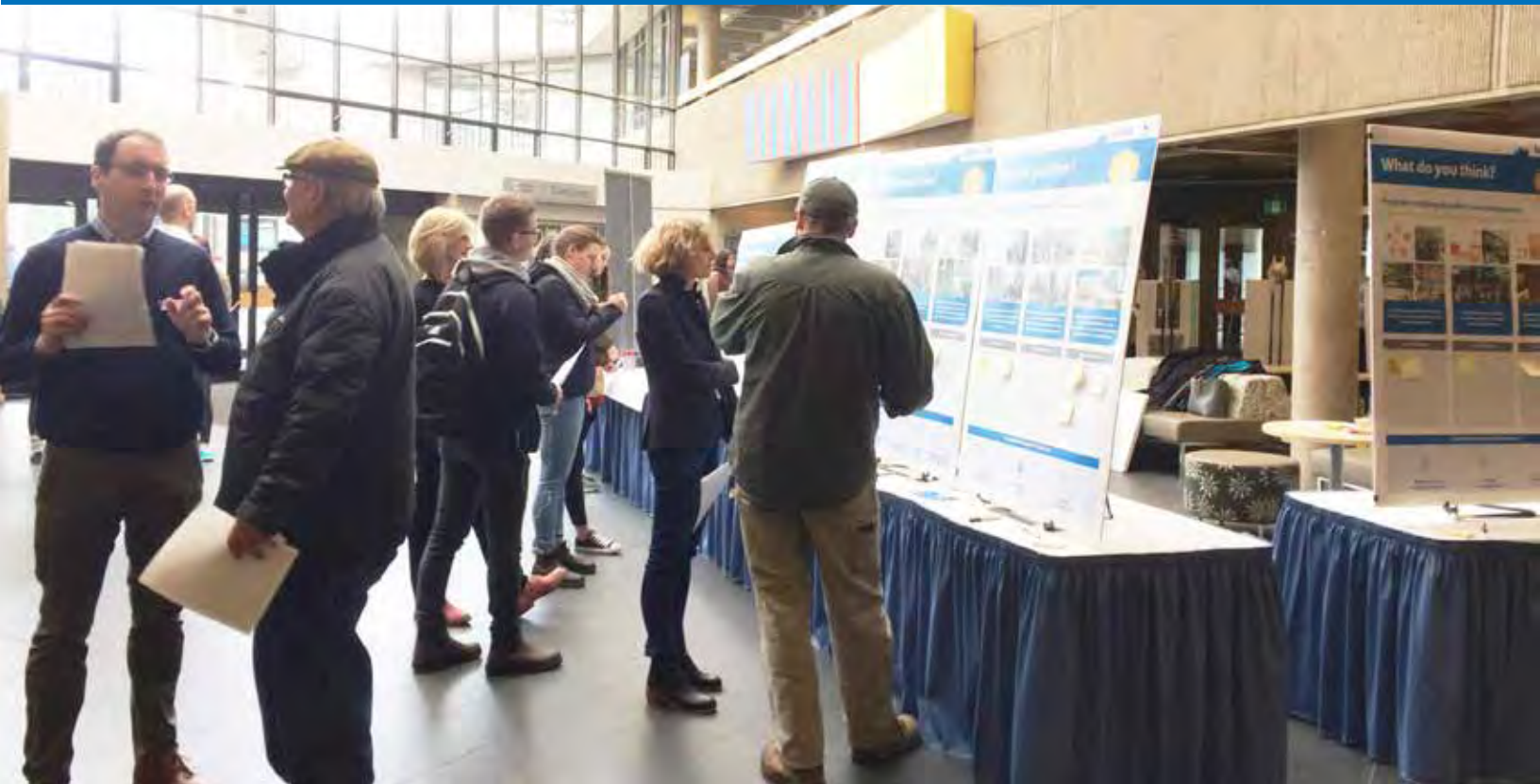




NEW STUDENT HOUSING



Campus & Community Engagement Summary Report Stage 1: Planning

March 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 and will follow the University’s Community Engagement Framework as well as the Campus Plan, both developed through extensive engagement on campus and with neighbouring residents.

We are just at the beginning of the process and there will be many opportunities for students, staff, community members, and other stakeholders to help shape plans for the new student residence.



