



PH-1

**Public Hearing
Information Package**

May 8, 2017 at 7:00 pm
Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

6671 Wadams Way

Proposed Bylaw:	Bylaw No. 665, <i>Zoning Amendment Bylaw (600-36)</i>
Zoning Amendment:	The purpose of Bylaw No. 665, <i>Zoning Amendment (600-36)</i> is to rezone from “Large Lot Residential (R1)” to “Town Centre Mixed Use (CTC)”. The CTC zone will facilitate the location of a new library, and provide a mix of commercial, residential, and institutional uses for the site.

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 - Report Cover
 - Application Summary
 - Summary of Referral Comments
 - Subject Property Maps
 - Policy Context
 - CTC Zone
 - Bylaw No. 665 (600-36)

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



2205 Otter Point Road, Sooke
Phone: 250-642-1634 Fax: 250-642-0541
email: info@sooke.ca
website: www.sooke.ca

NOTICE OF PUBLIC HEARING

The Council of the District of Sooke will hold a Public Hearing pursuant to the provisions of the *Local Government Act* in the Council Chambers at 2225 Otter Point Road, Sooke, BC on **Monday, May 8, 2017** commencing at 7:00 pm.

Application Information:

Bylaw: Bylaw No. 665, *Zoning Amendment Bylaw (600-36)*
File No: PLN01308
Civic Address: 6671 Wadams Way (shown outlined in black and hatched on the subject map)
Legal Description: Lot A, Section 10, Sooke District, Plan VIP87872,
Applicant: District of Sooke

Proposal:

The purpose of Bylaw No. 665, *Zoning Amendment Bylaw (600-36)* is to rezone 6671 Wadams Way from "Large Lot Residential (R1)" to "Town Centre Mixed Use (CTC)". The CTC zone will facilitate the location of a new library, and provide a mix of commercial, residential and institutional uses for the site.

Further Information:

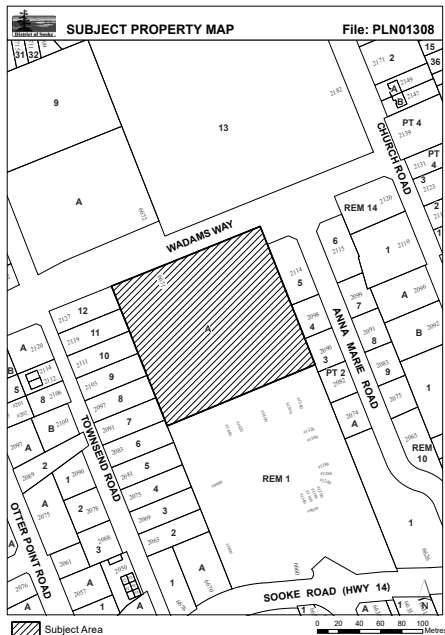
Copies of the bylaw(s), supporting written reports and any relevant background documentation

may be viewed in the "Public Notices" section of the District of Sooke website www.sooke.ca or inspected at the District Municipal Offices at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding statutory holidays) commencing April 26, 2017 to and including May 8, 2017.

Public Input:

All persons who believe their interests in property are affected by the proposed bylaw(s) will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw(s). Should you have any concerns or comments you wish to convey to Council, please submit in writing by fax to 250-642-0541, email publichearing@sooke.ca or in person to the Corporate Officer at the District Municipal Offices no later than **Monday, May 8, 2017 at 12:00 pm**. Please be advised that submissions to Council will become part of the public record and are subject to disclosure under the *Freedom of Information and Protection of Privacy Act (FOIPPA)*

NOTE: Council cannot receive further information concerning this application after the Public Hearing has concluded.





**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW NO. 665**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property located at 6671 Wadams Way from Large Lot Residential (R1) to Town Centre Mixed Use (CTC).

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This bylaw is cited as *Zoning Amendment Bylaw No. 665 (600-36)*.
2. The parcel of land legally described as Lot A, Section 10, Sooke District, Plan VIP87872 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Large Lot Residential (R1) to Town Centre Mixed Use (CTC).
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, as amended, and **Schedule A** attached thereto, are amended accordingly.

READ a FIRST and SECOND time the 24th day of April, 2017.

PUBLIC HEARING held the ___ day of ____, 2017.

READ a THIRD time the ___ day of ____, 2017.

APPROVED by Ministry of Transportation and Infrastructure the ___ day of ____, 2017.

