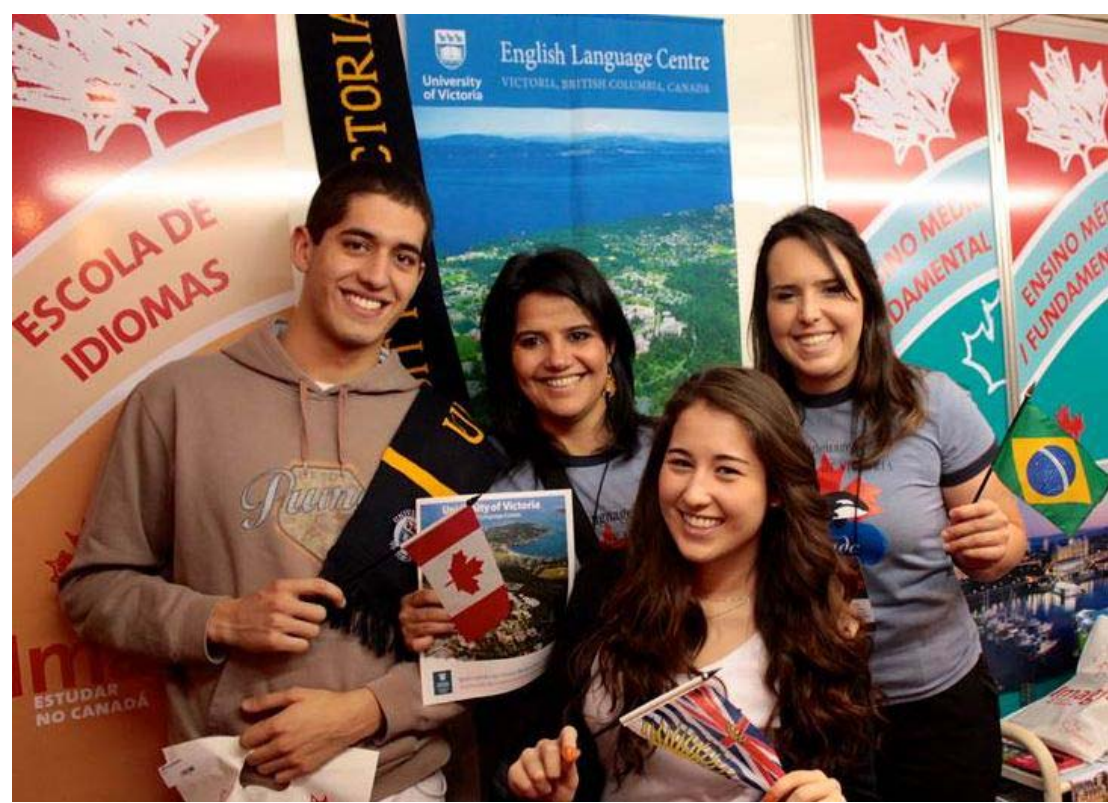


Welcome... to the Open House session on the Continuing Studies Building Addition project

Purpose: to present information and answer your questions regarding the project and the development approval process for the addition.



