

Welcome to Campus Living

Your guide to a safe, respectful,
and comfortable stay

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Royal Roads
UNIVERSITY

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Welcome to Royal Roads Campus Housing

On behalf of Royal Roads University, welcome to campus housing. We hope your time staying with us will be happy and memorable.

Our Colwood campus is 25 minutes from downtown Victoria. We're nestled in an old-growth forest on the shores of the Pacific Ocean on the lands of the Xwsepsum and Lekwungen ancestors and families.

Past, present and future, this place is special. Classes are indoors and out. Research is conducted in living laboratories. Students study by the ocean, among the trees, beside the peacocks.

Our world-renowned gardens and hiking trails are open to everyone. Creatures abound, and

not just our occupant peacocks. Bees buzz in the apiary and kitchen garden. Deer roam the fields and woods. Waterfowl feed in the shallow tidal waters of the Esquimalt Lagoon, making it one of the top birding spots on Vancouver Island.

Before you arrive on this extraordinary campus, familiarize yourself with this campus housing guide. It outlines the terms and conditions of occupancy in RRU campus facilities and explains what to expect while living on campus.

We're committed to being a great host throughout your stay. We look forward to welcoming you to Royal Roads University.

- Operations & Resilience



Nixon Building - The Dorm

The Nixon offers a mix of shared and private accommodation options, including 59 dormitory-style rooms with shared washrooms and 33 ensuite rooms with private washrooms. Dorm rooms are designed for single occupancy, while ensuite rooms can accommodate double occupancy.

Dorm rooms

The dorm rooms have either a twin or double bed with complete bedding, towels, a sink, a desk and a reading chair, a phone, wireless internet, and data ports linking directly to the University LAN. Dorm room Occupants can purchase a weekly linen and towel swap service. Male, female and accessible washroom facilities are shared. The shared lounges provide space for Occupants to have their meals, relax, or socialize with the other Occupants.

Dorm room



Ensuite room



Ensuite rooms

Ensuite rooms are self-contained, modern spaces with a seating area, meal-preparation station with microwave, mini fridge, and a single-brew coffee maker, just bring your travel mug, filters, and favourite coffee. The rooms feature a queen-size bed with full bedding, a private washroom a workstation, a sitting area, wireless internet, and direct LAN access. The bathroom includes a tub/shower combination, with walk-in showers available in accessible ensuites.

Fresh bath towels are provided on Tuesdays and Fridays. Fresh bed linens are provided every Friday, along with weekly housekeeping.

Accessible dorm room

Accessible dorm rooms and ensuites are available through RRU's [Accessibility Services](#). Occupants may also request accessible parking for the duration of their stay.

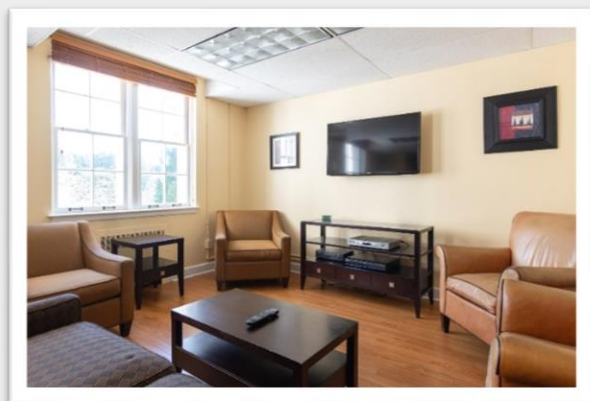
Lounges

Shared lounges are located on the 3rd and 4th floors of the Nixon Building and provide comfortable seating areas with cable television, along with kitchenettes equipped with full-sized refrigerators, microwaves, coffee makers, toasters, kettles, and basic dishware.

Occupants are expected to clean up after themselves and leave tables, chairs, and kitchen surfaces clean and ready for others.

Lounge furnishings must remain in the lounge and may not be removed for use elsewhere.

Lounge area



Kitchenette



Cooking

For fire safety reasons, cooking appliances may not be used in campus rooms. Items such as hot plates, kettles, rice cookers, electric grills, and toasters are not permitted in accommodation spaces.

Water Filling Stations

The university recommends filling drinking water only from water coolers and bottle-filling stations located throughout campus.

Housekeeping

Rooms are prepared with bedding, towels, and basic amenities for the first night of the stay. Occupants are responsible for providing their own toiletries and a CSA-approved hair dryer.

Ensuite rooms include weekly housekeeping. Dorm rooms do not include housekeeping; Occupants are responsible for maintaining the cleanliness of their room throughout their stay. Vacuums are available, and an optional paid towel and linen service can be arranged. Garbage and recycling must be sorted and placed in the bins located in the lounges or in the ensuite hallways.

