



Staff Report to Sustainable Development Advisory Committee

DATE: Monday, July 10, 2023

DEPARTMENT: Planning

APPLICATION NO.: DVP23-0004

SUBJECT: Application to vary the fence height from 1.8 m (5.9 ft) to 2.7 m (9 ft) for a portion of 2621 Sooke Road.

PURPOSE:

Kelsey Waller of 2621 Sooke Developments Ltd. has applied to vary the fence height at 2621 Sooke Road, along the property boundary of 2617 Sooke Road from the required 1.8 m (5.9 ft) to 2.7 m (9 ft).

BACKGROUND:

PREVIOUS APPLICATIONS

- Z21-0046: An 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 was approved and adopted by Council on June 20th, 2022. This application allowed for the development of approximately 92 townhouses over two properties.
- DP22-0042: A Development Permit application to allow for the construction of 64 townhouses on the subject property was issued on July 14th, 2022.

Table 1: Site Data

| | |
|---------------------------|-------------------------------------------------------|
| <i>Applicant</i> | Kelsey Waller, 2621 Sooke Developments Ltd. |
| <i>Owner</i> | Kelsey Waller, 2621 Sooke Developments Ltd. |
| <i>Civic Addresses</i> | 2621 Sooke Road |
| <i>Legal Descriptions</i> | Lot 1, Section 83, Esquimalt District, Plan EPP119653 |
| <i>Size of Property</i> | 0.905 ha (2.2 ac) |
| <i>DP Areas</i> | Sooke Road Commercial Revitalization Area |
| <i>Zoning Designation</i> | Residential Townhouse 1 (RT1) |
| <i>OCP Designation</i> | Neighbourhood Centre |

SITE AND SURROUNDING AREA

The existing property has been cleared of trees and construction is underway in conjunction with an issued development permit. To the north is Highway 14 (Sooke Road) and across the highway are single family dwellings. To the south is 3260 Jacklin Road which was rezoned (Z21-0046) along with the subject property. The properties immediately surrounding the site contain single-family homes, mixed-use buildings as well as a group daycare. This general area of Sooke Road has experienced redevelopment to multi-family residential and mixed-used buildings.

Table 2: Surrounding Land Uses

| | Zoning | Use |
|--------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <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) C9 (Community Town Centre Pedestrian 9) | Single-Family Residential |

Figure 1: Subject Properties



COMMENTARY:

The applicant wishes to vary the maximum permitted fence height from 1.8 m (5.9 ft) to 2.7 m (9 ft), along the property lines adjoining 2617 Sooke Road only. The City has received a letter from the property owner of 2617 Sooke Road which supports the applicant's desire to increase the height of the fence along this portion of the property boundary. The proposed variance is intended to provide additional privacy for the owner of 2617 Sooke Road, as the strata road is located along that property line. The rest of the fence on 2621 Sooke Road will remain 1.8 m (5.9 ft) and will not require a variance.

Site plan is presented in **Appendix A**.

FINANCIAL IMPLICATIONS:

None

LEGAL IMPLICATIONS:

None.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2621 Sooke Road with the following variance:
 - a. That Section 3.21.03(4)(a) of Zoning Bylaw No. 300 be varied to increase the height of a fence along those interior side lot lines adjoining 2617 Sooke Road from 1.8 m (5.9 ft) to 2.7 m (9 ft).

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Reject this application for 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: Yari Nielsen, Director of Parks, Recreation and Facilities

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

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

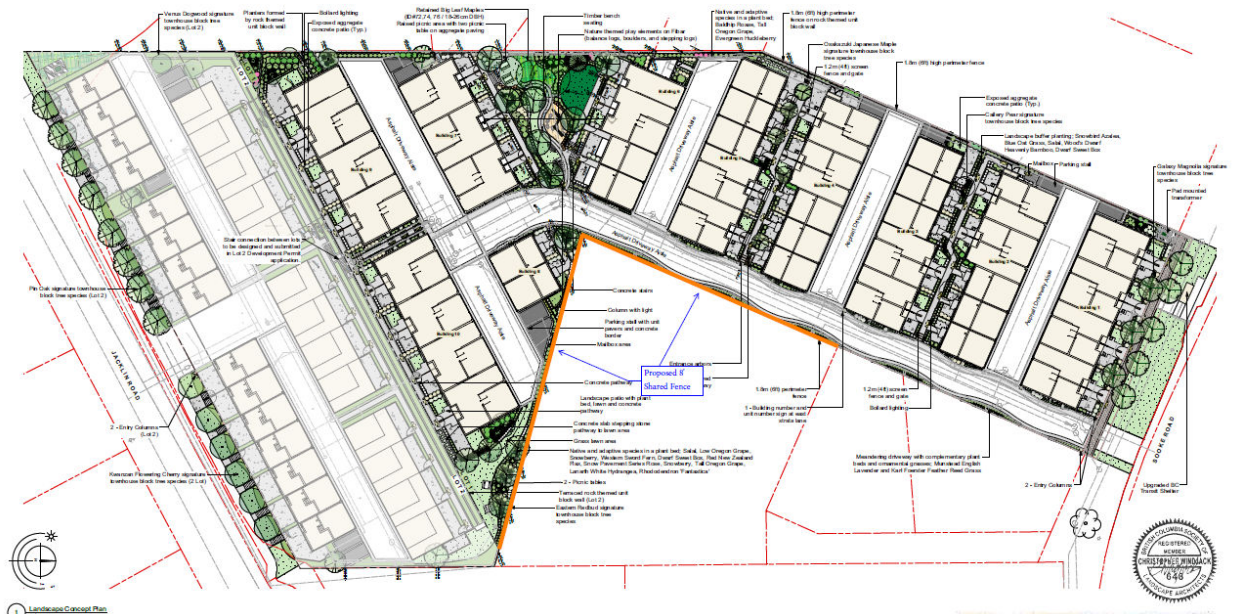
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Deputy Director of Corporate Services