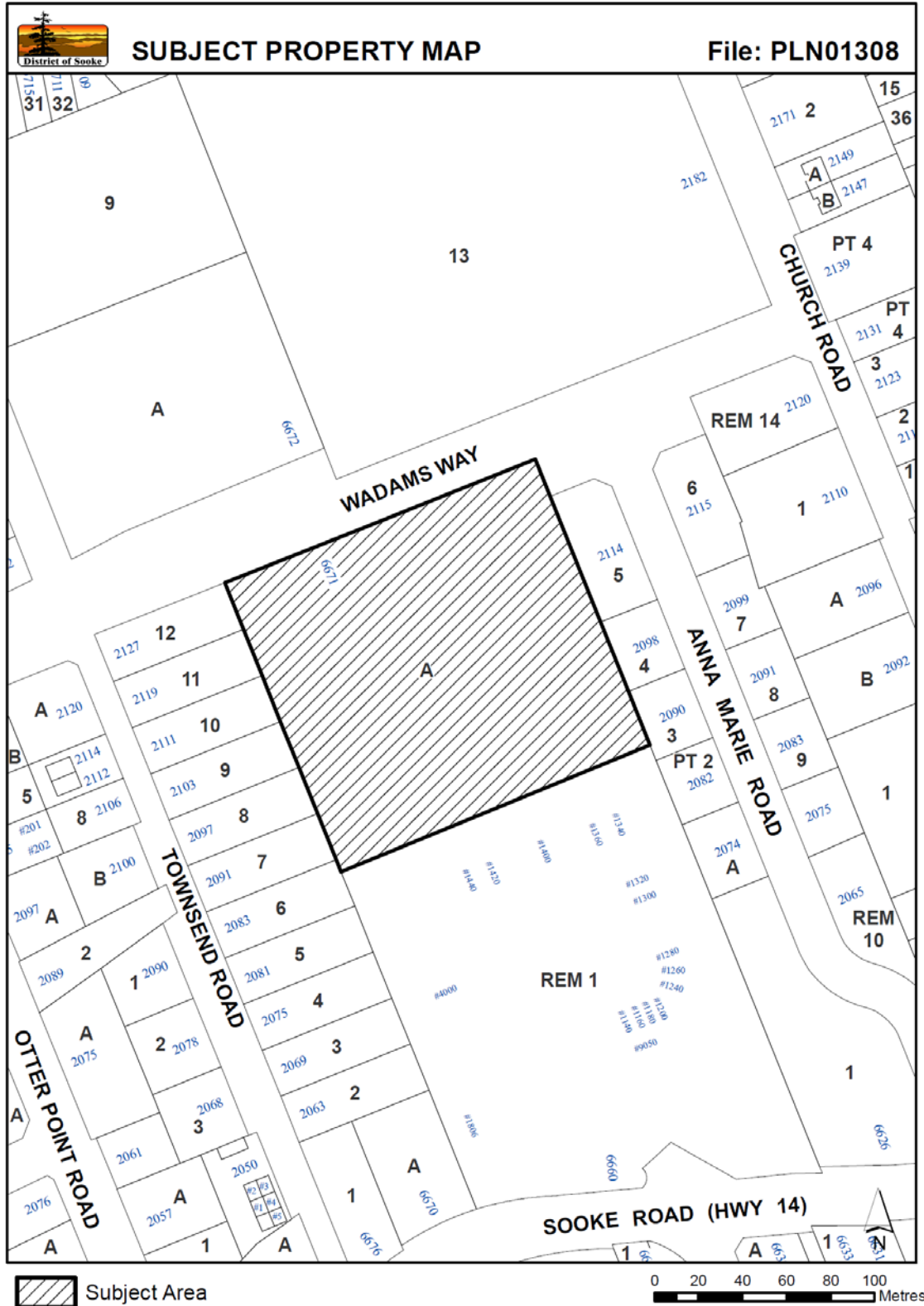
ADOPTED the ___ day of ____, 2017.

Certified by:

Maja Tait
Mayor

Patti Rear
Acting Corporate Officer

SCHEDULE A



11. BYLAWS

11.1. 6671 Wadams Way - Rezoning Application

Staff presented to Council a powerpoint presentation over view. Rezoning.

2017-144

MOVED by Councillor Pearson, seconded by Councillor Reay:

THAT COUNCIL give first reading to Bylaw No. 665, *Zoning Amendment Bylaw (600-36)* to rezone 6671 Wadams Way from Large Lot Residential (R1) to Town Centre Mixed Use (CTC);

CARRIED.

