Design Guidelines

Campus Communities (UFV Properties Trust)

June 1, 2024

Campus Communities

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Abbotsford's campus master plan rendering
Image credit: University of the Fraser Valley

About Campus Communities (UFV Properties Trust)

UFV Properties Trust (the Trust) is proud to launch its new business as Campus Communities. Although environmental sustainability has quickly become mainstreamed into the way we design buildings, social sustainability and community building is often not embedded into new development plans. We aim to change this. Neighbourhood and home design significantly impacts our wellbeing. Creating socially sustainable neighbourhoods will directly improve long-term lifecycle housing affordability, reduce social isolation, and help reduce our carbon footprint (e.g. through car sharing). We look forward to working with developers and partners to deliver on our vision of building community.

Gary Morrison | CEO

Land acknowledgment

Long before Canada was formed, the Stó:lō (People of the River) occupied the land on which UFV Properties Trust is located. They lived in the Fraser Valley and lower Fraser Canyon of British Columbia and they spoke Halq'eméylem, also known as the upriver dialect.

UFV Properties Trust recognizes and honours the contribution that Indigenous People have made—and continue to make—to our community. UFV Properties Trust supports Indigenous businesses, entrepreneurs, tradespeople and professionals, and seeks ways for Indigenous Peoples to participate in our business initiatives.

Sonny McHalsie leads a Place Names tour
Image credit: University of the Fraser Valley

Objectives

These Design Guidelines provide basic guidance on design and high-level performance which will influence the form, layout and specifications of buildings delivered on Campus Communities land. The Guidelines are intended to assist developers and their Project Team to design and develop housing meeting the expectations of Campus Communities and its landlord, the University of the Fraser Valley (UFV).

The Design Guidelines are primarily performance-based guidelines at this stage plus some references to prescriptive standards (for example in environmental sustainability). Project teams should use these guidelines and standards to prepare a design program that reflects the specific requirements of Campus Communities (UFV Properties Trust) and the landlord (UFV).

In all cases, project design is expected to comply with the requirements of federal, provincial, municipal governments, and all authorities having jurisdiction over the project.

Projects are expected to achieve a high level of energy efficiency as described in these Guidelines, as well as strong social sustainability as described in separate Community Design Guidelines.

Navigating the Guidelines

These Guidelines describe the following design attributes for projects on the Leased Lands:

1 | Core Design Guidelines

Defines the preliminary design guidelines to be followed by the Trust and developers for projects on the Lease Lands.

2 | Campus Plan Alignment & Exemptions

Clarifies how the Trust's plans will align with the campus plans for both Abbotsford and Chilliwack, as well as some exemptions to those plans.

3 | Development Limitations

Defines some specific limitations for the Trust on development matters.

4 | Design Guiding Principles

Defines the preliminary list of high-level principles and goals for projects on the Leased Lands, including:

A | Master planning guidelines principles,

B | Social sustainability & lifecycle affordability guiding principles, and

C | Environmental sustainability guiding principles.

Core Design Guidelines

Projects on the Leased Lands will comply with the following:

1 | Provincial Legislation & B.C. Building Code Requirements

Projects planned and developed on the Leased Lands must always comply with the BC Building Code including Step Code requirements, CleanBC requirements, and other legislation as amended from time to time.

2 | City Requirements

Projects planned and developed on the Leased Lands must always be used for a purpose that is permitted in the Agreement to Lease and permitted by the OCP, Zoning Bylaws development permits, and building permits granted by the City of Abbotsford or City of Chilliwack (all as amended from time to time).

3 | Campus Plan Alignment

Projects must be aligned with the vision of the Campus Plans for Abbotsford and Chilliwack campuses, subject to exemptions described in the Design Guidelines herein.

4 | Development Limitations

The Trust must work to ensure the Development Limitations are followed and considered in all project plans.

5 | Ground Lease Requirements

Projects planned and developed on the Leased Lands must always be used for a purpose that is permitted in the ground lease and Agreement to Lease between the Trust and UFV.

6 | Utilities

Roads will be used for utility corridors. Special care and attention will be given to minimize visual intrusion of utilities in the neighbourhoods. Hydro lines, transformers, and other utilities will be located underground or integrated with the landscape. Customized LED lighting for streetlights in neighbourhoods will be colour correct (yellow), non-glare, and will provide higher lighting levels for pedestrian and vehicle safety.

