



***Response to the Saanich Planning
Department Regarding the Application
by the University of Victoria to Rezone
its Queenswood Property***



May 31, 2011

April 6, 2011

PLANNING
Community Planning

Dear Cadboro Bay Residents' Association:

RE: Application for Development:

Site Address: 2474 ARBUTUS RD
Legal: LOT 1 SECTION 44 VICTORIA LAND DISTRICT PLAN 15918 SEC
339 LGA.
Folder #: REZ00477

An application has been received for a site within your Community Association area. The project is currently being referred to internal departments and external agencies for comment.

We are interested to know if your Community Association:

- Has no objection to the project
- Generally has no objection with suggested changes or concerns
- Does not support the project – please see the attached letter and response.**

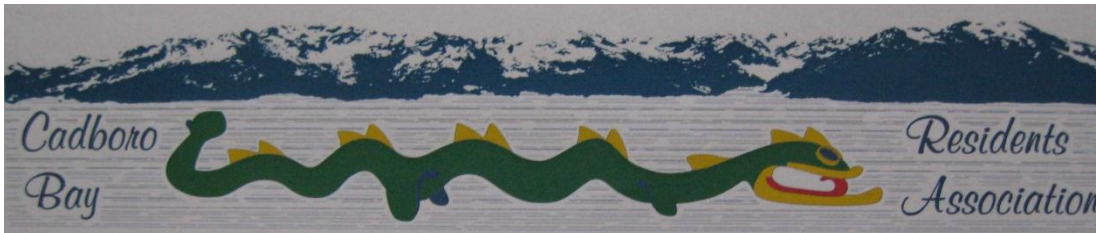
We would appreciate receiving your comments in writing or by email to plansec@saanich.ca within 30 days, in order for us to consider them as we draft our staff report. If you cannot meet this time frame, please email or call our office to indicate if and when you might be able to respond to the referral. If you require further information about the proposed development please contact CHUCK BELL Local Area Planner at 250-475-5494, ext 3467.

It is suggested that you periodically check our website, www.saanich.ca *What's Happening in your Neighbourhood* as any revised site plans for this application will be posted there.

Yours truly,

CHUCK BELL
LOCAL AREA PLANNER

cc: Clerks Department



Elizabeth Borek, President
Cadboro Bay Residents Association
E-mail: catalyst007@shaw.ca

May 31, 2011

BY HAND

To: Chuck Bell, Local Area Planner
Saanich Planning Department
District of Saanich
770 Vernon Avenue
Victoria, B.C. V8X 2W7

CC: Frank Leonard, Mayor of Saanich
Vic Derman, Saanich councillor
Paul Gerrard, Saanich councillor
Judy Brownhoff, Saanich councillor
Susan Brice, Saanich councillor
Leif Wergeland, Saanich councillor
Dean Murdock, Saanich councillor
Vicki Sanders, Saanich councillor
Wayne Hunter, Saanich councillor
David Turpin, President, University of Victoria
Gayle Gorrill, Vice-President, Finance and Operations, University of Victoria
Neil Connelly, Director of Campus Planning and Sustainability, University of Victoria

RE: Rezoning Application for the University of
2474 Arbutus Road and 2330 Queenswood Drive
Folder #REZ00477

Introduction

On March 29, 2011, the University of Victoria ("UVic") submitted a rezoning application for the Queenswood property, which it acquired in 2010. This letter is the response of the Cadboro Bay

Residents Association (“CBRA”) to that application, which is in addition to our letter of May 5, 2011 and a List of Deficiencies, both of which are attached to this letter as Appendix 1.

As UVic has not provided a development plan, the community is unable to fully respond to the rezoning application in its present format. It is essential that the current rezoning application is only considered in the context of a well thought out development plan.

Rezoning of the Queenswood property is not a routine matter: its future use is of significance, not only to the neighbourhood but to the municipality as a whole, for many reasons.

The Queenswood property is owned by a major institution and is surrounded by large blocks of undeveloped public lands with a wide range of potential uses, including community infrastructure and other community-related services, as well as by residential properties. Any re-development of one parcel of land must consider the impact on the municipality and local area. Of significant natural value, the Queenswood property (with adjacent public lands) may be the largest single block of forest cover remaining in the municipality.

Given the magnitude of the impact of the rezoning of the Queenswood property on both Cadboro Bay and Saanich, it is critical that any rezoning application and development plan further the aims and targets of Saanich strategic municipal planning policies including, but not limited to, the Official Community Plan (2008), the Saanich Climate Action Plan (2010) and the Urban Forest Strategy (2010). Future use of the Queenswood property must also be considered in the context of the objectives and policy considerations of the Cadboro Bay Local Area Plan (2002) and the wishes of the community. For a more detailed discussion, see Schedule “A” attached.

In addition to the List of Deficiencies submitted May 5, 2011, comprehensive and detailed management studies must be completed to substantiate any rezoning application and to ensure any development plan furthers the objectives and goals of Saanich strategic planning policies. Detailed traffic management studies, an urban forest strategy, an impact on climate action plan, and an urban growth strategy plan specific to the Queenswood property must be done before a rezoning application can be considered, as they each impact the community in their own ways and cannot be considered in isolation.

The process and methodology used to prepare this response is detailed in Schedule “B” attached.

Community Response

At its May 11, 2011 Annual General Meeting (AGM), CBRA took the opportunity to canvass the community at large and gauge public opinion to the rezoning application. A summary of the results of this survey is attached as Appendix 2. The results of the survey can be broken down into six main areas of concern, and are summarized as follows:

1. Public Consultation Process

Of grave concern for the majority of residents is the lack of any meaningful public consultation by UVic. 96% of those surveyed feel that, to date, UVic has not adequately responded to their concerns regarding the rezoning of the property. At the same time, 95% of those surveyed would welcome UVic engaging in meaningful consultation with the community. A more detailed report on UVic's public consultation process to date is attached as Schedule "C".

2. Permitted and Prohibited Uses

Residents are extremely concerned about the lack of a clear plan for the intended use of the Queenswood property, given the broad and varying proposed uses in the rezoning application. Of those surveyed, 100% do not support the rezoning application without UVic first submitting a plan for the use of the property. There are many types of land use that would be compatible with the nature of the neighbourhood. Refer to the results of question 1 in CBRA's survey (Appendix 2) for details on the uses that are supported by the community.

3. Urban Forest and Ecosystem

The community has overwhelmingly voiced as their primary concern their wish to retain the existing urban forest, which covers over 70% of Queenswood, and to protect the delicate ecosystem on the property. Of those surveyed, 96% support retaining the existing urban forest in its present state. Although UVic commissioned an environmental study in the fall of 2010, further and more detailed studies are required, most of which have been requested in the List of Deficiencies (Appendix 1). Schedule "D" provides further details on concerns expressed regarding the urban forest.

4. Height, Setback and Density

The survey showed that expansion of the existing building footprint and parking lots was definitely not supported. As well, only 2% of those surveyed supported buildings taller than 10 meters. Given the overwhelming desire to retain the existing urban forest as outlined in item 3 above, the proposed setbacks of 10 to 15 meters in UVic's rezoning application are unacceptable and are not supported by the community. Schedule "E" outlines community concerns around density.

5. Heritage

There was strong support for protecting the heritage values of the property, such as the Di Castri Queenswood Centre. A "Statement of Significance" is requested for possible heritage

designation consideration. Please see Schedule “F” for a more detailed report on the heritage of the Queenswood property.

6. Traffic

Traffic management and transit planning will be required for the proposed rezoning application and is a major concern for the community. Any major expansion of the building density on the property will significantly impact traffic along all of the streets that border the property, as well as on the feeder streets leading towards it. 96% of survey respondents would not support widening Arbutus Road. For a more detailed report on traffic, please see Schedule “G”.

Subsequent to completion of the survey at the AGM, residents expressed concerns regarding public safety and security (Schedule “H”), and consideration of First Peoples presence (Schedule “I”).

Summary and Recommendations

In order to regain public confidence in the rezoning process, it is crucial that UVic present a formal and detailed plan for its intended use of the Queenswood Property, and undertake adequate studies as requested in the List of Deficiencies as well as in this letter. It is equally crucial that UVic consider the views of the community. There are many uses for the Queenswood Property that would be embraced by the community if there was meaningful consultation.

The proposed rezoning in its present form provides no certainty for the community; if UVic is allowed to proceed with its rezoning application without a plan, the net result could, and would, materially affect the lives of the residents of Cadboro Bay, the community at large and significantly impact the environment and delicate ecosystem of the Queenswood property.

In order to move forward we respectfully request that UVic engage in meaningful and adequate consultation with the community.

