



Parks and Trails MASTER PLAN



Prepared for:

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ACKNOWLEDGEMENTS

The community of Sooke is within the unceded traditional territory of the T'Sou-ke peoples.

The planning team thanks all members of the community who contributed to this plan that will help to improve the quality of life in Sooke.

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Acronyms

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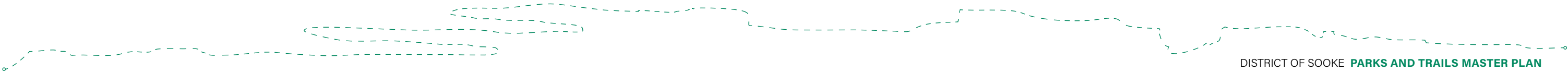
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Executive Summary

Described as “**where the rainforest meets the sea**”, Sooke’s natural surroundings define its character. The Sooke Basin, Sooke Harbour and Sooke River are the defining geographic features, as are the Sooke Hills and surrounding mountainous areas, which provide recreation opportunities for residents and visitors. Sooke residents are passionate about the nature around them and their unique abilities to experience rainforest and ocean settings.

The purpose of the Parks and Trails Master Plan (PTMP) is to guide the planning, land acquisition, capital development and operations of parks and trails in Sooke. It provides a vision for parks and trails, goals for achieving the vision, and a series of short, medium and long-term actions for acquiring and improving parks and trails in Sooke. The PTMP was prepared in conjunction with the District’s Transportation Master Plan (TMP), considering Sooke’s 2009 PTMP, and within the context of current strategic documents.

Sooke residents, key community stakeholders, District staff, and Council were involved in the PTMP process at several stages to ensure the plan addresses current parks and trails challenges and reflects community values and interests. The PTMP is based on a comprehensive review of existing conditions, land uses, demographic data, and relevant municipal plans and policies.

The goals identify the high-level needs:

Quality and Inclusivity

High quality parks and amenities for all ages, abilities, and cultures

Connectivity

Connected trail system linking to parks, destinations, and regional trails

Future Lands and Connections

Desirable parks and trails in new developments

Waterfront

Public access to and along the waterfront

Environment

Environmental protection and enhancement in parks and urban areas

Efficiency

Streamline implementation of parks and trails planning, development and operations

The vision statement sets the overall direction of the PTMP.

Our parks and trails protect our environment, connect our activities, and support our recreation from the rainforest to the sea

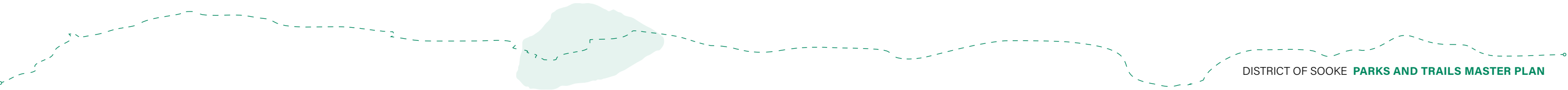
Implementing the PTMP is important for several reasons:

- **To inform and support staff and Council’s decisions on parks and trails for existing areas and new developments**
- **To promote a healthy and active community**
- **To help the District work in partnership with stakeholders, local businesses, and government partners on parks and trails opportunities**
- **To assist the District with preparing annual budgets and developing capital plans**

The primary topics addressed in the PTMP include trails, parkland, park amenities, waterfront, and environment. For each topic, existing conditions are described and the strengths and challenges are analyzed. Actions for each topic are provided for Planning and Design, Land Acquisition, and Capital Development.

The implementation section identifies the phasing of actions, responsibilities, and relative costs. Short-term project priorities are listed. Funding and partnership opportunities are identified along with next steps towards implementation. The PTMP will be implemented in phases based on community needs, the pace of development, funding opportunities, and Council’s priorities as all of these evolve over time.

The PTMP is a guiding document for the provision of facilities and services; it does not commit the District to any project nor limit future opportunities. The focus is on the next 5 to 10 years, while retaining a vision for the long-term build-out that will be required to support future growth within Sooke and the region.





A

Process and Setting



I. Overview

1.1 An Integrated Approach

The District of Sooke is taking a unique approach to the preparation of the major plans that will guide the evolution of the District's physical form. Building on the District's 2019 – 2022 Strategic Plan, and Council's commitment to climate action and sustainability, the Transportation Master Plan (TMP) and the Parks and Trails Master Plan (PTMP) are being prepared through one integrated process, and the update of the Official Community Plan (OCP) will follow closely, using the TMP and the PTMP as major inputs.

Vision per 2019 – 2022 Strategic Plan

An inclusive, healthy, and self-sufficient community where the rainforest meets the sea

Sooke's Strategic Plan identifies six core values and guiding principles. These include effective governance, community well-being and safety, community vibrancy, long-term thinking, effective and consistent communication, and environmental leadership. The District's goals are to build a reputable organization, demonstrate leadership in climate action, and manage long-term growth which enhancing community identity, vitality and safety. These foundational directions are the guide for the PTMP.

Values

- Effective governance
- Community well-being and safety
- Community vibrancy
- Long-term thinking
- Effective and consistent communication
- Environmental leadership

Goals

- Build a reputable organization
- Demonstrate leadership in climate action
- Manage long-term growth which enhancing community identity, vitality and safety

The District of Sooke is a BC Climate Action Community, consistent with the objectives of the Strategic Plan and Council's commitment to demonstrate leadership in climate action. As a signatory to the Climate Action Charter since 2008, the District of Sooke has demonstrated its commitment to work with the Province and the Union of BC Municipalities (UBCM) to take action on climate change and reduce greenhouse gas (GHG) emissions in municipal operations and the community. Trails and other infrastructure for recreation and active transportation, as addressed in the PTMP and TMP respectively, can help Sooke reduce GHG emissions by replacing vehicular trips with other transportation modes.

The Transportation Master Plan and Parks and Trails Master Plan were prepared as part of a single process to allow for enhanced and coordinated public engagement activities, more efficient use of technical resources (both staff and consulting team) and – most importantly – integrated planning outcomes. The following are some of the ways that the coordination between the two master plans is reflected in the Parks and Trails Master Plan:

- The vision and goals of the TMP were prepared in coordination with and generally reflect those in the PTMP
- The sidewalk and trail networks are coordinated to create connected walking routes
- The cycling and multi-use trail networks are coordinated to create continuous cycling routes
- Parks are one of the key community destinations used as the basis for the walking and cycling networks
- Street cross-sections in the TMP include design input from the PTMP team to achieve objectives related to connectivity, street trees, landscape, and rainwater management

1.2 Why a Parks and Trails Master Plan?

Sooke's first Parks and Trails Master Plan (PTMP) was completed in 2009. The plan established a vision for parks and trails, and it provided recommendations for capital development of parks and trails, land acquisition, and operations projects. The proposed projects were divided into four priority levels corresponding with target timeframes for implementation. Some of the recommendations have been accomplished, some may no longer be relevant due to changing conditions or priorities, and others are still important to the community.

Sooke is a dynamic community that has changed significantly in the ten years since the 2009 Parks and Trails Master Plan was completed. There have been upgrades to existing parks and there are new parks in some recent developments while other parks have aging infrastructure. On-going residential development that expands the urban area, redevelopment in the Town Centre, evolving trends in the use of parks and trails, and District Council's increased interest in becoming a leader in environmental stewardship all necessitate the need to revisit the District's Parks and Trails Master Plan.

The new Parks and Trails Master Plan strives to reflect the community's passion for self-directed outdoor recreation, especially on trails, and the importance of the natural environment to residents. The PTMP identifies a coordinated approach to implementation so the District and partner organizations will have a clear vision of parks and trails priorities in Sooke. This will support coordinated and efficient short- and long-term investments.



1.3 Plan Process

The Parks and Trails Master Plan was developed over 16 months through a collaborative process that involved Sooke residents, stakeholder groups, and District staff and Council. The process, outlined in a Communications and Engagement Plan, included five phases (Figure 1.1).

