



**Public Hearing  
Information Package 2**

**May 11, 2015 at 7:00 pm**  
 Sooke Council Chamber  
 2225 Otter Point Road, Sooke, BC

**2435 Phillips Road**

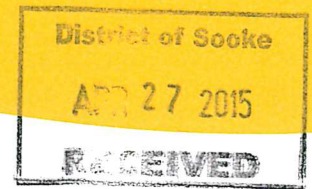
**Package 2**

<b>Proposed Bylaw:</b>	<b>Bylaw No. 616, <i>Zoning Amendment Bylaw (600-17)</i></b>
<b>Zoning Amendment:</b>	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purpose of adding an exception clause in Area E (Single Family) in section 802.2 of Schedule 802 – Sun River Estates CD Zone as to Section 28, Sooke District except that part in Plan VIP75447 and VIP75783, VIP76240, VIP76309, VIP76938, VIP83653, VIP85291, VIP86227 and VIP88959.

**Information Package Contents:**

	Page #
1. <b>Submissions received on or before May 7, 2015:</b>	1
• Sunriver Estates RE: Amenity Building for Seniors Village Area Shambrook Way, Sooke	

*Please note that written and verbal submissions will become part of the public record.*



cc: Planning Dept.

April 17, 2015

District of Sooke  
2205 Otter Point Road  
Sooke, B.C.  
V9Z 1J2

ATTN: MAJA TAIT, MAYOR

**RE: AMENITY BUILDING FOR SENIORS VILLAGE AREA  
SHAMBROOK WAY, SOOKE**

We have met with staff to develop a Seniors Village with an amenity building in Area (E). This application is being brought to council for adding an amenity building to our current zoning in Area E.

The amenity will be approximately 3500 sq. ft. and will be used for a meeting place for seniors to gather and socialize.

We at Sun River Estates believe there is a very strong market for one level seniors housing at Sun River Estates and with an amenity building.

- The development site is 6.4ha (15.8 acres) in area and is presently zoned to accommodate approximately 95 homes.
- The site has public greenspace on 3 sides (north, south and east).
- The senior's village will incorporate private greenspace on the north and south sides which will provide an additional 10m greenspace buffer between the homes and the parks.
- This development will create an additional greenspace (park) along Sooke River with a width of between 10 and 30m.

I have attached a plan for Area E for our proposed seniors village.

Cont.....2

*Main Office*

3471 Short Street Victoria, BC V8X 2V6  
T 250.475.1411 F 250.475.1413

*Sales Office*

2350 SunRiver Way Sooke, BC V9Z 0Y4  
T 250.642.2233 F 250.642.2688  
info@sunriverestates.com

*www.sunriverestates.com*

District of Sooke  
Page Two

---

Thank you for meeting with Ron Shambrook and myself, and we ask that you pass this information onto the councilors. We look forward to your support with this proposal.

Should you have any questions or concerns with regards to the above, please do not hesitate to contact the writer at [REDACTED]

