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**Public Hearing
Information Package**

June 10th, 2019 at 7:00 pm
Sooke Council Chamber
2225 Otter Point Road, Sooke, BC

6690 Rhodonite Drive

Proposed Bylaw:	<i>Zoning Amendment Bylaw No. 733 (600-70), 2019</i>
Zoning Amendment:	The purpose of <i>Zoning Amendment Bylaw No. 733 (600-70), 2019</i> is to amend the zoning on the property located at 6690 Rhodonite Drive from Large Lot Residential (R1) to Medium Lot Residential (R2).

Information Package Contents:	Page No.
1. Notice of Public Hearing published in the Sooke News Mirror: <ul style="list-style-type: none">• May 29 and June 5, 2019	1
2. <i>Zoning Amendment Bylaw No. 733 (600-70), 2019</i> at second reading.	3
3. Council minutes and resolution dated May 13, 2019.	5
4. Staff report to Council dated May 13, 2019.	7

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

Printed May 29, 2019

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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 2205 Otter Point Road, Sooke, BC on **Monday, June 10th, 2019** commencing at **7:00 p.m.**

Application Information:

Bylaw: Zoning Amendment Bylaw No. 733 (600-70), 2019

Applicant: Inspiration Homes Ltd.

Proposed Amendment: Rezoning from R1 Large Lot Residential to R2 Medium Lot Residential

Municipal Address	Legal Description
6690 Rhodonite Dr	Lot A, Plan EPP75110, Section 25, Sooke Land District

Proposal:

The purpose of *Zoning Amendment Bylaw No. 733(600-70), 2019* is to amend *Bylaw No. 600, Sooke Zoning Bylaw, 2013* to change the zoning on the subject property 6690 Rhodonite Drive from R1 Large Lot Residential to R2 Medium Lot residential resulting in three (3) new single-family dwelling lots (four lots total). A covenant will also be considered to further regulate the use of the lands and the buildings.



Further Information:

Copies of the bylaw, relevant reports and 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 **May 29, 2019 to and including June 10, 2019.**

Public Input:

All persons who believe their interests in property are affected by the proposed bylaw will be afforded an opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw. 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, June 10, 2019 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.

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DISTRICT OF SOOKE ZONING AMENDMENT BYLAW NO. 733

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property located at 6690 Rhodonite Drive from Large Lot Residential (R1) to Medium Lot Residential (R2).

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 733 (600-70), 2019*.
2. The section of land legally described as Lot A, Plan EPP75110, Section 25, Sooke Land District, is hereby rezoned from Large Lot Residential (R1) to Medium Lot Residential (R2).
3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, as Amended, and Schedule A attached thereto, are amended accordingly.

READ a FIRST time the 13th day of May, 2019.

READ a SECOND time as amended the 13th day of May, 2019.

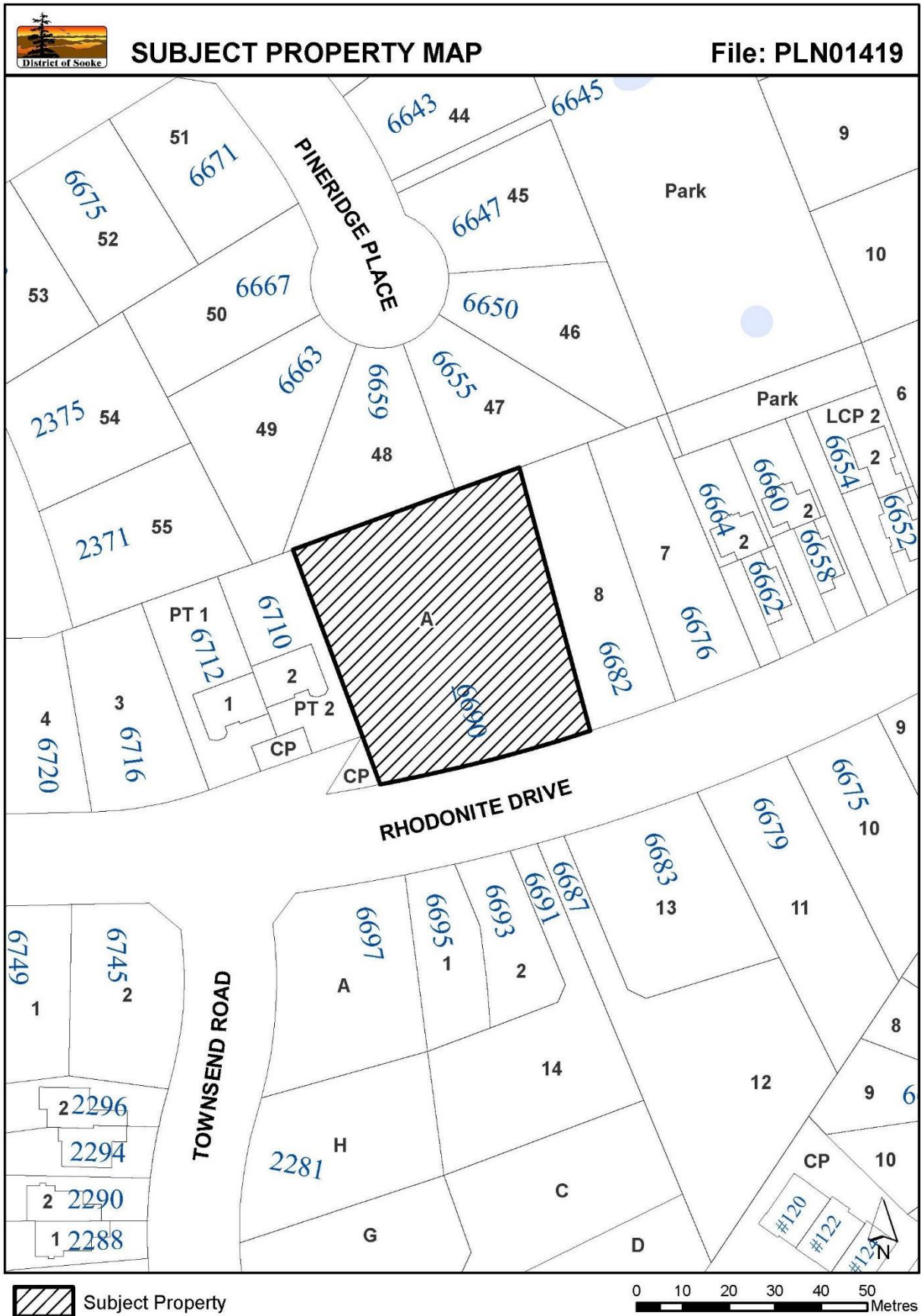
PUBLIC HEARING held the day of , 2019.

READ a THIRD time the day of , 2019.

ADOPTED the day of , 2019.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer



10. BYLAWS

10.1. Zoning Amendment Bylaw No. 733 (600-70) - 6690 Rhodonite Drive

The Planner I provided a PowerPoint presentation and overview of the proposed zoning amendment for 6690 Rhodonite Drive, recommending rezoning from R1 Large Lot Residential to R2 Medium Lot Residential.

Council discussion:

- Clarification that duplexes and secondary suites are permitted within the proposed R2 zone, but that lot layout and building design are not required at the rezoning stage.
- Note that Fire Department comments recommend an 8m wide access.
- Developer offering an increased Affordable Housing contribution.
- Clarification from staff that engineering concerns regarding increased number of driveways from Rhodonite Drive are no longer an issue after further discussion.
- Concerns regarding parking, which must be accommodated on-site, and not on Rhodonite Drive.

2019-213

MOVED by Councillor Ebony Logins, seconded by Councillor Jeff Bateman:

THAT Council give First reading to *Zoning Amendment Bylaw No. 733 (600-70)* to rezone 6690 Rhodonite Drive from R1 Large Lot Residential to R2 Medium Lot Residential.

CARRIED.

In Favour: Mayor Maja Tait, Councillor Jeff Bateman, Councillor Ebony Logins, and Councillor Tony St-Pierre

Opposed: Councillor Al Beddows

Absent: Councillor Megan McMath and Councillor Brenda Parkinson

2019-214

MOVED by Councillor Ebony Logins, seconded by Councillor Jeff Bateman:

THAT *Zoning Amendment Bylaw No. 733 (600-70)* be amended to state "the section of land legally described as Lot A, Plan EPP75110, Section 25, Sooke Land District is hereby rezoned from R1 Large Lot Residential to R2 Medium Lot Residential".

