

New Student Housing and Dining

Cadboro Bay Residents' Association

November 14, 2018



**University
of Victoria**

Campus Planning
& Sustainability



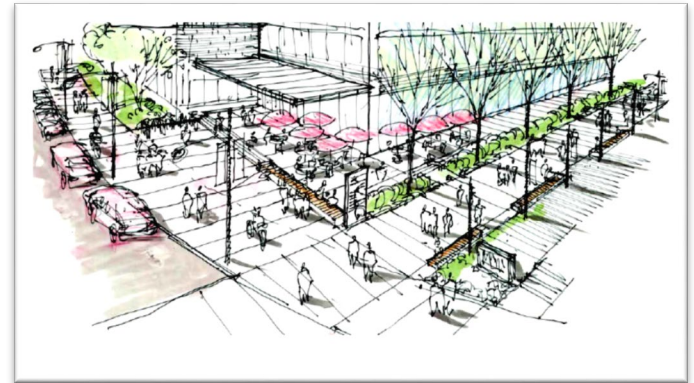
Student Housing Need at UVic

- 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**



Student Housing and Dining Project Process

Stage 1 – Planning

- Building Sites approved in November 2017
- Building Program approved in February 2018

Stage 2 - Design

- Schematic Design (April – September 2018)
- Design Development (September – December 2018)
- Development Variance Permit Process (December 2018 – Summer/Fall 2019)
- Construction Documents (September 2019)



Community Engagement Framework

Engagement Approach

- Agreement on 'Consult' approach to engagement (CALC, Dec 2017)
- Additional focus on building height and vehicle parking

Engagement Objectives

- Strengthen relationships with stakeholders and demonstrate UVic's commitment to engagement
- Identify information needs, key issues, opportunities, and priorities
- Provide quality, timely, and accurate information of project and planning process
- Consult the community on proposed building height and vehicle parking variances.



STAGE 1: Fall 2017

Round 1: Project Launch

Purpose: raising awareness of the process, gathering early input on rooms, outdoor spaces, and food services

Love the idea of shared kitchens and being able to cook my own food!

Food brings people together

More healthy food options, vegan and vegetarian

dining is an important part of campus life - a place to meet people and socialize

Love the community aspect



STAGE 1: March 2018

Round 2: Design Principles

Purpose: gathering input on early design and site principles

smart to
build up,
not
out

be creative
and modern, don't
build a concrete
jungle

more
communal spaces
and 'activity hubs'
across campus

native plants,
gardens, and shade
trees, not just
grass

lots of
windows &
natural light



STAGE 2: June 2018

Round 2: Design Concepts

Purpose: gathering feedback on early concepts for buildings and outdoor spaces

Mostly positive feedback about early design concepts and ideas for green building, cultural spaces, vibrant ground floors, and outdoor spaces.



build up
rather than
out

like the
'pod' style
of shared
housing

secure bike
storage

looking
forward to
promenades with
trees, greenspace,
and seating

incorporate
Indigenous culture
for mutual learning
& respect

include a mix
of lively uses on
ground floors

like a modern
design with lots of
windows and
natural light

lots of
bike & walking
connections

use the latest
green building
technology

use native
plant species for
landscaping



STAGE 2: November 2018

Round 3: Proposed Building Designs

Purpose: gathering feedback on: proposed building designs, heights and transportation strategies prior to Development Variance Permit Application to District of Saanich

