



## DISTRICT OF SOOKE

### BYLAW No. 598

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A bylaw to amend Bylaw No. 400, *Official Community Plan, 2010*, to strengthen policies for a “West Coast” theme in the Town Centre and to amend the development permit area guidelines for the Town Centre to include more guidelines around architectural details, site and building design and building materials.

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

1. This Bylaw is cited as *Official Community Plan Amendment Bylaw (400-6)*.
2. Bylaw No. 400, *Official Community Plan Bylaw, 2010* is amended in PART III – “LAND USE DESIGNATIONS”, section 5.4 TOWN CENTRE by adding the following as section 5.4.2(o):

“5.4.2(o) Revitalize the Town Centre by enhancing the architectural form and character of the area and establishing a “West Coast” character.”
3. Bylaw No. 400, *Official Community Plan Bylaw, 2010* is further amended in PART III – “LAND USE DESIGNATIONS”, section 5.4 TOWN CENTRE by adding the following as section 5.4.3(q):

“5.4.3(q) Establish a “West Coast” theme for the Town Centre that promotes Sooke’s natural beauty, cultural and maritime history through the promotion of architectural form and character and landscaping.”
4. Bylaw No. 400, *Official Community Plan Bylaw, 2010* is further amended in PART V – DEVELOPMENT PERMIT AREAS by deleting section 7.4 *Development Permit Area (DPA) #1 – Town Centre* entirely and replacing it with Schedule “A” of this bylaw.

Introduced and read a first time the 23<sup>rd</sup> day of June, 2014.

Read a second time the 23<sup>rd</sup> day of June, 2014.

Public Hearing held the 14<sup>th</sup> day of July, 2014.

Read a third time the 14<sup>th</sup> day of July, 2014.

Adopted on the 21<sup>st</sup> day of July, 2014.

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Original signed by Wendal Milne  
Mayor

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Original signed by Bonnie Sprinkling  
Corporate Officer

## **SCHEDULE A**

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### **7.4 DEVELOPMENT PERMIT AREA 1 (DPA 1) – TOWN CENTRE**

#### **7.4.1 DESIGNATION**

Those lands within the District of Sooke shown on Map 1 – Schedule “A” Official Community Plan Land Use Map labelled as TC – Town Centre are designated as a Development Permit Area 1 (DPA 1) for the:

- revitalization of an area in which a commercial use is permitted subject to section 919.1(1)(d) of the *Local Government Act*;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development subject to section 919.1(1)(f) of the *Local Government Act*;
- establishment of objectives to promote energy conservation subject to section 919.1(1)(h) of the *Local Government Act*;
- establishment of objectives to promote the reduction of greenhouse gas emissions subject to section 919.1(1)(j) of the *Local Government Act*.

No construction of, addition to or alteration of a building or other structure may be started until a development permit has been issued by the District of Sooke for that construction unless exempted in section 7.2.2.

#### **7.4.2 JUSTIFICATION**

To date, the development of the Town Centre area has taken on a highway “strip” look, has a lack of design uniformity and character, and provides minimal pedestrian infrastructure. There is a critical need to create a viable, healthy commercial Town Centre; revitalization is a key to encouraging businesses to locate within the Town Centre and to creating a healthy community core.

The intent of the guidelines is to ensure that building design is sympathetic in form and character to Sooke’s unique geographic location and its spectacular natural setting of the West Coast, as well as to establish a foundation for a unique identity to set Sooke apart from other destinations.

#### **7.4.3 OBJECTIVES**

- a. Land use and form and character guidelines shall be consistent with that of the Town Centre Plan;
- b. To create a Town Centre that is strongly connected to the waterfront;
- c. To create a coherent and identifiable “West Coast” character as a theme to promotes Sooke’s natural beauty, cultural and maritime history;
- d. To promote development that fosters an active and vibrant public realm with an emphasis on the pedestrian experience;
- e. To ensure parking and vehicle access does not detract from the quality of the public realm;
- f. To create a strong civic presence and a high level of quality building, design and public amenity;
- g. Plan, design and build according to Sooke Smart Growth principals and environmental sustainability;
- h. To recognize the importance of sign integration that considers the pedestrian experience;
- i. To allow for a mix of uses, including high density residential.

#### **7.4.4 GUIDELINES TO ACHIEVE OBJECTIVES**

Land use and form and character guidelines shall be consistent with that of the Sooke Town Centre Plan. In addition to these guidelines, multi family residential components of a project will also be subject to the relevant guidelines in Development Permit Area (DPA) #3 – Multi Family Residential.

