

DISTRICT OF SOOKE
Committee of the Whole Minutes
Meeting held March 3, 2008 at 7:00 p.m.
Council Chamber, 2225 Otter Point Road

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

Dave Devana, Acting Chief Administrative Officer
Marlaina Elliott, Director of Planning
Darcey Kohuch, Director of Engineering
Bob Kelsey, Fire Chief
Ian Scott, Associate Planner
Lisa Urlacher, Council Clerk

ABSENT:

1. **Call to Order**

The meeting was called to order at 7:00 p.m.

2. **Approval of Agenda**

MOVED by Councillor Beech to approve the agenda as circulated.
CARRIED UNANIMOUSLY

3. **New Sunriver School / Sports Fields Site**

Ian Scott provided an overview of the issues and misconceptions of the existing school site and the proposed new location. Mr. Scott stated that the new site is preferable by identifying the following:

1. The new school site will be accessed off of Phillips Road, the principal road through Sunriver Estates, thus avoiding vehicle and bus traffic travel along residential collector roads in the Sunriver subdivision. The proposed new school site is centrally located within the Sun River subdivision.
2. The new school site has less variation in topography, which will allow for a design that makes efficient and effective use of the land.
3. The new school site will be larger, allowing adult sized slow-pitch and soccer fields to be built on the same site as the elementary school.

Mr. Scott explained that the Agricultural Land Commission have indicated that any application to exclude any land from the Agriculture Land Reserve with the Sunriver Estates subdivision must maintain or improve the overall potential for agricultural use. Mr Scott stated that after further evaluating the various options the following proposal will accomplish those Agriculture Land Commission requirements:

1. Exclude approximately 5 – 6 hectares of the Sunriver Estates Lot A Agricultural Land Reserve (ALR) lands to accommodate the new school site and sports fields (exact size to be determined by a more detailed site design).
2. Include approximately 7.7 hectares of the Sunriver Estates Phase 2 lands in the ALR
3. Modify the zoning for the park adjacent to the Sooke River (already included in the ALR) to allow for agricultural production on the Class 1 lands (limited to the area historically used for agriculture).
4. Sunriver Estates will construct a road access to the Class 1 agriculture lands, instead of paying for the reclamation of the portion of Lot A that would include the new school site.

Mr. Scott identified the following limitations of the existing school site / sports field:

1. The size and topography of the existing school site (3.08 hectares) will make it exceedingly difficult to accommodate all the required program elements: elementary school, playground, bus drop-off, parking, soccer field and slo-pitch field.
2. The location of the existing school site will require bus traffic and sports users to travel through a large area of the subdivision, which will create a significant impact, particularly when community sports events are held.

Mr. Scott explained that the proposed new school site overcomes the challenges while remaining centrally located within the Sunriver subdivision.

Council discussed the proposed new Sunriver School / Sports field site and had the following concerns:

- Sunriver's existing requirement to provide a School site with a sports field
- Applicant should meet the Municipal standards
- Creating walkable communities for residents
- ALR lands and Sustainability – providing food sources
- School District 62 requirement for planning and capital applications
- The closure of Sooke Schools
- Cancelled meeting with School Board Trustees
- Maintenance of Community Fields

MOVED by Councillor Smith to recommend that Council direct staff to work with the applicant to explore other options to meet the requirements in the covenant.

CARRIED Mayor Evans and Councillor Beech opposed the motion

MOVED by Councillor Parkinson to recommend that Council direct staff to schedule a meeting with School District No. 62 Board of Trustees to discuss the School District No. 62 Matrix plan.

CARRIED UNANIMOUSLY

Dave Mallet, Westview Terrace, stated that Sunriver residents support the proposed new school site and asked Council to visit the site to have a better understanding of the access point.

Brenda Ryan, Charters Road, expressed concerns with the new school in Sunriver and reminded Council that the School Districts intention is to use the sale of the two existing school sites to fund the construction of the new Sunriver school. Ms. Ryan expressed support for playing fields and asked if an all weather field could be considered.

Dawn Hamer, Golledge Avenue, stated that she disagrees with the point that future location of the Sunriver school has no relation to School District 62 decisions about how to most effectively serve Sooke students and reminded Council that they do have a voice in community decision making.

David Parsons, Phillips Road, commended Council for not making a decision and gave an opinion of the Agriculture Land potential. Mr. Parsons stated that there is no legal access to the Phase 2 Lands and that study reports vary in detail.

4. **Closure of excess road right-of-way along Grant Road West**

Ian Scott gave an overview of the application for 6838 Grant Road West and 6826 Grant Road to remove surplus road right-of-way. Mr. Scott explained that there is excess road right-of-way at this location.

Dallas Julien, owner of 6838 Grant Road West explained that the surplus road right of way would be used for entrance gardens and sidewalks not for extra building area. Mr. Julien provided the history of the subdivision road dedication for 6826 Grant Road West.

MOVED by Councillor Dumont to recommend that Council direct staff to draft a Policy for Grant Road West closure options.

CARRIED UNANIMOUSLY

Randy Clarkston, Glenidle Road, expressed monetary and staffing concerns for surveying and aligning Grant Road West and stated that the Subdivision and Development Servicing Bylaw is a tool that can be used effectively.

5. **Rezoning Application – 6911 Larkspur Road**

Marlaina Elliott provided an overview of the proposed rezoning of the property located at 6911 Larkspur Road from Town Centre Residential Zone - RS-1 to Mixed Small Lot Residential Zone – RS-2.

Council discussed the proposed application and asked for clarification on the proposed creation of three new single family dwellings and noted the following concerns:

- Maintaining the existing character in the neighbourhood
- Parking requirements
- CRD water line upgrade requirement

MOVED by Councillor Armour to recommend that Council give first reading to Bylaw No.350, *Zoning Amendment Bylaw (270-36)*.

CARRIED

Randy Clarkston calculated that the lot size would permit two additional dwelling unit and verified that he has a conceptual plan.

Neil Gertsma, Sooke Road, stated that parking has not been an issue for the current duplex and calculated that status quo zoning allows for six units.

6. **Rezoning Application – 2066 Maple Avenue South**

A discussion was held on the history of the property and potential problems of the in fill site.

MOVED by Councillor Dumont to recommend that Council require a Geo-Tech study prior to proceeding with the rezoning application.

CARRIED

Clive Kitchener, Maple Avenue South, expressed concerns for storm water drainage for the area and invited Council to visit sookesoapbox.com; stirring the waters from Sooke to Port Renfrew.

Barry Whiting, Grant Road West, expressed concerns of drainage problems.

The meeting was adjourned at 8:57 p.m.

Certified Correct:

Janet Evans
Mayor

Dave Devana
Acting Chief Administrative Officer