Community Open House

Gordon Head Rec Centre – Multipurpose Rm

4:30 PM – 7:30 PM

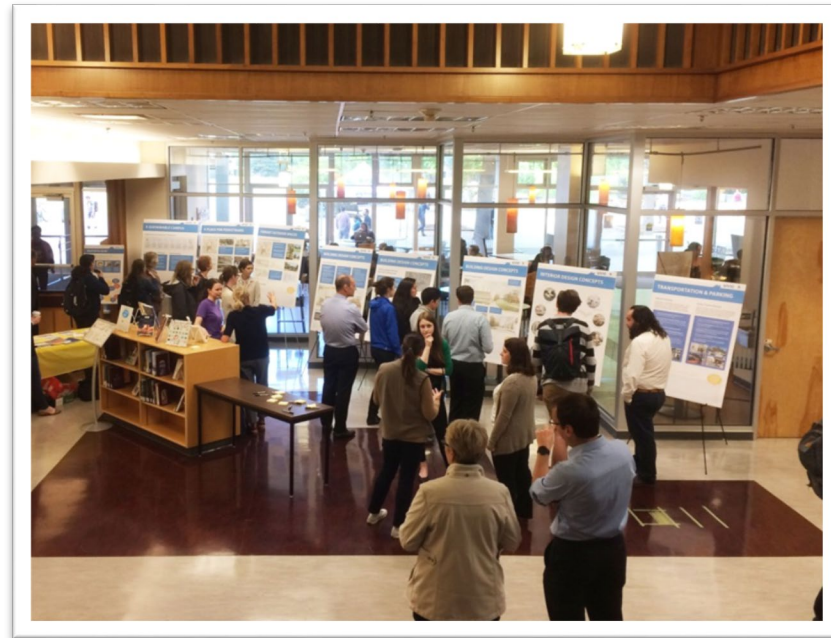
Tuesday, November 20, 2018

On-Campus Open House

