



Public Information Package 1

Proposed:	Development Permit and Development Variance Permit Applications for 6689 Goodmere Road (Lot 1, Section 10, Sooke District, Plan 26588)
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Please note that written and verbal submissions will become part of the public record.



File No. PLN01250 and PLN01251

REQUEST FOR DECISION
REGULAR COUNCIL
 April 25th, 2016

To: Teresa Sullivan, Chief Administrative Officer
 From: Development Services
 Re: Development Permit and Development Variance Permit Applications for 6689 Goodmere Road (Lot 1, Section 10, Sooke District, Plan 26588)

RECOMMENDATION

THAT COUNCIL authorize issuance of:

1. a Development Permit for 6689 Goodmere Road
2. a Development Variance Permit for 6689 Goodmere Road as proposed in this report

1. Executive Summary:

Pure Elements Spa and Hair Salon, is located in the Sooke Town Centre as designated in *Bylaw 400, the District of Sooke Official Community Plan*. The applicant plans to build a new garden center and greenhouse in order to add commercial retail space to the subject property. The applicant is seeking authorization for a Development Permit and two variances within a single Development Variance Permit.

Approval of both variances would enhance the overall site by providing for the following:

- creation of an outdoor courtyard/ gathering space
- storage of rainwater for reuse in garden centre underneath the deck/platform
- efficient capture the highest and best use of the property

2. Background:

Purpose of Application	DP/DVP to meet siting requirements for a commercial Greenhouse.
Existing Zoning	Town Centre Mixed Use

Sewer	District of Sooke
Water	Capital Regional District
Existing Parking	4 stalls on site, 2 stalls on the road
Proposed Parking	6 stalls on site, 2 stalls on the road

The parent parcel size is approximately .01 ha or .25 acre. A rainwater management plan has been developed by the applicant for the parcel in order to best manage and use additional runoff on the site. The maximum lot coverage for this designation is 85%.

3. Analysis:

The proposed new greenhouse will require additional parking, public access, additional storm water management, landscaping and general site improvements. As a result, two variances have been requested. Issuance of the Development Permit is conditional upon Council's approval of the Development Variance Permit.

Official Community Plan

The District of Sooke, *Official Community Plan Bylaw 400 (2010) (OCP)* designation for this parcel is *Town Center Mixed Use (TC)*, and therefore the Development Permit is required to meet the guidelines of Development Permit Area 1- *Town Centre*. Within this area, the highest density residential development will occur while being the primary commercial hub of the community. Some of the goals of TC are to:

- *Encourage a Town Centre that incorporates high quality public spaces and contributes to Sooke's history and sense of place*
- *Ensure an interconnected network of small scale, mixed purpose or shared streets*
- *Concentrate retail uses, services, personal services, facilities and entertainment within the Town Centre*
- *Develop a strong central focus and a series of nodes within and adjacent to the Town Centre*
- *Ensure a mix of uses including high density residential*
- *Plan, design and build according to Sooke Smart Growth principles and environmental sustainability*
- *Require all new or renovated development to include rainwater management techniques.*

Zoning Bylaw

As the proposed new greenhouse based garden center is a permitted commercial use requiring additional space, a new development permit is required. The required setbacks for the CTC zone are as follows:

VARIANCE	LOCATION	Required Setback	Requested Setback	Proposed Variance
GREENHOUSE SETBACKS	Side Yard (adjacent to single family dwelling)	4.5m	1.5m	3m
	Rear Yard (adjacent to single family dwelling)	4.5m	3.6m	.9m
PLATFORM/DECK SETBACKS	Side Yard (adjacent to single family dwelling)	4.5m	.25m	4.25m
	Rear Yard (adjacent to single family dwelling)	4.5m	.25m	4.25m

The *District of Sooke Zoning Bylaw 600 (2013)* Town Centre Mixed Use (CTC) zone provides a wide range of commercial uses in the Town Centre including plant nursery and health services.

Variance Application Overview

The intent of the first variance is to permit the applicant to encroach into the side and rear yard setbacks for the purpose of siting the new greenhouse.

The second variance also requests a setback relaxation, however, to the opposing side and rear yards. The applicant would like to construct a storm water retention device that also serves as a deck/ viewing platform and access pathway on the south-west corner of the property. The applicant proposes to reuse some of the runoff stored in the tank for the greenhouse and site irrigation.

Wide setbacks are generally designed to buffer surrounding residential dwellings from the impacts of commercial activity related to CTC zoning.

Referrals

Referrals regarding the proposed application were sent to internal departments and applicable external agencies for their review and comment. No major issues were identified. The referral summary is attached.

4. Legal Impacts:

The property has an existing development permit (DP2005-0588) and development variance permit (DVP2005-0587) authorizing the following:

- site plan with setbacks to accommodate parking
- the use of the public roadway for parking
- a landscaping plan
- a stormwater management plan

6. Strategic Relevance:

This project encourages business development in Sooke and meets the following objectives of the *District of Sooke Strategic Plan, 2016*:

Economic Prosperity- The District will work towards developing appropriate mechanisms to facilitate and promote long term community economic prosperity.

Community Planning- the District will work towards streamlining planning processes to encourage investment and job growth in the community.

7. Financial Impacts:


All improvements to the site will be paid for by the applicant.

8. Attached Documents:

The following additional information is provided for your review:

- Letter from applicant
- Subject Property Map
- Surrounding Land Uses
- CTC Zoning Information
- Proposed Site Plan
- Site Photographs
- Drainage Review
- Landscape Plan
- Referral Comment Summary
- Draft Development Permit
PLN01250
- Draft Development Variance Permit
PLN01251

Respectfully,



Danica Rice
Planner II

Approved for Council Agenda



Development
Services



Corporate Services



Financial Services

CAO 

LETTER FROM APPLICANT

To the District of Sooke

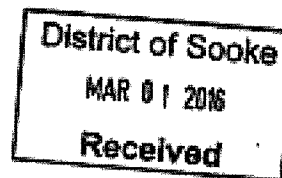
Staff and Counsel

Re: Development application for changes to the existing commercial property

6689 Goodmere Rd

Sooke BC

V9Z 0S5



Pure Elements has been operating as a business for 10 years this June 19, 2016. We are proud to say that we offer up to 8 full time positions, as well have on call spa workers for high season. Currently we have 5 full time employees who some of whom have been with our company 9 years. We are a good solid business in Sooke who offer the employees benefits, and cover over 80% of the costs of benefits to support our staff and their families. We volunteer for local charity and are generous with donations to sporting teams and not for profit and charities. We have supported tourism, Chamber of Commerce, and bring people to Sooke each month for services on a regular basis. Yes clients drive from out of town to come to our salon and spa. As well as servicing up to 60 destination weddings in the area each season.

I (Gwen) know that I have not used this property to its full potential for the past few years since Pure Elements has been solidly established. We have a beautiful location and view for many visitors to enjoy, but only those who choose us for hair or spa services, I would like to build a quaint but beautiful space to share, and maximize my potential for this property. Our taxes are high for our return of investment and this is a solid business to help aid in this expense as well as employing 3 more people, who will shop and support Sooke by staying local.

I know our town has lost 2 small garden centres in Sooke for personal reasons; I hate to see more reasons for our locals to drive to town to shop when I can offer them a boutique style garden center. What this means is a garden center with gift shops, tea or coffee bars. There is an area of about 900 square feet that leads out on to the deck that would be in the area of the garden center the 2 flow very nicely. We would like this to be our gift shop and coffee bar, (take out only for guests) We have created a beautiful wheel chair access respecting the view lines of our gorgeous harbour and whiffin spit, by using a wire fencing at those view lines, and respecting the privacy of our neighbors by installing privacy fencing and hedging between property.

