



Sooke Community Centre Advisory Committee
Thursday, May 26, 2016 at 10:00 am
Location: Council Chambers
2225 Otter Point Road, Sooke, BC

AGENDA

	<i>Item</i>	<i>Page #</i>
1.	Call to Order	
2.	Approval of Agenda	
3.	Approval of Minutes: April 21, 2016	1
4.	Information Roundtable: <ul style="list-style-type: none">• Sharing of new developments related to Committee mandate	
5.	Committee Recommendations: <ul style="list-style-type: none">• Report from Committee of the Whole meeting May 9, 2016• Draft Committee of the Whole Meeting minutes May 9, 2016	5 11
6.	Public Input	
7.	Schedule Next Meeting:	
8.	Adjournment	



DISTRICT OF SOOKE
Sooke Community Centre Advisory Committee Minutes
Meeting held April 21, 2016
at 10:00 am
Council Chamber, 2225 Otter Point Road

Committee Members Present:

1. Lee Boyko, Sooke Region Museum, Chair
2. Councillor Ebony Logins
3. Steve Knoke, SEAPARC
4. Karl Linell, Sooke Community Association
5. Jeff Bateman, Sooke Transition Town Society, EMCS Society
6. Bob Phillips, Sooke School District
7. Ellen Lewers, Sooke Fall Fair
8. Infinity Logan, EMCS Youth Council
9. Shirley Lowe, Sooke Seniors Drop In Society
10. Nicky Logins, Sooke Family Resource Society (arrived at 10:06 a.m.)

Staff: Gabryel Joseph, Director of Corporate Services
Sarah Temple, Corporate Services Clerk

1. Nicky Logins, Sooke Region Community Health Initiative
2. Sandy Pedneault, Sooke Elderly Citizens Housing Society

1. Lee Boyko called the meeting to order at 10:02 am.

2. Approval of the Agenda:

Moved to approve the agenda as circulated.
CARRIED

3. Approval of the Minutes:

Moved to approve the minutes of March 21, 2016 as amended.
CARRIED

4. Draft Recommendations to Council:

- Lee Boyko provided an overview of the draft recommendations to Council document as presented in the Supplemental Information agenda.

Committee Discussion:

- Discussion of needs of the senior's community, both short and long-term. A recent delegation to the SEAPARC Commission on behalf of the seniors was well-received, but no decisions were made. SEAPARC has been mentioned as an interim space for the seniors, utilizing a portable structure acquired from a school district. There is a sense of urgency on behalf of the seniors to find a home, so they can start to increase their membership and better serve the community. Ayre Manor is still an option.
- Discussion of current partnerships and models for co-operation.
- Operating costs can be a challenge, but they are the reality of capital operations.

Discussion of operating costs of the Sooke Community Hall.

- Working together to better use existing structures (such as SEAPARC, School Facilities, Community Hall etc.) is more cost-effective than any new build. These should be maximized first.
- Any recommendations to Council that reference required partnerships, will need to state that all required partners will need to proceed through their own decision making channels.
- Discussion of EMCS Makerspace Initiative, which would create a space for the public to come together in a creative environment. Details are still to be determined, but it is an example of utilization of existing space to meet community need.
- Alternative Housing in an option that could be explored in conjunction with a new build. Rental revenue could help to offset operating costs. There are many exciting models for mixed-use buildings.
- Town Centre locations are desirable, but parking can be a challenge for larger events. Discussion of closing Eustace Road from Otter Point to Sheilds Road, making Sheilds into a two way street and developing a large parking area in partnership with neighbouring businesses and the Legion.
- The existing configuration of the Community Hall can be difficult to program. Any plans for a redesign will need to consider future programming needs.
- The Committee generally discussed changes to the Draft Recommendations to Council document and made the following suggestions:
 - **Firstly**, discuss how current spaces can be used more effectively to meet current needs. Identify the “low hanging fruit” and opportunities that could be maximized.
 - Support for a redesign of the Community Hall basement. This could involve a plan to physically maximize space and usage, generate income and preserve the building.
 - Relocation of storage space and some usage of the Community Hall basement to the Kaltasin Works yard. (Community Quonset?)
 - Make a very specific recommendation in favour of supporting the Sooke Community Hall.
 - **Secondly**, discuss how any new build could better meet current and future needs.
 - **Thirdly**, state that any new build could be considered for the Wadams Way property, but that there are other locations/options.
 - **Additionally**, add in reference to the work that the Parks and Trails Advisory Committee is working on regarding John Phillips Memorial Park, improving outdoor spaces for community use and advocating for increase pedestrian connectivity.
 - Give an overview of all of the community activities going on that are currently attempting to meet community needs – partnerships, new initiatives, HEROWORKS.
 - Highlight specific action steps that are required.
 - Ensure the outcome of each action is clearly stated.