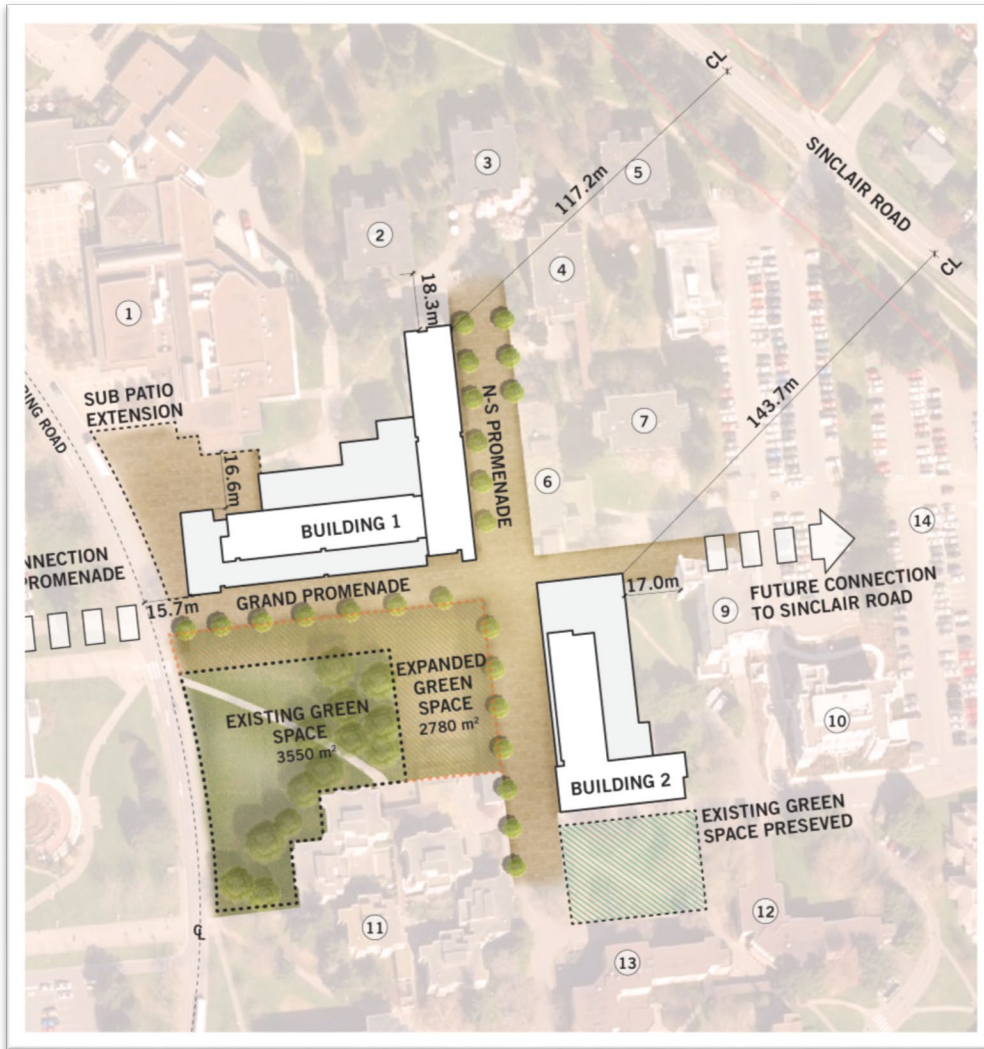
UVic McPherson Library

11:00 AM – 2:00 PM

Wednesday, November 21, 2018



Student Housing and Dining Sites

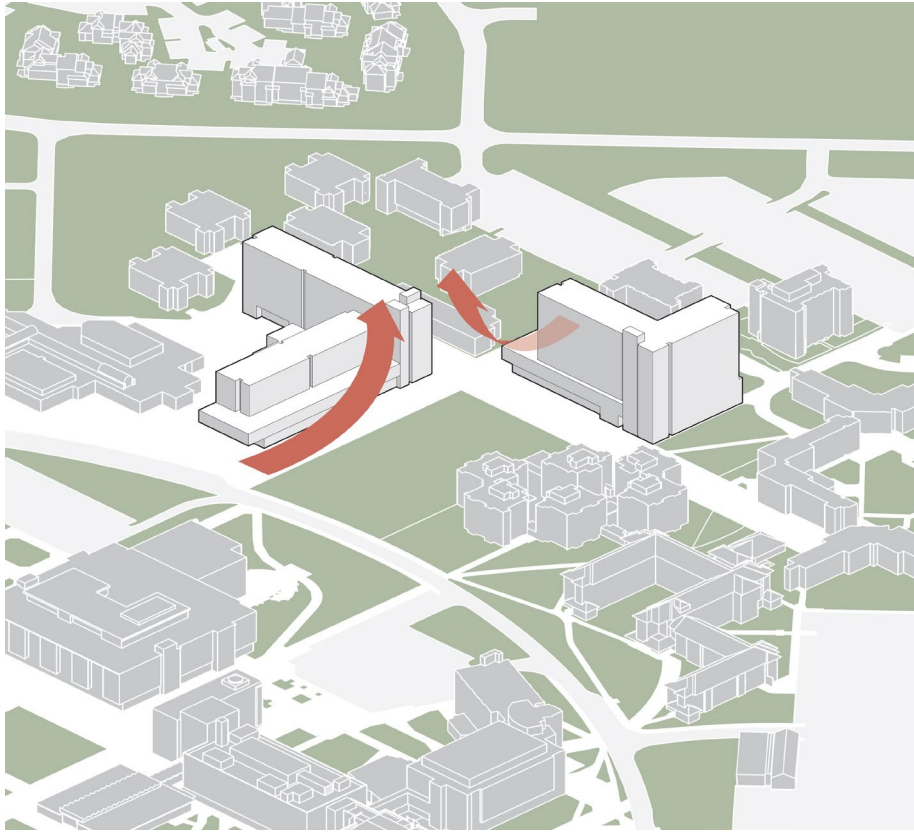


Key Themes:

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



Massing and Context



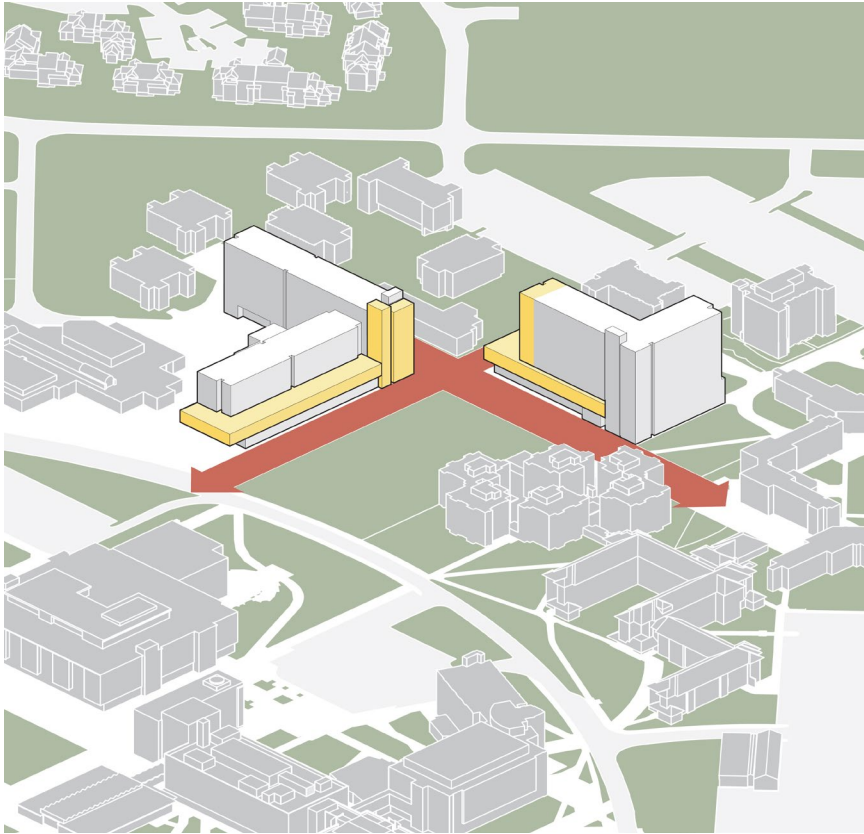
Building Height



Housing Precinct Context



Pedestrian Scale



Framing Pathways and Commons



Pedestrian Scale & Comfort



Building Program

BUILDING 1

BUILDING 2

- STUDENT RESIDENCES
- STUDENT COMMON SPACES
- RESIDENTIAL SUPPORT
- SERVICES
- DINING
- SERVERY
- KITCHEN
- CONFERENCE
- ACADEMIC

16,014 m² GFA
398 housing beds,
kitchen, servery
600-seat dining hall

15,266 m² GFA
385 housing beds,
2X 225 seat classrooms,
conferencing

TOTAL: 31,279 m² GFA
783 Beds, 621 Net New

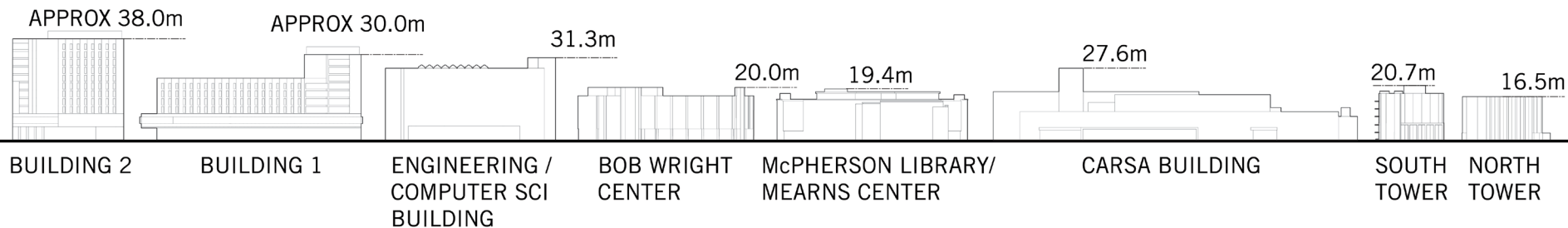
GRAND PROMENADE

N-S PROMENADE



Building Heights

To meet the demand for housing, preserve green spaces, and be financially viable, the new student housing buildings will be taller than what is currently on campus.



Proposed Increase in Building Height

Variance: Proposed increase in Zoning Bylaw maximum height from 10 m to:

- 30 m (Building 1) – **decrease by 2.5 m**
- 38 m (Building 2) – **decrease by 0.5 m**

Design Considerations to Deliver Taller Buildings Successfully

- Large Setback from Sinclair Road (~120 m)
- Lower building form adjacent to Ring Road
- Building podium to reinforce pedestrian scale and frame public spaces
- View study



A VIEW FROM MOUNT TOLMIE RESERVOIR



B VIEW FROM CEDAR HILL X ROAD
(NOT VISIBLE)



C VIEW FROM GYRO PARK, CADBORO BAY
(NOT VISIBLE)