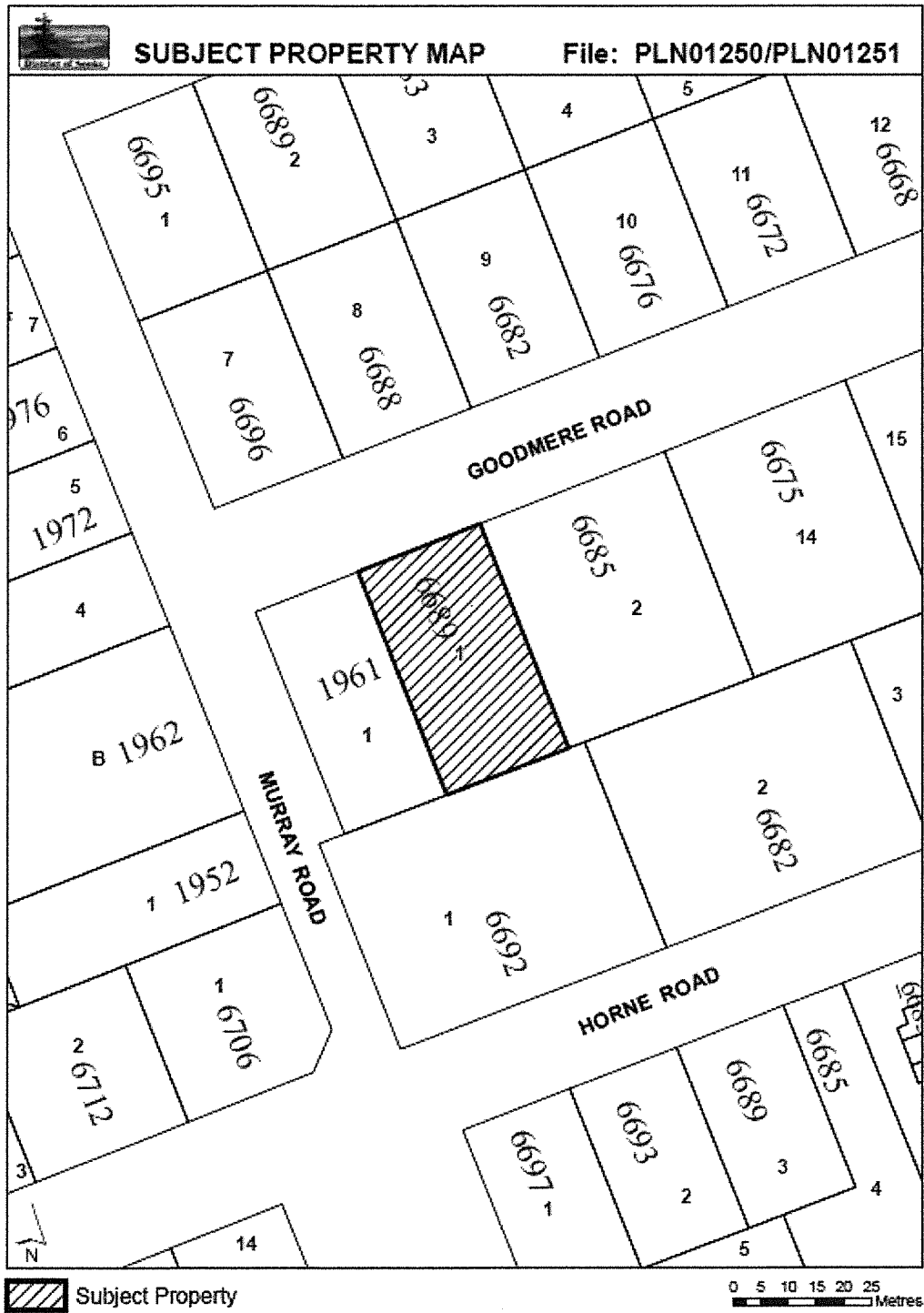
We hope you support this business development, as it is a need in our community, non obtrusive to the neighbors, and keeps more people working and living in our community.

Thank You for your time and consideration.

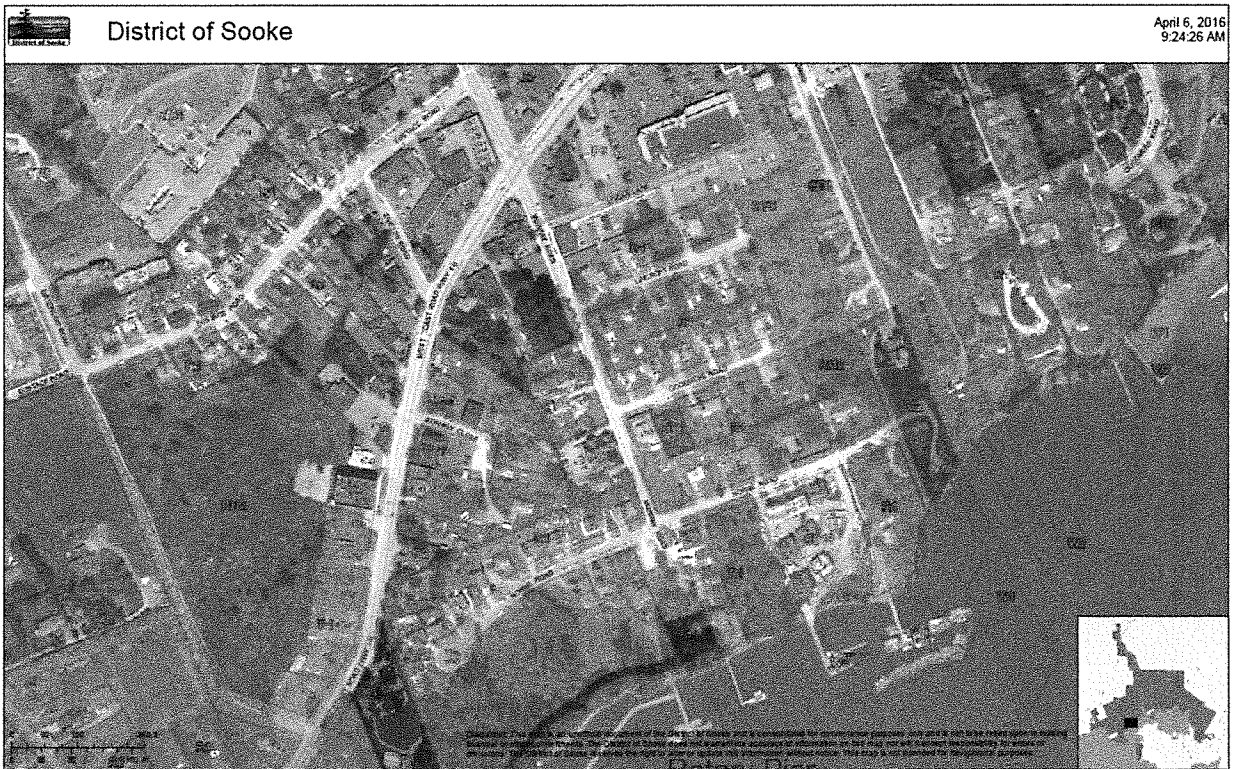
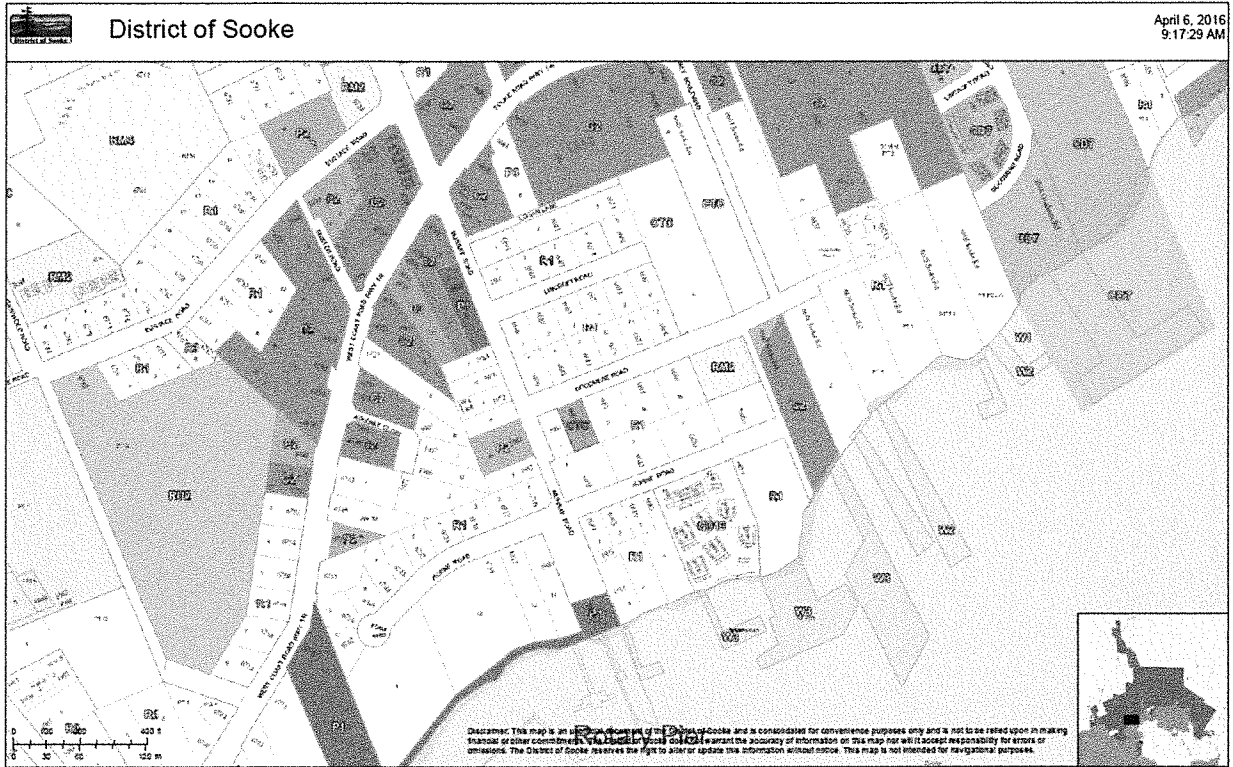
Sincerely,