Next Steps:

- The Committee agreed to review the Draft Recommendations to Council document and provide any feedback or suggested changes to Lee Boyko by Wednesday, April 27th.
- Lee will then work with staff to create a document for Council for presentation at the May 9, 2016 Committee of the Whole meeting.
- Lee will present the document to Council for discussion purposes. The Committee would like feedback on the direction they should focus moving forward into Phase 2.

5 Public Input - There was no input from members of the public.

6. Next Scheduled Meeting: May 26, 2016 at 10:00 pm

7. Adjournment:

MOVED and seconded to adjourn the meeting at 11:44 a.m.

Certified Correct:

Chair

Corporate Officer

SOOKE COMMUNITY CENTRE ADVISORY COMMITTEE

DRAFT REPORT AND RECOMMENDATIONS APRIL 2016

(To fully understand this document, it is recommended that one reads the *Getting it Done* report.)

In the November 2014 civic election , District of Sooke voters voted on the question

“Would you support the District of Sooke working with the community to develop multi-use community center facilities ? “ The vote was 82.9% in favour with a 41.5% voter turnout .

Based upon this vote , the District of Sooke on April 27, 2015 adopted a motion to create a Sooke Community Centre Advisory Committee and created the Committee's Terms of Reference (TOR). The Committee was tasked with making recommendations “for the development of multi-use community center facilities for the District of Sooke area “ through 3 Phases and “to work with Council , staff and community groups and will undertake community engagement in all phases “ . The TOR presented a list of community groups and Committee of 15 voting members . The Committee's term was for one year . The TOR are attached as Appendix A .

The Committee held 9 meetings (I've included the April one upcoming) which included a Facilitated Workshop on November 19, 2015 to “map out” community needs and resources . Throughout individuals and community groups were encouraged to make written or verbal presentations and feed-back . In order to refine and focus the Committee's community surveys and questions , four Working Groups were created : Arts Working Group , Youth Working Group , Seniors Working Group and Families Working Group . The Committee reviewed the SEAPARC Strategic Plan 2015 and was presented with information concerning the SEAPARC – SD62 Joint Use Agreement . The Committee received a number of reports from the Sooke Community Association concerning the current use , physical status and role of the Sooke Community Hall .

The Committee's work revealed a number of important factors for further discussion and exploration

- Both CRD and STATSCAN data indicate that the Sooke area population will continue to grow over the next 10 years . Growth will be particularly evident in Seniors and households with children . About 12% of our population will be low income individuals . The CRD estimates are that 16.7% of our children are identified as poor . Those over 65 are healthier “seniors” when compared to prior generations and also wealthier with a 16% increase in disposable income when compared to a 1976 baseline . Whereas Youth , ages 19 to 29 have seen a 4% decline in disposable income since 1976 .

- Sooke actually has an incredible range of recreational , learning and sports programs in place offered by community groups and associations , private individuals , SEAPARC , EMCS , Sea Cadets , Brownies/Guides and Cubs/Scouts . We have a large talented Arts community and both Adult and Children's Garden Clubs. We have Saturday and Thursday community markets , a vibrant Fall Fair and a renowned Fine Arts Festival

- We have baseball and soccer fields , the SEAPARC Leisure Center ,an underused theater at EMCS and 6 gymnasiums in our local schools .
- Our Seniors Center needs assistance in developing a “new home” . When they left the old Credit Union building attendance dropped from 300 to about 80 individuals . Such a “home” would need to be in a central location , have program and storage areas and be affordable .
- Our Arts Community is both large in numbers and diverse in artistic mediums . Like Seniors and other community groups , they also need that “home” that works for them : affordable , work area and secure storage .
- The Committee asked questions as to what factors serve as “barriers” for our Youth and Families and possible remedies . Some families have 2 working parents and others have limited incomes or transportation constraints. Would some of our parks and recreational areas be more attractive and alluring with washrooms , a covered area and picnic tables ?
- One theme clearly emerged concerning “community affordability “ .We are not a rich community and there is a limit to what taxpayers can afford and support . The larger “stakeholders” like the District of Sooke , SEAPARC and SD62 have budgetary limits and challenges . There is much to be gained by exploring new community partnerships and joint use agreements that can serve the multiple interests and needs of these organizations .
- The Sooke Community Hall built in 1935 by the then “young” Sooke Community Association has generously served our community for 80 years . Full replacement by either the District of Sooke or the Sooke Community Association may well be cost prohibitive and would require a full community debate as to “what to build ? “ . A more prudent and cost effective option might be developing a community initiative to assist the Sooke Community Association in the funding of a “renovation plan “.

General Findings:

1. Support What We Have!

Community Hall: The hall is already an important home for crucial community groups, but also has valuable space tied up with storage that could have better use for programming. The DOS should work with the SCA to do official design work on renovating and expanding the Community Hall and should look at purchase of land in the area to help with parking and expansion of community services in the area. The hall is a unique heritage building that should be preserved. To tear it down and build on the site would not add enough value that could not be placed on existing empty spaces or low value building. Regardless of what might happen on the recently purchased land, the Community Hall is still, and should remain, an important community resource that deserves the support of Council!

Seaparc: This is the only organization that has both the mandate and the ability to take on the operation a variety of new recreational programs. From a cost and logistical point of view, adding onto its existing facility makes sense, but they would also be the organization most capable of taking on the role of operating a new facility at the new land site.

SD62: There is a willingness from SD62 and the province to see multi-use development happen as part of new school building projects. SD62 and Seaparc have been developing new joint use agreements, this momentum should be strengthened with DOS working closely with both groups to make sure shared community facilities are included in any future development. One of the elephant in the room issue has been concerns over access to school properties and specifically issues surrounding staffing for events. Efforts should be made to bring together the user groups, facility owners and the unions to hammer out a community use understanding. Users need to accept that there are costs of operating that need to be taken into account. Having good working agreements will provide services and jobs for the community.s.

Kaltasin Work Yard: This site has significant potential for a facility that can serve some of the needs that do not require higher value central location land. Examples would be rehearsal space; workshop space for sets, museum artifacts; studio space; etc. This would be a Community Quonset concept.

Community Square: The concept of developing a community square should be a priority. The area around the Community Hall and the Legion could right now be developed into such a space. There would be a need for additional land for parking to truly make this site viable for this function over the long term. The new land or another site in the core and/or by the water also should be considered.

2. Innovate Towards the Future

The purchase of the new lands came late into our committees process. The committee applauds the direction the District has taken with the recent acquisition of 5 acres in the core downtown area, which offers huge potential to accomplish the Community Facility goals articulated in the 2016 Strategic Plan. It is expected that the municipality will be working with the Vancouver Island Regional Library (VIRL) to support the development of a new library facility, and it is anticipated that there will also be vacant space for further community use. This is a great opportunity to explore the development of community facilities to meet some needs for shared community space. In the Getting It Built document, September 2014, Sooke residents expressed their wishes for such a space: "...it should feel like the heart of the community. A place where there is something for everyone and people feel connected to each other and their town..." This new acquisition makes those wishes possible.

Specific Recommendations:

1. Sooke Community Hall

Recommendation: Council should financially support the development of plans to refurbish and/or add on the Community Hall. To start with, the DOS should immediately help underwrite the costs of the architectural plans for the redevelopment.

The objective would be to have a facility with better functioning programming and meeting space that both meets the need of existing users and makes the space viable for new users. Consideration should be given to relocating storage and functions that are not everyday activities and that would be better suited for less high value land.

2. Seniors Facility

Recommendation: Council support the development of an interim centre at Seapac through the acquisition of a portable from SD63 as an interim step.

Further that council should support the development of a permanent senior centre at one of the following locations: Ayre Manor; the New Lands; or at the Community Hall.

3. Youth Facility

Recommendation: Council support the development of a youth drop-in centre in one of the following manners: as part of the redevelopment of the Community Hall; the redevelopment of the Seaparc facilities; or the construction of a new multi-use facility at the new lands location.

4. Families

Recommendation: Encourage the development of low cost or no cost activities by continued upgrades of parks and similar facilities with activity shelters, washrooms, etc.

5. Arts Organizations

Recommendation: Council work with SD 62, SCA, SCAC and Seaparc to better facilitate the use of existing performance spaces.

Recommendation: Council support the recreational importance of the arts by the development of studio spaces at either Seaparc or as part of a new multi-use facility on the new lands. Further that council also consider the development of rehearsal, workshop spaces, storage, etc. as part the "Community Quonset".

6. Community Quonset

Recommendation: Council support the development of a multi bay metal building on the Kaltasin work yard grounds. Community groups would be responsible for the outfitting and operating of a set number of bays for such activities as workshops, rehearsal space, etc.

7. The "New Lands"

With regard to a "new build" community centre facility, this committee recommends as follows:

A. That, along with supporting a new library, Council plan for multi-use community spaces for the residents of Sooke at the newly acquired Wadams Way location. Spaces may include inside areas for a variety of users and an outside "community square" gathering space.

B. That Council direct District staff to work with VIRL to develop plans that ensure best use of the newly acquired Wadams Way property to include ample space for added community facility use.

C. That Council direct District staff to support Phase 2 of this committee Terms of Reference that would "...begin a preliminary concept design for use in developing a business case for the multi-use community centre..." to that would "...include options that could be phased as funding becomes available".

D. That Council direct District staff to explore the feasibility of mixed housing development in conjunction with community centre use as a means to fund the development of a centre; and that Council direct District staff to engage with locally successful funded housing project leaders like M'akola Housing to seek funding and project planning support.

Presented on behalf of the committee by

A handwritten signature in black ink, appearing to be 'Lee Boyko', written over a faint, large, circular watermark.

Lee Boyko



DISTRICT OF SOOKE
Committee of the Whole Minutes
Meeting held May 9, 2016
at 6:30 pm
Council Chamber, 2225 Otter Point Road

COUNCIL PRESENT

Mayor Maja Tait
Councillor Bev Berger
Councillor Rick Kasper
Councillor Ebony Logins
Councillor Brenda Parkinson
Councillor Kevin Pearson
Councillor Kerrie Reay

STAFF PRESENT

Teresa Sullivan, Chief Administrative Officer
Gabryel Joseph, Director of Corporate Services
Brent Blackhall, Director of Financial Services
Rob Howat, Director of Development Services
Sarah Temple, Corporate Services Clerk

Absent:

1. Call to Order

The meeting was called to order at 6:00 p.m.

Motion to close the meeting to the public under section 90(1) of the *Community Charter* to discuss:

- 90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*];
- 90 (1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

2. Call to Order – Open Portion

The open portion of the meeting was called to order at 6:30 p.m.

3. Approval of Agenda

MOVED to approve the agenda as circulated.
CARRIED

4. Presentation

Lee Boyko, Chair of the Sooke Community Centre Advisory Committee (SCCAC) addressed Council and provided an overview of the written recommendations included in the agenda and the work of the Committee over the past year. The Committee is looking to Council to provide direction on which steps the Committee should take in the future.

Discussion:

- Discussion of the value of refurbishing the Community Hall.
- Next steps for the Community Hall include having architectural plans completed to allow for grant applications as they arise. The cost for detailed plans will need to be determined.
- A business plan for use of the community hall would need to be considered to determine improved use of the space. The space will not meet all of the needs in the community.
- Discussion of Heritage designations for historical buildings, such as the Community Hall.
- Discussion of the needs of the seniors' community, including potential of SEAPARC and Ayre Manor options.
- The "Getting it Built" document identifies square footage requirements to meet all of the identified needs of community groups. Other locations will need to be considered to meet these needs.
- Community space may be available once plans for the new library land are determined. Public consultation will take place during the planning process and the Sooke Community Centre Advisory Committee should work with Council during this phase.
- Desire to have more ongoing communication between the Committee and Council.

MOVED: Councillor Berger

That staff examine possible grants and funding opportunities for refurbishment of the Community Centre and provide a report to Council.

CARRIED**In favour:**

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay

MOVED: Councillor Parkinson

That staff provide a report to Council on the creation of a Heritage Bylaw.

CARRIED**In favour:**

Mayor Tait, Councillor Berger, Councillor Kasper, Councillor Logins, Councillor Parkinson, Councillor Pearson, Councillor Reay

5. Public Comment and Question Period:

- Nicky Logins, Sooke resident, spoke in support of making simple improvements to existing infrastructure, such as parks and trails. Ms. Logins also encouraged Council to partner with SEAPARC and School District 62 on joint use agreements.
- Ellen Lewers, Sooke resident, spoke about the Age Friendly Community Square illustration and described local elements included in the vision. Ms. Lewers further stated that the Community Hall's original siding is underneath the new siding.

- Mary Brooke, Sooke resident, spoke about census data from Statistics Canada's 2011 census, which may have missed some households.

5. **Adjournment**

The meeting was adjourned at 7:07 p.m.

Certified Correct:

Mayor

Corporate Officer