



**Public Hearing  
Information Package 2**

**May 25, 2015 at 7:00 pm**  
Sooke Council Chamber  
2225 Otter Point Road, Sooke, BC

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**6645 Sooke Road**

<b>Proposed Bylaw:</b>	<b>Bylaw No. 613, <i>Zoning Amendment Bylaw (600-16)</i></b>
<b>Zoning Amendment:</b>	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purpose of amending the zoning on 6645 Sooke Road from Manufactured Home Park (MHP) to Town Centre Mixed Use (CTC).

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1. <b>Public Submissions received on or before May 21, 2015:</b>	1
• Graham Edward Smith – May 21, 2015	

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

By Fax: [REDACTED]

[REDACTED]  
Kimberley, BC  
V1A 3E8

Phone: [REDACTED]

Email: [REDACTED]

May 20, 2015

Sooke Planning Department – Attention Katherine Lesyshen  
2205 Otter Point Road  
Sooke, BC

Dear Ms. Lesyshen,

**Re: Notice of a Public hearing to be held on Monday, May 25<sup>th</sup> to consider Bylaw No. 613**

I am the owner of 6668 Goodmere. I have today received delivery by mail of a notice of the above meeting. While recognising that you probably obeyed the letter of the regulations concerning public hearings by mailing the notice at least ten days before the meeting, the vagaries of Canada Post have ensured that I have little time to respond or seek additional information. I am currently in eastern BC and will not be able to be in Sooke on the 25<sup>th</sup>. I therefore make the following comments without the opportunity of examining the matter in the detail which it deserves.

1. A manufactured home park is essentially a single storey neighbourhood. This is in keeping with the current neighbourhood profile in Lincroft Road and Goodmere Road. The proposed change in zoning permits buildings up to six storeys. This is a drastic change and will adversely affect the area as a whole.
2. The new zoning also appears to permit zero set back on all sides. This potential over-building is also a large change that will adversely affect the area.
3. The notice also gives no detail of proposed access to the new buildings. If Goodmere is to be extended to permit access from the rear of the lot then I would strenuously object. CTC is usually high density and commercially busy - Goodmere is therefore not a suitable access route, both because of its size and also the number of young families in the area who use the current cul de sac configuration of Goodmere in comparative safety.
4. The notice also fails to discuss the issue of parking on the site. With a permitted 85% coverage and a building up to 6 storeys high, it is easy to see that any onsite parking is likely to be inadequate. As seen elsewhere, this will lead to on road parking congestion,

and if access is opened up to Goodmere Road, will certainly add to safety issues and congestion on what is now a quiet cul de sac.

5. The lot owner does not appear to have detailed his plans once he gets re-zoning to CTC. In addition, he appears to be asking Council to fast track the application through complaints that Council's tardiness is costing him money. In effect, Council is being asked to approve a pig in a poke. CTC zoning is extremely broad and once rezoned, the owner could build something completely inappropriate to the area without Council being able to do much about it. Now is the time to have the owner detail his plans and then have the proposed plans tied into the re-zoning. This is especially important because of Council's future direction of developing a 'Main Street' close to the 6645 Sooke lot. If I was cynical, I would suspect that the owner wants the land to be re-zoned so that it is more valuable when he immediately sells it... Council should not approve re-zoning until it is clear what is to be built, and has means to enforce the proposal under which the re-zoning is granted.
6. The \$500 required for each residential unit is trivial – a fraction of a percent of the commercial value of each unit. The sum should be set much higher.

In summary, I believe that the uncertainties of what is to be built, and the consequent potential adverse effects on the Goodmere and Lincroft neighbourhood make it entirely inappropriate for 6645 Sooke to be re-zoned at this time, and request that Council put Bylaw 613 on hold pending clarification from the owner.

Yours sincerely,



Graham Edward Smith

Owner [REDACTED]