Stage 1 kicked off with early engagement on-campus with students, staff, and faculty in 2017. Beginning in March of 2018, the process launched publicly with a series of engagement activities both on and off campus. This report provides a summary of what we heard on the early planning principles for the new student residence.

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

WHAT WE DID

ENGAGEMENT ACTIVITIES

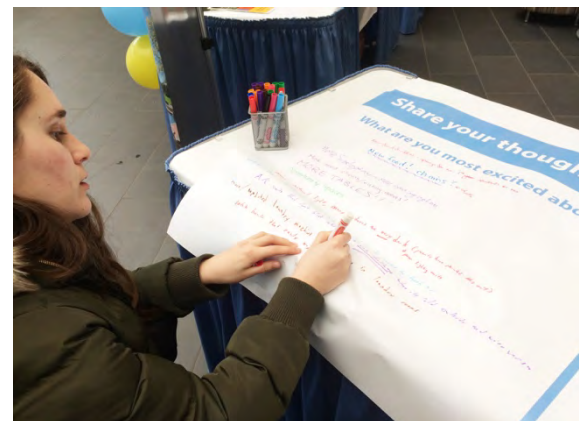
To reach a broad range of stakeholders, a series of activities were held both on campus and in the surrounding community:

- **A series of stakeholder meetings** were held to involve and update key groups including the Community Association Liaison Committee, individual Community Associations (Cadboro Bay Residents Association, Camosun Community Association, Gordon Head Residents Association, Mount Tolmie Community Association, and Quadra Cedar Hill Community Association), Saanich staff and Council, and UVic leadership, staff, 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, University Centre, March 8 – approximately 250 people attended
 - Community Open House, Gordon Head Recreation Centre, March 10 – approximately 35 people attended
- **A series of pop up events** were held on campus and in the Cadboro Bay and Gordon Head neighbourhoods to raise awareness and reach a broader range of people. These events were 'scaled down' versions of the open houses, sharing information about the project and collecting feedback through posters and the online survey.
 - Student Union Building, UVic, March 13 – 60 people attended
 - Peppers in Cadboro Bay Village, March 14 – 40 people attended
 - Cadboro Commons, UVic, March 15 – 78 people attended
 - University Heights Mall, March 16 – 25 people attended
- **An online survey** was also available from March 8 – 22 to provide an alternative to in-person events. A total of 100 people viewed the survey information while 35 shared input.
- **A walking tour will also be held with the** Community Association Liaison Committee in late March to provide a more in-depth understanding of the site and specific issues and opportunities.

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)
- 200+ posters on campus and throughout the surrounding community,
- emails to all students living in residence
- notices 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 and independent newspaper, the Martlet and the Ring.
- notices in online event calendars
- project fact sheets delivered to immediately adjacent neighbours on Sinclair Road and distributed at key locations throughout the community
- email invitations to Community Association Liaison Committee to share amongst their networks



KEY TOPICS

EARLY PLANNING PRINCIPLES

Participants were asked to review and share their thoughts on early planning principles for the new student residence – what they liked, what they didn’t like, and if they thought anything important was missing. Participants reviewed guiding principles under the following key topics:

- **Promenades:** connections to build the campus community
- **Program:** creating an active community space
- **Building Height & Massing:** planning places for people
- **Planning Considerations:** creating a liveable resident precinct
- **Access:** ensuring access for people and servicing

WHAT COULD IT LOOK LIKE?

To gather ideas for the future design of the new student residence, participants were asked to review examples of other university residences and let us know what they thought – what they liked and what they didn’t like about the design of buildings and open spaces.

SHARE YOUR THOUGHTS - HOPES & CONCERNS

Lastly, participants were asked to share any other thoughts about the new student residence – what they were most excited about and any concerns they had.

