



Public Hearing Information Package

PH -1

February 22, 2020 at 7:00 pm
Sooke Council Chambers
2225 Otter Point Road, Sooke, BC

6671 Wadams Way (Lot A)

Proposed Bylaw:	<i>Zoning Amendment Bylaw No. 801 (600-82), 2021</i>
Zoning Amendment:	The purpose of <i>Zoning Amendment Bylaw No. 801 (600-82), 2021</i> , is to create a Comprehensive Development Zone (CD15) on the eastern half of the property located.

Information Package Contents:

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| 1. Notice of Public Hearing published in the Sooke News Mirror
• February 10 and 17, 2021. | 1 |
| 2. <i>Zoning Amendment Bylaw No. 801 (600-82), 2021</i> , at second reading. | 2 |
| 3. Council minutes and resolution dated January 25, 2021. | 7 |
| 4. Staff report to Council dated January 25, 2021. | 8 |

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

Printed February 10, 2021



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, February 22, 2021**, commencing at 7:00 pm with regard to the following proposed Bylaw.

Application Information

Bylaw: Zoning Amendment Bylaw No. 801 (600-82), 2021
File No: PLN01541
Civic Address: 6671 Wadams Way (easterly portion)
Legal Description: The easterly portion of Lot A, Section 10, Sooke District, Plan VIP87872 as shown boldly outlined and hatched on the subject property map
Applicant: District of Sooke

Proposal: The purpose of Zoning Amendment Bylaw No. 801 (600-82), 2021 is to rezone the easterly portion of 6671 Wadams Way (approximately 1.2 ha) as shown hatched and boldly outlined on the subject property map, for the purposes of providing for buildings that incorporate a mix of uses in the form of multi-family residential, limited commercial and institutional uses.

Further Information: Copies of the bylaws, 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 a copy can be picked up at the District Municipal Offices located at 2205 Otter Point Road, Sooke, BC, between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday (excluding statutory holidays), commencing **Wednesday, February 10, 2021**, to and including **Monday, February 22, 2021**.

Public Input: Due to the current COVID-19 environment, the Province has provided local governments directive in the form of Ministerial Order M192 enabling Councils to hold an electronic Public Hearing. The District is moving forward as per the Provincial directive and will be holding an electronic Public Hearing for this bylaw amendment.

The electronic Public Hearing will follow the same format as an in-person Public Hearing. Meetings may be viewed on the District's live stream webcast at <https://sooke.ca/teamslive>. All persons who believe their interest in the property is affected by the proposed bylaw will be given a reasonable opportunity to be heard at the Public Hearing on the matters contained in the proposed bylaw. You may indicate your support or opposition to a Public Hearing item in one of the following ways:

1. Submit written comments to Council

Should you have any concerns or comments you wish to convey to Council, please submit them 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, February 22, 2021, at 12:00 p.m. (noon)**.

2. Register to Speak Live

You can register to speak live via phone. Once registered, you will be provided with a phone number and instructions to call to join the live meeting. To register to speak live and to receive further instructions, email publichearing@sooke.ca or phone 250-642-1634. The deadline to register to speak live is **Monday, February 22, 2021, at 12:00 p.m. (noon)**.

3. Register to Participate Electronically

If you have a webcam and microphone, you can register to participate via a Microsoft Teams Meeting with a valid email address. Once registered, an invitation to participate will be sent to your email. To register to participate electronically, email publichearing@sooke.ca or phone 250-642-1634. The deadline to register to speak live is **Monday, February 22, 2021, at 12:00 p.m. (noon)**.

Only registered participants will be admitted to the meeting. Please be advised that the opinions you express orally and any 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.

Carolyn Mushata,
Corporate Officer





DISTRICT OF SOOKE ZONING AMENDMENT BYLAW No. 801

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of creating a Comprehensive Development Zone (CD15) on the eastern half of the property located at 6671 Wadams Way.

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

1. This bylaw is cited as “Zoning Amendment Bylaw No. 801 (600-82), 2021”.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, is amended by adding a new Schedule 815 – Lot A Comprehensive Development Zone (CD15) immediately following Schedule 814 in the bylaw:

Schedule 815 – Lot A CD (CD15)

CD15

Lot A CD Zone

815.1 Purpose: this zone provides for buildings that incorporate a mix of uses in the form of limited-commercial uses, institutional uses, and multi family residential use. The intent is to encourage a vibrant, pedestrian friendly town centre zone that also provides community facilities.

