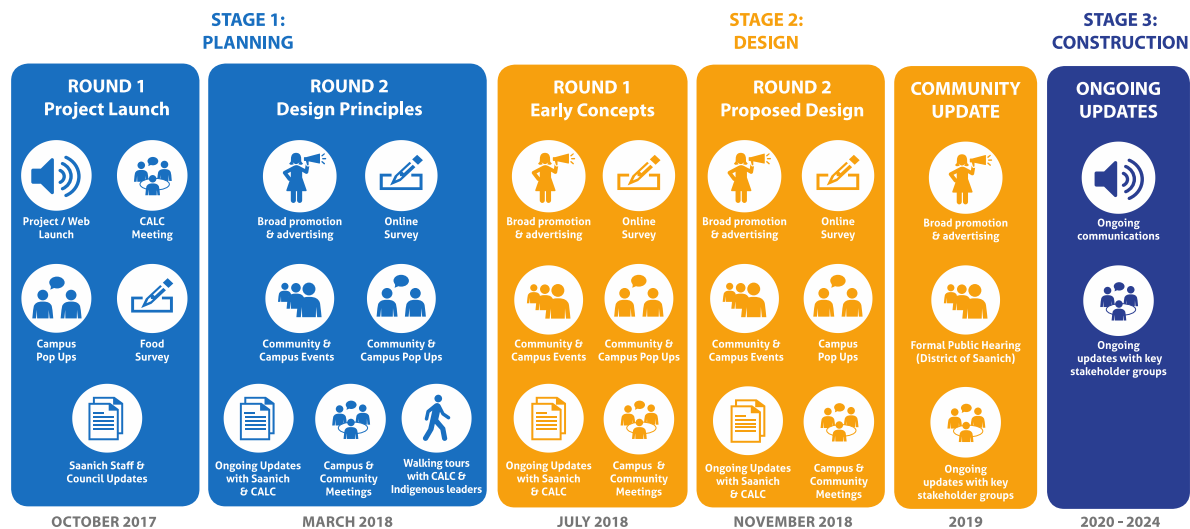
Project staff also met regularly with key campus and community stakeholders:

- **Community Associations:** including the Community Association Liaison Committee, Cadboro Bay Residents Association, and Gordon Head Residents Associations.
- **UVic:** including UVic leadership (Board of Governors and Executive Council, faculty and staff, and student groups (UVic Student Society and UVic Graduate Students' Society).
- **District of Saanich:** including Planning and Engineering staff, Council and Mayor.

WHAT WE DID

ENGAGEMENT ACTIVITIES

Beginning in Stage 1, we engaged students, staff, faculty, community members and other stakeholders on ideas for rooms, food services, and outdoor spaces and early design principles (including precedent photos from other university housing developments). In Stage 2, we used feedback from Stage 1 to create early design concepts for public review and comments. In Stage 2, Round 2, the final proposed design was presented to the campus and community stakeholders for their final feedback before the Development Variance Permit submission.



WHAT WE HEARD

The following provides a high-level summary of input from each round of engagement. For detailed Engagement Summary Reports from each round, visit the project website at www.uvic.ca/new-student-housing.

STAGE 1 – ROUND 1: PROJECT LAUNCH

Broad Campus & Community Engagement:

- Participants showed interest in ‘pod’ style community living, particularly with options to cook their own food. However, 82% said they felt meal plans and a new dining hall were important in the new student housing project (even if they had access to shared kitchens to cook their own food).
- For outdoor spaces, participants prioritized ‘covered outdoor seating’ and noted the importance of places to gather and socialize, places to connect with nature, and the inclusion of sustainable features.

Key Stakeholder Engagement:

- Community Associations noted the importance of this early and ongoing engagement, supported the general need for student housing and shared broad concerns and questions.
- Through a series of 7 workshops UVic leadership and stakeholders discussed a range of topics including transportation and parking, operations and maintenance, food services, and residence services

STAGE 1 – ROUND 2: DESIGN PRINCIPLES

Broad Campus & Community Engagement:

- **Principles:** Participants generally showed support for the planning principles (which included greenways, program, building height and massing, planning considerations, and access).
- **What It Could Look Like:** In reviewing examples of other campuses, participants noted they liked examples with lots of windows and natural light and didn't like buildings that were too bulky or too much concrete. Comments suggested the design should fit the existing campus context and style.
- **What are you most excited about?** The majority of participants were excited about improving the quality and supply of housing on campus, integrating communal amenities, and enhancing food services.
- **Do you have any concerns?** Participants noted potential concerns about the building design and concerns about noise from ground floor activities impacting housing above.

