



PH-1

**Public Hearing
Information Package #2**

October 11, 2016 at 7:00 pm
Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

6557 Clairview Road

Proposed Bylaw:	Bylaw No. 652, <i>Zoning Amendment Bylaw (600-34)</i>
Zoning Amendment:	A bylaw to amend Bylaw No. 600, <i>Sooke Zoning Bylaw, 2013</i> for the purpose of amending the zoning on the property legally described as Lot 1, Section 72, Sooke District, Plan VIP67570 from Large Lot Residential (R1) to Low Density Multi-Family 1 (RM-1).

Information Package Contents:

1. Public Submissions received on or before October 11, 2016: 1
 - Helen Ritts and Rob Martin
 - John Nicholson

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

From: [REDACTED]
Cc: [REDACTED]
Subject: Public Hearing - 6557 Clairview Road
Date: Monday, October 10, 2016 12:03:33 PM

Dear Mayor, Council, and Staff:

Although Rob Martin and I will be unable to attend the Public Hearing on Tuesday, October 11, we would like to offer these comments on the proposed development at 6557 Clairview Road:

We generally support the rezoning of large lot residential (R1) to low density multi-family (RM1) in this area.

We appreciate that the development, council, and staff are actively working to preserve the ocean and mountain views in our town centre by limiting the height and scale of developments on the water side of Sooke Rd.

As further rezoning in the area will no doubt follow this, we ask that the design of this development be held to the highest of standards and set a high bar for those that follow.

In particular the parking needs and the visual impact of such parking for this multi-family development should be considered during rezoning & concept design stages. Rob and I drove through this neighbourhood yesterday afternoon and the parking situation at the multi-family development at the corner of Charters and Lanark is quite an eyesore as it overflows on to the surrounding street (photo attached). The parking situation is at odds with the surrounding single family homes. We would ask that this development consider the visual impact of parking on the neighbourhood and come up with a suitable design solution that visually screens the majority of the parking and keeps the front streetscape green, welcoming, and pedestrian friendly.

From the map shown on the public notice hearing, there appears to be a public beach access adjacent to this development. We hope this access will be respected, improved, and marked. On a recent trip to the Sunshine Coast, we saw lovely public beach access points and it is our hope that Sooke can adopt something similar (see photos attached).

Sincerely,

Helen Ritts & Rob Martin
[REDACTED]
Sooke BC



BEACH
ACCESS



BEACH ACCESS

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Charters Rd

2SNLR

Mr. Gabryel Joseph,
Acting Corporate Officer
District of Sooke

Dear Mr. Joseph

My name is John Nicholson and my address is [REDACTED]. I have received notice of a Public Hearing to rezone 6557 Clairview Rd from R1 to RM1 to allow the construction of two (2) duplexes. As instructed, I went to the Public Notices section of the District of Sooke Website for further information but as there is none, I will respond to the information I have received.

I have spoken with Mr. Sopher on two or three occasions to discuss his desire to rezone 6557 Clairview Rd from R1 to RM1. He has shown me drawings of his proposed development of four (4) dwelling units. In my opinion, if constructed as drawn the project would indeed enhance the neighborhood; one of the two pillars of Sooke's Strategic Plan.

Being an adjacent neighbor, I have four main thoughts regarding the potential impacts this development will have on the enjoyment of my properties, the immediate neighbours and the neighbourhood in general. These concerns are: the change from R1 to RM1, Storm Water Drainage, Off Street Parking, and Vehicle access to Water St. Lots

Change of Zoning

The Notice of Public Hearing states changing the zoning to RM1 will permit a maximum density of four (4) dwelling units. Contrariwise, Bylaw #600 states the maximum density for RM1 is 30 dwelling units/hectare. Mr. Sopher's lot is a bit over 15,000 square ft. which would allow the construction of 7 dwelling units. This discrepancy has serious implications and needs to be clarified.

Storm Water Drainage.

Municipal ditching for storm water run-off from Clairview and Slemko Rds and other various upland properties end at Clairview, leaving storm water to find its own way down to the Harbour. Twenty-five - thirty years ago I was able to direct (for the most part) surface run off through trenching and piping to the Laneway running down from Sooke Road to the Harbour. However, over the years, surface run off has increased and my amateur efforts no longer suffice. As your Liquid Waste Management Plan reads, Storm Water Drainage is a Municipal responsibility and as a taxpayer it only makes fiscal sense to properly engineer and construct an outfall for this discharge of water into Sooke Harbour before Mr. Sopher begins his development. Addressing it afterwards is going to be much more expensive and complicated.

Off Street Parking

Bylaw 600 is silent on the off street parking requirements for RM1. The present zoning (R1) requires 2 spaces per dwelling unit. As the stated purpose of the re-zoning application is to allow for the construction of an additional duplex, it follows the requirement for 2 parking spaces per dwelling unit should be maintained. Being a large lot, this does not present an added hardship for Mr. Sopher. For a functioning turn around at the end of Clairview, minimizing on the street parking is a self-evident requirement. Presently, and even without 4 new dwelling units, vehicles use Mr. Arnie Hansen's driveway to turn around. It must also be noted RM1 uses allows for Limited home-based business such as a Bed and Breakfast which in turn will trigger additional off street parking space requirements in the future.

Access to Lots A-D off Water Street

Minimizing on street parking is critical to maintaining my access to Water Street Lots A-D. Present access consists of coming off the end of Clairview, driving down the south-west side of the 2008 Solent St lot and across Water St. to Lots A-D. That access will be blocked or at the least seriously impaired if Clairview is used for parking.

For your information. A few years ago I made application to bring one of the Water St lots into the Sewered Area. The application was accepted by the Council of the day. However, upon receiving engineering feed-back on the projected cost to bring Water St up to Municipal standards for it to assume maintenance and liability, I had to accept the fact servicing costs could never be recovered; even if Council permitted bringing in all four lots for development.

In summary, I wish Mr. Sopher success with his enterprise. The conception drawings are most handsome. What I do not wish to see - and what I see far too often – is the tax payer directly or indirectly subsidizing the developer. The present zoning (R1) easily satisfies Mr. Sopher's desire for construction of a multigenerational living unit for family. His desire to build a second duplex is his investment decision and not one Sooke tax payers should end up subsidizing.

Thank you for considering my thoughts and I look forward to your responses.

John Nicholson