Yours sincerely,

Elizabeth Borek

Elizabeth Borek
President,
Cadboro Bay Residents Association

LIST OF SCHEDULES AND APPENDICES

Schedule “A” – Compatibility with Saanich’s Strategic Planning Policies	1
Schedule “B” – Process and Methodology	6
Schedule “C” – Review of UVic’s Consultation Process	7
Schedule “D” – Urban Forest and Ecosystem	11
Schedule “E” – Density	13
Schedule “F” – Heritage	14
Schedule “G” – Traffic	20
Schedule “H” – Public Safety and Security	22
Schedule “I” – First Peoples’ Presence in Cadboro Bay	23
Appendix 1 – List of Deficiencies and Covering Letter	25
Appendix 2 – Results of Survey Conducted at CBRA AGM	30
Appendix 3 – Letter from CBRA to UVic	33

SCHEDULE Compatibility with Saanich Policies

All rezoning applications and development plans in Saanich are required to further the aims and targets of the municipality's strategic planning policies. This report will focus on the Queenswood rezoning application and its relationship to Saanich's Official Community Plan, 2008 (OCP), Cadboro Bay Local Area Plan, 2002 (LAP), Urban Forest Strategy, 2010 (UFS), and Climate Action Plan, 2010 (CAP).

1. Official Community Plan

The Sustainable Saanich Official Community Plan (OCP) clearly states that any additional "...

environment more compact and avoiding building out into...environmentally islands can also reduce the need for and cost of further extending public infrastructure... (OCP, pg. 16)

The OCP opens with the following statement:

"Environmental integrity assures the continued health of essential life systems of nature, including air, water, and soil... Conservation of diverse ecosystems is critical to the well-being and survival of our own and future generations (OCP, pg. 4-2)

Future generations are emphasised many times, including in Section 4.1: *Natural Environment*

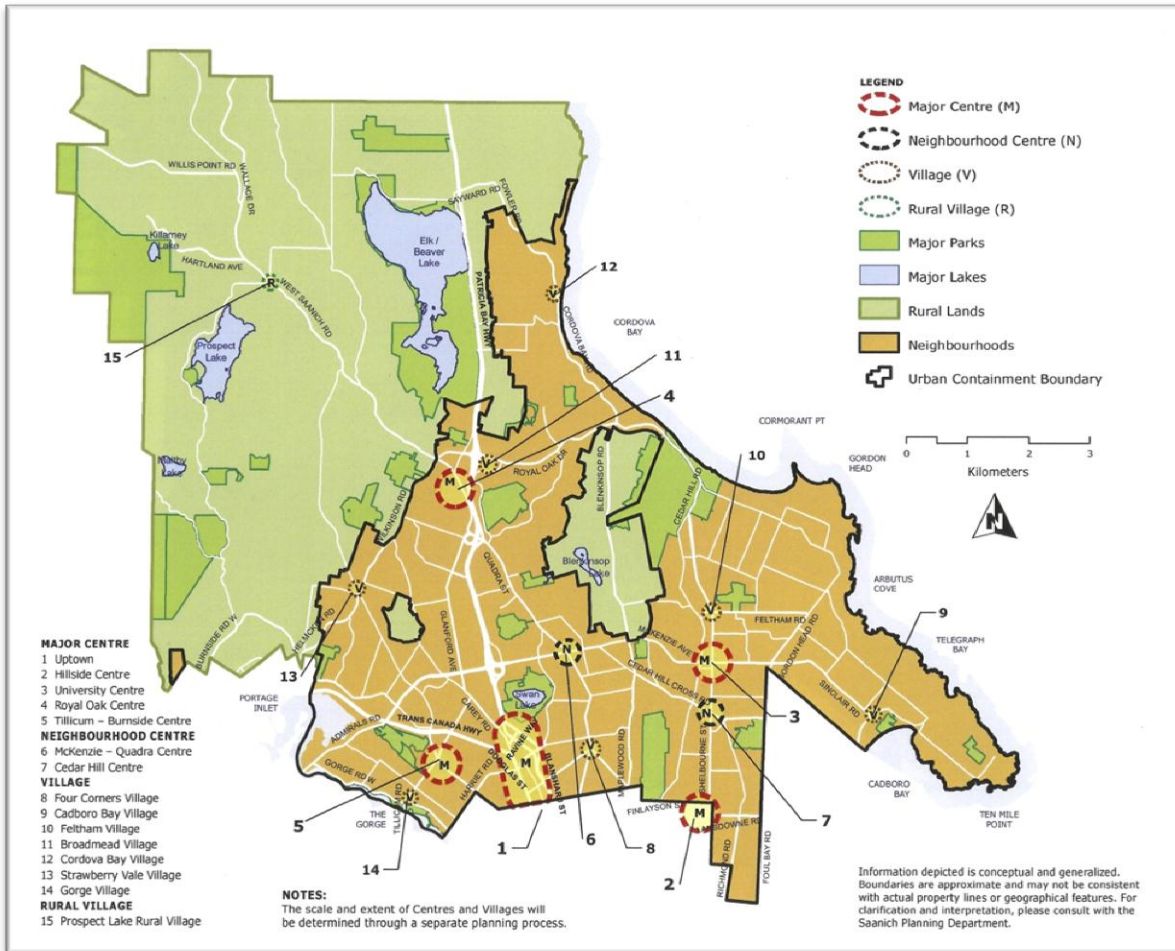
"The challenge now and in the future will be to continuously restore and protect the natural environment, minimize the impacts of the built environment, and manage the effects of climate change to ensure a similar or better life quality for future generations" (OCP, pg. 4-3)

Section 4.1.2: *Sustainable Ecosystems* provides UVic with the opportunity to lead the way with ongoing and effective stewardship of the environment. It states:

"The preservation and enhancement of our heritage was founded and depends on raising public awareness and encouraging...institutions to conserve natural resources and restore the natural environment for the benefit of future generations (OCP, pg. 4-6)

It is worth noting that within the OCP, UVic's main campus is designated as a "Major Centre" on Map 4 below, along with Uptown, Tillicum and Hillside. By contrast, the Queenswood property

lies within the semi-rural area of Cadboro Bay. Since the main campus is obviously the major centre, and there are large tracts of land on the campus that are vacant, should the development of UVic not be confined to that “Major Centre” instead of sprawling out into the semi-rural area of Queenswood?



Map 4: Urban Containment, Villages and Centres

The OCP specifically states that

(OCP, pg. 4-23). No

Development Plan on the proposed use of the property has been submitted by UVic with the application for rezoning.

For its part, UVic contends that because the Queenswood property is surrounded by other properties that are zoned for “Institutional” use, it is therefore appropriate for the Queenswood property to be zoned for “University” use. It made this argument at the second Open House, as well as at a meeting with its Advisory Committee. However, as mentioned

previously, UVic is designated as a “Major Centre” in the OCP, which makes it a relatively large institution as compared to the small, neighbouring institutions it is referring to, such as the small Frank Hobbs Elementary School on nearby Haro Road, or the Residence of St. Ann on the Queenswood property. In other words, one really cannot compare these properties to the proposed rezoning of Queenswood as “University”.

2. Cadboro Bay Local Area Plan

The LAP ascribes high priority to maintaining the semi-rural character of the Cadboro Bay area within an urban setting. This semi-rural ambience would include parks, open spaces, natural vegetation and trees. In addition, residents specifically requested that there be neither sidewalks nor streetlights in the Queenswood area. Thus, one is hard pressed to see how the potentially massive development of the Queenswood property that UVic is proposing is consistent with the maintenance of Cadboro Bay’s semi-rural character. And since it would appear to be inconsistent with this requirement, logic dictates that the application is contrary to the overall stated goals and objectives of the LAP.

3. Urban Forest Strategy

The UFS, the OCP and the LAP all emphasise the vital importance of the urban forest for the future of the human species. The UFS in its Vision Statement says:

Urban forests are a vital part of our environment. They are a natural resource that is widely recognized and appreciated for the contribution that it makes to our

Also in the UFS under the title “Benefits

Urban forests contribute to the climate change resiliency of Saanich by reducing our carbon footprint by sequestering carbon, filtering air and water, protecting our watersheds, creating shade, providing habitat, and slowing wind and storm water. Urban forests contribute to the social fabric by providing healthy and enjoyable recreation opportunities, moderating local climate.....and are critical to mitigating the urban heat island” (UFS, pg. 5)

As for the OCP, it states:

change....promote and encourage the protection and designation of indigenous, significant trees and wildlife trees.....improve the retention of our trees (OCP, pg. 4-7)

The overall tree canopy decreased by 12.6 percent between 1986 and 2005 (UFS, pg. ii). The community views the urban forest as more than just “trees” – it encompasses a much greater ecosystem component.