Concurrence: Braden Hutchins, Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Plan (Fence Location Highlighted in Orange)



PLANT CHARACTER IMAGES



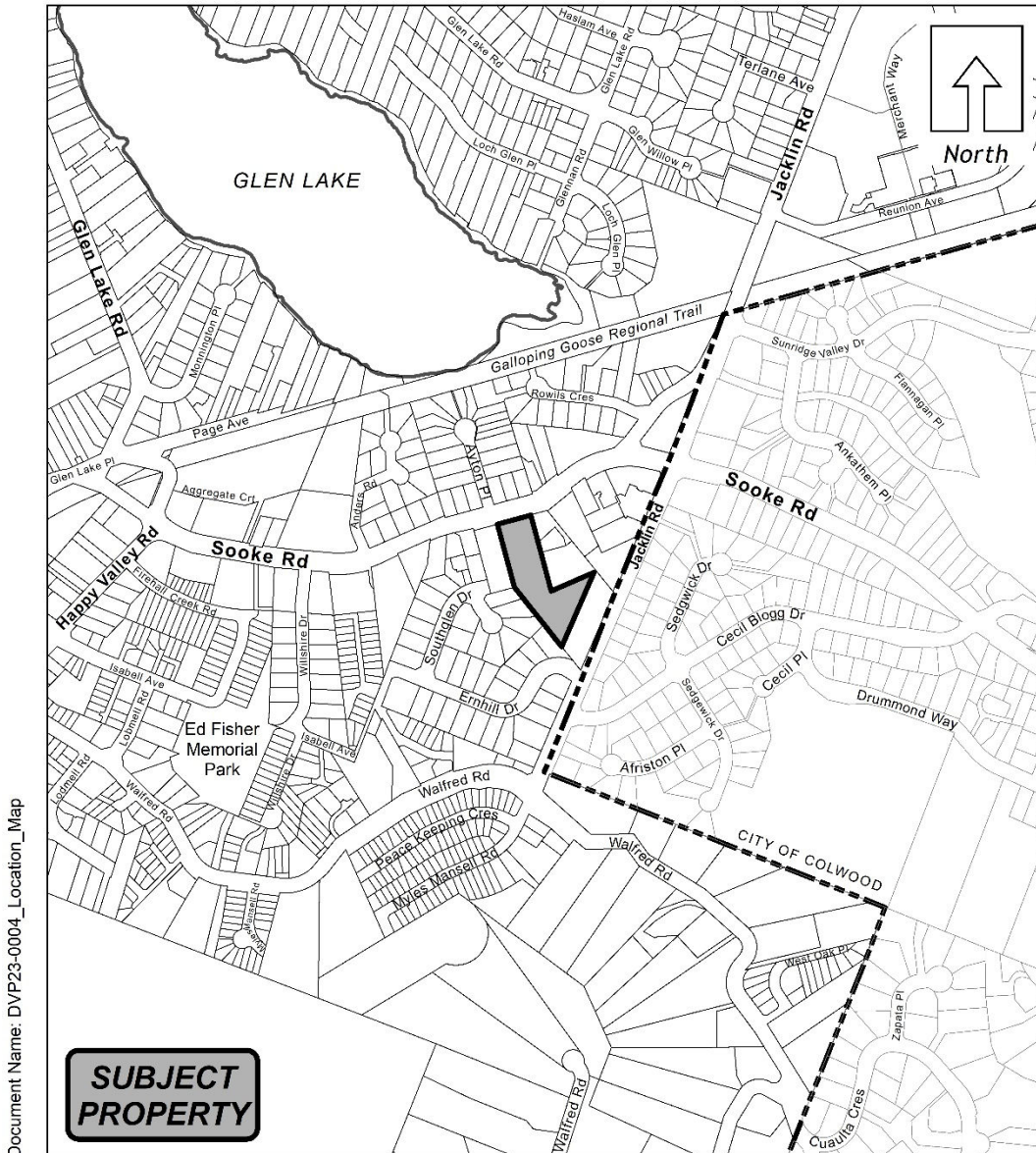
CHARACTER IMAGES

Landscape Concept Plan - 2621 Sooke Lot 1

LADR LANDSCAPE ARCHITECTS
 4500 Columbia Ave. Victoria B.C. V8T 1M6
 Phone: (250) 588-0103