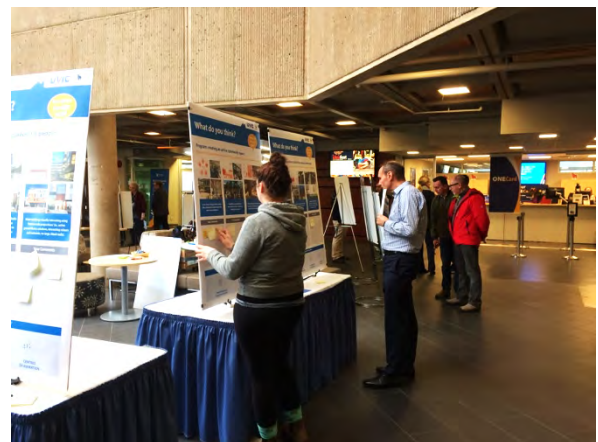
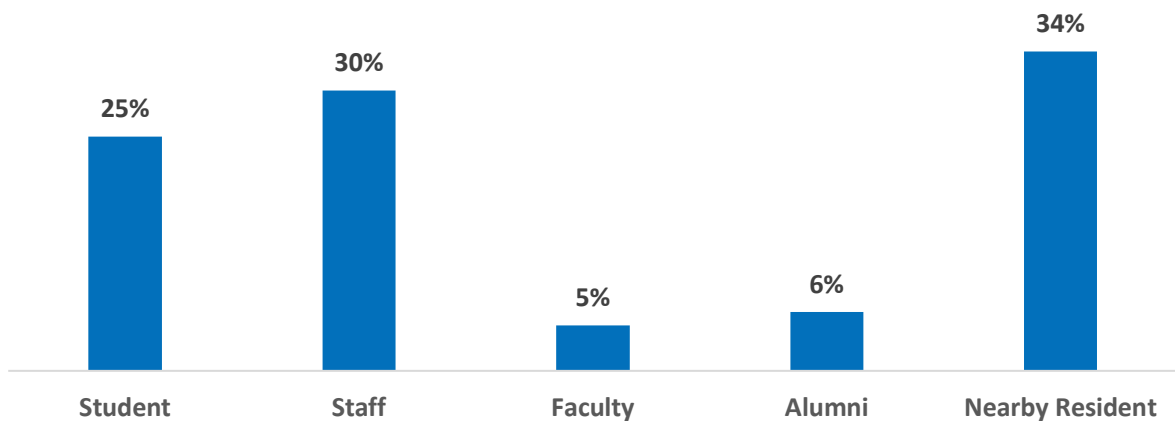


WHO PARTICIPATED

Over 500 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 students, staff, faculty, alumni, and nearby residents, and 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's your relationship to UVic?
Please check all that apply



WHAT WE HEARD

EARLY PLANNING PRINCIPLES

What do you think about these planning principles? What do you like? What don't you like? Is anything missing?

PROMENADES: CONNECTIONS TO BUILD THE CAMPUS COMMUNITY

Promenades as key connections to link different areas of campus (ie., wide boulevards for pedestrians and cyclists with limited vehicle access).

Active, interesting and lively spaces inside and outside to hang out and socialize.

Promenades as destinations in themselves (ie., link buildings and open spaces, create a 'Main Street' feel in the Residence Precinct).

Promenades as key connections to link different areas of campus (ie., wide boulevards for pedestrians and cyclists with limited vehicle access):

- Strongly support (22 comments)
- Prioritize walkability and separate walking and cycling paths (8 comments)
- Make sure paths are paved and consider safety, accessibility, and weather in the design (3 comments)
- An essential part of campus (2 comments)
- Not needed, current paths on campus are sufficient

Active, interesting and lively spaces inside and outside to hang out and socialize:

- Strongly support (16 comments)
- Consider year-round use, include covered areas and seating outside (7 comments)
- Yes, need more multipurpose spaces to hang out and relax (5 comments)
- Inside spaces are more important than outside (3 comments)
- Need sound proofing for study areas near lively outdoor spaces (3 comments)
- Maintain green space, consider a community garden (2 comments)
- This would be great to provide more sense of community