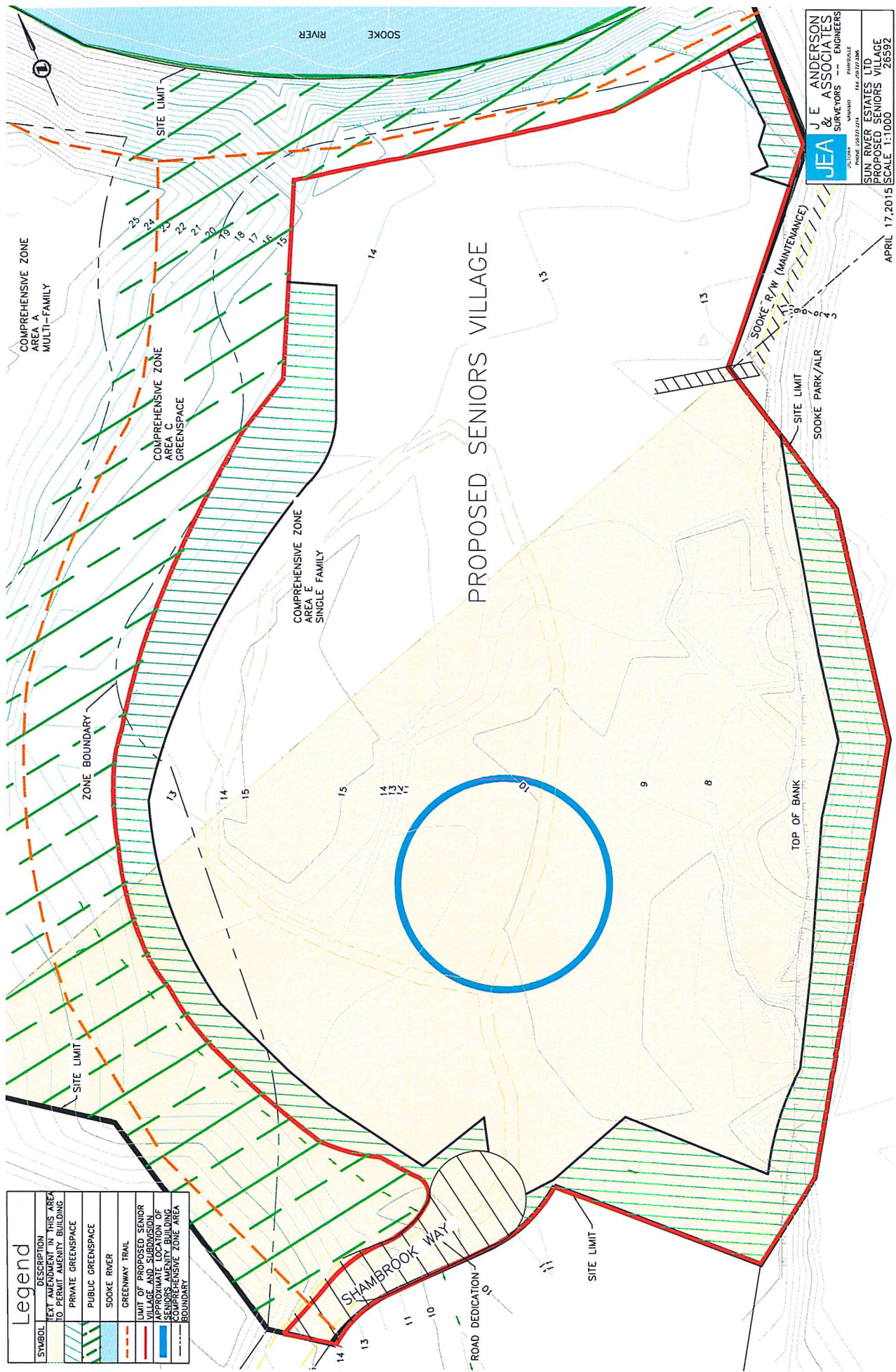
Thank you.

SUN RIVER ESTATES LTD.



Norman W. Eden

NE:jp  
Enc.



Legend	
SYMBOL	DESCRIPTION
[Yellow shaded area]	PERMIT AMENITY BUILDING
[Green hatched area]	PRIVATE GREENSPACE
[Blue hatched area]	PUBLIC GREENSPACE
[Blue line]	SOOKE RIVER
[Red dashed line]	GREENWAY TRAIL
[Red solid line]	LIMIT OF PROPOSED SENIOR VILLAGE AND SUBDIVISION
[Blue circle]	APPROXIMATE LOCATION OF SENIORS AMENITY BUILDING
[Dashed line]	COMPREHENSIVE ZONE AREA BOUNDARY

**JEA & ASSOCIATES**  
 SURVEYORS & ENGINEERS  
 INCORPORATED  
 10000 148TH AVENUE  
 SURREY, BC V3W 2G8  
 TEL: 604-273-2222  
 FAX: 604-273-2228

SUN RIVER ESTATES LTD  
 PROPOSED SENIORS VILLAGE  
 SCALE 1:1000  
 APRIL 17, 2015