815.2 Permitted Uses:

Principal Uses

- a) Amusement facility, Indoor
- b) Apartment Building*
- c) Art Gallery
- d) Assembly Use
- e) Bakery
- f) Commercial exhibit
- g) Commercial school
- h) Country market
- i) Health Services
- j) Horticulture
- k) Institutional use
- l) Live work *

Accessory Uses

- a) Limited Home-Based Business
- b) Park
- c) Parking lot, parkade
- d) Playground

- m) Office
- n) Personal services
- o) Retail *

**See conditions of use*

815.3 Conditions of Use:

- a) Apartment units must be located above the first floor adjacent to Wadams Way, or adjacent to any internal Statutory Right of Way/easement that provides vehicle access into the site.
- b) Amenity Area is required only in conjunction with residential uses for the purpose of serving residents of the site.
- c) Gross floor area for a single retail use other than grocery must not exceed 1000m².
- d) Recession plane rules may apply for developments more than 6 m (2 Storeys) in height. *See General Regulations in the District of Sooke Zoning Bylaw.*
- e) Live-work dwellings:
 - i. Must be constructed as an employee housing unit within a mixed use building;
 - ii. Must have a private, exterior, residential entrance separate from the principal use.
 - iii. Parking for the residence must be the same as single family residential requirements.

815.4 Minimum Lot Size for Subdivision Purposes: 1000m²

815.5 Minimum width for subdivision purposes: 15 m

815.6 Maximum Height: * See conditions of Use

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

815.7 Minimum Height: 2 Storeys

815.7 Maximum Lot Coverage: 85%**815.8 Minimum Setbacks:**

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	3m	3m	1.5m or 4.5m when adjacent to a residential zoned parcel	4.5m	0m
Accessory Building or Structure	7.5m	3m	1.2m	3m	1.2m

815.9 Minimum Amenity Area: 8% *

3. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, is amended in Schedule A - Zoning Map by deleting the Community Facilities Zone (P2) and replacing it with CD15 Zone to that portion of the property shown hatched and outlined in black on Schedule A to this bylaw.
4. The eastern portion (Subject Area) of the parcel of land legally described as Lot A, Section 10, Sooke District, Plan VIP87872 and shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Community Facilities Zone (P2) to CD15 Zone.
5. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, as amended, and **Schedule A** attached thereto, are amended accordingly.

READ a FIRST and SECOND time the 25 day of January, 2021.

PUBLIC HEARING held the day of , 2021.

READ a THIRD time the day of , 2021.

APPROVED by the Ministry of Transportation and Infrastructure the day of , 2021.

ADOPTED the day of , 2021.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

SUBJECT PROPERTY MAP File: PLN01541

The map displays a subject property area outlined in black, divided into two zones: an "Existing P2 Zone" (unshaded) and a "CD Zone" (hatched). The property is situated along Wadams Way, Anna Marie Road, and Townsend Road. Surrounding lots are numbered and color-coded (blue or green). A legend at the bottom left identifies the "Subject Area" (hatched) and "Subject Property" (black outline). A scale bar at the bottom right indicates distances from 0 to 100 metres.

Legend:

- Subject Area (hatched pattern)
- Subject Property (black outline)

Scale: 0 to 100 Metres

11.4. **Zoning Amendment Bylaw No. 801 (600-82), 2021 - 6671 Wadams Way (Lot A)**

The Director of Planning & Development provided a PowerPoint presentation and overview of the written staff report for the rezoning of municipally-owned lands at 6671 Wadams Way, to facilitate mixed-use development in the form of limited commercial uses, institutional uses, and multi-family residential.

Council discussion:

- Concerns regarding the rezoning leading to the sale of the property, which staff advise was not the intent and assured Council the land would remain District-owned.
- The growth of commercial development will encourage corridors of development in the community, Lot A is a strategic location that will anchor the town center.

2021-36

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

THAT Council give First and Second reading to *Zoning Amendment Bylaw No. 801 (600-82), 2021* to rezone the eastern half of 6671 Wadams Way from Community Facilities Zone (P2) to a Comprehensive Development Zone (CD15); and

THAT Council authorize staff to schedule a Public Hearing for *Zoning Amendment Bylaw No. 801 (600-82), 2021* in accordance with Section 466 of the *Local Government Act*.

