



Staff Report to Council

DATE: Monday, August 15, 2022

DEPARTMENT: Planning

APPLICATION NO.: DVP22-0008

SUBJECT: Application for Development Variance Permit to increase the maximum permitted height to allow for a new school at 802 Latoria Road

PURPOSE

Lindsey Salter of Thinkspace Architecture Planning Interior Design has applied on behalf of the Board of Education - School District #62 (Sooke) for a development variance permit to increase the maximum height specified in the R2 Zone from 9 metres to 4-storeys to allow for the construction of a new elementary school at 802 Latoria Road.

BACKGROUND

PREVIOUS APPLICATIONS

DP20-0027 – An application to construct a naturalized stormwater management pond at 804 and 824 Latoria Road and to realign a section of watercourse currently located on 802 Latoria onto 804 Latoria Road to allow for the construction of an elementary school at 802 Latoria.

Z17-0046 – An application to rezone the properties now addressed as 802 Latoria Rd, 969 Wendey Dr, 952 Worrall Dr, and 1151 Braeburn Ave from Rural Residential 2 (RR2) to Residential Small Lot 4 (RS4), now combined into the One- and Two-Family Residential (R2) Zone, to accommodate a residential development that includes 40% opens space/greens space, a variety of housing types as well as the potential for a school site and community facilities.

Table 1: Site Data

<i>Applicant</i>	Lindsey Salter, Thinkspace Architecture Planning Interior Design
<i>Owners</i>	Board of Education – School District #62 (Sooke)
<i>Civic Addresses</i>	802 Latoria Road
<i>Legal Descriptions</i>	Lot 1, Section 70 and 71, Metchosin District, Plan EPP100164 PID: 031-035-418
<i>Size of Properties</i>	24,282 m ² (6 acres)
<i>DP Areas</i>	Riparian, Habitat & Biodiversity, Steep Slopes and 200 Year Flood Plain
<i>Zoning Designation</i>	One- and Two-Family Residential (R2)

<i>OCP Designation</i>	Hillside or Shoreline
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SITE AND SURROUNDING AREA

The subject property is a 24,282 m² (6 acres) site located on the north side of Latoria Road. The land has been cleared and prepared for the construction of an elementary school. The lands to the north and west are cleared and prepared for the construction of a master planned subdivision consisting of a variety of housing types. The lands to the east and south have been, or are in the process of being, subdivided into conventional residential lots.

COMMENTARY

The applicant has applied to increase the allowable height to 4-storeys to accommodate an elementary school. At the time the lands were rezoned, schools were added as a permitted use for the express objective of facilitating such a school. However, as the owner had not yet entered into an agreement with the School District, and therefore work had not commenced to envision a design, the regulations of the Zone were not reviewed in relation to a potential school. Now that the lot has been created, the ownership transferred to the School District and site and architectural design has progressed, a full analysis of the proposed design in relation to the zoning regulations has occurred. While the proposed lot coverage and setbacks are compliant, a variance to the maximum height of 9m has been requested.

The site has been designed with parking in the southern portion of the lot off Latoria Rd, the building in the middle of the property, and a sports fields and additional parking in the northern portion. Due to the sloping nature of the lot, the building transitions from four storeys facing Latoria Rd to two storeys facing the sports field. The proposed site plan and building section are attached as Appendix A for reference.

A Development Permit for the form and character of the proposed building is not required due to the institutional use of the building.

Table 2: Proposed Data

	Required as per Section 6.22.06 of Zoning Bylaw No. 300	Proposed by DVP Application
<i>Height</i>	9 m (29.5 ft)	Four storeys

OPTIONS:

Option 1

THAT Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for 802 Latoria with the following variance:
 - a. That Section 6.22.06 of Zoning Bylaw No. 300 be varied to increase the maximum height of a building or structure from 9 m (29.5 ft) to four storeys.