Gwen and Ed Fisher

SUBJECT PROPERTY MAP



SURROUNDING LAND USES



CTC ZONING INFORMATION

Schedule 405 – Town Centre Mixed Use (CTC)

Town Centre Mixed Use

CTC

405.1 Purpose: This zone provides for a wide range of commercial uses in the Town Centre

405.2 Permitted Uses:

Principal Uses:

- a) Amusement facility – indoor
- b) Apartment building *
- c) Art gallery
- d) Artisan industry
- e) Assembly use
- f) Auction rooms, excluding external storage
- g) Auto service facility *
- h) Bakery
- i) Brew pub
- j) Bus depot
- k) Car wash
- l) Cluster dwelling units
- m) Commercial exhibit
- n) Commercial school
- o) Country market
- p) Equipment sales/rentals including service & repair
- q) Financial institution
- r) Funeral home
- s) Gas bar *
- t) Hardware store
- u) Health services
- v) Hostel
- w) Hotel and/or motel
- x) Household equipment sales, service & repair
- y) Institutional use
- z) Live-work*

- aa) Mixed commercial residential uses
- bb) Office
- cc) Parking lot, parkade
- dd) Personal services
- ee) Place of worship
- ff) Plant nursery
- gg) Playground
- hh) Printer/publisher
- ii) Private club
- jj) Pub
- kk) Residential above the first storey *
- ll) Restaurant
- mm) Retail*
- nn) School
- oo) Shopping centre
- pp) Theatres
- qq) Townhouse
- rr) Vehicle repair*
- ss) Veterinary clinic in an enclosed building



Accessory Uses:

- tt) Limited home-based business
- uu) Employee housing*

* See conditions of use.

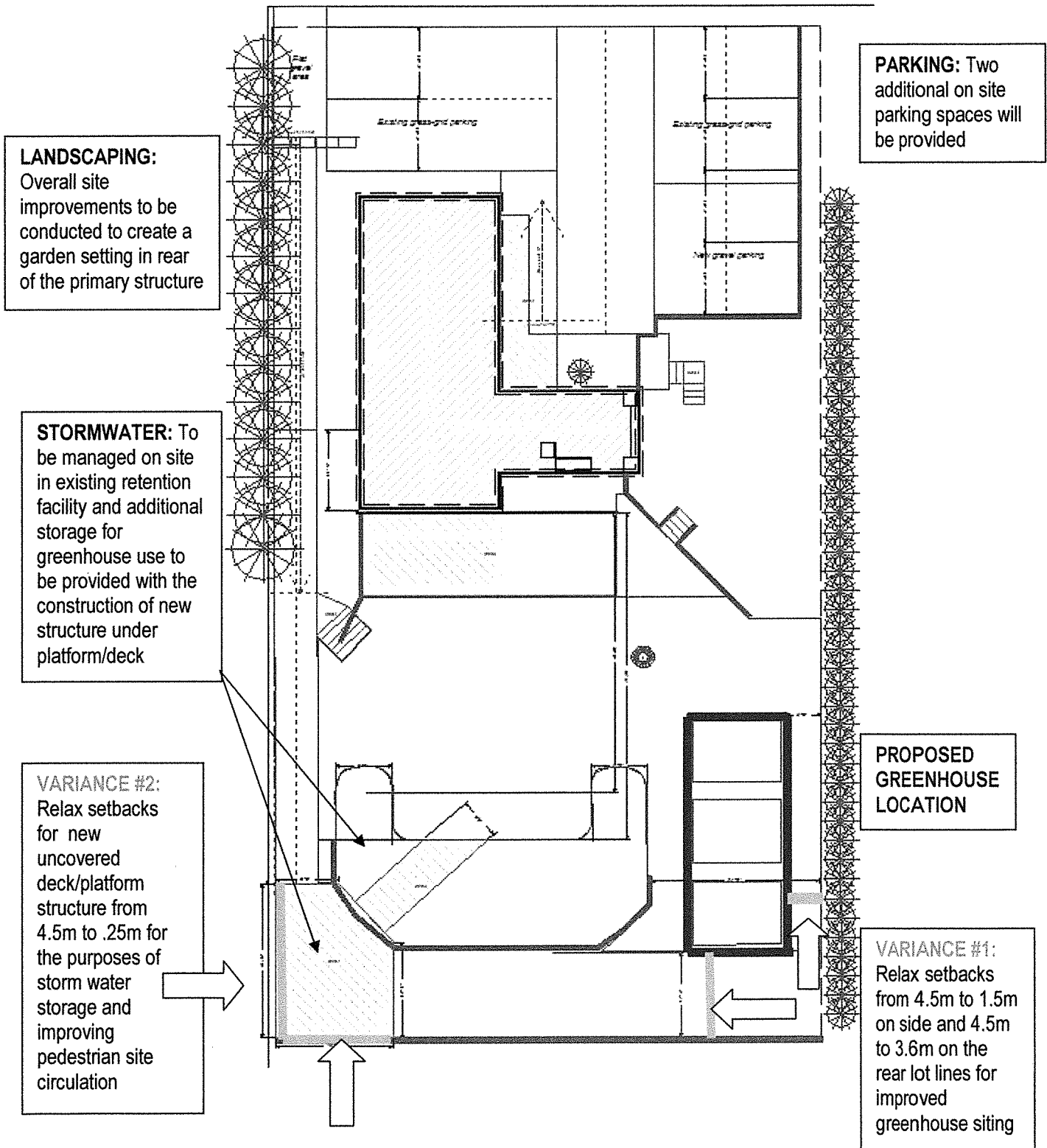
405.3 Minimum Lot Size for Subdivision Purposes: 600 m²

405.4 Minimum Width for Subdivision Purposes: 15 m

405.5 Maximum Height: *See conditions of use.

- a) Principal Buildings: 6 storeys up to 22 m
- b) Accessory Buildings: 9 m

PROPOSED SITE PLAN



LANDSCAPING:
Overall site improvements to be conducted to create a garden setting in rear of the primary structure

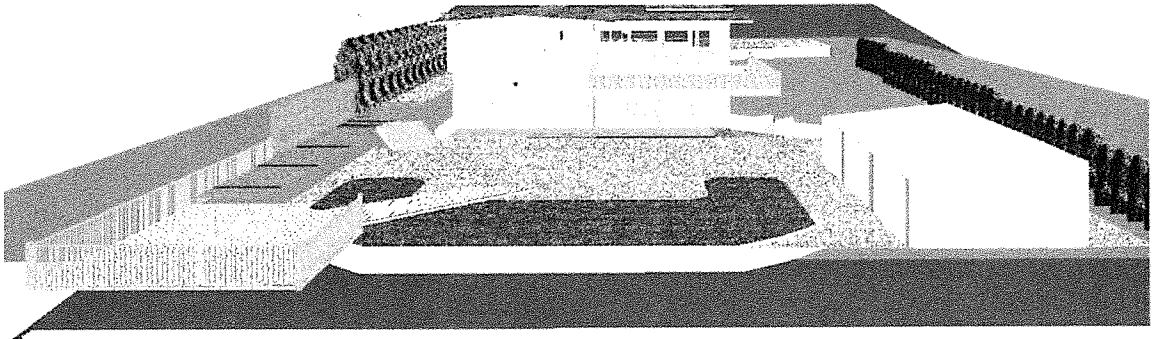
PARKING: Two additional on site parking spaces will be provided

STORMWATER: To be managed on site in existing retention facility and additional storage for greenhouse use to be provided with the construction of new structure under platform/deck

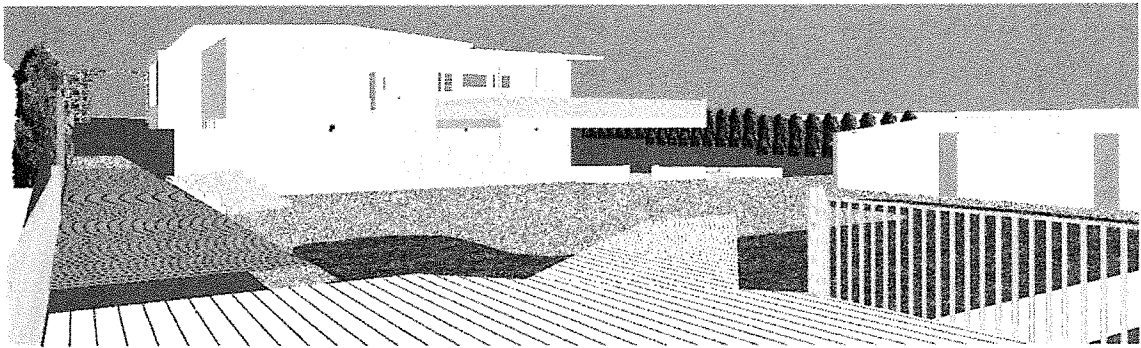
VARIANCE #2: Relax setbacks for new uncovered deck/platform structure from 4.5m to .25m for the purposes of storm water storage and improving pedestrian site circulation