CARRIED UNANIMOUSLY

In Favour: Mayor Maja Tait, Councillor Jeff Bateman, Councillor Al Beddows, Councillor Dana Lajeunesse, Councillor Ebony Logins, Councillor Megan McMath, and Councillor Tony St-Pierre



6671 Wadams way (Lot A) - Rezoning

RECOMMENDATION:

THAT COUNCIL give first and second reading to *Zoning Amendment Bylaw No. 801 (600-82), 2021* to rezone the eastern half of 6671 Wadams Way from Community Facilities Zone (P2) to a Comprehensive Development Zone (CD15);

AND THAT Council authorize staff to schedule a Public Hearing for *Zoning Amendment Bylaw No. 801 (600-82), 2021* in accordance with Section 466 of the *Local Government Act*.

Report Summary:

The District of Sooke, as the owner of the property, is initiating a rezoning application on the eastern half of 6671 Wadams Way from Community Facilities Zone (P2) to Comprehensive Development Zone CD15. Rezoning the eastern half of the parcel will fulfill the steps outlined in the Lot A Design Charrette completed in 2019, which will facilitate mixed use development in the form of limited commercial uses, institutional uses, and multi family residential. See application summary in Attachment 1.

Previous Council Action:

Lot A was purchased by the District in 2016. When the property was rezoned in 2017 to Community Facilities (P2), the rationale was to facilitate the construction of the library, with the understanding that further planning work would be done on the site prior to the ultimate rezoning consideration.

In 2018-2019 the District engaged a consultant to lead a design charrette for the conceptual design of the site, and prepare a report with recommendations on how to proceed with development. This plan was informed with participation from the community by way of a charrette and workshop. The Lot A concept design, see Figure 1, was accepted by Council in 2019 and an initial site development schedule was prepared by the consultants, which included:

1. Lot A Concept Plan accepted (Completed)
2. Due diligence reports (Completed)
3. Subdivision of Lot A as necessary for user groups (PLA has been issued for the Library)
4. Vancouver Island Regional Library (VIRL) construction (*Underway*)
5. Rezoning the Site (*Underway*)

7. Partnership Agreements/MoU's with additional service and housing providers
(Underway)

comprehensive development zone is necessary in order to allow for expanded uses of the lands, including multi-family residential, and expanded commercial options. A Comprehensive Development Zone is the best fit for this site in order to meet the community's objectives as articulated in the Lot A Design Charrette report for this community-owned asset.

Figure 2 - Sooke Zoning Bylaw Context



Reports Prepared & Site Servicing

As part of the District's due diligence in site development, the following reports were prepared:

- a. Geotechnical Study - Lot A has uneven topography, and as such engineered fill will be expected in order to achieve the design grade in some areas. The site was found to be suitable for development.
- b. Archaeological Overview Assessment - A desktop site study concluded that Lot A has low archaeological potential and that no impacts to archaeological remains are anticipated during development and construction.
- c. Environmental Assessment - A Phase 1 report was completed and based on the findings there are no environmental concerns on the subject site from historic and current land uses. At this time no further environmental site assessments are recommended.
- d. Preliminary Civil Design - Town Centre densities were considered as it relates to civil works for future site development. This includes a preliminary Fire Underwriter Survey, a conceptual stormwater management plan and some high-level cost estimates.
- e. Tree Inventory and Management Plan - which provides an inventory of species and recommendations for tree health, tree removal and risk assessments.

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

The property is designated Town Centre (TC) within the OCP where there is strong support for high-density residential development, a wide range of housing options, and affordable and easily accessible residential units. The proposed rezoning is in keeping with the vision of furthering town centre revitalization, promotion of mixed-use development, and a strong civic presence located in Sooke's Town Centre. Rezoning this property to a CD Zone will position the District of Sooke for many opportunities to redevelop, and continue to energize the north end of the Town Centre. The policy context as it relates to this rezoning application is attached (Attachment 3).

Bylaw No. 600, Sooke Zoning Bylaw, 2013 (Zoning Bylaw)

The CD 15 Zone (Attachment 4) incorporates a number of expanded uses including commercial spaces that include: indoor amusement facility, art gallery, bakery, commercial exhibit, commercial school, health services, personal services, office space and retail. Staff are recommending that multi-family residential units be permitted above the first storey where the building fronts a roadway in order to activate the street level, and improve the pedestrian experience. Staff are also recommending the provision of Limited Home Based Business for those residential units.

In this CD Zone, staff are also introducing the requirement for a minimum height of 2-storeys for this zone, with a maximum of 6 storeys as seen elsewhere in the town centre. Lot A represents a once in a generation opportunity to develop a property for the community with design elements that the community would like to see. Staff are confident that the minimum height restriction will help to achieve the expected intensity on the site, as well as to use District-owned lands efficiently and strategically.