CARRIED.

In Favour: Mayor Maja Tait, Councillor Jeff Bateman, Councillor Ebony Logins, and Councillor Tony St-Pierre

Opposed: Councillor Al Beddows

Absent: Councillor Megan McMath and Councillor Brenda Parkinson

2019-215

MOVED by Councillor Ebony Logins, seconded by Councillor Tony St-Pierre:

THAT Council give second reading to *Zoning Amendment Bylaw No. 733 (600-70)* as amended.

CARRIED.

In Favour: Mayor Maja Tait, Councillor Jeff Bateman, Councillor Ebony Logins, and Councillor Tony St-Pierre

Opposed: Councillor Al Beddows

Absent: Councillor Megan McMath and Councillor Brenda Parkinson

2019-216

MOVED by Councillor Jeff Bateman, seconded by Councillor Tony St-Pierre:

THAT a Public Hearing be scheduled for the Zoning Amendment in accordance with Section 466 of the *Local Government Act*.

CARRIED.

In Favour: Mayor Maja Tait, Councillor Jeff Bateman, Councillor Ebony Logins, and Councillor Tony St-Pierre

Opposed: Councillor Al Beddows

Absent: Councillor Megan McMath and Councillor Brenda Parkinson

2019-217

MOVED by Councillor Tony St-Pierre, seconded by Councillor Ebony Logins:

THAT prior to adoption of *Zoning Amendment Bylaw No. 733 (600-70)* the owner be required to enter into a Section 219 Covenant registered in priority of all other charges on title for affordable housing contributions.

CARRIED.

In Favour: Mayor Maja Tait, Councillor Jeff Bateman, Councillor Ebony Logins, and Councillor Tony St-Pierre

Opposed: Councillor Al Beddows

Absent: Councillor Megan McMath and Councillor Brenda Parkinson



6690 Rhodonite Drive Rezoning

RECOMMENDATION:

THAT Council give First and Second reading to *Zoning Amendment Bylaw No. 733 (600-70)* to rezone 6690 Rhodonite Drive from R1 Large Lot Residential to R2 Medium Lot Residential; and

THAT a Public Hearing be scheduled for the Zoning Amendment in accordance with Section 466 of the Local Government Act; and

THAT prior to adoption of *Zoning Amendment Bylaw No. 733 (600-70)* the owner be required to enter into a Section 219 Covenant registered in priority of all other charges on title for affordable housing contributions.

Report Summary:

The purpose of this application is to rezone the property known as 6690 Rhodonite Drive from Large Lot Residential (R1) to Medium Lot Residential (R2). The R2 zone permits horticulture, and single family or duplex dwellings. The purpose of the rezoning is to allow for the creation of a subdivision of up to 4 new bare land strata lots, measuring in size from 612 to 660 square meters. Although included under Development Permit Area #2, development permits are exempted for subdivisions creating four or fewer lots. The 2,827 square meter property is located within the Sewer Specified Area.

Report:

Site Context

The subject property is approximately 2,827 square meters in size, and is located on the north side of Rhodonite Drive, near the intersection of Townsend Rd (Attachment 1). It is surrounded by R2 zoned property on all sides, with the exception of the southern frontage along Rhodonite Drive (Attachment 2). The subject site is not contiguous with any other R1 zoned properties; the nearest R1-zoned property is approximately 260m away. Directly south, on the opposite side of Rhodonite Drive are two properties zoned R3 Small Lot Residential, a higher density zone. There is a mixture of single family homes and duplexes on Rhodonite Drive, with some townhouses located off of Townsend Rd (approximately 140m to the south of the subject property). The subject property features a gently sloping topography, from an elevation of 62.5m on the property's northwest corner to an elevation of 53m at its southeast (an elevation change of 9.5m).

Local amenities include Pineridge Park, a 4,500 square meter outdoor recreational space located within 100m of the subject site. The nearest transit stop is located approximately 250m away on Church Rd, and is served by BC Transit Route 63, approximately 4 times per day during the week. Alternatively, there is a stop for BC Transit route 61 located approximately 570m away on Otter Point Road, offering more frequent service around Sooke and regional connections to Langford and Victoria.

Site History

6690 Rhodonite Drive is a newly-subdivided lot, which was formerly the common property for a bare-land strata subdivision (Strata Plan VIS 4414). The subject property was used as a septic effluent field until the strata gained sewer access in 2006. Since that time it has remained vacant.

Policy Context

Bylaw No. 400, Official Community Plan, 2010 (OCP)

The subject property is located within the Community Residential OCP land use designation, an area within the Community Growth Area in which low to medium density residential growth is directed. Residential growth is targeted here because municipal services can be provided or accessed in an efficient manner. Ensuring sustainable construction of single family dwellings, reducing residential sprawl, and ensuring that future and existing residential development minimizes the impact on municipal infrastructure are some of the goals of this designation, goals which are supportive of the type of "infill" development proposed.

The OCP makes several references to supporting "infill" development, including the guiding principle of Sooke Smart Growth (Section 3.2.5.). This section states that prioritizing infill through redevelopment and densification strategies is one of the methods in which the District wishes to utilize infrastructure more efficiently. Elsewhere, Section 5.1 (the Community Residential land use designation), mentions supporting infill development, where appropriate, as a goal of the Community Residential Area. It also features the objective of providing the most efficient use of land and existing physical infrastructure (5.1.2.d), and specifically supporting contiguous residential infill development to medium densities via rezoning (5.1.3.h). As the proposed rezoning is to a medium lot residential zone, a zone which would make the subject property contiguous with the R2 zoning surrounding it, it is in compliance with this section of the OCP.

As per Section 7.2.2.b) of Bylaw No. 400, *Official Community Plan, 2010* the proposed development on the subject property would be exempt from obtaining a Development Permit, as it would result in the creation of four or fewer lots. If successful with the subject rezoning application the applicant would proceed directly to the subdivision stage.

Bylaw No. 600, Sooke Zoning Bylaw, 2013

The applicant is requesting to up zone from the Large Lot Residential (R1) to Medium Lot Residential (R2) zone (Attachment 3, Attachment 4). The intention of this rezoning is

to create a 4-lot bare land strata subdivision with lots in the range of 612 square meters to 660 square meters (Attachment 5). The minimum lot size for subdivision in the R2 zone is 600 square meters. Bylaw No. 600, *Sooke Zoning Bylaw, 2013* also specifies a minimum lot width of 15 meters, a 12 meter maximum height for principal buildings, and a lot coverage that does not exceed 40%. The maximum residential density permitted in the R2 zone is one single family dwelling, or one duplex per lot. As with most residential zones secondary suites or small suites are permitted on lots with a single family dwelling, at a rate of one or the other per lot. Secondary suites are not permitted in Duplexes and a small suite can not exist in addition to a single family dwelling with a secondary suite. As per Section 4.8 parking requirements include 2 spaces per single family home, and 1 space per secondary suite or small suite.

Bylaw No. 404, *Subdivision and Development Standards Bylaw, 2014*

As per referral comments from engineering staff (Attachment 6), any development on the subject property must be serviced in accordance with Bylaw No. 404, *Subdivision and Development Standards Bylaw, 2014*. This includes the provision of a 2m wide concrete sidewalk along the full frontage of the lot (as detailed in the suburban collector cross-section), as well as limiting residential driveway access from Rhodonite Drive.

The applicant is proposing that the two lots fronting Rhodonite Drive be accessed directly from Rhodonite Drive, and that the two rear lots be accessed via a shared common property access. The R2 zone permits duplexes, however, Schedule 4, Section 24 of Bylaw No. 404, *Subdivision and Development Standards Bylaw, 2014* permits only one driveway per lot frontage. Therefore, only one driveway would be allowed for each of the two lots fronting Rhodonite Drive, regardless of whether duplexes are built. This does not preclude driveway access to the remaining units from the internal strata road.

The applicant has submitted a Parking and Access Review from WATT Consulting (Attachment 7), conceptual frontage renderings (Attachment 8), and a proposed driveway location plan (Attachment 9) to address concerns related to driveway access. The report recommends that the proposed common property access have let downs as opposed to curbs, and that no parking be allowed on the strata common property access south of the property lines for strata lots 3 and 4. The conceptual renderings and driveway location plan demonstrate that driveways will not monopolize the Rhodonite street frontage. The conceptual renderings, plan, and associated report are acceptable to staff.

Site Servicing

Storm Water Management

Any proposed development on the subject property must be designed in accordance with Schedule 6 of Bylaw No. 404, *Subdivision and Development Standards Bylaw, 2014* (Rain Water Management). The preliminary design brief included with the application (Attachment 10), indicates that the onsite rainwater management system will accommodate overland flow routes from significant storm events, and will be designed to provide storage and controlled release of site discharge with emergency flows for larger storm events. Rainwater detention with controlled release into the municipal

drainage system will occur, and the feasibility of an in-ground disposal system will be explored. A storm water management plan will be required at the time of subdivision.

CRD Water

The Preliminary Design brief (Attachment 10) states that water service to the proposed development would occur from an existing main along the north side of Rhodonite Drive.

Sewer serviceability review

Service to the proposed development site will be extended from the existing main located along the south side of Rhodonite Drive. Any existing infrastructure and materials related to the site's former usage as a septic effluent disposal field will be decommissioned and disposed of. All proposed sewer works shall be designed in accordance with Schedule 5 of Bylaw No. 404, *Subdivision and Development Standards Bylaw*, 2014.

The applicant has submitted a Sanitary Serviceability Review application, which was sent to Stantec. The Director of Development Services has indicated that a serviceability review is not required, as the potential future subdivision is less than 4 lots.

Contributions

Affordable Housing

Section 4.7.3. policy item f) of Bylaw No. 400, *Official Community Plan*, 2010 requires that a minimum of 10% of the total of any proposed bare land or strata single family residential subdivisions be affordable housing lots, and allows developers the flexibility of providing this contribution in different forms, including cash- or land-in-lieu to the District to go towards on/off-site affordable housing. In Canada, housing is considered affordable if it costs less than 30% of a household's before-tax income.

The applicant is proposing an affordable housing contribution amount of \$30,000, or \$7,500 per lot. They have provided a rationale indicating that this amount is calculated based on 10% of the assessed value of the property, divided by four (Attachment 11). Although contributions are typically calculated on a per-unit basis, staff feel that the contribution, and the rationale provided, are appropriate. The per-unit contribution for the property, if maximized, would be \$3,750 (for 8 units total). This contribution will be collected at time of subdivision and identified in a section 219 covenant to be registered on title prior to adoption of this Bylaw.

Sidewalks

As recommend by engineering staff in the referrals process (Attachment 6) the applicant will be providing cash in lieu of a 2m wide concrete sidewalk, based on the suburban collector cross-section per Bylaw 404, *Subdivision and Development Standards Bylaw*, 2014. The contribution shall be provided at time of subdivision.

Parkland Dedication

As per Section 510 of the Local Government Act the applicant must provide parkland in an amount and in a location that is acceptable to the local government or pay an amount that equals the market value of the land, and must not exceed 5% of the land proposed for subdivision. Parks and Environmental Services has determined that there is no identified need for park space in this location and therefore is proposing cash-in-lieu to be collected at time of subdivision.

Landscaping

Street trees shall be planted as per Bylaw 404, *Subdivision and Development Standards Bylaw*, 2014 with a tree planting plan to be approved by District Parks and Environmental Services prior to subdivision.

Public Concern

Several neighbours have expressed concern over the sale of the property (from strata common property to current owner). Since this was a private land transaction between two parties, not involving the District, such concerns are not considered valid land-use planning considerations. There have also been concerns raised regarding the potential for reduced property values arising out of potential development. Staff are unable to ascertain whether potential development on this rezoned property would have a positive or negative impact on surrounding property values.

Budget/Financial Impacts:

Contributions of up to \$30,000 will be provided to *Housing Reserve Fund Bylaw no. 259* which has an available balance of \$97,873 as of the date of this report.

Attached Documents:

[Attachment 1 - Subject Property Map](#)

[Attachment 2 - Zoning Map](#)

[Attachment 3 - R1 Zone](#)

[Attachment 4 - R2 Zone](#)

[Attachment 5 - Tentative Subdivision Plan](#)

[Attachment 6 - Referral Summary](#)

[Attachment 7 - Watt Consulting Report](#)

[Attachment 8 - Rhodonite Frontage Renderings](#)

[Attachment 9 - Driveway Location Plan](#)

[Attachment 10 - Preliminary Design Brief](#)

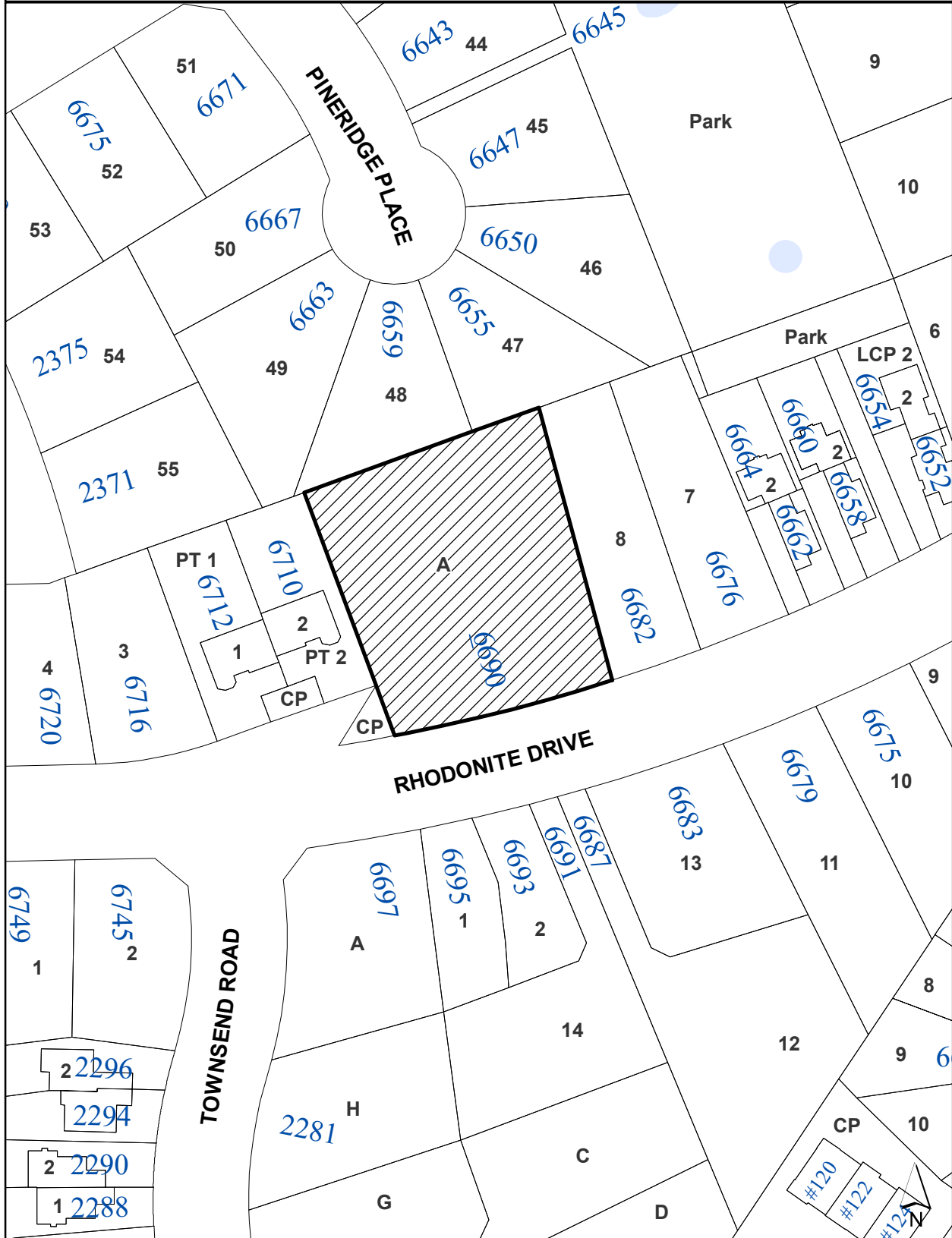
[Attachment 11 - Affordable Housing Contribution Rationale](#)