All Occupants share responsibility for maintaining the dorm environment. Housekeeping inspects rooms after check-out, and an additional cleaning fee will be charged if a space does not meet the standards outlined in this guide.

Laundromats

Coin-operated self-service laundry facilities are available on site. Laundry detergent and dryer sheets can be purchased at the Campus Store in the Sequoia Building.

Campus Houses

Royal Roads University provides on-campus housing to support academic, research, and operational activities. This guide outlines eligibility, booking procedures, and conduct expectations for the Occupants.

In addition to traditional dorm accommodations, the University offers a limited number of fully furnished campus houses for eligible Occupants. These homes offer a cozy, quiet, convenient, and supportive environment for university Occupants seeking housing on campus, within walking distance to academic buildings, campus amenities, and natural green spaces.



Each campus house features:

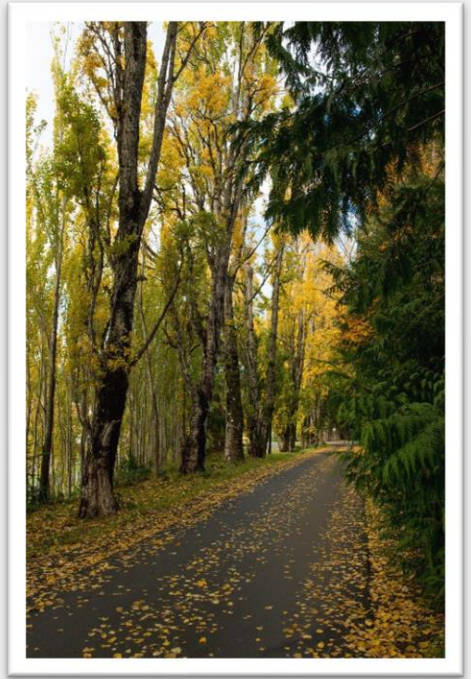
- One to three private bedrooms
- Kitchen with dishwasher, essential appliances, and cooking equipment
- Fully furnished living and dining areas
- In-unit laundry facilities
- Full bathroom(s)
- Provided linens, towels, and basic kitchenware
- Parking space is available on site.

Most utilities, such as electricity, heat, water, Wi-Fi, and waste collection, are included in the housing fee.

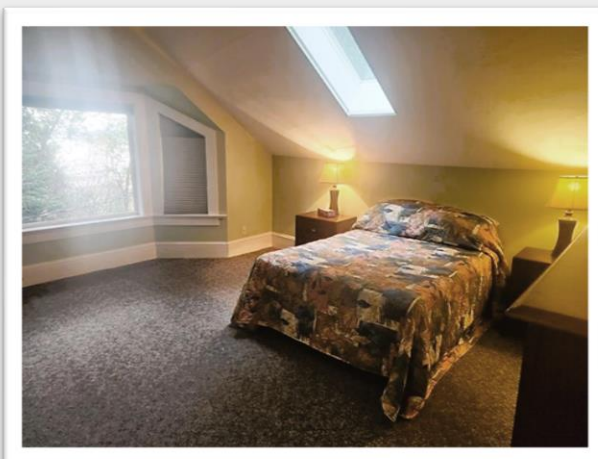
Location

The campus houses are located across the university grounds, as shown on the [Campus Map](#).

Each area offers a slightly different experience; some houses are close to the bus stop and main road, others are steps away from the Recreation Centre, and others are nestled in old-growth forest, accessible by a short walk through forest paths and trails.



Rooms and Rates



Our campus houses were originally built in the early 1900s for military families. Designed to support comfort, rest and quiet study, each house provides a cozy experience in a peaceful natural setting.

Room rates vary based on the room configuration and the individual needs of the occupant, whether you require an additional bed for a child, a private study desk, a full suite, or a simple furnished bedroom.

For the most up-to-date rate schedule, contact the [Welcome Desk](#).

Amenities

Bedding, towels, and basic amenities are provided for the first night of stay. Occupants should bring their own toiletries and a CSA-approved hair dryer.

Occupants are responsible for their behaviour and for maintaining the condition of the house during their stay. All units are inspected prior to departure.

Occupants are encouraged to inspect their room upon arrival and report any issues, damage, or missing items to the Welcome Desk.

Potable Water

While most tap water sources on campus are safe, the university recommends using designated water coolers and water bottle-filling stations for drinking water. Tap water is suitable for showering and bathing.

Cooking

Kitchens are equipped with a full-size refrigerator, stove/oven, microwave, cooking utensils, dishware, and small appliances such as a toaster, coffee maker, and kettle. Barbecues and outdoor cooking appliances are not permitted.



Housekeeping

Occupants are responsible, both individually and collectively, for maintaining the cleanliness of the house. Garbage and recycling must be properly sorted and disposed of in designated bins.

