

DISTRICT OF SOOKE
Committee of the Whole Minutes
Meeting held April 7, 2008 at 7:00 p.m.
Council Chamber, 2225 Otter Point Road

COUNCIL PRESENT:

Mayor Janet Evans
Councillor Jen Smith
Councillor Sheila Beech
Councillor Ron Dumont
Councillor Rick Kasper
Councillor Brenda Parkinson

ABSENT:

Councillor Rick Armour

STAFF PRESENT:

Evan Parliament, Chief Administrative Officer
Marlaina Elliott, Director of Planning
Dave Devana, Director of Finance
Bonnie Sprinkling, Corporate Services
Manager/Deputy Clerk
Bob Kelsey, Fire Chief
Darcey Kohuch, Director of Engineering
Lisa Urlacher, Council Clerk
Staff Sergeant, Roger Plamondon

1. Call to Order

The meeting was called to order at 7:03 p.m.

2. Approval of Agenda

MOVED by Councillor Beech to approve the agenda as circulated.

CARRIED UNANIMOUSLY

3. Amendment to the Animal Control Bylaw – Spay Neuter Cats

Don Brown, Capital Regional District Chief Bylaw Officer, asked Council to consider amending Bylaw No. 1465, *Animal Control Bylaw* for cat owners to identify their cat by tattoo, tag or microchip. Mr. Brown explained that the CRD are offering identification tags free of charge and veterinarians offer a service of tattooing and microchips. Mr. Brown explained that by introducing cat identification Animal Control can ensue that impounded cats be returned to the owner.

Mr. Brown discussed with Council the mandatory spay/neuter to reduce the stray cat population and that it would be a tool to reduce the problem.

MOVED by Councillor Smith to recommend that Council direct staff to amend Bylaw No. 1465, *Animal Control Bylaw* to include a mandatory identification program for cats.

DEFEATED

MOVED by Councillor Dumont to recommend that Council accept the report and express that Council supports a volunteer identification program.

CARRIED UNANIMOUSLY

4. Rezoning Application – 2067 Church Road

Marlaina Elliott overviewed that staff report explaining that the purpose of the application is to rezone the property from Village Residential 1 Zone (R-1) to Town Centre Residential Zone (RS-1), which will allow the lot to be further subdivided. Ms. Elliott noted that the request is inconsistent with the Official Community Plan designation of Town Centre Mixed Use. Ms. Elliott stated that staff does not support this rezone request.

Randy Clarkston, agent, explained that the applicants intention is to keep the existing house and create a single lot subdivision to accommodate a single family dwelling with a suite.

Council discussed the rezoning and expressed concerns of onerous requirements.

Fire Chief, Bob Kelsey clarified the requirements for adequate fire flow and / or adequate sprinkling system and that there is no charge for the flow test.

John Nicholson, Solent Street, commented on the comprehensive executive summary in the staff report and expressed support for creating development using zoning as a tool. Mr. Nicholson stated that downstream retention does not accommodate heavy downpours.

MOVED by Councillor Kasper to recommend that Council proceed with the rezoning application and amend the requirements on Schedule "A" of the Section 219 Covenant by deleting number six: The owner shall, in advance of the issuance of any building permit on the land, service new development with underground utilities, to the standards acceptable to the Municipality.

CARRIED

5. Rezoning Application – 6357, 6355, 6359, 6353 Belvista Place and 6309 Sooke Road

Marlaina Elliott overviewed the staff report explaining that the purpose of this application is to rezone the properties to allow the lots to be developed for a comprehensive mixed-use commercial, tourist, retail, hotel, multi-family residential development.

George Klumper, Holland Developments Ltd., explained the conceptual plan for the development to incorporate the cultural heritage features and the natural area of the site. Mr. Klumper explained that the development is designed to enhance the gateway into Sooke with a mixed-use hotel. Mr. Klumper, Holland Developments Ltd., explained the archaeological significance of the T'Sou-ke Nation burial ground and the proposed conservation area.

Phillip Scott, Holland Development Ltd., provided a visual presentation highlighting the objectives, concept, process and details of the development. Mr. Scott explained that the location is key; walking distance from the Town Core, fifteen plus acres, waterfront, road access and topography. Mr. Scott explained that the development incorporates Smart Growth and Sustainable Development Principles. Mr. Scott presented the conceptual plan:

- Open space and natural features on site
- Mixed-use residential with commercial components
- New hotel and associated facilities
- Wide variety of residential dwellings
- Public access and pedestrian environment
- Community amenities

Council discussed the proposed development and clarified that the development has a 35% footprint with 500-800 units. Council expressed the following concerns:

- T'Sou-ke Nation Traditional territory
- Developers limited timeframe
- Clarification of new comprehensive zoning

Jackie Claringbull, Belvista Place, expressed opposition and concerns towards the development. Ms. Claringbull stated that the developer has not contacted her regarding the proposal and commented that the development would create disruption during construction and after completion.

Ed Helgeson, Belvista Place, expressed support for the proposed development, which includes a hotel.

Rita Bellivan, Belvista Place, expressed traffic concerns and the impact the development will have on Sooke Road.

Bruce McMillan, Deerlepe Road, expressed support for the proposed development.

Bernard Bing, Belvista Place, provided the history of his property and expressed support for the development.

MOVED by Councillor Kasper to recommend that Council direct staff to work with the Developer to bring forward several comprehensive development zones.

CARRIED

MOVED by Councillor Kasper to recommend that Council direct the Mayor to schedule a joint meeting with the T'Sou-ke Nation, the District of Sooke Council and the Developer for the proposed mixed use Belvista Place / Sooke Road development.

CARRIED

Under Item No. 4:

2. **MOVED** by Councillor Parkinson to recommend that Council direct staff to investigate the cost of underground wiring and invite a BC Hydro representative to present to Council.

CARRIED

The meeting was adjourned at 8:41 p.m.

Certified Correct:

Janet Evans
Mayor

Evan Parliament
Chief Administrative Officer