Landscape



Looking East from Ring Road / Library Lawn



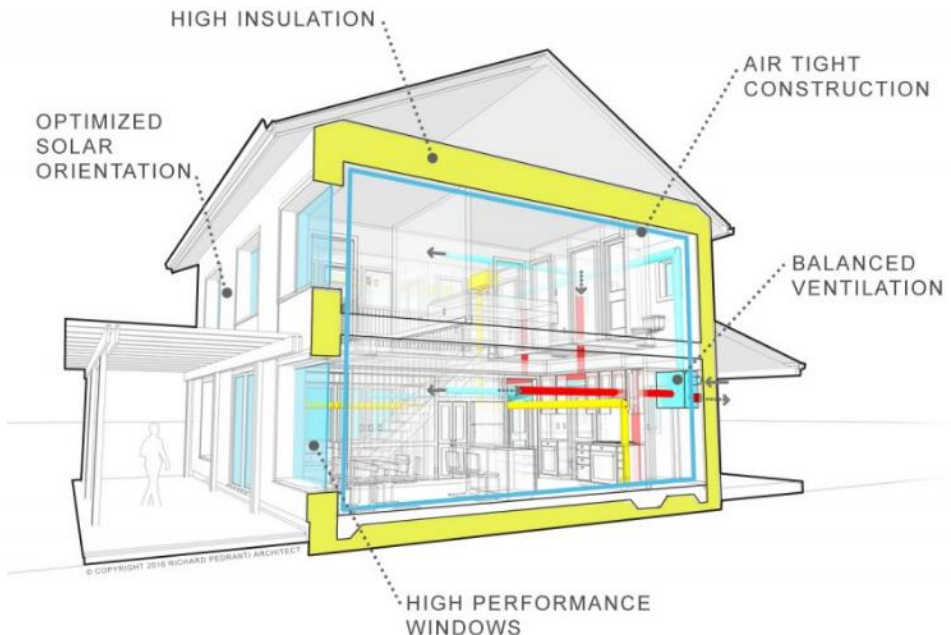
Green Building Strategy

LEED Gold V4



- LEED Gold – Current Campus Standard – Sustainability Action Plan

Passive House

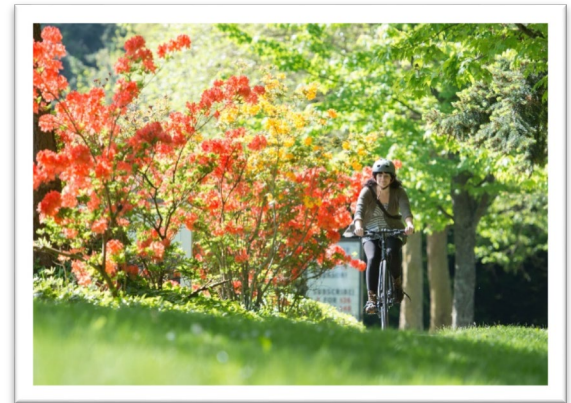


- A first on campus
- Operational energy savings
- GHG emissions reductions
- Superior indoor air quality and occupant comfort
- Increased resilience to changing climate due to passive design strategies



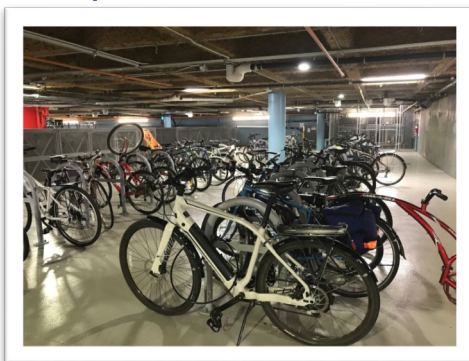
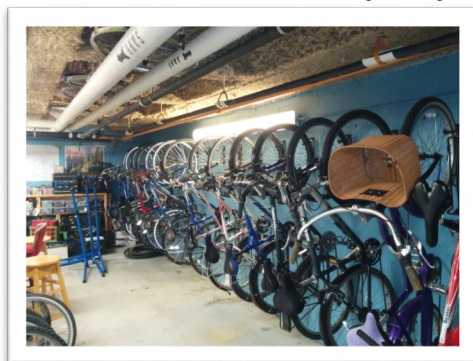
Parking and Transportation

- **Variance:** Proposed variance from Zoning Bylaw parking minimum of 1 stall per 50 m² of floor area (434 new stalls) to nil
- 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
- Improvements to Sinclair Service Road required.



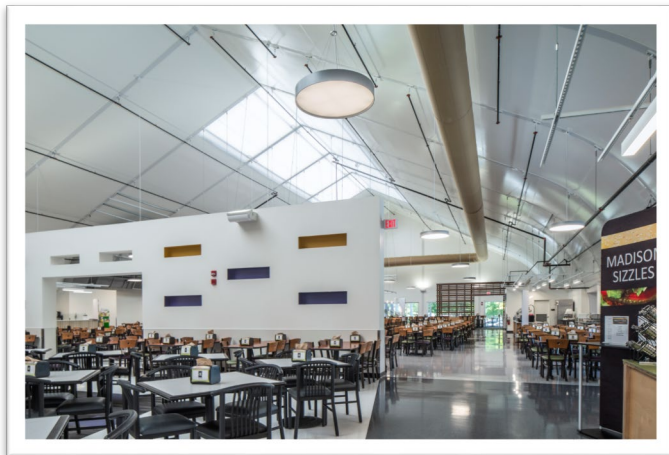
Transportation Amenities

- 60% of trips to and from campus are made by transit, cycling, walking or carpooling
- UVic offers programs and amenities to support sustainable transportation:
 - 56 new secure, indoor bicycle storage spaces included in project
 - 194 new covered, 46 uncovered outdoor bicycle parking spaces
 - SPOKES bicycle upcycling and loan program
 - Two car-share programs on campus
 - U-Pass offers unlimited access to Victoria region public transit; new student housing is located within 200 m of UVic Transit Exchange
 - UVic Employee bus pass available for 50% off the regular price