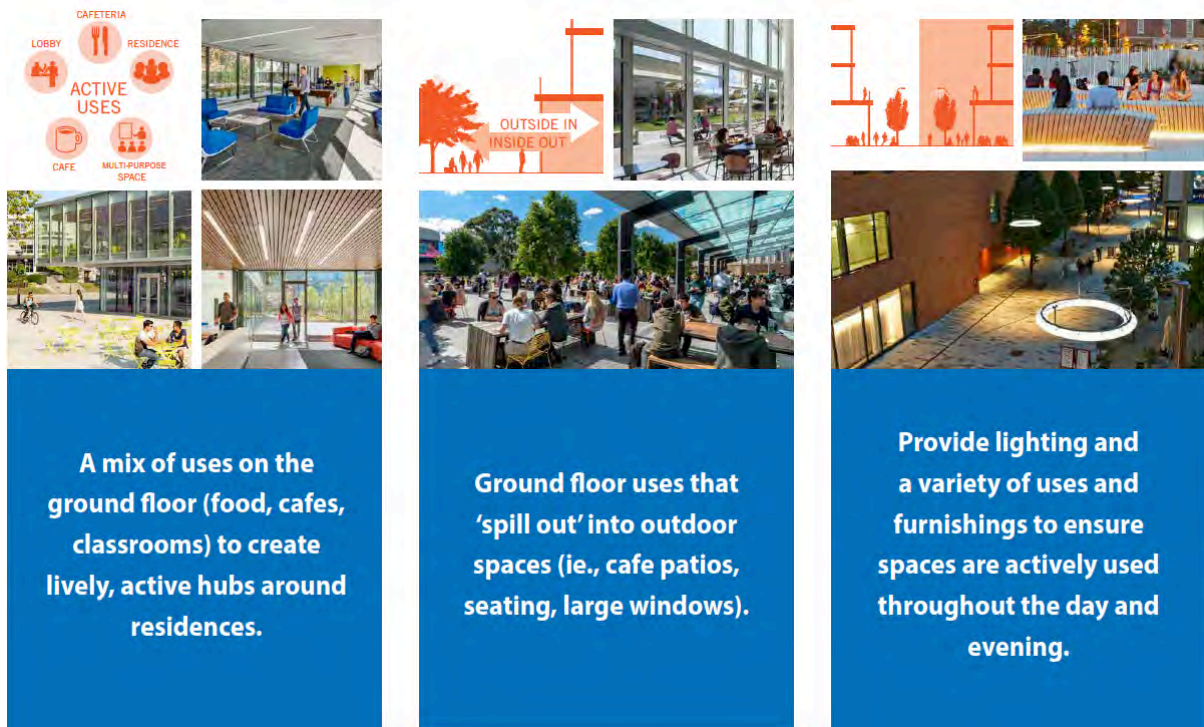
Promenades as destinations in themselves (ie., link buildings and open spaces, create a 'Main Street' feel in the Residence Precinct):

- Strongly support (16 comments)
- Include a variety of seating, green spaces, and shade trees along boulevards (5 comments)
- Will help make the residence area feel more like a community and destination (3 comments)
- For some parts, but not all promenades need to have a 'Main Street' feel
- Consider separating cyclists and pedestrians
- Ensure it is safe and well-lit
- As long as it still feels non-commercialized
- Doesn't make sense to have the residence area a 'destination'
- Not necessary, it rains most of the time

General Comments

- Like the new dining hall location, will help reduce crowds at Mystic (2 comments)

PROGRAM: CREATING AN ACTIVE COMMUNITY SPACE



A mix of uses on the ground floor (food, cafes, classrooms) to create lively, active hubs around residences.

Ground floor uses that 'spill out' into outdoor spaces (ie., cafe patios, seating, large windows).

Provide lighting and a variety of uses and furnishings to ensure spaces are actively used throughout the day and evening.

A mix of uses on the ground floor (food, cafes, classrooms) to create lively, active hubs around residences:

- Strongly support (13 comments)
- Very excited about more seating, classroom and conference spaces with flexible layout options, and reading and break-out rooms (7 comments)
- Keep classrooms separate from student housing – ie., concerns about noise for both classes and residents (6 comments)
- Yes, important for community building in the housing area (3 comments)
- Ensure services are open longer on evenings and weekends (3 comments)
- More food options and cafes would be great and help complement existing services (3 comments)
- Yes, create more inviting areas!
- Ensure sound proofing for ground floor uses
- As long as other food services on campus aren't removed
- Include housing on the ground floor too

Ground floor uses that ‘spill out’ into outdoor spaces (ie., Café patios, seating, large windows)

- Strongly support (20 comments)
- Like large windows with natural light and connect indoor and outdoor spaces (5 comments)
- Yes, more cafes and food options, places for studying, and comfy places to hang out inside and outside (4 comments)
- Integrate green spaces too
- Ensure sound proofing for ground floor uses
- Consider glare from large windows
- Consider overhangs / enclosures for when it rains
- Agree, but not a top priority

Provide lighting and a variety of uses and furnishings to ensure spaces are actively used throughout the day and evening.