Appendix B – Location Map

DEVELOPMENT VARIANCE PERMIT
(DVP23-0004)
2621 Sooke Rd



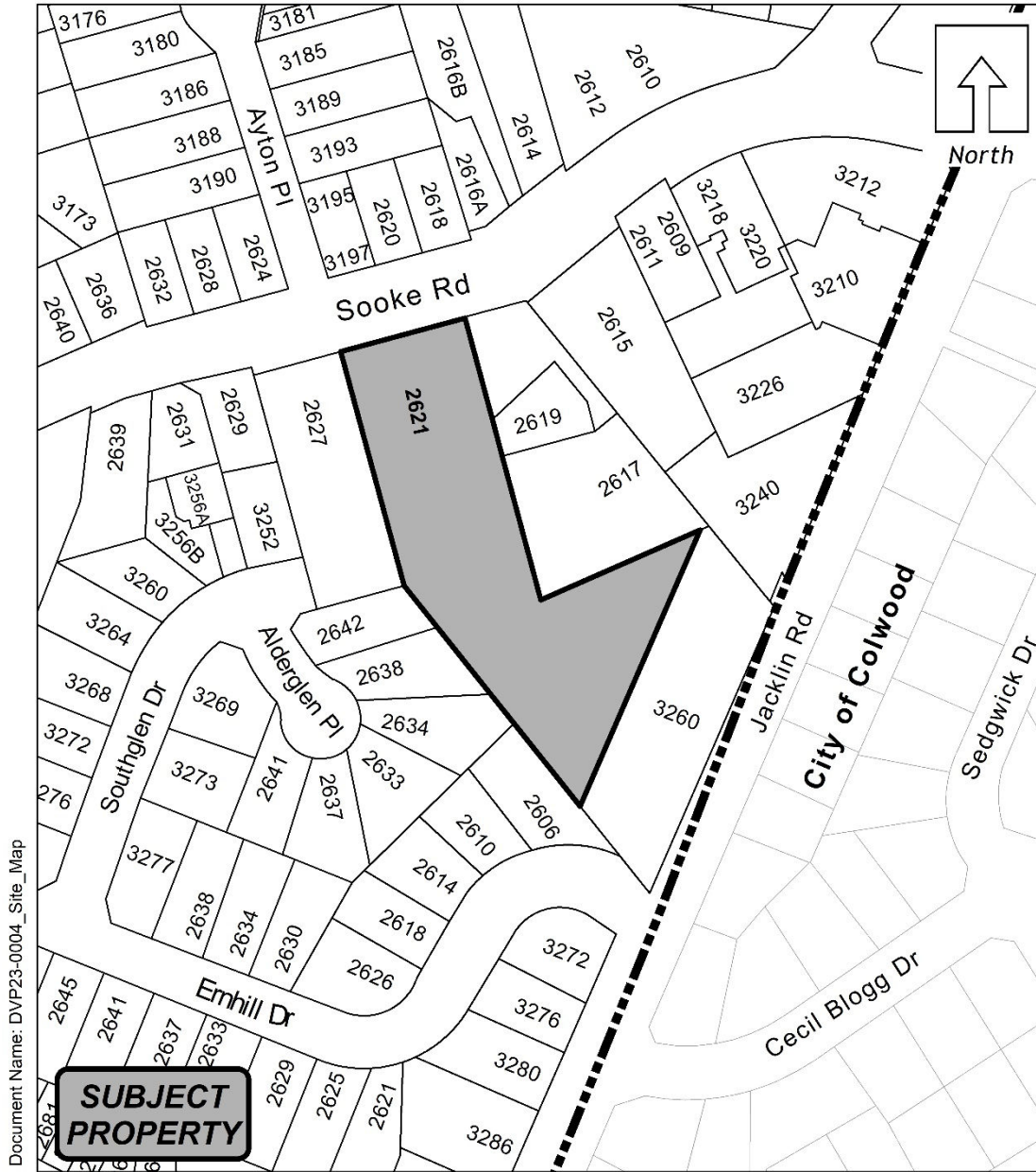
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Last Revised: 2023-06-16

Appendix C – Site Map

**DEVELOPMENT VARIANCE PERMIT
(DVP23-0004)
2621 Sooke Rd**



Document Name: DVP23-0004_Site_Map

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Last Revised: 2023-06-16