The UFS, which was adopted by Saanich on October 14, 2010, also *related plans and bylaws that Council has adopted also supports related management and planning initiatives..... such as the Climate Action and Climate Action Adaptation Plans,* (UFS, pg. 6)

The UFS and the LAP both encourage environmental stewardship and where appropriate, conservation or restrictive covenants. It is in its policy of *Growth Management* to “Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resour” (OCP, pg. 4-11)

Although UVic’s application does not include a formal development plan, it does call for an increased building footprint, including unlimited density, increased building height, and a setback of only 15 meters. Taken together, these steps could, if approved, remove most of the urban forest currently covering over 70% of the property.

UVic’s Queenswood rezoning application does not demonstrate sensitivity to the ecosystem and urban forest on the Queenswood property, elements that Saanich Council should consider paramount when reviewing the application.

4. Climate Action Plan

The Saanich Climate Action Plan (CAP) sets an objective to reduce greenhouse gases (GHG) by 33% by 2020. CAP states vehicle emissions are the most significant source of greenhouse gases in the CRD, currently representing 62% of Saanich’s community emissions inventory, and that, to achieve real reductions, a determined focus must be placed on reducing reliance on passenger vehicles. CAP lists various strategies such as increasing transit ridership, increasing walking participation and increasing cycling participation as part of the solution.

At the same time, two of the major concerns of the Cadboro Bay community regarding the impact of the re-zoning of Queenswood are the many negative influences of increased traffic on Arbutus and ancillary roads and destruction of the Queenswood ecosystem and urban forest due to increased traffic, access roads, and parking requirements.

Thoughtful and creative planning for the re-zoning of the Queenswood property is required, and provides a unique opportunity for all the members of the community (UVic, residents, and businesses) to come together with Saanich Planning and create a plan the residents can embrace, and that will help achieve the target GHG reduction of 33%.

5. Conclusion

Not surprisingly, there is considerable overlap between the OCP, the LAP and the UFS.

Nevertheless, two main themes emerge from these three documents:

- i) Maintaining the neighbourhood character is of principal importance when considering new developments within established areas. Building height and maintenance of contiguous tree cover are factors that impact on the ability of a new development to integrate into established neighbourhoods;
- ii) Creating a sustainable region means protecting the urban forest and ecosystems, and limiting urban sprawl. Conservation of life-supporting ecosystems is critical to the well-being and survival of our own and future generations.

A review of these principle documents within Saanich's planning process as they relate to the Queenswood rezoning application can only lead to one conclusion: the application does not conform. Indeed, the application is clearly in conflict with the important aspects of the relevant documents.

SCHEDULE B "- Process and Methodology

On April 11, 2011, CBRA established the Queenswood Committee, a special working committee made up of four CBRA Board members and six local residents. This Committee was charged with preparing a response to UVic's rezoning application for consideration by the CBRA board. Five open meetings of the committee were held. These meetings were advertised in advance, and community residents were invited to contribute their concerns and perspectives. The minutes of the Queenswood Committee meetings are available on the CBRA website at www.cadborobay.bc.ca.

To assist in gauging public opinion, the CBRA developed and administered a survey to residents attending the CBRA Annual General Meeting on May 11, 2011. The results of this survey provided information about community reaction to possible uses of Queenswood and other community concerns. In order to preserve the integrity of the survey data, results were tabulated from only the 118 surveys completed at the AGM. Surveys requested and completed by residents at other times were reviewed and substantiated the results of the 118 surveys. In addition, the survey results confirm the community input to UVic at its two public meetings, and at the March 22, 2011 public meeting organized by a local resident and attended by over 200 people.

In reviewing UVic's proposal, the committee conducted a review of UVic's application and various other relevant documents that include but are not limited to: the Saanich Official Community Plan, the Climate Action Plan, the Urban Forest Strategy, and the Cadboro Bay Local Area Plan. The Committee completed a line by line review of UVic's Application for Rezoning, examining issues of density, lot coverage, special conditions such as setbacks, height restriction, building footprint, permitted uses, traffic and access, environmental issues, amenities and parkland, heritage, first people and archaeological factors, as well as cell phone tower and lighting considerations.

In preparing this community response, CBRA has endeavoured to solicit the broadest possible opinion from residents. The report was considered and approved by the CBRA Board of Directors at a meeting on May 25, 2011.

SCHEDULE-Review of UVic's Consultation

The residents of Cadboro Bay have expressed their concerns about the inadequacy of UVic's consultation process on many occasions. Most recently, at the CBRA AGM held on May 11, 2011, 96% of respondents stated that they felt that, to date, UVic has not responded adequately to their concerns regarding the rezoning of the Queenswood property.

Listed below are examples of the concerns that have been expressed by residents around the process:

1. Queenswood Advisory Committee

In 2010, UVic established the Queenswood Advisory Committee with the following stated purpose: *"to provide input into the rezoning process for the Queenswood property"*. Three members of CBRA were on this committee. A letter sent by CBRA to UVic on Feb. 21, 2011 (attached as Appendix 3) indicates that these members of the committee felt that their concerns had not been heard. No minutes of any of the meetings of the Queenswood Advisory Committee were kept. As well, residents of the community who asked to attend these meetings as observers were refused.

2. Public Meeting held on Feb. 8, 2011, and the Proposal Presented at that Meeting

- a) The open house held by UVic on Feb. 8, 2011 to present its proposal for the property was advertised only one week in advance. This includes all forms of communication including e-mails to individuals who had registered with UVic asking to be kept apprised of meetings, and advertisements in the Saanich News and Times Colonist. This is insufficient notice for a meeting of this importance to the community.
- b) The room at St. George's Anglican Church at which the Feb. 8 meeting was held was inadequate in size. This limited the number of people who could attend the meeting, and many individuals had to stand. As well, no sound system was provided making it impossible for many to hear.
- c) The environmental assessment which had been promised before the meeting was not available; as a result residents were unable to read the report in advance and were therefore unable to raise any questions or issues.
- d) The proposed application that was presented completely disregarded the feedback that had been received from the first open house held on November 30, 2010. A slide in the presentation given by UVic at this open house summarized their general findings:

Open House #1

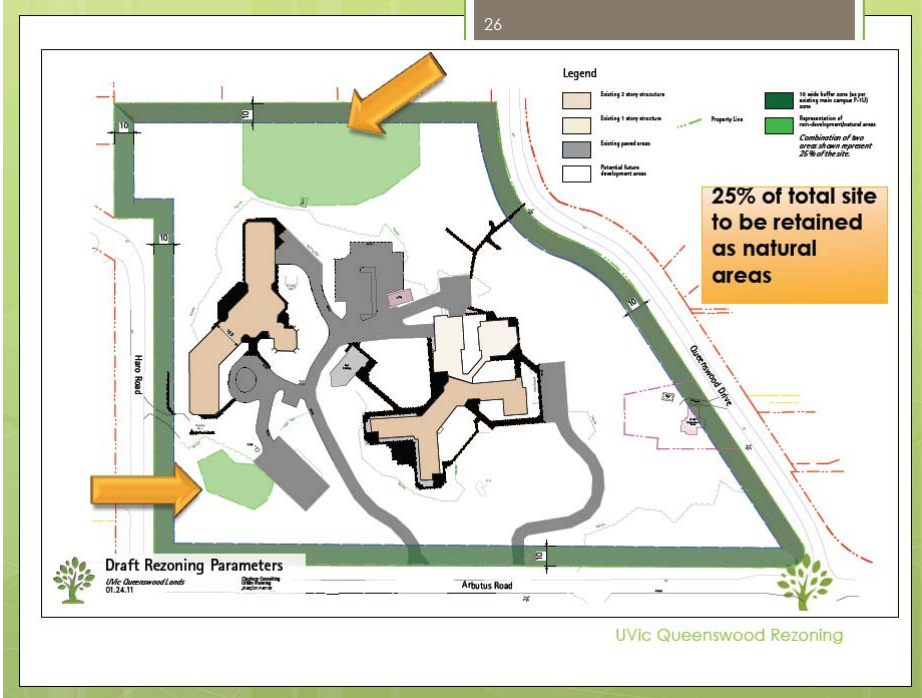


- Over 100 guests
- 60+ comment sheets returned
- General Findings
 - Retain rural character
 - Use property as it is currently being used (retreat)
 - Don't change roads
 - Keep the forest as is
 - Develop university uses that are compatible with the property



UVic Queenswood Rezoning

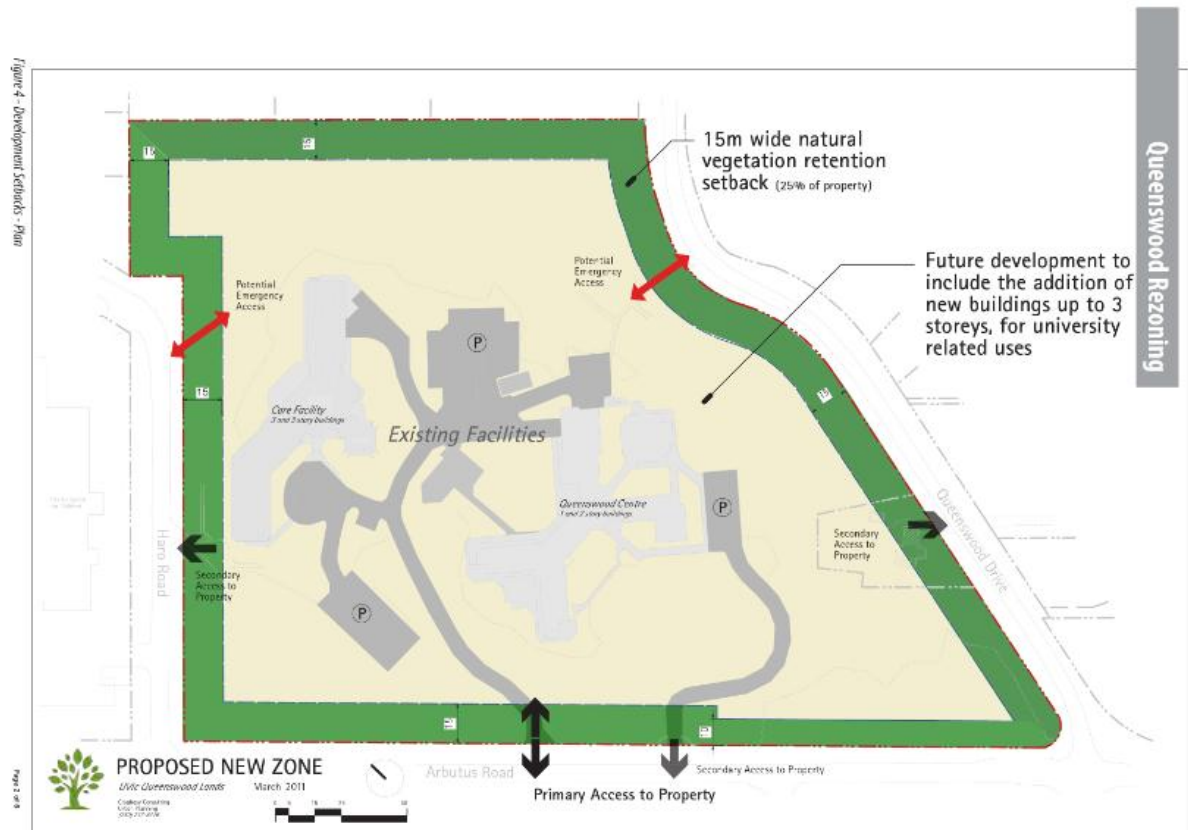
The proposal put forward by UVic then went on to completely ignore the general findings. The rural character was not retained, the forest was not protected, and there was no protection for the existing roads (in fact, several new road accesses were added), as can be seen in this slide from UVic's presentation:



The proposed height for the buildings on the property was 30 meters, which is three times the height permitted on the Saanich portion of the main UVic campus. The total lot coverage was up to 50% of the site

3. Proposal Put Forward by UVic on March 17, 2011

On March 17, 2011, UVic distributed a pamphlet to all households in Cadboro Bay with a revised proposal. The diagram below is taken from this proposal:



In the revised proposal, the building height was reduced from 30 meters to 15 meters. It should be noted, however, that 15 meters is still 50% higher than what is permitted on the main UVic campus.

The new proposal did not include the limitation on lot coverage, which means the potential lot coverage increased from 50% in the Feb. 8 proposal to 75%. In addition, although the new proposal showed an increase in the setback from 10 meters to 15 meters on 3 ½ of the borders, the two green protected areas indicated by yellow arrows in the diagram in section 2 above have disappeared.

In summary, the new proposal did not significantly change the density of the original proposal, as the decrease in height was offset by an increase in lot coverage.

No public meeting was held by UVic to discuss the revised proposal. On March 22, 2011, over 200 people attended a Town Hall meeting organized by a resident on the Queenswood proposal. It was evident from this meeting, attended by two representatives from UVic, that the application as described in the pamphlet distributed to householders did not address any of the community's concerns about traffic, density, protection of the urban forest, intended uses and other issues. Despite the near unanimous and unmistakable lack of support for its application voiced at this meeting, UVic filed the application with the Saanich Planning Department unrevised on March 29, 2011.

4. Timelines

The terms of the mortgage registered on the Queenswood property state the following (NB. In the excerpt below, UVic is the Mortgagor, and the Sisters of St. Ann are the Mortgagee):

"The Mortgagor shall not sell, or transfer title to, the Mortgaged Lands on or before June 25, 2020 without first obtaining the consent in writing of the Mortgagee. Provided that if the Mortgaged Lands are not zoned (in the application of all reasonable best efforts and due diligence of the Mortgagor) to permit use for the purposes set out in the Purchase Contract or before June 25, 2015, then the Mortgagor may sell, or transfer title to the Mortgaged Lands

In other words, UVic has over four years to obtain a successful rezoning of the Queenswood property. The community feels that UVic is acting with undue haste in its attempt to have the property rezoned. Despite this, the results of the survey clearly indicate that the residents of Cadboro Bay would welcome meaningful consultation with the University moving forward.

¹ From a copy of the mortgage document registered against the Queenswood property, obtained from the Victoria Land Title Office.

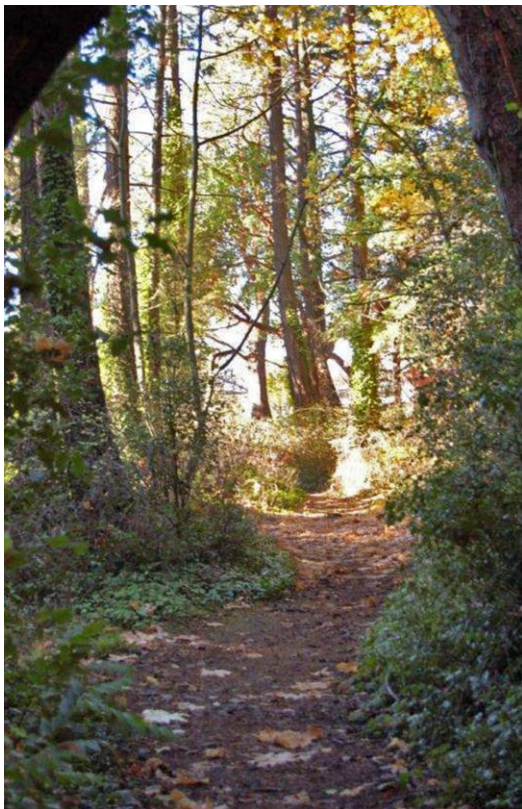
SCHEDULE D - "Urban Forest and Ecosystem"

Residents feel very strongly about the urban forest on Queenswood. This was made abundantly clear by the large number of comments regarding this issue received by UVic on their November 30th open house survey. Again, on the May 11, 2011 CBRA survey (Appendix 2, Question 6), residents voted overwhelmingly for retention of the urban forest and ecosystem on the Queenswood property. Comments on other questions reinforced this conclusion. For instance, a number of people who responded "Yes" to question 4

("Do you support expansion of the existing ~~to~~ ^{to} ~~qualify~~ ^{qualify} their answer with "... provided there is no loss of ~~fore~~ ^{fore}")



Why do residents feel so strongly about the trees on Queenswood? Answers are varied and often vague, but it is clear this is one of the most critical issues around the Queenswood rezoning. The feeling is visceral and difficult to explain on a purely rational level.



Many residents see the trees and wetlands of Queenswood as an integral part of something larger - as part of the larger Haro Woods, which also embraces the Goward House Property and the beautiful treed properties along Queenswood. They see this not as a collection of trees, but as one system that functions together, an ecosystem alive with marvelous birds and creatures. Remove Queenswood and this distinctive ecosystem is fragmented. Once fragmented, the parts do not add up to the whole. The wildlife aspect of this ecosystem is important to many residents in that it deepens their primal need to feel connected with nature. This wildlife and natural wild woodland is attractive to tourists and new investors, as well as to residents.

Many residents view the entire ecosystem of Haro Woods as an oasis of serenity; an escape from

faceless urban sprawl. Traveling along Arbutus Road through the woods brings a feeling of peace, and reminds us of our connection with nature.

Queenswood itself is a beautiful property; it includes tall trees, delicate fawn lilies, connecting green ways and the historical Di Castri building. The Queenswood Centre and property are as integral to our neighbourhood as Mystic Vale and Haro Woods.

The destruction of wetlands, trees and wildlife on Queenswood and losing this portion of the ecosystem would be seen as ecological devastation, at a time when all levels of government have increased protection of watersheds and endangered ecosystems on land and water.

Economically, the appeal of the semi-rural urban forest character of our community is reflected in higher house prices which result in increased property tax revenue for Saanich. This charming semi-rural aspect is what sets us apart from other communities, and Victoria apart from other cities, making it attractive to clean high-technology businesses.

Rationally, we know trees and shrubs affect the quality of the air we breathe. They trap and filter airborne dirt, sand, ash, dust, and pollen, which rain then washes into the soil. Trees and shrubs cool the hot surrounding air in summer, and break the cold winds in winter. They also provide habitat and nesting places.

Environmentally, our urban forest filters water through its root systems, playing the essential role of slowing the water run-off from rain and snow, thereby reducing soil erosion and sedimentation.

Scientifically, ecological information on Queenswood is lacking, making it impossible for both community residents as well as municipal politicians to make informed decisions about the rezoning application. Hence the request for more information in Appendix 1 – List of Deficiencies – Environmental Deficiencies.

A cursory Environmental Report was commissioned by UVic in November 2011. The main value of the ENKON Report lay in identifying some of the work required to make a meaningful, thorough, environmental study. An important recommendation was to determine to what extent the site is being used by breeding birds by studying within meaningful seasonal time frames, particularly in early spring. Although ENKON has recently done some field work at the Queenswood property, it may have commenced too late in the spring to fully capture all of the required information.

Our community is strongly supported by Saanich in its desire to preserve our urban forests, as discussed in Schedule A - Compatibility with Saanich's Strategic Planning Policies. Much time and taxpayers money has been spent on creating new policies to protect trees in Saanich and vanishing urban forests/ecosystems.

SCHEDULE E – "Density"

Page 2 of UVic's rezoning application clearly states that no maximum density is proposed for the Queenswood property. The size of the property is 6.13 hectares, or 61,300 square meters. On page 10 on the application, under section 5.5 *Setbacks*, it states "A setback of 15 m is being provided for the majority of the site boundaries for visual screening and protection. In the area of the open, grass field, fronting on Arbutus Road, the setback is reduced to 10 m (See Figure 4). This buffer area comprises 25% of the total site area, to be left in its natural state." This means that up to 75% of the property, or 4.6 hectares, could be built on.

For the purposes of this review, we will assume that only 50% of the property will be built on, and that the remaining 25% will be taken up by roadways, paths, parking areas, etc. This means that the lot coverage would be 3.07 hectares, or 30,700 square meters. UVic has stated that it intends to build buildings that are 3 storeys high, which would result in a total floor space of 92,100 square meters. This is 1.8 times the size of the Uptown Centre as it is currently built². The buildings that are presently on the Queenswood property compose a total of 6,201 square meters. UVic is proposing a maximum building density of 92,100 square meters, which is 15 times the size of the existing buildings.

The number of parking spaces required for a development of this size is 1,842 (assuming Saanich's current requirement of 1 parking space for every 50 square meters). This is the equivalent of 5 Royal Jubilee Hospital parkades. The site currently has parking for 71 vehicles; this means that 26 times as many parking spaces will be required for the new buildings.

In the pamphlet distributed to the residents of Cadboro Bay containing information about its rezoning application, UVic expressly states that it may, in the future, approach the Board of Variance to allow increased height. UVic has already successfully varied the height on buildings on the Saanich portion of its main campus, which has a height restriction of 10 meters; it should be noted that the height UVic is requesting in its current application for the Queenswood property is 50% higher than that permitted on the main campus. It is therefore not unreasonable to assume that UVic may in the future apply for variances that increase the density beyond that described above.

In the 2008 Saanich Official Community Plan, point 4 under Section 4.2.4 *Neighbourhoods*, states the following general policy:

0

The density as currently proposed in UVic's application in no way fits with the character of the neighbourhood.

² Source: Morguard Investments, developer of the Uptown Centre.

S C H E D U L E - Heritage "

The University of Victoria's proposal for rezoning of Queenswood does not consider heritage values. As presented, UVic's proposal would permit the destruction of essential elements of the heritage of Saanich and western Canada.

Queenswood has always been a centre for community life for residents of Cadboro Bay, Gordon Head, Ten Mile Point and Arbutus. The heritage of Queenswood represents the heart and soul of the community. Queenswood is a key tie for the Victoria area with the history of Canada. Queenswood marks in time, and represents the values, reflected in Victoria's development. Its heritage importance deserves to be fully recognized and respected in any proposal for development or changes to the current zoning.

Queenswood represents 15 acres of land bordered by Arbutus, Haro and Queenswood Drive purchased from the Sisters of St. Ann in 2010. 70% is forest.

1. First Peoples' Heritage Values

The Songhees lived on this land for 4000 years. There are numerous burial sites and other places sacred to the First Peoples in the immediate perimeter of Queenswood. There has been no archeological investigation to determine if Queenswood hosts sites or artifacts of importance to the Songhees. UVic's proposal makes no reference to First Peoples. The urban forest at Queenswood represents values essential to the East Coast Salish Peoples and all First Peoples.

2. Queenswood: A Heritage of Community Involvement³

The first permanent structure, a large mansion, was built in 1928 by Colonel Alan Abbott Sharland, who had moved to Victoria with his wife from England. Called "Queenswood House," this home was popularly known in Victoria as a place for garden parties in the summer and balls in the winter. The property was much larger than the 14 acres on which Queenswood now rests. It was an extravagant property which was the centre of the community with a chauffeur's self-contained quarters, a summer house and game farm. The Sharlands eventually returned to England and sold Queenswood House to the Kilgours who ran the Birdcage Restaurant on Government Street. Long-time residents of the neighbourhood remind us that the Kilgours kept a "tea house" at the entrance to the property on Arbutus. This was for a long time a community gathering place. A fire in 1958 destroyed the mansion, and it proved too expensive to rebuild. The lot sat empty until 1962 when the Sisters of Saint Ann bought it to build their new residence. As owners, the Sisters of St. Ann, a Congregation which has always sought to serve in our neighbourhoods, have encouraged extensive and continual community use of Queenswood. Queenswood has always been used for community events.

³ The information in this section is from the website: <http://www.queenswoodvictoria.ca/about/places>

3. Heritage of the Original Queenswood House⁴

Important vestiges of the old Queenswood House remind us of how this part of Saanich was first developed. At the entrance to Queenswood one sees a stone fence with pillars and an iron gate. The pillar on the left side has "Queenswood" engraved in it, and pillar on the right side has "House" engraved in it. This was the original entrance to the property from Arbutus Road.



Arguably the most-loved vestige is the stone-walled garden, originally built as a rose garden for the mansion. Col. Sharland hired Scottish stonemasons to travel to British Columbia to build this beautiful structure. The motivation for this stone garden, its form and shape and the techniques used in its construction are important reminders of the first builders in this part of Saanich.



The existing shed at Queenswood was originally constructed with the mansion as its squash court. Looking inside the shed you can see the innumerable squash-ball marks covering the white walls.

The original games keeper house, a residence at 2330 Queenswood Drive, is listed in the 2008 Saanich Heritage Registry with the following comments. "Typical of the Period-Revival work of James & Savage during the interwar years, this charming cottage displays a Storybook appearance, with its diamond-paned casement windows, wavey-edged boarding in the tops of

⁴ The information in this section is from the website: <http://www.queenswoodvictoria.ca/about/places>

gables, tightly-clipped eaves and picturesque massing. The house, cross-gabled in layout, also features stuccoed walls, a prominent external chimney and is beautifully landscaped.”⁵

As a young boy Fenwick Lansdowne convalesced from polio at Queenswood House. His period at Queenswood ignited his passion for painting birds. Lansdowne developed into one of the Canada’s most renowned wildlife artist.

The stone steps that lead from the existing driveway date from the 1920s. They match the rock-work of the Mary Garden and along Arbutus Road. The property hosts a number of other significant elements, including a water feature and a stone sundial with the date, May 31, 1922.



A key remnant of Queenswood House is the Queenswood name itself. Before Col. Sharland bought this property, it was owned by the Queenswood Land Company. Col. Sharland adapted the company's name for his home, calling it "Queenswood House." When the Sisters of Saint Ann built their residence for young sisters studying at UVic, they adopted Col. Sharland's name, calling the residence "Queenswood House of Studies."

4. Unique Architectural Heritage of Man and Nature

Queenswood is the site for one of the most remarkable buildings in western Canada, a unique example of the modern west coast style of architecture in the shape of the human body. John Di Castri, the well-known architect who designed the building, described the building in terms of man’s relationship to the land, in words familiar to the Songhees.

"Queenswood was inspired and evolved based on spirituality developed in harmony with the contours of the site. There was always the awareness of the land."

⁵ http://www.saanich.ca/discover/artshheritagearc/heritage/pdf/cadboro_bay.pdf

and rise of the terrain and the orientation of light with the natural surroundings." (John Di Castri)

The concept of the building speaks to the relationship of man to nature and evokes questions of spirituality which are all too absent from present consideration of heritage values. While the chapel represents the heart and soul of the body, it is actually the lowest part of the structure. The chapel does not seek to dominate the trees. The soul of the building is sheltered by the trees. As an understanding and testimony to man's relationship to nature in the 1960s, the building is unique in Canada.



The Queenswood Building has a unique anthropological form.

Man is more than an erect biped who requires a physically created enclosure to provide shelter and sustain life. He also has an intellect and a spiritual dimension by which he is capable of developing a culture which reflects his values in respect to society and himself" (John Di Castri)

The Queenswood Building is unique and an important part of Saanich's, and British Columbia's architectural heritage. Future generations should have the opportunity to admire and reflect

on this expression of man's relationship to nature and space as represented by this 1960s treasure.

5. Heritage of Sisters of St. Ann: Service to our community⁶

Queenswood has immense community heritage value. The building is closely associated with the Sisters of St. Ann and their pioneering role in education and health care in British Columbia.

Four Sisters of Saint Ann from Quebec, traveling for two months by a round-about route through the Isthmus of Panama, glided into the Victoria harbour aboard the SS Seabird on Saturday, June 5, 1858. The Sisters' first home was a rundown, empty log cabin. On Monday, the Sisters opened their home as a school for the local children beginning a history of service to our communities which continues uninterrupted to this day. The cabin was enlarged several months later to accommodate more students, including orphans, and to receive a sick woman. In 1859, and again in 1863, more Sisters arrived from Quebec. Before Canada even existed these brave, remarkable women journeyed for months to establish British Columbia's first schools. The Sisters began missionary work up-Island, on the mainland and even into Alaska. Education and health care were primary needs in the developing frontier. The Sisters came to know and love the families of the Aboriginal population, the miners, farmers, merchants and traders along the Pacific Rim.

In 1864, the Sisters went to Duncan (Cowichan) where many First Nations people lived. Here the Sisters opened a school especially for the Aboriginal girls of the Cowichan area. Nanaimo, a coal mining town, was another notable foundation (1877) on Vancouver Island. Nanaimo became a girls' boarding school and Duncan, after 1904, became a boys' boarding school. The first mission on the mainland was on the delta of the Fraser River at a place now called New Westminster (1865). There the Sisters opened Saint Ann's Academy which attracted both Aboriginal and non-Aboriginal girls.

In 1875, at the request of James S. Helmcken, M.D., and Bishop Charles John Seghers, the Sisters agreed to open a hospital in Victoria. While the two-storey building was under construction, the Sisters sought advice and direction from medical professionals and studied health care requisites. By 1876, Saint Joseph's Hospital was ready to receive patients. This was none too soon, for the first patient was admitted during the opening celebrations. In 1900, a School of Nursing was established in connection with the expanded hospital. The Sisters of St. Ann were preparing our young people for the future and caring for our communities over one hundred years ago.

The Gold Rush years necessitated hospital care for miners and their families. The Sisters began a hospital in Juneau, Alaska, in 1886, and in 1898 went up the Yukon River to Dawson, in the

⁶ The information in this section is from the website: <http://sistersofsaintAnn.org/bc/history.htm>

Klondike, where a typhoid epidemic was raging. There, the Sisters accepted to continue the hospital work begun by Father William Judge, SJ. In both places, and elsewhere in the North, schools and other ministries were initiated.

Meanwhile, education and health care expanded across British Columbia: Williams Lake, Kamloops, Vancouver, Campbell River, Oliver, Nelson (to name a few). For a time, the sisters taught in Port Angeles, Washington. In more recent years, ministries have broadened into a variety of services. Doors have opened in such places as the Northwest Territories, Alberta, Ontario, and some of the Western States.

The role of the Sisters of St. Ann is a remarkable page in the history of Canada. Queenswood is intimately linked with the history of the Sisters of St. Ann. On the grounds of Queenswood are many trees which were planted to mark the anniversaries of the individual members of this Congregation who selflessly served, and continue to serve, our communities. These women do not ask to be remembered. Indeed, their selfless service is the antithesis of this sentiment. Rather, our community has an obligation to itself to remember the contribution of these remarkable women to the history of Victoria, British Columbia and all of Canada.

A favourite symbol of Venerable Marie Ann Blondin, the Founder of the Sisters of St. Ann, was the tree.

“The deeper a tree sinks its roots into the soil, the greater its chances are of growing, branching out and
(Blessed Marie Ann Blondin)

6. Conclusion

Queenswood represents a rich, unique heritage of national importance. It has high contextual value for the immediate neighbourhood. This remarkable building and site help define the community's sense of time and place. This value will only be more important to future generations.

Queenswood's heritage values deserve to be fully understood and fully protected. A comprehensive value statement should be generated for the property with full community involvement.

The University of Victoria could be asked to enter a covenant to protect the Queenswood building and site and to protect fully the numerous local, regional and national heritage values represented by the property. UVic could use Queenswood for many purposes while fully respecting these essential values.

SCHEDULE G - Traffic

Increasing density on the Queenswood property will have a dramatic impact on traffic, with ripple effects far beyond the property. Not only does it threaten the character of the neighbourhood, it also inconveniences motorists and residents for miles around. At some point, roads would have to be widened and upgraded and traffic controls, bus pull-outs, pedestrian crossings and bicycle lanes will have to be installed. But, at whose expense? Although they were not specifically polled, it is unlikely that residents will be eager to lose what they hold dear, suffer inconveniences and then be asked to pay for these so-called privileges.

The UVic application chose to address traffic issues through the Boulevard traffic study that only addresses less than 10% of the potential traffic resulting from UVic's initial development proposals. This has done little to build confidence in the application.

UVic has stated that the traffic study shows insignificant traffic impacts on Arbutus Road from its proposed development of the Queenswood property. In fact, the study clearly indicates that future development at about 10% of the maximum under the initial rezoning request would more than double the existing peak hour traffic on Arbutus Road. This is the point at which traffic levels would require substantial road improvements, particularly at the Finnerty intersection.

In the absence of context afforded by a plan, there were few traffic related questions in the May 11th survey. A much more comprehensive community survey is required when more is known about UVic's plan and an exhaustive traffic study has been completed as requested by CBRA's Queenswood Committee in its the May 5th letter to Saanich (Appendix 1).

Of the issues that were surveyed, there was some support (35%) for a turning lane on Arbutus Road into the Queenswood property, and a surprising amount of support (54%) for 4-Way Stops on Arbutus Road at the Haro and Hobbs intersections. Residents voted overwhelmingly against extensive widening of Arbutus (96%), any loss of trees in the road allowances (91%), and traffic lights (88%). The survey results are tabulated in Appendix 2 , Question 12.

Again, in the absence of a plan and a comprehensive and meaningful traffic study, sentiments on issues felt further afield were not surveyed. However, residents on Hobbs have already expressed traffic concerns because this street is used as a short-cut from Cadboro Bay and lower Sinclair to Arbutus. This situation can be expected to worsen, and some residents have already expressed the desire to restrict Hobbs to local traffic or put impediments (i.e. traffic islands) to through traffic. Increased traffic and traffic lights on Finnerty can also be expected to have wider repercussions.

At some level of development, the two roads on the property may have to be widened and new roads put in, to accommodate Saanich's oversized emergency vehicles. Considerable opposition

could be expected, given the community's overwhelming desire to preserve Queenswood's forest and heritage (i.e. the memorial trees).

Currently, there are some major traffic related concerns in this area:

1. The pedestrian crossing on Arbutus at Haro Road when children arrive and leave the Frank Hobbs Elementary school and the Goosey Gander Kindergarten
2. Major traffic bottlenecks on Haro Road at these times
3. Restricted vision at this crossing due to the hump on Arbutus Road in front of Goward House (see picture below).



Another current issue is that local residents are seriously inconvenienced by bumper-to-bumper on-street parking on Arbutus and Haro Roads, resulting from VIHA's decision to collect parking revenues on its property. While VIHA has every right to do this, local residents are unhappy about having to pay the price. Now they are asking themselves what price they may have to pay as a result of UVic's development of Queenswood.

S C H E D U L E - Public Safety and Security

UVic's application for rezoning has raised public safety and security concerns among some residents. The questionnaire which UVic asked be completed at its November 30, 2010 meeting showed that 19 people of those replying were "most interested" in public safety and security.

The responses to the CBRA Survey on the Queenswood rezoning application would seem to indicate that residences are of particular concern to the neighbourhood. Different types of housing had different levels of support. While 64% of those surveyed would support housing of up to 100 individuals, only 7% of those surveyed would support housing for more than 100 individuals. Only 13% of those surveyed supported single student housing, while 26% supported married student housing, 47% supported faculty housing, and 53% supported visitor housing. It would seem that residents generally trust older, more mature students and individuals.

Residents are also concerned that there might be an increase in the number of emergency vehicle responses if high-density residences for single students are located on the Queenswood property.