[Attachment 12 - Bylaw 733 - 6690 Rhodonite](#)

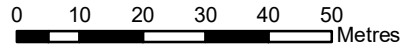


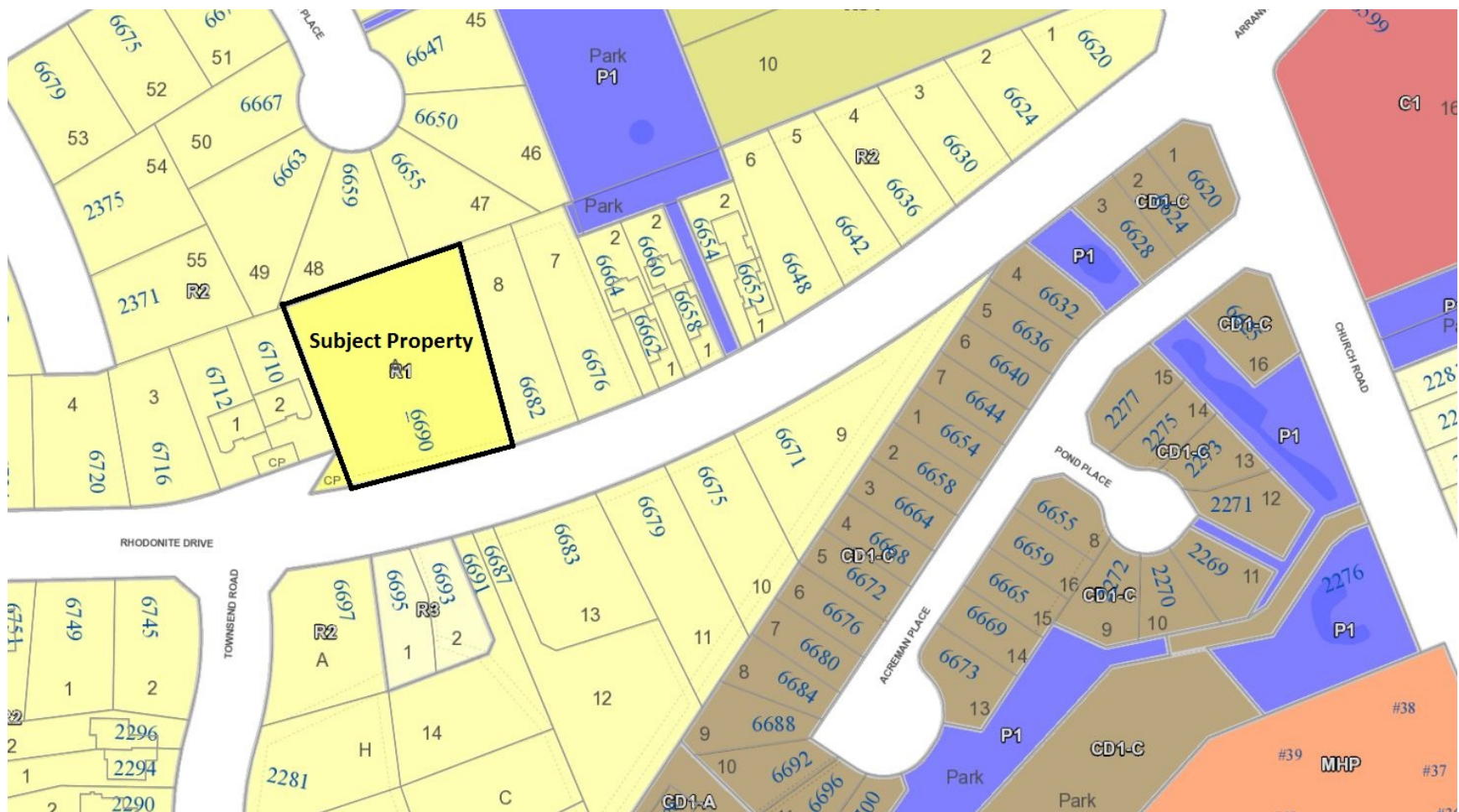
SUBJECT PROPERTY MAP

File: PLN01419



 Subject Property





Large Lot Residential

R1

201.1 Purpose: This zone applies to those lots of land designated as Community Residential and intended for residential purposes, outside of the Town Centre, but within the Sewer Specified Area.

201.2 Permitted Uses:

Principal Uses:

- a. Horticulture
- b. Single family dwelling or one duplex per lot

Accessory Uses:

- c. Bed and breakfast
- d. Boarding and lodging
- e. Home-based business
- f. One secondary suite or one small suite on a lot with a single family dwelling
- g. Vacation accommodation unit

201.3 Minimum Lot Size for Subdivision Purposes: 1,000 m²

201.4 Minimum Width for Subdivision Purposes: 15 m

201.5 Maximum Height:

- a) Principal Buildings: 3 storeys to a maximum height of 12 metres
- b) Accessory Buildings: 9 m

201.6 Maximum Lot Coverage: 30%

201.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – house portion 6 m – garage/ carport portion	3 m	1.5 m	4 m	3 m
Accessory Building or Structure – 1 storey	7.5 m	3 m	1.2 m	1.2 m	0 m
Accessory Building or Structure – 2 storey	7.5 m	4.5 m	2 m	2 m	0 m

Medium Lot Residential

R2

202.1 Purpose: This zone is intended to apply to those residential parcels of land designated as Community Residential that are within the Sewer Specified Area.

202.2 Permitted Uses:

Principal Uses:

- a) Horticulture
- b) Single family dwelling or one duplex per lot

Accessory Uses:

- c) Bed and breakfast
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
- g) Vacation accommodation unit

202.3 Minimum Lot Size for Subdivision Purposes: 600 m²

202.4 Minimum Width for Subdivision Purposes: 15 m

202.5 Maximum Height:

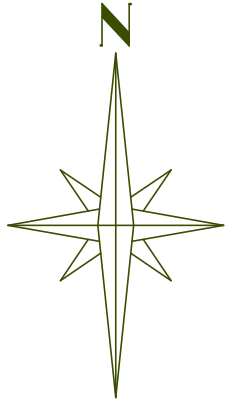
- a) Principal Buildings: 3 storeys up to a maximum height of 12 metres *(added by Bylaw No. 583 adopted February 11, 2014)*
- b) Accessory Buildings: 9 m

202.6 Maximum Lot Coverage: 40%

202.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – house portion 6 m – garage/ carport portion	4.5 m	1.2 m	4.5 m	4.5 m
Accessory Building or Structure – 1 storey	7.5 m	4.5 m	1.2 m	1.5 m	0 m
Accessory Building or Structure – 2 storey	7.5 m	4.5 m	2 m	2 m	0 m

PROPOSED SUBDIVISION OF LOT A,
SECTION 25, SOOKE DISTRICT.
PLAN EPP75110.



NOTE: Lot dimensions shown are based upon field survey measurements and may vary from those registered.