OR Option 2

THAT Council

1. Reject this application for a development variance permit.

SUBMITTED BY: Matt Notley, Planner I

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

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

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

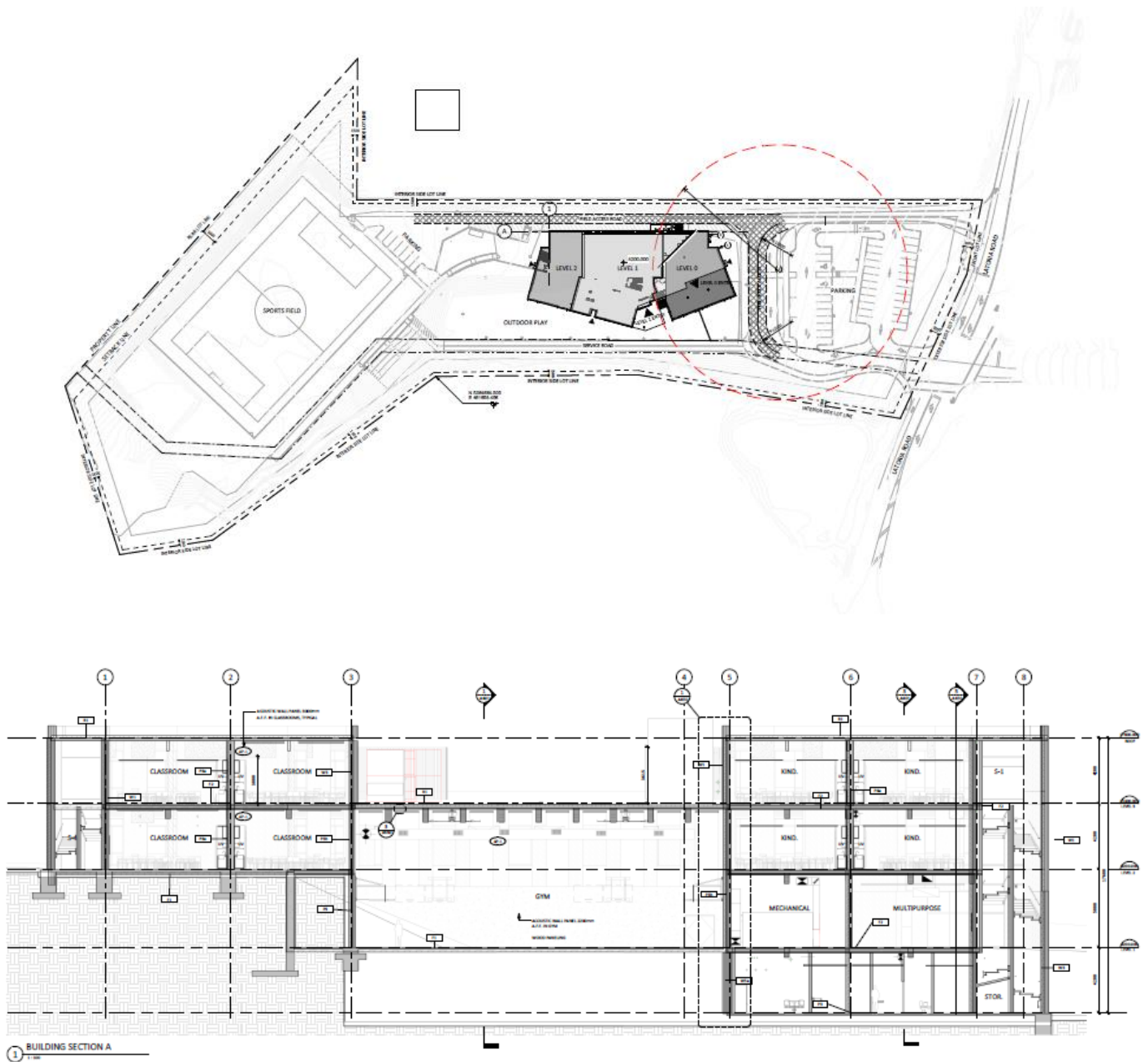
Concurrence: Michelle Mahovich, P.Eng, P.Geo, Director of Engineering and Public Works