The community asks that these concerns around safety and security be addressed as part of the rezoning process.

S C H E D U L E i r " s i t " P e o p l e s ' P r e s e n c e

The University of Victoria's proposal for rezoning of Queenswood makes no reference to First Peoples' values. The East Coast Salish group, the Songhees and their predecessors, used these lands for 4000 years. Before modern development took place, Cadboro Bay was the site of a large First Nations' village with numerous burial mounds. There are known Songhees burial mounds in immediate proximity to Queenswood. UVic has undertaken no consultations with First Peoples leaders to determine the importance of these lands. There has been no archeological investigation of the property.

1. 4000 years of First Peoples' Presence

The property referred to as Queenswood is at the intersection of known First Peoples' communities in areas now called Cadboro Bay, Cordova Bay, Ten Mile Point, and Arbutus.

2. The Douglas Treaties

In 1850, one of the Douglas Treaties was signed with the Chekonein Peoples, predecessors of the Songhees. The rights under this Treaty have not been extinguished.

The treaty with the Chekonein people, ancestors of the Songhees Nation, specifies that they would have 200 acres (80 hectares) around their Cadboro Bay village site, adjacent to the beach, and about 40 acres (16 hectares) of camas and potato fields. Under treaty, the Songhees ancestors were promised that their village sites and fields would be protected for their use and the use of future generations and that their villages and

Basic facts about the Songhees' presence and land claim case are not in dispute. Roderick Finlayson, an early chief factor for the Hudson's Bay Company, mentioned the Cadboro Bay village in his memoirs. The Songhees lands have never been properly surveyed or protected as required by the Douglas Treaties.

3. Songhees' values

In considering uses for remaining urban forest in Cadboro Bay, some attention should be given to the values of those First Peoples who have lived here for 4000 years and who still assert sovereignty over the land. The values of the Songhees are reflected in their spiritual beliefs and in their stewardship of the forests. To quote Songhees Elder George Harris speaking about his mother:

But never be proud at the expense of another person. Be humble as you

⁷ <http://qmackie.wordpress.com/2009/11/20/songhees-claim-for-cadboro-bay-land-compensation-update/>

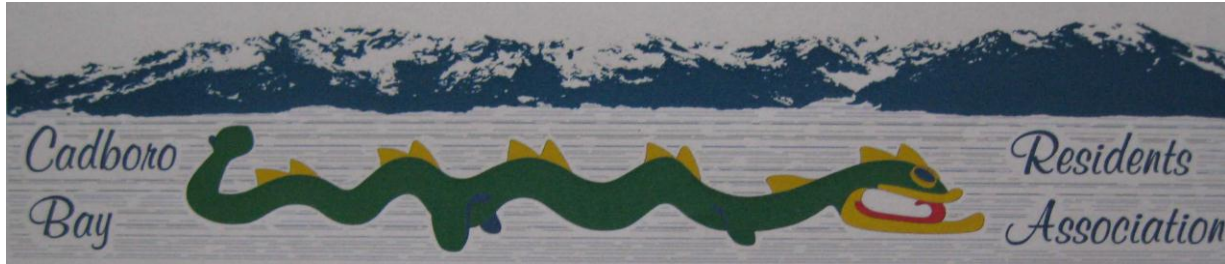
people. On the face of the Earth
oceans, our environment. She said respect everything. Respect your
back as much as you can. Help out other people when you can to take care

4. Conclusion

The University of Victoria has a strong record in the promotion of First Peoples' students and studies. UVic's proposal for rezoning should be subject to a complete archeological investigation and be fully examined by the BC Treaty Commission. A rezoning of the remaining urban forest should reflect the environmental stewardship values of our First Peoples.

⁸ <http://salishreflections.wordpress.com/2010/11/10/aboriginal-journey-coast-salish-elder-george-harris/>

APPENDIX 1 List of Deficiencies and Covering Letter



Ms. Elizabeth Borek
Chair, Queenswood Committee
Secretary, CBRA

e-mail: catalyst007@shaw.ca

May 5, 2011

BY HAND

Saanich Mayor and Council
District of Saanich
770 Vernon Avenue
Saanich, BC

Re: UVic Queenswood Property: Application to rezone

At the request of residents on April 11, 2011 the Cadboro Bay Residents Association (CBRA) struck a Queenswood Committee with a mandate to prepare a full and substantive response to UVic's proposed rezoning of the Queenswood property. The Queenswood Committee is comprised of CBRA Board members and community members and is working with many local residents. The Queenswood Committee has been working to provide input to Saanich by the revised deadline of May 31, 2011. We understand that Saanich may now provide its first written response to UVic before May 31, 2011.

While the CBRA Queenswood Committee continues to work to provide as full a response as possible by May 31, 2011, the Committee agreed at its May 4, 2011 meeting to provide this initial list of deficiencies with the request that this be considered in developing Saanich's initial written response to UVic. A complete, detailed response including the results of a survey of residents to be conducted at the CBRA AGM on May 11, 2011 will be provided by May 31, 2011.

The attached outlines the initial concerns which have been identified by area residents. CBRA will submit a more comprehensive response to the application, including a survey of community residents, on or before May 31, 2011.

The CBRA Queenswood Committee looks forward to working towards a rezoning of Queenswood which deals with the residents' concerns and respects our community and neighbourhood.

Yours sincerely,

Elizabeth Borek

Elizabeth Borek
Chair Queenswood Committee
Secretary CBRA

c.c. Mr. Chuck Bell, Saanich Planning Department

LIST OF DEFICIENCIES

UNIVERSITY OF VICTORIA'S REZONING REQUEST FOR QUEENSWOOD

The University of Victoria's approach to its March 29, 2011 application for rezoning of Queenswood is deficient in numerous respects.

PROCESS:

First: Current zoning practice is that large institutional properties are subject to comprehensive zoning such as CD-2MV and RMCR. No less is appropriate for future use of Queenswood. Rezoning based on precedent of P-1U as proposed by UVic is outmoded, inadequate and falls short of dealing with a myriad of conditions including use, siting, density, traffic, site coverage and parking.

Second: UVic's application deals with the Queenswood site as a single entity instead of recognizing inherent site specific considerations. A future rezoning must include provision for

such matters as pedestrian and bikeway corridors, greenways, retention of forest cover, use and preservation of existing buildings.

Third: Any rezoning bylaw must include prior submission and securing a development permit prior to UVic proceeding with modifications to existing structures, site modification, or new structures. Blanket pre-approval is not acceptable.

Fourth: Given existing problems with overflow parking in proximity to Queenswood any rezoning must include specific provisions to deal with overflow parking including access, and circulation.

Fifth: UVic’s consultative process has been inadequate and has not demonstrated a willingness to engage with the community. We request that Saanich direct UVic to undertake an open, transparent, meaningful public consultation process.

INFORMATION DEFICIENCIES:

The crafting of a new zoning bylaw presumes adequate information about site characteristics and proposed use. The application by UVic is deficient in these respects. These gaps in information make it impossible for Community residents, as well as municipal politicians to make informed decisions about the application. Specifically the CBRA Queenswood Committee requests that UVic submit information including:

Environmental Deficiencies

A comprehensive environmental impact assessment study that addresses the various shortcomings identified in the ENKON Report:

- í *Nocturnal raptor surveys should be conducted to determine if the site is being used as nesting habitat by owls.*
- í *Thorough surveys for rare plants carried out concurrently with the vegetation mapping.*
- í *Determine to what extent the site is being used by breeding birds, by studying within meaningful seasonal timeframes, particularly in early spring.*
- í *Carry out check-and-balances with local birders and residents to confirm that all local birds depending on the local habitat have been identified.*

An exhaustive search (vs. opportunistic search) for nests, wildlife trees and presence of mammals, reptiles, and endangered species like the the blue-teal slug.

A scientific “greenway” eco-system analysis that identifies the factors that enhance and/or hinder wildlife movement through the Queenswood property by undertaking a cumulative environmental impact study on the Queenswood forest in relation to the sustainability of wildlife in neighbouring environmentally sensitive lands like Haro Woods and Goward Park.

A best management practices plan for the red-listed Douglas-fir / arbutus woodland located in the northeast part of the property, as recommended by the ENKON Report.

The scientific eco-system analysis that was used to justify the reduction of the northeast and southwest woodland ecosystems by approximately 70% as evidenced by UVic's re-zoning application to the city of Saanich.

The conservation management plan to protect and preserve ecological values in greenspace areas and for the control of invasive species on environmentally sensitive areas to ensure the protection and preservation of the Queenswood forest and ecological values as recommended by the ENKON Report.

The scientific eco-system analysis that supported the Universities decision to increase the “beauty strip” by 5 meters (from 10 meters to 15) as evinced by their rezoning application to the city of Saanich.