PROPOSED GREENHOUSE LOCATION

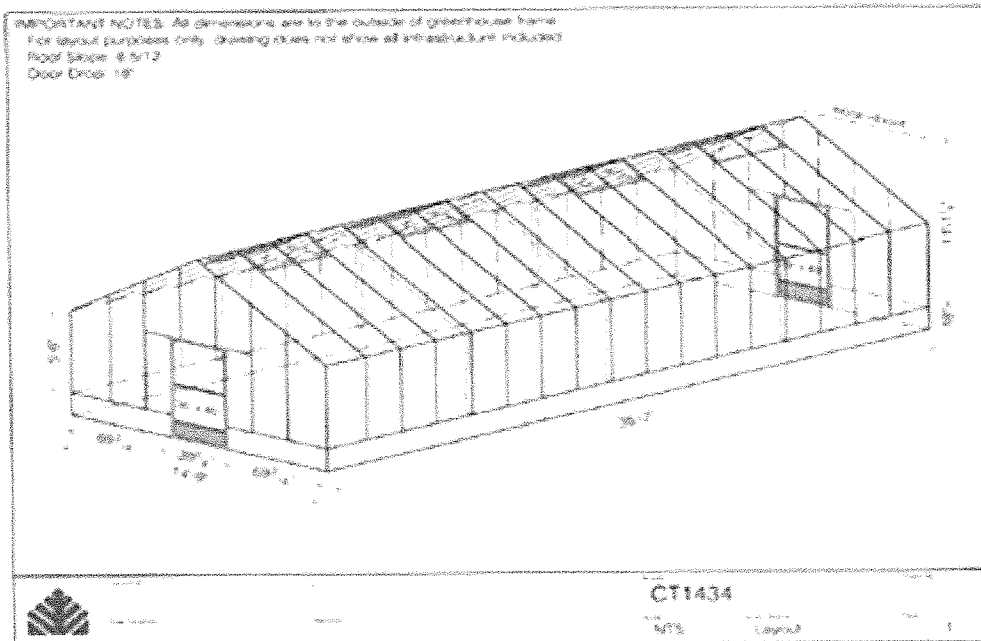
VARIANCE #1: Relax setbacks from 4.5m to 1.5m on side and 4.5m to 3.6m on the rear lot lines for improved greenhouse siting



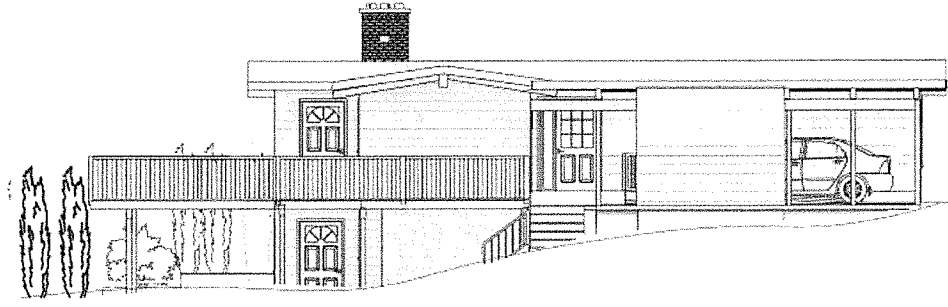
PROPOSED REAR VIEW OF 6689 GOODMERE ROAD



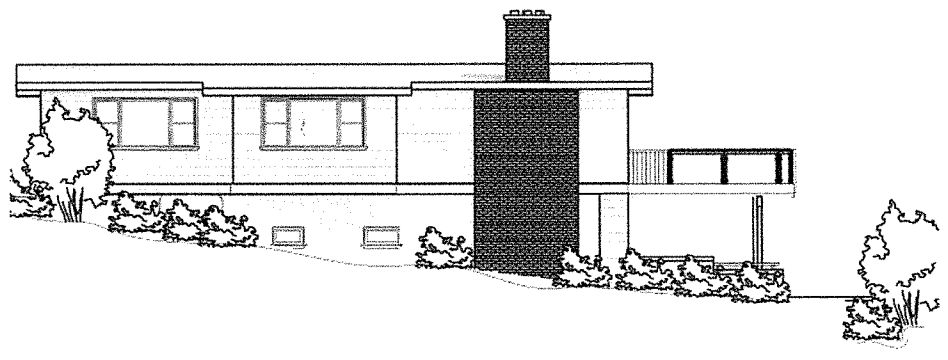
PROPOSED VIEWING PLATFORM PERSPECTIVE TOWARDS GARDEN AND GREENHOUSE



PROPOSED GREEN HOUSE STRUCTURE



F.04 EAST 3/16" = 1'-0"



F.05 WEST 3/16" = 1'-0"



F.02 SOUTH 3/16" = 1'-0"

ELEVATION PLANS

SITE PHOTOGRAPHS



DRAINAGE REPORT



Drainage Review

February 18, 2016

Pure Elements Hair Design and Bodyworks Ltd.

6689 Goodmere Road,

Sooke, BC

V9Z 0C4

RE: Review of current perimeter drainage system – considerations for proposed green house.

Pure Elements Hair Design and Bodyworks Ltd. (PEHD) contracted Wittich Environmental Services Ltd. to review the current perimeter drainage system operating on 6689 Goodmere Road, Sooke British Columbia. The review is required to determine if the addition of the proposed Green House (GH) would effect the drainage of the property. Gwen and Ed Fisher (owners of PEHD) described the development plan which included any and all surface changes that where to occur within the back (south) yard.

The current system was installed by WES Ltd. when PEHD opened a number of years ago. The perimeter drainage system discharges to a distribution chamber (see attached map) before entering a drainage field also identified on the site map. The proposed GH will be located in the south east corner of the yard. Though the design of the GR has yet to be finalized the roof water will be collected and directed/discharged into the existing distribution chamber.

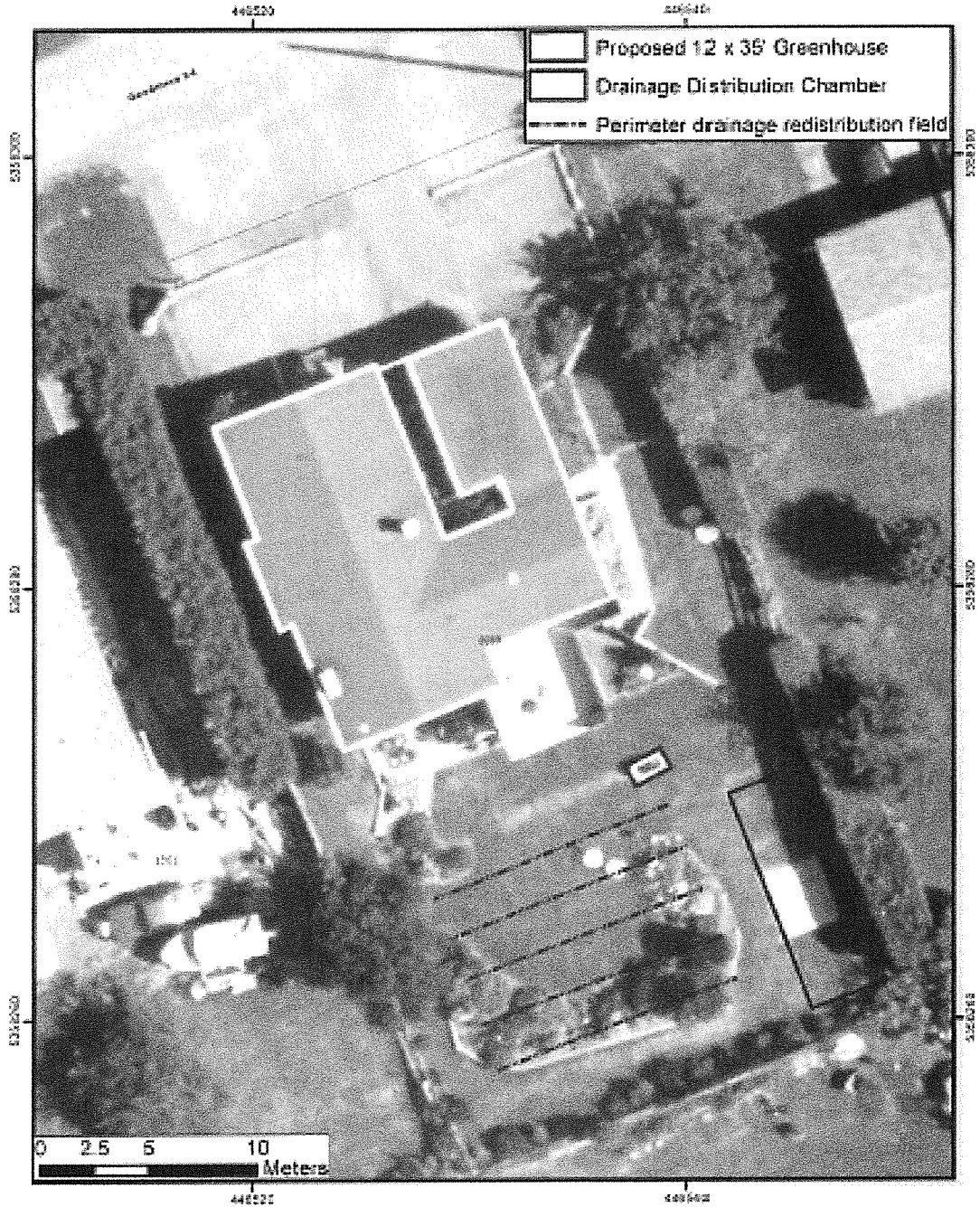
The Fisher's indicated that apart of their design will include collection of rainwater for use in watering the plants within the GH as well, plants that will be located in the open area of the yard. This system design has not been finalized but the intention is to have a system that is effective and simple in order to educated clients as to how they can accomplish water conservation at home. It is also common knowledge that plants perform better with rain water rather than CRD water.