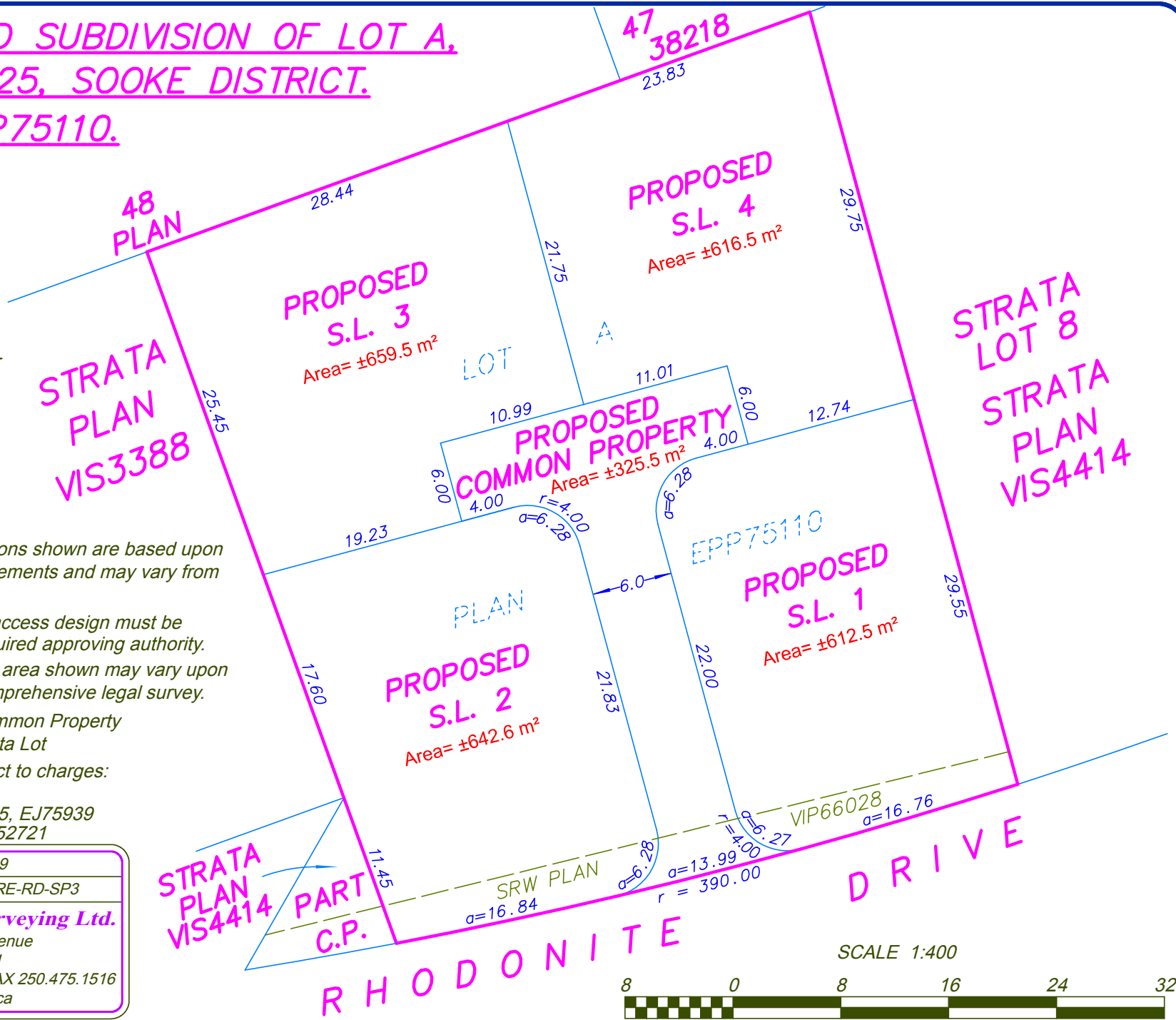
Common Property access design must be approved by required approving authority.

Lot dimensions and area shown may vary upon completion of a comprehensive legal survey.

C.P. Denotes Common Property
S.L. Denotes Strata Lot

This parcel is subject to charges:
- SRW EL116854
- Covenant EF14365, EJ75939 & CA7152721

Date: January 18, 2019
Archive: W154-INSPIRE-RD-SP3
Island Land Surveying Ltd.
#117-693 Hoffman Avenue
Victoria B.C. V9B 4X1
TEL 250.475.1515 FAX 250.475.1516
www.islandsurveying.ca



**SUMMARY OF COMMENTS RECEIVED FOR PLN01419 (6690 Rhodonite Drive Rezoning)
IN RESPONSE TO DISTRICT OF SOOKE REFERRAL SENT January 18, 2019**

EXTERNAL REFERRALS	
Agency	Comments
Shaw Cable	
Telus Communications	
Fortis BC	We have reviewed the attached documents and do not make note of any conflicts; however, gas pipelines exist within the Road Allowance(s) fronting the Development. The Developer is to contact BC 1 Call at 1-800-474- 6886 a minimum of 48 hours ahead of any excavations within the Road allowances to obtain gas location records.
BC Hydro	No concerns
Vancouver Island Health Authority	
CRD Parks & Community Services	
Juan de Fuca EAP Office	
ALR Commission	
Ministry of Transportation and Infr.	
Canada Post, Sooke	We current have a site nearby that will accommodate these calls.
BC Transit	
Beecher Bay	Beecher Bay has no concerns regarding this referral, but would like reiterate should there be any Archaeological finds the appropriate processes be followed including contacting the Tsouke Nation in which Territory the town of Sooke is in.
CRD Water Department	Community piped water can be supplied to the proposed development if the Owner(s) is prepared to pay the necessary costs and fees Existing property is currently serviced with water by a 19mm water service located at the property frontage on Rhodonite
CRD Real Estate Services	
Dept. Fisheries & Oceans	
Ministry of Forests, Lands and Natural Resource	
SEAPARC	
Sooke School District #62	At this time the school district does not have any concerns with this referral. The catchment schools for the development are Ecole Poirier Elementary, Journey Middle and Edward Milne Secondary.
T'sou-ke Nation	
Archaeological Inventory Section; Ministry of Tourism, Sports & the Arts	According to Provincial records there are no known archaeological sites recorded on the subject property.

	<p>There is always a possibility for unknown archaeological sites to exist on the property. Archaeological sites (both recorded and unrecorded) are protected under the <i>Heritage Conservation Act</i> and must not be altered or damaged without a permit from the Archaeology Branch. If any land-altering development is planned for the property, owners and operators should be notified that if an archaeological site is encountered during development, activities must be halted and the Archaeology Branch contacted at 250-953-3334 for direction.</p>
RCMP Sooke Dept	
INTERNAL REFERRALS	
Department	
Building	No concerns
Engineering	<p>General – service the new development in accordance with the District of Sooke Subdivision and Development Standards Bylaw No. 404 requirements.</p> <p>Sanitary Sewer – Sanitary Serviceability Review to be completed.</p> <p>Frontage Improvements – provision of cash in lieu of 2 m concrete sidewalk for full frontage of lot.</p> <p>Driveways – all driveways within proposed development must be accessed from internal road. No new driveways to be constructed with direct access to Rhodonite Drive.</p>
Fire	<p>The Fire Depts initially has concerns over this densification and access. The proposed concept does not show us a parking concept. The subdivision at 6664,6660,6662,6658,6652,6654 is an example of what the Fire Dept would like to avoid for safety reasons.</p> <ul style="list-style-type: none"> - Recommend widths greater than 6meters, 8 is preferred - No parking on the common property access. - Turnaround for Ambulance and First Responder units should be adequate - What type of curb design is proposed? - Is there planned designated parking in the hammerhead common property access - Water supply is adequate from current hydrant SFD114 near Townsend Road
Environmental	<p>Landscaping - Street trees shall be planted as District of Sooke <i>Bylaw 404, Subdivision and Development Standards Bylaw, 2014</i>. Provision of a Tree Planting Plan must be approved by the District of Sooke Parks and Environmental Services Coordinator prior to Development Permit or Subdivision approval. The tree planting plan must include:</p> <ul style="list-style-type: none"> a. tree species list with botanical and common names;

	<ul style="list-style-type: none"> b. size, quantity of trees and spacing of trees for Otter Point Road and proposed road frontages; c. location of trees, utilities and sight-lines; d. protection buffer for existing trees; and e. staking and guying techniques. <p>Parkland Dedication – Please work with Council to consider if they prefer cash in lieu of parkland dedication or the actual dedication of park land. Since this is a relatively small development, cash in lieu may be the best option. See section 510 of the Local Government Act.</p>
Wastewater	No Comments

MEMORANDUM

To: Corey Brown – Islander Engineering Ltd.
cc: Nadine King, P.Eng., PTOE
From: Dylan Ridsdale, B.A., C.Tech.
Our File #: 2641.B01
Project: 6690 Rhodonite Drive
Date: April 8, 2019
RE: Parking and Access Review

Watt Consulting Group (WATT) has been retained by Islander Engineering Ltd to undertake a high level parking and access review for the development site at 6690 Rhodonite Drive in Sooke, BC. This memorandum will review both shared and separate accesses with reference to District of Sooke Bylaw 404 requirements, develop a trip generation rate for the proposed development, consider off-street parking requirements for the development and identify any on-street parking impacts the development may have.