In Favour: Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Pearson, Councillor Reay

Absent: Councillor Parkinson

2017-145

MOVED by Councillor Reay, seconded by Councillor Logins:

THAT Bylaw No. 665, *Zoning Amendment Bylaw (600-36)* be Read a second time;

CARRIED.

In Favour: Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Pearson, Councillor Reay

Absent: Councillor Parkinson

2017-146

MOVED by Councillor Kasper, seconded by Councillor Logins:

THAT a Public Hearing be scheduled for Bylaw No. 665 in accordance with section 466 of the *Local Government Act*;

CARRIED.

In Favour: Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Pearson, Councillor Reay

Absent: Councillor Parkinson

2017-147

MOVED by Councillor Kasper, seconded by Councillor Logins:

AND THAT Land Titles be notified that the following legal notations on 6671 Wadams Way may be cancelled: EK121185, EM107775, EN71039 and FB300324.

CARRIED.

In Favour: Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Pearson, Councillor Reay

Absent: Councillor Parkinson



6671 Wadams Way - Rezoning Application

RECOMMENDATION:

THAT COUNCIL give first reading to Bylaw No. 665, *Zoning Amendment Bylaw (600-36)* to rezone 6671 Wadams Way from Large Lot Residential (R1) to Town Centre Mixed Use (CTC) and;

THAT Bylaw No. 665, *Zoning Amendment Bylaw (600-36)* be Read a second time;

THAT a Public Hearing be scheduled for Bylaw No. 665 in accordance with section 466 of the *Local Government Act*;

AND THAT Land Titles be notified that the following legal notations on 6671 Wadams Way may be cancelled: EK121185, EM107775, EN71039 and FB300324.

Report Summary:

The District of Sooke, as the owner of the property, is initiating a rezoning application on 6671 Wadams Way from Large Lot Residential (R1) to Town Centre Mixed Use (CTC). Rezoning this parcel will facilitate the location of a new library on a portion of the property, and will allow for a broad mix of commercial, institutional and multi-family residential uses on the land.

Previous Council Action:

At the March 27, 2017 Regular Council meeting, Council resolved that staff prepare a bylaw for Council to consider rezoning 'Lot A' (6671 Wadams Way) to Town Centre Mixed Use (CTC) Zone. This Bylaw has been prepared for Council's consideration.

Report:

The lot consists of 2.13ha (5.26 acres) of land, and falls within the Town Centre designation of the Official Community Plan (OCP), 2010. The property is well-situated for pedestrian and cycling options via the multi use trail on Wadams Way. The parcel is located on the south side of the street, and will have one access point into the site, opposite the Sooke Family Resource Society entrance. The neighbourhood is a mix of residential, commercial and institutional uses.

The primary impetus to rezone this parcel is to facilitate the location of a new library for the community. There is strong support in the OCP for rezoning the subject property to CTC; the proposal includes town centre revitalization, promotion of mixed use development, and a strong civic presence in Sooke's Town Centre. Rezoning this property to CTC will position the District of Sooke for many opportunities to redevelop

and energize the north end of the Town Centre. The policy context as it relates to this application is attached.

There have been no objections received from referral agencies or staff to the rezoning proposal.

Legal Impacts:

There are four legal notations on the Certificate of Title that staff are recommending be removed by Council resolution, as they are not applicable to the property. Three of the legal notations are Development Permits that occurred at the Evergreen Mall when it was all part of the same parcel. The fourth legal notation was a Development Variance permit that is no longer applicable due to the construction of Wadams Way.

Budget/Financial Impacts:

Strategic Relevance:

This proposal is consistent with the 2016 Strategic Plan.

Attached Documents:

[Application Summary](#)

[Referral Summary 6671 Wadams](#)

[PLN01308 Subject Property Map](#)

[PLN01308 Subject Property Map Ortho](#)

[POLICY CONTEXT attachment](#)

[CTC Zone](#)

[Bylaw 665 \(600-36\)](#)

Application Summary

Address	6671 Wadams Way
Legal	Lot A, Section 10, Sooke District, Plan VIP87872
Existing Zoning	Large Lot Residential (R1)
Proposed Zoning	Town Centre Mixed Use (CTC)
OCP Designation	Town Centre
Parcel Size	2.13ha
Services	Water: CRD Sewer: Municipal Drainage: Onsite
Adjacent Land Uses	North: Residential & Institutional South: Commercial East: Residential West: Residential