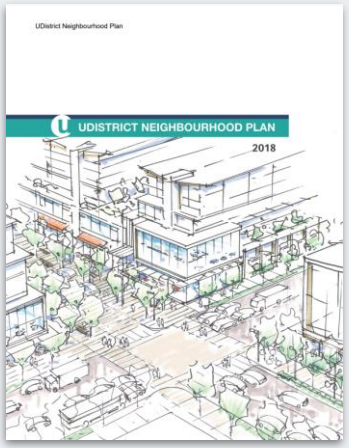
7 | Landscape Architecture

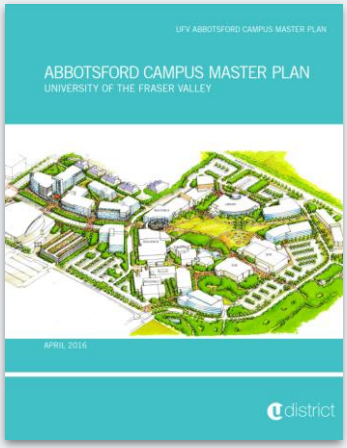
All designs will respect local and regional landscape requirements including on-site stormwater management in compliance with each City's requirements.

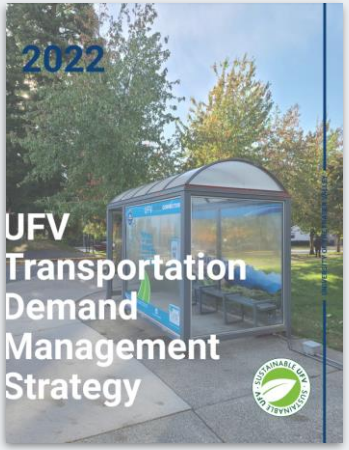
Campus Plan Alignment Requirements & Exemptions

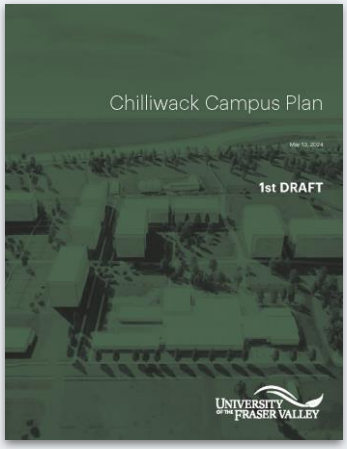
The Trust will align with goals, vision, and implementation requirements of the campus plans for both the Abbotsford and Chilliwack campuses. However, from time to time, the Trust may be exempt from certain campus plan requirements. The Trust and the Landlord (the University) will work collaboratively and in good faith to clarify and document such exemptions and customizations to allow the Trust to move forward with projects. Exemptions will be documented in these Design Guidelines.

The following campus plan exemptions and amendments are currently approved by the University and the Trust:









Abbotsford Campus Plan Exemptions

- Green space requirements in the University Village area along King will be relaxed to allow some flexibility for development at the northeast quadrant along King.
- Additional flexibility to be integrated upon further discussion with UFV campus planning.

CEP Campus Plan Exemptions

- Only high-value trees to be integrated into the Trust's plans as documented by a professional arborist.
- Additional flexibility to be integrated upon further discussion with UFV campus planning.

Development Limitations

The following development limitations are required to be followed by the Trust when planning projects on the Leased Lands.

Abbotsford Project Limitations

1 | Lot 4/5 Usage

Approximately 127 stalls (30% of total) of existing Lot 4/5 parking stalls will be utilized for the initial phase of development in the University Village. The remaining portions of Lots 4/5 will not be developed until alternate parking arrangements have been established by the Trust and agreed upon by the University (for example, the development of a parking structure or off-campus parking).

2 | Lot 2a Parkade

Parking lot 2a has been identified as a potential site for a parking structure that could be built to accommodate existing parking at both Lots 4/5 and Lot 2a. All such plans to be reviewed and approved by the University in advance of any further changes to parking plans or use of parking lands by the Trust (beyond the above use of the northern portion of Lots 4/5).

3 | Underground Parking

All new projects will have sufficient underground parking to meet the needs of the project.

Artistic concept sketch of the UFV Abbotsford Campus
Image credit: Campus Communities

The following development limitations are required to be followed by the Trust when planning projects on the Leased Lands.

CEP Project Limitations

1 | Connectivity

The Trust will include plans to link the CEP campus with Vedder Road and ultimately the shops/amenities in area. For example, through use of a greenspace corridor or pedestrian/bike path from campus to Vedder as included in concept feasibility plans.

2 | Parking to Be Developed

The existing parking lots included in the Trust's CEP Lands will all eventually be developed by the Trust as described in the concept feasibility plan of the Trust. The Trust will work collaboratively with the University to ensure parking is coordinated and available for use by the University when not being developed by the Trust.

3 | Campus Building Buffer

The Trust's development plans will include at least a 10-metre setback "buffer" of greenspace and other delineating landscaping between new buildings and University facilities.

4 | Petawawa Road Access

The Trust's long-term development plans must provide access to future on-campus student housing along Petawawa Road. The cost of such roadworks are to be shared on a reasonable basis between the Trust and the University.

5 | Walking Trails

The Trust's plans will include walkable neighbourhoods that interconnect and take advantage of surrounding natural environment, such as the Rotary Trail.

6 | Ongoing Dialogue with City for Mixed Use Projects

Current discussions and public engagement may lead to the addition of mixed-use buildings including innovation centres, centres of excellence, and other professional and employment-oriented land uses on part of the CEP Lands. Such work and feedback will be considered if/when proposed by the City of Chilliwack.

Design Guiding Principles

A | Master Planning Guiding Principles

1. Compact, Walkable & Liveable

2. Subordinate Vehicle Access

3. Connectivity

4. Green Streets

B | Social Sustainability & Lifecycle Affordability Guiding Principles

1. Intentional Community

2. Year-Round Occupied Units

3. Intergenerational Communities

4. Social Sustainability & Community Building

5. Rental Housing & Innovative Housing Forms to Support Affordability

C | Environmental Sustainability Guiding Principles

1. District Energy

2. Geothermal

3. Sustainable Building Practices

A | Master Planning Guiding Principles

The following guiding principles will be used when planning and selecting projects:

1 | Compact, Walkable & Liveable

Build pedestrian-friendly communities that are designed for people – young and old – with a goal of maintaining pedestrian activity year-round, 18 hours per day. Design narrow roads with pockets of parking and tree-lined boulevards separating sidewalks from roads.

2 | Subordinate Vehicle Access

Provide precedence to pedestrians over vehicles when designing vehicle access and circulation for projects. Parking should be underground and accessed via the side or rear of projects. Common parking areas should be screened and located at the end of units or in underground parking to reduce visual impacts. Rear lanes will reduce driveway crossings along sidewalks and increase pedestrian safety.

3 | Connectivity

Provide pedestrian and bike-friendly modes of transportation to allow convenience, safety, and interconnection with local and regional networks.

4 | Green Streets

Build pedestrian-friendly laneways “green streets” which are enhanced for emergency vehicle access (through use of bollards) and multi-use trails are encouraged.

A green alley uses permeable pavement and rain gardens, and bollards to create a shared street that allows for emergency access but prioritizes pedestrians and cyclists.
Image credit: NACTO

B | Social Sustainability & Lifecycle Affordability Guiding Principles

The following guiding principles will be used in planning and selection of projects:

1 | Intentional Community

Aim to build a village. Be deliberate about goals of social sustainability. Communities to be welcoming to all and socially diverse.

2 | Year-Round Occupied Units

The Trust will encourage development proposals that prioritize year-round occupancy of units and sustainable communities (that is, discourage developers seeking to build investor-owned units that remain unoccupied or short-term rental units, e.g. Airbnb). This is anticipated to be achieved through a screening process during the marketing and procurement process managed by the Trust. For greater certainty, the Trust acknowledges such screening processes are not foolproof, however the Trust will make reasonable commercial efforts to achieve this goal.

3 | Intergenerational Communities

Provide family-friendly and elder-friendly designs including pedestrian paths, gathering places, and play areas.

This multi-unit residential courtyard building in Halifax creates usable private spaces through separation with vegetation to maintain privacy without the use of fences or barriers.
Image credit: Happy Cities

4 | Social Sustainability & Community Building

An overarching goal of the landowner (UFV) is to enhance the educational experience of students at the University. UFV is following a vision of "Engaging Learners, Transforming Lives, Building Community."

Developers building projects on the Leased Lands are encouraged to add design aspects to such projects to enhance social connectivity and social sustainability among future owners, residents, and neighbours.

Such "social connectivity" designs may include projects similar to the following (however, for greater certainty, this list is suggestive only, and is not a requirement):

A. Live/work home designs (also known as zero-commute residences).
B. Housing that allows for student suites including lock-off suites within homes (allowing for bachelor-style rental suites or granny suites attached to home that can be later used by homeowner as family grows).
C. Pocket neighbourhood designs and cohousing.
D. Rental housing.
E. Green spaces.
F. Bike pathways and easy storage/access for bicycles.
G. Supporting ground floor commercial/retail space options,
H. Shared community amenities (both campus services as well as amenities built in the project).
I. Car/ride sharing services.

Community gathering to celebrate cultural events.
Image credit: University of the Fraser Valley

J. Encouraging homeowners to share and collaborate with other household items and neighbourhood activities – from sharing lawnmowers to shared workshops, common room facilities, bike storage and kayak/toy storage – any and all opportunities to bring people together in mutual self-interest and community building.
K. Community gathering places (outdoor amenities, plus possibly a "common house" typically found in cohousing projects used for community gatherings and encourage social events for residents).
L. Marketing programs for sale or rent of units that encourages people interested in community-oriented developments (allowing people to self-select into community-conscious developments through marketing and advertising the goals of the community).

5 | Rental Housing & Innovative Housing Forms to Support Affordability

The Trust will ensure a high proportion of homes built are purpose-built rental, aiming for affordability for students, families and seniors (depending the level of government support).

The Trust will also use innovative designs to support the development of true communities and improve lifecycle affordability – including exploring elder-friendly aging-in-place homes, student housing, live-work homes, shared amenities, and, flexible designs with "lock-off" suites that can be used for rental accommodation for students, elderly relatives and/or young adults prior to them leaving home.

The Trust will work collaboratively with local municipalities during the rezoning process to achieve these goals, and will also work with senior levels of government to improve affordability.

The Trust will balance these goals with home prices at "attainable" levels (price points for homes similar to other new projects in each area) within communities developed. Such pricing will allow the Trust to repay borrowed funds from UFV for both start-up infrastructure costs as well as land cost reimbursement obligations. It is notable that housing price levels in Abbotsford and Chilliwack are already more attractive than other areas of Metro Vancouver – attracting people to these regions.

A variety of housing options will be explored to reduce the long-term lifecycle cost of housing. Creating intentional communities and socially sustainable connections among residents can substantially increase the quality of life and health of residents. In cohousing for example, evidence indicates people can defer moving to assisted living-style accommodation for years – staying in their own home/community longer, living with a higher quality of life, and saving money as they age.

The multi-level courtyard at Driftwood Village, a co-housing project, provides a focal point for the community, with a trampoline and many shared kids toys that cater to the many families in the building.
Image credit: Happy Cities

C | Environmental Sustainability Guiding Principles

The long-term cost of energy is anticipated to increase significantly and pose a further risk for affordability of housing. Establishing sustainability criteria for development on the Property Trust lands will help mitigate the long-term risk of energy cost increases.

1 | District Energy

Working closely with UFV, the Trust will explore the feasibility of a district energy utility at Abbotsford campus (collaborating with the City in the Abbotsford Centre project).

2 | Geothermal

Working closely with UFV, the Trust will explore the feasibility of accessing geothermal energy at the Canada Education Park lands. Historical reports and data will first be reviewed.

3 | Sustainable Building Practices

Projects planned and developed on the leased lands will follow sound environmental sustainability practices and implement such practices through inclusion of criteria defined in the Request for Proposal process for such lands (the “RFP Criteria”). Such RFP Criteria may include, but not be limited to, sustainability guidelines recommended by:

- BC’s Zero Carbon Step Code
- Canada Green Building Council www.cagbc.org and Leadership in Energy and Environmental Design (LEED)
- Built Green Canada www.builtgreencanada.ca
- Canadian Passive House Institute www.passivehouse.ca

3 | Sustainable Building Practices *(continued)*

Support developers to obtain grants and funding to implement environmentally sustainable elements of development including:

- CleanBC BetterHomes rebates
- CMHC Eco Plus rebates
- Supporting demonstration projects using innovative technologies
- Low carbon materials use including mass timber (replacing more carbon-intensive steel and concrete)
- Ensuring builders have aggressive programs to reduce construction waste and landfill reduction programs
- Encouraging and supporting efficient heating equipment including heat pumps

Our Urban Village Cohousing in Vancouver is a certified Passive House building and includes an on-site Modo vehicle for residents.
Image credit: Happy Cities

Examples of sustainability criteria that could be integrated into the RFP Criteria include the following:

A. Car sharing programs easily available to residents.
B. Pervious paving to increase water absorption.
C. Tighter envelopes to reduce air leakage (cost is very low, but training of those installing the air barrier is required).
D. All ventilation systems designed to meet high standards for acceptable indoor air quality.
E. Reducing north-facing glazing (windows).
F. Superinsulation using high R-value blown-in cellulose and much higher levels of insulation and air tightness than usual.
G. Dual flush toilets.
H. Drain water heat recovery and recycling (drip systems).
I. Compact design (reducing the surface area has instant payback due to lower construction costs, lower heating costs, and increased durability).
J. CFL and in some cases LED lighting.
K. Using sustainable lumber and flooring materials.
L. Advanced framing techniques (using about 25% less wood than typical framing).
M. Passive heating and cooling.
N. Radiant floor heating systems.
O. Fly ash in concrete (more durable, requires less concrete thus environmentally beneficial).
P. Low toxicity and low-volatile organic compounds (VOC) adhesives, sealants, carpet pads and paints.
Q. Waste stream management by residents.
R. High-grade erosion control.
S. High-quality energy-efficient windows (including triple glazing options).
T. Energy Star electrical appliances (or equivalent rating).
U. Extra-thick gypsum.
V. Quiet plumbing (enhanced caulking and gasketing, and cast-iron piping).

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