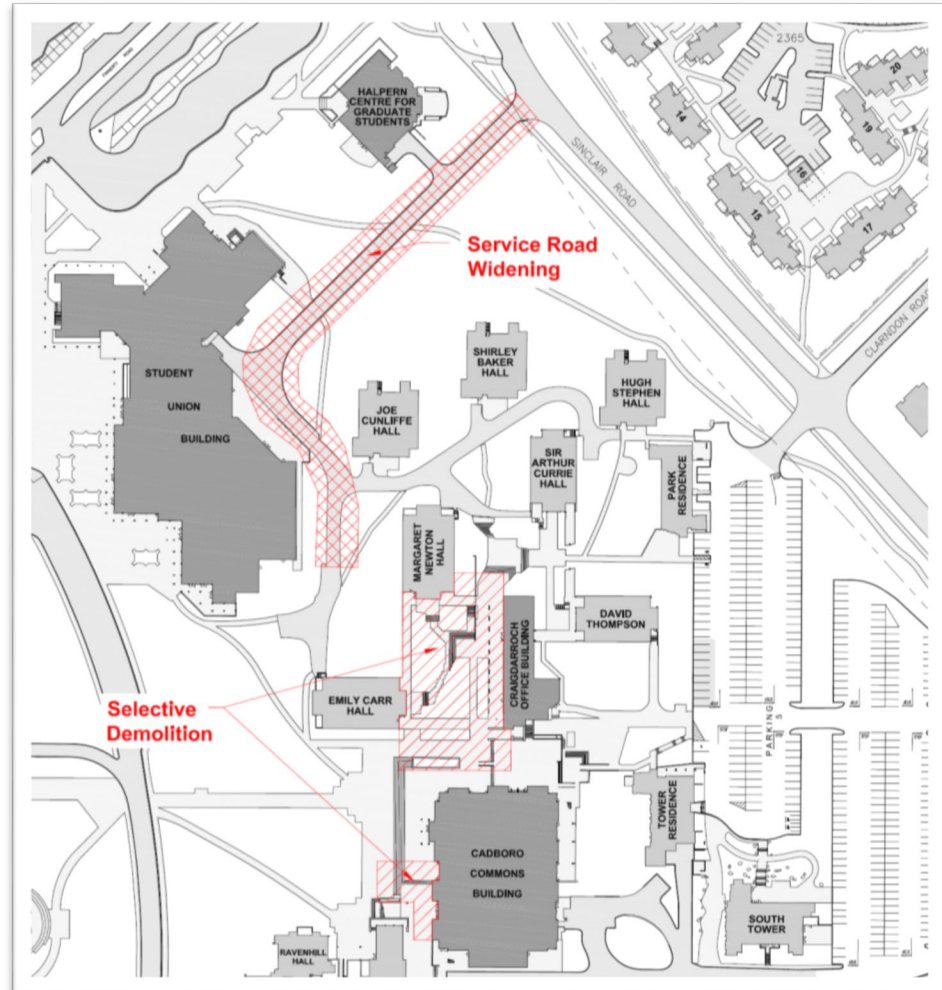


Potential Temporary Dining Facilities

- Benefits:
 - Provides new housing for students sooner
 - Reduces Project Schedule by up to 18-months
 - Reduces construction impact on campus and community
 - Improves bidding by contractors
 - Minimizes project risks and cost escalation
- Requirements:
 - Temporary displacement of up to 58 reserved parking stalls.
 - Development Variance Permit Approval from Saanich Council



Selective Deconstruction and Utility Work Summer 2019



Next Steps

- Development Variance Permit Application – December 2018
 - Residents' Association 30-day comment period
- Additional project updates/presentations through DVP Process
- Construction Building 1 – 2020 – 2022*
- Construction Building 2 – 2022 – 2024*
 - Project team is exploring opportunities to accelerate construction