In terms of the setbacks proposed for the site, a more generous setback is detailed for areas adjacent to existing single-family neighbourhoods. The proposed 4.5m setback will allow appropriate separation of uses, which will be complemented by enacting OCP Design Guidelines for vegetative buffering in the site design.

*Table 1 - P2 to CD15 Zone
Comparison Table*

	P2 Zone	CD15 Zone
Minimum Lot Size for Subdivision	600m ²	1000m ²
Maximum Lot Coverage	60%	85%
Minimum width for subdivision purposes	30m	15m
Maximum Height	15m	6 storeys up to 22m
Minimum Height	n/a	2 storeys
Setbacks	Front: 3m	Front: 3m
	Flanking: 3m	Flanking 3m
	Side Lot 1.5m	Side 1.5m (adjacent to existing housing 4.5m)
	Rear Lot 4.5m	Rear: 4.5

Referrals

The application was sent to referral agencies, and no objections were received (Attachment 5).

Of note, the Ministry of Transportation and Infrastructure (MoTI) originally requested a Traffic Impact assessment, but it has been determined that MoTI is willing to support the rezoning based on the current design and construction work planned for the Church Road Corridor in 2021. The District of Sooke has shown commitment to improving the transportation network in this area in the immediate future, which has mitigated the requirement for the study.

Strategic Relevance:

- Manage long-term growth while enhancing community identity, vitality and safety - Begin development of a community hub in the town centre
- Manage long-term growth while enhancing community identity, vitality and safety - Continue to address housing affordability and accessibility for all income levels
- Manage long-term growth while enhancing community identity, vitality and safety - Develop a regulatory framework to promote more sustainable land use patterns and development practices

Attached Documents:

[Application Summary](#)

[PLN01541 Subject Property Map Ortho](#)

[6671 Wadams Way - Policy Context](#)

[801 \(600-82\) Zoning Amendment Bylaw-CD Zone-LotA, 2021](#)

[6671 Wadams RZ Referral Summary Comments](#)

Approved by

Matthew Pawlow, Director of Planning & Development

Carolyn Mushata, Corporate Officer

Norm McInnis, Chief Administrative Officer

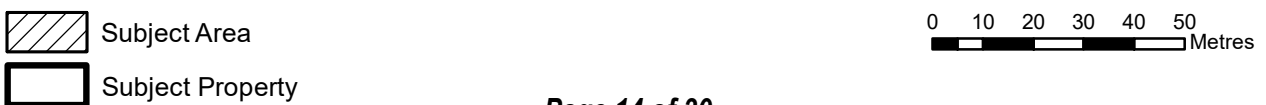
Approved - 18 Jan 2021

Approved - 19 Jan 2021

Approved - 19 Jan 2021

Application Summary – 6671 Wadams Way

Address	6671 Wadams Way (Eastern half)
Legal	The eastern half of Lot A, Section 10, Sooke District, Plan VIP87872
Existing Zoning	Community Facilities (P2)
Proposed Zoning	Comprehensive Development (CD 15)
OCP Designation	Town Centre
Parcel Size	2.13ha (but only applies to approx. 1.13 ha)
Services	Water: CRD Sewer: Municipal Drainage: Onsite
Adjacent Land Uses	North: Residential & Institutional South: Commercial East: Residential West: Residential



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.

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;

Section 4.7 Housing

The District of Sooke will focus in its Community Growth Area:

-Highest density, mixed use residential developments within the Town Centre and comprehensive development areas;

4.7.1. GOALS

- Provide a variety of housing options and densities for a diverse population;
- Create a population that supports a range of businesses and cultural activities in the Town Centre;
- Ensure residential development reflects the small town character of Sooke; and
- Develop housing that has a minimal environmental footprint.

PART III - LAND USE DESIGNATIONS

Relevant Policies and Objectives (Town Centre)

5.4.1 GOALS

- Encourage a Town Centre that incorporates high quality public spaces and contributes to Sooke's history and sense of place;
- Promote a strong civic presence and a high level of public amenity;
- 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;
- Develop a strong service centre that serves Sooke and the surrounding area;
- Create a learning campus within the Town Centre;
- Improve public views of waterfront from Sooke Road;
- Ensure a mix of uses including high density residential;
- Plan, design and build according to Sooke Smart Growth principles and environmental sustainability;

- Ensure future and existing development minimizes the impact on municipal infrastructure and staffing (e.g. fire department); and
- Require all new or renovated development to include rain water management techniques. Encourage existing developments to incorporate rainwater management systems in their current development to assist in rainwater detention and treatment of runoff waters.