Rooms and shared spaces must be left clean and in good condition, with all furnishings, fixtures, and provided items in place.

Any damages or required repairs must be reported to the Welcome Desk immediately.

House Rules

Living on campus means sharing a respectful and safe environment with fellow Occupants. Please review the key guidelines below to support a positive experience for everyone.

Visitors

All visitors must check in at the Welcome Desk when they arrive. Unregistered visitors are not permitted to stay overnight in rooms, shared spaces, parking lots, or outdoor areas. Occupants are responsible for the behaviour of their visitors. If a visitor becomes disruptive or violates university regulations, the host is expected to intervene and contact Campus Security if assistance is needed. Additional fees or restrictions may apply.

Minors

Minor children may be permitted in campus housing in accordance with the University Housing and Accommodation Procedure.

Animals

Animals are not allowed in the rooms, with the exception of certified Guide Dogs, Service Dogs, and emotional support animals as outlined in the Animals in Buildings Policy. A valid government-issued Guide Dog and Service Dog Certificate must be provided at the time of booking.

Handlers are fully responsible for the care and behaviour of the animal, which may not be left unattended in the room. A notice will be posted at the entrance of the room for the duration of the stay to inform others of the service animal's presence.

Emergency Preparedness

Occupants should review the evacuation information posted inside their room, which identifies building exits and muster stations. Anyone with limited mobility is encouraged to inform the Welcome Desk so appropriate evacuation assistance can be arranged.

Emergency exits are alarmed and are to be used only during an actual emergency.

Noise

Quiet hours in campus housing are:

- Sunday–Thursday: 11 p.m. – 7 a.m.
- Friday & Saturday: 12 a.m. – 8 a.m.

During this time, noise should not be heard outside your room or unit, including noise from conversations, music, television, and gaming.

Parties are not permitted anywhere in campus housing or on campus grounds. Occupants have the right to ask for noise reduction at any time of day. If noise continues after a request has been made, Campus Security should be contacted.

Alcohol and Drugs

RRU follows and enforces British Columbia laws, including the legal drinking age of 19. Alcohol may only be consumed inside assigned rooms and is not permitted on patios, lawns, walkways, or any other

outdoor spaces. Concealing open alcohol in containers such as water bottles or travel mugs is not permitted.

Kegs, funnels, drinking games, and other activities where alcohol is the primary focus are prohibited. Excessive drinking that affects judgment or safety is not allowed.

Illegal drug use or possession is strictly prohibited and will be referred to Campus Security and the RCMP.

Smoking and Vaporizing

Smoking and vaping are allowed only in [designated areas on campus](#). This includes cigarettes, cigars, pipes, hookahs, e-cigarettes, vaping devices, and similar equipment. Smoking or vaporizing cannabis, controlled substances, or prescription drugs is not permitted except where explicitly allowed by law and with proper supporting documentation.

Keys and Access

Occupants are responsible for their keys and access cards and may not loan or share them with others. Secured doors must not be propped open, and rooms must not be left unlocked. Lost keys must be reported to the Welcome Desk immediately and replacement fees may apply.

Prohibited Items and Activities

For the safety of the community, Occupants may not access rooftops, mechanical rooms, utility rooms, or other restricted areas and may not climb the exterior of buildings.

Fire and life-safety equipment must never be tampered with, disabled, or misused; false alarms and arson are serious violations and may lead to eviction and legal action. If an alarm or smoke detector beeps or malfunctions. Occupants should contact the Welcome Desk or Campus Security immediately and should not silence or repair the device themselves.

Candles, incense, heated essential-oil diffusers, subwoofers, large, amplified speakers, halogen lamps, illegal drugs, weapons or replicas, camp fuel, and other combustible materials are not permitted in the room.

Inspections

RRU may conduct accommodation inspections with or without the occupant present. For stays longer than 30 days, at least one inspection will occur. When possible, advance notice of the inspection will be provided. Occupants are responsible for maintaining their room and furnishings in good condition, and charges may apply in cases of damage or excessive cleaning.

Facilities and Services



Welcome Desk

The Welcome Desk is located on the main floor of the Sequoia Building and supports Occupants with check-in, navigating campus, and settling in comfortably. They are open 7 days a week, with closure on statutory holidays.

The Welcome Desk also manages incoming calls and provides general information to internal and external clients.

Parking

For check-in, short-term 20-minute paid parking is available directly in front of the Sequoia Building. Parking permits may be purchased at the Welcome Desk or online, and vehicles displaying accessible parking permits may park in designated stalls on campus. Electric and hybrid vehicles must have a valid parking permit and may use paid charging stations for up to four hours before moving to a regular parking space.

Bicycle racks and non-portable E-bike chargers are available across campus and do not require a permit. E-bikes must be parked outside and are not permitted inside campus rooms.