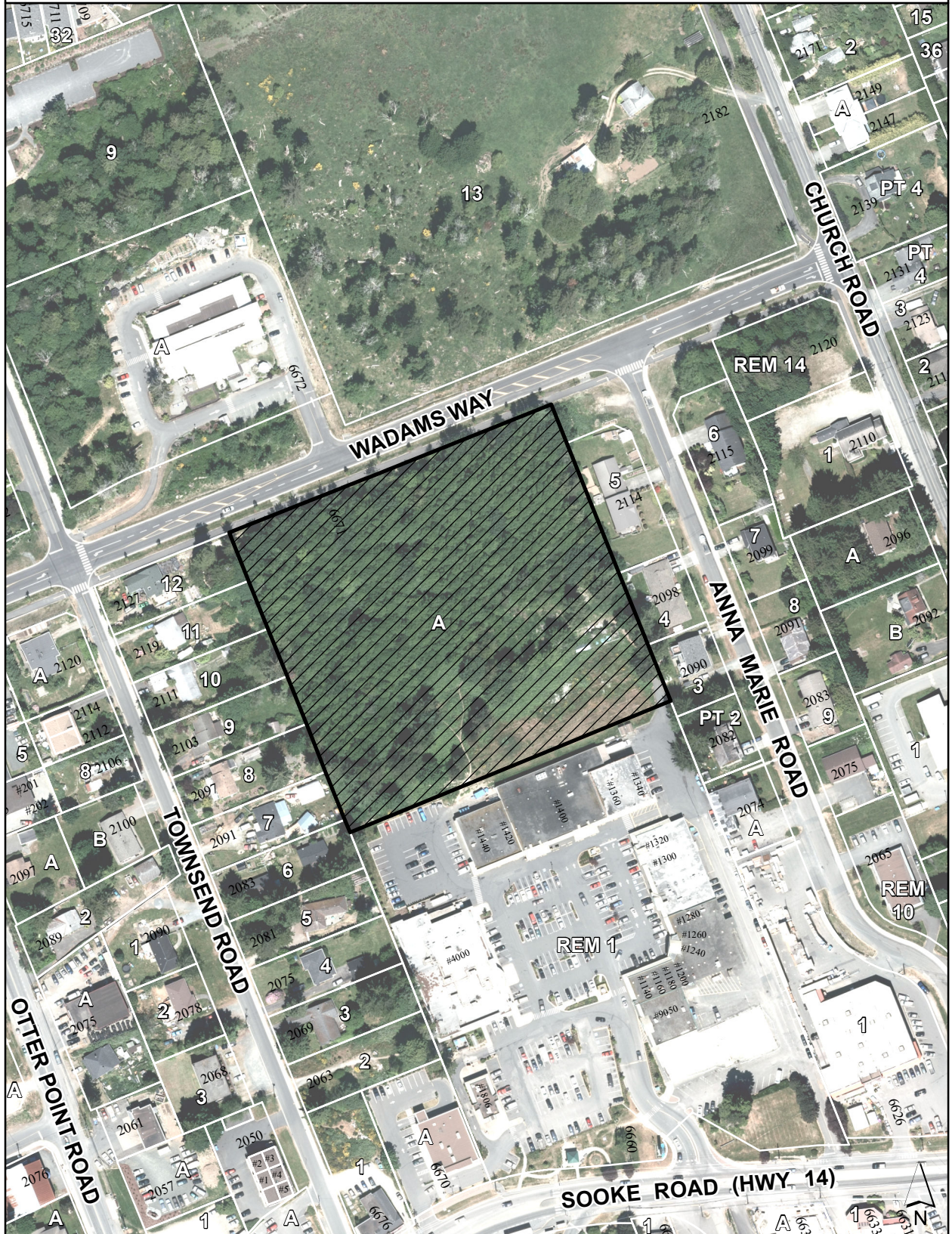
**SUMMARY OF COMMENTS RECEIVED
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT March 30, 2017**

EXTERNAL REFERRALS	
Agency	Comments
BC Hydro	No concerns
Archeological Branch	No response
BC Hydro	No concerns
BC Transit	No response
Beecher Bay	No concerns or comments.
CRD Water	No response
Canada Post	There may be a future need for a community mailbox. No action required now.
Fortis BC	No objections.
Ministry of Transportation and Infrastructure	The Ministry has no objections to the proposal and no additional requirements for approval.
RCMP	No response.
SEAPARC	No response.
Shaw Cable	No response
School District #62	No concerns
T'Souke Nation	No response.
Telus	No concerns
INTERNAL	
Building	No issues, concerns or comments.
Fire	No issues, concerns or comments.
Development Services	The site will be developed in accordance with Bylaw 404, <i>Subdivision and Development Standards, 2014.</i>