Project Goals

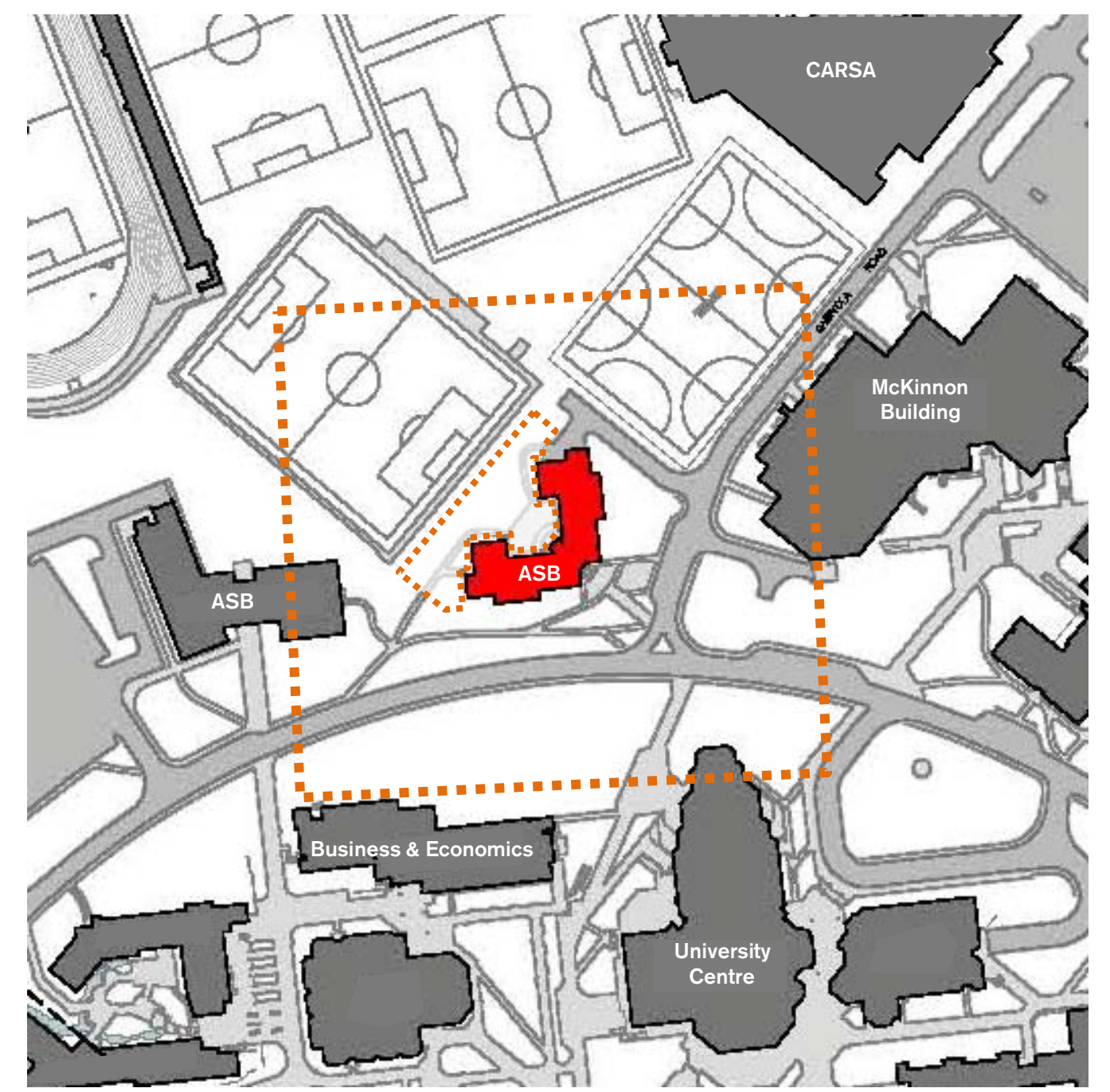
An addition to the Continuing Studies building was approved as a university capital project at the Board of Governors meeting in May 2013. The project will provide expanded space for the English Language Centre's Pathways Program for international students. As well, Continuing Studies currently has a shortage of space for other program offerings that will be accommodated with the addition and building renovations. The project will increase the size of the current building, which was opened in 2003, by approximately 72%.



The Division of Continuing Studies is responsible for providing quality opportunities for continuous learning in the Greater Victoria community, throughout BC and internationally. An important part of their activities involve “non-traditional” part-time and non-credit students who are collectively an important part of the University of Victoria.

Site

Opportunities & Constraints



Campus Context

Intramural Sport Field

- glare and reflections
- noise
- ball impact
- pedestrian path network continuity

Courtyard Opportunity

- integrate new & existing building
- day lighting, ventilation & views
- realizing transformative vision

Service Access

- deliveries
- recycling & refuse
- fields access
- electrical services



Bicycle Parking

Vehicles

- existing vehicle drop off to remain
- long term vehicle parking not feasible on this site