WES Ltd. has concluded that no change will occur regarding the volume of groundwater entering the site and or the current successfully functioning retention system. The development will not affect the current system in place and with the installation of a water collection system the water entering the retention field will be reduced.

No modifications to the current system is deemed necessary or required in preparation of the proposed Green House

If there are any questions, please contact the undersigned.

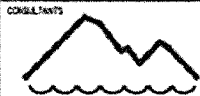
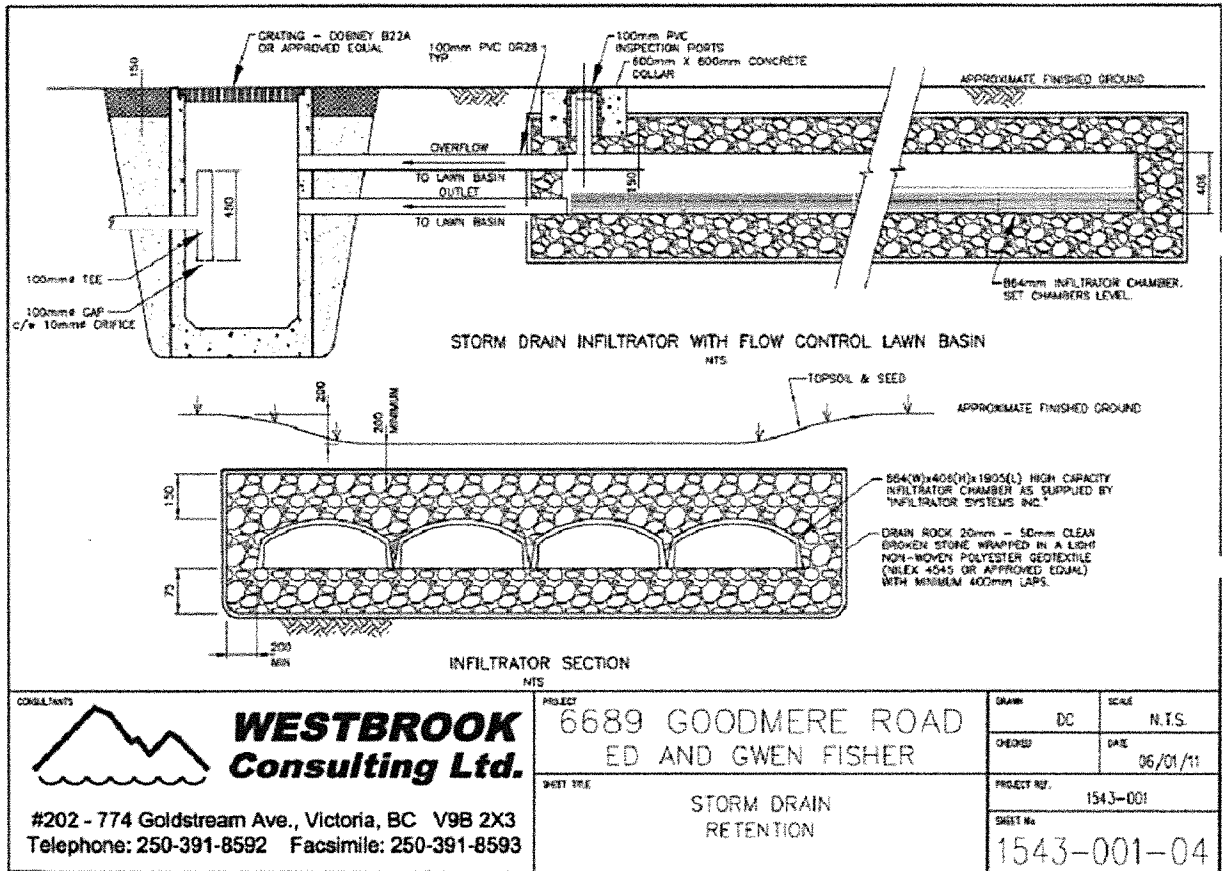
Douglas J. Willich C.E.S.A.



Pure Elements Hair Design & Body Works Ltd.
6689 Goodmere Road, Sooke, BC
Property Map



Source: CRD Orthophoto



**WESTBROOK
Consulting Ltd.**

#202 - 774 Goldstream Ave., Victoria, BC V9B 2X3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT
**6689 GOODMERE ROAD
ED AND GWEN FISHER**

SHEET TITLE
**STORM DRAIN
RETENTION**

DRAWN	DC	SCALE	N.T.S.
CHECKED		DATE	06/01/11
PROJECT REF.	1543-001		
SHEET No.	1543-001-04		

LANDSCAPE PLAN

Landscape plantings and budget for Pure Elements / Artisans Garden

Pure Elements has always prided itself on a well kept garden for the past ten years. We have a variety of shrubs and perennials for a full season showing. Once we are able to fully keep the deer out we will be growing more edible plants in amongst our beautiful existing plants. Our goal is to educate and mentor urban food, small space gardening, and carry a variety of shrubs and plants that are beautiful and edible. At the moment here is the list of what we have, where they will arrive in the garden once the hardscape is in, is not fully determined.

LIST OF SPECIES TO BE PLANTED AS PER THE CONCEPT PLAN GARDEN AREAS

- 4 hydrangeas
- Mock orange shrubs
- Lots of lavender, 2 varieties
- Heather
- Peonies
- Small dogwood variety
- Echinacea
- Black eyed susans
- Montebresia, day lilies,
- California lilac
- Beautiful red maple for a bit of shade will not be moved
- Roses
- Daffodils
- Dahlias
- Lots of daffodils in the spring, tulips next year due to deer fence
- Swiss chard all year round
- Rhodo
- Japonica and honeysuckle
- Clamatis
- Climbing roses
- Small vegetable patch

Next summer, we will be adding a variety of fruit trees, up to three dwarf. As well as a larger vegetable section.

Countless hanging baskets, planters and example planters for vertical gardening will be on display.

Our goal is to encourage eatable plants, so over the years these shrubs will be ever changing to showcase the possibilities of eatable plants.

We will have a potting station so our clients can make their own baskets on sight, especially those in condos and apartments who have no space for garden tools and dirt.

We would like to keep our trees in the back yard lower to protect the view for our neighbors and clients in the upper level of pure Elements. All our plants are strategically placed to allow what views we have left. It is our goal to create an oasis of creativity and design elements to encourage the community to engage in the benefits of our environment and beauty of growing all year round. Because of added expenses with the new parking lot, we will not have it in the budget to purchase many new shrubs or fruit trees until next season, and nor should we have to as we already have lots of plants to move around. The extent of the boardwalk entrance and my decision to go with a classier green house, rain water collection, and parking at the last minute, will absorb my entire budget. However this is money well spent on the permanent infrastructure, one more year to wait on fruit trees is minimal and I can get wholesale prices now.

Our landscape budget is the largest cost other than the green house, to make the entrance wheel chair accessible we need to build the board walk, (this you will see in the variance application) This will allow for a smooth transition into the back yard as well as a stair case closer to the gift shop.

COSTS

FENCING, DECKING, HAND RAILS
PLUS LABOUR.

\$8800

MACHINE WORK: (TRACTOR WORK AND DRAINAGE WORK, AS WELL AS THE TOP DRESSING OF ROAD BASE) IS ESTIMATED AROUND

\$7000

We have not yet priced out the cost of the 2 extra parking spots and removal of carport and shed as we will do the labour ourselves. I'm able to reuse all of our allan block, and only need about 9 to 12 more blocks to make it work. Then just fill and road base for that area, well worth it to get 2 more parking spots on sight.