A root damage and “Blow down” risk analysis based on wind rose velocity calculations that would determine what would remain of the “preserved” portion of the Queenswood forest after development has been maximized and after severe wind storms.

A comprehensive hydrological study of the Queenswood property given that any change in flow direction to the abundant underground streams on the property may damage or destroy what remains of the Queenswood forest, as well as, those trees on neighbouring properties.

10. A mapping of all walking trails on the Queenswood property and an evaluation of how these trails are used, in terms of use and frequency, how they contribute to a walkable community and how passionate or indifferent local residents feel about these trails.

Wetlands. A scientific eco-system analysis that identifies the interactions between the hydrology and the flora and fauna of this area and its impact on the food-chain in surround areas, throughout the different seasons of the year.

Lighting. A scientific study that identifies the impact of different light intensities and wavelengths on the surrounding flora and fauna (i.e. owls) and what standards and mitigation measures would be required to minimize these impacts.

Archaeological Deficiencies

A comprehensive archaeological review of the site with the full participation of the Songhees

Nation and local community stakeholders.

Traffic Deficiencies

An extension to the Boulevard Transportation report that “determines at what point and what kinds of mitigations to roads and intersections may be required”, “without undue impact on the neighbourhood”.

An exhaustive traffic study that is meaningful to both residents and municipal politicians, that determines the progressive accommodations that must be made to cope with increasing Queenswood development densities; accommodations such as turning lane(s), road widening, stop-lights, 4-way stops, pedestrian crossings and lights, etc.

This study should not only address automobile traffic, but also, public transportation, bicycle and pedestrian traffic flows and patterns throughout the community, at different Queenswood development densities and uses. It should also identify all forms of interventions to deal with the increased traffic flows throughout the Community, with particular attention to Arbutus, Hobbs, Queenswood, Haro and Finnerty roads. And it should identify safety concerns and inconvenience to residents and interventions required to address these.

Heritage Deficiencies

UVic’s application makes no mention of the many heritage values at stake. A full “cultural awareness survey” should be completed to properly assess these heritage values.

Cell Phone Towers

Many residents are concerned that the development of Queenswood will create the need or demand for an increased number of cell phone towers. Could UVic please indicate if additional cell phone towers will be required or desired, and the basis for their projection?

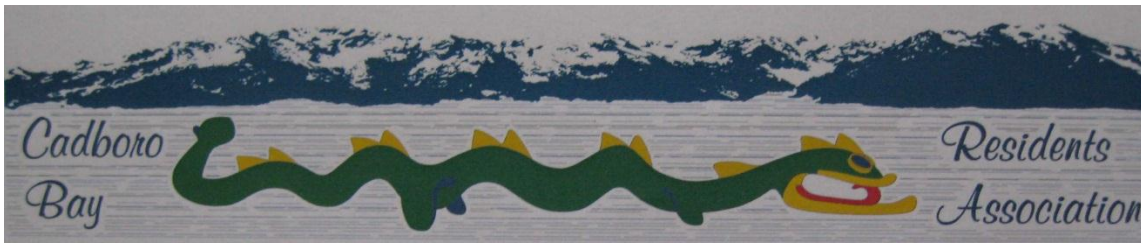
APPENDIX 2 Results of Survey Conducted at CBRA AGM

Survey on Queenswood Rezoning Application – May 11, 2011			
	% of Responses		No. of
	Yes	No	Responses
1. Which of UVic’s following uses for the Queenswood property do you believe would fit in with the community?			
i) Restricted University (unrestricted “University” is all encompassing)			
Small classrooms, seminar rooms (max. capacity 50)	64	36	107
Board rooms, meeting rooms	83	17	105
Theatre/auditorium/lecture hall, one only (max. capacity 200)	60	40	107
Faculty, staff, grad student, and research offices	79	21	104
Research facilities:			
a) no restrictions	8	92	103
b) exclude live animals, and hazardous or noxious materials	75	25	103
Residential accommodation			
a) Faculty	47	53	107
b) Students	13	87	107
c) Visitors	53	47	106
d) Married student housing (as at Finnerty with Sinclair)	26	74	105
e) Capacity of up to 100 people (capacity of existing buildings)	64	36	102
f) Capacity of over 100 people	7	93	104
Food services for staff, students and visitors			
a) lunchroom/cafeteria (max. capacity 50)	71	29	103
b) lunchroom/cafeteria, unrestricted capacity	10	90	102
Child daycare facilities (max. of 20 spaces)	76	24	100
ii) Art Gallery	91	9	109
iii) Library	79	21	109
iv) Museum	77	23	110
v) Recreational facilities and playing fields	27	73	109
vi) Geriatric daycare facilities (max. of 20 spaces)	80	20	113
vii) Senior residential care facilities (max. of 50 residents)	72	28	103

2.	Do you support rezoning of the Queenswood property without UVic first submitting a plan for its use?	0	100	113
3.	What is the maximum building height that you would find acceptable? Building storeys are typically about 3 meters or 10 feet high.			
	9 meters (29.5 feet) – maximum height currently permitted on the property	70		
	10 meters (32.8 feet) – max height permitted on the main UVic campus	28		
	15 meters (49.2 feet) – the height that UVic is requesting in its application	2		109
4.	Do you support expansion of the existing building footprint?	10	64	
	with qualifications?	19	7	106
5.	Do you support expansion of the existing parking lots and roadways?	5	68	
	with qualifications?	21	7	106
6.	Do you support the retention of the existing urban forest and ecosystem on the Queenswood property?	96	4	106
7.	Do you support an additional access road(s) to the property?			
	Off Queenswood Drive	13	87	106
	Off Haro Road	24	76	102
8.	Do you support the community formally requesting the protection of the heritage values of the Queenswood property, such as the Di Castri Queenswood Centre & memorial trees and garden?	91	9	110
9.	Are you concerned that increased density on the Queenswood property would result in the need for additional cell phone towers?	68	32	108
10.	If UVic requires additional outdoor lighting (e.g. for parking lot fixtures), is it important to you that the lighting levels do not disturb existing wildlife or alter the semi-rural character of the neighbourhood and the urban forest?	97	3	110
11.	What type of parking would you prefer to see on the property? Please rank the following from 1 to 3, with 1 being the most preferred, and 3 being the least preferred.			
	i) Underground parking, hydrology permitting	1.60	<i>NB: The figures at left</i>	
	ii) Surface-level parking	1.62	<i>represent the average</i>	
	iii) Multi-story parkade	2.49	<i>ranking</i>	

12.	Do you support any change of use or increase in density that would result in any of the following:			
	i) Local Road widening for a turning lane from Arbutus to the property	35	65	107
	ii) Extensive widening of Arbutus to accommodate increased traffic	4	96	112
	iii) A loss of trees in the road allowance on any of the streets adjacent to the property (i.e. Arbutus Road, Haro Road or Queenswood Drive)	9	91	113
	iv) 4-way stops on Arbutus at Haro Road and Hobbs Street	54	46	108
	v) Traffic lights at the intersections of Arbutus Road with Queenswood Drive, Hobbs Street, Haro Road, Rowley Road, or Finnerty Road	12	88	110
13.	Do you feel that, to date, UVic has adequately responded to your concerns regarding the rezoning of the Queenswood property?	4	96	106
14.	Would you welcome UVic engaging in meaningful consultation with the community?	95	5	115

APPENDIX 3 Letter from CBRA to UVic



February 21, 2011

Dr. David Turpin
President, University of Victoria
PO Box 1700
Victoria, B. C. V8W 2Y2

Re: Rezoning of the Sisters of St. Anne Queenswood Property

Dear Dr. Turpin:

The Cadboro Bay Residents Association (CBRA) has participated in the Queenswood Advisory Committee chaired by Neil Connelly and Michele Cloghesy since its inception. However our suggestions for a full and open consultation have not been heard. The rezoning proposal presented on February 8 created a high level of anger and distrust in the community which resulted in 70 residents attending our CBRA Board of Directors meeting on February 14.

The concerns of those citizens were clear. They do not want the majority of uses in the current proposal. They do not want a high density development as allowed under the current proposal. They do not want 6 story buildings as allowed under the current proposal. They do not want a minimal setback as under the current proposal. They do not want multiple access roads as suggested under the current proposal. They do not want student residences as permitted under the current proposal. CBRA will not support a rezoning proposal that does not include a plan for the use of Queenswood.

We desire a proposal that respects the legacy of the Sisters of St. Anne, that preserves the natural history of the property and that embraces the character of our neighbourhood. We can, and we want, to work with you to develop a plan that meets the mandate of the University and is a proposal that the community will embrace and endorse. If we can achieve this mutual goal, CBRA will support your rezoning proposal before Council of the District of Saanich.

Sincerely,

Rick Page, President
Cadboro Bay Residents Association
3915 Scolton Road
Victoria, BC V8N 4E1