- Strongly support (15 comments)
- Love the idea of lighting over walkways (3 comments)
- Yes, need more spaces to study and hang out that are open later (4 comments)
- Consider energy efficient lighting and focus only in well-used areas (2 comments)
- Prefer natural darkness, avoid light pollution (2 comments)
- Ensure warm lighting with a ‘homey’ feel rather than harsh artificial lighting
- More lighting will improve safety, especially in evenings and during winter months
- A variety of furniture that is durable and hard to move / won’t be stolen
- Lots of windows for natural light during the day

General Comments

- Consider universal design – ie., single universal washrooms (2 comments)
- More charging areas for devices

BUILDING HEIGHT & MASSING: PLANNING PLACES FOR PEOPLE

Locate taller buildings in the heart of the residence precinct. Have building heights ‘step down’ towards Ring Road and Sinclair Road.

Create a welcoming, accessible, and walkable campus by locating buildings close to Ring Road and providing direct access to sidewalks, pathways, and open spaces.

Make buildings visually interesting using ‘human scale proportions’ (ie., active ground floors, windows, interesting colours and materials, no large, blank walls).

Locate taller buildings in the heart of the residence precinct. Have building heights ‘step down’ towards Ring Road and Sinclair Road.

- Strongly support (15 comments)
- Smart to ‘build up, not out’ to minimize sprawl, preserve green spaces, house more students, and create more vibrant community spaces (5 comments)
- Make sure tall buildings don’t limit natural light, consider shadows (3 comments)
- Use building terraces for roof top gardens and other uses (2 comments)
- No preference, not a priority (2 comments)
- Agree, wouldn’t want tall buildings directly on Ring Road, wouldn’t fit with the feel of other buildings on campus
- Very considerate of neighbours to ‘step down’ towards Sinclair Road
- Earthquake-proofing is important
- Ensure there’s adequate fire-department access
- Oppose any tall buildings, will disrupt the beauty of campus

Create a welcoming, accessible, and walkable campus by locating buildings close to Ring Road and providing direct access to sidewalks, pathways, and open spaces.

- Strongly support (21 comments)
- Add more entrances and paths to buildings (2 comments)
- Include gardens, green spaces, and covered outdoor seating (5 comments)
- Don't want Ring Road to be a 'canyon' of buildings and feel buildings set back further can still have a welcoming environment (3 comments)
- Make sure there are still quiet spaces in buildings for students to relax (2 comments)
- Include active spaces – ie., fitness equipment, swings, skate park (2 comments)
- Sounds good but not sure there is much space left to achieve this (2 comments)
- Not a priority (2 comments)
- Consider covered pathways from building to building for bad weather

Make buildings visually interesting using 'human scale proportions' (ie., active ground floors, windows, interesting colours and materials, no large, blank walls).

- Strongly support (16 comments)
- Incorporate colour and texture in designs, be creative and modern, don't create a concrete jungle (6 comments)
- Less of a priority, more concerned with inside of building than outside (3 comments)
- This could have a positive effect on student mental health (2 comments)
- Involve the community in an art project for building design (2 comments)
- Active ground floors will help create a welcoming sense of community
- Consider cyclist and pedestrian safety
- Prioritize financial viability over design
- Buildings currently look very boring

PLANNING CONSIDERATIONS: CREATING A LIVEABLE RESIDENCE PRECINCT



Plan buildings to minimize sunlight and minimize impacts from rain and wind (ie., mix of open and covered spaces).

- Strongly support (23 comments)
- This will support student mental health and wellness (2 comments)
- Include covered areas for bikes (2 comments)
- Consider solar heat, passive design for energy efficiency, etc.
- Minimize the need for artificial lighting in buildings
- Embrace the rain in some places, don't cover all walkways

Make it easier to find your way around campus (ie., better signage and views, more intuitive paths).