SITE CHARACTERISTICS

The proposed development includes four single family lots. Two lots will be situated on the southern half of the lot fronting Rhodonite Drive and two lots will be situated on the northern half of the lot. A 6.0 meter wide driveway with “hammerhead” turnaround is proposed between the two lots fronting on Rhodonite Drive to provide access to the two lots on the north half of the property. Separate driveways are also proposed for the two lots fronting Rhodonite Drive. All three proposed driveway accesses onto Rhodonite Drive at the site are shown in **Figure 1**.

DRIVEWAY SIGHTLINES

The TAC *Geometric Design Guide for Canadian Roads (2017)* provides guidance for the minimum intersection sight distances for vehicles approaching an uncontrolled intersection. TAC recommends a minimum sight distance of 35m for drivers approaching an uncontrolled intersection from a 40km/h road (Table 9.9.1) for right and left turning movements. The sight distances from each of the proposed site driveway accesses exceed the minimum sight distances recommended by TAC.

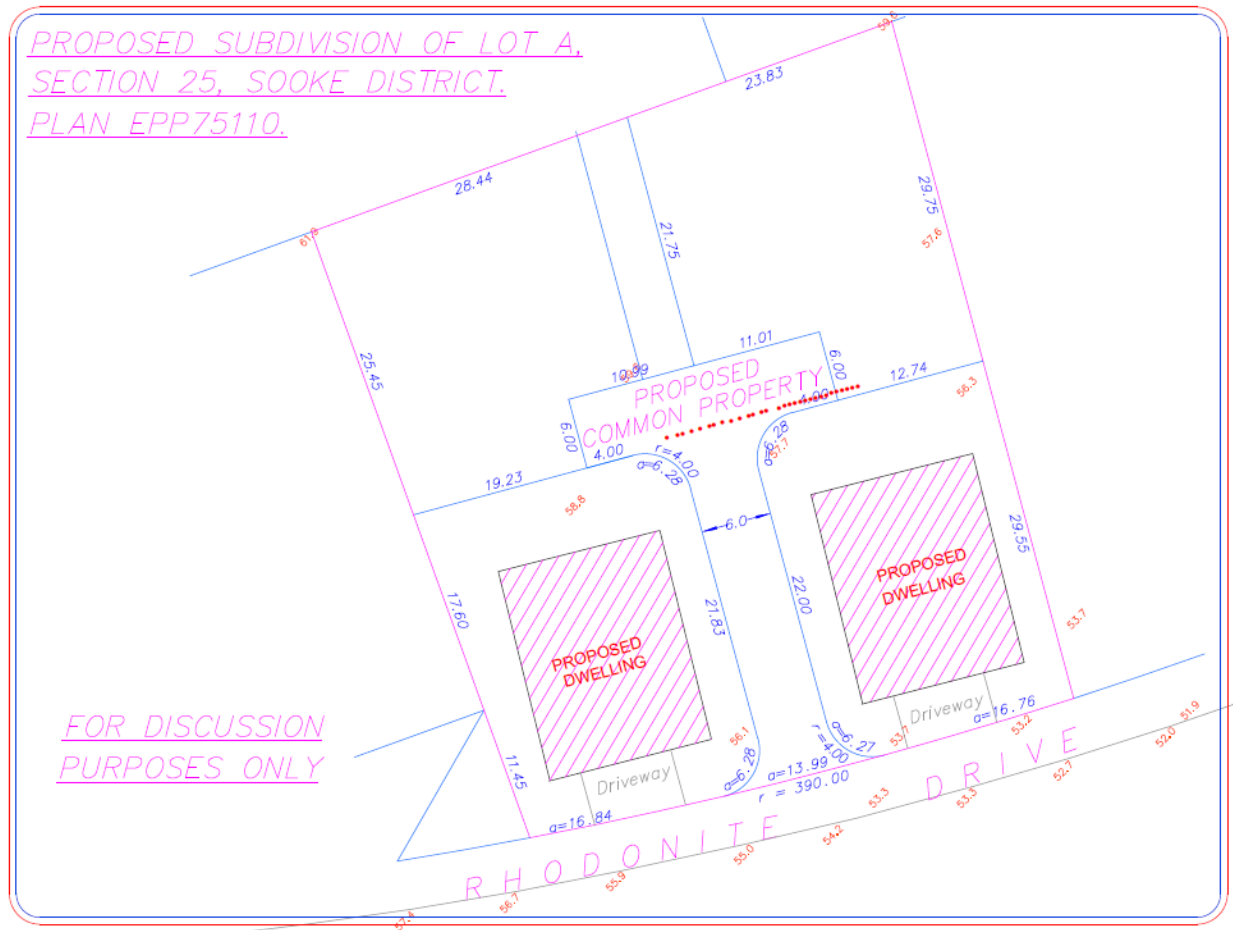


Figure 1: Site Plan and Proposed Driveways

TRIP GENERATION

The number of trips the development will generate during the PM peak hour was estimated using the ITE *Trip Generation Manual (10th Edition)*. The development is expected to generate a total of four trips (three entering and one exiting) during the PM peak hour. This equates to one trip per property with the shared driveway having a total of two trips per PM peak hour.

ACCESS REVIEW

In consideration of District of Sooke Bylaw 404 Section 23, the site's proposed driveway accesses to Rhodonite Drive is appropriate for a local road. Section 24.0 stipulates that driveway access to residential properties be limited to one driveway per road frontage.¹ The site's proposed driveways to the two residences fronting Rhodonite Drive meet the intent of Section 24.0 in that each

¹ Taken from District of Sooke website <https://sooke.ca/wp-content/uploads/bylaws/404-Subdivision-Development-Standards.pdf>

driveway provides access to a residence with road frontage and is consistent with existing lots having direct access to Rhodonite Drive.

The centre driveway is a shared driveway for two lots and is not considered a classified road. According to Bylaw 404 Section 25.0, driveways must be between 4.5 meters and 6.0 meters wide. The proposed shared driveway access is 6.0 meters wide meeting the bylaw requirement for driveway width. However, the center driveway connection to Rhodonite Drive shown on the site plan should be revised from curb returns to driveway letdowns which will further re-inforce this access as a driveway.

PARKING

It is assumed that each residence will provide a double garage for parking of up to two vehicles which is considered sufficient off street parking supply for each lot. However, parking should not be permitted on the center driveway between Rhodonite Drive and the property line between the north and south lots.

Despite the presence of the proposed site driveways, approximately 30 meters of on-street parking can be accommodated on the north side of Rhodonite Drive at the site. The presence of parked cars on the north side of Rhodonite Drive near the site can reduce driver sightlines, however, TAC acknowledges that reduced sight distances are generally tolerable in these situations due to the low operating speeds and caution exercised by drivers.² Moreover, reduced sight distances due to on-street parking applies to existing residential driveways on Rhodonite Drive where on-street parking is currently permitted. On-street parking on the north and south sides of Rhodonite Drive near the site will also provide on-street parking for the proposed lots as well as other existing lots in the area.

CONCLUSIONS

The provision of the three proposed driveway accesses meets the intent of Bylaw 404 for direct driveway access onto a local road. The shared driveway should not be classified as a local road, but rather a shared driveway for two lots. The width of the proposed center driveway meets the Bylaw specifications for driveways and revising the center driveway connection to Rhodonite Drive from curb returns to driveway letdowns will further re-inforce this access as a driveway. Given the estimated total of two PM peak hour trips, the shared driveway will also operate as a driveway, not a classified road.

The sight distances from each of the proposed driveway accesses exceed the minimum sight distances recommended by TAC. On-street parking on the north side of Rhodonite Drive near the

² TAC Geometric Design Guide for Canadian Roads, Chapter 8, pg. 48.

site can reduce driver sightlines approaching Rhodonite Drive at the proposed driveways, but is generally tolerable due to the low operating speeds, low volumes, and caution exercised by drivers. The provision of on-street parking on the north side of Rhodonite Drive near the site will help supplement on-street parking in the area.

RECOMMENDATIONS

Parking should not be permitted on the center driveway between Rhodonite Drive and the property line between the north and south lots.

On-street parking should be provided on the north side of Rhodonite Drive.

If you have any questions, please feel free to contact me.