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

Concurrence: Marie Watmough, Acting Director of Corporate Services

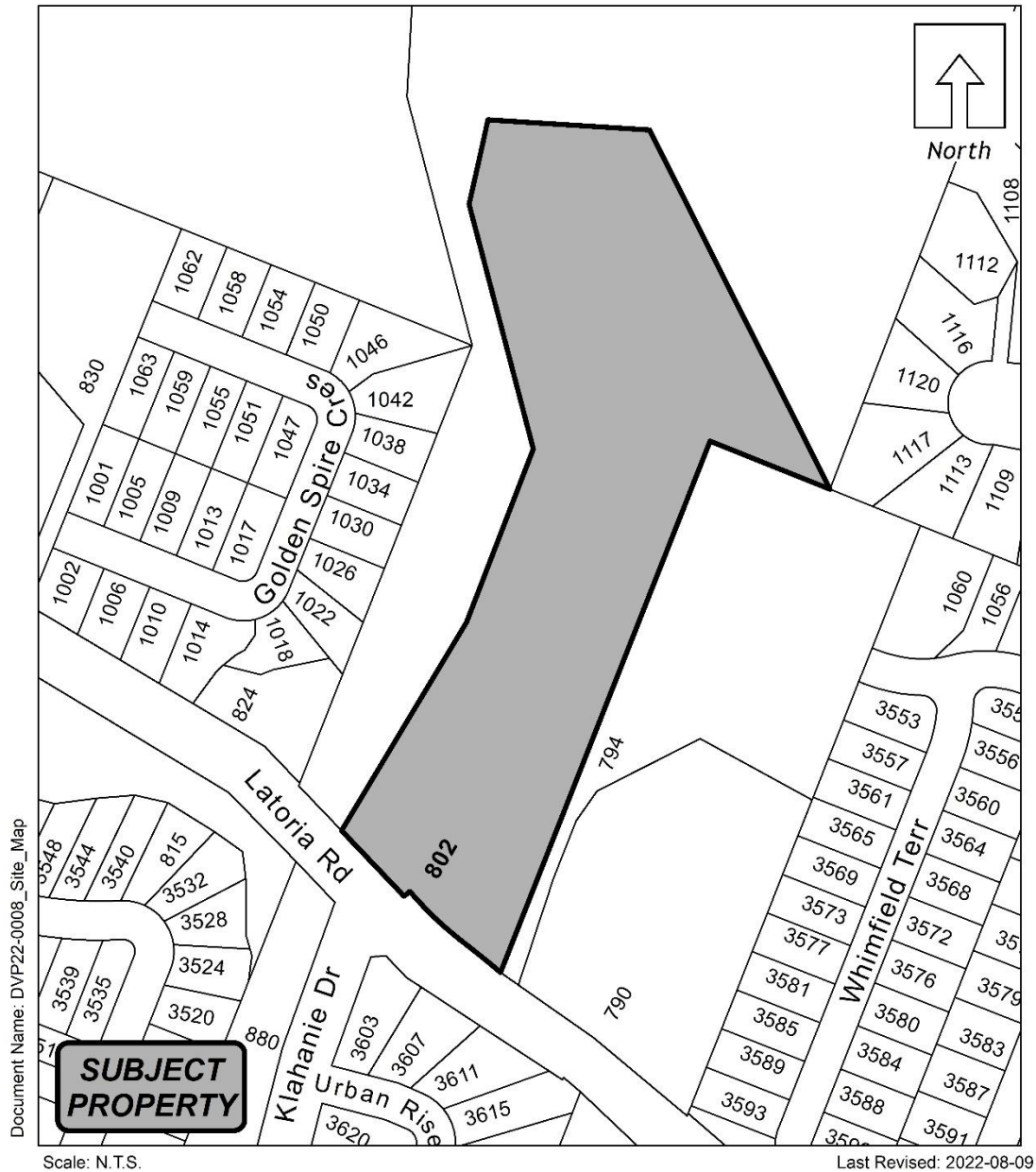
Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Plan



Appendix B – Site Map

**DEVELOPMENT VARIANCE PERMIT
(DVP22-0008)
802 Latoria Rd**



Appendix C – Location Map

**DEVELOPMENT VARIANCE PERMIT
(DVP22-0008)
802 Latoria Rd**