REFERRALS

**SUMMARY OF COMMENTS RECEIVED FOR 6689 GOODMERE ROAD
IN RESPONSE TO THE DISTRICT OF SOOKE REFERRAL SENT MARCH 16th, 2015**

EXTERNAL REFERRALS	
AGENCY	COMMENTS
Shaw Cable	No comment received
Vancouver Island Health Authority	This office has no objections.
BC Hydro	BC Hydro has no concerns with this Development Referral.
Ministry of Transportation	Please consider this email to be an official Ministry response to the proposed development permit and variances related to 6689 Goodmere Road, your file PLN01250/PLN01251, Ministry File 2016-01520. The Ministry has no objections to the proposal and has no additional requirements for approval.
Canada Post, Sooke	No comment received
BC Transit	<p>The subject property: Is located within 450 metres of three existing transit routes, with the nearest stop(s) located on Sooke Road in front of the Village Food Market. ☐ Transit on this portion of Sooke Road offers service to regional destinations such as West Shore Town Centre, Royal Roads University, Victoria General Hospital and downtown Victoria, as well as connections to other regional-scale destinations. There is also limited local transit service to the Otter Point and East Sooke areas.</p> <p>Land Use</p> <p>The subject property is located on lands designated as Town Centre in the District of Sooke’s Official Community Plan (OCP).</p> <ul style="list-style-type: none"> o The OCP describes Town Centre as the area within which the highest density residential development will occur while being the primary commercial hub of the community. o The District of Sooke is actively improving roads in the immediate area of the subject property in order to develop a network which aligns with the character of the town centre designation while offering improved connectivity and access. o Residential and employment density are primary drivers of transit demand, and as the Town Centre further develops, the connected street network will offer improved opportunities for extending local transit coverage. o The existing Goodmere Road right of way has yet to be improved with sidewalks and designated lanes and the installation of these may change the allocation of municipal-owned boulevard space in front of properties along Goodmere Road. The proposed application seeks to introduce additional commercial uses to the subject property. <p>Because the possibility of extending local transit coverage is dependent on street design, BC Transit urges the District and the applicant to ensure that the subject property has a street interface with Goodmere Road that is sympathetic and resilient to further development of the Town Centre’s transportation networks, and also redevelopment of adjoining properties.</p> <ul style="list-style-type: none"> o Provisions for off-street parking should be attractive to customers, and strive to apply parking concepts in the Sooke Town Centre Illustrative Design Handbook. BC Transit Development Referral Response 2 <p>Bus Stops and Stations</p> <p>There are existing transit stops in this area. No further changes are needed to them at this time.</p>

	<p>BC Transit Level of Support</p> <p>BC Transit supports the proposed application as increasing commercial uses is consistent with the Official Community's Plan's Town Centre designation of the subject property.</p> <p>Because the possibility of extending local transit coverage is dependent on street design, BC Transit urges the District and the applicant to ensure that the subject property has a street interface with Goodmere Road that is sympathetic and resilient to further development of the Town Centre's transportation networks, and also redevelopment of adjoining properties.</p>
Beecher Bay First Nation	Beecher Bay has no comments or concerns regarding this referral.
CRD Water Department Technical Services Division	No objections. Additional comments provided on separate sheet.
SEAPARC	SEAPARC is unaffected by this application.
Sooke School District 62	No comments
Fortis BC	We have reviewed the attached documents and do not make note of any conflicts; there are no existing gas pipelines in the area.
T'Souke Nation	No comment received
Archaeological Inventory Section of Ministry of Forests, Lands and Natural Resource Operations (FLNRO)	On Behalf of Grant Bracher, Ecosystem Biologist with the Ministry of Forests, Lands and Natural Resource Operations, his response to the above referral request is: "Interests Unaffected"
RCMP, Sooke Detachment	RCMP has no objections.
Telus Communications	TELUS has no objections.
Sooke Fire Department	The Fire Department does not have any concerns with this application, provided parking does not impede access for emergency vehicles.
District of Sooke Environmental	No parks on environmental concerns.
District of Sooke Engineering	Parking may be an issue.



DEVELOPMENT PERMIT DP PLN01250

DATE: April 25th, 2016
TO: Gwen Fisher
SUBJECT ADDRESS: 6689 Goodmere Road

1. This Development Permit is issued subject to compliance with all of the bylaws of the District of Sooke applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies only to those lands within the District of Sooke described below (legal description), and any and all buildings, structures, and other development thereon.

(P.I.D. 000-530-841) Lot 1, Section 10, Sooke District, Plan 26588

3. This Development Permit (DP PLN 01250) is issued to allow for the construction of a greenhouse and general site improvements as per:
 - a. Schedule A: Site Plan
 - b. Schedule B: Drainage Review (Wittich Environmental Services Ltd., February 18, 2016)
 - c. Schedule C: Landscape Plan
4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Permittee does not commence the development permitted by this Permit within 12 months of the date of this Permit, the Permit shall lapse.
6. This Permit is NOT a Building Permit.

Motion carried by Council: April 24th, 2016. **Development Permit Issued: April XX, 2016**

Rob Howat, Director of Development Services



DEVELOPMENT VARIANCE PERMIT PLN01251

DATE: April 25, 2016
TO: Gwen Fisher
SUBJECT PROPERTY: 6689 Goodmere Road

1. This Development Variance Permit is issued subject to compliance with all of bylaws of the District of Sooke applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the District of Sooke described below (legal description), and any and all buildings, structures, and other development thereon.

(P.I.D. 000-530-841) Lot 1, Section 10, Sooke District, Plan 26588

3. The Bylaw No. 2040, *Sooke Land Use Bylaw, 1992* is varied or supplemented as follows:

to vary the side yard setback from 4.5 metres to 1 metres and rear yard setback from 4.5 metres to 3.6 metres to allow for the construction of a greenhouse *and*;

to vary the side yard setback from 4.5 metre to .25 metres to allow for the construction an accessible platform and deck.

as per:

- a. Schedule A: Site Plan
 - b. Schedule B: Drainage Plan
 - c. Schedule C: Landscape Plan
4. As a condition of the issuance of this Permit, a security set out below shall be required to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized according to the terms and conditions of the Permit within the time provided, the District of Sooke may use the security to carry out the work by its servant,

agents or contractors, and any surplus shall be paid over to the Permittee; or should the Permittee carry out the Development Variance Permitted by this Permit within the set time set out above, the security shall be returned to the Permittee.

5. There is filed accordingly:
 - a. Performance Bond in a form acceptable to the District of Sooke in the amount of \$NIL
 - b. an Irrevocable Letter of Credit in the amount of \$ N/A
 - c. none required _xx
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.
7. If the Permittee does not commence the Development Variance permitted by this Permit within **24 months** of the date of this Permit, the Permit shall lapse.
8. This Permit is **NOT** a Building Permit.

Motion carried by Council the 24th day of April, 2016.

~~ISSUED this XXth day of April, 2016.~~

Rob Howat, Director of Development Services



2205 Otter Point Road, Sooke, BC V9Z 1J2
 Phone: 642-1634 Fax: 642-0541

DVP PLN01251
Mailing Date April 15, 2016

**NOTICE TO PROPERTY OWNER AND/OR TENANT
 OF AN APPLICATION FOR A DEVELOPMENT VARIANCE PERMIT
 For 6689 Goodmere Road, Sooke, BC**

to be considered by Council on Monday, April 25, 2016, at 7:00 pm
 in the Sooke Council Chambers at 2225 Otter Point Road, Sooke, BC

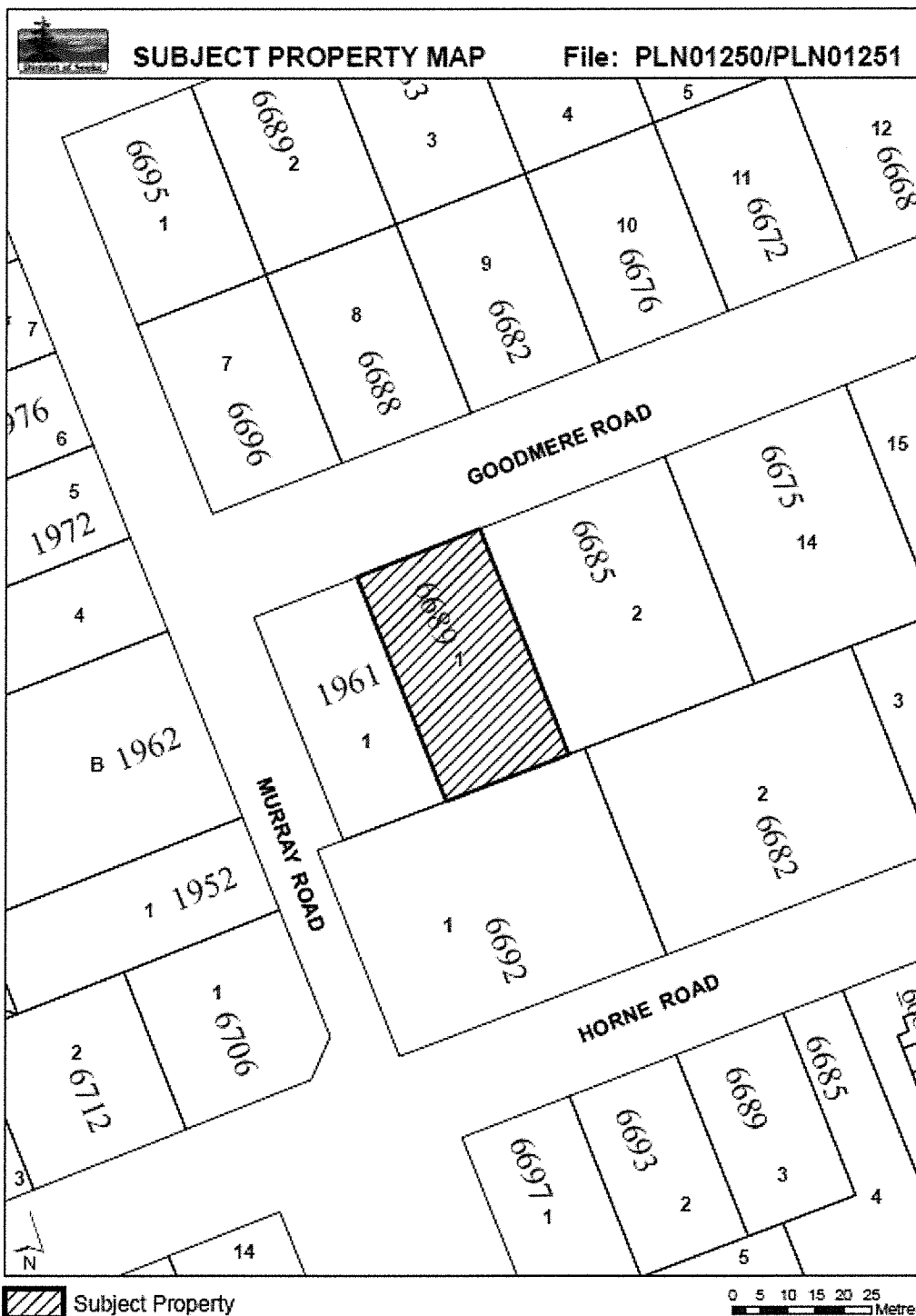
The purpose of the proposed Development Variance Permit is to vary setbacks for a proposed greenhouse and viewing platform/ deck under the provisions of the District of Sooke *Zoning Bylaw 600 (2013)*, at 6689 Goodmere Road, legally described as Lot 1, Section 10, Sooke District, Plan 26588.

The *District of Sooke Zoning Bylaw 600 (2013)*, Town Centre Mixed Use (CTC) zone provides for a wide range of commercial uses in the Town Centre including plant nursery and health services. The proposed variances are outlined below and illustrated in the site plan attached.

VARIANCE	LOCATION	Required Setback	Requested Setback	Proposed Variance
GREENHOUSE SETBACKS	Side Yard (adjacent to single family dwelling)	4.5m	1.5m	3m
	Rear Yard (adjacent to single family dwelling)	4.5m	3.6m	.9m
PLATFORM/DECK SETBACKS	Side Yard (adjacent to single family dwelling)	4.5m	.25m	4.5m
	Rear Yard (adjacent to single family dwelling)	4.5m	.25m	4.5m

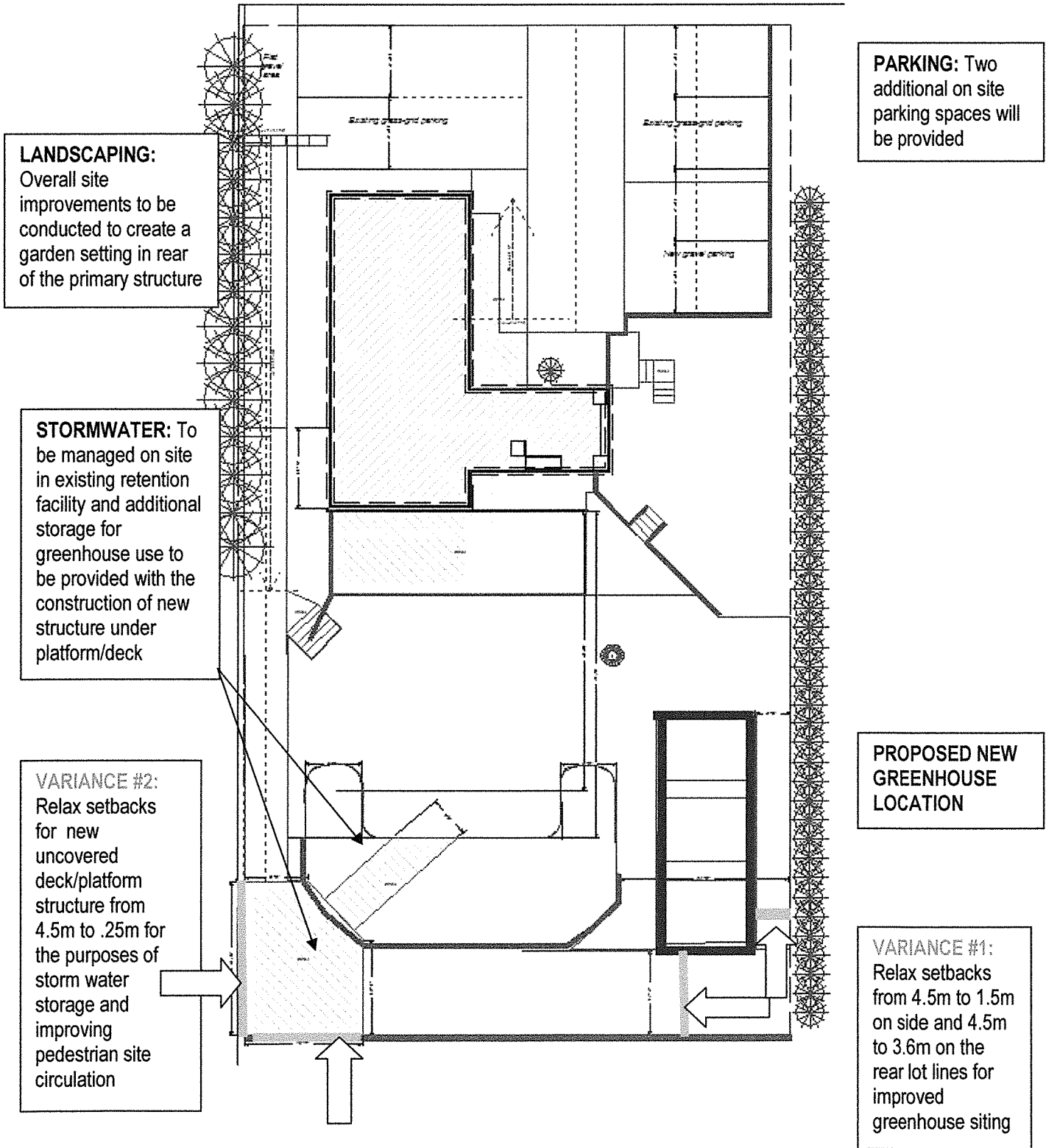
As an owner or tenant of property adjacent to the subject site, the District of Sooke welcomes you to attend the Council meeting on April 25th, 2016 to present comments to Council. If you are unable to attend the meeting, we ask that written submissions be provided prior to the close of the Council meeting. Please be advised that submissions to Council will become part of the public record.

Copies of the Development Variance Permit and relevant background documents may be obtained from the District of Sooke Development Services Department, 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday. For further questions, please contact the Danica Rice, Planner II in the District of Sooke, Development Services Department at 642-1634 or by email at drice@sooke.ca.




6689 Goodmere Road
Lot 1, Section 10, Sooke District, Plan 26588

PROPOSED SITE PLAN




6689 GOODMERE ROAD

DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT

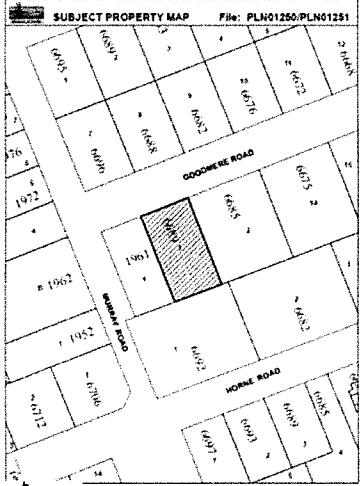


April 25th, 2016

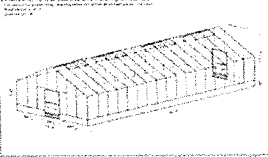
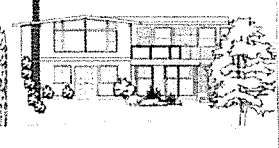


EXECUTIVE SUMMARY


SUBJECT PROPERTY MAP File: PLN01250/PLN01251



- applicant plans to build a new garden center and greenhouse to add commercial retail space.
- seeking authorization for a Development Permit and a Development Variance Permit.