Sincerely,

Watt Consulting Group



Dylan Ridsdale, B.A., C.Tech.
Senior Transportation Technologist



6690 RHODONITE DRIVE CONCEPTUAL FRONTAGE RENDERINGS

Prepared For:

Inspiration Homes Ltd.
PO Box 141
Saskatoon, BC, S7K 3K4
Attention: John Saleski

Prepared By:

Islander Engineering Ltd.
485-C Garbally Rd.
Victoria, BC V8T 2J9

Date:

April 10th, 2019

Project:

2158



ISLANDER
ENGINEERING



Photo 1 – Rhodonite Drive Frontage (Looking West)



Photo 2 – Rhodonite Drive Frontage (Looking East)

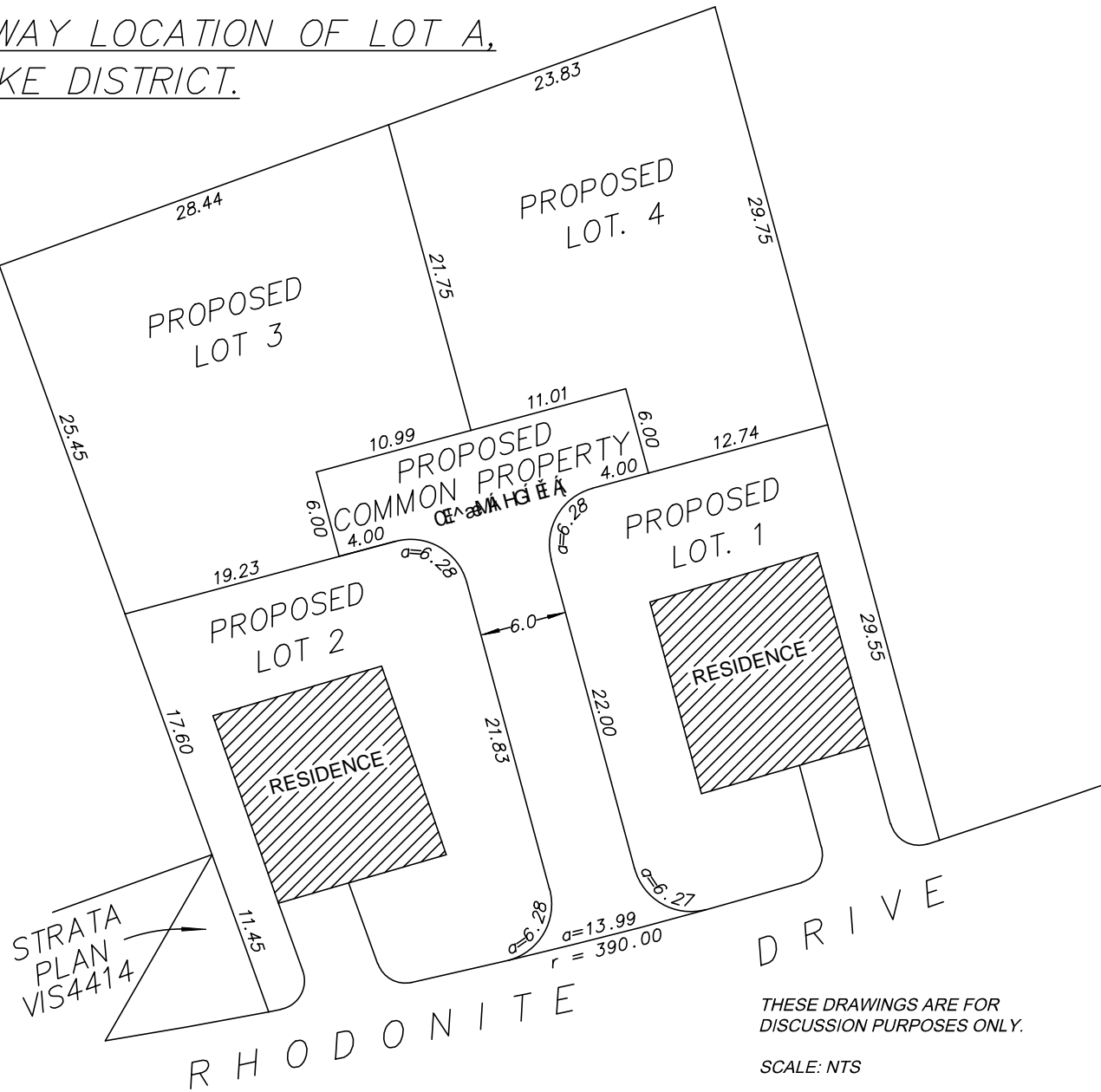
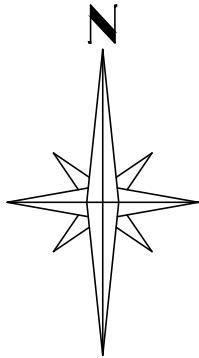


Photo 3 – Rhodonite Drive Frontage (Aerial)



Photo 4 – Rhodonite Drive Frontage (Street Level)

PROPOSED DRIVEWAY LOCATION OF LOT A,
SECTION 25, SOOKE DISTRICT.
PLAN EPP75110.



Date: April 8, 2019
 Highwood Properties Ltd.
 1289 Highwood Ave
 Buena Vista, Saskatchewan
 TEL 306.612.2054

THESE DRAWINGS ARE FOR
 DISCUSSION PURPOSES ONLY.
 SCALE: NTS

REPORT

6690 RHODONITE DRIVE PRELIMINARY DESIGN BRIEF

Prepared For:	District of Sooke 2205 Otter Point Road Sooke, BC V9Z 1H5 Attn: Rob Howat, Approving Officer
Prepared By:	Islander Engineering Ltd. 485-C Garbally Rd. Victoria, BC V8T 2J9
Date:	November 21 st , 2018
Project:	Rezoning of 6690 Rhodonite Drive



1 INTRODUCTION

This report has been prepared to satisfy preliminary conditions of rezoning for the development located at 6690 Rhodonite Drive in Sooke, BC, herein referred to as the "Site". The development is located along the north side of Rhodonite Drive and northeast of the intersection with Townsend Road (see the attached Figure: 6690 Rhodonite Drive - Site Plan) . The property is a irregular shaped parcel, approximately 0.29ha, and is currently zoned R1 (Large Lot Residential). The site fronts Rhodonite Drive to the south with no current vehicular access. The lot is predominately open-grassed terrain sloping moderately from the northwest corner down towards the southeast along Rhodonite Drive.

2 SERVICING FEASIBILITY

2.1 Site Access

Site access to the proposed development will be from Rhodonite Drive to the south. There is existing concrete curb and gutter along the entirety of the proposed frontage and it is not anticipated that any significant improvements will be required to provide suitable access to the site. Any necessary road works shall be designed in accordance with Schedule 4, District of Sooke Bylaw No. 404 requirements or as amended and approved by the District of Sooke Engineering Department.

2.2 Water Servicing

The design requirements for the proposed development are based on the latest version of the CRD Integrated Water Services (CRDIWS) Engineering Specifications and Standard Drawings (dated July 2009) and Schedule 7, District of Sooke Bylaw No. 404 requirements which are summarized below:

Table 1 - CRDIWS & DoS Design Requirements

ADD (Average Day Demand)	545 L/cap/day
MDD (Max. Day Demand)	1,362.5 L/cap/day (MDD = 2.5 x ADD)



PHD (Peak Hour Demand)	1,907.5 L/cap/day (PHD = 1.4 x MDD)
Maximum Allowable Velocity (at PHD)	1.5 m/s
Minimum Residual Pressure (MDD + Fire Flow)	20 psi (14.1 m)
Maximum Allowable Velocity (Fire Flow)	3.0 m/s

Service to the proposed development site will be provided from the existing 200Ø PVC main located along the north side of Rhodonite Drive. Fire flow demands shall be confirmed in accordance with the current Fire Underwriters Survey (FUS) *Water Supply for Public Fire Protection*. The modeled hydrant curve (SFD114 located approximately 25m west of the site) at maximum day demand (MDD) provided by CRDIWS indicates there is approximately 175 L/s (10,500 L/min) available for fire flow purposes at minimum residual pressure (20psi or 14.1m) not accounting for maximum velocity within the main. The design and construction of all proposed water servicing will be coordinated and approved by the District of Sooke and CRDIWS.