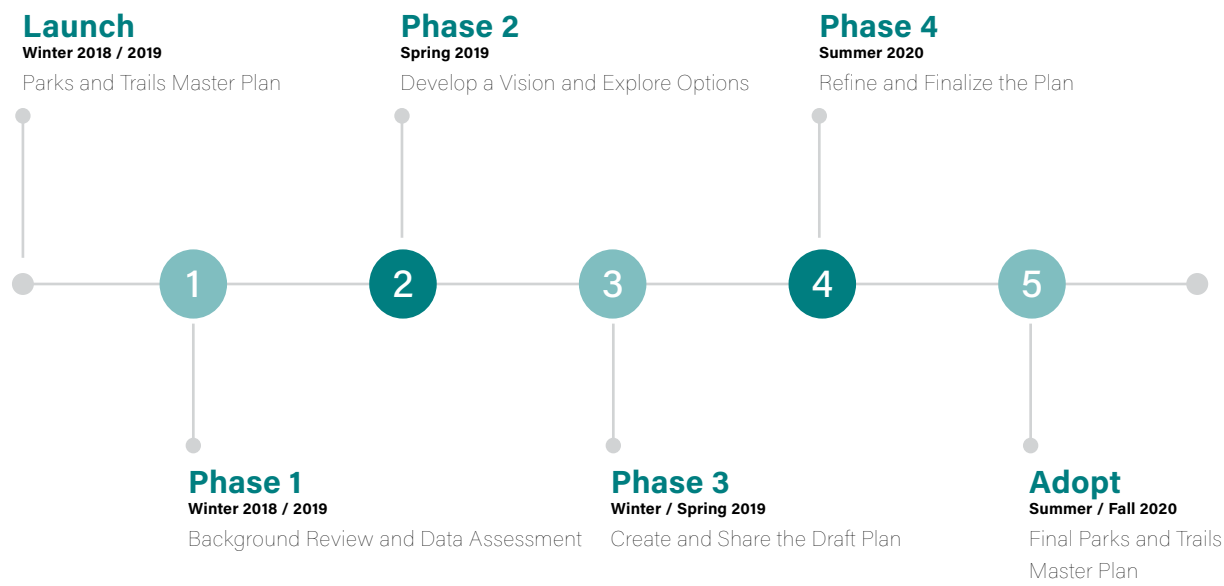
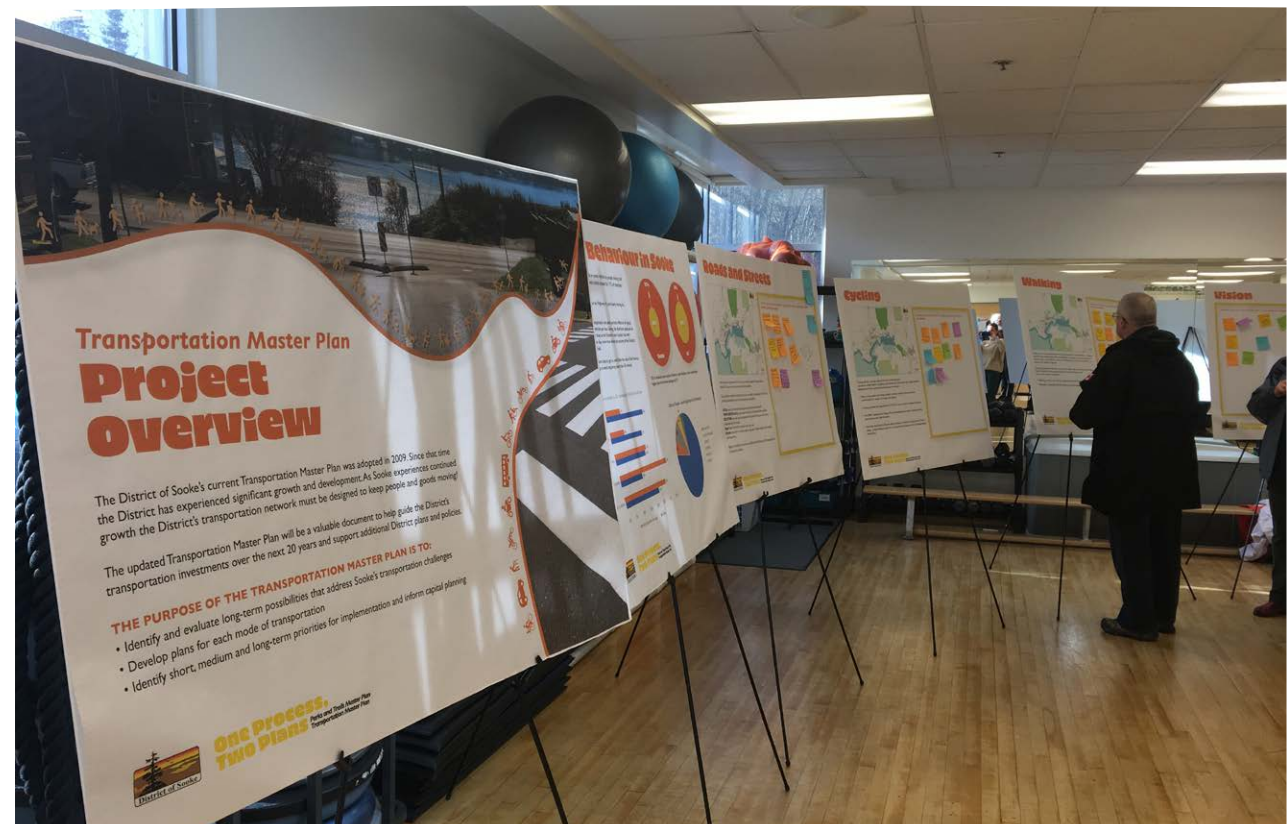
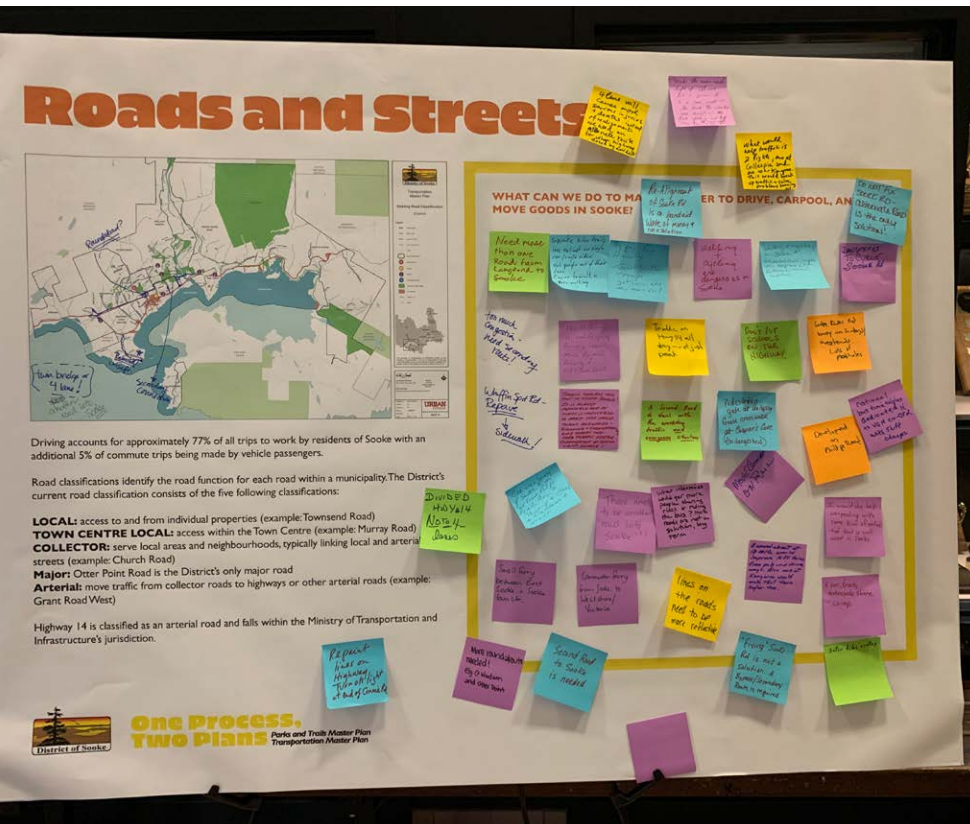


Figure 1.1: Project Phases and Timeline

Community and stakeholder engagement was a key component of the Parks and Trails Master Plan process as the intent was to reflect the collective aspirations of Sooke residents. Engagement was undertaken at various points throughout the planning process in coordination with the Transportation Master Plan.

Multiple communications methods were used to inform all residents of the process, including the following:

- Project webpage
- Social media postings
- Posters at public facilities
- Newspaper ads
- Press release
- SEAPARC (Sooke and Electoral Area Parks and Recreation Commission) roadside LED signage advertising events
- Emails to organizations, sport groups, and other community groups
- School group presentations
- T'Sou-ke First Nation engagement



ACTIVITIES

The Parks and Trails Master Plan involved a variety of opportunities for Sooke residents, visitors, and stakeholders to participate and provide input. Engagement activities were designed to be fun, interactive, and to target participation by a broad range of Sooke residents.

Open Houses

Three open houses were held to solicit input from Sooke residents:

- 1 **Edward Milne Community School**
January 20 2019 – involved interactive workshops with two sessions for parks and trails
- 2 **SEAPARC Recreation Centre**
February 03 2019
- 3 **TBD**
June 2020

Community Survey (online)

An online community survey was used to collect input on parks and trails participation, satisfaction, needs and priorities for future improvements. The online platform MetroQuest was used to encourage participation as the platform is fun and easy to use, it works well on mobile devices, it has buttons for sharing through social media, and it integrates a mapping tool. The community survey was available over a period of approximately two months (January / February 2019).

Stakeholder Outreach

Direct outreach was completed with stakeholder groups that influence parks and trails opportunities. Organizations that were specifically engaged in the process included the Capital Regional District (CRD) Parks and Recreation, SEAPARC, Sooke Community Association, T'Sou-ke Nation, and School District No. 62 (SD 62).

Participation Levels

Public and stakeholder participation levels in PTMP consultation activities were as follows:



Key Directions from Community Conversations

The following are key findings based on conversations with Sooke residents. A more complete record of engagement results is available on the District’s website or by request from the District.

Greatest Strengths	Key Challenges
<ul style="list-style-type: none">Some excellent trailsDiverse and beautiful parksNatural settingExtent of shoreline based on topographyHigh participation in activities and eventsMultiple outdoor recreation opportunities	<ul style="list-style-type: none">Connectivity of trailsNot enough waterfront accessLack of information on parks and trails on signs, map kiosks, social media, and print materialsNot enough dog off-leash areasAmenities are lacking in some parks
Vision for the Future	Focus Investment
<ul style="list-style-type: none">Improved accessibilityProtect Sooke’s natural setting including forests, creeks, and shorelineRecreation opportunities for all ages and abilitiesParks and amenities in new developments	<ul style="list-style-type: none">Building more trailsProviding more waterfront accessWayfinding information for parks and trailsDog off-leash areasAmenities such as washrooms, spray park

1.4 The Parks and Trails Master Plan

The PTMP will guide the planning, land acquisition, capital development and operations of parks and trails in Sooke. It provides a vision for parks and trails, goals for achieving the vision, and a series of short, medium and long-term actions for acquiring and improving parks and the trails network in Sooke.

Actions for each topic are provided under the following subheadings in relation to how they will be implemented:

- Planning and Design
- Land Acquisition
- Capital Development



2. Our Community

2.1 Local Character

The District of Sooke is located within the traditional territory of the T’Sou-ke Nation. The T’Sou-ke Nation’s people and cultural practices have shaped the identity of the area for thousands of years and continue to do so today.

Described as “where the rainforest meets the sea”, Sooke’s natural surroundings define its character. The Sooke Basin, Sooke Harbour and Sooke River are the defining geographic features, as are the Sooke Hills and surrounding mountainous areas, which provide recreation opportunities for residents and visitors. Fisheries and forestry were once key economic activities in the area, a direct result of the resources enriched by the area’s natural surroundings.

Did You Know?

The term “T’Sou-ke” originates from a Salishan word for the stickleback fish found in plenty at the mouth of the Sooke River.



Parks in Sooke were originally developed and managed by the volunteer-run Sooke Community Association and through the CRD. When the District of Sooke was established as a municipality through incorporation in December 1999, many of the smaller CRD parks were turned over to the District, except those owned by the Province (BC Parks) and the Sooke Community Association. The CRD retained some key parks that had regional significance.

Sooke parks and trails are integrated with those of Greater Victoria and the CRD (Figure 2.1). The regional parklands are used for recreation by Sooke and other CRD residents. The Galloping Goose Regional Trail is a key attraction that connects Sooke’s parks and trails with those of the surrounding communities. Metchosin is particularly important to Sooke as it is a gateway neighbour for most people travelling to Sooke from Greater Victoria.



Figure 2.1: Regional Context, District of Sooke

2.2 Demographic Profile + Trends

Sooke is home to approximately 14,000 residents. The population increased by around 14% between 2011 and 2016 and is projected to include another 7,000 residents by 2036 (Figure 2.2). Sooke is the second-fastest growing community on Vancouver Island, next to Langford, the District’s rapidly growing neighbour to the east. Sooke continues to experience significant population growth and land development, which results in increased needs for parks and trails, particularly in newly developing neighbourhoods.

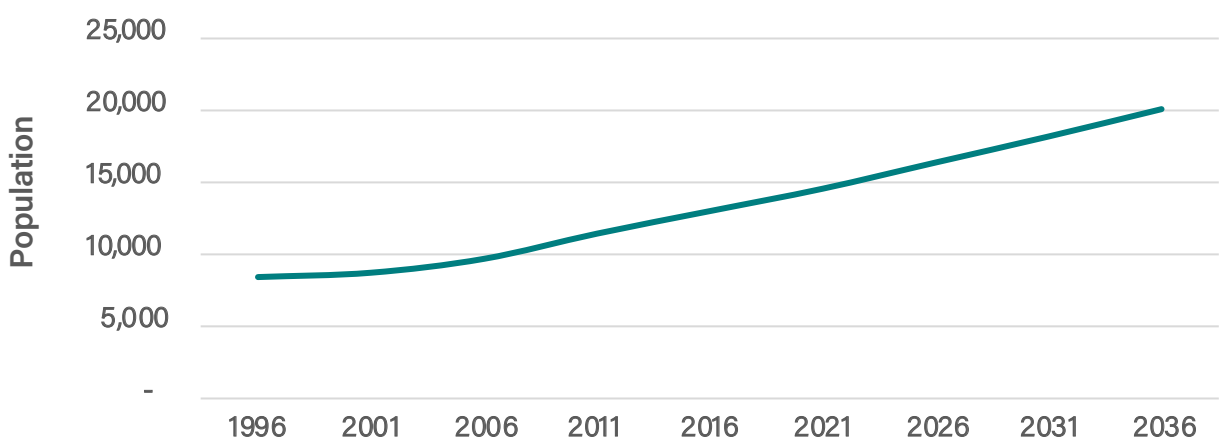


Figure 2.2: Historic and Projected Population

The median age of Sooke residents is approximately 41 years old, which is consistent with the provincial average. The median age has decreased slightly in recent years because more families are moving to Sooke, due to more affordable housing prices than elsewhere in the CRD. Density is projected to increase in the Town Centre making accessible sidewalks, trails, parks, and plazas important as younger families move to Sooke and established residents grow older.

2.3 Land Use and Development

The District of Sooke is dispersed over a large land area, occupying nearly 70 square kilometres. The municipal boundary extends north to the Sooke Hills and east to East Sooke Park with settlement mostly concentrated around Highway 14 and the Town Centre.

Most of the residential areas are single family housing with a rural character. Newer developments in neighbourhoods, such as Sunriver, Broomhill, and Woodland Creek, have a more suburban character. The Town Centre has higher density housing and commercial uses.

Generally, parks in Sooke are focused on the provision of recreation and sports facilities (community parks), protection of natural areas (nature parks), and the provision of small green spaces within residential areas (neighbourhood parks). There are currently no parks within the Town Centre however Ed Macgregor Park is on the edge of the Town Centre.

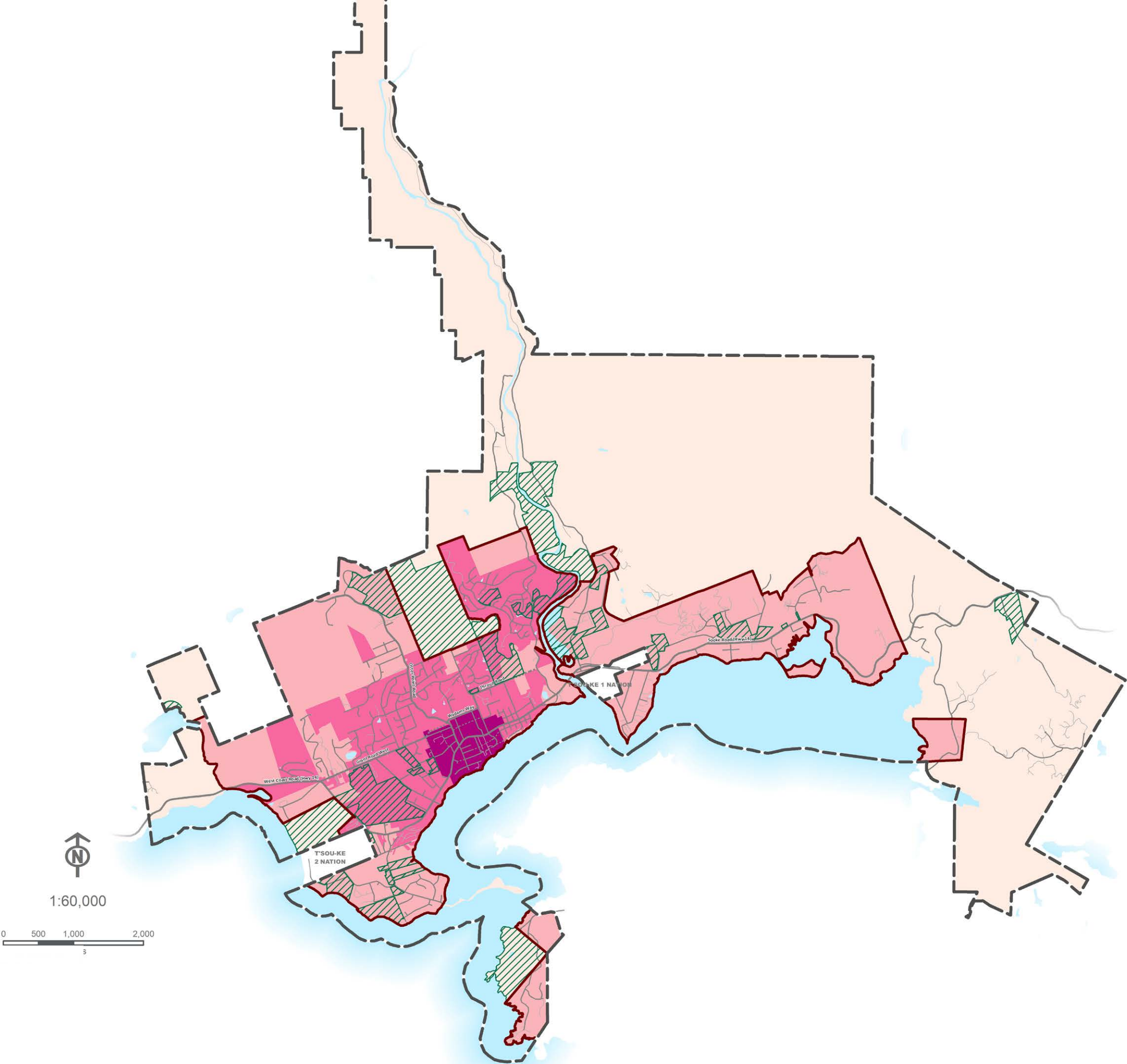
A long-term vision for Sooke was identified in the 2010 Official Community Plan (OCP). The vision was to use infrastructure more efficiently and have land use planning decisions based upon pollution reduction, decreased automobile use, and environmental sustainability. The OCP is being updated in 2020 and will be informed by the new TMP and PTMP.

Future development is intended to surround the Town Centre within a defined community growth area (CGA), which is tied to the Regional Growth Strategy (Map 1). The boundary of this area is expected to change during the upcoming OCP review. The map of future growth potential is based on the following:

- **High Growth Potential** - Town Centre
- **Moderate Growth Potential** - Sewer Specified Area (SSA)
- **Low Growth Potential** - outside SSA, in CGA
- **Very Low Growth Potential** - outside CGA

Map 1: Future Growth Potential

- High Growth Potential (TC)
- Moderate Growth Potential (SSA)
- Low Growth Potential (outside SSA, in CGA)
- Very Low Growth Potential (outside the CGA)
- ALR
- Community Growth Area
- Municipal Boundary



2.4 Participation in Outdoor Recreation

It is important to understand existing resident participation as a starting point for the PTMP. Sooke residents are extremely active in outdoor recreation activities (Figure 2.3) with the community survey showing that 91% of respondents walk, hike or jog. All informal uses of parks have high participation, with more than half of survey respondents reporting that they use Sooke's parks and trails four or more times per week.

Dog ownership is popular in Sooke. Sixty-two percent of survey respondents own dogs, which yielded significant input related to dogs in parks and trails. This is consistent with a CRD study that estimated around 36% of households own dogs, with an average of 1.3 dogs in each of these households. There are an estimated 2,500 dogs in Sooke.

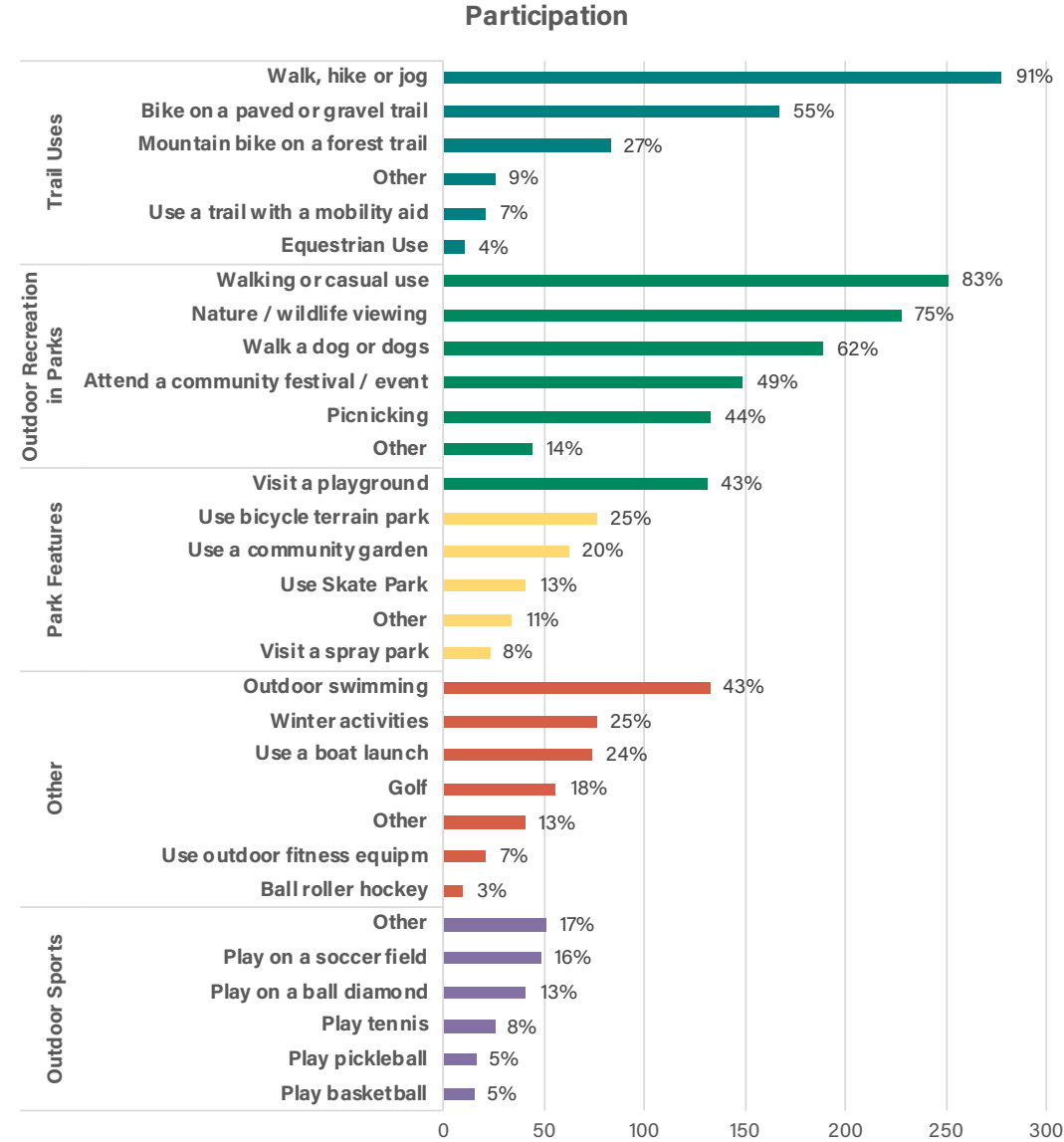


Figure 2.3: Participation in Outdoor Recreation per Community Survey

2.5 Jurisdiction and Responsibilities

A number of organizations provide parks and trails infrastructure and services, and collaboration is key to identifying strategies for the District and opportunities for partnerships in implementation (Map 4). The following is a summary of the key organizations with influence over parks and trails in Sooke, and their respective responsibilities:

District of Sooke	<ul style="list-style-type: none">Planning, design, capital development, operations, and maintenance of District-owned parks and trailsProvides annual funding to the Community Association for their role in park management
Capital Regional District	<ul style="list-style-type: none">Local government for the unincorporated rural Juan de Fuca Electoral Area surrounding the District of Sooke, which includes the communities of East Sooke to the southeast, Otter Point and Shirley west of Sooke, and Jordan River and Port Renfrew farther westOwnership, planning, design, capital development, operations, and maintenance of regional parks and trails<ul style="list-style-type: none">Regional parks and trails in and near the urban area include SEAPARC (site also includes Sk8te park and bicycle terrain park), DeMamiel Creek Golf Course, and Galloping Goose Regional TrailRegional parks also include Sea to Sea Regional Park Reserve, Ayum Creek Regional Park Reserve, and Roche Cove Regional Park, and Sooke Potholes Regional Park (surrounding the BC Parks area)
SEAPARC Commission	<ul style="list-style-type: none">Planning, design and operation of the SEAPARC site and DeMamiel Creek Golf Course for the District of Sooke and the Juan de Fuca Electoral Area, including the Aquatic Centre, Arena, Sooke Bike Park, Sk8te Park, and baseball diamondCommission reports to the CRD BoardCommission has also helped with the planning and obtaining grants for other park amenities, e.g., artificial turf field, potential park facilities near the new school at Sunriver
School District No.62	<ul style="list-style-type: none">Ownership, planning, design, capital development, operations, and maintenance of school sites, including playgrounds (capital development is mostly funded by PACs) and sports fieldsPlanning new elementary school in Sunriver, working on amenities and trail connections in collaboration with the District and CRDHave a Joint Use Agreement for school use of artificial turf field during school hoursHave Joint Use Agreement for the Sk8te Park, which is on School District land

Sooke Community Association	<ul style="list-style-type: none"> Ownership, planning, design, capital development, operations, and maintenance of Fred Milne Park, Art Morris Park, Sooke River Campground, and Throup Road Park A long-standing volunteer-based organization that provides services to reduce costs of recreation for the community Owner of artificial turf field that is maintained by a paid caretaker Access to grants as a non-profit; have a Council liaison
Fred Milne Park Society	<ul style="list-style-type: none"> Partnership of School District No. 62 and Sooke Community Association Operations and booking of all sports fields at Fred Milne Park
BC Parks	<ul style="list-style-type: none"> Planning, design, and maintenance of a portion of Sooke Potholes Provincial Park
The Land Conservancy (TLC)	<ul style="list-style-type: none"> Contributions towards the purchase of lands for conservation purposes TLC holds conservation covenants on lands at Ayum Creek, Sooke Hills, and some private properties for future protection of the environment



The following is a summary of the strengths and challenges related to jurisdiction and responsibilities over parks and trails.

Strengths	Challenges
<ul style="list-style-type: none"> Aligned mandates – CRD mandate of recreation, nature and environment is consistent with Sooke OCP Partnerships – SEAPARC is a key partner in service delivery Contribution – Community Association makes major contributions to the community by providing campgrounds and sport facilities Sports Collaboration – Community Association collaborates with soccer and slo-pitch leagues to book and maintain sports fields Economic assistance – District provides partial funding to the Community Association Collaborative approach – School District is working with District and CRD on park adjacent to proposed Sunriver Elementary School Adding value – Juan de Fuca Community Trail Society is working with the District on wayfinding and trail projects Essential service – Sooke Harbour Cemetery Society operates the cemetery and it is maintained by the Sooke Lions Club Economic support – Various funding strategies are in place through agreements between certain groups 	<ul style="list-style-type: none"> Public confusion – There are many organizations involved and the public does not always know who manages which parks, e.g., calls to the District about Community Association parks Lack of efficiency – There may be extra equipment and resources due to the number of organizations involved, e.g., multiple sets of park maintenance equipment -District, Committee, Fastball Society, School District Parkland security and management – A relatively small amount of parkland in Sooke is owned by the District making coordination of security and management challenging Financial planning – District budget for capital asset replacement in parks is limited and it is unclear if other organizations have asset renewal funds Consistency in development -District does not have a dedicated park planning function, which can translate to changing requirements Growth and maintenance – Parks operations and maintenance budgets have not always been increased when new parks and trails were dedicated Volunteer burnout – It is getting more difficult to enlist volunteers due to significant turnover in population (military workers), commuting workers with families, aging volunteers Missed opportunities – Community Association does not always know about grant opportunities and does not have the benefit of a guiding master plan

The background documents of Sooke and other jurisdictions that are most relevant to this master plan are summarized in **Appendix A**.

2.6 Key Challenges

The collective experiences of residents, local stakeholders, and District Council and staff revealed a number of parks and trails challenges. These challenges are experienced mostly by residents, and also by visitors travelling through and within Sooke. Each serves as a “lesson learned” for future planning of parks and trails.

Connectivity

The greatest challenge in Sooke is a lack of connectivity of the trail system, limiting opportunities to move through the community off roads, and making some parks difficult to find. This results in less trail use than there would otherwise be, safety challenges where pedestrians and cyclists need to use roads, and longer travel distances.

Waterfront

The waterfront is Sooke’s key feature, and public opportunities to get to and along the waterfront are limited. Some waterfront access points are not available or accessible to the public, and private land occupies most of the shoreline. The Land Title Act requires public road access to the water at 400-metre intervals, but these rights-of-way are not all identified and accessible. The District currently requests 3.0 metres from the high water mark as a way to obtain riparian rights for locations where the marine boardwalk is planned.



New Development

Planning for parks and trails in new developments has not been supported by consistent standards that focus on community needs, e.g., required size or amenities for new parks. As a result, some of the new parks are too small for desired amenities and others are on land that cannot support local park needs. Trails through developments are not always available or connected to existing trails.

Park Amenities

Some of Sooke’s park amenities are aging and others have not been built to be long-lasting, e.g., wooden staircases by the ocean and generally in a rainforest are not resilient to the elements. The District is also lacking some amenities typical in most communities, such as dog off-leash areas and a spray park. The management of dogs is a particular challenge due to the lack of an on-leash bylaw and dog off-leash areas.

Park Management Responsibilities

There are multiple organizations that own, plan, design and operate parks, trails, and park amenities in Sooke. This is partly due to the evolution of roles that existed prior to Sooke’s incorporation; however, the distributed responsibilities lead to some inefficiencies in planning and operations.

Environment

The natural environment is very important to Sooke residents as one of the features that draws people to the community. Residents are concerned about the loss of natural areas resulting from development and indicate that protected wildlife corridors are important to retain. There is also interest in ensuring that urban areas include a healthy urban forest.

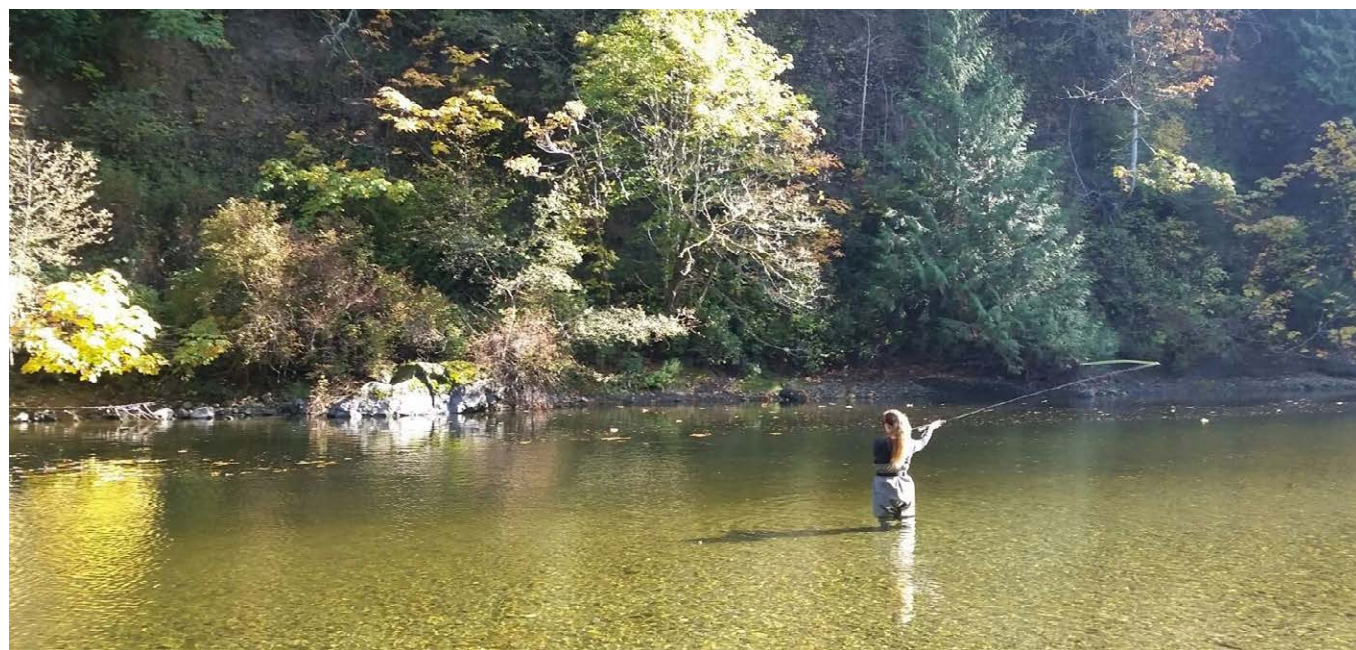
3. Shaping the Future

A vision statement and goals are defined for the future of parks and trails in Sooke to be used as a guide for future investments and actions. These investments and actions are based on the District's existing strategic plans and policies combined with input received from stakeholders and residents. Trends in outdoor recreation also influence the direction of the master plan.

3.1 Vision

The vision statement sets the overall direction of the PTMP.

*Our parks and trails protect our environment,
connect our activities, and support our
recreation from the rainforest to the sea.*



3.2 Goals

Quality and Inclusivity | High quality parks and amenities for all ages, abilities, and cultures

Connectivity | Connected trail system linking to parks, destinations, and regional trails

Future Lands and Connections | Desirable parks and trails in new developments

Waterfront | Public access to and along the waterfront

Environment | Environmental protection and enhancement in parks and urban areas

Efficiency | Streamline implementation of parks and trails planning, development and operations

A

1

2

3

B

C

3.3 Key Trends

Outdoor recreation is constantly shifting based on demographic characteristics and societal changes. An understanding of trends can help the District focus on directions that will be appropriate in the future. The following are some of the broad trends that are relevant to Sooke based on observations and community input:

Unstructured Activities

There is a trend towards greater participation in activities that are unstructured and spontaneous rather than pursuits that require registration, attendance at specific times, and payment of fees. This is one of the reasons why trail uses are so popular. People can participate at their own level, with a flexible schedule, and at no cost for use.

Focus on Health

As physical activity decreases in the population, with accompanying health issues, many people have a renewed interest in maintaining a healthy lifestyle through exercise. This is particularly prevalent in coastal BC, where the weather supports outdoor activities, especially on trails, and where it has become customary to incorporate fitness within daily life.

Welcoming All Ages

Municipalities are striving to create parks and public spaces that are welcoming for all residents to address the public focus on healthy lifestyles. This includes creative play environments for children, places for youth that involve skateboards, bikes and multi-use sport courts, accessible paths, and amenities like pickleball for older adults. Park amenities that welcome all ages, such as community gardens, are also popular.

Embracing Dogs

Dog ownership is high in Sooke, and urban areas are being planned to recognize the social and physical benefits to people that come from embracing responsible uses by humans and their dogs. Communities are planning destination and neighbourhood-level dog off-leash areas and designating trails and water access points that welcome dogs.

Integrating Nature

In places like Sooke where the natural environment is a key draw, communities are taking steps to integrate development with nature and to provide places where people can experience a natural setting. This may take the form of greenway corridors that serve wildlife and people. It also includes integrating nature within parks and play environments, planting and managing a healthy urban forest, and using rainwater management techniques to include more native plants and infiltration within urban areas.





B

Analysis and Actions



4. Trails

KEY FINDING

Sooke residents love their trails

KEY DIRECTION

Expand the trail network to improve connectivity and add amenities as the top priority of this master plan

4.1 Existing Trails

Trail Types and Extent

The PTMP and TMP use the same classifications on the trail types that appear in both plans. The following are the categories. Diagrams for each type are in **Appendix B**.



Off-Road Multi-Use Pathway



Width and Materials	Corridor Width	Purpose/Consideration	Examples
Minimum 3.0 metres wide	Minimum 7.5 metres in natural surroundings	<ul style="list-style-type: none">High useMajor routesWalking and jogging destinationsSome trails also used for commuter and recreational cycling, mobility aids, roller blades, maintenance vehiclesUniversal design standards	Galloping Goose Boardwalk Whiffin Spit Ponds Park Corridor
Paved or compacted gravel (paved in the Town Centre)			
No steps			

Roadside Multi-Use Pathway



Width and Materials	Corridor Width	Purpose/Consideration	Examples
Minimum 3 metres wide	Minimum 6 metres from road edge to property line	<ul style="list-style-type: none">High useMajor routesUsed for commuter and recreational cycling, walking, jogging, mobility aids, roller bladesUniversal design standards	Wadams Way Phillips Kaltasin
Paved or compacted gravel (paved in the Town Centre)			
No steps			

Urban Pathway



Width and Materials	Corridor Width	Purpose/Consideration	Examples
Minimum 2m wide 2.5 – 3 m preferred Paved or compacted gravel (paved in the Town Centre)	Minimum 5 metres between property lines, 6 metres preferred	<ul style="list-style-type: none">Moderate useCommunity or neighbourhood connectorsUses include walking, jogging, usually recreational cyclingUniversal design to the degree possible	Subdivision west of Woodland Creek Park Park trails

One other trail type occurs in the PTMP:

Nature Trail



Width and Materials	Purpose/Consideration	Examples
Usually 1 – 2 m wide Loose gravel or compacted mineral soil	<ul style="list-style-type: none">Low to moderate useUses include walking, jogging, mountain biking (some)Suitable for beginner to advanced trail user groups	Sunriver Nature Trail



Map 2 - District Existing and Proposed Trails

- Off-Road Multi-use Pathway

Roadside Multi-use Pathway

Urban Pathway

Nature Trail

Proposed Off-Road Multi-Use Pathway

Proposed Roadside Multi-Use Pathway

Proposed Urban Pathway

Proposed Nature Trail
- Proposed On-Road Cycling Route

Aspirational Route

Trailhead

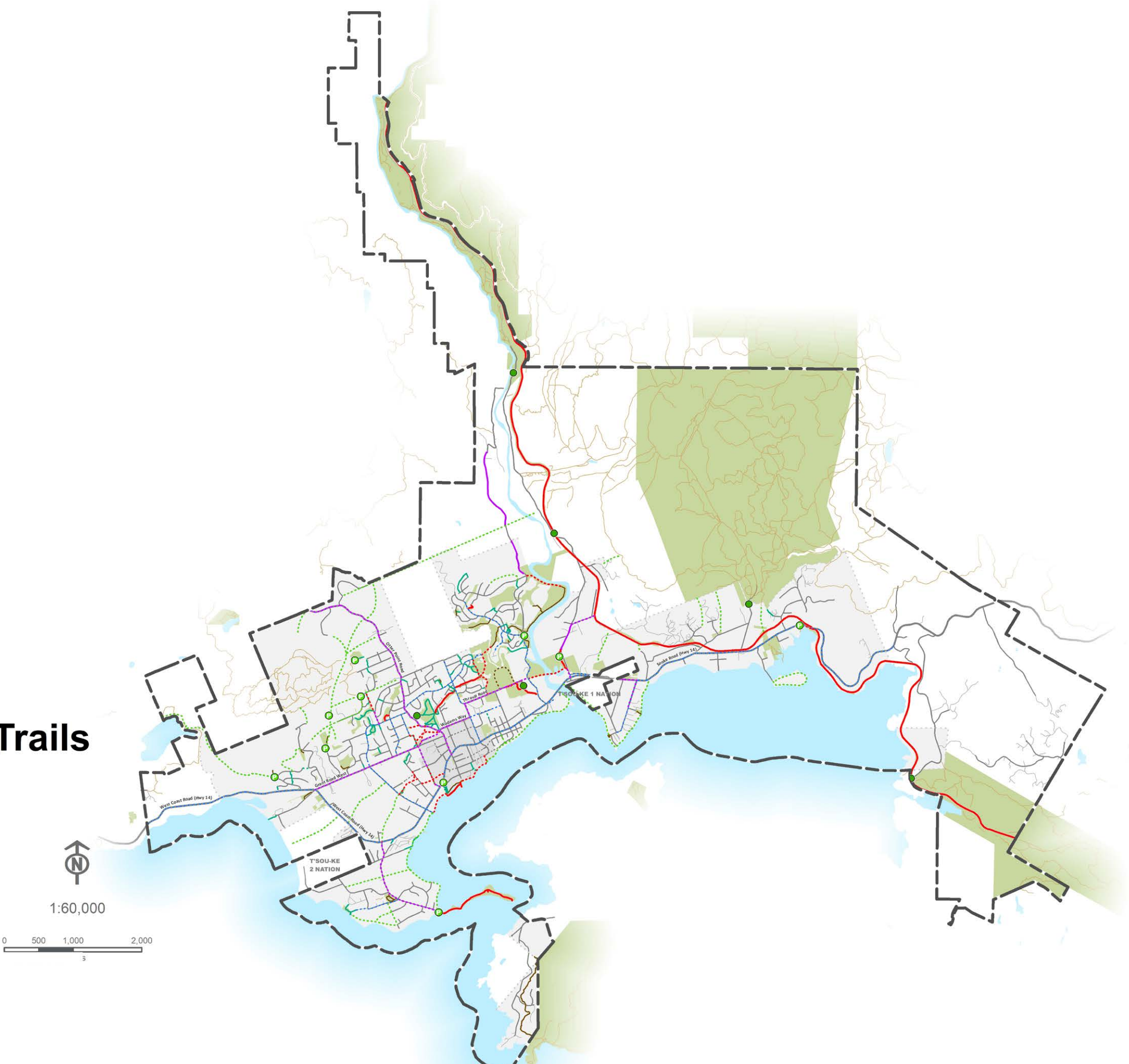
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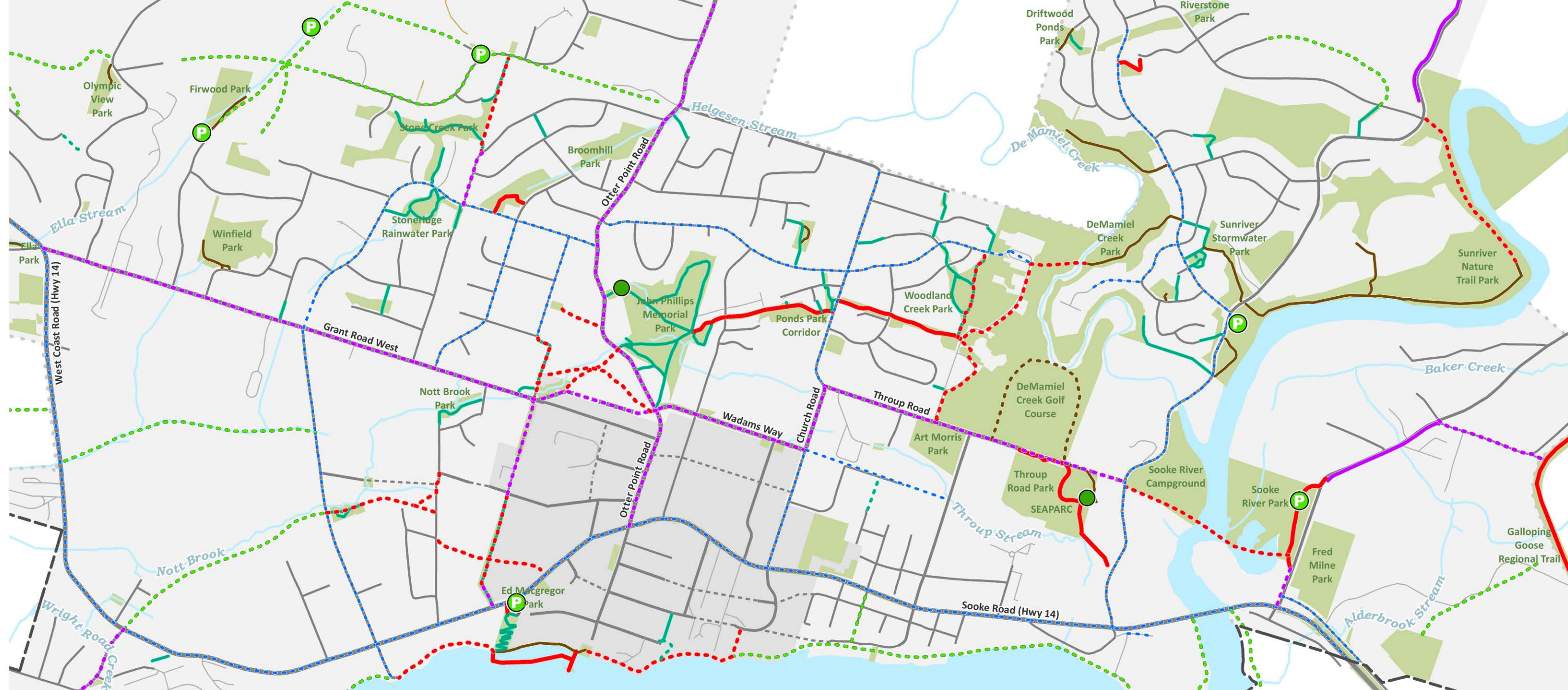
Proposed Trailhead