##### **7.4.4.1 Site Design and Layout**

- a. No residential only buildings are supported along Waterview Street. Commercial or mixed use buildings along Waterview Street will be primarily up to 4-6 storeys in height;
- b. Build mixed use developments along Sooke Road and Otter Point Road (i.e. commercial, retail, office and residential combined) to create diversity and a lively Town Centre precinct;
- c. Encourage multiple, mixed use to diversify the form and character of the Town centre;
- d. Coordinate landscape materials and building siting to provide shade from direct sunlight during the summer, while allowing sunlight penetration into the building in winter;
- e. Select plants that are drought tolerant and whose natural requirements are appropriate to the local climate while being conscientious of colour choices and preserving old heritage species and landscaping;
- f. Improve pedestrian connections and provide stronger open space and trail routes between the Town Centre, the waterfront and the outlying residential areas as well as within the Town Centre;

- g. Establish safe pedestrian sidewalks and crossings using creative, pedestrian friendly solutions;
- h. Maintain view corridors to the waterfront and where possible, incorporate elevated public viewing locations such as lighthouse towers;
- i. Include cyclist lanes on major routes;
- j. Improve streetscape appearance and pedestrian experience through upgraded sidewalks, furniture, lighting, landscaping, signage and underground servicing;
- k. Buildings shall include a pedestrian oriented streetscape design contiguous with adjacent development;
- l. Retain existing valuable trees and vegetation as much as possible;
- m. Ensure that tree species are consistent within each street block to avoid a patchwork appearance;
- n. All developments should be designed for safety and security with particular attention to passive surveillance, good site lines, appropriate lighting, clear definition of private, semiprivate and public space and appropriate access control measures;
- o. Select and locate lighting in a manner that does not result in glare, light pollution or nuisance to residents or adjacent properties;
- p. Consider design that incorporates landscaping, vegetation and stormwater management on roofs;
- q. New developments should provide for opportunities for the installation of art in landscaped areas and in front of buildings;
- r. Off street parking areas shall be concealed within structures, where possible, and minimize vehicle parking in front of buildings and locate the parking beside or behind the building;
- s. Design off-street parking access, service and loading areas in a manner that minimizes disruption to the continuity of the building frontage, pedestrian movement zone and streetscape;
- t. Break up surface parking areas and other large areas of paved surfaces with landscape planting;
- u. Screen drive-through windows and associated stacking lanes and equipment from adjacent properties and from adjacent public sidewalks;

#### **7.4.4.2 Building Design**

- a. A consistent line of building fronts, which clearly defines the space of the street, is desired;
- b. Larger and longer buildings should be visually broken into “human scaled” proportions, with bulk and massing reduced, especially along street fronts;
- c. 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;

- d. Corner locations are highly visible and should be designed with visually prominent architectural design features and elements;
- e. Orient windows to overlook streets, lanes, sidewalks, pedestrian passages, children's play areas, parking areas, public open spaces and the water's edge to increase neighborhood security;
- f. Clear, transparent windows should be used for all ground floor retail uses;
- g. Make roofs and roof lines visually interesting. Encourage roof tops on a building in a manner that considers views from above and utilizes the space for active uses where appropriate;
- h. The primary entrances to a building should be clearly identified with an awning or canopy, change in roofline or arbours or trellises;
- i. Architectural features should include the use of double facing fronts in terms of buildings along the water;
- j. Visually dominant materials on a building should be wood, stone and rock in its natural form to achieve Sooke's "West Coast" character, as outlined in the Town Centre Illustrative Design Handbook. Using rustic forms and materials such as stone, rock and wood as a dominant building material or as significant building accents promotes a sense of authenticity that reflects the local geography and geology of Sooke;
- k. In respect of Sooke's maritime history, corrugated metal siding is supported to achieve contrast of siding textures when used as a linking element between stone and wood and landscaping;
- l. Buildings should utilize several coordinated, complementary colours to highlight architectural features. Monotone colour palettes are discouraged;
- m. Blank ground level walls without windows or access breaks are to include unique design features such as architectural elements, artistic treatment, mural and living wall.

#### **7.4.4.3 Awnings, Canopies and Signs**

Awnings and canopies provide shelter and shade to pedestrians, a color accent to a building, an opportunity for store identification, pedestrian scale to the street and serve as a transition between the building, the sidewalk and the street. Awnings may be made of fabric or other relatively flexible material and can be stationary or retractable. A canopy is any permanent, rigid, non-retractable roof-like structure that is supported solely from a building and projects from any façade of the building.

Signs are an important element that can be an integral component of a building. In the Town Centre, hanging signs perpendicular to the building and canopy signs are attractive and easily read by pedestrians.

- a. Awnings and canopies should be used to provide shelter from rain and sun as well as provide usable outdoor areas for shops and restaurants;
- b. Awnings, canopies and signage are to be integrated into the overall architectural design of the building and complement the building colour scheme;
- c. Awnings and canopies are to be designed or broken up into sections to reflect the various components of the building, and in order to minimize large or long awning/canopy;
- d. Awning and canopies shall not be back lit;
- e. To create a consistent look and increase sign visibility on Waterview Street, projecting signs or canopy signs (hanging signs) as per the Sooke Sign Bylaw are to be used on the ground level of buildings located along Waterview Street;
- f. Signs should be professionally designed and of a high quality construction and material.

**7.4.4.4 Energy Conservation and Reduction of GHG Emissions**

- a. Attempts should be made to minimize non-essential impervious surfaces;
- b. Building design should have passive heating, lighting and cooling and consider use of Built Green®, LEED®, or other energy conservation features;
- c. Building design should incorporate solar ready or other energy saving/ GHG reduction features;
- d. Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs;