



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, March 14, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z21-0046

SUBJECT: Application to rezone 2621 Sooke Road and 3260 Jacklin Road from the One- and Two-Family Residential (R2) zone to the Residential Townhouse (RT1) zone to allow for the construction of approximately 92 townhouses.

PURPOSE:

Kelsey Waller of 2621 Sooke Developments Ltd. has applied on behalf of Bodman Construction Ltd, T.J. Ridley Investments Ltd, and Ron and Donna LaRose to rezone 2621 Sooke Road and 3260 Jacklin Road from One- and Two-Family Residential (R2) zone to Residential Townhouse (RT1) zone to allow for the construction of approximately 92 townhouses.

BACKGROUND:

PREVIOUS APPLICATIONS

The City has not received any previous planning applications on the subject properties.

Table 1: Site Data

<i>Applicant</i>	Kelsey Waller, 2621 Sooke Developments Ltd.
<i>Owner</i>	Bodman Construction Ltd, T.J. Ridley Investments Ltd, and Ron and Donna LaRose
<i>Civic Address</i>	2621 Sooke Road & 3260 Jacklin Road
<i>Legal Description</i>	2621 Sooke Road: That Part of Section 83, Esquimalt District, Shown in Red on Plan Deposited Under DD 15425F, Except that Part Outlined in Red on Plan 1091R and Except those Parts in Plans 25997 and 49185 (PID: 001-892-738) 3260 Jacklin Road: Lot 1, Section 83, Esquimalt District, Plan 49185 (PID: 014-871-891)
<i>Size of Property</i>	2621 Sooke Road: 11,481 m ² (2.88 acres) 3260 Jacklin Road: 951 m ² (0.25 acres)

<i>DP Areas</i>	Sooke Road Commercial Revitalization Development Permit Area	
<i>Zoning Designation</i>	Existing: One- and Two-Family Residential (R2)	Proposed: Residential Townhouse 1 (RT1)
<i>OCP Designation</i>	Existing: Neighbourhood Centre & Neighbourhood	Proposed: Neighbourhood Centre & Neighbourhood

SITE AND SURROUNDING AREA

The existing properties are treed and contain an unoccupied dwelling on the south side of the property near Jacklin Road. The properties immediately surrounding the site contain single-family homes, multi-family, multi-use buildings as well as a group daycare. This general area of Sooke Road has experienced redevelopment to multi-family residential and mixed-use buildings.

Table 2: Surrounding Land Uses

	<i>Zoning</i>	<i>Use</i>
<i>North</i>	R2 (One- and Two-Family Residential)	Single-Family Residential
<i>East</i>	R2 (One- and Two-Family Residential) CD7 (Comprehensive Development – Sooke/Jacklin)	Single-Family Residential Multi-Use/Multi-Family Residential Group Daycare
<i>South</i>	R2 (One- and Two-Family Residential)	Single-Family Residential
<i>West</i>	R2 (One- and Two-Family Residential) CD9 (Community Town Centre Pedestrian 9)	Single-Family Residential

Figure 1: Subject Property



COUNCIL POLICY

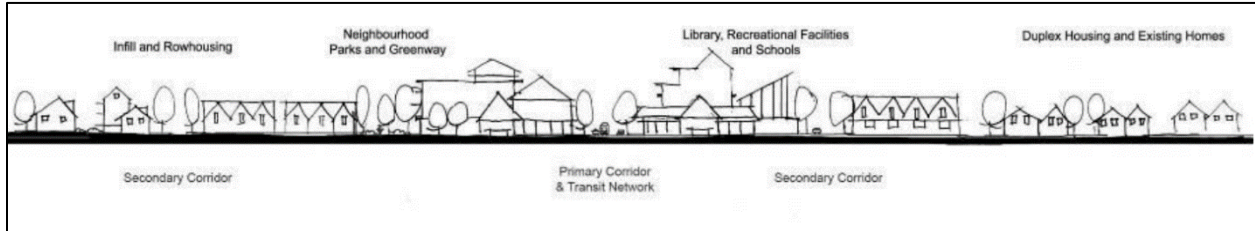
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designates the subject property as 'Neighbourhood Centre' and "Neighbourhood", which is defined by the following text:

Neighbourhood Centre

- Predominantly residential precinct that supports a range of medium and high density housing, including affordable and rental housing
- Schools, community facilities and other institutional uses also define neighbourhood centres when supported by housing and services in close proximity
- A range of parks and open spaces are integrated throughout centres
- Transit stops are located at centres where appropriate
- Small scale local-serving retail node defines the predominant commercial uses.

Figure 2: A Concept for Neighbourhood Centre



Neighbourhood

- Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites;
- This area allows for residential and mixed use commercial intensification of streets that connect centres and/or are serviced by transit;
- Schools, community facilities and other institutional uses are permitted throughout the area;
- Retail serving local residents is encouraged along transportation corridors;
- Home-based businesses, live-work housing is encouraged;
- Parks, open spaces and recreational facilities are integrated throughout the area;
- This area allows for *Neighborhood Centres* to emerge in the form of medium density mixed-use nodes at key intersections;
- Transit stops are located where appropriate.

DEVELOPMENT PERMIT AREAS

The subject property is located within the Sooke Road Commercial Revitalization Development Permit Area. This designation is considered similar to the City Centre designation for which the OCP states, *‘the form and character of development in these areas is of particular importance to the City’s image. The City has particular objectives to encourage revitalization of older commercial premises to ensure that new development incorporates pedestrian-oriented site planning, articulated and attractive building design, site amenities, and high-quality public and private realm landscaping’*. This DP Area also anticipates creating opportunities for a comprehensive mix of pedestrian-oriented commercial and multi-family uses, particularly along Sooke Rd. As a townhouse project, the development proposal does not meet this design and land use intent for the Sooke Rd frontage.

Additionally, Council designates any multi-family development as requiring a Form and Character Development Permit pursuant to the Multi-Family Residential Development Permit Area Guidelines. As such, the design will be further assessed in relation to both of these Development Permit Area Guidelines as part of the Development Permit process, prior to alteration of any land.

COMMENTARY:

The proposal is to rezone the subject property to RT1 (Residential Townhouse 1), which would allow for the construction of approximately 92 townhouses. The applicant has applied to adjust the boundary between the two existing lots to construct these townhouses in two separate projects, one of which would have access from Jacklin Rd and contain approximately 28 townhouses while the other site would have right in-right out access from Sooke Rd and contain approximately 64 townhouses.

Resident parking will be provided in accordance with Section 4.01 of Zoning Bylaw No. 300 with two enclosed stalls for each unit. The applicant has proposed the necessary amount of visitor parking located throughout the property. At the time of Development Permit, the applicant will need to provide a turning template for the maneuverability within the property.

No variances are requested with this application.

Table 1: Proposal Data

	Permitted by R2 (Current Zone)	Permitted by RT1 (Proposed Zone)
<i>Density (min. lot size)</i>	400 m ² (4,305 ft ²)	100 m ² (1,076.4 ft ²)
<i>Height</i>	9 m (29.5 ft)	10 m (32.8 ft)
<i>Site Coverage</i>	40%	60%
<i>Front Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion
<i>Interior Side Yard Setback</i>	1.5 m (4.9 ft)	1.2 m (3.9 ft)
<i>Exterior Side Yard Setback</i>	3.0 m (9.8 ft), or 5.5m (18 ft) for the garage portion	3.5 m (11.5 ft), or 5.5m (18 ft) for the garage portion
<i>Rear Yard Setback</i>	5.5 m (18 ft)	5.5 m (18 ft)
<i>Parking Requirement</i>	2 per dwelling unit + 1 per suite	2 per dwelling unit plus 2-5 visitor spaces depending on number of units

FRONTAGE IMPROVEMENTS

Sooke Road at this location is owned and maintained by the Ministry of Highways and Infrastructure. Council may wish for the applicant to provide a road cross section showing all required frontage improvements prior to Public Hearing.

Jacklin Road at this location is owned and maintained by the City of Colwood. The applicant has been in discussions with the neighbouring Municipality and will need to confirm their frontage requirements.

The applicant has provided road dedication on Sooke Road of approximately 3.0 m and requests to purchase the City's Road Right of Way fronting Jacklin Road. The exact amount of road dedication along Sooke Road still needs to be determined and dedicated prior to bylaw adoption.

SEWER

A sewer main exists within Sooke Road fronting this site. The developer will be required to connect the new development to the main in Sooke Road, through approved civil engineering drawings. Any sewer works within dedicated road right of ways will be constructed by Wester Shore Environmental Services at the applicant's expense.

STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to the issuance of a building permit. Council may wish to require a stormwater technical memo prepared by the project engineer prior to Public Hearing to verify that storm water can be adequately managed on-site for the proposed development.

CONSTRUCTION PARKING MANAGEMENT AND DELIVERY PLAN

Council may wish to require a Construction Parking Management and Delivery Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to issuance of a Building Permit. This should be secured within a covenant, prior to Bylaw Adoption.

FINANCIAL IMPLICATIONS:

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Rezoning the subject properties to permit higher densities will increase the assessed value of the land and eventually increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, servicing connections and upgrades necessary to service the site, the direct capital costs to the City associated with this development will be negligible.

A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

Table 2: Amenity Contributions per Council Policy

Amenity Item	Contribution Rates	Total (Approx. 92 units)
<i>General Amenity Reserve Fund</i>	\$2,074 per unit	\$192,808
<i>Affordable Housing Reserve Fund</i>	\$610 per unit	\$56,120

TOTAL POLICY CONTRIBUTIONS		\$246,928
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Table 3: Estimated Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total (Approx.)
<i>Roads</i>	\$3,865	\$355,580
<i>Storm Drainage</i>	\$1,166	\$107,272
<i>Park Improvement</i>	\$1,890	\$173,880
<i>Park Acquisition</i>	\$1,100	\$101,200
<i>Incremental Storage Improvement Fees</i>	\$371.25	\$34,155
Subtotal (DCCs paid to City of Langford)		\$772,087
<i>CRD Water</i>	\$1,644	\$151,248
<i>School Site Acquisition</i>	\$800	\$73,600
TOTAL DCC's (estimated)		\$996,935

OPTIONS:

Option 1

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 2044 to amend the zoning designation of the properties at 2621 Sooke Road and 3260 Jacklin Road from the One- and Two-Family Residential (R2) to Residential Townhouse 1 (RT1) subject to the following conditions:
 - a. That the applicant provides, as a bonus for increased density, the following contributions per unit, **prior to the issuance of a building permit**:
 - i. \$2,074 towards the General Amenity Reserve Fund; and
 - ii. \$610 towards the Affordable Housing Fund
 - b. That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A technical memo from an engineer that verifies stormwater can be adequately managed on-site for the proposed development;
 - ii. A Traffic Impact Assessment (TIA) from a qualified engineer be provided regarding the

- proposed development; and
- iii. A road cross section be provided showing all required frontage improvements
- c. That the applicant provides, **prior to Bylaw Adoption**, a section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
- i. That all frontage improvements along Sooke Road are provided as per the Sooke Road Corridor Concept Plan and Bylaw No. 1000, to the satisfaction of the Director of Engineering and the Ministry of Transportation and Infrastructure,
 - ii. That a storm water management plan be provided prior to the issuance of a building permit and implemented, as per Bylaw No. 1000, all to the satisfaction of the Director of Engineering; and
 - iii. That a construction parking, traffic management and delivery plan be provided prior to the issuance of a building permit, to the satisfaction of the Director of Engineering
- d. That the applicant provides, **prior to Bylaw Adoption**, a subdivision plan that includes the required road dedication, to the satisfaction of the Director of Engineering.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

- 1. Take no action at this time with respect to Bylaw No. 2044.