Section 5.4.2 Objectives

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;

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.

Housing Needs Report, 2019 - Section 10 – Housing Action Plan

The following Objectives are being supported by way of this application:

10.1 Objective: Address market-rate housing needs

10.2 Objective: Address nonmarket housing needs

10.3 Objective: Enhance supply of rental housing

10.4 Objective: Enhance housing affordability

10.5 Objective: prepare for anticipated growth in population aged 65 years and over



**DISTRICT OF SOOKE
ZONING AMENDMENT
BYLAW No. 801**

A bylaw to amend Bylaw No. 600, *Sooke Zoning Bylaw, 2013* for the purpose of adding creating a Comprehensive Development Zone (CD15) on the eastern half of the property located at 6671 Wadams Way.

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

1. This bylaw is cited as “Zoning Amendment Bylaw No. 801 (600-82), 2021”.
2. Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, is amended by adding a new Schedule 815 – Lot A Comprehensive Development Zone (CD15) immediately following Schedule 814 in the bylaw:

Schedule 815 – Lot A CD (CD15)

CD15

Lot A CD Zone

815.1 Purpose: this zone provides for buildings that incorporate a mix of uses in the form of limited-commercial uses, institutional uses, and multi family residential use. The intent is to encourage a vibrant, pedestrian friendly town centre zone that also provides community facilities.

815.2 Permitted Uses:

Principal Uses

- a) Amusement facility, Indoor
- b) Apartment Building*

Accessory Uses

- a) Limited Home-Based Business

- | | |
|-----------------------|-------------------------|
| c) Art Gallery | b) Park |
| d) Assembly Use | c) Parking lot, parkade |
| e) Bakery | d) Playground |
| f) Commercial exhibit | |
| g) Commercial school | |
| h) Country market | |
| i) Health Services | |
| j) Horticulture | |
| k) Institutional use | |
| l) Live work * | |
| m) Office | |
| n) Personal services | |
| o) Retail * | |

**See conditions of use*

815.3 Conditions of Use:

- a) Apartment units must be located above the first floor adjacent to Wadams Way, or adjacent to any internal Statutory Right of Way/easement that provides vehicle access into the site.
- b) Amenity Area is required only in conjunction with residential uses for the purpose of serving residents of the site.
- c) Gross floor area for a single retail use other than grocery must not exceed 1000m².
- d) Recession plane rules may apply for developments more than 6 m (2 Storeys) in height. *See General Regulations in the District of Sooke Zoning Bylaw.*
- e) Live-work dwellings:
 - i. Must be constructed as an employee housing unit within a mixed use building;
 - ii. Must have a private, exterior, residential entrance separate from the principal use.
 - iii. Parking for the residence must be the same as single family residential requirements.

815.4 Minimum Lot Size for Subdivision Purposes:
1000m²

815.5 Minimum width for subdivision purposes: 15 m

815.6 Maximum Height: * See conditions of Use

a) Principal Buildings: 6 storeys up to 22m

b) Accessory Buildings: 9 m

815.7 Minimum Height: 2 Storeys

815.7 Maximum Lot Coverage: 85%

815.8 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	3m	3m	1.5m or 4.5m when adjacent to a residential zoned parcel	4.5m	0m
Accessory Building or Structure	7.5m	3m	1.2m	3m	1.2m

815.9 Minimum Amenity Area: 8% *

- Bylaw No. 600, *Sooke Zoning Bylaw, 2013*, is amended in Schedule A - Zoning Map by deleting the Community Facilities Zone (P2) and replacing it with CD15 Zone to that portion of the property shown hatched and outlined in black on Schedule A to this bylaw.

4. The eastern portion (Subject Area) of the parcel of land legally described as Lot A, Section 10, Sooke District, Plan VIP87872 and shown boldly outlined and hatched on **Schedule A**, which is affixed to and forms part of this bylaw, is hereby rezoned from Community Facilities Zone (P2) to CD15 Zone.
5. 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 ,
2021.

PUBLIC HEARING held the day of , 2021.

READ a THIRD time the day of , 2021.

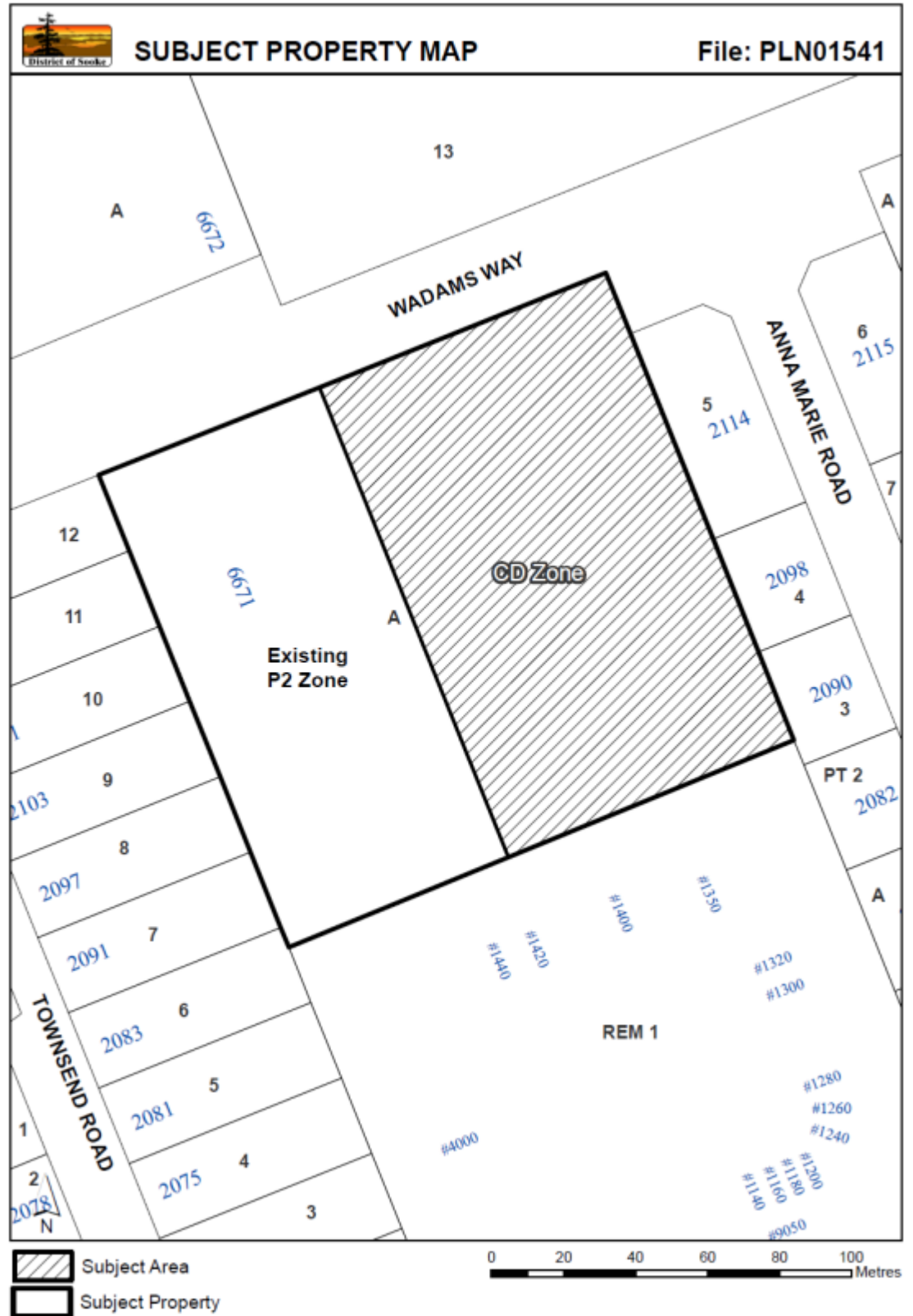
APPROVED by the Ministry of Transportation and
Infrastructure the day of , 2021.

ADOPTED the day of , 2021.

Maja Tait
Mayor

Carolyn Mushata
Corporate Officer

SCHEDULE A



6671 Wadam Way (Eastern Half)



Application #: PLN01541

Referrals Sent On: October 19, 2020

Deadline for Comments: November 16, 2020

The application has been referred to the following groups and agencies for comment.