Adjacent Building

- landscape buffer
- pedestrian path network continuity

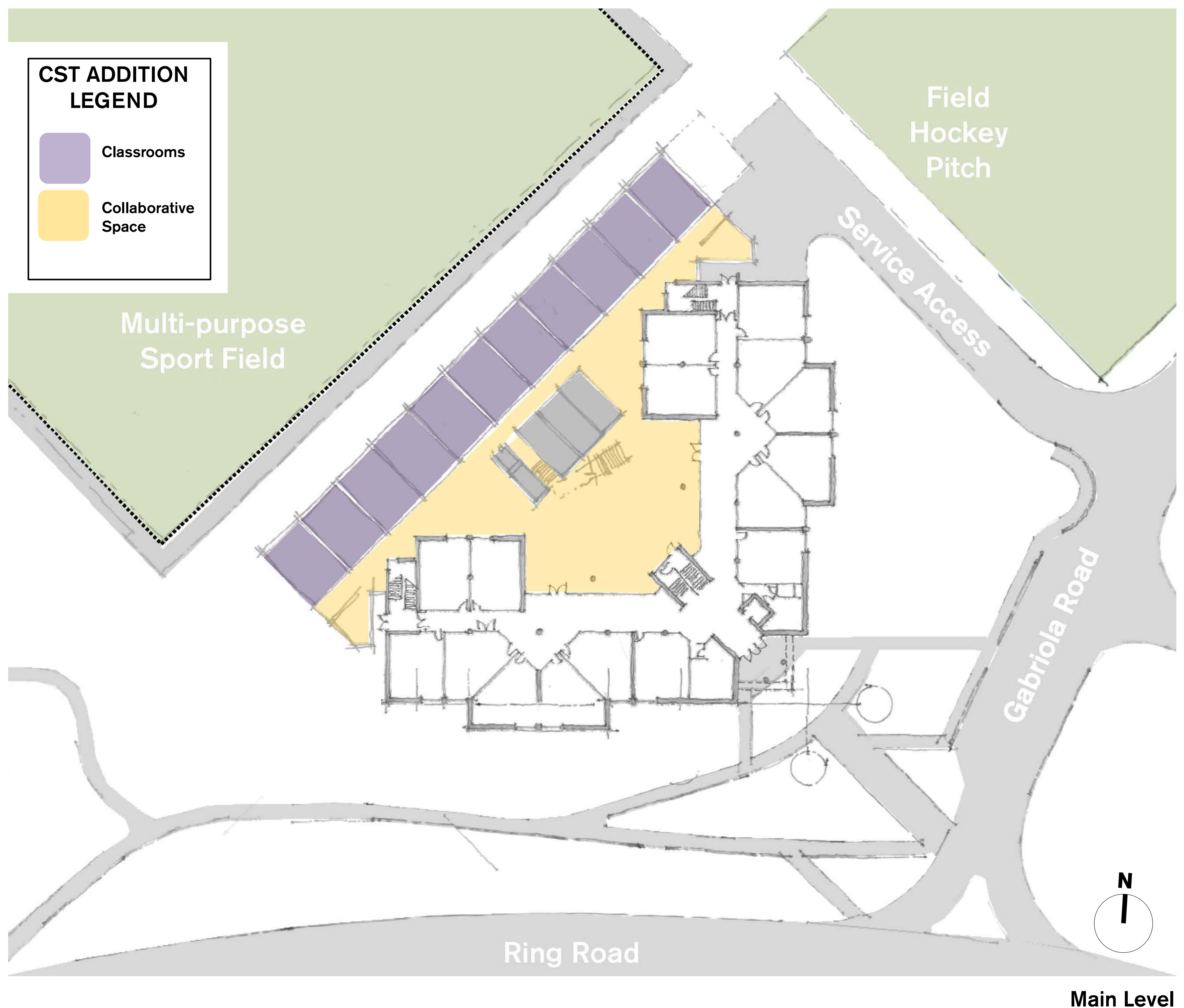
Ring Road

- building setback
- pedestrian & bicycle path network

Construction Staging Area ?