- Strongly support (11 comments)
- Disagree, current wayfinding is sufficient (3 comments)
- Consider for new paths, leave current paths as they are
- Agree, way finding quite difficult for non-residents
- Building entrances with large numbers, landscaping and atriums
- Refer to buildings by department (ie., Math) as well as the name of the building

- Ensure pathways are well lit
- Update signs with current UVic branding
- Improve wayfinding support / volunteers at start of the school year

Design landscapes to emphasize activity and promote health and wellness (ie., outdoor recreation, walking and cycling routes, native plants, green spaces, etc.)

- Strongly support (17 comments)
- Turn ‘desire lines’ (frequently travelled routes) into paved pathways (3 comments)
- More designated cycle paths and separate cyclists and pedestrians (3 comments)
- Consider multipurpose outdoor areas - ie. music, cultural events, yoga (2 comments)
- Campus already looks great, don’t need more landscapes; focus on the residence building (2 comments)
- Trees and open spaces with native plants that are low water and low maintenance (2 comments)
- Include edible landscaping

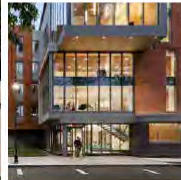
General Comments

- Individual temperature control (3 comments)
- Food and services should be more accessible during breaks and holidays– especially for international students who don’t have anywhere else to go (2 comments)
- Full communal kitchens & living area shared for small groups (2 comments)
- Incorporate cooking/equipment lessons along with shared kitchens
- Consider nanowalls (retractable, movable) for more flexible layouts
- More diverse food options
- Comfortable communal spaces – ie., beanbag chairs etc.
- Bathrooms in residence buildings should be for building residents only
- Consider acoustic privacy between rooms
- Include a gym in the new student residence

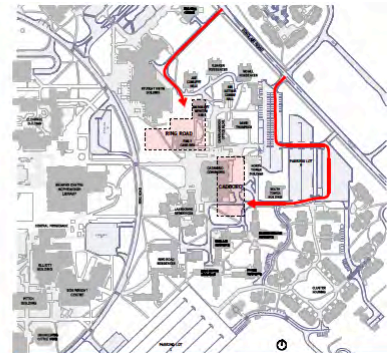
ACCESS: ENSURING ACCESS FOR PEOPLE AND SERVICING



Locate main public entrances off Ring Road and promenades for easy pedestrian access.



Provide distinct entrances for residents that are separate from entrances for food services, conference spaces, and multi-purpose spaces.



Locate loading and service areas away from public areas and use existing service roads to minimize disruption to campus.

Locate main public entrances off Ring Road and promenades for easy pedestrian access.

- Strongly support (14 comments)
- Provide multiple main entrances (2 comments)
- Emphasize sustainable options and prioritize pedestrians and cyclists over vehicles (2 comments)
- Yes, pedestrian access from Ring Road makes the most sense
- Make sure it is well-signed
- Think most pedestrians would access from promenades, not from Ring Road
- Make it easier for cyclists to enter UVic via Ring Road
- Vehicle access should be from Mackenzie, not Ring Road

Provide distinct entrances for residents that are separate from entrances for food services, conference spaces, and multi-purpose spaces.

- Strongly support (20 comments)
- Yes, provides more privacy and safety to students (5 comments)
- Not a priority (3 comments)
- This will avoid crowding in the ground floor dining areas (2 comments)

- Helpful for community organisations using UVic facilities (2 comments)
- Improve entrances (don't like the library & CARSA entrances)

Locate loading and service areas away from public areas and use existing service roads to minimize disruption to campus.

- Strongly support (19 comments)
- Include a pedestrian bridge over Ring Road to keep traffic flowing (5 comments)
- Great idea, reduces noise for students (2 comments)
- Have deliveries brought to a transfer dock on/outside Ring Road and use shuttles to distribute inside Ring Road (2 comments)
- Yes, safer for pedestrians on campus

General Comments

- More parking on campus so people can park easier and then walk in to campus
- Ensure all pedestrian corridors consider safety, accessibility and weather
- Combine outside area of new student residence to the UVSS outside area
- Free tuition!

WHAT COULD IT LOOK LIKE?