EXTERNAL REFERRALS	
Name of External Agency	Comments Received from Agency
Shaw Cable and Internet	No response
Vancouver Island Health Authority (VIHA)	No response.
CRD Parks and Community Services	No response.
B.C. Hydro and Power Authority	BC Hydro has no objections to the proposed rezoning.
Ministry of Transportation and Infrastructure (MOTI)	<p>Due to the amount of vehicle traffic expected onsite, a Traffic Impact Assessment is recommended to predict which roads the public will use to exit and enter on to Highway 14.</p> <p>The lighted intersections at Church Road and Otter Point Road/Highway 14 are preferred routes for exiting and entering on to the highway. In a recent Traffic Impact Assessment, it recommended an extension of the SB left turn lane at Church Road and Highway 14 due to extended queue lengths that go back as far as the RCMP station.</p> <p>As this is a municipal road the decision to implement this recommendation (or not) is up to Sooke, however it is important to recognize and point out that there will be operational issues with this signalized intersection that will not be able to be mitigated with retiming the traffic signal.</p> <p>DISTRICT response (Accepted by MoTI Nov 3, 2020 to proceed without a further TIA due to ongoing work and known issues) District Response: <i>'We have engaged consultants for 50% design for the Church/Throup</i></p>

SUMMARY OF COMMENTS RECEIVED IN RESPONSE TO DISTRICT OF SOOKE REFERRAL

	<p><i>Roundabout and we are expecting a further proposals to evaluate by the end of this week inclusive of final tender ready designs in March for the following combined projects:</i></p> <ol style="list-style-type: none"> <i>1. Intersection Improvements at church & HWY 14</i> <i>2. Church / Throup Roundabout</i> <i>3. Church active transportation upgrades</i> <p><i>We anticipate award of this design project in 2020, tender in spring of 2021, and further anticipate construction completed by the end of summer in 2021 as these will be the main operational projects being brought forward for Council considerations in the 2021 budget process.'</i></p>
Canada Post, Sooke	No response
BC Transit	No response
Sc'ianew (Cheanuh) First Nations'	No response
CRD Integrated Water Services	See attached letter dated October 29, 2020
CRD Real Estate Services	No response
SEAPARC	No response
Sooke School District #62	No response
Fortis BC	We have reviewed the attached and do not make note of any conflicts. There is no existing gas main in the area.
T'Sou-ke First Nation	No response
Archeological Branch: Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD)	<p>Thank you for your referral regarding the rezoning application for 6671 Waddams Way (Lot A). I have reviewed the report on the potential for archaeological sites prepared by Stantec and concur with their assessment. No additional archaeological work will be required for the project.</p> <p>As always, there is a limited chance for unknown/unrecorded archaeological deposits to exist in the development area and if anything questionable is discovered, work should be halted and the Archaeology Branch contacted for direction.</p>
RCMP, Sooke Detachment	No response.
Telus Communications	No response.

SUMMARY OF COMMENTS RECEIVED IN RESPONSE TO DISTRICT OF SOOKE REFERRAL

INTERNAL REFERRALS	
DOS Parks and Environmental Services	No response
DOS Operations and Engineering	<p>General</p> <ol style="list-style-type: none"> 1. The new development is located within the Suburban area as defined in the District of Sooke Subdivision and Development Standards Bylaw, 2014 (Bylaw 404) and is to be serviced in accordance with Bylaw 404. <p>Surface Improvements</p> <ol style="list-style-type: none"> 2. Internal to site - accommodate full road cross section of 2.0m sidewalks on each side and 12m of asphalt (2x3.5m travel lanes and 2x2.5m parking lanes). (same requirements as the library site) <p>Rain Water Management</p> <ol style="list-style-type: none"> 1. A detailed rain water management plan prepared by a Professional Engineer is to be received and accepted by the District prior to building permit issuance. Rain water management plan to follow the Concept Storm Water Management Plan completed by Westbrook Consulting, dated February 19, 2020. <p>Sanitary Sewer</p> <ol style="list-style-type: none"> 2. The subject property is within the Sewer Specified Area. All lots created by subdivision within the Sewer Specified Area (SSA) must be connected to the municipal sanitary sewage collection, treatment and disposal system. 3. Per the February 3, 2020 Sanitary Serviceability Review (SSR) completed by Stantec, based on 150 condo units and single family equivalents of 1.0Ha of non-residential development "the development will not cause immediate concern for capacity issues...". However, the flows should be confirmed as the design for the property progresses and the SSR will require updating prior to building permit issuance. 4. Sanitary sewer is to be designed and constructed as per Bylaw 404 and the Sewer serviceability study. 5. Per the February 29, 2020 Servicing Review completed by

SUMMARY OF COMMENTS RECEIVED IN RESPONSE TO DISTRICT OF SOOKE REFERRAL

	<p>Westbrook Consulting, the site will require a new sanitary pump station to tie to the proposed stub east of the road into the site. The onsite sanitary sewer infrastructure complete with pump station is to be privately owned and maintained.</p> <p>Water Servicing</p> <ol style="list-style-type: none"> 1. Per the Subdivision and Development Standards Bylaw 404, all lots created by subdivision or being developed and located in areas serviced by a Water Utility must be connected to the Water Utility distribution system.
DOS Subdivision	No concerns. Any future subdivision will need to meet District bylaw and all other legislative requirements.
DOS Building	No response.
DOS Fire	No comments or concerns at rezoning stage.

