



**The District of Sooke
Supplemental Agenda - 2
for the
Special Council Meeting
Tuesday, July 24, 2018 @ 7:00 PM
Council Chamber
2225 Otter Point Road
Sooke, BC**

Please note: The Open Portion of this meeting may be webcast live at www.sooke.ca. Written and verbal submissions will become part of the public record and are subject to the *Freedom of Information and Protection of Privacy Act*.

(Please turn off your cellphones in the Council Chambers during the meeting)

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NEW BUSINESS/SUPPLEMENTARY INFORMATION

- 3.4. **PH 4 - Zoning Amendment Bylaw No. 694 (600-53), 2018 - 7044 Maple Park Terr & 7002 Brailsford Pl** 3 - 4
- Letter from Kevin McArthur
[Letter K.McArthur PH 4 Correspondence](#)

Subject:7044 Maple Park Terrace (ViewPointe Estates) Rezoning

Date:Wed, 30 May 2018 15:31:37 -0700

From:Kevin McArthur <[REDACTED]>

To:info@sooke.ca

Sooke,

As the media is reporting that the ViewPointe Estates rezoning application has been resubmitted (<https://www.sookenewsmirror.com/news/developer-seeks-second-public-hearing-for-sooke-housing-plan/>)

) for a second consideration I would like to submit some comments;

- I live in the community at 6495 Riverstone Dr.

- I am not in support of the down-zoning as proposed.

- In general an applicant should not be allowed to ask for a reconsideration of a substantially similar proposal once council has decided it should not move forward. This re-submission seems to be seeking to try again hoping for a different attendance at the council table. Allowing such attendance arbitrage would set a poor precedent.

- We are dedicating significant tax dollars to build affordable housing projects in Sooke, yet are being asked to reduce the density, give up zoning for hard-won affordable housing and likely increase the cost per unit with this proposal.

- I would not be in support of any down-zoning that would result in more expensive homes or a reduction in the total unit count.

- The price for new-build SFH-style homes is becoming unaffordable for the working class family in Sooke. This holds especially true for homes with a basement suite, as the revenue from the suite is simply priced-in to the sale price and creates a higher barrier to home ownership.

- As the community loses affordability we lose some of our strongest assets and we see members of our community displaced. As a family that was displaced from Victoria in this way, we are committed to ensuring council hears our concern that Sooke does not price out its working class families through poor zoning policy. We see no benefit from growing the assessed values of our home as all other homes in the community suffer the same inflation, we simply risk the sustainability and character of our neighbourhood as families are forced to leave to find market affordability. We have suffered this in Victoria and implore council to not repeat Victoria's zoning failure.

- We have already seen down-zonings of previously multi-family zoned parcels in the Sunriver Estates and it has had significant negative effects on affordability.

- The goals and objectives stated of "Community Residential" in the OCP would, in my view, not be furthered by this down-zoning.

- I could be in support of a future proposal that reallocates the density on the parcel while maintaining a similar unit count and average affordability. For example, an apartment building paired with single-family homes instead of duplexes may allow for the same average affordability and unit count and therefore could be supportable.

Thank you

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Kevin McArthur