- site area very restricted

Schematic Plan



Data

Addition Gross Area: **3000m²** (32,290sf) +/-
Existing Building Gross Area: **4140m²** (44,565sf)

Addition Footprint: **1300m²** (13,995sf) +/-
Existing Building Footprint: **1270m²** (13,670sf)

Addition Height: **13m** (42.7ft) +/-
Existing Building Height: **14.8m** (48.6ft)

Parking: **0 stalls** (variance could represent approximately 60 stalls +/-)

Features

Continuing Studies Client

- new classrooms on same level as existing classrooms
- executive classrooms & student support centre on separate level
- computer labs consolidated on the same level with daylight & natural ventilation

Building

- enclosed atrium for collaboration space
- atrium partially shaded by existing building lowers energy and material costs
- 2 level atrium volume minimizes energy costs

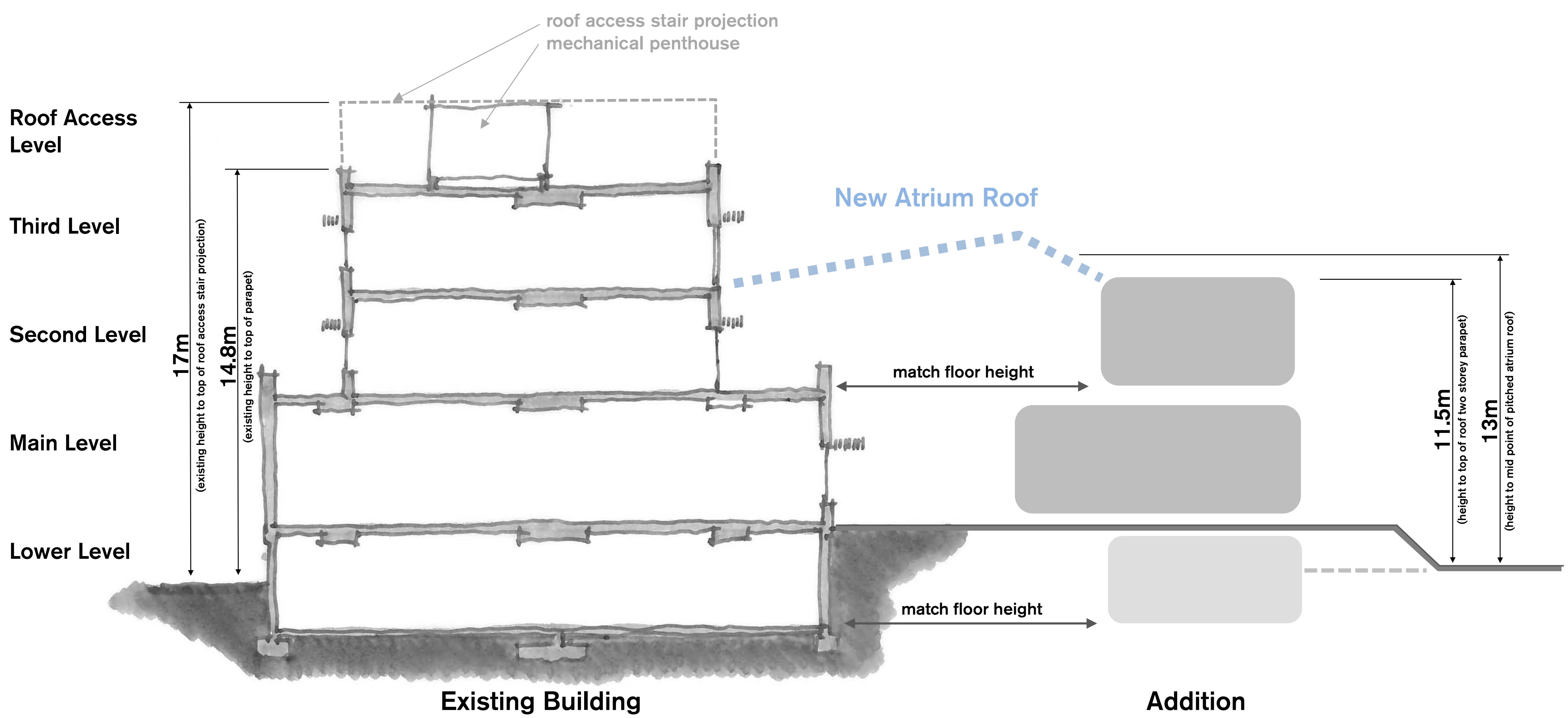
Campus Planning

- 2 storey massing reduces presence from Ring Road and McKenzie Avenue
- 375m² unassigned space for University use
- new and existing lower levels are connected

Sustainability Practices

- Considering LEED CI GOLD certification
- LEED CI is applied to commercial interiors projects and is an appropriate goal for the integration of the CST addition and renovation