Note: the following examples are for illustrative purposes only. Building height, massing, and exterior design will be developed to respect the context of the UVic Campus.

EXAMPLES OF STUDENT HOUSING FROM OTHER UNIVERSITIES

What do you like about these examples? What don't you like? Tell us why...

<p>EXAMPLE 1</p> <ul style="list-style-type: none"> • 807 beds (4-bed apartments) • Dining hall • Market • 40 m (13 storeys) 	<p>EXAMPLE 2</p> <ul style="list-style-type: none"> • 800 beds (single rooms) • 800-seat dining hall • Shared community spaces • Academic space • 34 m (11 storeys) 	<p>EXAMPLE 3</p> <ul style="list-style-type: none"> • 332 beds (studios, 2-bed, and 4-bed apartments) • Student lounges • Academic space • 31 m (10 storeys)

Example 1:

- **Don't Like**
 - Doesn't fit the UVic campus (10 comments)
 - Too much concrete (6 comments)
 - Don't like 4-bed apartments, prefer a mix of options (2 comments)
 - Need larger windows for more natural light (2 comments)
 - Two buildings too bulky/massive, would block sunlight (2 comments)
 - No lounges or study spaces
 - Needs more exterior colour

- The photos are terrible and hard to interpret when taken out of context with any surrounding buildings
- **Like**
 - Like the idea of a market and dining hall for more food options (6 comments)
 - Like larger rooms / apartments (5 comments)
 - Like it, efficient use of land, great views (4 comments)
 - Comfortable with 13 storeys
 - Good for community building

Example 2:

- **Like**
 - Preferred option of the three examples (8 comments)
 - Like lots of windows to maximize natural lighting (7 comments)
 - Like the glass aspect of the design (4 comments)
 - Lots of rooms, single rooms offer more privacy (3 comments)
 - Like shared community spaces and large dining hall (3 comments)
 - Like the green space (2 comments)
 - Nice contemporary design
 - Better layout for similar facilities
- **Don't Like**
 - Too tall and doesn't fit with context of UVic (2 comments)
 - Prefer multiple options for room type and size to suit a variety of students' needs (2 comments)
 - Don't like the design
 - Pictures of examples are terrible and confusing

Example 3:

- **Don't Like**
 - Don't like the design – ie. too big, too much concrete, boring, and not an efficient use of the land (9 comments)
 - Priority should be place on more rooms for students like the other options (3 comments)
 - Prefer a more modern exterior like Example 2
 - Needs a market or food options
 - Poor photo choice

- **Like**
 - Like the variety of room types and studio apartments (5 comments)
 - Relation between buildings seem nice (2 comments)
 - I like the stepped heights (2 comments)
 - Architecture is relatively pleasing, better than Example 1 (2 comments)
 - Lots of windows (2 comments)
 - Height and design is best option of the three
 - Lots of green

General Comments

- Shared kitchens/eating areas, quiet study spaces and lounges, varied options for meetings (4 comments)
- Academic space and residence should be separated, locate classrooms on ground floors (3 comments)
- More bathrooms like Ring Road, single occupancy washrooms (2 comments)
- No communal showers (2 comments)
- More campus housing makes it safer for women to take evening classes and join clubs
- Consider glass windows with reflective properties to decrease bird mortalities
- Pods should be small – ie., for 8-12 people
- Covered bike parking
- Concerned that rooms will be too small
- Ensure new housing is set back from Ring Road
- Ensure new housing fits with the existing campus environment
- CARSA currently feels unfriendly, and is hard to navigate
- Prefer design of CARSA over the Engineering Sciences Building, more modern
- Consult with First Nations residents about projects being built on shared land

SHARE YOUR THOUGHTS – HOPES & CONCERNS

WHAT ARE YOU MOST EXCITED ABOUT?

