



University  
of Victoria

## Project Update

### Introduction

The University of Victoria is seeking a rezoning designation from the District of Saanich for the Queenswood property located at Arbutus Rd between Haro Rd and Queenswood Dr. UVic purchased the property in 2010 from the Sisters of St. Ann. Following four months of community discussion and two public open houses hosted by UVic on Nov. 30, 2010 and Feb. 8, 2011, this newsletter is intended to summarize the process to date and outline next steps in the submission of the university's rezoning application to the District of Saanich.

The community was invited to provide feedback during the public open houses, on comment sheets and through the website. The rezoning proposal has been adjusted to reflect the feedback received.

UVic will continue to provide regular updates through the following website: [www.uvic.ca/queenswood](http://www.uvic.ca/queenswood).

### UVic, the Sisters of St. Ann and the Queenswood Property

The university purchased the Queenswood property in anticipation of the need for additional academic and administrative space over the long term. UVic and the Sisters of St. Ann, who have supported the university since its inception, have a shared history and commitment to community well-being, health promotion and advancement through education.

When the property purchase was announced in March 2010, Province Leader Sister Marie Zarowny indicated that the Sisters of St. Ann "are very pleased to have reached an agreement with the University of Victoria regarding the future of this site which has served us well for more than 40 years. As we move into the future, our priorities are the care of our Sisters and the continuation of our mission. This sale has the capacity to serve both purposes."

### Rezoning

#### The Need to Rezone

UVic's intended use of the Queenswood property will meet the university's main missions for teaching, research and community engagement. The property must be rezoned from its current P3-Personal Care zone in order for the university to be able to use the existing facilities. UVic is seeking a zone that will include a range of academic and related uses.

#### Community Input

Two public open house meetings to discuss the proposed rezoning were held in the community. The original proposal presented to the public included retaining a natural wooded setback of 10 m from the property lines and a mix of building forms to a maximum of six storeys in height. Primary access to Queenswood would remain on Arbutus Rd. Based on the community feedback, UVic modified the proposed height for any future buildings to be no higher than three storeys and also adjusted the property line setback to 15 m for the majority of the parcel.



*Full summaries of all comments received by the university are available on the project website and will be included in the application to the District of Saanich.*

[www.uvic.ca/queenswood](http://www.uvic.ca/queenswood)

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# Queenswood Rezoning

## Facts

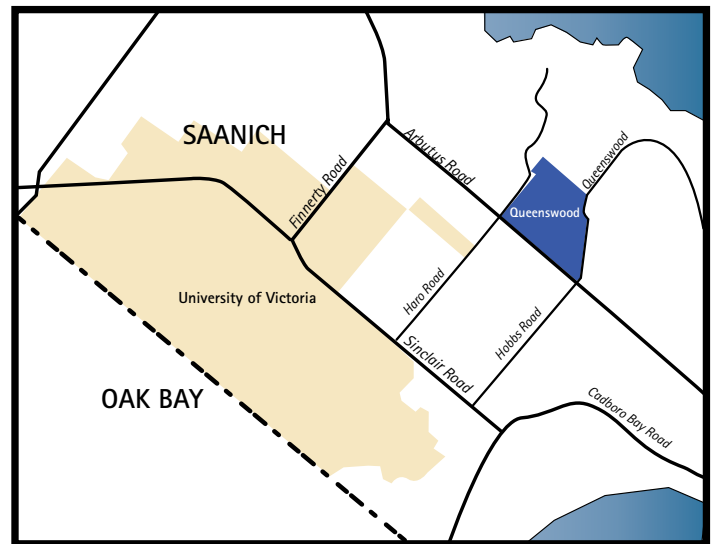
### The Property

Property size: 6.17 ha (15.24 ac.)

- The site is currently developed for four buildings (QW Centre-1965, swimming pool, storage shed and St. Ann's Residence-1981). 6,201 sq m of building; 7,500 sq m of pavement. 71 parking spaces.

## Proposed New Zone

Any proposed change in land use within Cadboro Bay in the District of Saanich will be considered in the context of the municipal Official Community Plan (OCP), Local Area Plan (LAP) and Zoning Bylaw.



### The Existing P3-Personal Care Zone

#### Permitted Uses

- Hospital, nursing home, accessory buildings, community residential facility and congregate housing

#### Prohibited Uses

- Community residential facility for more than 10 persons

#### Buildings and Structures

- 10 m (32.8') setback from all front, rear and exterior lot lines. 6.0m (19.7') from interior lot line
- 9 m (29.5') building height restriction

#### Density

- No maximum density

The existing zone for the Queenswood property allows for a range of congregate care type activities on the property. New buildings could be added to the property without requiring a change to the zone. There is no land use contract applicable to this property. The land use contract that once applied to the parcel at the time of development of the former retreat centre is no longer in effect as it was discharged from the title in 1982.