SUBMITTED BY: Matt Notley, Planner I

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Plan

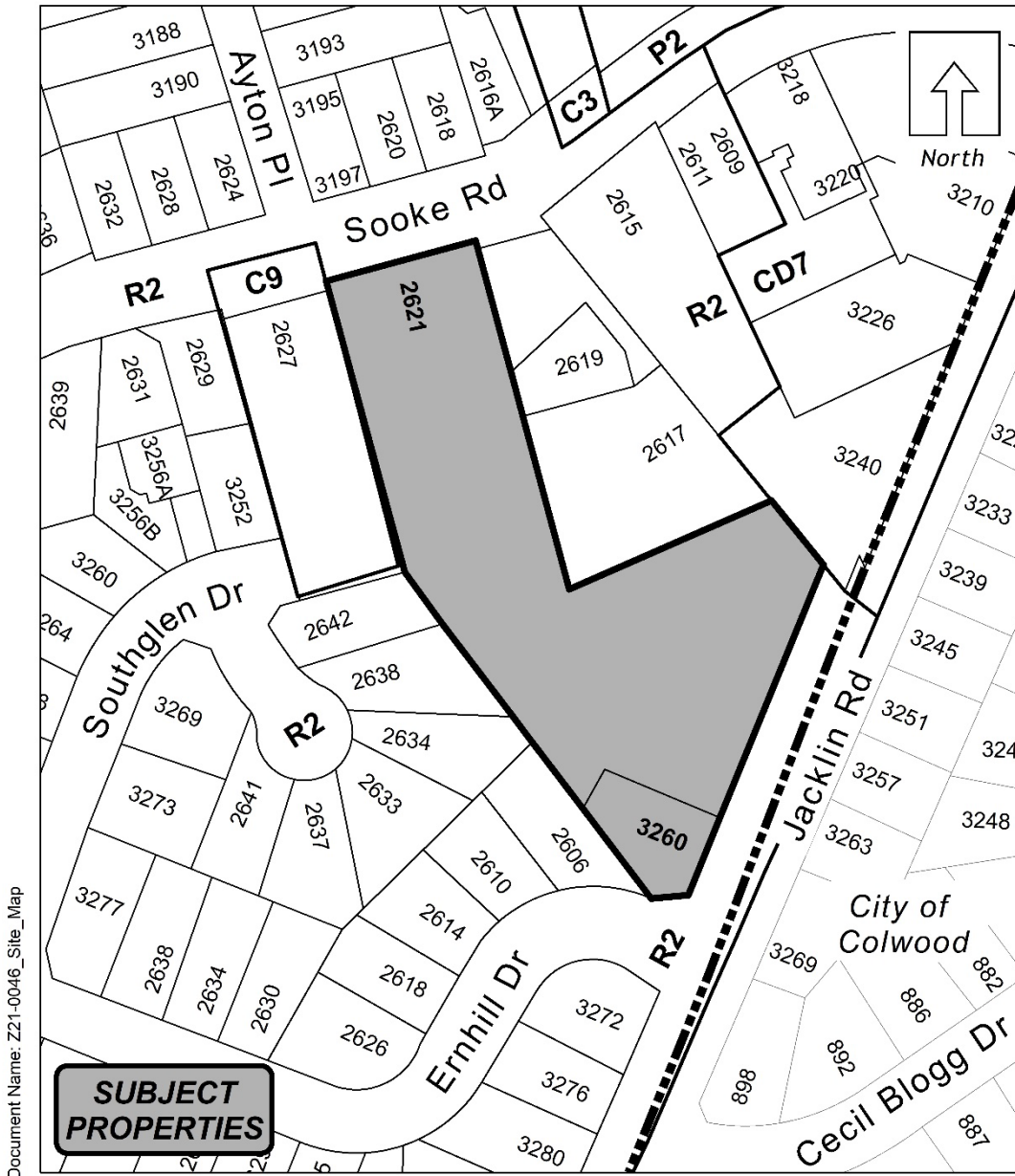


Appendix B – Elevations



Appendix C – Site Map

REZONING BYLAW AMENDMENT
(Z21-0046)
2621 Sooke Rd, 3260 Jacklin Rd



Appendix D – Location Map

**REZONING BYLAW AMENDMENT
(Z21-0046)
2621 Sooke Rd, 3260 Jacklin Rd**

