



## **NORTHEAST QUADRANT LOT A TASK FORCE**

**Tuesday, July 23, 2019 at 10:00 am**

**Location: Council Chambers**

### **AGENDA**

#### **ITEM**

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of Minutes** **1**
- 4. Updated Terms of Reference** **5**  
THAT the Committee receive the revised Terms of Reference for information.
- 5. Supporting Documentation** **6**  
THAT the Committee receive the below supporting documentation for information.
  - Community Center Advisory Committee - Final Report presented at the May 9, 2016 Committee of the Whole meeting.
  - Minutes – May 9, 2018 Committee of the Whole meeting on Final Report.
  - Lot A Report – May 27, 2019 Regular Council meeting
  - Minutes – May 27, 2019 Regular Council meeting on Lot A Report
  - Sooke Seniors Drop In Centre Society – Visioning for the Future
  - Sooke Region Community Health Initiative – Getting it Built: Community Centre Project
  - Sooke Age Friendly Committee – Excerpts from 2019 Minutes regarding Lot A
  - Vancouver Island Region Library – Landscape Concept Plan
  - Timeline – prepared and provided by Councillor Jeff Bateman

## **6. Options**

Discussion of three (3) options identified at the July 11, 2019 task force meeting. Review feasibility and contemplate developing an action plan for enforcement of a plan to Council.

Option #1 – District of Sooke

Option #2 – Public Partnership

Option #3 – Private

## **7. Next Meeting**

## **8. Adjournment**



## MEETING MINUTES

Phone: (250) 642-1634 Fax: (250) 642-0541 Email: [info@sooke.ca](mailto:info@sooke.ca) Website: [www.sooke.ca](http://www.sooke.ca)

<b>Task Force:</b>	North East Quadrant Lot A		
<b>Date:</b>	July 11, 2019	<b>Call to Order Time:</b>	1:00 p.m.

### Attendees:

Councillor Jeff Bateman, Chair	P	Carol Pinalski	P
Andrew Moore	P	Godfrey Medhurst	P
Rick Robinson	P		
<b>Staff:</b>			
Ivy Campbell, Head of Planning	P	Jennifer Royer-Collard, Corporate Services Assistant	P

<b>1.</b>	<b>Call to Order</b>
The meeting was called to order by Councillor Bateman at 1:05 p.m.	

<b>2.</b>	<b>Approval of the Agenda</b>	<b>Moved</b>	GM	<b>Carried</b>	✓
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<b>3.</b>	<b>Introductions</b>
Round table discussion ensued with the members providing background information about the organizations they represent and personal connection to the community as well as the project.	

<b>4.</b>	<b>Terms of Reference</b>
<p>A review of the terms of reference provided identified that there were updates that had occurred at a Council meeting which amended the terms. The following were to be updated and then redistributed to the task force:</p> <ul style="list-style-type: none"><li>▪ Under <u>Mandate</u>:<ul style="list-style-type: none"><li>○ remove “community center” and replace with “mixed-use multi-storey building”.</li><li>○ addition of “high level business case” to the second bullet.</li></ul></li></ul> <p>An updated version will be distributed to members at the next meeting and a copy added to the file for the record.</p>	

<b>5.</b>	<b>Code of Conduct</b>
Request that all members review and sign the code of conduct.	

<b>6.</b>	<b>Council Procedure Bylaw</b>
Requirement of the task force to abide by the <i>Council Procedure Bylaw No. 728, 2019.</i>	

<b>7.</b>	<b>First Steps</b>
<p>The three (3) options discussed, all of which will require further review and background information:</p> <ol style="list-style-type: none"> <li>1. District of Sooke - funds, plans, builds, owns and operates facility.</li> <li>2. Public Partnerships – District owns the land but leases to public entity to fund, build and operate facility. Involving the following partners: <ol style="list-style-type: none"> <li>a. District of Sooke</li> <li>b. Sooke Lions Club</li> <li>c. Sooke Seniors Drop In Centre</li> <li>d. Sooke Elderly Citizens Society in collaboration with the Sooke/Juan de Fuca Health Foundation.</li> <li>e. A housing society – as builder and manger housing component.</li> <li>f. Possibly others as identified by this committee.</li> </ol> </li> <li>3. Private – Subdivide the land, sell to private entity through a Request for Proposals; which would identify the ‘must haves’ for the building.</li> </ol> <p>A round table discussion ensued with the following highlights:</p> <ul style="list-style-type: none"> <li>▪ Legalities associated with each option for the property.</li> <li>▪ Overall support for a ‘multi-use community centre facility’ in the 2014 plebiscite.</li> <li>▪ Concerns with accessing funding, lost opportunity to apply for Provincial and Federal funding if project takes too long.</li> <li>▪ Concerns with including the youth portion without a youth voice at the table. <ul style="list-style-type: none"> <li>○ Possible option to reach out to the Westshore Youth Coordinator hired through the EMCS Society</li> <li>○ Utilize research conducted with Sooke youth during Getting It Built study and existing sources on local youth engagement.</li> </ul> </li> <li>▪ Opportunities for co-housing.</li> <li>▪ Funding will be a large hurdle, depending on the avenue chosen to pursue there may or may not be subsidy.</li> <li>▪ Multi faceted stakeholders willing to participate in success of project.</li> <li>▪ Estimated cost of the project: <ul style="list-style-type: none"> <li>○ Approximate (estimated) value of entire project \$15-20 million.</li> <li>○ Options for funding: Referendum or borrowing.</li> </ul> </li> </ul> <p><u>Must Have’s</u></p> <ul style="list-style-type: none"> <li>▪ Drop in facility for Seniors (day-time hours) <ul style="list-style-type: none"> <li>○ Option for Youth to utilities (supervised) evening/weekends.</li> <li>○ Games style room for pool, shuffleboard and cards.</li> </ul> </li> <li>▪ Office space for Sooke Seniors</li> </ul>	



- Office space for Sooke Lions (if contributing to project and separate from Seniors)
- Gathering space for Lions (potentially shared with Senior's Drop In, as a use is mainly in the evenings.
- Storage for the Lions.
- Commercial Kitchen – Seniors have all industrial grade appliances purchased and in storage. Lions also in need of a commercial kitchen.
- Ground floor dedicated to Seniors space.
- Accessible washroom facilities.
- Hall style space for community meals and events.
- Possible space for the Sooke Volunteer Center.
- Affordable seniors housing on the upper floors. Possible Co-Housing model.
- Built green and use the Step Code Level 3. Be a leader in the community.

#### Funding Conversations

Opportunities for the District of Sooke to borrow fund to support development and what those funds should include:

- Tangible funds identified:
  - District of Sooke = \$254,000 reserves + Land Value
  - Sooke Lions Club = unspecified amount of funds, but willing to investigate and provide dollar figure.
  - Sooke Seniors Drop In Centre = \$50,000 + fundraising
  - Health Foundation – Fundraising power
- Decisions on who will manage the various contributions and research/ apply for grants.
- Opportunity for the District of Sooke to borrow funds to support development.
- Discussion around what those funds should include (just NE quadrant or also plaza, interior road network and servicing for full build out).

Suggestion was raised of a referendum question that could be added to the upcoming by-election ballot that would seek voter approval for the District to borrow up to \$5 million to kickstart the project and secure third-party grants and funding. Given the 82 percent support shown for a community center in the 2014 plebiscite, this was judged to be a reasonable request at this time. Staff quickly confirmed that such a referendum question could not be done within the short time frame leading to the election given legal requirements of the *Local Government Act*, among which are District council and then Ministerial approvals of the question.

#### **8. Supporting Documentation**

The following documents will be circulated to all task force members and be utilized as supporting documents in achieving the mandate set out in the terms of reference:

- Community Center Advisory Committee - Final Report presented at the May 9, 2016 Committee of the Whole meeting.
- Minutes – May 9, 2018 Committee of the Whole meeting on Final Report.
- Lot A Report – May 27, 2019 Regular Council meeting
- Minutes – May 27, 2019 Regular Council meeting on Lot A Report
- Sooke Seniors Drop In Centre Society – Visioning for the Future

- Sooke Region Community Health Initiative – Getting it Built: Community Centre Project
- Sooke Age Friendly Committee – Excerpts from 2019 Minutes regarding Lot A
- Vancouver Island Region Library – Landscape Concept Plan
- District of Sooke Planning Department – File Notes and Memo
- Timeline – prepared and provided by Councillor Jeff Bateman

<b>9.</b>	<b>Next Meeting</b>
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The next meeting will be held on Tuesday, July 23, 2019 at 10:00 a.m.
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<b>10.</b>	<b>Adjournment</b>
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<b>Moved</b>
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JB
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<b>Carried</b>
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The meeting was adjourned at 2:50 p.m.
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\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

	TERMS OF REFERENCE
	Northeast Quadrant Lot A Task Force
	Date Adopted: June 24, 2019
Historical Changes: n/a	

### **Purpose:**

The purpose of the Community Centre Task Force is to provide advice to Council and make recommendations that will assist the District in planning and developing a multi-use community centre space and/or facilities.

### **Mandate:**

Specific responsibilities of the Task Force include, but are not limited to, the following:

- Explore opportunities and make recommendations with respect to funding and/or partnering in the development of a mixed-use, multi-storey building in the northeast quadrant of Lot A;
- Provide one or more high-level business cases and other recommendations to Council to aid in the preparation of a facility plan for this parcel of public land.

### **Membership:**

The membership will consist of members including:

- One (1) member of Council to serve as Chair, appointed by the Mayor; and
- Community group representatives appointed by the Council, including but not limited to:
  - Age Friendly Committee;
  - Sooke Lion's Club;
  - Sooke Region Communities Health Network;
  - Sooke Seniors' Drop-In Centre; and
  - Other community organizations as determined by the Chair.

### **Term:**

The Task Force will be established until September 2019 and members shall be appointed by Council resolution for the term. Prior to discharge of the Task Force, Council may wish to review the mandate to determine if an update is required to continue the Task Force.

### **Meetings:**

The Committee will meet as necessary at the call of the Chair. The meeting rules and procedures will be in accordance with the Council Procedure Bylaw.

### **Staff Support:**

The Planning Department will be the primary contact and will provide, or delegate, the required professional support. The Corporate Services Department will provide secretarial and administrative support.

## 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, dotted background.

Lee Boyko



## **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.



## Lot A Report

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### **RECOMMENDATION:**

That Council endorse the Lot A Charrette Concept Plan as attached; AND

Direct staff to begin to execute the Proposed Lot A schedule.

### **Previous Council Action:**

January 15, 2018 - Council authorized the use of a portion of Lot A for a Senior's Drop in Centre, in principle. Council discussed:

- A variety of mixed-use including housing on the upper floors and activity space on the bottom, is preferred for the proposed building.
- There is no future commitment if funds are not raised, the District's support provides the opportunity to apply for grants with a potential locale for the facility.
- There was a concern with authorizing facilities or buildings on the property with the absence of a concept plan.
- Council requested a staff report containing an overall vision for Lot A, permitted uses, housing and development plan.

May 28, 2018 Regular Meeting of Council - Directed staff to schedule a design exercise for Lot A land use.

July 23, 2018 Regular Meeting of Council - Council authorized the budget transfer of \$15,000 from the OCP Budget into the Long Term Plans and Studies Line Item for the Lot A visioning work AND THAT \$5,000 from Council contingency be transferred to the Long Term Plans and Studies Line Item for the Lot A visioning work.

January 21st, 2019 Council Committee of the Whole Council approved in principle the Lot A Charrette Concept Plan and directed staff and Keycorp Planning to forward the project for further public feedback and final review.

### **Report:**

It has been exactly one year since Council directed staff to undertake a design exercise for Lot A land use (May 28, 2018). Since that time staff have:

- requested financial plan amendments;
- drafted an RFP;
- awarded the RFP to Keycorp Planning;
- in collaboration with Keycorp, created a Lot A website for engagement
- in collaboration with Keycorp, created a survey for website and Charrette
- in collaboration with Keycorp, planned and advertised the Design Charrette

- Keycorp hand delivered notifications to surrounding neighbours
- staff and Keycorp conducted one on one interviews with Council and community stakeholder groups
- Keycorp Planning/Stantec/DOS Staff conducted 2.5 day design charrette
- Keycorp presented design charrette to Council for endorsement. Council endorsed in principle and directed further engagement.
- second public open house held February 2019
- February to May Keycorp and Staff finalized Lot A Concept Plan

The purpose of this report is to present the final Lot A design concept along with recommendations for next steps. Please see the attached report for further detail.

**Strategic Relevance:**

Foster Community identity, vitality and safety. Objective 2.1 Develop Lot A (Community Hub)

**Attached Documents:**

[Lot A Report - Final May 16](#)

# SOOKE LOT A

## A Future in Planning

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**MAY 16, 2019**

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Keycorp Planning



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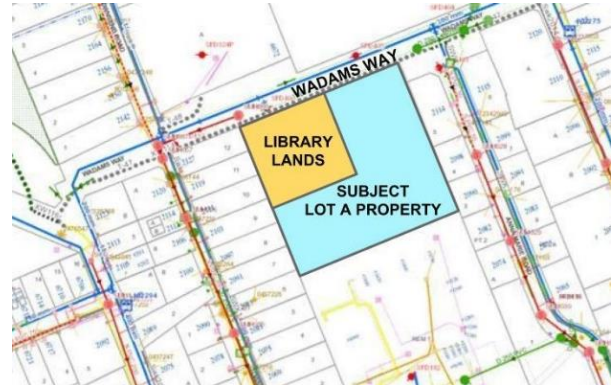
# Acknowledgement

The insights provided by this report were made possible by the tremendous contribution from district staff, Council, community partners, and residents of Sooke – who all provided time and resources to make the reimagining of Lot A possible. Keycorp Planning, Stantec Inc, and the District of Sooke would like to acknowledge the following stakeholders who provided key feedback as part of our community consultation:

- Sooke Staff
- Members of Council
- Lot A neighbours
- Sooke Seniors Association
- Vancouver Island Regional Library Consultants
- Sooke Region Community Health Initiative Representatives
- District of Sooke Economic Development Committee
- Age-Friendly Committee of the Sooke Region Community Health Network
- M’akola Development Services and M’akola Housing Society
- Aragon Developments
- SEAPARC
- Sooke RCMP
- Sooke Fine Arts Society
- Sooke Chamber of Commerce
- Evergreen Mall – Skyline Properties
- Youth Stakeholders (Edward Milne Community School)
- Sooke Family Resource Society
- BC Transit
- Sooke Museum

# 1 Introduction

6671 Wadams Way, commonly referred to as Lot A, has been identified as a distinct opportunity for the District of Sooke to reimagine a portion of its town centre and establish an attractive and accessible public realm that celebrates the diverse range of possibilities that Sooke has to offer. The site is 2.1 hectares and sits within the North end of the District's town centre. The site is characterized by its unique topography, mature trees and its central location.



The existing property is partially forested and undeveloped. Its considered part of the town centre which makes it a prime location for development of much-needed amenities for the surrounding community.

The site benefits from being identified as a home for the new Vancouver Island Regional Library. The library, designed by HDR Architecture and being developed by the Vancouver Island Regional Library, will help provide community programs and act as a community hub. This will encourage redevelopment of the remainder of the site and will align with Sooke's Official Community Plan, Town Centre Plan, and planning for the neighboring areas.

On December 6<sup>th</sup>, 2019 Keycorp Planning took the first steps to identify the community's vision for the property. Following a series of one-on-one stakeholder interviews, online feedback, and local research, they worked with the District of Sooke to host a 2.5 day design charrette. Key community organizations, council members, and community members were able to come together, voice their perspectives, and roll up their sleeves and engage in the design process. The amalgamation of these perspectives, suggestions, and ideas has shaped the recommendation that Sooke Council and the community are receiving today.



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## 2 Methodology

### 2.1 GUIDING PRINCIPLES FOR LOT A'S COMMUNITY CONSULTATION

**CREATE** a unique and compelling physical story that aligns with the community and key stakeholders' vision for the project.

**EMBRACE** a dialogue that includes social and environmental sustainability in the District of Sooke.

**LEAD** community stakeholders through the project and provide them with an opportunity to share their unique perspective on the project.

**RESPECT** the design and cultural development of Sooke by considering the wider context of Lot A within the community.

### 2.2 PROCESS

Information that was gained during the stakeholder meetings helped provide ideas and perspective that informed the ensuing focus group process and in turn, helped expand the collective understanding of the shifts and trends faced by residents of the District of Sooke.



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## 2.3 CHARRETTE RECAP

### **PHASE 1: Stakeholder Meetings**

As part of understanding community desires for development of the lot, extensive interviews were held with community organizations and members of Council. This helped identify ideas, suggestions, visions, and concerns to be addressed and incorporated in the Charrette process.

Other means of feedback collected were as follows:

1. Reviewing key planning documents from the District of Sooke. Examples include:
  - a. The District of Sooke Official Community Plan
  - b. The District of Sooke Town Centre Design Guidelines
  - c. Online forums and news articles pertaining to Lot A
  - d. Former Council meeting minutes and discussions
2. Website feedback at [www.SookeLotA.com](http://www.SookeLotA.com)
3. Speaking with adjacent land owners (total over 60 households)

The planning of Lot A is a unique opportunity due to its size, central location and ownership by the District of Sooke. A regional library will be developed on the site and will include some programming and would create a symbiotic relationship with other community programs. This would include (but is not limited to) a senior's center, public art displays, assembly spaces, health care facilities, and/or a food market located in a public plaza space.

#### **The discussions included:**

- A home for uses either missing in Sooke or in need of a new home such as affordable seniors housing, senior/youth drop-in centre, health services, office and small retail among others.
- Landscaping and incorporation of existing mature trees and natural drainage channels
- Public plaza for gathering and market space; more permanent home for the Sooke Farmers Market
- How office, commercial, and public space would complement each other to aid current and future residents in Sooke.

### Key Feedback:

- There is a lack of affordable housing in the District of Sooke. The District of Sooke is an aging municipality and there is growing demand for affordable or below market accommodation that provides basic services for those later in age.
- Community gathering space is critical. While the Regional Library will create some meeting and boardroom space, it was concluded that there was a significant need for some sort of community gathering space where Sooke art, culture, and social interactions can develop.
- Any development that occurs on the site should include ample greenspace that respects the surrounding area. Local trees and plants should be used as part of any future design guideline.
- Transit routes should be long-term orientated and should provide opportunity for access from the mall on the southern edge of the property. As well, alternative modes of transit such as walking, cycling, and buses should be encouraged within the core design of the lot.



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## PHASE 2: Charette Workshop

The interviews helped form the discussions that were then facilitated at the design charette that was held from December 6<sup>th</sup> - 9<sup>th</sup>, 2018.

This design charette worked to foster an integrated planning process that created an environment for developing friendly and efficient designs that have a direct connection with the needs of the community. It challenged those at the meeting to consider new ideas and plans they may not have thought of in isolation. The process of allocating each group with participants from different backgrounds helped create integrated design teams that were able to provide ideas in this early design stage. Approximately 50 groups and organizations were invited and engaged throughout the weekend. Approximately 42 individuals participated during the 2.5 day event.



Many ideas were posed and analyzed until each group had their own working design plans that they had drawn and laid out for discussion at the end of the charette.

The Lot A Charrette was composed of four major milestones:

### **Milestone One: Introductions**

- Establish organizations and individuals represented at the charrette;
- Determine key community values and aspirations; and
- Create a working list of key needs in Sooke and in the greater region (Appendix C).

### **Milestone Two: Prioritizing**

- Determine what uses can be supported within Lot A; and
- Begin to establish a vision for the spaces on the Lot and discuss a game plan to help deliver this vision (Appendix C)

### **Milestone Three: Concept**

- Working in break-out groups, participants began to develop bubble diagrams discussing key elements of the Charrette:
  - Uses and building locations
  - Parking locations
  - Traffic and pedestrian flow
  - Connectivity with neighbours
  - Planting, landscaping, and natural elements.

### **Milestone Four: Draft Plan**

- Compiling all feedback from the first two days;
- Establishing a working concept plan for the lot; and
- Receiving feedback from the charrette group for further refinement.

The overall Charrette workshop was positive and upbeat. Following the land-use, design, and amenity discussions, each group went to work on designing their own concept for Lot A. There were numerous similarities and themes that emerged from each working group. You will find a complete set of images of the various groups' concepts in Appendix B of this report.



### **Common themes that emerged from the Charrette workshop were:**

- Future public road and pedestrian connectivity through the lot;
- Pedestrian interface with the Evergreen Mall;
- Trail network and integration with the Vancouver Island Regional Library
- A significant amount of greenspace and green landscape elements;
- A public plaza space with an outdoor country market area;
- A transit hub or pull-in stop adjacent to the property;
- Public art displays (indoor and outdoor);

- Buildings with capacity for:
  - Health care;
  - Daycare;
  - Community gathering space;
  - Affordable housing;
  - A coffee shop or other complimentary service commercial spaces;
  - Youth and senior gathering spaces or areas of interest for multiple generations; and
  - Public art displays.

### Site Visit

To help stakeholders understand the scope and context of the site a site tour was conducted so that they would see both the sites topography and natural vegetation. Key themes from the site tour included:

- The interest to retain natural trees and foliage
- The importance of greenspace on site to compliment the surrounding green area
- Colour, themes, and vibrancy to help guide design guidelines
- The sites proximity to Sooke’s urban centre, youth facility, and an upcoming residential development.



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### PHASE 3: Charrette Open House

On the evening of December 8<sup>th</sup>, the District of Sooke Council Chambers were opened-up to the broader public for an open house. Approximately 45 residents attended the drop-in open house to discuss key elements from the charrette workshop.

The public were notified of this open house through the following mediums:

- Hand delivery of invitation flyer to adjacent neighbours;
- District of Sooke Website: [www.sooke.ca](http://www.sooke.ca);
- District of Sooke Regular Council Meetings;
- Charrette Website: [www.SookeLotA.com](http://www.SookeLotA.com); and
- Sooke News Mirror and Sooke Pocket News.

Additionally, there was an opportunity to fill-in feedback forms and provide real-time suggestions about key planning elements such as:

- Building and site design preferences;
- Land uses;
- Landscaping and natural elements;
- Community amenities; and
- Connectivity with the Library and broader community.

Those who attended the open house represented a broad range of community members that were both from and outside the Sooke area. They provided an overarching theme of a developed public realm that strengthened the community and demonstrate Sooke's west coast values. Themes from the discussions included:

- Parkways
- Rain gardens
- Senior centre
- Public space
- Publicly displayed art / art centre
- Convenient access that supports alternative modes of traffic (i.e. less reliance on cars)



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## **PHASE 4: Design Process**

The feedback and outcomes derived from the charrette helped generate a report that was presented by Keycorp Planning at a Committee of the Whole Meeting on January 21, 2019. Council was informed of the consultation that had occurred and were presented conceptual plans that embodied the feedback provided by the community.

Council requested that additional consultation with the community occur for final feedback on the two lot designs and four zoning options provided by Stantec. Said concepts were designed to illustrate the potential zoning options that are available to the site. This final public meeting would allow Keycorp Planning and Stantec to receive high-level feedback from the community and serve to refine the vision for Lot A's public realm.

## **PHASE 5: Feedback Loop**

Following the January 21<sup>st</sup> Committee of the Whole meeting, a second public open house was held on February 26<sup>th</sup>, 2019. This provided additional opportunity for the general public to review the design concept(s) for Lot A. The public provided the opportunity to listen to information about the charrette process and provide their feedback and concerns. Approximately 45 individuals attended this drop-in open house session.

The public were notified of this open house through the following mediums:

- District of Sooke Website: [www.sooke.ca](http://www.sooke.ca);
- District of Sooke Regular Council Meeting;
- Charrette Website: [www.SookeLotA.com](http://www.SookeLotA.com); and
- Sooke News Mirror and Sooke Pocket News.

Feedback received at this open house was both positive and constructive. Individuals were concerned about how zoning and land-use planning would provide public certainty. This feedback is reflected in the zoning recommendation to Council. Additionally, individuals debated the merits of including private or not-for-profit development on the site. Overall it was understood that in order to afford the public amenities that this site would offer, some combination of private and public sector investment would be required.



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## **PHASE 6: Final Presentation**

This report and final presentation will be delivered to the District of Sooke Mayor and Council. During this time, Keycorp Planning will provide an overview of this report and next steps necessary to move forward for successful development of Lot A.

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# 3 CONCEPT PLAN

Below is a summary of the architectural and planning considerations that have been consolidated to prepare this recommendation. Council, staff, community, and stakeholder feedback throughout the Charrette process has informed this overall concept plan and approach.

## 3.1 CONTEXT

Sooke Lot A is a 2.13-hectare sized lot located at 6671 Wadams Way near the Sooke town center. The lot has been partially cleared but is otherwise undeveloped. The northwest corner of the lot has been earmarked as the location for the new Sooke branch of the Vancouver Island Regional Library (VIRL). The design of the library building occurred independently of the planning of the remainder of Lot A.

Lot A is bordered to the west and east by single-family detached houses fronting onto Townsend Road to the west and Ann-Marie Road to the east. To the south of Lot A is the Evergreen Mall shopping complex, and the north border of Lot A fronts onto Wadams Way. Across Wadams Way is the Sooke Child, Youth and Family Centre (SCYFC) and a 4.2-hectare parcel (2182 Church Road) that is intended to be developed into a residential use.

## 3.2 CHARRETTE FEEDBACK

Based on the conceptual plans generated at the charette, two potential options were generated by Stantec Architecture for the redevelopment of Lot A. Both options were reflective of the input derived from the charette exercise. What differentiated the two options was the arrangement of the component elements on the site.

### **Key elements of the plans included:**

- Seniors Drop-In Centre
- Seniors Affordable housing
- Youth Centre
- Farmer's market area including covered vendor's stalls for year-round use
- Public plaza
- Health Centre

- Transit hub along Wadams Way
- Single point of access to Lot A
- Future connection to Evergreen Mall (vehicular and pedestrian)
- Off-street parking (underground or below building)
- Landscaped and naturalized areas
- Independent/local commercial activity (small-scale)
- Roundabout
- Library



### 3.3 KEY PLANNING ELEMENTS

It should be noted that the library – for the purposes of the charette and the development of the overall site plan – was treated as a fixed entity at the northwest corner of the site and the conceptual plans were developed to integrate the stand-alone library building into the fabric of the overall scheme.

In the final iteration of the plan, the site is divided into four quadrants arranged around the central access road. The four quadrants each are defined by a specific programmatic component with the intent that, as a fully implemented development, the entirety of Lot A will function as a comprehensive urban site with a diverse range of uses and public amenities.

#### The four quadrants are:

- Northwest – Vancouver Island Regional Library.

- 
- Northeast – 4-6-storey mixed-use building to include a seniors/youth drop-in centre, multi-purpose community space and affordable/subsidized/assisted-living housing units. Parking for this building would be accommodated to the rear of the building as covered surface parking.
  - Southeast – 5-6-storey Health Centre with limited size independent commercial retail units (CRU) on the base and market housing units on the upper floors. Second floor office space is also appropriate. This quadrant would include an underground parking component.
  - Southwest – Public Plaza including an indoor/outdoor building for the local Farmer’s Market to allow for year-round use.

Development of Lot A will occur in multiple phases. The initial phase would be development of the northwest quadrant for the VIRL as an independent project. It may be advantageous for DOS to then develop the Public Plaza portion in the southwest quadrant along with the remaining roadway in order to add value to the site and attract development partners for future phases.

### **Proposed Phasing Plan:**

#### *Northwest*

As previously mentioned, the northwest quadrant of Lot A has been earmarked for the new Sooke branch of the VIRL. This building has been designed independently of the rest of Lot A and is proposed to be a circular shaped, 2-storey structure surrounded by surface parking and some perimeter landscaping. The planning for the remainder of Lot A attempted to integrate the library into the context of the overall site, with attention to pedestrian connectivity.

No changes were proposed to the northwest quadrant with the exception of a reduction in the access driveway width off of the central road and the inclusion of some pedestrian pathways linking the library site to the public plaza.

Construction of the new library is intended to go ahead sometime in the near future and will be undertaken independently of the development of the rest of the site.

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### *Northeast*

The northeast quadrant has been conceived as a 4-6-storey building with approximately 10,500m<sup>2</sup> of total floor area; it would be anticipated to be a 1-storey concrete podium base with the remaining levels built on top as a wood-frame assembly.

The site has a natural drop in grade elevation of about 4.0 meters from Wadams Way down into the site; the building would take advantage of this elevation change to have ground level access from Wadams Way to the proposed senior drop-in centre (on level 2) as well as at-grade access to a youth centre/multi-purpose space on level one. This also creates public plaza areas at both level one and level two.

The upper portion of the building is proposed to be split into two blocks for housing units. By splitting the building into two smaller blocks, the overall massing of the building would be reduced and sightlines and daylight increased within the site. The housing to be provided would be affordable rental units and/or assisted living; the unit mix and market sector would be determined depending on the partner organization involved.

Parking for the northeast quadrant will be a covered surface parking area to the rear of the building, accessed from the central road. This parking area will accommodate upwards of 80 stalls.

It is intended that in the overall development of Lot A, the northeast quadrant would be implemented as part of phase two.

### *Southeast*

The southeast quadrant has been allocated for office uses such as but not limited to, a new regional health centre building that would include limited ground-level commercial space along with upper level market residential units. This building is conceived as a 4-6-storey wood-frame building with a total floor area of approximately 7,000m<sup>2</sup>.

Parking for this quadrant should be accommodated in an underground parkade structure.

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In the overall phasing of the Lot A redevelopment, the southeast quadrant would be developed as a future phase after the completion of the northwest and northeast quadrants. Prior to the construction of any future buildings, this area would be retained as an undeveloped public green space with a small amount of interim surface parking.

#### *Southwest*

The southwest quadrant of the site has been designated as a public plaza area; it was selected for this usage due to the opportunities for maximum sun exposure and visibility towards the new library. One of the main features of the plaza would be a permanent covered structure for the local Farmer's Market to allow for year-round activity by local farmers and artisans.

Other features of the public plaza would include:

- Water features and on-site water retention capability;
- Public seating and performance areas;
- Public washroom facilities;
- Tree retention for existing significant trees;
- Native trees and planting; and
- Public art.

The public plaza would also have pedestrian links to both the library and the Evergreen Mall to the south.

#### **Site Access and Circulation:**

Access to Lot A would be from a single driveway off of Wadams Way, bisecting the site north south near the midpoint of its northern boundary. The driveway does not align with the driveway to the Sooke Child, Youth and Family Centre due to the siting of the new library, but it does align itself with a possible future connection through the Evergreen Mall – in the event of redevelopment of that site – to the main roundabout on Sooke Road and Waterview Street.

The access road / driveway would terminate at a roundabout at the south boundary of the site. Connected to the roundabout it is proposed that a 'Woonerf' street be built, a multi-use roadway intended for pedestrians, bicycles and automobiles alike, arranged in a meandering path extending from the west to the east property lines and surfaced with interlocking pavers. This roadway would front the southern edge of the site and provide an access link to both the

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building on the se quadrant and the public plaza. Additionally, the 'Woonerf' would provide a future point of connection west to Townsend Road and east to Anna-Marie Road in the event of redevelopment of adjacent residential properties.

### **Parking and Transit:**

Parking has been largely kept to the perimeter of the site, concealed either at grade below the northeast quadrant building, or in an underground parkade associated with the future mixed use building in the se quadrant. Access to both parking areas is from a single stem road off the main access drive. Forty six on-street parking stalls have been included; these will provide convenient parking for visitors to the site, as well as calm traffic, slowing down travel through the site.

The library parking has been designed as a surface lot with sixty parking stalls; it would be ideal that the library parking be accessible to site visitors during off-hours.

Along Wadams Way, it is proposed that new transit stops be installed; a larger, multi-bay stop on the north side of the road in front of the SCYFC and a single stop in front of the future seniors drop-in centre building at the north east corner. This would encourage increased transit use in the area, reduce car-load on the site and act as an amenity for seniors with limited access to personal vehicles. The proposed subdivision at 2182 Church Road (Wadams Farm), will bring a significant population base to support an expanded transit hub. A drop-off zone for Handy-dart service and personal vehicles should also be incorporated in front of the proposed/potential seniors drop-in centre.

The site circulation through Lot A will also support bicycle activity. There is currently a bike path along Wadams Way for cyclists to use to get to the site, and once onsite there would be ample bike racks and reduced vehicle activity, making it a favorable bicycle destination.

### **Landscaping:**

Landscaping features would be distributed throughout the site with a focus on native plant species that are drought resistant. There would be a significant effort made to preserve important trees that are currently growing on site, particularly in the public plaza portion of the site. An arborist report has been

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conducted on the site and an inventory of important trees is included and should be referenced when reviewing any future development on the site.

A minimum 2.5-metre wide landscape buffer has been proposed around the perimeter of the site.

On-site water retention measures would also be incorporated into the design of the site, with associated water features incorporated into the public plaza design.

### **Zoning Considerations:**

The four-zoning considerations outlined for both Council and the community to comment on were:

1. **Option 1:** Community Town Centre – This zoning option would see the entire site zoned as a Town Centre Mixed Use (CTC). Though this would provide financial viability and mixed-use housing to Lot A, it would also restrict the uses on site and reduce the community elements that have been insisted by stakeholders during this community process. Such uses would include things like larger-scale retail and hotel's which would be seen as competing with existing private business in the Downtown core. Therefore, a CTC zone was considered to help reduce the number of redundant or private-competitive businesses on the Lot A site while still providing some desired service-commercial and office administrative opportunities.
2. **Option 2:** Comprehensive Development (Custom Zone) – This option was the most highly voted option in the feedback forms that were received during the final community meeting. Using a comprehensive development zone would help tailor the site to the needs of the community. By having a comprehensive zone, the site can be master-planned so that design decisions such as walkability, land scaping and greenspace are specifically built into the zone.
3. **Option 3:** Split Zone – The split zone would see the eastern half the property zoned as Town Centre Mixed Use (CTC), while the western portion of the property maintain its current Community Facilities (P2) zoning. This option would give an opportunity for some growth but would limit the amount of land uses and community functions that would be



included on the site. Among other things, this would hinder the District's ability to recoup money it committed to purchasing the site.

4. **Status Quo Zoning – Community Facilities (P2)** – Finally, this option would see the site maintain its current zoning without rezoning process. The impact of this option is that anything beyond Institutional uses (library, schools, daycares, religious assembly or a municipal hall) would not be permitted. The majority of the community needs identified through the Charrette process would require a zoning other than P2. This option is very limiting and therefore not recommended.

### Zoning Recommendation:

It was concluded that, following the open house, a recommended combination of Option 2 and Option 3 would be applied. This would create a P2 zoned public side of the property that enables the public plaza space and library space to be developed and a CD zoned side that allows for adequate public and private uses. Appendix F is the draft CD zone option and would only be implemented through a public hearing process.



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### 3.4 SUMMARY:

The proposed master plan for Sooke Lot A has been conceived as an iterative process with a focus on community needs and amenities. It was built upon the careful consideration of community input and engagement with a focus on attainable outcomes that are feasible in the wider context of the Sooke community.

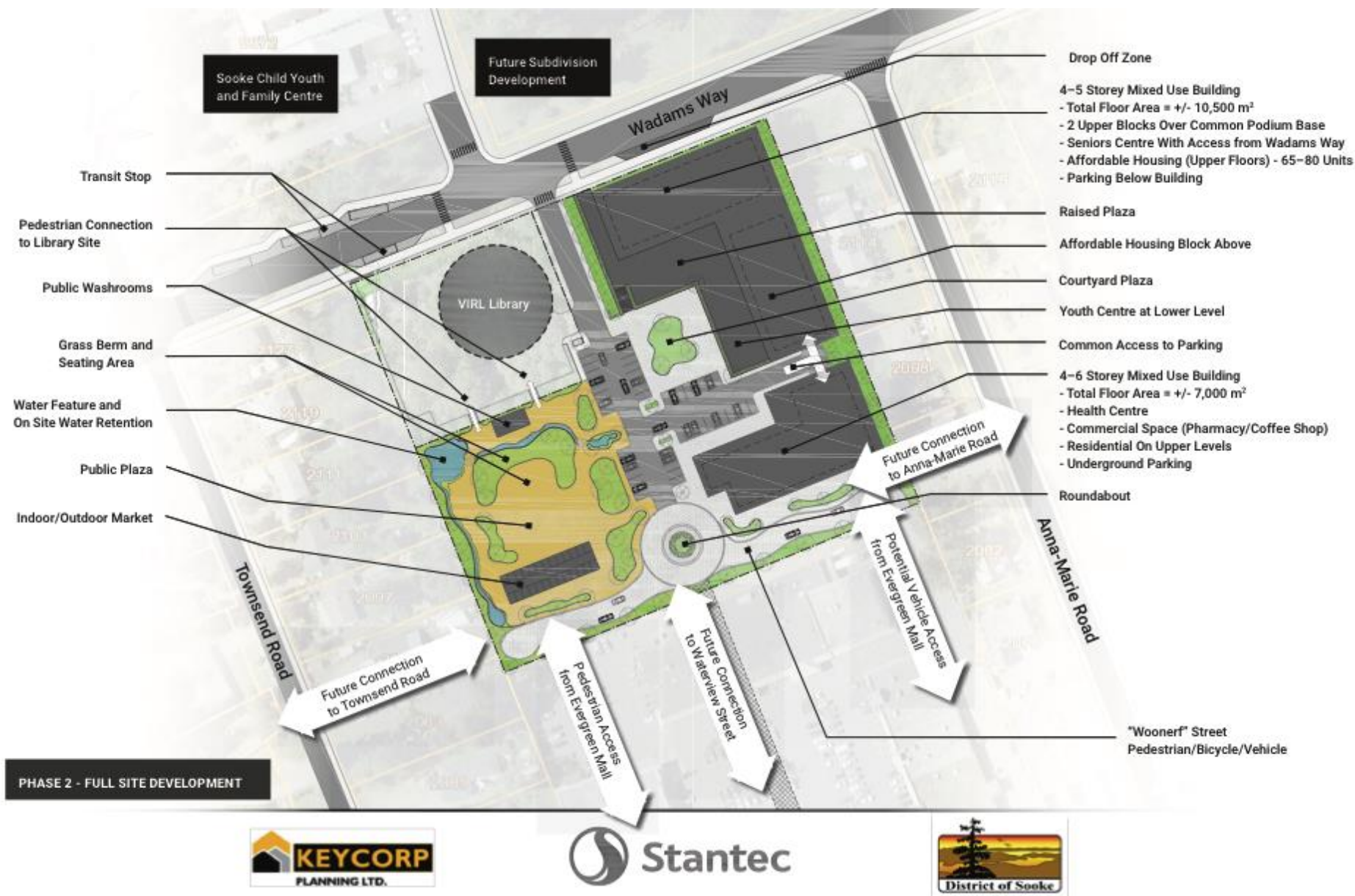
Through careful planning and strategic partnerships, the project would be implemented in multiple phases, adapted to meet the needs of the community. It will deliver much needed affordable housing to the area, senior and youth facilities, a potential Health Centre, as well as a public gathering space that can proudly host community events and celebrations for decades to come.

## PHASE 1 DESIGN ELEMENTS





## PHASE 2 DESIGN ELEMENTS



# 4 Schedule

**SHORT TERM** - review the plan presented and adopt the general direction of the works associated.

**Milestone 1:** Council Supports the Lot A Charrette Report and Concept as presented

**Milestone 2:** Site Due Diligence (2-3 months)

- Review Bartlett Arborist Report
  - Determine areas for tree retention
- Riparian and Biological Assessment of the Property
- High level Civil Engineer Review of entire property
- Rainwater Management Plan to mitigate runoff impacts during the development of any public pathways and/or the public plaza space (should result in a preliminary work plan for the public plaza space).

**Milestone 3:** Rezoning of Site (2-3 months)

- Maintain P2 zoning on western half of site (library and plaza)
- District rezone eastern half to Comprehensive Development Zone (**community hub, housing, limited retail and office**)
- Public Hearing process for rezoning





**Milestone 4:** Site surveying/preparation (2-4 months, would occur prior to or during rezoning process)

- Review boundaries with the following stakeholders:
  - Vancouver Island Public Library (to occur during lease negotiations and prior to a development permit approval for new library)
  - BC Transit (bus lay by/right of way access within Wadams Way Boulevard)
  - Evergreen Mall for an easement on pedestrian and vehicular access
  - Civil Engineering Firm (confirm proposed building layouts and driveway access possibilities)

**Milestone 5:** Subdivision of Lot A if determined necessary (4-6 months)

- Below is a concept of the subdivision plan. Please consult with a professional surveyor for accurate measurements and lot lines:



**Mid - Term** (up to 2 years):

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### **Milestone 6: Development Phase 1**

- Development of Library Site. As of the date of this report a Development Permit has been submitted by VIRL for a new library on Lot A and negotiations are occurring regarding a land lease.
- Public Plaza space: Prioritize the plaza space in the Parks and Trails Master Plan. Set aside budget for design work for public plaza in 2020 and determine development costs of final plaza concept and budget in following 2 years for construction. A landscape architect would cost between \$40 - \$60k and will depend on the level of engagement that council wants to commit them to do. Apply for grant funding for development of Plaza. Through the Union of BC Municipalities (UBCM) and Federation of Canadian Municipalities (FCM) there are several capital grants that the public realm of Lot A could be eligible for. These include but are not limited to:
  - Storm Water quality enhancement municipal projects;
  - Walkability improvement grants;
  - Public Transit enhancement or improvement projects;
  - Transportation Networks and Commuting Options Projects;
  - Sustainable Neighbourhood Plans;
  - Community Works Fund; and the
  - Age-Friendly Communities Program.

### **Milestone 7: Consider issuing an RFP that would be directed at affordable housing providers**

- Review options for development of the Community Centre and affordable housing on the front lot
- Determine what sort of off-site improvements (or cash in lieu) would be negotiated in the deal:
- Pathways;
- Playground;
- Bus Pull-In
- Plaza Landscape design and Surface Preparation Work

## **Long Term (2-5 Years)**

### **Milestone 8: Bank Land and Continue to Adapt the Space**

- Continue to apply for grant funding to enhance the public plaza space.
- Consider creating an interim parking area on the southeast corner of Lot A that would support future events in the Public Plaza space.

- 
- Continue to gain community feedback on uses and planning for the public plaza portion of the lot through the Parks and Trails Master Plan, Official Community Plan and future Town Centre Plan reviews.
  - Work with Evergreen Mall on long-term planning so the two sites are more fluid and complimentary over time.



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# 5 Recommendation

As a consolidation of the attached report, it is recommended that the Mayor and Council at the District of Sooke resolve to undertake the following:

- 1. Endorse the Lot A Charrette Concept Plan**  
*Upon reviewing the plan developed during the Charrette process, it is recommended that Council endorse the overall plan. While it is noted that further feedback is required for rezoning and further development on the site, support for the overall concept will help indicate Council's direction to the public, staff and other interested stakeholders.*
- 2. Direct District Staff to Begin to Execute the Proposed Lot A Schedule**  
*The Lot A plan indicates a short, mid, and long-term schedule for the development of Lot A. Directing staff to begin executing the plan will get the lot prepared for rezoning and begin to prepare the lot for future partnerships.*
- 3. Consider Forming a Lot A Working Group**  
*Mayor and Council may wish to consider the formation of a working group that will help provide feedback on the public plaza space and 'community hub'. A potential list of stakeholders may include but is not limited to:*
  - 1. A representative from Council;*
  - 2. The Sooke Farmers Market Society;*
  - 3. The Sooke Fine Arts Society;*
  - 4. T'Sou ke First Nation;*
  - 5. The Sooke Seniors Drop-In Centre;*
  - 6. Edward Milne Secondary School staff and/or student representative; and*
  - 7. The District of Sooke Lions Club.*
- 4. Review the Priority of Lot A Projects in a Future Strategic Planning Meeting**  
*Mayor and Council will want to work with staff to determine the priority of Lot A planning projects in the strategic plan and/or budget process. There will be future reports and resources dedicated to the overall implementation of the Lot A master plan and it is suggested that the timeline and expectations for implementation be reviewed by Council and Staff.*

Appendix A – Charrette Photo





Appendix B – Charette Workshop Concepts



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## Appendix C - Values and Site Aspirations

During the first day of the charette the attendees were given a survey of prompting questions to help identify what they loved about Sooke, what they thought would change, and what direction they wished to see Sooke develop. The questions and their respective responses included:

1. Three things I love about Sooke are...
  - a. Ocean
  - b. Lush Greenscape
  - c. Wild Animal Sightings and Access
  - d. Clean Air
  - e. Engaged community members
  - f. Recreational Opportunities
2. Our region would be better with...
  - a. Affordable housing
  - b. Seniors centre
  - c. Bicycle baths
  - d. Greenspace
3. The Sooke Downtown would be better with...
  - a. A meeting places
  - b. Affordable housing
  - c. Seniors Centre
  - d. Greater walkability
  - e. Improved transportation
4. My Grandchildren will want in Sooke...
  - a. Natural beauty
  - b. Improved health services
  - c. Sustainable community
  - d. Food security
5. We would promote Sooke better if we had...
  - a. Better access to the ocean
  - b. Community events
  - c. Village centre

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6. Three values I would like for Lot A to Realize...

- a. Youth interest / entertainment
- b. Community
- c. Westcoast

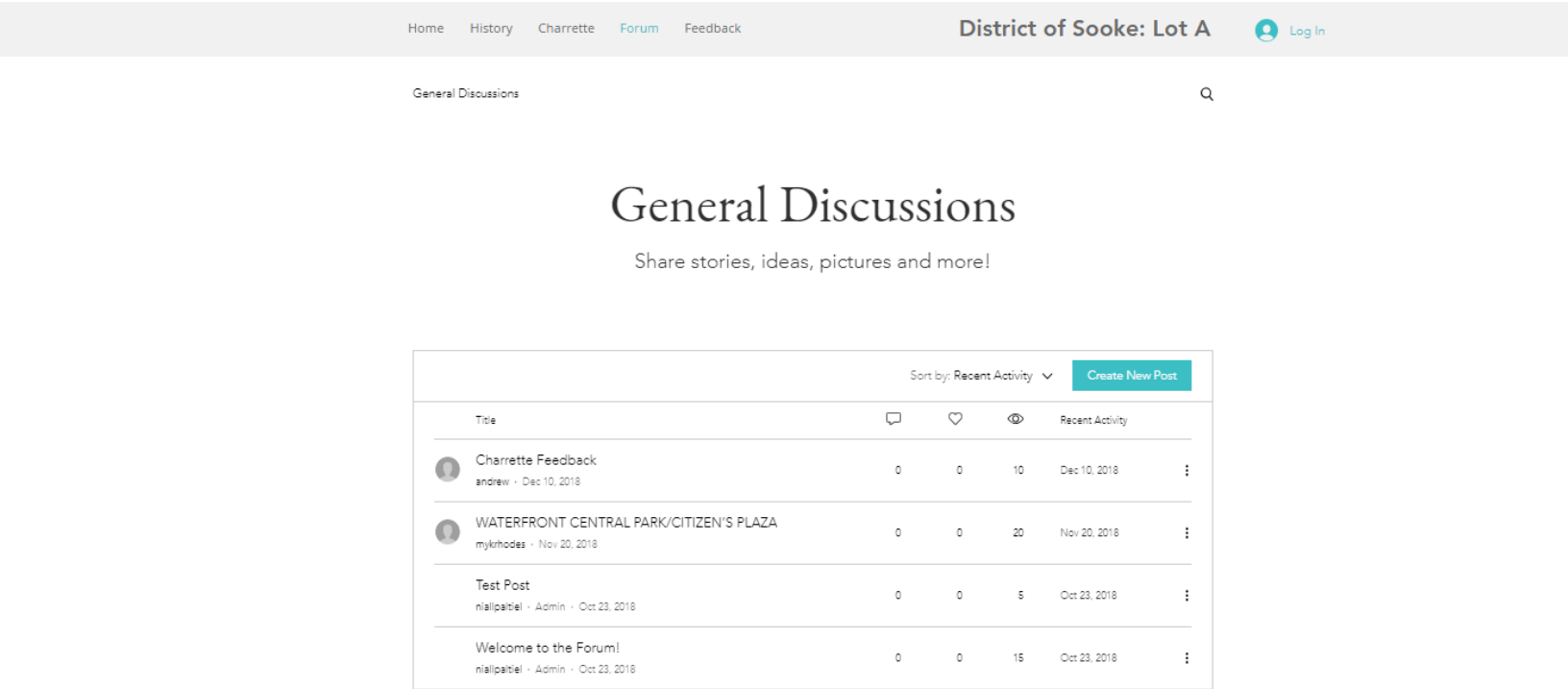
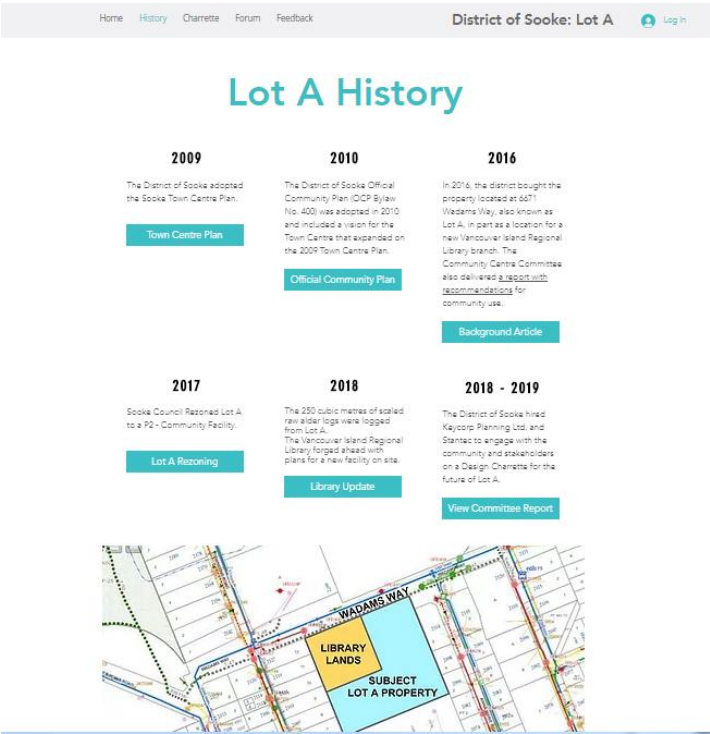
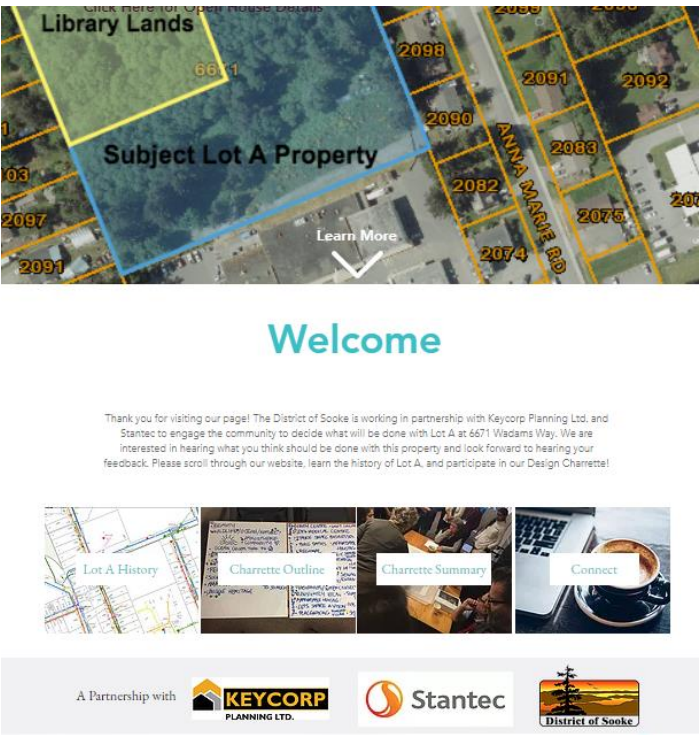
7. Lot A Should Include...

- a. Medical Centre
- b. Plaza
- c. Youth Centre
- d. Library
- e. Seniors building
- f. Trails
- g. Market Space
- h. Art
- i. Community space



Appendix D – Charrette Website

www.SookeLotA.com



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## Appendix E – Lot A Design Guidelines

The Sooke Lot A Design Framework has been conceived as a complete community hub based on principles of sustainability, community benefit, and resiliency that have been established through the Lot A Charrette process. The design framework for Lot A respects the natural environment and guides the location and design of the circulation network, community amenity space, parks, a public plaza and built areas. The goal of the framework is to ensure that Lot A becomes an integrated part of the District of Sooke downtown with valued public and private realms.

The Guidelines create the framework to review any development on site. They are supplementary to the Town Centre development permit area guidelines in the Official Community Plan, the Town Centre Design Guidelines and the Town Centre Illustrative Guide. In addition, detailed design review for individual buildings and sites will be guided by the rezoning and development permit process.

### **Building Form and Character:**

The building form and character of any development on Lot A should be designed to reflect the objectives set out in the District of Sooke Town Centre Design Guidelines (2009). Each building may have distinct design elements but should contribute to the overall pattern of development and character of Sooke's town centre.

As with all development in the Town Centre, the character of development on Lot A should reflect natural elements such as natural stones, trees, and the view corridor connecting the Sooke waterfront. Accordingly, buildings should include natural and local materials and colours chosen from an earth-tone palette. The District of Sooke should strive for excellence in the design of buildings on Lot A in order to set an example for future projects throughout the community.

Buildings should contribute to a cohesive and continuous streetscape that reflects the character of and uses within their neighbourhood. Accordingly, the buildings on Lot A should convey an animated, mixed-use experience. Any development on this site should support pedestrian-oriented streets by having entrances that address the street on both *Wadams Way* and the new internal road.

Buildings should convey a timeless quality. Proportion and scale are important in defining the building's use and its major functions such as entrances and private areas for residential and display areas for commercial. Materials should be durable, sustainable, and as much as possible 'of the area' (timber, river rock, etc.). Building design will provide opportunities for incorporation of storage areas for bicycles where appropriate or feasible to make alternate transportation options more attractive and accessible.

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Larger format buildings with functional aspects of both surface and underground parking areas should compliment the regional commercial area. The design of individual parcels will encourage pedestrian activity and provide appropriate automobile travel and parking needs.

*Height:*

Mixed use buildings up to a maximum of 6 storeys are encouraged. Commercial and office uses on the first and second floors only. All residential uses should occur only above the first storey.

*Articulation and Building Walls:*

Window display and customized design for individual stores add visual interest and contribute to the urban character. If the site develops individual retail units, they should be encouraged to customize facades so that they reveal goods and services and contribute to an animated streetscape. Corner buildings should incorporate additional articulation, architectural detail and other unique features to accentuate their location, provide clear site lines to the public plaza and gathering space, and help make corners identifiable places. Signage should be vibrant and located at a height appropriate for pedestrians and comply with the District of Sooke Sign Bylaw(s). Recession planes may be utilized to maximize view corridors to the water and reduce shadowing on adjacent residential properties where possible.

*Building Entryways:*

The primary entrance should face the street with articulated design that will be interesting and attractive. In the case of buildings fronting the interior of the site primary entrances should face internal streets as appropriate.

*Parking and Loading:*

Parking, except for on-street parking and loading bays, shall be located at the rear or side of stores to improve the pedestrian experience and create a welcoming streetscape.

*Building Landscaping:*

The main building entrance should be accentuated with unique paving and plantings and be clearly visible from the street. Semi-private open space should be located on the east side of the building and enhanced with a rich palette of plantings and decorative paving. Private open space (i.e. terraces and decks) should be screened by way of fencing or planting. Visual privacy should be encouraged between potential commercial and residential units that face onto each other.

**The Lot A Plaza:**

Urban plazas provide places to gather and interact, to enjoy programmed activities or stroll through on your own time. Plazas are the 'parks' of vibrant communities and commercial centres. These urban plazas should utilize landscaping, native plantings, local materials, street furniture and public art to create a sense of place and be welcoming in all seasons.



- 
- a) A landscape-plaza design is recommended. Landscaped plazas are provided in place of more 'green' park areas.
  - b) Plaza edges should be complimentary to all current and future neighbouring buildings. Defined by buildings. The connectivity to the library, the road network, the Evergreen Mall, and neighbouring buildings must be considered.
  - c) The edges and recreation and community uses.
  - d) Plazas should be highly visible, easily accessible and designed to be compatible with adjacent uses.
  - e) Current trees should be retained where possible and deciduous trees should be planted around sitting areas to provide relief on hot days, while permitting light penetration in the winter.
  - f) Rainwater management can be achieved through on site catch basins and bio swales/rain gardens to provide a visually appealing community garden space and also help address regional water concerns.
  - g) A rich palette of plantings, materials and decorative paving should be incorporated into the design of the plaza.
  - h) A pathway/sidewalk from Wadams road to the plaza would be opportune for showcasing public art and appropriate for pedestrian connectivity.
  - i) Design should incorporate human scale lighting, public market space, and street furniture and meet CPTED principles.

#### **Roadways, Pathways, and Landscaping:**

In order to create synergy between Wadams Road, the proposed transit exchange, and the public space on Lot A, strong pedestrian and vehicular linkages must be established. These include: a connected system of streets and trails; visible crosswalks; tree-lined sidewalks; and plaza spaces.

##### *Roadways:*

The public streets are the backbone of the Lot A development because it provides the structure for and key linkages between land uses. The street network is one of the primary components of this public realm. A continuous grid is strongly encouraged in order to provide permeability through and between the existing neighbourhoods and current and future community and commercial uses.

- a) The right-of-way width of public streets will generally be guided by the District's standards and should integrate with the character of the adjacent land uses.
- b) Street sections should incorporate sustainable storm water management best practices.
- c) Street edges should be lively and well defined by buildings.
- d) The internal road in Lot A that provides access to the site should be appropriately landscaped with trees, shrubs and decorative vegetation, paving, street furniture and/or public art to enhance the pedestrian environment.
- e) Light standards should be chosen to provide adequate lighting for pedestrian and vehicular activity and should provide a consistent and vibrant character.

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### *Trail and Pathways:*

The trail/sidewalk system should offer continuous connections between developed areas so that it is a suitable alternative transport system. The trail system will generally follow the Lot A plaza and open space network and be augmented in developed areas by sidewalks or trails in order to provide a continuous system.

The character of trails should vary to suit their location and intended use and should be generally designed according to District trail and sidewalk standards.

- a) Major connector trails should be hard-surfaced and wide enough to accommodate pedestrian and bicycle traffic with appropriate let downs for accessibility.
- b) Trails within the Lot A plaza should be a combination of sidewalks and connecting paths.
- c) Trails connecting to the Vancouver Island Public Library should be narrower and have natural and permeable surfaces in keeping with their surroundings.

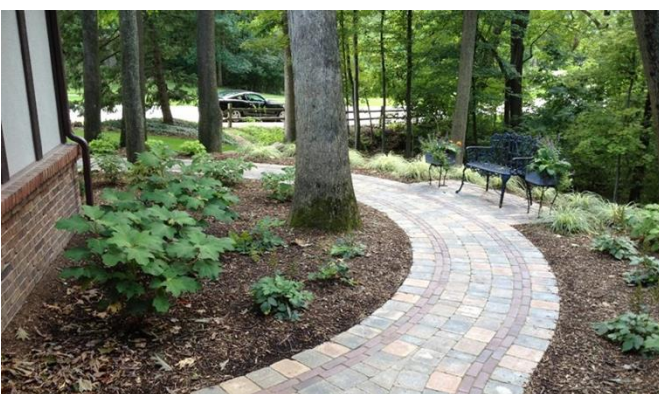
Lot A Character – Building Design





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## Lot A Character – Landscape Elements





Lot A Character – Public Plaza





## Appendix F – DRAFT Comprehensive Development Bylaw Content

**Northwest and Southwest quadrants for proposed Library and Public Plaza Lands – Maintain Community Facilities P2 Zoning**

**Northeast and Southeast quadrants to be rezoned per DRAFT content below. To be vetted further with District of Sooke staff prior to District initiated rezoning:**

### **Community Hub and Comprehensive Development - CD Zone**

**Purpose:** This zone is intended to provide for mixed use development in the form of limited commercial development with residential uses above the first floor on the District owned lands known as “Lot A”.

#### **Permitted Uses:**

##### **Principal Uses:**

- a) Amusement facility, Indoor
- b) Apartment building \*
- c) Art gallery
- d) Bakery
- e) College or learning institution
- f) Commercial exhibit
- g) Commercial school
- h) Country market
- i) Daycare
- j) Health services
- k) Live-work Dwelling
- l) Office
- m) Parking lot, parkade
- n) Personal services
- o) Retail \*

##### **Accessory Uses:**

- i) Limited Home-Based Businesses

*\* See conditions of use in the District of Sooke zoning bylaw.*

**Minimum Lot Size for Subdivision Purposes:** 600 m<sup>2</sup>

**Minimum Width for Subdivision Purposes:** 15 m

**Maximum Height:** *\*See conditions of use.*

- a) Principal Buildings: 6 storeys up to 22 m
- b) Accessory Buildings: 9 m

**Maximum Lot Coverage:** 85%

**Minimum Setbacks:**

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
First storey of Building or Structure	3 m	3 m	1.5 m	4.5 m	0 m

Adjacent to Duplex/ Single Family Dwelling or Existing Housing per Town Centre Plan *	0 m	0 m	4.5 m	4.5 m	0 m
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**Conditions of Use:**

- a) Gross floor area for a single retail use other than grocery must not exceed 1,000 m<sup>2</sup>.
- b) Recession plane rules may apply for developments more than 6 m (2 storeys) in height. See *General Regulations in the District of Sooke Zoning Bylaw*.
- c) Live-work dwellings:
  - i. Must have a private, exterior, residential entrance separate from the principal use;
  - ii. Parking for the residence must be the same as single family residential requirements.



### **Lot A Report**

The Head of Planning provided a brief overview of the Lot A Charette planning process and introduced the consultants to present to Council, Niall Paltiel with KeyCorp Planning and Stefan Schulson with Stantec Architecture.

The consultants presented the Lot A Charrette Concept Plan and a proposed a future schedule, which would assist the District with the successful development of Lot A. The following was highlighted:

- Values and goals of the community include long term thinking, smart growth, community vibrancy, and environmental stewardship.
- Key themes that were identified through the consultation: affordable housing, outdoor space, meeting space, developments with green space, address drainage concerns, ensure transit routes, and ensure the District's Town Center Plan is incorporated.
- Future milestones include Council design support, site due diligence, rezoning (if necessary), a site survey and preparations.

### **Council Discussion:**

- Hesitation on selecting an option requiring further rezoning.
- Desire to research grant opportunities to enhance green building.
- Importance of the concept plan as a tool for current and future Strategic Planning sessions.

### **2019-271**

**MOVED by Councillor Megan McMath, seconded by Councillor Jeff Bateman:**

THAT Council endorse the Lot A Charrette Concept Plan as attached; and

THAT Council direct staff to begin execution of the proposed Lot A Schedule.

**CARRIED UNANIMOUSLY**

**In Favour:** Mayor Maja Tait, Councillor Jeff Bateman, Councillor Al Beddows, Councillor Megan McMath, and Councillor Tony St-Pierre

**Absent:** Councillor Ebony Logins and Councillor Brenda Parkinson

### **2019-272**

**MOVED by Councillor Jeff Bateman, seconded by Councillor Tony St-Pierre:**

THAT Council direct staff to bring forward the existing Community Centre Committee Terms of reference and the committee's final report to the next Regular Council Meeting.

**CARRIED UNANIMOUSLY**

**In Favour:** Mayor Maja Tait, Councillor Jeff Bateman, Councillor Al Beddows, Councillor Megan McMath, and Councillor Tony St-Pierre

**Absent:** Councillor Ebony Logins and Councillor Brenda Parkinson



# Sooke Senior Drop-In Centre Society

## VISIONING FOR THE FUTURE

### **Board Members:**

Carol Pinalski, Gerry Quiring, Martin Quiring,  
David Bennett,

### **Directors:**

Vicki Bennett, Susan Winter, & Irene Healey



This process and document were supported by: Nicky Logins, Mayor's Advisory Panel on Community Health & Social Initiatives; and Marlene Barry, Sooke Region Volunteer Centre Chair

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## 1.0 Executive Summary

The Sooke Senior Drop-in Centre Society has been without a home for 2 years and our community has never had a Youth Centre. A number of other local organizations are looking for homes at this time as well. Now is the time to bring these groups and interested citizens together to help develop a plan for shared space with programs and activities for all ages.

The Sooke Region (Beecher Bay to Port Renfrew along the west coast of Vancouver Island) has a population of approximately 15,000. We have a relatively young population when compared to the provincial average.

The Region is undergoing rapid growth and change. Current annual population growth is 2.5% per year. Despite increased urbanization in the Sooke town core, the region still contains numerous isolated rural communities with poor transportation infrastructure, and is home to three first nations communities (T'souke, Pacheedaht and Scia'New), each of which faces unique challenges based on their history and geography. The region is demographically younger than its surrounding neighbors, and has previously identified significant gaps in existing social and health infrastructure<sup>1</sup>.

At the same time; the world is rapidly aging: the number of people aged 60 and over as a proportion of the global population will double from 11% in 2006 to 22% by 2050. By then, there will be more older people than children (aged 0–14 years) in the population for the first time in human history.<sup>2</sup>

Local citizens, service providers, non-profit organizations, local politicians and volunteer groups all are aware of anecdotal evidence around isolation of seniors; Social Inclusion is a major factor in the Social Determinants of Health; connecting in the community and maintaining social supports are essential to good health and well-being throughout life<sup>3</sup>.

The objective of this document is to provide the back-ground information needed to support the search for a permanent home for a seniors drop-in centre. Also as a place to begin discussions, make connections and develop partnerships to work towards meeting the needs of our communities, whether this is a stand-alone, single capacity space; shared functionality; or a multi-use Community Centre with a range of co-located organizations working in partnership to support a variety of community needs.

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<sup>1</sup> Sooke Community Health Survey 2006, PHSA Community Health Survey 2006, Stats Can 2006

<sup>2</sup> Age-Friendly Global Cities Guide and United Nations Department of Economic and Social Affairs

<sup>3</sup> Global Age-Friendly Cities Guide: Part 8 Social Participation

## **2.0 Document Purpose**

The purpose of this document is to outline the identified needs for a seniors drop-in centre to support seniors in the Sooke Region. This document is intended to provide a starting point for dialogues aimed at finding a permanent home for the Sooke Seniors Drop-in Centre Society and the services they offer. The Sooke Senior Drop-in Centre Board of Directors is open to a variety of options include a stand-alone or shared use facility.

## **3.0 Background and Need**

3.1 Families in the Sooke Region have always 'looked after their own'. As the community grew a need developed to assist with seniors' care and activities in a more formal way. In 1945, Emily Nixon came to Sooke and shortly thereafter formed the Mothers Union in the Anglican Church. She was also recognized as the initiator of Sooke's Over 60's Club, the forerunner of the Old Age Pensioners (OAPO) organizations that followed. Members of the OAPO Branch #88 were instrumental, with Phyllis Johnson deserving special mention, in setting up the Sooke Elderly Citizens Housing Society and the Contact Community Assistance Society (Loan Cupboard & Contact drivers). In about 1969 Margaret Simpson moved to Sooke, joined the OAPO #88 and started driving for Contact. By 1975 Margaret was doing the cooking and clean up after 3 course meals on Thursdays and sandwich meals on Tuesdays, taking up the banner from Margaret Money who cooked throughout the 60's & early 70's. Faith Jacobson also deserve special mention for her efforts through the 1980's. Many people contributed to the successes that were to become the Sooke Seniors' Drop-in Centre. Margaret continued doing this for 25 years, with the help of many others in the community. Two OAPO branches, 109 & 88, were active in the Sooke area during the 1970s and 1980's and they eventually merged to remain as OAPO #88. The New Horizons Activity Society was formed in the 1980's which later became the Sooke Seniors Activity Society (SASS). SSAS raised funds to purchase and operate a bus to assist with seniors' transportation to events and shopping excursions.

3.2 The Sooke Senior Drop-in Centre (herein after called 'the Drop-in Centre') Society (#S-46825) was established in 2003 'to provide a facility for seniors over 50 years of age to have the opportunity of visiting with both new and old friends, playing games, reading, knitting or just relaxing in comfortable surroundings.' Membership is open to any person having reached the age of fifty (50) years and who has residence in British Columbia.

3.3 In 2010 the Society was given notice to move as the building that housed the Drop In Centre was being sold. With no suitable space available at that time, the Sooke Volunteer Firefighters Association offered the temporary use of their Lounge at 2225 Otter Point Road, Sooke, B.C. until a more permanent home could be found. SSDIC and partnering seniors based organizations are tremendously grateful to the firefighters for their generosity and support. The arrangement while mutually beneficial in some ways also has some drawbacks and is not intended to be a long term location.

3.4 In 2010/2011, the Sooke District Council and District Administration were considering an option to establish a new home for SSDIC & other organizations in the development known as 'Mariners Village'. Informal discussions included a proposal that involved a flow-back of concession fees from the Developer to the District who would then act as a landlord and offer floor space to local community groups such as SSDIC. SSDIC Board worked on that basis until the Municipal elections of 2011, after which the discussions on this option ended.

During discussions with Mariners Village developers, 2000 + sq. ft. was proposed as the required space. SSDIC realized that their needs, while greater, were more likely to be successful pared to this number. It was also stated that their usage pattern was such that other community groups could share the floor space. Youth groups were the primary alternative user group considered at the time.

SSDCI believes this option should be kept open for review. Although it depends on the success of the Developer, there is perhaps still potential for this option to work. Further discussions and research have indicated that closer to 4000 sq. ft. would be needed to meet requirements inclusive of kitchen, office, storage & washrooms.

- The main requirements for a new Drop in Centre are:
- ✓ Central location
  - ✓ 2,000 – 4,000 square feet (inclusive of offices, kitchen, washrooms and activity space/s)
  - ✓ Street level access
  - ✓ Close proximity to public transport services
  - ✓ Convenient and ample parking
  - ✓ Handicap accessible space, including washrooms
  - ✓ Commercial kitchen facilities
  - ✓ Office and storage space

- Concerns, Challenges & Collaborations at the present SSDIC location:
- No definition of temporary
  - Don't want to move twice unless there are clear benefits
  - Some miscommunications – generally gets resolved
  - Very comfortable relationship with SVFA
  - Just started paying \$175.00 per month to District of Sooke for paper products.
  - Co-existing well with Firefighters

3.5 A number of locations within the Sooke Village core have been explored. For the purposes of this document 'village core' is defined as from the intersection of Westcoast Road & Maple Avenue to the intersection of Sooke Road & Phillips Road; and from the water-front up to the District of Sooke Municipal Hall. Pros and cons of each as relate to SSDIC's needs are listed below:

### Old Drop In at Sooke Road Location:

Pros	Cons
Central Location	Configuration of 'L' shape
Kitchen was open for interaction with kitchen volunteers	Subject to vandalism
Configuration allowed quiet area separate from noisy activities	Leaky Roof
Lots of natural light.	Electrical deficiencies
Only downtown flag pole	Required assistance of firefighters to replace and raise the flag.
Parking satisfactory	



### Fire Fighters Lounge (current location)

Pros	Cons
Excellent kitchen and bathrooms	Lighting
Very thankful for support and location	Stairs and slow, difficult elevator
Have strong men handy to assist	Parking
Win/win for both, extra people for lunches and they enjoy the service	Too small and poor configuration
Extra income by supplying training session lunches for volunteer trainees	Too many conflicting uses
Increasing partnership	Adapting to use not originally intended
Elevator	Lost some partnerships
Cost savings, allowing SSDIC to save towards new location costs	Membership down due to some difficulty for active members
	Membership down due to attrition - not doing promotion due to temporary location

### Sooke Community Hall – Dining Room

Pros	Cons
Central location	Stairs to kitchen
	Timing conflict with current users
	Parking (especially when rear parking area locked)
	Continuous set up and take down
	Too small
	Feed meter for heat – often still cold
	Bathrooms very small and not fully accessible
	No storage

### Sooke Community Hall – Upper Hall

Pros	Cons
Elevator	No kitchen access
Stage	Bathrooms down too many stairs
Big enough	Set-up and take down
	no storage

### Sooke Community Hall – Lower Hall

Pros	Cons
Central location	One bathroom up a couple of stairs – not handicapped friendly. Other bathrooms up more stairs, in Dining Hall which are not accessible when Dining Hall is in use.
	No storage
	Dark
	Electricity problems and electrical costs
	Not big enough

### Legion - Upstairs

Pros	Cons
Commercial kitchen	Legion Membership requirements potentially an issue
Possibly big enough	storage
Location	Stairs and slow one person lift chair requires operator
A number of bathroom stalls	Set-up and take down
	Can't leave BINGO boards up
	Bathrooms not handicap friendly
	Parking

### Legion - Downstairs

Pros	Cons
Dumbwaiter	Very small kitchenette
Space	Conflicting uses
Table & chair ready	Dark

### Sooke River Hotel:

Pros	Cons
Historical relationship to community	Kitchen needs major renovations
On main road	Kitchen too far from serving areas
	Road ingress & egress challenging
	Kitchen shared with Chinese restaurant
	No handicap bathrooms
	Lighting
	Uneven floors
	Utility costs
	Too far from core



### Old Mulligan's Building

Pros	Cons
View	Upstairs not accessible
Parking	Needs major renovations
Focus on park	No kitchen down stairs
On bus route	Restrooms inadequate and not 'accessible'
Commercial zoning in place to potentially provide support	Multi level – this could be a 'pro' when looking at shared needs
Lots of room for SSDIC's needs and others	
Shared space would reduce operating cost for all partners	



## CASA Building

Pros	Cons
Beautiful one level building	Space available too small
Would be able to leave BINGO boards up	Parking often full with existing tenants
Lots of handicapped washrooms	Kitchen shared, potential scheduling conflicts
Commercial kitchen	
Kitchenette in room	
Would allow set-up to remain	
Additional rooms potentially available---	But not next to each other

## The following alternate locations were also reviewed:

**Saseenos Seafood/Woodworking Shop** – newly leased, too far from core

**Corner Church and Sooke Roads** – building for sale, multi level floors

**Evergreen Professional Centre** – no elevator

**SEAPARC Expansion** – undetermined time frame

**CRD Building** – not big enough rooms

**Ayre manor** – undetermined time frame, negotiations needed

**Knox Church proposal** – conflict with proposed bistro and SSDIC's needs & services

**Sooke Lions Murray Road development** – undetermined time frame, negotiations needed

**Mariners Village** - cost

**Village Foods** – upstairs too small and no elevator

**New Shields Road building** - too small, no kitchens

**Old Diamond Eye Care location** - multi level floor/access, no kitchen

**Couple of houses:** Sooke Rd, across from Peoples Pharmacy, and Church Rd.  
– too small and broken up rooms.

3.6 While at the original location on Sooke Road the SSDIC membership was 240 with approximately 90 active members regularly attending. One hundred light lunches were served per week and 2 hot meals each month, serving approximately 90 at each sitting. Two BINGO games were played per week with an average of 30 participants. Due to the change in venue the membership has dropped to 140 members (80 active). We now serve 50 to 60 lunches per week and 1 hot meal per month. Two games of



BINGO are offered each week with approximately 20 to 24 people attending.

3.7 With the advancing age of the 'Baby Boomers' the number of seniors will be increasing, together with many people retiring to new communities for a variety of reasons. A centrally located, fully accessible community/seniors' centre providing opportunities for connection and socialization will be a valuable asset to our community; ultimately it will be a necessity in order to support and accommodate our growing senior population.

3.8 SSDIC has been without a permanent home for two years now. With the current economy all local developments are at a standstill and the options which have been explored are beyond the capacity of SSDIC to pay market rent and utilities, or for lease hold improvements.

## **4.0 Objectives**

The objectives of this document is to generate discussions and create opportunities to develop partnerships, which would ultimately provide a permanent home for a seniors' drop-in centre whether this is a stand-alone, single capacity space, shared functionality, or broad use Community Centre.

A Successful Seniors Drop In Centre will be measured:

- In the number of participants, number and type of programs offered, and the hours the facility is in use.
- By number of funding partners, number of seniors and seniors organizations (both government and service) participating in the project,
- Community survey/ interview sample of attitudes to seniors and youth pre and post project.

### **Critical Success Factors**

1. **Collaboration:** Broad intersectoral support among organizations who share common goals, network, communicate and/or work together to plan, deliver, review and evaluate their engagement with both seniors and young people, with a clear delineation of responsibilities.

- Partnerships that include provincial and municipal governments, business and non-profits working together with a clear common vision. Although no formal approaches for partnership have been made at the time of the writing of this document, the SSDIC Board has identified an extensive list of potential project partners (see list below)
- Funders are engaged in the process – providing not only financial support but also mentorship, in-kind resources, and project development assistance.

2. **Evaluation:** How are we doing? And how do we know?

- steering committee engagement, all potential stakeholders being an active part of the decisions, process and activities; evaluation surveys around attitudes at the beginning and as the process evolves

3. **Seniors Participation:** Seniors are involved in the development, implementation, review and evaluation of a community centre/seniors centre.

4. **Access:** SSDIC commitment to be responsive to the needs of all local citizens regardless of age, gender, race or cultural background or socioeconomic status.

5. **Support:** A community steering committee representing local organizations, and mentors to provide appropriate, adequate and ongoing support.

6. **Sustainability:** Drop-in Centre and steering committee and community partners develop and implement strategies that increase the longevity and recurrent funding of the Community Centre.

## 5.0 Major Deliverables

Currently, the main functions of SSDIC are:

- ✓ Providing inexpensive lunches (soup and or sandwich, etc.) which are currently served Monday, Tuesday and Thursday each week, with hot meals served the first Wednesday of each month.
- ✓ The Better Breathers club meets at the drop-in centre on the second Wednesday of each month.
- ✓ B.C. Pensioners & OAP #88 meet on the third Monday of each month at noon for lunch with a meeting following.
- ✓ Sooke Senior's Activity Society (Bus) hold their monthly executive meetings and AGM at the centre.
- ✓ Sooke Crisis Centre hold their AGM at the centre.
- ✓ Sooke Contact Society (Loan Cupboard & Transportation) used to meet at the centre but have moved to the Legion.
- ✓ The current generic menu supports BINGO activity every Tuesday and Thursday. It also includes the prices charged for the hot lunch on the first Wednesday of each month. SSDIC shuts down for the summer months of July and August due to shortage of volunteers, and usually the last two weeks of December. This is an executive decision reviewed each year. In the current location, SSDIC also caters for the Sooke Firefighters training sessions. Other catering has also occurred.
- ✓ Due to the generosity of the Sooke Volunteer Firefighters' Association SSDIC has been able to save additional funds to support this project. The Society currently has approximately \$20,000.00 to put into leasehold improvements or associated costs. At the current rate of income the Society could reasonably afford to pay a maximum of \$1,000.00 per month, inclusive of utilities, for ongoing costs.
- ✓ Assets currently owned by the Drop-in Centre:
  - 3 freezers
  - 2 fridges
  - 1 commercial gas range
  - 1 household stove

- 16-18 folding tables
- 100 chairs
- 2 display cases for pamphlets
- 1 office desk and chair
- 2 old computers
- BINGO equipment
- Dishes, cutlery, pots, pans

## 6.0 Stakeholders

*There are four sources of potential stakeholders (those people interested in the final product):*

- *The program that owns or sponsors the project*
- *Programs external to the sponsoring program that either affect or are affected by the project*
- *Customers of the program(s) affected by the project*
- *Organizational areas responsible for support of the project deliverables.*

The following potential stakeholders (internal and external) have been identified. Stakeholder interests must be considered throughout the project:

<b>Stakeholder</b>	<b>Represented by</b>	<b>Comments</b>
Sooke Senior's Drop In Centre	Carol Pinalski David Bennett Vicki Bennett Martin Quiring Gerry Quiring Irene Healy Susan Winter	
Ayre Manor	Melanie Hennig	
Better Breathers Club	Irene Healy	
BC Pensioners & OAP #88	Shirley Lowe	
Contact Loan Cupboard	Dianne Campbell	
District of Sooke	Dave Gawley	
Edward Milne Community School Society	Heather Walsh	
Edward Milne Community School (Special	?	

<b><i>Stakeholder</i></b>	<b><i>Represented by</i></b>	<b><i>Comments</i></b>
Needs Class)		
Integrated Health Network (VIHA)	Helen Bucholz	
Healthy Choices Inspires Youth	Ted Dever	
Juan de Fuca Electoral Regional Director	Mike Hicks	
Pacific Centre Family Services Association	Mitzi Dean	
Pacheedaht Youth	Tara Munro	
Pulling Together: Wrap Around Project	Jim MacSporran	
Rotary Club of Sooke	Lori Messer	
Royal Canadian Legion Br. 54	Camille	
SD#62 - School Based Social Work program	Krista Stafford	
SEAPARC - Sooke & Electoral Area Parks & Recreation	Linda Finch	
Seniors Advocate	Betty Tully	
Sooke Elderly Citizens Housing Society	Carol Mallett	
Sooke Family Resource Society	Nicky Logins	
Sooke Home Learners	Chris Manning	

<b><i>Stakeholder</i></b>	<b><i>Represented by</i></b>	<b><i>Comments</i></b>
Sooke Harbourside Lions	Laure Spence	
Sooke Lioness Club	Ellen Morton	
Sooke Lions Club	Al Bedows	
Sooke Meals on Wheels Society	Alma Anslow	
Sooke Moon Community Wellness Society	Moonfist	
Sooke Region Chamber of Commerce	Kari Osselton	
Sooke Region Historical Society	Lee Boyko Elida Peers	
Sooke Region Literacy Project	Jodi McDonald	
Sooke Region Volunteer Centre Committee	Marlene Barry	
Sooke Residents in Need Society (Crisis Centre)	Joan Titus	
Sooke Transition House Society	Arlene Rees	
Sooke Transition Towns Society & Canadian Seniors Co-Housing Society	Margaret Critchlow	
Sooke Senior's Activity Society (Bus)	Kay Forde	
Sooke Youth Council	Ebony Logins	

<b>Stakeholder</b>	<b>Represented by</b>	<b>Comments</b>
T'Sou-ke Nation Health Office	Rose Dumont	
Vancouver Island Regional Library	Rosemary Bonanno	
Walking Group	Laura Smith	
West Coast Family Medical Clinic	Ellen Anderson	
Youth Navigator & Youth Service Provider Network	Sally Brumovsky	

## 7.0 Examples of other Seniors Centres

In their research, SSDIC visited a number of seniors centres throughout the greater Victoria area to learn from what each had to offer:

### **Cordova Bay**

- Began about 4 years ago when five people recognized the need for a Drop in Center for seniors in the neighborhood to socialize. They approached the District of Saanich, and when they heard Cordova Bay Elementary school was scheduled to close, they engaged the School District. After numerous discussions, it was agreed the school would remain open, and the space would be shared between the students and the seniors. The arrangement worked so well that two years later an annex was added to accommodate the growth of the Seniors Center. The cost of the construction was shared between the District and the seniors who lobbied local businesses and achieved donations of money, materials and labour. They now have over 300 members and growing. They have a commercial kitchen for lunches, and they can cater to gatherings.
- Cordova Bay 55+ uses the space Monday to Friday, 9:00 – Noon (except in July and August when it is Tuesdays only).



- Cordova Bay Community Place Hours uses the space Monday - Friday, 9:00 – 4:00 for members to drop in, use the computers or library, work on a puzzle and chat with other members.
- Saanich Recreation also offers other programs to members and to the public after 4 pm on weekdays and on weekends.
- CB55+ memberships for 2012 cost \$40 a year. There are many groups to join, exercise classes, computer training, and other courses offered, great speakers and events to enjoy. In order to participate in CB Place activities, you must be a member; new members come from all over Greater Victoria.<sup>4</sup>
- The centre covers approximately 4000 sq. ft.
- Of the centers toured, this is the flagship of them all in what was seen as meeting SSDIC's needs.

### **Esquimalt Recreation Centre**

- Begun as Silver Threads Service Organization, this was taken over by the Esquimalt Parks and Recreation. They then hired a Seniors Programmer who coordinates drop in programs. There is no direct senior's membership, they are members of the Recreation Center, for which they have access to all of the facility including fitness and the pool. There is a lounge and storage for their use. It is municipally funded, and covered by paid staff.



<sup>4</sup> Information taken from <http://cordovabay55plus.org/about/>



- Esquimalt Recreation Centre offers a wide variety of programs designed specifically for adults 50 years and older. Lunches are held 12:00 – 1:00 on the last Wednesday of each month, September to November in the seniors lounge. A Seniors (60+) one year pass costs \$280.00. There are also drop-in and other scheduled rates.<sup>5</sup>

### **Juan de Fuca Seniors Centre**

- This centre is funded by five municipalities and run by over 500 volunteers; it offers a full range of activities to its members. An expansion was done two years ago with a \$600,000 grant from the Government and funds raised by the senior volunteers. It is believed to be beyond what is required in Sooke.
- Started in 1970, the original group gathered in the Colwood Hall, at the Parks and Recreation Centre and at the 55+ Club in Langford. This group was instrumental in having a Referendum in 1976 to create the Seniors Citizens 55+ Activity Centre.
- The organizations conducted major fund-raising campaigns to make the new centre a reality. The original membership was 102. They have elections once a year and the volunteers get nominated for the each position. The centre and building are managed by the elected executive and board of directors; though driven by volunteers. They have no paid salaries, with the exception of the custodian who is supplied and paid by West Shore Parks and Recreation (WSPR).
- To utilize the programs, members must join the Association. Once membership is paid, the programs are free, although there are some materials costs for some programs. A number of Sooke Region residents who travel to Colwood to participate in the programs offered here.



<sup>5</sup> Information taken from <http://www.esquimalt.ca/parksRecreation/programsRegistration/50Plus.aspx>

- The current 1200 membership represents approximately 25% of the West Shore over 55 populations. Current membership fee is \$95.00 per year.<sup>6</sup>

## Sydney SHOAL Centre



- In 1974, a group of Saanich Peninsula residents, concerned with the need to address social issues facing the community, formed the Citizens' Advisory Committee. The Saanich Peninsula District Community Resource Centre grew out of that Committee's drive to develop a community-based network of social services in Sidney and the Peninsula. Strong leadership and community support enabled the Resource Centre to grow and evolve into Peninsula Community Services. Over the years, Peninsula Community Services expanded both its role in the community and its service area. In 2005, this led to a change of

operating name, from Peninsula Community Services to Beacon Community Services. Now a family of over 1,300 employees and 400 volunteers, Beacon continues to provide the resources residents need to live healthy, productive lives.

- Assisted Living residential care is combined with a community-based recreation and volunteer services activity centre for adults. SHOAL Membership is \$46 per year and includes:
- Reduced rates on courses and classes and special admission rates for fitness classes, bridge, games, lapidary and more.
- Free attendance to crafts, ceramics, knitting, weaving and other activities
- Birthday month celebrations
- A 10% discount on facility rentals for private functions
- Participate in special events, socialize with friends and meet new ones
- Attend free seminars and workshops



<sup>6</sup> Information is taken from <http://jdfseniors.shawbiz.ca/index.htm>

- Beacon Community Services Membership is included (a value of \$10)<sup>7</sup>

## **8.0 Assumptions**

The following assumptions have been made for the project:

- There is sufficient support in the communities of the Sooke region to nurture the development of a Community Centre designed to meet a number of needs within our communities.
- Community groups, businesses, citizens and local government can work together on a project like this, to the mutual benefit of all.

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<sup>7</sup> Information taken from <http://www.beaconcs.ca/pages/aboutus.html>

## Sooke Region Community Health Initiative (CHI)



## Getting It Built: Community Centre Project

September 2014

Prepared for the District of Sooke

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## Website Links

### Appendix A: Community Survey Responses

### Appendix B: Square Footage Report

### Appendix B: Map - Potential Locations Within the District of Sooke

#### **LIMITATIONS**

*This report was prepared by the Sooke Region Community Health Initiative (herein referred to as "Sooke CHI") for the District of Sooke. The material in this report reflects Sooke CHI's best interpretation of the information available at the time of preparation. Any use which a third party makes of this report, or any reliance on, or decisions made based on the report, are the responsibility of such third parties. Sooke CHI accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.*

## Section 1: Introduction

The need for a community facility for the Sooke region has been identified by local citizens and community groups. The purpose of this report is to inform the District of Sooke municipal leaders and local citizens of the opinions on a community facility as held by residents. The information was brought forward through a series of recent community engagement strategies, as an exercise to envision and define a community space to meet community needs. The District of Sooke contracted with Sooke CHI<sup>1</sup> to implement outreach projects and initiate conversations with local residents.

Between May and July 2014, CHI embarked on a community engagement strategy that included public forums, meeting with stakeholders, interactive discussions with the public in-person and online, and a review of existing community reports. Seniors, youth, arts groups, service clubs, community organizations, municipal leaders and the general public were engaged during three public forums held at various times and days to accommodate the different schedules of Sooke residents. Paper and electronic surveys were conducted, and Sooke CHI met individually with local interest groups. As well, relevant reports that had been completed by local groups (specifically seniors, arts and youth) were collected and reviewed. Over 200 citizens of the Sooke Region provided input during this timeframe.

The strongest voice came from the Sooke Senior Drop-In Centre Society. Members from this group attended three community forums and completed online surveys. They also provided a copy of their visioning document, which served as a basis for Sooke CHI research. The Sooke Youth Engagement Project, Sooke Community Arts Council, and Sooke Horseshoe Club also provided reports outlining the wants and needs of their respective groups. These reports are available on the Sooke Region Resources website <sup>1</sup>. The groups had similarities and differences, but they came to the same conclusion: We need to improve on what we have to get what we need.

Involving the community in the project process from the visioning stage to planning and beyond is considered of primary importance to ensure community ownership of the project. The engagement process identified functional needs, a number of potential community partners, creative ideas for the building process, several potential locations, funding options, and more. It helped Sooke resident and potential users to dream and to prioritize.

Extensive work is required to expand on this information, including a full review of existing facilities, further exploration of sharing opportunities, detailed functional planning, location identification, prioritization, as well as funding options and opportunities. This work will better inform the community of potential options.

<sup>1</sup> For all notes, please see 'Website Links' for more information



## 1.1 Methodology

Three community forums were held to gather information from Sooke region residents:

1. Tuesday, May 20<sup>th</sup> from 4-7pm at the Sooke Community Hall
2. Saturday, June 14<sup>th</sup> from 11am-2pm at Edward Milne Community School
3. Wednesday, July 9<sup>th</sup> from 4-7pm at the Sooke Region Volunteer Centre

A fourth forum was held in the Leadership class at Edward Milne Community School on Wednesday, May 21<sup>st</sup> from 7:30-8:30am, specifically to gather youth perspectives.

Forum participants were asked to consider and discuss six topics:

What's Missing?, Possible Locations, Potential Partners, Programs & Activities, Funding Opportunities, and Possible Social Enterprise Opportunities.

Below are the top 3 responses per category, as identified by the forum participants:

Topics	1st Choice	2nd Choice	3rd Choice
<b>What's Missing?</b>	Seniors activities	Youth activities	Counntunity arts facility
<b>Possible Locations</b>	John Phillips Park	Mulligan's	Mariner's Village
<b>Potential Partners</b>	Sooke Community Arts Council	CRD	Youth and Seniors
<b>Programs &amp; Activities</b>	Arts workshops & studios	Seniors programs	Dance/yoga/aerobic space
<b>Funding Options</b>	Tax base	Federal Infrastructure Grant	Service Clubs
<b>Social Enterprise Opportunities</b>	Jobs for special needs groups	Commission on sale of art	Training youth and volunteers



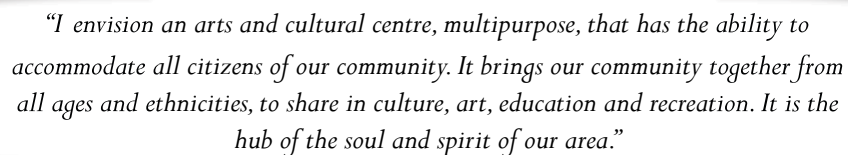


## Section 2: Community Stakeholders

The Sooke Community Arts Council, youth, and the Sooke Seniors Drop-In Centre Society have been vocal participants in this project and in the community. As large local groups who have gone without facilities to meet their needs, they are interested in being strong stakeholders and champions for a community centre in Sooke.

### 2.1 Sooke Community Arts Council

The Sooke Community Arts Council would like to be a major part of a community facility, with approximately 10,000 square feet of requested space. This would include up to twelve 800-1,000 square foot studios for various arts mediums (music, glass, wood, etc.), a kitchen, coffee shop, art gallery, a performance hall, and storage. This communal space would enrich the lives of all ages and create opportunities for social enterprise. The Arts Council believes they will have a stronger membership with a facility to call “home”, where programs, children’s camps, fundraisers and events can be held.



*“I envision an arts and cultural centre, multipurpose, that has the ability to accommodate all citizens of our community. It brings our community together from all ages and ethnicities, to share in culture, art, education and recreation. It is the hub of the soul and spirit of our area.”*

### 2.2 Youth

Youth had a different perspective on a community centre than most other groups. They did not want specific space to themselves. Rather, they hope for a building that would serve the needs of many, and what they want most is a place to be that would be easily accessible in terms of transportation, time, and cost. Many youth do not have vehicles, and those who have bicycles are afraid to bike on most local roads due to heavy and dangerous traffic, lack of biking lanes, and wildlife. Walking is their most accessible form of transportation, as it has no cost, but it does limit their distance. In the case of those who walk or take the bus, a community centre closer to the town core or along a bus route is preferred. Youth have places to be until between 4pm – 6pm each day. Drop-in programs for youth would be most used between 6pm-10pm during weekdays, with later operational hours on weekends.

## 2.3 Sooke Senior Drop-In Centre Society

This group has been working hard to find a suitable space in Sooke for many years, but still have many of their needs unmet. Changes in a drop-in location have caused the membership to drop by 100 members over the last few years. The main requirements for a successful membership are 2,000-4,000 square feet of permanent space for offices, a kitchen, washrooms, and activities, and street-level access in a central location close to public transportation. When this space is not being used, the seniors hope to share it with youth and other community groups. They have generated a comprehensive 'Pros and Cons' list of over 20 facilities, including a potential build at Mariner's Village, which can be found in their visioning document, **"Sooke Senior Drop-In Centre Society: Visioning for the Future"**. Reviewing this list will help determine what can be accomplished for the Society and other Sooke seniors.

## 2.4 Other Potential Stakeholders

SEAPARC and Sooke CASA (recently merged with, and doing business as, Sooke Region CHI) have been noted by community groups as potential stakeholders. Representatives were present at community forums and both are interested in the development of a community facility in Sooke. Approaching these potential stakeholders to discuss expansion and facility management will be an important next step in the process.

The Sooke Lions Club is interested in partnering in this project, as they have land that could be swapped or leveraged. They also have funding in place that could be leveraged. The Lions would rather this be a community-driven project, without direct municipal involvement.

The Sooke Horseshoe Club has asked for space to construct 8 courts to start, expanding to 24 courts over 5-10 years (in order to hold tournaments), subject to membership. A clubhouse of 500-800 square feet with washrooms and a kitchen, and a storage shed for tools and equipment would also be required.

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*"I envision a place where everybody feels welcome, all ages, all abilities. Youth, seniors, children's groups/meetings/programs or just a place to drop in. People working together for the benefit of the whole community. I see a gym, a large kitchen, small and large multi purpose rooms, indoor/outdoor play space for kids, free computer access and classes, pool tables, a games room? Public health nurse available, education available regarding health, nutrition, mental health. Information available about local events, local volunteer organizations, local farms, programs offered there and elsewhere in Sooke. Activities available for all ages and abilities. I see seniors helping children, children helping seniors. Opportunities for inclusion, not each group always in "their" space."*

## Section 3: Facility Design

### 3.1 Square Footage & Usage

Local groups identified square footage requirements specific to their needs, ranging from 4,000 to 12,000 square feet. In addition, 35% of survey respondents were unsure as to what size a community building should be; 17% indicated a size of 6,000-8,000 square feet; 15% indicated a size of 3,000-5,000 square feet.

In an effort to find overlap and reduce the overall size of a potential building, seniors, youth, Sooke Community Arts Council, Sooke Harbour Players, Sooke Horseshoe Club, and a mothers' group provided specific square footage needs. The information demonstrates several factors to consider:

Some groups need dedicated space.

While each group is willing to share, there are some spaces that groups need for their exclusive use, and want to manage themselves. For example, the Senior Drop-In Centre Society would like to have a private office and storage space.

Some groups want to share specific facilities with other groups.

For example, the youth are prepared to share all spaces with other groups, including meeting space, coffee shop, and arts rooms. Additionally, most groups are interested in intergenerational opportunities, and look forward to sharing spaces with other groups.

The total requested square footage differs for each group.

The seniors are requesting approximately 4,000 square feet, while Sooke Community Arts Council is requesting 12,000 square feet. However, both groups hope to overlap with others. The question then, is not how much square footage is required for each group, but how much is needed to meet the needs of the community as a whole. These stakeholders are helping frame the picture of our community's priorities.

The total potentially used square footage differs for each group.

Sooke parents are requesting approximately 5,500 sq. ft. for a gymnasium, but will potentially use other spaces for programs and events (kitchen, hall, coffee shop, arts rooms, etc.), for a total of 25,600 square feet of potential use within this group.

Some spaces may have more than one use.

Almost all of the requested space can be used for other purposes that will benefit the sustainability of the centre. Residents provided several ideas for potential revenue generation, which could be considered when prioritizing facility functions.

# Square Footage & Usage

## Maximum Wants & Needs of Potential User Groups

Room	Shared totals	Sq. Feet Defined by Community Members	Seniors	Youth	SCAC	SHP	SHC	Families	Programs	Rental	Drop-in
Meeting Hall & Stage	2000 - 3000		3000/S	S	2000/S	2000/S					
Communal Kitchen	500 - 600	600	500/S	S							
Foyer/Gallery/Coffee Shop	850	850		S							
Common Washrooms	550	550									
Indoor Sport Gym	5500			5500/S							
Arts Rooms - 6 specific use rooms	5800			S	5800	1000					
Multi-Purpose/Meeting	2400			S	2400/S						
Private Storage	2400		100		1300	1000					
Open Storage	400	400									
Private Office	1150		150		500	500					
Lounge	400 - 500		400/S	S	S	500/S					
Clubhouse	800						800/S				
Daycare	5000							5000			
TOTAL SPACE REQUESTED	27500 - 28700	2,400	4,150	5,500	12,000	5,000	800	5,000			
TOTAL POTENTIAL USE			19,500	19,650	13,900	9,700	2,200	17,500			
SCAC = Sooke Community Arts Council			SHP = Sooke Harbour Players		SHC = Sooke Horseshoe Club						

### 3.2 New Construction, Renovation, or Both

The online survey of 124 Sooke Region respondents identified several locations as their top choices for the development of a community centre. Respondents were asked to vote for their top 3 preferred locations by selecting a first, second, and third choice from a list of 20 possible locations, which were determined during the first two community forums.

During the second community forum, participants were asked to rank their top location choices of those mentioned by participants in the first community forum. John Phillip's Park was ranked as top choice with 11 votes, Mulligan's ranked second with 7 votes, Mariner's Village with 5 votes, and SEAPARC with 4 votes. Three votes went towards "As close to the geographic centre of Sooke as possible; accessible to transit" and other votes were for Helgesen Farm, the Sooke Lions' property, Woodside Farm, the location of the New Library, private property behind Village Foods, property behind the old Fire Hall site (new RBC location), The Castle Pub, Throup Road (Mason's property), Murray Road Park, the Waddams farm on Church Rd, and the Sooke CASA building on Townsend Rd.

The following chart lists the locations with the most votes for each choice category as identified in the online survey.

Rank	Votes	Location	New Build or Renovation Required On-Site
1st Choice	28	SEAPARC	Renovation; Possible New Build
1st Choice	21	Mulligan's	Renovation
1st Choice	14	John Phillip's Park	New Build
2nd Choice	20	Mulligan's	Renovation
2nd Choice	19	John Phillip's Park	New Build
2nd Choice	10	Sooke Lion's - Murray Rd	New Build
		SEAPARC	Renovation; Possible New Build
		DoS Property by Fire Hall	New Build
3rd Choice	19	Mulligan's	Renovation
3rd Choice	14	John Phillip's Park	New Build
		DoS Property by Fire Hall	New Build

Twenty respondents added comments on their desire for a renovation, new build, or both.

•15 specified that a renovation should occur, with most selecting SEAPARC (7 mentions) or the Community Hall (7 mentions) as their preferred renovation sites. Other suggestions included Sooke Elementary, the Sooke CASA building, the EMCS Society, and the Legion.



- 3 mentioned that they would prefer a new build, but due to fiscal constraints would be happy with a renovation.
- Only 2 respondents were set on a new build. One specified the new Library as the perfect new build site; another selected John Phillips Park as a potential location.

Overall, this reflects the views of those who participated in the online survey as well as in community forums and in local service group discussions. Since these discussions were at a preliminary stage in the planning process, much of the data collected reflects the greatest aspirations of Sooke Region citizens. Many of the wants and needs may be out of reach with cost when considering a new build and many may be out of reach when considering space or mandates that go along with a renovation. With the greater needs of the community being identified, more investigation must be done to determine what the real possibilities may be.

Priorities of those who took part in the online survey are as follows:

- 22% wanted a Seniors Centre/Drop-In
- 22% wanted an indoor gymnasium for racquetball, squash, basketball, gymnastics, badminton, and floor hockey.
- 19% wanted a Youth Centre/Drop-In
- 18% wanted several small multi-purpose/meeting spaces
- 18% wanted a large multi-purpose/dividing space/hall
- 17% wanted a large kitchen to cook and sell community meals
- 17% wanted various arts rooms and an art gallery
- 14% wanted lots of outdoor space with flower gardens, food gardens, picnic tables, benches, fountains, etc.
- 14% wanted outdoor play space for children with a water park and playground
- 11% wanted indoor open space; a place to “be” and gather
- 10% wanted an indoor playground for children

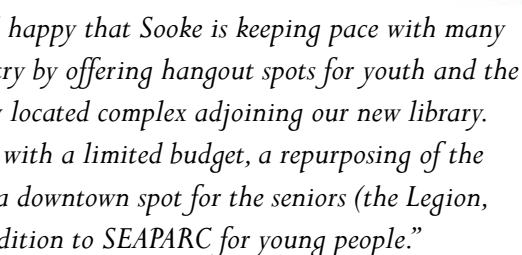
Other suggestions (with 5 or more responses) included:

- Stage/Theatre for rehearsals and small shows
- Connection to the new Library or having reading spaces, book exchanges, quiet areas for reading and studying, etc.
- Out-of School care, childcare, daycare, or pre-school space
- Coffee shop or café
- Outdoor gym or court(s)

This information will be important when considering a new build, a renovation, or both, and may demonstrate a need for more than one project. In either case, it is important to know the priorities of Sooke residents and understand how they define a community space. For example, more than one respondent noted that they “love the Community Hall” and would like to see it renovated to accommodate many of the above needs. However, with Sooke’s growing population and need for increased services, we would need an additional new build to accommodate more user groups. This may be a viable option when considering budget, history, space, and meeting a majority of the needs.

Creative options were noted, as well. One respondent acknowledged that there are many small facilities being operated by different groups in Sooke, and asked how we could combine these assets into one management booking system. This person noted CASA’s ability to combine various organizations and user groups into one building and gave an example of combining the Sooke Community Association’s properties (hall, fields) and the EMCS Society facilities (SD #62 Schools) into one central booking system for both efficiency and the promotion of the current available facilities in Sooke. It was suggested that if funds need to be spent, adding on to SEAPARC, where reception, maintenance, programmers, and managers are already in place, could be an efficient option. It is also possible that we combine the functions of SD62, Sooke Community Association and SEAPARC facilities, with SEAPARC staff running drop-in programs at outlying locations. However, it is important to note that this model would take away from the “feel” of a community centre, which was important to almost all respondents. As well, opportunities for intergenerational connections, and places to be and to meet others could be lost.

Another consideration is to build or renovate near other spaces that can accommodate the needs as defined above. For example, a renovation of the Community Hall may not need a café, as similar businesses are nearby. However, this may cut into potential sources of social enterprise, as many have suggested building a café that can be operated by youth to create employment opportunities.



*“I envision being proud and happy that Sooke is keeping pace with many communities across the country by offering hangout spots for youth and the 55+ crowds in a centrally located complex adjoining our new library. Failing that and working with a limited budget, a repurposing of the existing space in town... a downtown spot for the seniors (the Legion, perhaps) and an addition to SEAPARC for young people.”*

### 3.3 Funding Opportunities

A majority of community forum participants selected the local tax base as their first choice for funding options. Thus, community members who believe there is a need for a community building may be in support of using public funds.

Other suggestions for funding and leverage included the New Building Canada Fund, funds from local service clubs, private donors, BC Arts Council, Canada Arts Council, Vancouver Island Regional Library, Capital Regional District, provincial or municipal grants, Farm Credit Canada grant, BC Gaming, Canadian Heritage, and corporate sponsorship. Some creative funding and fundraising suggestions included a “Buy-a-Brick” campaign, selling tickets to those who guess square footage, and partnering with an art school, college, or university looking to set up a new campus. Another option, supported by four local artists, was to have property owners donate their 3-year Tax Overpayment Refund to the purchase of property or building of a community centre.

For long-term sustainability, some forum participants suggested joining a grant database, and building a strong source of rental income. But social enterprise was a top priority. Residents were creative and responsive to this option for sustainable funding, and offered ideas ranging from facility and storage rental to opening a café. Some forum participants were eager to use the community building as an opportunity to create jobs for special needs groups, people with disabilities, and at-risk youth in order to develop additional funding streams and support the local economy. It was noted that this could be accomplished by partnering with local groups to train marginalized individuals to operate a café. Aside from fundraising events, workshops, and facility rentals (long-term and short-term), another source of on-going funding could be commission on the sale of art, if an art gallery were to be included.

### 3.4 Management & Operation

Some residents were concerned about the management and operation of the community centre. One suggestion was to have SEAPARC partner and have staff run programs. A second option was to develop a collective booking system between SEAPARC, the Edward Milne Community School Society (School District #62 Sooke), and CASA to alleviate current frustrations in renting space in Sooke. One citizen also suggested a co-operative management structure with dedicated, shared, and common space, similar to the Sooke CASA model, to meet the needs of all invested service groups.

It is important to note that programs should not be the only options available. Some residents are seeking specific programs while others are requesting drop-in space. A simple place to be, to enhance and develop a sense of community, one of the key social determinants of health, was deemed a necessity by those wanting drop-in facilities. This would give drop-in attendees the opportunity to create their own groups, and develop ideas, projects, and programs within their own dedicated space at their own desire.

### 3.5 Best Practices

Sooke residents wish that these facilities be reviewed as best practices examples:

- Cordova Bay Community Centre – 55 Plus: <http://cordovabay55plus.org>
- Esquimalt Recreation Centre: [www.esquimalt.ca/parksRecreation/facilities/esquimaltRecreationCentre/](http://www.esquimalt.ca/parksRecreation/facilities/esquimaltRecreationCentre/)
- Juan de Fuca Seniors Centre: [www.westshorerecreation.ca/facilities/juan-de-fuca-recreation-centre/seniors-centre/](http://www.westshorerecreation.ca/facilities/juan-de-fuca-recreation-centre/seniors-centre/)
- Beach Community Services SHOAL Centre: [www.beaconcs.ca/pages/shoal.html](http://www.beaconcs.ca/pages/shoal.html)
- The Purple Thistle Arts Collective: [www.purplethistle.ca](http://www.purplethistle.ca)
- The Boulders Climbing Gym: <http://climbtheboulders.com>
- The Torpedo Factory: <http://torpedofactory.org>
- Sawdust Art Festival – Example of modular spaces: [www.sawdustartfestival.org](http://www.sawdustartfestival.org)
- Shadbolt Centre for the Arts: [www.shadboltcentre.com](http://www.shadboltcentre.com)
- Surrey Arts Centre: [www.surrey.ca/culture-recreation/1619.aspx](http://www.surrey.ca/culture-recreation/1619.aspx)
- Cedar Hill Recreation Centre: [www.saanich.ca/parkrec/recreation/arts/index.html](http://www.saanich.ca/parkrec/recreation/arts/index.html)
- Centre for Social Innovation: <http://socialinnovation.ca>
- Kelowna Rotary Centre for the Arts: [www.rotarycentreforthearts.com](http://www.rotarycentreforthearts.com)
- Richmond Art and Cultural Centre: [www.richmond.ca/culture/centre/about.htm](http://www.richmond.ca/culture/centre/about.htm)

## Section 5: Next Steps

Through this community engagement process, these next steps were identified:

Maintain the current momentum and connections. Through the engagement process, the community has begun to prioritize needs. For local residents to make sound decisions on a community centre development project, and to continue successful engagement, regular contact must be maintained with past participants.

Widen the circle of this conversation. Additional attempts should be made to discuss these results with those who have not yet joined the conversation. It is hoped that this report will motivate more Sooke residents to participate. As well, through an inclusive approach, potential partners will be identified and their respective roles defined. A most successful community project will have many voices, many players, and many roles.

Collect and analyze best practices examples. The community has provided a list of excellent facility, management, and program best practices which may assist in developing the necessary creative touch to a community facility in Sooke. The Centre for Social Innovation in Toronto has developed a model with many of the desired outcomes identified by the community so far. Their document, 'How to Create World-Changing Shared Spaces'<sup>5</sup> checks all the boxes for facility design and could be used as a guide for a Sooke community facility.

Review and assess the suitability of current facilities. The community has some facilities purpose-built and functioning well. Other facilities have outgrown their intended uses or are in dire need of safety and functional upgrades. Some citizens are concerned about potential locations, the impact of a new development on municipal and household budgets, and the impact on current facilities. Concerns need to be recognized and articulated, and information shared, to move forward with a common understanding of the project.

Common interests have been identified, and community members are willing to begin this initiative. Community leaders must bring together individuals, organizations, and businesses to develop a shared vision based on community needs. Wherever possible, involve locals; empowered communities are self-reliant and self-sustainable. From attending forums to painting walls and building benches, community involvement throughout the entire process will be key to the long-term success of this project.

The work has begun; Sooke must now continue on the path to Getting It Built!



## **Website Links**

<sup>1</sup> Sooke Region Community Health Initiative (CHI)

[www.sookeregionresources.com/sooke-region-community-health-initiative-chi](http://www.sookeregionresources.com/sooke-region-community-health-initiative-chi)

<sup>2</sup> Sooke Region Resources

[www.sookeregionresources.com/links](http://www.sookeregionresources.com/links)

<sup>3</sup> Sooke Community Arts Council

<http://sookecommunityarts.com>

<sup>4</sup> Sooke Youth Council

[www.sookeyouth.ca](http://www.sookeyouth.ca)

<sup>5</sup> Sooke Seniors Drop-In Society

[www.sookeregionresources.com/sooke-senior-drop-centre-society](http://www.sookeregionresources.com/sooke-senior-drop-centre-society)

<sup>6</sup> Centre for Social Innovation: How to Create World-Changing Shared Spaces

[http://socialinnovation.ca/sites/socialinnovation.ca/files/Rigour\\_How\\_to\\_create\\_World-Changing\\_Shared\\_Spaces\\_.pdf](http://socialinnovation.ca/sites/socialinnovation.ca/files/Rigour_How_to_create_World-Changing_Shared_Spaces_.pdf)

## Q1 We'd like to hear your biggest dreams for a community centre in Sooke. When you envision a community centre, what do you see? How does it make you feel? What is happening there?

Answered: 104 Skipped: 19

#	Responses	Date
1	seniors and youth working/being together :)	7/18/2014 8:44 AM
2	don't make it too big to start but with plans to expand.	7/17/2014 7:41 AM
3	A place where everybody feels welcome, all ages, all abilities. Youth, senior's, children's groups/meetings/programs or just a place to drop in. People working together for the benefit of the whole community. I see a gym, a large kitchen, small and large multi purpose rooms, indoor/outdoor play space for kids, free computer access and classes, pool tables, a games room? Public health nurse available, education available regarding health, nutrition, mental health. Information available about local events, local volunteer organizations, local farms, programs offered there and elsewhere in Sooke. Activities available for all ages and abilities. I see senior's helping children, children helping seniors. Opportunities for inclusion, not each group always in "Their" space.	7/17/2014 1:15 AM
4	A large facility with both indoor and outdoor (lit in the winter) safe area for people of all ages to gather and PLAY. Partner with other successful organizations/businesses - coffee shop will be necessary and something to draw teens too. It has a great sense of community and safety. It would also serve as emergency shelter in case of disaster. A year round market!	7/16/2014 10:23 PM
5	modern west coast theme youth & recreation centre	7/16/2014 7:01 PM
6	Something for Kids, like for birthday parties, and gyms to play in.	7/16/2014 6:10 PM
7	I see a combination of Seaparc and sooke child and youth centre and possibly employment services. It makes me like efficient use of money and brings varied members of community together. Community health - social services, fun, community becoming strong working together.	7/16/2014 5:59 PM
8	Family fun, and something for kids of all ages to do as well as our seniors	7/16/2014 5:18 PM
9	It should feel like the heart of the community. Where there is something for everyone and people feel connected to each other and their town. Where people go to get support, learn something new, have fun or give back. Youth (teen) and seniors drop in areas; raquetball/squash court or indoor tennis court; art room (pottery studio?); fitness centre; community dinners; summer market; seasonal community family events (easter egg hunt, safe halloween party, etc)	7/16/2014 1:11 PM
10	Somewhere for teens to work, make a bit of money, stay safe...interact with younger children and seniors and become role models.	7/16/2014 12:20 PM
11	A big open kitchen with a long table for community feasts. Gardens with food and flowers. Nature inside and out. An activity room for movement. A quiet room for peace. A place for everyone.	7/16/2014 11:46 AM
12	I see SEAPARC but with added gym facilities and another multi-purpose room for use by community groups. It is already a multi-generational space which is how I envision a community centre.	7/16/2014 11:18 AM
13	I see a multi purpose common area that is full of activity, a community gallery, art workshop spaces, a library and cafe. Check out the <a href="http://www.npcc.bc.ca/about-us-mainmenu-30/tech-specs-mainmenu-35">http://www.npcc.bc.ca/about-us-mainmenu-30/tech-specs-mainmenu-35</a> for a fine example although our centre should also bring the outdoors in and maximize the outer areas (park, gardens, etc.)	7/16/2014 11:11 AM
14	I see basketball courts, a water park, families spending time together, and making us feel a bond with others.	7/16/2014 10:38 AM
15	A multi-use building dedicated to all residents of Sooke. A place for the arts, open space, kitchen and dining space, meetings and workshop/studio rooms and a gallery space.	7/16/2014 7:27 AM

## Q1 We'd like to hear your biggest dreams for a community centre in Sooke. When you envision a community centre, what do you see? How does it make you feel? What is happening there?

Answered: 104 Skipped: 19

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## Getting It Built: Community Centre Project

16	Multi-purpose indoor/outdoor space with flex rooms (with mirrors) for yoga, aerobics, zumba, dance, etc...; outdoor basketball courts (with lights for playing at night); coffee shop; study area; rentable kitchen space for food prep/cooking classes; community book exchange. When I'm there, I'm probably a bit tired from so much physical activity, or maybe relaxed because I'm enjoying a coffee and a really great book. Hopefully a few different generations are represented (although I think it's so important that young people in particular have a place at the centre that feels like their own!). There is lots of art everywhere (local artists, street art, murals...), lots of plants and trees (with benches outside), and no shortage of water fountains! Maybe most importantly, the community centre is easily accessible by public transit.	7/11/2014 10:27 AM
17	Volunteer centre, free meeting spaces from boardrooms to a larger space perhaps divided by sliding walls, offices for non-profits with central reception and access to office services like a photocopier	7/10/2014 5:12 PM
18	A walking friendly town with waterfront setting access and shops and park	7/10/2014 9:49 AM
19	Community. Children growing, learning and smiling.	7/9/2014 10:09 PM
20	An outdoor horse shoe, walking track, dog park, the outside gyms that even parkville playground has - can be used by seniors, family's, teenagers etc. just an outdoor facility for everyone.	7/9/2014 4:00 PM
21	A place that invites the youth of sooke to want to participate.... 21st century things to offer. I want to see lots of youth having opportunities to have fun in their community in a safe way (release from boredom and an escape from small town "other" ways of escaping). Lots of clubs, hang out spot, safe facilities for gymnastics etc...	7/9/2014 2:49 PM
22	I see a space that is flexible in its configuration with core amenities like a kitchen, storage, and outdoor covered area. The space should be available for use by all ages and abilities and welcoming to everyone. Non-profit groups hold meetings, skilled community members share their expertise, youth and the elderly interact, support groups assemble, art/creativity based activities have space and opportunities to offer classes, rehearse or evolve projects that benefit the community.	7/9/2014 2:49 PM
23	Multiple rooms, kitchen facilities, large open common area, accessible washrooms (both for the disabled and appropriate for babies/toddlers/small kids), bike and scooter and stroller parking, maybe even a small coffee shop. Rooms could be rented one-time or on an ongoing basis by community groups. Huge bulletin boards for wanted ads, event posters, etc. A babies/kids' room with toys that's always open (use at own risk) for moms and kids to play and chat (people could donate toys). It should be open all day for people to meet and chat - long hours would be important, no closing at 5 PM or not opening until 9 AM. A place for true community connections to be made. Openness.	7/9/2014 2:32 PM
24	Somewhere I could bring my kids for activities and participate myself without having to drive to a different location	7/9/2014 2:15 PM
25	A place for youth. A long term/permanent lease for out of school care is badly needed.	7/9/2014 12:40 PM
26	A lit walking track, tennis court and lawn bowling area, along with a fenced lit dog park. The walking track could be used by all ages and toddlers on training bikes as well. This would make it an all ages attraction which also includes seniors which would be good for Sooke. Having a dog park is important because it brings together people from all walks of life. One might also consider a natural playground area made from recycled items and items found in nature including a water element and some benches, a rustic play fort. This would encourage kids to use their imagination. Montessori schools can give you great ideas for this. I personally think a lit outdoor space has more practical use than an indoor facility, it is something Sooke does not already have. if we have to choose where to put the funds there are no after dark activities in Sooke. There is nothing more magical than getting a group of people together by lamplight and playing a game of frisbee, going for a walk together, sitting and chatting over a coffee after work. Playing a game with our kids and dogs,	7/9/2014 10:20 AM
27	A space for seniors and teens to meet, and someone to plan a facilitate activities for them. A water park for children ages 0-12. A group fitness room able to accommodate groups over 30 people. A gym, with it's fees integrated into membership fees at seaparc.	7/9/2014 9:27 AM

## Getting It Built: Community Centre Project

28	I envision a Giant Energy Plex. A place for children aged 6months - teen to play indoors. Rock wall, climbing structure complete with gated baby area, laser tag arena, gymnastics area, upstairs rooms to hold parties and functions( at a fee of course) . I have been to a similar place in my hometown of Kelowna and it is amazing. In my opinion a place for children to play, especially during the wet months and all throughout the year, is something this community desperately needs. There are tons of families with children and nothing geared towards our growing community of families. Making it a multipurpose space with rooms to rent for functions and birthday parties is a way to maximize the space. There is a place called tumblebums in Langrod. It is tiny and families from out here pay 8\$ a kid to go there in the rain. INSANITY. Why not just have something local and keep our money in our community.	7/9/2014 8:12 AM
29	The centre "happening" where everyone is welcome to engage in healthy living. The merging of the CASA, SEAPARC and the addition of multipurpose spaces which can be utilized for both seniors and youth --- but, not isolated space. Spaces need to be suitable for particular demographics but flexible enough to be used and rented to help ensure some fiscal responsibility and sustainability of the centre. Additionally, inter-generational opportunities versus isolated initiatives also support a holistic healthy community.	7/9/2014 7:23 AM
30	When I envision a community centre, I see one thing of more importance than all others combine. I see a court.	7/8/2014 10:54 PM
31	interactive, multi-use. Free wifi, coffee bar. indoor kids play area. open. IT NEEDS PARKING TOO.	7/8/2014 9:26 PM
32	I would love to see a community centre like what langford has built. with an indoor playground, spraypark waterpark, ice rink, mini golf swimming pool, out door park . I have young children and find it very hard with no car to do anything here. gymnastics work out facility.	7/8/2014 8:42 PM
33	community meals. skill sharing. movie nights. intergenerational hangouts. welcoming, in it for the long game.	7/8/2014 8:13 PM
34	the main focus for a community center should be the aggregation of every demographic group. I would set it up like a mall, where there are large open public spaces and smaller spaces within dedicated to each demographic. I think it should really heavily on an outdoor courtyard with covered areas for bbqs, fundraisers etc. that takes advantage of our almost 365 snowfree environment.	7/8/2014 7:56 PM
35	A community centre should be for everyone in the community from babies to seniors and especially for youth. The space should have PlayZone like area, for kids under 12; an area for movie nights for kids and families alike. Fenced in off leash dog park; community garden; outdoor park/picnic area. & lots of parking. A community centre that is open for all during the day at anytime. Drop in for kids is so important, especially where there isn't a place for them to hang out. Maybe games room too.	7/8/2014 7:54 PM
36	Community centre for all ages, young & senior with varied programs, varied events and hours of operation. A real sense of belonging with minimal costs of attending. One stop center for all that doesn't conflict with existing programs ie SEAPARC & CASA. including senior center, library, youth center, community services ie community kitchen, food bank, etc.	7/8/2014 7:00 PM
37	I would like to see a safe, fun and all ages welcome environment. A variety of programs and activities offered for individuals as well as families would be very nice. As my little ones grow up I would love for them to have this centre to engage with their peers! I have spoke with many other parents and we all agree that an indoor play area for younger children and an outdoor play area with the soft matting to prevent injuries are urgent! As well as a slash park/ water feature as many of us travel into town weekly to visit those places.	7/8/2014 6:39 PM
38	Sports not offered at rec centre. Badminton, tennis, squash..etc.	7/8/2014 6:08 PM
39	Awesome. Open gym some nights indoor organized sports teams other nights	7/8/2014 6:07 PM
40	I see a family-geared multi-use facility with a playground, a spray park, an event facility (eg: concerts), a cafe, a preschool, an indoor play area. A place that offers playgroups to take your kids. It makes me feel connected, and it is a happening place! :) heck - build in the new library too...that would be perfect!	7/8/2014 5:46 PM
41	A place for both youth and seniors with programming for preschool aged children, especially an indoor play area for the rainy season. An outdoor lit walking track would also be a huge plus. Great for safety for night walking and little ones to ride bikes. In gym space also drop in sports for adults and kids, floor hockey, basketball etc.	7/8/2014 5:41 PM



## Getting It Built: Community Centre Project

42	A place that is big enough to house activities for ages 0-100 that has room to grow! A water park is enough and an adult play ground as well as a childrens	7/8/2014 4:38 PM
43	I would love the library to have a larger facility so that there is ample room for events for all ages. Events where the activity can take place without shutting down an area of book browsing or disturbing the other patrons. I think creating a community centre WITH this library is a fantastic way to sustain more traffic in ALL of the areas ie: if a gymnastics class is on, the patrons may see a knitting, discussion group or book club that interests them, and vice versa. I would love to see a heated, indoor multipurpose place that could house physical activities such as gymnastics, martial arts, aerobics, floor hockey, etc. A place for children to have unstructured, active play for a reasonable drop in price. I would love to have rooms in which art classes could be taught; painting, printmaking, ceramics, etc. For children as well as adults of all ages. I would love for there to be a splash pad of some sort for the children (and playful adults) in the summer. A moderately sized playground, sitting and picnic areas, walking trails, a fenced dog park and a community garden. I would love for Sooke to have a running track. Tennis courts would be lovely, too. I would love for this facility to be a meeting place for young and old and to include learning, art, culture and physical activity programs. A clean, modern facility that is well maintained. It's architecture looks natural in our west coast environment and it is a welcome place for all ages.	7/8/2014 4:35 PM
44	An indoor play ground would be amazing! Or a center big enough for strong start to move there. Also, a water park for kids and maybe a nice turf for soccer.	7/8/2014 3:15 PM
45	Fun, affordable place where community can gather to improve themselves in a healthy way	7/8/2014 1:27 PM
46	Children's indoor play area. Youth center. Outdoor water play for kids.	7/8/2014 12:43 PM
47	I envision it being a place where everyone feels welcome... families, young children, youth and seniors. I would love it to host a seniors centre, an indoor play area for kids so families and daycares have other options besides McDonalds on those days that they just want to play inside, I would love a gymnastics facility since none exists in Sooke and I would also love an outdoor play area with a spray park. Also, much needed is a separate area for youth activities.	7/8/2014 12:21 PM
48	A place that is used – where multiple generations cross paths. My biggest dream is for a new Sooke Elementary to be built, in cooperation with a library and community centre on site!	7/8/2014 12:21 PM
49	A beautiful, open and welcoming space that expresses the natural surroundings and local cultures. A place where seniors activities share space with youth and community programs. Views of Harbour would be wonderful, maybe from an outdoor patio. Accessible, friendly, healthy for people and the environment.	7/7/2014 11:33 PM
50	A beautiful building that makes our town looks better. Let's make it a building that people will want to visit. Hire a good architect. If we can't afford to do a good building, then don't bother. Just renovate a building we already have.	7/7/2014 11:31 PM
51	There's a library, open space for rent, art facilities - and usually a pool/skating rink/track (which SeaParc has covered)	7/7/2014 11:03 PM
52	A multi use centre, focusing on seniors, youth & family groups.	7/7/2014 7:05 PM
53	Our new community centre would be a place where young and old would meet and enrich their lives.	7/7/2014 6:55 PM
54	When I envision I community centre, I imagine a place where people can meet with each other and show their love for the sport that they play. Where everyone is having a good time and getting along; regardless of the age or gender. It would make me feel extremely happy too know that Sooke wants to encourage an healthy living style.	7/7/2014 3:29 PM
55	We already have a community centre in Sooke, SEAPARC, but it needs more rooms to offer programs for children, youth, adults and seniors	7/7/2014 1:11 PM
56	A place where everyone is welcome. Different age groups and activities can all share space.	7/7/2014 12:51 PM
57	Seniors day centre with kitchen facilities and recreational space (bingo, socialising). Meeting room for community groups. Storage for community groups including crisis centre and loan cupboard	7/7/2014 11:50 AM
58	Proud and happy that Sooke is keeping pace with many communities across the country by offering hang-out spots for youth & the 55+ crowd in a centrally located complex adjoining our new library. Failing that and working with a limited budget, a repurposing of existing space in town ... a downtown spot for the seniors (the Legion perhaps) and an addition to SEAPARC for young people.	7/7/2014 10:57 AM
59	Multi use facility that is welcoming to all ages and stages of life.	7/7/2014 8:46 AM

## Getting It Built: Community Centre Project

60	• Seniors' Drop-In Centre modelled on Juan de Fuca (LOTS of activities) - open weekdays shared with ... • teen drop-in centre ... with new larger library	7/7/2014 12:03 AM
61	In no particular order. Table Tennis, Badminton, kitchen with attached Lounge ( For "Hanging out) & Dining facilities, Bingo, library, Shuffleboard - Floor and Table,Bowling,Multipurpose Room(s) - would accomodate many of the above. Storage facilities - both private and general accesability, Art, Weaving, Toilets of course, Make sure intergenerational mixing can occur. lty os important that all users understand that mutual respect and cooperation is essential, THIS IS NO.1 PRIORITY. A co-ordinater (Paid) really helps move things along. Stage, sound system.	7/6/2014 5:00 PM
62	multi age, multi purpose, and another rental hall for events and weddings. warm friendly, classy. a place seniors and children go and can run into each other.	7/6/2014 2:47 PM
63	Lots and lots of basketball, I really want an indoor basketball community court here in sooke!	7/6/2014 2:45 PM
64	A vibrant place, in the middle of Sooke, with access to the water that welcomes all ages and newcomers. Perhaps we should first look at the existing community hall and see why this will not serve the public and learn from the shortcomings. Could we rehabilitate that building both physically, socially and management wise.	7/6/2014 10:10 AM
65	we have a community center, it's called the town core and there is a building there if a special group want to use it	7/6/2014 10:07 AM
66	Central enough for easy access and to be suitable for groups doing fundraising or providing emergency services. All the proper facilities to allow food preparation and sale. A large central space with smaller areas to accommodate smaller meetings or workshops and so several things can be happening at the same time.	7/6/2014 9:22 AM
67	A place for everyone. Rentable for private function, utilized by all ages, food safe kitchen, wheelchair access. It brings a community together and there should be a nominal membership fee to make people feel pride in their community.	7/5/2014 11:42 PM
68	A meeting place and a center for non profits that is central and accessible.	7/5/2014 4:31 PM
69	I see a gymnasium, multi purpose rooms, kitchen, a comfortable lounge area for seniors. I would like to see a meeting place for all ages and a diverse group of organizations.	7/5/2014 4:09 PM
70	I see a place where kids and adults can play, have fun, stay in shape and play sport's! It would make me feel wonderful if you had access to a gym whenever we wanna play ball. Have a gym, basketball court and whatever else would make people happy.	7/5/2014 3:15 PM
71	an adaptive space, accessible to all , in the centre of town . Not monopolized by one group/ functional / commercial sized/outfitted kitchen and beverage space.Small groups to large groups and babies to the most senior meeting. Rotating art/ sport/self improvement use Realistic modern audio visual with wifi included.Locker/Shower room. In one month I see a morning running clinic followed by a moms and little ones yoga and toy exchange group, a senior luncheon with local school band entertaining, a weight loss cooking for health class, drop in guided genealogy on line sessions where users could bring their laptops, art and sculpture class, soccer goalie clinic, teens make their own jewel leery or sewn items, a chess or scrabble tournament, a rental to a family 50th wedding anniversary party, a taste of BC day, a small movie theatre showing not for profit movies.	7/5/2014 2:55 PM
72	Indoor basketball courts/ if not outdoor covered basketball courts Makes me feel good	7/5/2014 2:51 PM
73	Multipurpose, managed space with cooperative involvement for all ages offering workshops, studio space, weekend farmer's market	7/5/2014 1:09 PM
74	A nice area with a area to workout and an area to play drop in basketball because the schools are rarely accessible	7/5/2014 1:05 PM
75	I feel like there should be some type of sports facilities	7/5/2014 12:17 PM
76	Meetings, Senior's centre, activity centre, child care. accessible, gathering place. Commenorate our community history.	7/5/2014 11:49 AM
77	Sooke needs a place for all ages that makes people feel safe and is fun. Lots of activities available such as sports, crafts, hobbies, entertainment etc.	7/5/2014 10:25 AM
78	A place for our youth.Many affordable summer programs for our children. A bright spacious meeting place for our seniors. Many opportunities for our volunteers to be involved.	7/5/2014 9:51 AM
79	West Coast Theme Dances Seniors Centre Meals on Wheels	7/5/2014 8:21 AM

## Getting It Built: Community Centre Project

80	I would LOVE if we could renovate the existing community hall, I envision a seniors/youth centre, farmers market craft fairs, and community celebrations	7/5/2014 7:53 AM
81	people of all ages doing different things like taking courses of workshops on various topics, socializing, physical activity classes, a nice kitchen offering lunches and snacks, a place to sit with your friends and have a coffee, good audio system for speakers, facilitated presentations or music (but not for major concerts we have other space for that). a place that helps promote dialogue and conversation, Youth and seniors working together (youth teaching computer skills and seniors teaching canning and knitting for example). A façade that reflects the values and history of the community.	7/5/2014 7:41 AM
82	space for all arts, meeting place for groups of various persuasions	7/5/2014 2:47 AM
83	Art shows, plays and concerts.	7/5/2014 12:10 AM
84	I see a pleasant easily accessed multipurpose space that provides opportunities for large and small groups of all ages and stages to connect, meet, and create community. It makes me feel as if I am welcome there, and it is buzzing with a range of activities from meetings, support groups, crafts, exercise activities to a quiet reading room with games and newspapers and books, to a community kitchen where folks learn how to cook and at healthy food.	7/4/2014 9:32 PM
85	A successful community centre has to be many things to many people, meeting the needs of youth, of families and of seniors. Not an easy task. All want something. Not always willing to compromise or cooperate. A successful community centre provides activities and programs that meet the needs of the community. The trick is to identify the needs and then prioritize.	7/4/2014 9:15 PM
86	A place where everyone feels welcome; spaces that can be shared; smells like good coffee, cooking, baking; smiling volunteers to help you find things; busy with events, activities; all ages enjoying each other and learning from each other	7/4/2014 6:48 PM
87	a large, multi story building with room for a seniors centre, daycare, meeting rooms. display space, stage, good acoustics, capable of housing craft fairs, art shows and class rooms	7/4/2014 6:14 PM
88	A place where just about any Sooke resident will want to come to fulfill their interests.	7/4/2014 5:54 PM
89	Facilities for children, adults and seniors, making everyone feel part of the community	7/4/2014 5:11 PM
90	A welcoming building, walkable, in the Sooke core, that is inviting to everyone from little kids to seniors for indoor activities including art, music, crafts. The library could be a great adjunct.	7/4/2014 5:04 PM
91	what already happens there; sports stuff (karate!), fairs, funerals, weddings, public hearings. seniors centre, youth centre, play groups in winter for day homes/stay at home parents	7/4/2014 4:54 PM
92	I would like to see an all in one community Centre. I like what that have at Juan De Fuca with the Library, swimming pool, Seniors Centre, Arena for hockey and Lacrosse etc, velodrome, sports fields for lacrosse, soccer, tennis and lawn bowling and a golf course and zip lines for all ages. Of course we also have a bike skills park there already. That would be a dream come true. Using the properties I listed as 1,2,3, this might be possible because they are all in close proximity to each other. Maybe a year round art gallery featuring Sooke Artists. ,	7/4/2014 4:36 PM
93	a meeting place for about 125 people ( sitting down for a meal)	7/4/2014 4:34 PM
94	A nice outdoor area for kids/youth to play (grass, covered hard court), trees and picnic tables for families. It should be inviting for all ages, not just one or two groups. It should be have something happening every day. Lights outside for the grass and hard court until 10pm. A Community Centre is more than a building. It should include the surrounding area - a gathering place for all.	7/4/2014 4:32 PM
95	All inclusive centre that can house seniors activity centre, teen centre, medical clinic, and small meeting rooms rentable at reasonable costs or 'free' for non-profit groups, with kitchen facilities. This could be an add on to the Children Centre on Townsend Rd, only for other members of the community that don't fit the mandate of the Children's Centre.	7/4/2014 4:21 PM
96	A fully equipped gym/fitness centre, skating rink, yoga studio space, outdoor fields, lots of drop in classes for all ages, music, art. I want it all!	7/4/2014 4:17 PM
97	People of all ages accessing and sharing a public facility for multiple uses, programs and services.	7/4/2014 3:49 PM
98	Being a senior I am mainly interested in a facility that provides a place to meet and has a kitchen for seniors to have special dinners.	7/4/2014 3:44 PM

## Getting It Built: Community Centre Project

99	a centre where various groups of all ages can meet, a place for the arts - both in terms of a gallery and performance space as well as classrooms, meeting space for groups - also a place where the various groups active in Sooke can mingle, share ideas etc.	7/4/2014 3:13 PM
100	Inclusive -all ages and as many interests as possible Promotes ACTIVITY - creative, physical fitness, mental well being Lots of positive experiences for youth in particular	7/4/2014 2:32 PM
101	Centre that can accommodate, Arts, Culture, Leisure, and Health & Wellness activities.	7/4/2014 2:19 PM
102	It is an arts and cultural centre, multipurpose, and has the ability to accommodate all citizens of our Community. It brings our community together from all ages and ethnicities, to share in culture, art, education and recreation. It is the hub of the soul and spirit of our area.	7/4/2014 2:18 PM
103	User groups of all ages and special interests are able to have space to meet, practice, rehearse, gather, play, cook etc. It is a welcoming place for anyone and everyone. There's probably a pot of coffee on somewhere.	7/4/2014 2:14 PM
104	Sooke is a growing community, and i LOVE our community hall, just think we need another one. I would like to see the existing one upgraded, and a new one to accommodate more user groups and maybe the library?! Gathering place for seniors, youth activities, art & cultural events, etc. etc.	7/4/2014 1:51 PM

## Getting It Built: Community Centre Project

16	Multi-purpose indoor/outdoor space with flex rooms (with mirrors) for yoga, aerobics, zumba, dance, etc...; outdoor basketball courts (with lights for playing at night); coffee shop; study area; rentable kitchen space for food prep/cooking classes; community book exchange. When I'm there, I'm probably a bit tired from so much physical activity, or maybe relaxed because I'm enjoying a coffee and a really great book. Hopefully a few different generations are represented (although I think it's so important that young people in particular have a place at the centre that feels like their own!). There is lots of art everywhere (local artists, street art, murals...), lots of plants and trees (with benches outside), and no shortage of water fountains! Maybe most importantly, the community centre is easily accessible by public transit.	7/11/2014 10:27 AM
17	Volunteer centre, free meeting spaces from boardrooms to a larger space perhaps divided by sliding walls, offices for non-profits with central reception and access to office services like a photocopier	7/10/2014 5:12 PM
18	A walking friendly town with waterfront setting access and shops and park	7/10/2014 9:49 AM
19	Community. Children growing, learning and smiling.	7/9/2014 10:09 PM
20	An outdoor horse shoe, walking track, dog park, the outside gyms that even parkville playground has - can be used by seniors, family's, teenagers etc. just an outdoor facility for everyone.	7/9/2014 4:00 PM
21	A place that invites the youth of sooke to want to participate.... 21st century things to offer. I want to see lots of youth having opportunities to have fun in their community in a safe way (release from boredom and an escape from small town "other" ways of escaping). Lots of clubs, hang out spot, safe facilities for gymnastics etc...	7/9/2014 2:49 PM
22	I see a space that is flexible in its configuration with core amenities like a kitchen, storage, and outdoor covered area. The space should be available for use by all ages and abilities and welcoming to everyone. Non-profit groups hold meetings, skilled community members share their expertise, youth and the elderly interact, support groups assemble, art/creativity based activities have space and opportunities to offer classes, rehearse or evolve projects that benefit the community.	7/9/2014 2:49 PM
23	Multiple rooms, kitchen facilities, large open common area, accessible washrooms (both for the disabled and appropriate for babies/toddlers/small kids), bike and scooter and stroller parking, maybe even a small coffee shop. Rooms could be rented one-time or on an ongoing basis by community groups. Huge bulletin boards for wanted ads, event posters, etc. A babies/kids' room with toys that's always open (use at own risk) for moms and kids to play and chat (people could donate toys). It should be open all day for people to meet and chat - long hours would be important, no closing at 5 PM or not opening until 9 AM. A place for true community connections to be made. Openness.	7/9/2014 2:32 PM
24	Somewhere I could bring my kids for activities and participate myself without having to drive to a different location	7/9/2014 2:15 PM
25	A place for youth. A long term/permanent lease for out of school care is badly needed.	7/9/2014 12:40 PM
26	A lit walking track, tennis court and lawn bowling area, along with a fenced lit dog park. The walking track could be used by all ages and toddlers on training bikes as well. This would make it an all ages attraction which also includes seniors which would be good for Sooke. Having a dog park is important because it brings together people from all walks of life. One might also consider a natural playground area made from recycled items and items found in nature including a water element and some benches, a rustic play fort. This would encourage kids to use their imagination. Montessori schools can give you great ideas for this. I personally think a lit outdoor space has more practical use than an indoor facility, it is something Sooke does not already have. if we have to choose where to put the funds there are no after dark activities in Sooke. There is nothing more magical than getting a group of people together by lamplight and playing a game of frisbee, going for a walk together, sitting and chatting over a coffee after work. Playing a game with our kids and dogs,	7/9/2014 10:20 AM
27	A space for seniors and teens to meet, and someone to plan a facilitate activities for them. A water park for children ages 0-12. A group fitness room able to accommodate groups over 30 people. A gym, with it's fees integrated into membership fees at seaparc.	7/9/2014 9:27 AM

## Getting It Built: Community Centre Project

28	I envision a Giant Energy Plex. A place for children aged 6months - teen to play indoors. Rock wall, climbing structure complete with gated baby area, laser tag arena, gymnastics area, upstairs rooms to hold parties and functions( at a fee of course) . I have been to a similar place in my hometown of Kelowna and it is amazing. In my opinion a place for children to play, especially during the wet months and all throughout the year, is something this community desperately needs. There are tons of families with children and nothing geared towards our growing community of families. Making it a multipurpose space with rooms to rent for functions and birthday parties is a way to maximize the space. There is a place called tumblebuns in Langrod. It is tiny and families from out here pay 8\$ a kid to go there in the rain. INSANITY. Why not just have something local and keep our money in our community.	7/9/2014 8:12 AM
29	The centre "happening" where everyone is welcome to engage in healthy living. The merging of the CASA, SEAPARC and the addition of multipurpose spaces which can be utilized for both seniors and youth --- but, not isolated space. Spaces need to be suitable for particular demographics but flexible enough to be used and rented to help ensure some fiscal responsibility and sustainability of the centre. Additionally, inter-generational opportunities versus isolated initiatives also support a holistic healthy community.	7/9/2014 7:23 AM
30	When I envision a community centre, I see one thing of more importance than all others combine. I see a court.	7/8/2014 10:54 PM
31	interactive, multi-use. Free wifi, coffee bar. indoor kids play area. open. IT NEEDS PARKING TOO.	7/8/2014 9:26 PM
32	I would love to see a community centre like what langford has built. with an indoor playground, spraypark waterpark, ice rink, mini golf swimming pool, out door park . I have young children and find it very hard with no car to do anything here. gymnastics work out facility.	7/8/2014 8:42 PM
33	community meals. skill sharing. movie nights. intergenerational hangouts. welcoming, in it for the long game.	7/8/2014 8:13 PM
34	the main focus for a community center should be the aggregation of every demographic group. I would set it up like a mall, where there are large open public spaces and smaller spaces within dedicated to each demographic. I think it should really heavily on an outdoor courtyard with covered areas for bbqs, fundraisers etc. that takes advantage of our almost 365 snowfree environment.	7/8/2014 7:56 PM
35	A community centre should be for everyone in the community from babies to seniors and especially for youth. The space should have PlayZone like area, for kids under 12; an area for movie nights for kids and families alike. Fenced in off leash dog park; community garden; outdoor park/picnic area. & lots of parking. A community centre that is open for all during the day at anytime. Drop in for kids is so important, especially where there isn't a place for them to hang out. Maybe games room too.	7/8/2014 7:54 PM
36	Community centre for all ages, young & senior with varied programs, varied events and hours of operation. A real sense of belonging with minimal costs of attending. One stop center for all that doesn't conflict with existing programs ie SEAPARC & CASA. including senior center, library, youth center, community services ie community kitchen, food bank, etc.	7/8/2014 7:00 PM
37	I would like to see a safe, fun and all ages welcome environment. A variety of programs and activities offered for individuals as well as families would be very nice. As my little ones grow up I would love for them to have this centre to engage with their peers! I have spoke with many other parents and we all agree that an indoor play area for younger children and an outdoor play area with the soft matting to prevent injuries are urgent! As well as a slash park/ water feature as many of us travel into town weekly to visit those places.	7/8/2014 6:39 PM
38	Sports not offered at rec centre. Badminton, tennis, squash..etc.	7/8/2014 6:08 PM
39	Awesome. Open gym some nights indoor organized sports teams other nights	7/8/2014 6:07 PM
40	I see a family-geared multi-use facility with a playground, a spray park, an event facility (eg: concerts), a cafe, a preschool, an indoor play area. A place that offers playgroups to take your kids. It makes me feel connected, and it is a happening place! :) heck - build in the new library too...that would be perfect!	7/8/2014 5:46 PM
41	A place for both youth and seniors with programming for preschool aged children, especially an indoor play area for the rainy season. An outdoor lit walking track would also be a huge plus. Great for safety for night walking and little ones to ride bikes. In gym space also drop in sports for adults and kids, floor hockey, basketball etc.	7/8/2014 5:41 PM



## Getting It Built: Community Centre Project

42	A place that is big enough to house activities for ages 0-100 that has room to grow! A water park is enough and an adult play ground as well as a childrens	7/8/2014 4:38 PM
43	I would love the library to have a larger facility so that there is ample room for events for all ages. Events where the activity can take place without shutting down an area of book browsing or disturbing the other patrons. I think creating a community centre WITH this library is a fantastic way to sustain more traffic in ALL of the areas ie: if a gymnastics class is on, the patrons may see a knitting, discussion group or book club that interests them, and vice versa. I would love to see a heated, indoor multipurpose place that could house physical activities such as gymnastics, martial arts, aerobics, floor hockey, etc. A place for children to have unstructured, active play for a reasonable drop in price. I would love to have rooms in which art classes could be taught; painting, printmaking, ceramics, etc. For children as well as adults of all ages. I would love for there to be a splash pad of some sort for the children (and playful adults) in the summer. A moderately sized playground, sitting and picnic areas, walking trails, a fenced dog park and a community garden. I would love for Sooke to have a running track. Tennis courts would be lovely, too. I would love for this facility to be a meeting place for young and old and to include learning, art, culture and physical activity programs. A clean, modern facility that is well maintained. It's architecture looks natural in our west coast environment and it is a welcome place for all ages.	7/8/2014 4:35 PM
44	An indoor play ground would be amazing! Or a center big enough for strong start to move there. Also, a water park for kids and maybe a nice turf for soccer.	7/8/2014 3:15 PM
45	Fun, affordable place where community can gather to improve themselves in a healthy way	7/8/2014 1:27 PM
46	Children's indoor play area. Youth center. Outdoor water play for kids.	7/8/2014 12:43 PM
47	I envision it being a place where everyone feels welcome... families, young children, youth and seniors. I would love it to host a seniors centre, an indoor play area for kids so families and daycares have other options besides McDonalds on those days that they just want to play inside, I would love a gymnastics facility since none exists in Sooke and I would also love an outdoor play area with a spray park. Also, much needed is a separate area for youth activities.	7/8/2014 12:21 PM
48	A place that is used – where multiple generations cross paths. My biggest dream is for a new Sooke Elementary to be built, in cooperation with a library and community centre on site!	7/8/2014 12:21 PM
49	A beautiful, open and welcoming space that expresses the natural surroundings and local cultures. A place where seniors activities share space with youth and community programs. Views of Harbour would be wonderful, maybe from an outdoor patio. Accessible, friendly, healthy for people and the environment.	7/7/2014 11:33 PM
50	A beautiful building that makes our town looks better. Let's make it a building that people will want to visit. Hire a good architect. If we can't afford to do a good building, then don't bother. Just renovate a building we already have.	7/7/2014 11:31 PM
51	There's a library, open space for rent, art facilities - and usually a pool/skating rink/track (which SeaParc has covered)	7/7/2014 11:03 PM
52	A multi use centre, focusing on seniors, youth & family groups.	7/7/2014 7:05 PM
53	Our new community centre would be a place where young and old would meet and enrich their lives.	7/7/2014 6:55 PM
54	When I envision I community centre, I imagine a place where people can meet with each other and show their love for the sport that they play. Where everyone is having a good time and getting along; regardless of the age or gender. It would make me feel extremely happy too know that Sooke wants to encourage an healthy living style.	7/7/2014 3:29 PM
55	We already have a community centre in Sooke, SEAPARC, but it needs more rooms to offer programs for children, youth, adults and seniors	7/7/2014 1:11 PM
56	A place where everyone is welcome. Different age groups and activities can all share space.	7/7/2014 12:51 PM
57	Seniors day centre with kitchen facilities and recreational space (bingo, socialising). Meeting room for community groups. Storage for community groups including crisis centre and loan cupboard	7/7/2014 11:50 AM
58	Proud and happy that Sooke is keeping pace with many communities across the country by offering hang-out spots for youth & the 55+ crowd in a centrally located complex adjoining our new library. Failing that and working with a limited budget, a repurposing of existing space in town ... a downtown spot for the seniors (the Legion perhaps) and an addition to SEAPARC for young people.	7/7/2014 10:57 AM
59	Multi use facility that is welcoming to all ages and stages of life.	7/7/2014 8:46 AM

## Getting It Built: Community Centre Project

60	• Seniors' Drop-In Centre modelled on Juan de Fuca (LOTS of activities) - open weekdays shared with ... • teen drop-in centre ... with new larger library	7/7/2014 12:03 AM
61	In no particular order. Table Tennis, Badminton, kitchen with attached Lounge ( For "Hanging out) & Dining facilities, Bingo, library, Shuffleboard - Floor and Table,Bowling,Multipurpose Room(s) - would accomodate many of the above. Storage facilities - both private and general accesability, Art, Weaving, Toilets of course, Make sure intergenerational mixing can occur. lty os important that all users understand that mutual respect and cooperation is essential, THIS IS NO.1 PRIORITY. A co-ordinater (Paid) really helps move things along. Stage, sound system.	7/6/2014 5:00 PM
62	multi age, multi purpose, and another rental hall for events and weddings. warm friendly, classy. a place seniors and children go and can run into each other.	7/6/2014 2:47 PM
63	Lots and lots of basketball, I really want an indoor basketball community court here in sooke!	7/6/2014 2:45 PM
64	A vibrant place, in the middle of Sooke, with access to the water that welcomes all ages and newcomers. Perhaps we should first look at the existing community hall and see why this will not serve the public and learn from the shortcomings. Could we rehabilitate that building both physically, socially and management wise.	7/6/2014 10:10 AM
65	we have a community center, it's called the town core and there is a building there if a special group want to use it	7/6/2014 10:07 AM
66	Central enough for easy access and to be suitable for groups doing fundraising or providing emergency services. All the proper facilities to allow food preparation and sale. A large central space with smaller areas to accommodate smaller meetings or workshops and so several things can be happening at the same time.	7/6/2014 9:22 AM
67	A place for everyone. Rentable for private function, utilized by all ages, food safe kitchen, wheelchair access. It brings a community together and there should be a nominal membership fee to make people feel pride in their community.	7/5/2014 11:42 PM
68	A meeting place and a center for non profits that is central and accessible.	7/5/2014 4:31 PM
69	I see a gymnasium, multi purpose rooms, kitchen, a comfortable lounge area for seniors. I would like to see a meeting place for all ages and a diverse group of organizations.	7/5/2014 4:09 PM
70	I see a place where kids and adults can play, have fun, stay in shape and play sport's! It would make me feel wonderful if you had access to a gym whenever we wanna play ball. Have a gym, basketball court and whatever else would make people happy.	7/5/2014 3:15 PM
71	an adaptive space, accessible to all , in the centre of town . Not monopolized by one group/ functional / commercial sized/outfitted kitchen and beverage space.Small groups to large groups and babies to the most senior meeting. Rotating art/ sport/self improvement use Realistic modern audio visual with wifi included.Locker/Shower room. In one month I see a morning running clinic followed by a moms and little ones yoga and toy exchange group, a senior luncheon with local school band entertaining, a weight loss cooking for health class, drop in guided genealogy on line sessions where users could bring their laptops, art and sculpture class, soccer goalie clinic, teens make their own jewel leery or sewn items, a chess or scrabble tournament, a rental to a family 50th wedding anniversary party, a taste of BC day, a small movie theatre showing not for profit movies.	7/5/2014 2:55 PM
72	Indoor basketball courts/ if not outdoor covered basketball courts Makes me feel good	7/5/2014 2:51 PM
73	Multipurpose, managed space with cooperative involvement for all ages offering workshops, studio space, weekend farmer's market	7/5/2014 1:09 PM
74	A nice area with a area to workout and an area to play drop in basketball because the schools are rarely accessible	7/5/2014 1:05 PM
75	I feel like there should be some type of sports facilities	7/5/2014 12:17 PM
76	Meetings, Senior's centre, activity centre, child care. accessible, gathering place. Commenorate our community history.	7/5/2014 11:49 AM
77	Sooke needs a place for all ages that makes people feel safe and is fun. Lots of activities available such as sports, crafts, hobbies, entertainment etc.	7/5/2014 10:25 AM
78	A place for our youth.Many affordable summer programs for our children. A bright spacious meeting place for our seniors. Many opportunities for our volunteers to be involved.	7/5/2014 9:51 AM
79	West Coast Theme Dances Seniors Centre Meals on Wheels	7/5/2014 8:21 AM

## Getting It Built: Community Centre Project

80	I would LOVE if we could renovate the existing community hall, I envision a seniors/youth centre, farmers market craft fairs, and community celebrations	7/5/2014 7:53 AM
81	people of all ages doing different things like taking courses of workshops on various topics, socializing, physical activity classes, a nice kitchen offering lunches and snacks, a place to sit with your friends and have a coffee, good audio system for speakers, facilitated presentations or music (but not for major concerts we have other space for that). a place that helps promote dialogue and conversation, Youth and seniors working together (youth teaching computer skills and seniors teaching canning and knitting for example). A façade that reflects the values and history of the community.	7/5/2014 7:41 AM
82	space for all arts, meeting place for groups of various persuasions	7/5/2014 2:47 AM
83	Art shows, plays and concerts.	7/5/2014 12:10 AM
84	I see a pleasant easily accessed multipurpose space that provides opportunities for large and small groups of all ages and stages to connect, meet, and create community. It makes me feel as if I am welcome there, and it is buzzing with a range of activities from meetings, support groups, crafts, exercise activities to a quiet reading room with games and newspapers and books, to a community kitchen where folks learn how to cook and at healthy food.	7/4/2014 9:32 PM
85	A successful community centre has to be many things to many people, meeting the needs of youth, of families and of seniors. Not an easy task. All want something. Not always willing to compromise or cooperate. A successful community centre provides activities and programs that meet the needs of the community. The trick is to identify the needs and then prioritize.	7/4/2014 9:15 PM
86	A place where everyone feels welcome; spaces that can be shared; smells like good coffee, cooking, baking; smiling volunteers to help you find things; busy with events, activities; all ages enjoying each other and learning from each other	7/4/2014 6:48 PM
87	a large, multi story building with room for a seniors centre, daycare, meeting rooms. display space, stage, good acoustics, capable of housing craft fairs, art shows and class rooms	7/4/2014 6:14 PM
88	A place where just about any Sooke resident will want to come to fulfill their interests.	7/4/2014 5:54 PM
89	Facilities for children, adults and seniors, making everyone feel part of the community	7/4/2014 5:11 PM
90	A welcoming building, walkable, in the Sooke core, that is inviting to everyone from little kids to seniors for indoor activities including art, music, crafts. The library could be a great adjunct.	7/4/2014 5:04 PM
91	what already happens there; sports stuff (karate!), fairs, funerals, weddings, public hearings. seniors centre, youth centre, play groups in winter for day homes/stay at home parents	7/4/2014 4:54 PM
92	I would like to see an all in one community Centre. I like what that have at Juan De Fuca with the Library, swimming pool, Seniors Centre, Arena for hockey and Lacrosse etc, velodrome, sports fields for lacrosse, soccer, tennis and lawn bowling and a golf course and zip lines for all ages. Of course we also have a bike skills park there already. That would be a dream come true. Using the properties I listed as 1,2,3, this might be possible because they are all in close proximity to each other. Maybe a year round art gallery featuring Sooke Artists. ,	7/4/2014 4:36 PM
93	a meeting place for about 125 people ( sitting down for a meal)	7/4/2014 4:34 PM
94	A nice outdoor area for kids/youth to play (grass, covered hard court), trees and picnic tables for families. It should be inviting for all ages, not just one or two groups. It should be have something happening every day. Lights outside for the grass and hard court until 10pm. A Community Centre is more than a building. It should include the surrounding area - a gathering place for all.	7/4/2014 4:32 PM
95	All inclusive centre that can house seniors activity centre, teen centre, medical clinic, and small meeting rooms rentable at reasonable costs or 'free' for non-profit groups, with kitchen facilities. This could be an add on to the Children Centre on Townsend Rd, only for other members of the community that don't fit the mandate of the Children's Centre.	7/4/2014 4:21 PM
96	A fully equipped gym/fitness centre, skating rink, yoga studio space, outdoor fields, lots of drop in classes for all ages, music, art. I want it all!	7/4/2014 4:17 PM
97	People of all ages accessing and sharing a public facility for multiple uses, programs and services.	7/4/2014 3:49 PM
98	Being a senior I am mainly interested in a facility that provides a place to meet and has a kitchen for seniors to have special dinners.	7/4/2014 3:44 PM

## Getting It Built: Community Centre Project

99	a centre where various groups of all ages can meet, a place for the arts - both in terms of a gallery and performance space as well as classrooms, meeting space for groups - also a place where the various groups active in Sooke can mingle, share ideas etc.	7/4/2014 3:13 PM
100	Inclusive -all ages and as many interests as possible Promotes ACTIVITY - creative, physical fitness, mental well being Lots of positive experiences for youth in particular	7/4/2014 2:32 PM
101	Centre that can accommodate, Arts, Culture, Leisure, and Health & Wellness activities.	7/4/2014 2:19 PM
102	It is an arts and cultural centre, multipurpose, and has the ability to accommodate all citizens of our Community. It brings our community together from all ages and ethnicities, to share in culture, art, education and recreation. It is the hub of the soul and spirit of our area.	7/4/2014 2:18 PM
103	User groups of all ages and special interests are able to have space to meet, practice, rehearse, gather, play, cook etc. It is a welcoming place for anyone and everyone. There's probably a pot of coffee on somewhere.	7/4/2014 2:14 PM
104	Sooke is a growing community, and i LOVE our community hall, just think we need another one. I would like to see the existing one upgraded, and a new one to accommodate more user groups and maybe the library?! Gathering place for seniors, youth activities, art & cultural events, etc. etc.	7/4/2014 1:51 PM



*Drawing by Frits Ahlefeldt*

# Getting It Built

## Community Centre Project

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Square Footage Report | July 21, 2014 | Sooke Region CHI

# Methodology

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The information used in this report was gathered by the Sooke Region CHI over a period of 12 weeks with the purpose of determining what type of community space is needed in Sooke.

Seniors, youth, arts groups, service clubs, and the general public were engaged during 3 public forums. Paper and electronic surveys were conducted, and Sooke Region CHI met individually with local interest groups. Reports that had been completed by local groups (specifically: seniors; arts; youth) were collected, reviewed, and elaborated as well. Over 200 citizens of the Sooke Region provided input on their desires and needs during this timeframe.

This is a preliminary report with information limited to the indications of approximate square footage for a potential community building as expressed to date. Extensive work is required to expand on this information, starting with a full review of existing facilities, deeper exploration of how more sharing might be achieved, detailed functional planning, location explorations, identification of priorities, as well as funding options and opportunities.

The work has begun; Sooke must continue on the path of Getting It Built!

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Ebony Logins & Marlene Barry  
Sooke Region CHI Contractors

## Community Input on Square Footage

Local groups identified square footage requirements specific to their needs, ranging from 4,000 to 12,000 sq. ft. In addition, an online survey indicated that 35% of the 126 respondents were unsure what size the centre should be, while 17% indicated a size of 6,000-8,000 sq. ft. and 15% indicated a size of 3,000-5,000 sq. ft.

In an effort to find overlap and reduce the overall size of a potential building, Seniors, Youth, Sooke Community Arts Council, Sooke Harbour Players, Sooke Horseshoe Club, and a mother's group provided square footage needs. The 'Square Footage and Usage' chart on page two demonstrates:

- Specific space requested by each group
- Facilities groups want to share with other groups or the community
- Total requested square footage for each group
- Total potentially used square footage for each group
- Total space potentially used for programs, rentals, and drop-in activities



# Square Footage & Usage

## Maximum Wants & Needs of Potential User Groups

Room	Shared totals	Sq. Feet Defined by Community Members	Seniors	Youth	SCAC	SHP	SHC	Families	Programs	Rental	Drop-in
Meeting Hall & Stage	2000 - 3000		3000/S	S	2000/S	2000/S					
Communal Kitchen	500 - 600	600	500/S	S							
Foyer/Gallery/Coffee Shop	850	850		S							
Common Washrooms	550	550									
Indoor Sport Gym	5500			5500/S							
Arts Rooms - 6 specific use rooms	5800			S	5800	1000					
Multi-Purpose/Meeting	2400			S	2400/S						
Private Storage	2400		100		1300	1000					
Open Storage	400	400									
Private Office	1150		150		500	500					
Lounge	400 - 500		400/S	S	S	500/S					
Clubhouse	800						800/S				
Daycare	5000							5000			
TOTAL SPACE REQUESTED	27500 - 28700	2,400	4,150	5,500	12,000	5,000	800	5,000			
TOTAL POTENTIAL USE			19,500	19,650	13,900	9,700	2,200	17,500			
SCAC = Sooke Community Arts Council			SHP = Sooke Harbour Players		SHC = Sooke Horseshoe Club						

# Citizen Quotes

When you envision a community centre, what do you see?  
How does it make you feel? What is happening there?

It should feel like the heart of the community. Where there is something for everyone and people feel connected to each other and their town. Where people go to get support, learn something new, have fun or give back. Youth (teen) and seniors drop in areas; racquetball/squash court or indoor tennis court; art room (pottery studio?); fitness centre; community dinners; summer market; seasonal community family events (easter egg hunt, safe halloween party, etc)

~ Sunriver Resident (30-39 yrs)

Multi-purpose indoor/outdoor space with flex rooms (with mirrors) for yoga, aerobics, Zumba, dance, etc.; outdoor basketball courts (with lights for playing at night); coffee shop; study area; rentable kitchen space for food prep/cooking classes; community book exchange. When I'm there, I'm probably a bit tired from so much physical activity, or maybe relaxed because I'm enjoying a coffee and a really great book. Hopefully a few different generations are represented [...] There is lots of art everywhere (local artists, street art, murals), lots of plants and trees (with benches outside), and no shortage of water fountains! Maybe most importantly, the community centre is easily accessible by public transit.

~ Juliane (21-29 yrs)

## Citizen Notes






- ☐ No purchasing new land; Add on to SEAPARC or CASA building
- ☐ Gut the basement of the Community Hall & extend outer building with posts & beams
- ☐ Fundraise and renovate to accommodate all groups
- ☐ Storage space could be social enterprise with housing above
- ☐ Folding equipment (stage, chairs & tables, mirrors, etc.) for an adaptable space
- ☐ Open space with reception, coffee, gallery, office and other Indoor/outdoor places to "be"
- ☐ Lit walkway, gardens, paths, courtyard, view, benches
- ☐ Cedar Hill Rec Centre new addition is 12,000 sq. ft.
- ☐ Build up another level from existing buildings
- ☐ Don't become deterred by cost. Expensive property or building shouldn't stop the RIGHT thing from happening.








# Getting it Built - Community Centre Project

## Legend

### Proposed Properties

-  Local Government / Non-Profit Organization Owned
-  Purchase Necessary
-  Larger Properties

### Basemap

-  Property Parcel
-  Green Space
-  Water
-  Marsh
-  Sandbar

1:17,000

0 375 750  
Metres

Date: July 15, 2014



## **SOOKE AGE FRIENDLY COMMITTEE**

### **Excerpts from 2019 Minutes re: Lot A**

**May 8, 2019**

#### **Youth Engagement Grant**

EMCSS, SD62, Rec Centres collaborated on an Island Health Community grant and was awarded \$47,000 for a youth engagement coordinator to be hired and this person to engage and empower youth. This would be a good outlet for youth consultation on the “seniors centre”, surveys, focus groups etc.

#### **Community Centre**

Christine suggested that a sub-committee be established for the seniors centre so that we could advance this project faster. It was decided that a separate working group be created, reporting to the Board.

The Seniors Drop-In Society and the Sooke Juan de Fuca Health Foundation would be strong partners in this working group. An outline was developed during the meeting that Christine would share. Tasks of the planning working group were defined. This will be shared by email and feedback will be provided by email. If need for discussion, this will be addressed.

Rick and Andrew have met with Ma’Kola. The land is not legally allocated to the seniors centre. Through Ma’Kola, we need an architect to come with a professional layout. We need the visuals to pitch to Council, and for fundraising in general. On May 16<sup>th</sup>, \$8,000 will get the architect’s contract work, which the seniors drop-in will provide from its own savings.

Nicky suggested a financial tracking system to record, as to who is putting in what and what is going out. Carol will take care of the seniors drop-in financial transactions, while the Sooke and Juan De Fuca Health Foundation will take care of the donations.

To be able to move forward, we are not getting hung up on the name of the centre. Some further youth consultation is required, as we are getting many mixed messages around this topic.

**April 10, 2019**

Christine – to send message to Council to see what their position is surrounding securing \$250,000 for next 5 years for the seniors centre, to further secure Ma’kola involvement – Rick and Andrew met with the mayor, and the latter felt the climate was not favorable for such plan at the moment. The mayor suggested that we come with a firmer proposal now, perhaps even include a consortium with Lions or Rotary.

This would not only be for funding but that other community groups are showing support. If we can secure the financing with Ma’Kola, we can then make a solid proposal. Andrew and Rick will be meeting with Ma’Kola next Monday. There needs to be more financial security so that the DoS will not be “stuck” with paying \$50,000 in perpetuity. It was suggested that that this group approach the service clubs quickly for money and possible partnership to use space in the evenings or even use some space on the ground floor. Rick met with them recently about health foundation. Income at other seniors’ centres come from letting space and use of kitchen.

We need:

- Ma’Kola confirmation of commitment
- Youth consultation
- Council education piece – as it was observed that new councillors did not understand the ask and the history of this process
- Funding from BC Housing to do a sketch proposal – this would take 9 months.
- Need an architect to do a feasibility study (paid for by BC Housing or can be funded by Seniors Drop-In funds – min. \$50,000)
- Half of the first floor space may be made available (5,000 sq feet)
- Naming competition (It should not compete with the Community Centre)
- Donation wall ideas
- Christine to put together a draft package to pass by Andrew and Jeff, before passing it on to the group

### **March 13, 2019**

- Seniors Centre, including meeting with Council surrounding securing 5 year gaming funding – Carol/Andrew

In camera meeting – Roy, Rick and Carol – Jeff explained that DoS budget does not include future 5 year \$250,000 to the centre, but only guaranteed the past 5 year funds. Still to be discussed further. Mary emphasized that Ma’Kola to secure mortgage for

Jeff encouraged this group send a message to Council to follow-up.

A final report from the charrette consultation is to follow. Some interesting multi-use ideas are being suggested. This is not locked in stone.

**January 9, 2019**

Andrew presented his proposed timeline for the build

Points of interest:

- securing \$250,000 from Council (done),
- site determination (ongoing),
- fundraising campaign (next 1,5 years),
- engage non-profit developer (next 6 months),
- detailed design,
- planning approval,
- building specifications,
- tender,
- start on site,
- competition of construction,
- move in.

Fundraising should have its own Gantt chart, as well as the build itself.

Andrew also circulated a suggestion for promotional materials to support with fundraising. Estimated that it will take 1,5 years to get all the capital.

Mary mentioned that there were a couple of substantial federal grants we can apply for, and not only BC Housing. Rents should reflect support received, so that housing is affordable.

Passive house design, landscaping etc are sub categories, which will be dealt with. Fundraising will start immediately and last for two years as grants have different cycles. Public and private fundraising will be intensive for 2019.

***Further discussion: Consultation on Lot A***

Landscape architect to be hired. A creek was discovered on Lot A.

On January 21<sup>st</sup>, Council will discuss Lot A plans.

It was observed that Western Foods has rather noisy ventilation that can be heard from Lot A, so Andrew suggested that the positioning of the Seniors Centre be such that it



minimize this noise for the apartments.

Though the library is a separate project, it was suggested that there be a collaboration on certain issues, something for Council to consider as they are the landlords. Library to be built first, then seniors centre and then a medical centre.

The fourth quarter will be a green space/town meeting space.

BC transit was present at the planning session and it was announced that a bus will be able to turn on this lot to pick up passengers.

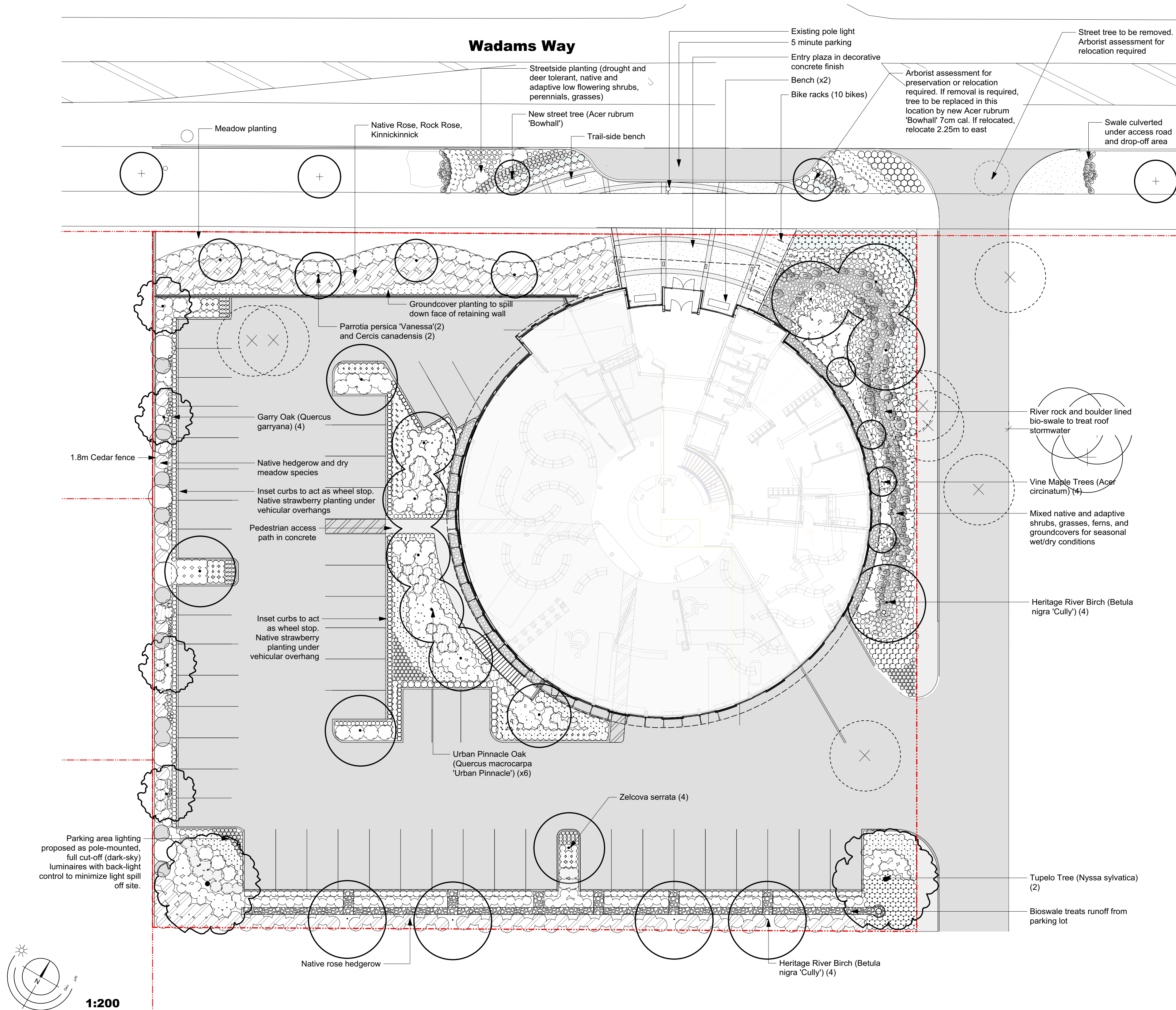
The mall may potentially have entrances on the backside, which is presently the delivery zone area.

Layton suggested that the gaming funds contract be completed, so that the money can be transferred to the Seniors Centre in a timely manner.

Also, the Seniors Centre Drop-In has \$55,000 in its account for seed money. We should look at the wording when approaching Council for additional funds, including the Youth component. Promotion should include pictures that are relevant to the Seniors Centre.

Andrew, Rick and Carol would like to take pictures at Cordova Bay for picture examples. Carol to organize. We should include Lions and Rotary early on with regards to fundraising. Also, we can advertise to recruit external volunteers for fundraising.





2 Landscape Plan  
1:20

Recommended Nursery Stock  
Trees

	Botanical Name	Common Name	Size
33	Acer circinatum	Vine Maple	#15 pot, 3 trunk min
	Acer rubrum 'Bowhall'	Bowhall Red Maple	7cm cal.
	Betula nigra 'Cully'	River Birch	2mH Multi-stem
	Cercis canadensis	Eastern Redbud	5cm cal.
	Nyssa sylvatica	Tupelo	6cm cal.
	Parrotia persica 'Vanessa'	Persian Ironwood	6cm cal.
	Quercus garryana	Garry Oak	5 cm cal.
	Quercus macrocarpa 'Urban Pinnacle'	Urban Pinnacle Oak	6cm cal.
	Zelkova serrata	Japanese Zelkova	6 cm. cal.

Large Shrubs

	Botanical Name	Common Name	Size
6	Garrya elliptica	Silk Tassel Bush	#5 pot

Medium Shrubs

	Botanical Name	Common Name	Size
490	Cornus stolonifera 'Flaviramea'	Yellowtwig Dogwood	#3 pot
	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Philadelphus lewisii	Wild Mock Orange	#5 pot
	Ribes sanguineum	Red Flowering Currant	#3 pot
490	Rosa nutkana	Nootka Rose	#2 pot
	Senecio greyi	Daisy bush	#2 pot
	Symphoricarpos albus	Snowberry	#2 pot

Small Shrubs

	Botanical Name	Common Name	Size
471	Cistus salvifolius 'Prostratus' - Gaultheria shallon	Sageleaf Rockrose Salal	#2 pot #2 pot

Perennials, Annuals and Ferns

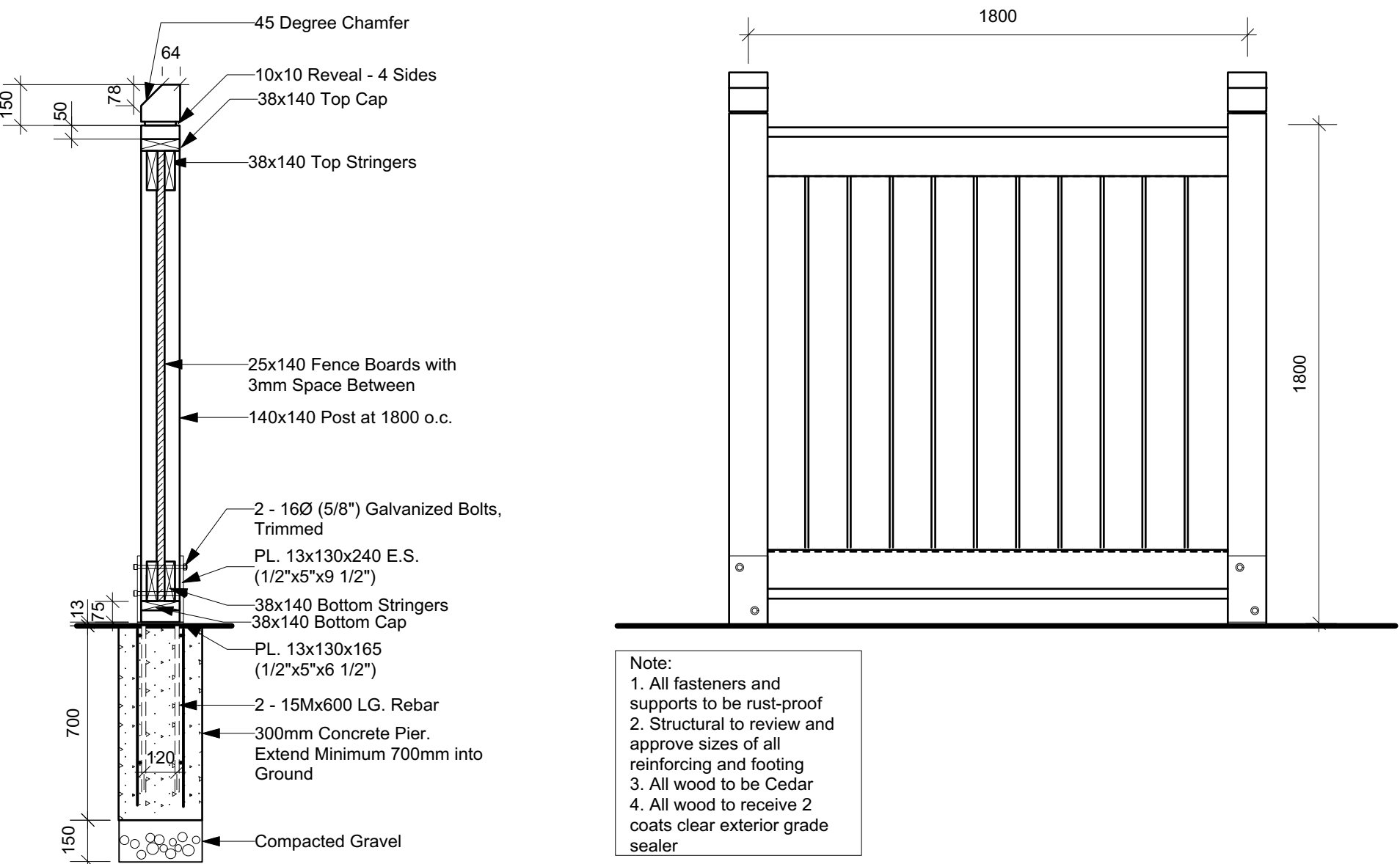
	Botanical Name	Common Name	Size
1196	Achillea millefolium	Common Yarrow	SP4
	Allium cernuum	Nodding Onion	SP4
	Artemisia versicolor 'Seafoam'	Cyrticue Sage	#1 pot
	Carex obovata	Slough Sedge	SP4
1196	Deschampsia cespitosa	Tufted Hairgrass	SP4
	Eriophyllum lanatum	Woolly Sunflower	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Juncus ensifolius	Daggerleaf Rush	SP4
	Polystichum munitum	Sword Fern	# 1 pot
	Ranunculus occidentalis	Western Buttercup	SP4

Groundcovers

	Botanical Name	Common Name	Size
494	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#2 pot
	Fragaria chiloensis	Coastal Strawberry	SP4

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



2 Fence  
1:20

# Sooke Library Landscape Concept Plan

Revision C- Jun 7, 2019  
Revision B - May 30 2019  
Revision A - April 10, 2019





## **Timeline (reverse chronological)**

### **June 24, 2019** Regular Council Meeting

#### 11.4. Community Centre Task Force Terms of Reference

- Task force to be struck to make recommendations to Council in the fall of 2019 regarding the Northeast Quadrant of Lot A
- Youth engagement to take place regarding plans for Lot A.
- Previous Sooke Community Centre Advisory Committee recommendations to be considered in the fall after Lot A Task Force has been completed. A separate Community Centre Task force to be considered at that time.

2019-339

MOVED by Councillor Al Beddows, seconded by Councillor Jeff Bateman:

THAT Council form a “*Northeast Quadrant Lot A Task Force*” to make recommendations to Council in the fall of 2019, with members appointed from the following organizations:

- Age Friendly Committee
- Sooke Seniors’ Drop In Centre
- Sooke Region Community Health Network
- Sooke Lions’ Club
- Other community organizations as determined by the Chair

AND THAT Councillor Jeff Bateman be appointed as chair of the taskforce;  
AND THAT Council adopt the proposed Task Force Terms of Reference as amended.  
CARRIED UNANIMOUSLY

### **May 27, 2019:** Lot A Charrette final report presentation by Keycorp

2019-271 MOVED by Councillor Megan McMath, seconded by Councillor Jeff Bateman:

***THAT Council endorse the Lot A Charrette Concept Plan as attached; and  
THAT Council direct staff to begin execution of the proposed Lot A Schedule.***  
CARRIED UNANIMOUSLY

***Lot A schedule ... the next three months:***

- i) review Barlett Arborist Report and determine tree retention
- ii) Riparian and biological assessment of property
- iii) Civil engineer review of property
- iv) Rainwater Management Plan for property
- v) Rezoning of site (Recommended: P2 on western half; CD Zone for eastern half)

2019-272

*MOVED by Councillor Jeff Bateman, seconded by Councillor Tony St-Pierre:*

***THAT Council direct staff to bring forward the existing Community Centre Committee Terms of reference and the committee's final report to the next Regular Council Meeting. CARRIED UNANIMOUSLY***

*Recommended in Lot A Charrette report: Mayor and Council may wish to consider the formation of a working group that will help provide feedback on the public plaza space and 'community hub'. A potential list of stakeholders may include but is not limited to:*

- 1. A representative from Council;*
- 2. The Sooke Farmers Market Society;*
- 3. The Sooke Fine Arts Society;*
- 4. T'Sou ke First Nation;*
- 5. The Sooke Seniors Drop-In Centre;*
- 6. Edward Milne Secondary School staff and/or student representative; and*
- 7. The District of Sooke Lions Club.*

**July 23, 2018:** Council passed bylaw No. 717 that "The Senior/Youth Centre Reserve Fund will be credited with the 2017 closing balance of \$202,578 from the Seniors/Youth Centre Reserve and any monies already approved for 2018 transfer into the Seniors/Youth Centre Reserve."  
**(i.e., \$254k in total)**

**January 15, 2018:** Council authorized the use of a portion of Lot A for a Senior's Drop in Centre, in principle. Council discussed:

- A variety of mixed-use including housing on the upper floors and activity space on the bottom, is preferred for the proposed building.
- There is no future commitment if funds are not raised, the District's support provides the opportunity to apply for grants with a potential locale for the facility.
- There was a concern with authorizing facilities or buildings on the property with the absence of a concept plan.
- Council requested a staff report containing an overall vision for Lot A, permitted uses, housing and development plan.

**Nov. 27, 2017:** Council delegation by Carol Pinalski representing coalition of Sooke Seniors Drop in Center, Age Friendly Committee and Sooke Region Community Health Network. Seeking Approval in Principal for 4000 to 5000 sq. ft. Activity Center on Lot A Wadams Way.

**October 20, 2016:** Final meeting of the Advisory Committee

**April 2016:** Advisory Committee report and recommendations presented to council. In reference to "the new lands" (Lot A)

~ Recommendation #7 (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 insides areas for a variety of users and an outside 'community square' gathering space."

~ Recommendation #7 (c) "That council direct staff to support Phase 2 of this committee Terms of Rferences that would 'begin a preliminary concept design for use in developing a business case for the multi-use community centre."

~ Recommendation #7 (d) "That council direct staff to explore the feasibilty of mixed housing development in conjunction with the community centre use as a means to fund development of a centre; and that council direct District staff to engage with locally successful funded housing project leaders like M'akola Housing to see funding and project planning support."

**April 27, 2015:** Motion to create the Sooke Community Centre Advisory Committee. Ten meetings over 18 months.

**November, 2014:** Plebiscite ~ *"Would you support the District of Sooke working with the community to develop multi-use community centre facilities?"* YES: 82.9 percent based on a 41.5 percent voter turnout. (3072 vs. 631 votes)

**September, 2014:** Sooke Region CHI's *"Getting It Built: Community Centre Report"*

**Fall, 2013:** Seniors' Drop-In Centre relocates to downstairs at the Sooke Community Hall (2 days per week)

**March 21, 2013:** Seniors' Drop-In Centre Society's *"Visioning for the Future"* report

**2010:** Seniors' Drop-In Centre relocates to the Sooke Volunteer Firefighters Lounge at the Municipal Hall

**October, 2008:** Sooke Economic Development Commission/Sooke Harbour Chamber of Commerce's *"An Age-Friendly Sooke: What Can We Do?"* report

**2003:** Sooke Senior Drop-In Centre established, first in Community Hall, then home on Sooke Road

**1980s:** Formation of the New Horizons Activity Society, which evolved into the Sooke Seniors Activity Society (SASS).

**1945:** Establishment of the Sooke Over '60s Club, precursor to Old Age Pensioners Branch #88 (responsible in part for setting up the Sooke Elderly Citizens Society and the Contact Community Assistance Society (loan cupboard and Contact drivers)).

## Excerpts from Lot A Final Report

The planning of Lot A is a unique opportunity due to its size, central location and ownership by the District of Sooke. A regional library will be developed on the site and will include some programming and would create a symbiotic relationship with other community programs. This would include (but is not limited to) a senior's center, public art displays, assembly spaces, health care facilities, and/or a food market located in a public plaza space.

**Key Feedback:** There is a lack of affordable housing in the District of Sooke. The District of Sooke is an aging municipality and there is growing demand for affordable or below market accommodation that provides basic services for those later in age.

Community gathering space is critical. While the Regional Library will create some meeting and boardroom space, it was concluded that there was a significant need for some sort of community gathering space where Sooke art, culture, and social interactions can develop

### Buildings with capacity for:

- Health care;
- Daycare;
- Community gathering space;
- Affordable housing;
- A coffee shop or other complimentary service commercial spaces;
- Youth and senior gathering spaces or areas of interest for multiple generations;
- Public art displays.



Northeast – 4-6-storey mixed-use building to include a seniors/youth drop-in centre, multi-purpose community space and affordable/subsidized/assisted-living housing units. Parking for this building would be accommodated to the rear of the building as covered surface parking.

## ***Northeast***

The northeast quadrant has been conceived as a 4-6-storey building with approximately 10,500m<sup>2</sup> of total floor area; it would be anticipated to be a 1-storey concrete podium base with the remaining levels built on top as a wood-frame assembly.

The site has a natural drop in grade elevation of about 4.0 meters from Wadams Way down into the site; the building would take advantage of this elevation change to have ground level access from Wadams Way to the proposed senior drop-in centre (on level 2) as well as at-grade access to a youth centre/multi-purpose space on level one. This also creates public plaza areas at both level one and level two.

The upper portion of the building is proposed to be split into two blocks for housing units. By splitting the building into two smaller blocks, the overall massing of the building would be reduced and sightlines and daylight increased within the site. The housing to be provided would be affordable rental units and/or assisted living; the unit mix and market sector would be determined depending on the partner organization involved.

Parking for the northeast quadrant will be a covered surface parking area to the rear of the building, accessed from the central road. This parking area will accommodate upwards of 80 stalls.

It is intended that in the overall development of Lot A, the northeast quadrant would be implemented as part of phase two.

## Appendix F – DRAFT Comprehensive Development Bylaw Content

**Northwest and Southwest quadrants for proposed Library and Public Plaza Lands – Maintain Community Facilities P2 Zoning**

**Northeast and Southeast quadrants to be rezoned per DRAFT content below. To be vetted further with District of Sooke staff prior to District initiated rezoning:**

### **Community Hub and Comprehensive Development - CD Zone**

**Purpose:** This zone is intended to provide for mixed use development in the form of limited commercial development with residential uses above the first floor on the District owned lands known as “Lot A”.

#### **Permitted Uses:**

##### Principal Uses:

1. a) Amusement facility, Indoor
2. b) Apartment building \*
3. c) Art gallery
4. d) Bakery
5. e) College or learning institution
6. f) Commercial exhibit
7. g) Commercial school
8. h) Country market
9. i) Daycare
10. j) Health services
11. k) Live-work Dwelling
12. l) Office
13. m) Parkinglot, parkade
14. n) Personal services
15. o) Retail \*

##### Accessory Uses:

- i) Limited Home-Based Businesses

*\* See conditions of use in the District of Sooke zoning bylaw.*

**Minimum Lot Size for Subdivision Purposes:** 600 m<sup>2</sup> **Minimum Width for Subdivision Purposes:** 15 m

**Maximum Height:** *\*See conditions of use.*

1. a) Principal Buildings: 6 storeys up to 22 m
2. b) Accessory Buildings: 9 m

**Maximum Lot Coverage:** 85% **Minimum Setbacks:**

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
First storey of Building or Structure	3m	3m	1.5 m	4.5 m	0m

## 42

Adjacent to Duplex/ Single Family Dwelling or Existing Housing per Town Centre Plan *	0m	0m	4.5 m	4.5 m	0m
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### Conditions of Use:

1. a) Gross floor area for a single retail use other than grocery must not exceed 1,000 m<sup>2</sup>.
2. b) Recession plane rules may apply for developments more than 6 m (2 storeys) in height. See

*General Regulations in the District of Sooke Zoning Bylaw.*

3. c) Live-work dwellings:
  - i. Must have a private, exterior, residential entrance separate from the principal use;
  - ii. Parking for the residence must be the same as single family residential requirements.