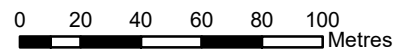


SUBJECT PROPERTY MAP

File: PLN01308



Subject Area



POLICY CONTEXT – 6671 WADAMS WAY

OFFICIAL COMMUNITY PLAN, 2010

This site is designated Town Centre (TC). The vision of this designation is to ensure the highest density residential development will occur in this area of Sooke, while being the primary commercial hub of the community. The following table outlines the application's compliance with relevant sections of the OCP.

PART I – VISION

Relevant Objectives and Policies

3.2.1 Sooke's Thriveability

- a) Supporting the provision of health care, social services, education and daily living requirements;
- b) Supporting a wide range of recreational, social, and cultural opportunities;

3.2.4 Economic Diversification

- c) Encouraging revitalization and redevelopment of the Town Centre;
- d) Improving the community's overall visual appearance;

3.2.9 Preserving Sooke's Character

- a) Encouraging design that promotes small town oceanside character;

PART III - LAND USE DESIGNATIONS

Relevant Policies and Objectives (Town Centre)

Section 5.4.2 Objectives

- a) To implement the vision and recommendations outlined in the Town Centre plan;
- j) Support further rezoning for commercial use of properties inside the established Town Centre core;
- k) To investigate other public facilities that would be appropriate for a multi-purpose civic centre...;
- n) To create an identifiable focal point and Town Centre for the community; a place where people live, work and meet, that attracts residents and visitors;
- o) Revitalize the Town Centre by enhancing the architectural form and character of the area and establishing a "West Coast" character;

Section 5.4.3 Policies

- f) Require pedestrian and cycling amenities (bike stands, seating, covered areas) for new developments;
- i) Reduce dominance of the automobile in the Town Centre;
- k) dedicate public spaces for events, performances, buskers and mobile food stands;
- m) Create multi modal streets for pedestrians, bicycles and mass transit;
- o) Parks, open spaces and recreational and institutional facilities are to be featured predominantly in the town centre;
- p) Educational, health and childcare facilities are encouraged in this area;
- q) Establish a "West Coast" theme for the Town Centre that promotes Sooke's

natural beauty, cultural and maritime history through the promotion of architectural form and character;

Section 5.4.4 Action Items

- a) Amend the Sooke Zoning Bylaw and the Subdivision and development standards bylaw to reflect the zoning provisions in the Town Centre Plan;
- b) Meet with VIRL Board regarding the potential relocation of the Library in the Town Centre...
- e) Include public art as a component of major development projects in the Town Centre;
- l) Purchase land for dedicated parking, located on the periphery of the Town Centre commercial core;
- m) Investigate the feasibility and associated cost of a public/private/partnership in order to create multi-use public art gallery space in conjunction with a municipal hall and library in the Town Centre;

THE TOWN CENTRE PLAN, 2009

The Town Centre Plan outlines specific Goals, Objectives and Actions as they relate to this rezoning application.

TOWN CENTRE PLAN

Relevant Policies and Objectives (Town Centre)

Land Use – Commercial (pg.15)

Goals

1. Concentrate retail uses, personal services and entertainment within the town centre.
2. Develop a strong service centre that serves Sooke and the surrounding area
3. Develop marine commercial uses that attract tourists and locals

(pg. 18)

Goals

1. Concentrate community services and facilities in the Town Centre.
2. Create space for artists and art.

Objectives

1. Meet with VIRL Board regarding potential relocation of the library as part of the development of a multi-purpose civic centre....

Built Form (pg. 36)

The following are guidelines to assist designers of future buildings within the Town Centre in making buildings of an appropriate scale and massing. The size and appearance of future development should reflect the aspirations of the community as a moderate-scale town that achieves appropriately high densities without the use of high rise buildings...

- Larger and longer buildings should be broken into “human scaled”

- proportions, especially along street fronts.
- Massing should be devised to minimize shadowing effects on surrounding buildings or open spaces. Proportional relationships between street width and buildings must also be considered. On sloping sites, stepped or tiered buildings may be appropriate and preferable as they reflect the nature of the topography.
 - Windows should be placed to allow overlook of streets, lanes, sidewalks, pedestrian passages, children's play areas, parking areas, public open spaces and the water's edge to increase neighbourhood security.
 - Overhangs and canopies are encouraged, especially on commercial buildings. They should provide shelter from rain and sun as well as usable outdoor area for shops and restaurants. All canopies and awnings should be designed to integrate with the architecture of the building.