2.3 Sanitary Servicing

The proposed development is located within the Sooke Core Sewer Specified Area (SSA) as per Schedule A and B pursuant to District of Sooke Bylaw No. 147 and all included amendments. Service to the proposed development site will be extended from the existing 200Ø Ultra-Rib main located along the south side of Rhodonite Drive. Existing capacity shall be confirmed with the District of Sooke prior to development approvals. It is understood that the site was previously strata common property (Common Property Plan VIS4414) which operated as a septic effluent disposal field. Any existing infrastructure and materials remaining on-site shall be decommissioned and disposed of as necessary in accordance with all applicable provincial regulations and in consultation with the proper governing authorities. A geotechnical engineer shall be engaged to provide a professional opinion on the suitability of existing sub-grade materials for intended development purposes. All proposed sewer works shall be designed in accordance with Schedule 5,



District of Sooke Bylaw No. 404 requirements or as amended and approved by the District of Sooke Engineering Department.

2.4 Rainwater Management

All rainwater management works and services will be designed in accordance with the conditions set out in Schedule 6, District of Sooke Bylaw No. 404 and to meet normal standards of safety for the public and the occupant of the land and surroundings. The overall rainwater management design will ensure no nuisance or increase in flood levels resulting from the project for the design storm events summarized in the bylaw and identified in the eventual comprehensive Rainwater Management Plan. Overland flow routes for significant storm events will be accommodated in the overall rainwater management design. The system will be designed to provide storage and controlled release of site discharge as required in the Bylaw with emergency overflow capabilities for more significant storm events.

The development will result in an increase in impervious surface area requiring rainwater detention and controlled release into the municipal drainage system. Source control shall be provided on any newly created lot or within a common system (within proposed strata common property if applicable) using a detention system with flow control capabilities. The systems shall be designed to accommodate rainwater runoff generated from storm events identified in the Bylaw. The feasibility of an in-ground disposal stormwater system shall be determined during the detailed design phase. On-site topography slopes moderately towards the southeast from an approximate geodetic elevation of 62.5m at the northwest corner of the property down to an approximate geodetic elevation of 53.0m at the southeast corner fronting Rhodonite Drive. There is an existing municipal storm drain located along the south side of Rhodonite Drive which will provide service to the proposed development site.



3 CLOSURE

The above preliminary design brief for the proposed rezoning located at 6690 Rhodonite Drive in Sooke, BC has been prepared by,

ISLANDER ENGINEERING LTD.

Please contact the undersigned if you have any questions or concerns.

Prepared by,

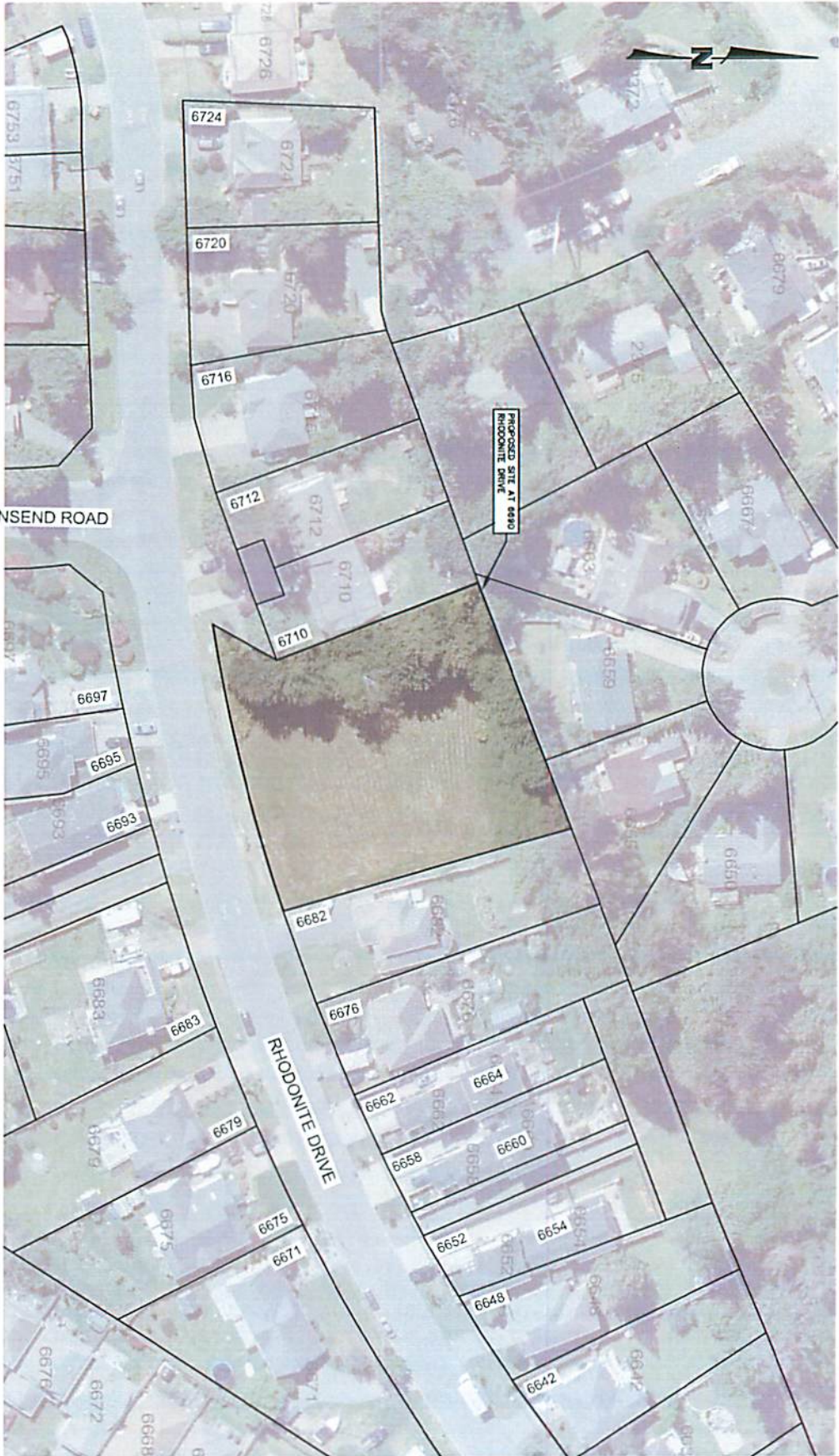
A handwritten signature in black ink, appearing to be "CB", followed by a horizontal line.

Corey Brown, M.Eng., EIT, ASCT
Water Resources Engineer

Reviewed by,

A handwritten signature in black ink, appearing to be "J Bartley", followed by a horizontal line.

Josh Bartley, P.Eng.
Principal, Review Engineer



TOWNSEND ROAD

6690 RHODONITE DRIVE - SITE PLAN
SCALE: NTS

 <p>ISLANDER ENGINEERING</p>	6690 RHODONITE DRIVE - SITE PLAN
	ISSUED NOVEMBER 21, 2018
<p>DRAWN BY: GAB</p> <p>SCALE: NTS</p>	<p>CHECKED BY:</p>

6690 Rhodonite Drive Affordable Housing Contribution

Highwood Properties Ltd. would like to make an affordable housing contribution of \$30,000.00 for our proposed four lot development at 6690 Rhodonite Drive.

This amount of \$30,000.00 is based on 10% of the assessed value of the property. For a four lot subdivision this would be the equivalent of \$7,500.00 per lot.

We feel this is a fair and substantial contribution to the affordable house fund. It is important for us to show that this is a cause we are passionate about supporting. However, due to the small scale of our development we have a significantly higher cost per lot for infrastructure , servicing, and development than a larger corporation would have on a large scale development. Due to our higher cost structure, this contribution of \$7,500.00 is the most we will be able to offer.

Thank you for your consideration.

Highwood Properties Ltd.



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW NO. 733**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of amending the zoning on the property located at 6690 Rhodonite Drive from Large Lot Residential (R1) to Medium Lot Residential (R2).

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

1. This bylaw is cited as *Zoning Amendment Bylaw No. 733 (600-70), 2019*.
2. The section of land legally described as:

Lot A, Plan EPP75110, Section 25, Sooke Land District.
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 , 2019.

PUBLIC HEARING held the day of , 2019.

READ a THIRD time the day of , 2019.

ADOPTED the day of , 2019.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