SUMMARY OF COMMENTS RECEIVED IN RESPONSE TO DISTRICT OF SOOKE REFERRAL



Integrated Water Services
479 Island Highway
Victoria, BC, Canada V9B 1H7

T: 250.474.9600
F: 250.474.4012
www.crd.bc.ca

October 29, 2020

File: 3360-20-JDFSK-17-005
Your File: PLN01541

via e-mail

Ms. Katherine Lesyshen
District of Sooke
2205 Otter Point Road
Sooke, BC V9Z 1J2

Dear Ms. Lesyshen:

**RE: PROPOSED REZONING OF LOT A, SECTION 10, SOOKE DISTRICT, PLAN VIP87872
(6671 WADAMS WAY – EASTERN HALF – LOT A)**

Thank you for your rezoning referral received October 19, 2020, which requests that we examine the above mentioned proposal with regard to the water supply regulations and policies of the Capital Regional District (CRD) Integrated Water Services as established for the Juan de Fuca Water Distribution Commission.

Community piped water can be supplied to this proposed development provided that the Owner(s) is prepared to pay the necessary costs and fees as authorized under CRD Bylaw No. 4190, for the supply and installation of a water distribution system capable of meeting all domestic and fire flow requirements, designed in accordance with CRD Specifications and Standard Drawings.

The existing property is not presently serviced with water.

If this proposal proceeds to the development stage, a detailed review of water servicing design drawings will be required, and a detailed statement of conditions will be provided.

The hydraulic computer model maintained by the CRD shows that a fire flow of 15,000 L/min (3,300 lpm) with 138 kPa (20 psi) residual pressure is presently available to this property in the water main adjacent to the fire hydrant (SFD406) located at the frontage of 6671 Wadams Way.

Please note that the fire flow stated above does not account for the maximum allowable velocity in the water mains under fire flow conditions permitted by the CRD. Depending on the fire flow requirements of the development, upgrading of the existing water distribution system may be required.

In stating the fire flow available, the CRD expresses no opinion as to the adequacy of the stated fire flow to provide fire protection and if applicable, recommends that the Owner(s) take the appropriate steps to confirm the available fire flow by means of a field hydrant flow test (if required)

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Ms. Katherine Lesyshen - October 29, 2020
Proposed Rezoning of 6671 Wadams Way – Eastern Half - Lot A

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the hydrant flow test will be carried out by CRD staff at the Owner(s) expense). Results of the field hydrant flow test may have to be adjusted to reflect a maximum day demand.

The Owner's Engineer will be required to calculate the fire flow requirements to Fire Underwriters Survey (FUS) standards for the development and confirm in writing to both the CRD and the District of Sooke that the available flow from the CRD system is sufficient. It is recommended the Owner's Engineer contact the District of Sooke to discuss hydrant location and orientation.

If an increase in the level of fire protection is required to meet CRD Engineering Specifications and Standard Drawings, FUS or to meet the requirements of the District of Sooke, the Owner(s) would be responsible for all costs associated with designing and upgrading the distribution system to the extent necessary to provide the required flows.

Please note that the CRD will not provide water to this development until the above required waterworks are completed and paid for in full. Registration of the development and any subsequent issuance of Building Permits in advance of the acceptance of the above required distribution system by the CRD does not obligate the CRD to supply water to any part of the development prior to the completion and payment in full of the required waterworks.

Depending on the intended use of the property, a Development Cost Charge may apply to the new facility proposed for this property.

This letter is for the purpose of providing you with information regarding the services available from the CRD, and should not be construed as either approval or rejection of the proposed rezoning by the CRD.

These conditions are valid for 180 days from date of writing. However, if at any time there is a change in legislation, regulations and CRD Bylaw No. 4190, which would cause any of the above conditions to be non-conforming, then the CRD reserves the right to revise any or all of the conditions accordingly, at any time during the 180 day period.

Yours truly,



Joseph Marr, P.Eng.
Manager, Water Distribution Engineering and Planning
Infrastructure Engineering
Integrated Water Services

Jm:eu

cc: Ian Jesney, Senior Manager, Infrastructure Engineering
Christine Condron, Real Estate Services, Corporate Services
Kenn Mount, Fire Chief, District of Sooke

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