Parking (Pg. 47)

The development of a Town Centre involves mixing of land uses, increasing densities and generally creating a more active, vibrant core area. And while the Town Centre is being developed with the pedestrian in mind, vehicle parking is integral to its successful functioning.

Parking is to be provided so it meets the demand of the various uses contained in the Town Centre. In particular, retail uses require a sufficient parking supply otherwise they will not be attracted to the Town Centre. It is important, however, that parking supply does not exceed demand otherwise vehicles will become the preferred travel mode and pedestrian scaled environment sought for the Town Centre will not take form.

Town Centre Mixed Use

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) Micro Brewery [Added by Bylaw 630 (600-22) Adopted March 21, 2016]
- bb) Mixed commercial residential uses
- cc) Office
- dd) Parking lot, parkade
- ee) Personal services
- ff) Place of worship
- gg) Plant nursery
- hh) Playground
- ii) Printer/publisher
- jj) Private club
- kk) Pub
- ll) Residential above the first storey *
- mm) Restaurant
- nn) Retail*
- oo) School
- pp) Shopping centre
- qq) Theatres
- rr) Townhouse
- ss) Vehicle repair*
- tt) Veterinary clinic in an enclosed building

Accessory Uses:

- uu) Accessory dwelling unit, one per lot [Added by Bylaw 630 (600-22) Adopted March 21, 2016]
- vv) Limited home-based business
- ww) 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

Schedule 405 – Town Centre Mixed Use (CTC)

- 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	Lane 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

405.8 Conditions of Use:

- a) The provisions of the RM4 zone apply to apartment buildings without commercial uses on the first storey.
- b) Gross floor area for a single retail use other than grocery must not exceed 2200 m². Gross floor area for a grocery store must not exceed 3000 m².
- c) Recession plane rules may apply for developments more than 6 m (2 storeys) in height. See General Regulations.
- d) Accessory dwelling units must be located above or to the rear of the principal use. *[Amended by Bylaw 630 (600-22) Adopted March 21, 2016]*
- e) Notwithstanding section 405.2, the following uses are only permitted north of Highway #14:
 - i) Auto service facility
 - ii) Equipment sales, repairs and rentals
 - iii) Gas bar
 - iv) Service station
 - v) Vehicle repair
- f) Live-work dwellings:
 - i) Must be constructed as an employee housing unit within a mixed use building;

Schedule 405 – Town Centre Mixed Use (CTC)

- ii) Must have a private, exterior, residential entrance separate from the principal use;

Schedule 405 – Town Centre Mixed Use (CTC)

- iii) Parking for the residence must be the same as single family residential requirements.

- g) Notwithstanding the Permitted Uses set out in section 405.2 for properties in the CTC zone, on the property identified as *Lot A, Section 10, Sooke District, Plan EPP32715*, Bus depot, Car wash, Cluster dwelling units, Funeral home, Plant nursery, Townhouse, Place of worship, drive-in and drive-thru facilities are prohibited uses. *(added by Bylaw No. 613 adopted September 14, 2015)*
- h) Gross floor area for a Micro Brewery must not exceed 500m². *[Added by Bylaw 630 (600-22) Adopted March 21, 2016]*
- i) Gross floor area for Artisan Industry must not exceed 200m². *[Added by Bylaw 630 (600-22) Adopted March 21, 2016]*



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW NO. 665**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property located at 6671 Wadams Way from Large Lot Residential (R1) to Town Centre Mixed Use (CTC).

The Council of the District of Sooke, in open meeting assembled, enacts as follows:

1. This bylaw is cited as *Zoning Amendment Bylaw No. 665 (600-36)*.
2. The parcel of land legally described as Lot A, Section 10, Sooke District, Plan VIP87872 as shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Large Lot Residential (R1) to Town Centre Mixed Use (CTC).
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, as amended, and **Schedule A** attached thereto, are amended accordingly.

READ a FIRST and SECOND time the __ day of ____, 2017.

PUBLIC HEARING held the __ day of ____, 2017.

READ a THIRD time the __ day of ____, 2017.

APPROVED by Ministry of Transportation and Infrastructure the __ day of ____, 2017.

ADOPTED the __ day of ____, 2017.

Certified by:

Maja Tait
Mayor

Patti Rear
Deputy Corporate Officer

SCHEDULE A