Key Stakeholder Engagement:

- UVic student groups noted concerns about possible shading of outdoor space and noise conflicts with Felicitas Pub in the Student Union Building and emphasized the importance of planning outdoor spaces to accommodate special events.
- Saanich leadership noted interest in sustainable features and design and emphasized the need to share plans with the community (once developed).

STAGE 2 – ROUND 1: EARLY CONCEPTS

Input from the previous stage was used to develop early concepts for sustainability, greenways and spaces for pedestrians, outdoor spaces, building design, and parking.

To respond to earlier feedback and clearly communicate the impact of building heights and parking on campus and in the surrounding community view studies, shadow studies, and parking demand management studies were shared alongside early designs.

Broad Campus & Community Engagement:

- **Sustainable Design Principles:** Participants showed support for sustainable principles and noted the importance of other topics like social sustainability (affordability and community), silent spaces and cultural spaces, bird-friendly design, and shading for nighttime light pollution.
- **Pedestrian Spaces/Promenades:** Participants generally liked the idea of greenways integrated with open space and seating to provide gathering and social spaces.
- **Outdoor Spaces:** Comments were generally supportive and noted the need for things like lighting, bike racks, shaded areas, and public art.
- **Building Design Concepts:** Participants were supportive of the early concepts for buildings and showed support for building height and massing.
- **Transportation & Parking:** A few comments emphasized the need for indoor and outdoor bike parking and carshare. No comments or concerns were received about vehicle parking.

Key Stakeholder Engagement:

- Community Associations noted concerns about parking and traffic impacts to surrounding areas and asked questions about building height, energy systems, and materials (this information was shared through this round of engagement). They requested to see proposed designs before they were submitted to the District of Saanich (this occurred in the subsequent round of engagement).
- Saanich staff discussed the height of building podiums and overall height, the interaction of indoor and outdoor spaces, and the need to connect pathways to existing streets and transportation networks. Staff noted the importance of trees and discussed whether any trees that had to be removed could be repurposed in the project and/or gifted to local Indigenous communities (addressed in Stage 2 – Round 2 tree management strategy).

STAGE 2 – ROUND 2: PROPOSED DESIGN

As in previous stages, input was used to refine the early concepts into a proposed design. Feedback throughout the process was incorporated into the proposed design. A few ways the design responded to input include:

- Secure indoor bike storage and covered outdoor bike parking
- Incorporation of an Indigenous student lounge and plaza
- Landscaping and gardens with native plant and tree species
- Sustainable building design with active ground floors, bird-friendly exterior, and lots of natural lighting.

Broad Campus & Community Engagement

- **Greenways:** Participants showed general support for the design of paths, stormwater feature, and greenspaces.
- **Outdoor Spaces:** Comments were generally supportive of outdoor space designs, particularly the use of native plants, tree management strategy. Suggestions included further work towards Indigenous reconciliation through design or art.
- **Building Design Concepts:** Participants were generally supportive of the proposed building designs. Some suggested the design was too 'industrial' while others appreciated the modern look with lots of windows for natural light.
- **Transportation & Parking:** Comments about parking were mixed. Some comments noted the importance of affordable and accessible parking for students who don't live on campus. Others stressed the need for traffic safety and shared ideas to reduce cars on campus. Comments were quite positive about the provision of bike parking and end of trip facilities.
- **Sustainability:** Comments were supportive of the focus on sustainability. A few comments noted the need for more consultation to meet the needs of Indigenous students. Consultation with Indigenous leaders on campus is ongoing.
- Other general comments addressed topics like affordability, guarantees for international students, and the need for even more housing on campus.

Key Stakeholder Engagement:

- Residents' Associations asked how the design had addressed concerns such as bird strikes and light pollution and impacts from construction (the proposed design includes bird-friendly exteriors and downward facing lighting, and shares information on phased construction and selective deconstruction, including considerations for traffic impacts and access).
- The Cadboro Bay Residents' Association stressed the strong community interest in accelerating the timeline for Saanich to undertake improvements Sinclair Road (off campus).

NEXT STEPS

Following Council consideration of the project, the project team will continue to update campus and community stakeholders on project developments.