Motorcycles, gas-powered scooters, and other combustion-engine vehicles must be parked in designated exterior parking areas.

Wi-Fi

Campus Wi-Fi is available to occupants throughout the university. Access requires RRU login credentials, such as username@royalroads.ca, and supports all classroom and learning platforms.

Food Services

Healthy meals, beverages, and locally inspired menus are available at [Habitat Café](#), located on the second floor of the Grant Building. Many additional food services and grocery stores are accessible within walking distance of campus.

Campus Store

The Campus Store, located on the main floor of the Sequoia Building, provides convenience items and essentials. It is open during the weekdays and closed on statutory holidays.

Recreation

Occupants are welcome to use the facilities at the [Recreation Centre](#), which include fitness equipment, weights, and drop-in activities such as yoga, badminton, pickleball, and basketball. The campus also offers extensive opportunities for outdoor recreation, with 565 acres of forest and gardens featuring trails, old-growth trees, and scenic views of the Olympic Mountains.

Multi-faith Spaces

The Chapel in the Grant Building and the Interfaith Room in the Nixon Building are open 24 hours a day for quiet reflection, prayer, and personal spiritual practice. The Interfaith Room remains intentionally open and adaptable to all faith expressions; occupants may bring their own prayer mats or accessories, though smudging, candles and incense are not permitted.

Campus Security, First Aid, and Lost and Found

Campus Security is located on the ground floor of the Millward Building and is available 24 hours a day. Security officers provide first aid, assist with safety concerns, and offer safe-walk accompaniment for anyone who feels unsafe moving around campus after dark.

Lost and found items are stored in the Security Office. Items that remain unclaimed after 90 days are responsibly disposed of.



Cohabitation Standards

Commitment to Community

RRU strives to provide an on-campus living environment where all Occupants can live, learn, and work in a space grounded in respect, safety, and dignity. All Occupants are responsible for upholding the expectations and conduct requirements outlined in the University Housing & Accommodation Policy, this Standard, and the resulting Procedure.

Occupants must cooperate with reasonable instructions from university staff, including Welcome Desk personnel, Operations & Resilience, and Campus Security. Failure to do so, or engaging in disrespectful or harmful behaviour toward others, may result in sanctions, including eviction as described in the Procedure.

Conduct, Accountability, and Sanctions

Every occupant has the right to rest, study, and enjoy their living space without undue disturbance. In turn, every occupant is responsible for conduct that supports the well-being of the broader housing community.

RRU may implement corrective measures or sanctions when behaviour negatively affects others or violates this Standard. Sanctions may include written warnings, loss of privileges, restitution, withholding of services, or eviction. Sanctions may be imposed independently of any criminal or civil proceedings.

Appeals

RRU is committed to an appeal process that supports administrative fairness. Occupants who believe a decision or sanction has been applied unfairly may pursue an appeal through the University Housing & Accommodation Procedure, which outlines timelines and required steps.

We're glad you're here, and we hope your time on campus feels comfortable, supportive, and memorable. Welcome home!

Our Neighbourhood

Getting Around

Google Maps directions to Royal Roads University:

- from [downtown Victoria, BC](#)
- from [Victoria International Airport \(YYJ\)](#)
- from [Vancouver, BC](#), via BC Ferries, from Tsawwassen to Swartz Bay ferry terminals
- from [northern Vancouver Island or Nanaimo, BC](#), via BC Ferries Departure Bay ferry terminal
- from [Washington state](#)
- Find information about [BC Ferries](#) schedules and fares.

Greater Victoria's cycling trail system connects to our campus. Bike to Royal Roads year-round to stay active, relieve stress and enjoy nature.

Resources for cycling to campus:

- bike routes — [Capital Regional District Cycling Map](#)
- bike racks — located outside all buildings on campus, with covered bike racks in front of the larger buildings.

Plan your trip with [BC Transit](#) or [Google Maps](#). Buses drop off and pick-up right on campus.

[handyDART](#) also provides an accessible, door-to-door shared transit service for people with permanent or temporary disabilities.

Walk-in Clinics

[Colwood Urgent Appointment Clinic](#), 1910 Sooke Rd #102, Victoria, BC V9B 1V7

[Westshore Urgent and Primary Care Centre](#), 582 Goldstream Ave Unit 104, Victoria, BC V9B 2W4

Pharmacies

[Rexall](#), 1880 Island Hwy #102, Victoria, BC V9B 1J2

[London Drugs](#), 1907 Sooke Rd, Victoria, BC V9B 1V8 Pharmacy closes at 7:00 p.m.

[Save On Foods](#), 1913 Sooke Rd, Victoria, BC V9B 1V8 236-475-8548 Pharmacy closes at 7:00 p.m.

***RRU reserves the right to make updates as required, without notice.

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