### The Proposed Queenswood Zone

#### Permitted Uses

- Art Gallery, college, day care centre, community centre, library, museum, school, theatre, recreation facility, university, research

#### Special Conditions

- Retention of 25% of total site in non-development areas
- Any future student housing to serve only a secondary limited role in comparison to UVic's student housing on main campus
- Access to Queenswood Dr to be no more than one driveway

#### Buildings and Structures

- 15 m (49.2') setback on front and exterior lot lines (except for a 10 m (32.8') setback from the property line adjacent to the field at Queenswood Dr and Arbutus Rd)
- Height shall not exceed 15 m or 3 storey maximum

#### Density

- No maximum density

The proposed Queenswood zone is intended to allow for a range of university-related uses compatible with this unique site and neighbourhood. In keeping with the university's commitment to sustainability, environmental factors will be paramount in the future planning of individual buildings on the Queenswood property.

If future development plans involve structures that are higher than three storeys in height, specific building plans would be provided to Saanich by the university for consideration of approval of a variance. The Zoning Bylaw Variance process by Council provides for an opportunity for public input.



# Frequently Asked Questions

### ***What are UVic's specific plans for the property?***

The university's intended use of the property will meet UVic's main missions for teaching, research and community engagement in a manner that is appropriate in scale and character for the site and surrounding properties. UVic requires a zoning designation that will over time accommodate a range of possible institutional needs from office and teaching space to research facilities and other related uses. No specific plans for long-term use have been determined yet.

The uses being proposed by UVic as draft zone parameters include office, teaching, research and related support activities like those at the main campus and are accommodated within the "University" P-1U zone.

UVic as a destination university is in a competitive post-secondary environment and housing is limited in the Greater Victoria area. As such, there may be the need for some housing facilities on the site. Any future student housing on the Queenswood property would serve only a secondary and limited role in comparison to the university's student housing complexes on the main campus. The university would not intend to replicate at Queenswood major support services for students like a student union building or primary cafeteria facility.

### ***What modifications has UVic made to the draft zone parameters as a result of feedback from the public open houses held in November 2010 and February 2011?***

The adjustments to the rezoning proposal that the university has undertaken and that will be included in the submission to the District of Saanich include an increase in the required setback and vegetation buffer from 10 m to 15 m for the majority of site edges and a reduction in allowable building height from six storeys to three.

Any development proposals for the parcel will require detailed site planning and approvals by Saanich that take into account the property's topographical and environmental characteristics, arrangements for pedestrians, vehicle circulation and parking, visual impacts, screening and the relationships to existing uses and adjacent properties. For any proposed development of buildings higher than three storeys, specific approval would need to be requested through the variance process set out in the Saanich Zoning Bylaw.

The rezoning application submission will include copies of all public feedback provided to UVic to date.

UVic has hosted two public open houses, and continues to be open to additional comments as well as to hosting or attending meetings as the rezoning application progresses.

### ***Will UVic support the type of programming previously offered at the former retreat centre?***

While UVic understands the important role that the former retreat centre played in the community, continuing that programming is not within the university's mandate. The purchase agreement between UVic and the Sisters of St. Ann specifies that UVic would "explore opportunities to work with the Queenswood Society" but the university would "not assume any operations or business carried on at the property." The university had initially hoped to reach an agreement with the Queenswood Society that would allow for the retreat centre to remain in place for a transition period of up to 10 years, but joined the community last summer in expressing disappointment that the society had decided to discontinue operations.

### ***What if UVic does not get a new rezoning designation for the property?***

The Queenswood property cannot be used for university-related activities under the current "Personal Care" P3 zone. If the property is not rezoned to permit university uses on or prior to June 25, 2015, the June 2010 purchase agreement between UVic and the Sisters of St. Ann allows for the university to sell the property.

If developed under the current P3 Zone, the property could be utilized for a hospital, nursing home, congregate housing or community residential facility, with no restrictions on density, site coverage and a building height limit of 9.0 metres.



# Next Steps

UVic has revised its rezoning proposal based on public input. The university welcomes your further feedback on the changes and the rezoning.

The university expects to submit a rezoning application to the District of Saanich by the end of March. It then becomes a Saanich-driven process. Municipal staff will process the application and look to council for direction on proceeding with the creation of a new zone for the Queenswood property. The community will have an opportunity to share their thoughts with council at a public hearing to be held by the District. For full details of the rezoning process in Saanich, visit the municipality's website at [www.saanich.ca](http://www.saanich.ca).

As a university, UVic is committed to the sustainable social, cultural and economic development of our community. The future use of the Queenswood property will enhance our ability to meet these goals. The purchase of Queenswood from the Sisters of St. Ann in 2010 serves as a reflection of shared values consistent with teaching and community engagement.

The university wants to receive your feedback as the rezoning proposal progresses. If you have any questions or comments about the rezoning and consultation process, or the revised rezoning proposal please do not hesitate to contact Neil Connelly, director of UVic Campus Planning and Sustainability, at 250-472-5433, by email at [planning@uvic.ca](mailto:planning@uvic.ca) or by visiting [www.uvic.ca/queenswood](http://www.uvic.ca/queenswood).



*Existing building at Queenswood.*