Improved quality and supply of housing for all UVic students (24 comments)

- More affordable, quality housing for students (7 comments)
- More space for upper-year students on-campus (6 comments)
- A new, bigger residence (4 comments)
- More campus housing in general (3 comments)
- More support for first year students
- More effective sound-proofing
- Build higher to make the most of our land and provide more housing
- Everything new and in working order

Integrating communal amenities and study spaces (16 comments)

- More communal spaces and community hubs (7 comments)
- More tables, whiteboards, outdoor study spaces (4 comments)
- More meeting facilities and conference spaces (2 comments)
- More academic classroom space (2 comments)
- Space for Continuing Studies

New and diverse food services with improved dining areas (16 comments)

- New dining hall (7 comments)
- More food options and eating areas (6 comments)
- Healthy food options (2 comments)
- Would love to see a grocery store on, or very near, campus

Specific design elements (7 comments)

- Elevators (2 comments)
- Updated appliances (especially laundry) (2 comments)
- Honour and incorporate First Nations within the design
- New modern classrooms
- Big rooms
- Balconies and planters

General support for a new student residence (6 comments)

- Love it (3 comments)

- Will bring a huge benefit to the community and support more young people to access education (2 comments)
- Kudos to UVic for considering the neighbouring community in designing and building this new student residence

More natural lighting and comfortable air and temperature (5 comments)

- More natural light, many current units have poor lighting (3 comments)
- Windows that can be opened for fresh air
- Adequate and appropriate A/C system

Promotes and strengthens campus community (4 comments)

- Shared amenities and living space will promote community (2 comments)
- This will make the residence area more welcoming and easy to navigate
- Will help strengthen connections to rest of campus

DO YOU HAVE ANY CONCERNS?

Concerned about the design of the new student residence building (20 comments)

- Concerned about a lack of natural light and windows for natural airflow (especially in rooms and kitchens (9 comments)
- Concerned the building won't have an aesthetically pleasing design, no big concrete structures – want to see more modern design, organic lines, colourful (5 comments)
- Ensure the design includes the latest green building technology as well as sustainability educational programming once new residence is built (3 comments)
- Concerned about building height, over 10 storeys is too tall (3 comments)
- Concerned this new building will become outdated with advancing technology
- Worried about grouping too many residence buildings in one place

Integration of commercial and food amenities (11 comments)

- Ensure there are enough commercial and food amenities to support the growing university community (4 comments)
- Concerned about increase in garbage, would like to see a zero-waste focus for food services and restaurants (3 comments)
- Concerned about food costs (2 comments)
- Mixing food services and residence has the potential to become busy and loud
- Proximity to Felicitas and the SUB may negatively impact lively atmosphere at these social hubs, or noise could impact students living in the new residence

Design elements for staff (10 comments)

- Separate kitchen for catering with large fridge and freezer space and more counter prep space, currently very crowded (6 comments)
- Adequate showers and change rooms for cyclists and staff (3 comments)
- Open-concept servery so cashiers can easily see customers

Specific design elements inside the building (5 comments)

- Pods should be smaller – ie. 8 – 12 people max
- Too much focus on lively spaces at the expense of student privacy and quiet
- Ensure adequate and flexible work spaces for staff
- Hallways should be co-ed
- How will the new building create community?

How will the project be financed? (3 comments)

- Don't want a fee or tuition raise for all students (2 comments)
- Where's the money going to come from? Hopefully not department budgets...

Construction timeline and impacts (5 comments)

- Concerned about a long construction timeline, when will the new residence actually be built? (2 comments)
- How intrusive will construction be?
- What about student housing during construction?
- What happens if housing prices in Victoria drop significantly?

Parking and vehicle access (4 comments)

- Concerned that there is not enough parking, consider stacked parking lots (2 comments)
- Concerned about access for big trucks who will have to go in and out all the time
- What about EV charging stations?

Concerns that more rooms are needed (4 comments)

- We need twice this many rooms (3 comments)
- Will this be enough rooms?

Concerns about loss of heritage buildings (3 comments)

- Margaret Newton and Emily Carr are significant in UVic's history as original residence buildings (2 comments)
- What will we do for these namesakes?
- Margaret Newton and Emily Carr have high-resident capacity (80) compared to other buildings (60) – why were these selected?

Considerations for engagement (2 comments)

- Include Indigenous communities
- Ensure current students and those who have recently left student housing are directly consulted

Next Steps

These ideas will be used to shape early design directions for the new student residence which will be brought back for review and comment in Stage 2.

There will be many more opportunities for students, staff, community members, and other stakeholders to share their ideas throughout the process and help shape plans for the new student residence.



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