6689 Goodmere Road-DP & DVP




SITE LOCATION

District of Sooke April 18, 2016 12:00:23 PM

The proposed new greenhouse will require one additional parking space, public access, storm water management, landscaping and general site improvements.


As a result, two variances have been requested. Issuance of the Development Permit is conditional upon Council's approval of the Development Variance Permit.



6689 Goodmere Road- DP & DVP

District of Sooke

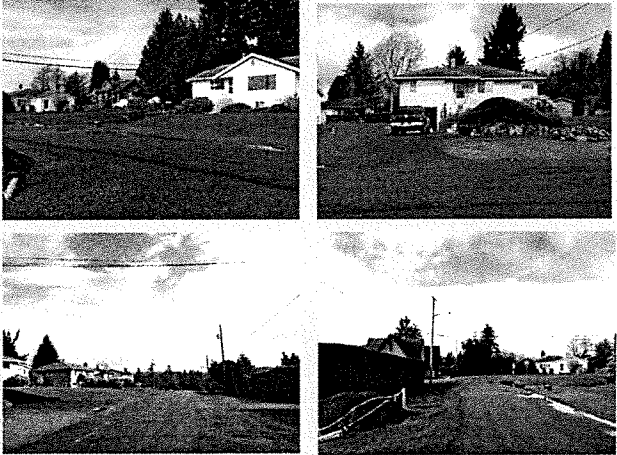
SITE ANALYSIS EXISTING PROPERTY



6689 Goodmere Road- DP & DVP

District of Sooke

SITE ANALYSIS NEIGHBOURING PROPERTIES




REFERRAL COMMENTS RECEIVED

The existing Goodmere Road right of way has yet to be improved with sidewalks and designated lanes which may change the allocation of municipal-owned boulevard space in front of properties along Goodmere Road.

BC Transit urges the District and the applicant to ensure that the subject property has a street interface with Goodmere Road that is sympathetic and resilient to further development of the Town Centre's transportation networks, and also redevelopment of adjoining properties.

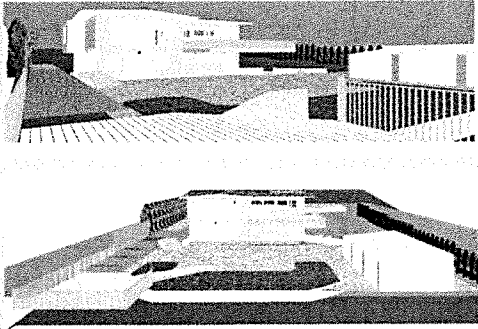
Provisions for off-street parking should be attractive to customers, and strive to apply parking concepts in the Sooke Town Centre Illustrative Design Handbook.

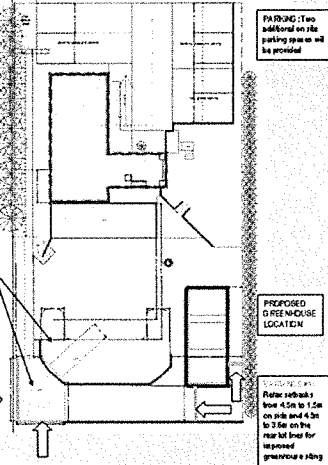
-BC Transit



6689 Goodmere Road- DP & DVP

PROPOSED SITE PLAN





LANDSCAPING: Opened site in proposed to be considered to create a garden setting in rear of the primary structure


RETENTION WALL: To be sited on site in a large retention facility and additional storage for greenhouse use to be provided with the construction of new structure under wall on deck

PERMITS: Refer applicant for new unexcused deck permit 4.2m to 2.2m for the purpose of storm water storage and improving pedestrian site circulation

PARKING: Two additional on site parking spaces will be provided

PROPOSED GREENHOUSE LOCATION

PERMITS: Refer applicant on site and 4.2m to 3.5m on the rear lot line for proposed greenhouse siting



6689 Goodmere Road DP & DVP

VARIANCE REQUESTS

Town Centre Mixed Use (CTC)

405.1 Purpose: This zone provides for a wide range of commercial uses in the Town Centre

405.2 Permitted Uses:

Principal Uses:

- a) Amusement facility – indoor
- b) Apartment building
- c) Art gallery
- d) Arts and industry
- e) Assembly use
- f) Auction rooms, excluding external storage
- g) Auto service facility
- h) Bakery
- i) Brew pub
- j) Bus depot
- k) Car wash
- l) Counter drinking units
- m) Commercial exhibit
- n) Commercial school
- o) County market
- p) Equipment sales/rental including service & repair
- q) Financial institution
- r) Funeral home
- s) Gas bar
- t) Hardware store
- u) Health services
- v) Hostel
- w) Hotel and/or motel
- x) Household equipment sales, service & repair
- y) Institutional use
- z) Live-work

Accessory Uses:

- aa) Limited home-based business
- ab) Employee housing

* See conditions of use

405.3 Minimum Lot Size for Subdivision Purposes: 600 m²

405.4 Minimum Width for Subdivision Purposes: 15 m

405.5 Maximum Height: *See conditions of use.

- a) Principal Buildings: 6 storeys up to 22 m
- b) Accessory Buildings: 9 m

Schedule 405 – Town Centre Mixed Use (CTC)

405.6 Maximum Lot Coverage: 85%

405.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Line Lot Line
First storey of Building or Structure	0 m	0 m	0 m	0 m	0 m
Adjacent to Duplex/Single Family Dwelling or Existing Housing per Town Centre Plan*	0 m	0 m	4.5 m	4.5 m	0 m

VARIANCE	LOCATION	Required Setback	Proposed Setback	Proposed Increase/Decrease
GREENHOUSE SETBACKS	Side Yard (adjacent to single family dwelling)	4.5m	1.5m	3m
	Rear Yard (adjacent to single family dwelling)	4.5m	3.6m	.9m
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6689 Goodmere Road DP & DVP

ADJACENT ZONINGS AND LAND USE

6689 Goodmere Road- DP & DVP

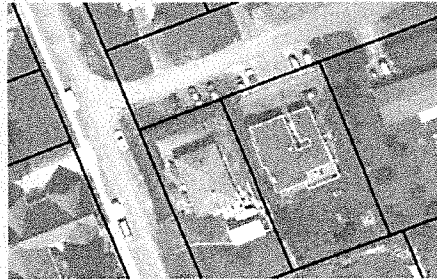
APPLICATION SUMMARY

- **Purpose of Application** DP/DVP to meet siting requirements for a commercial Greenhouse.
- **Existing Zoning** Town Centre Mixed Use
- **Existing OCP** Town Centre
- **Sewer** District of Sooke
- **Water** Capital Regional District
- **Existing Parking** 4 stalls on site, 2 stalls on the road
- **Proposed Parking** 6 stalls on site, 2 stalls on the road

EXISTING PERMITS

The property has an existing development permit (DP2005-0588) and development variance permit (DVP2005-0587) authorizing the following:

- site plan with setbacks to accommodate parking
- the use of the public roadway for parking
- a landscaping plan
- a rainwater management plan



6689 Goodmere Road DP & DVP

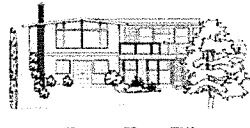
LANDSCAPE PLAN

We would like to keep our trees in the back yard lower to protect the view for our neighbors and clients in the upper level of Pure Elements. All our plants are strategically placed to allow what views we have left.

It is our goal to create an oasis of creativity and design elements to encourage the community to engage in the benefits of our environment and beauty of growing all year round.

Our goal is to encourage edible plants, so over the years these shrubs will be ever changing to showcase the possibilities of edible plants.

-Gwen Fisher



LIST OF SPECIES

- hydrangeas
- Mock orange shrubs
- Lots of lavender, 2 varieties
- Heather
- Peonies
- Small dogwood variety
- Echinacea
- Black Eyed Susan
- Montebresia, day lilies,
- California lilac
- Beautiful red maple for a bit of shade will not be moved
- Roses
- Daffodils
- Dahlias
- Lots of daffodils in the spring, tulips next year due to deer fence
- Swiss chard all year round
- Rhododendron
- Japonica and honeysuckle
- Clematis
- Climbing roses
- Small vegetable patch