Schematic Section



Two Storey Above Grade with Lower Level - Atrium & Floor Level Adjacencies

Existing CST Facility



Continuing Studies Main Entry – Ring Road at Gabriola



CST Courtyard – From Sport Field



Existing CST Landscape –
Ring Road Edge



View of CST & ASB From Adjacent Sport Field

Landscape Plan Concepts

Intramural Sport Field Landscape Buffer & Storm Water Retention
(UVic Tree Replacement Policy: Add 3 trees for every one removed)

Services & Recycling

Bicycle Parking



Landscape Buffer to Adjacent Building

Retain Existing Trees 

CST Patio

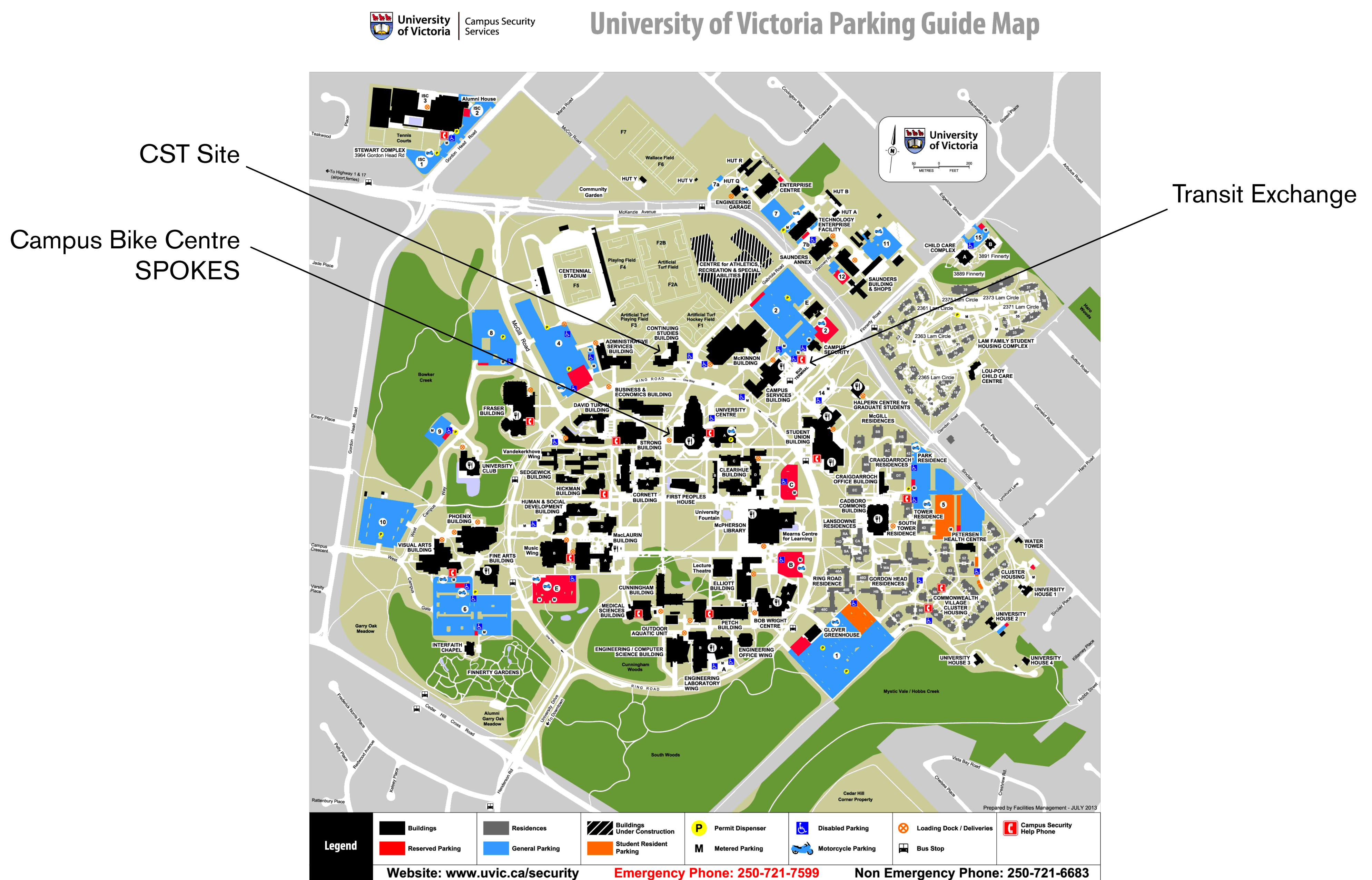
Upgraded Ring Road Landscape Edge



Campus Planning

Development Variance - Parking

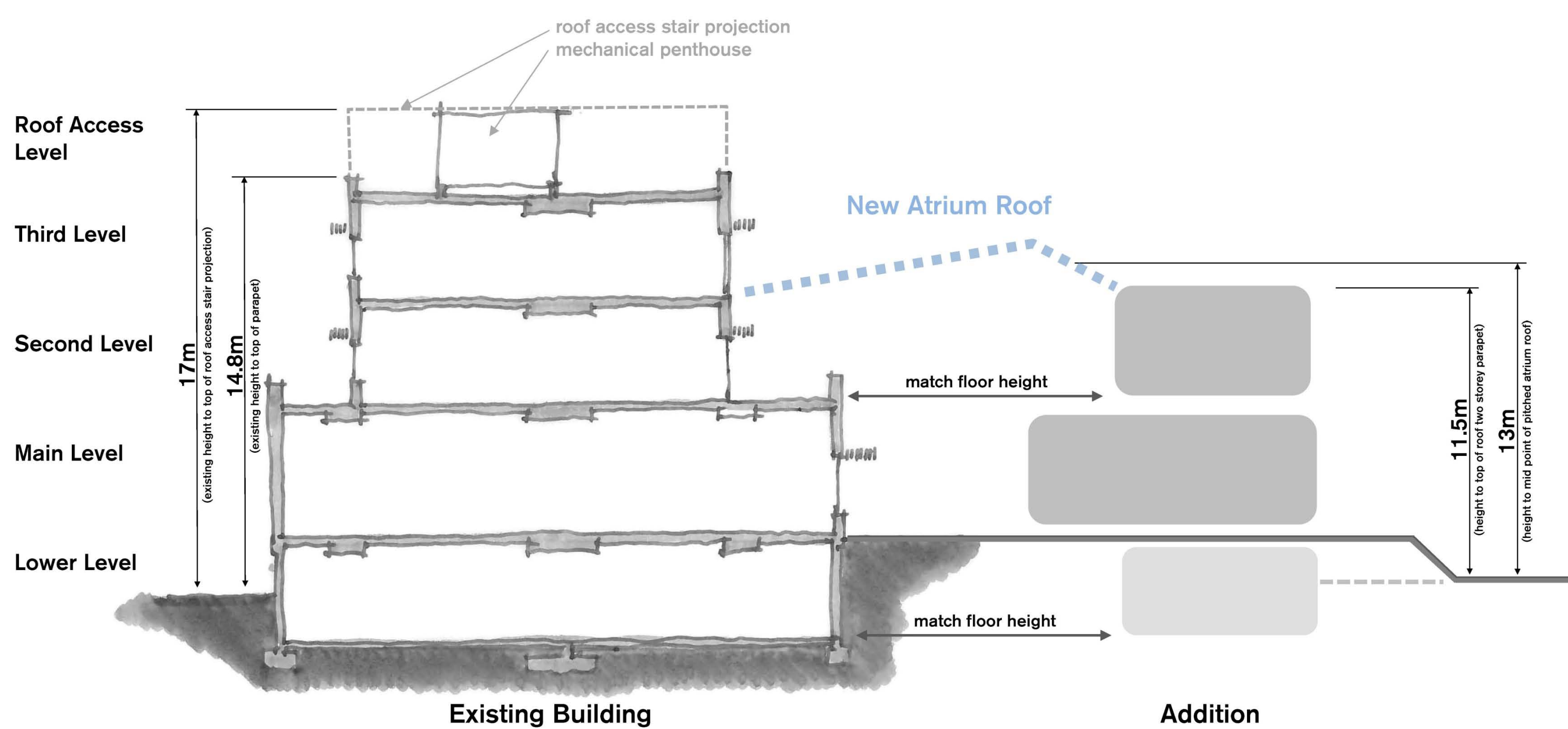
- The Saanich Zoning Bylaw specifies that 1 new parking space per 50m² (538ft²) of gross floor area of building, be provided for new projects.
- For the Building Addition, a Development Variance Permit application variance application will request that 60+/- new parking stalls are not needed.
- The university's attention to encouraging public transit, cycling, walking and ridesharing as alternatives to single occupant vehicle travel support the parking variance, as well as the nature of the program that will utilize the new space.
- The addition provides for a consolidation of space used elsewhere on campus and for program expansion by the English Language Centre (ELC), which has an international student focus.
- International students who are enrolled in ELC programs, typically travel by bus, walk or cycle to campus and do not have vehicles that need parking space. Many of the students are accommodated in the community through the Homestay program.
- Alternative transportation on campus is supported by the UPass, the employee bus pass, rideshare and coop car share programs, and various amenities which encourage cycling, including a new campus bike centre located near the Continuing Studies Building.
- The building has close access to bike parking and bike loans from SPOKES at the new campus bike centre.
- The 2012 campus traffic survey indicated that 50% of all of the travel to and from campus is by transit, cycling and walking.



Campus Planning

Development Variance – Building Height

- The Saanich Zoning Bylaw specifies that buildings on campus have a max. height of 10 metres (32.8ft).
- The Continuing Studies Building, completed in 2003, received a variance as it has three stories and is 14.8 metres (48.6ft) high.
- The Addition will complement the design of the existing building and will not exceed its height.
- A new Development Variance Permit application will be submitted for the Addition.



Addition Height and Floor Level Adjacencies



View of CST & ASB From Adjacent Sport Field

Community Engagement

The university is following its **Community Engagement Framework** for campus land use planning and development projects.

The approach is to inform the campus and external community of the building addition project.

Development approvals include variances of the **Saanich Zoning Bylaw** for parking and the building height.

Confirming the Engagement Approach - Continuing Studies Building Addition

Table 4.1 - Engagement Approach Criteria Table

	INFORM	CONSULT	INVOLVE
Project Location	Located within Ring Road or not close to public roadway or neighbours	Located between Ring Road, adjacent to a public roadway or residential housing	Located on a site that is non-contiguous to the main campus
Building Height	Less than 10m (Saanich) or 14m (Oak Bay)	Up to six stories (22m -28m range)	Greater than six stories
Traffic Generation	The project does not generate new traffic or is addressed by UVic's Transportation Demand Management program.	The project generates additional traffic in a new location or along an existing or new route but new traffic management facilities are not required.	The project generates additional traffic in a new location or along an existing or new route and new traffic management facilities are required.
Parking	The project does not generate new parking demands or parking is readily available in the parking lots that serve the area.	The project generates new parking demand and or a <u>minor</u> parking variance is being sought.	The project generates new parking demand and a major parking variance is being sought.
Open Space	Project is located on developed or cleared land and/or that is a building site identified in the Campus Plan.	Natural areas or open space used by the public is modified for a portion of the site.	Natural areas or open space used by the public is modified for a majority of the site.
Noise	Minimum amount of noise is generated.	Minimum amount of noise is generated	The project generates significant new noise through processes (e.g., additional mechanical) or special activities (e.g., events).
Lighting	Standard building or street/sidewalk lighting	Special outdoor lighting not facing residential areas	Special outdoor lighting facing residential areas
Heritage	No or minor impacts	Buildings that are listed in the heritage registry	Buildings that are listed in the heritage registry
Project Scale	Single building or building extension	Multiple buildings	Comprehensive site plan for multiple buildings and/or site improvements.
Campus Policy	Consistent with Campus Plan policy directions	Consistent with Campus Plan policy directions	Not consistent with Campus Plan policy directions
Municipal Approval	Within bylaw requirements	Project requires <u>minor</u> exemptions to bylaw regulations	Project requires major exemptions to bylaw regulations or rezoning

We welcome your comments on the project.

Feedback will be taken into consideration in the project planning process.

Thanks for Attending

Please complete a comments sheet with any of your feedback on the project.

Updates on the project are available at www.uvic.ca/campusplanning
or contact planning@uvic.ca