Open Street Map Trails (May include private property trails)

Parks and Open Space

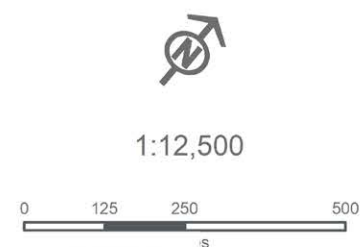
Town Centre (Urban)





Map 2 - Town Centre
Existing and Proposed Trails

- Off-Road Multi-use Pathway
- Roadside Multi-use Pathway
- Urban Pathway
- Nature Trail
- On-Road Cycling Route
- Proposed Off-Road Multi-Use Pathway
- Proposed Roadside Multi-Use Pathway
- Proposed Urban Pathway
- Proposed Nature Trail
- Proposed On-Road Cycling Route
- Aspirational Route
- Trailhead
- Proposed Trailhead
- Parks, Schools and Open Space
- Town Centre (Urban)
- Community Growth Area



Map 2 illustrates the existing trails. **Figure 4.1** identifies the lengths of the various trail types. **Map 2** also shows trails in Sooke and neighbouring jurisdiction from Open Street Map (OSM). OpenStreetMap® is open data, licensed under the Open Data Commons Open Database License (ODbL) by the OpenStreetMap Foundation (OSMF). The contributors are thousands of individuals (similar to Wikipedia). It also includes openly-licensed data from national mapping agencies and other sources. This data can therefore be used to understand where trails are located, but these may be unsanctioned trails on private and Crown land.

Trail Classification	Existing (km)
Off-Road Multi-Use Pathway	22.24
Roadside Multi-Use Pathway	2.11
Urban Pathway	9.27
Nature Trail	5.80
Total	39.42

Figure 4.1: Existing Trail Lengths

Universal Design

Universal design ensures that the built environment is accessible to people of all ages and abilities, regardless of any type of physical or cognitive impairment. Universal design is a fundamental design principle that should be applied in all contexts but is especially important for designing pedestrian facilities and accommodating people walking.

What is ‘Universal Design’?

Universal design refers to the design of products, environments, programs, and services to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Universal design does not exclude assistive devices for particular groups of persons with disabilities where this is needed.

Universal design covers people of all ages and abilities, with a focus on individuals facing accessibility challenges in public spaces. Universal design is not simply about mobility (such as wheelchair access) – there are other physical, sensory, and cognitive challenges that should be considered. The capabilities and traits of a facility’s expected users should be understood to determine how to best to meet their needs. The disabilities that should be considered in designing accessible infrastructure are broadly categorized as follows:

- Mobility
- Vision
- Hearing
- Strength + Dexterity
- Comprehension

There are seven guiding principles for universal design that apply to indoor and outdoor environments as well as product design and communications. These principles are to guide pedestrian infrastructure design on public infrastructure and on private land within the District:

- 1. Equitable Use**

The design is useful and marketable to people with diverse abilities
- 2. Flexibility in Use**

The design accommodates a wide range of individual preferences and abilities
- 3. Simple + Intuitive Use**

Use of the design is easy to understand, regardless of the user’s experience, knowledge, language skills, or current concentration level
- 4 . Perceptible Information**

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user’s sensory abilities
- 5. Tolerance for Error**

The design minimizes hazards and the adverse consequences of accidental or unintended actions
- 6. Low Physical Effort**

The design can be used efficiently and comfortably and with a minimum of fatigue
- 7. Size + Space for Approach + Use**

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user’s body size, posture, or mobility

Amenities

Amenities along trails help to improve the attractiveness, interest, and comfort for the trail user. These amenities are typically placed outside of the travelled portion of the trail. The following are the amenities that need to be considered when developing amenities for trails.

Trail Heads

Trail heads, or staging areas, are major access points to trails, typically located near roads or existing parking lots:

- Major staging areas typically include a parking lot, information kiosk, waste facility (see below), and should include a water fountain and washroom
- Minor staging areas typically include a wayfinding sign and waste facility

Major staging areas are typically used for primary access points to off-road multi-use trails (Map 2 shows existing and potential locations). They are located where there is space available at convenient locations for trail access. Minor staging areas are usually located where trails cross roads or start at parking areas. Trail heads help with wayfinding and promoting awareness of the trail system, and also provide opportunities to convey regulatory, interpretive, and emergency information.

Barriers

Barriers are located at staging areas to prohibit access by prohibited modes, usually motorized vehicles. Barriers can include bollards (wood or lockable and removable metal posts), baffles, or gates. Fences or railings on either side of the trail can be used to restrict users. Barriers need to be designed to allow all permitted uses and to accommodate service and emergency access.

Fences

Fences may be needed along developed private property boundaries and to define environmentally sensitive areas. The following are the most likely types of fences:

- Low wood rail fences to act as a visual cue where restricting access is not a major concern and aesthetic or environmental quality of the natural environment is important, e.g., along edges of undeveloped land
- Black vinyl-coated chain link fence around 1.5 metre high where there are safety or access concerns and views are acceptable, e.g., along the edges of some private developed property, to be constructed on private property by the land owner
- Solid wood privacy fence around 1.5 metre high where there are safety or access concerns and views are not acceptable, e.g., along the edges of some private developed property, to be constructed on private property by the land owner

Where the higher fences are located within 5 metres of the trail, planting vegetation, typically on private property, is preferred to partially screen the fence.

Signage

There are four types of signs that are needed along trail systems, as follows:

- Way-finding, or directional, signs indicate routes and facilities, e.g. trail name, trail uses, distance to specific destinations, map of trail system indicating current location
- Regulatory signs indicate traffic regulations, e.g., stop, yield to pedestrians, and codes of conduct, e.g., leave no trace, Wild Wise Sooke
- Warning signs advise users of potential hazards, e.g. road crossing ahead, and may include notices about risk and liability for trails with specific hazards
- Educational, or interpretive, signs provide information about the surroundings, e.g., description of natural history, vegetation, fish and wildlife, landmarks

Signs can be placed on kiosks, posts, or bollards. The Juan de Fuca Community Trail Society has been working with the District to establish a standard signage system.



Washrooms

Trail users can comfortably spend more time enjoying trails when they have access to washrooms. The first strategy is usually to identify existing washrooms that can be made available for use, particularly washrooms in parks. The next strategic location for washrooms is major staging areas. It is ideal to have washrooms spaced a maximum of 4.8 kilometres apart (an average one-hour walk). Washrooms should be based on universal design. Refer to **Section 6** for more information on washrooms.

Site Furniture

The following are the likely types of site furniture for Sooke’s trails:

- **Benches** – benches are most important on the higher use multi-use trails, with an ideal maximum spacing of 800 metres on the highest use trails. Benches are typically located to take advantage of any views or interesting features. Two benches together work well at locations suited to larger groups.
- **Waste facilities** – depending on Sooke standards this could be one waste receptacle or separate receptacles for recycling and waste. Waste facilities are most important at staging areas where visitors are beginning or ending their trips, and where they can be serviced.
- **Lighting** – lighting would typically be located on off-road multi-use trails and urban pathways in the urban area that have the potential to be used in the dark. Lighting standards should consider energy requirements, e.g., solar, LED, and consideration of “dark skies” principles so as not to generate wasted light.
- **Water fountains** – these are appropriate at washrooms close to trails that have access to CRD water supply.

Trail Design Guidelines

Many organizations have standards for trail design and construction. The following are some of the most important design guidelines that are relevant to Sooke:

Routing

- Link trail networks with major parks and recreation facilities, the Town Centre, schools, and
- Other destinations in the District
- Link trails within the District to existing and future trails in surrounding jurisdictions
- Route trails through natural areas where possible, striving to realign and reconnect key trail links that currently pass through new development areas to adjacent natural areas when development occurs
- Site trails to follow contours, to take advantage of views and interesting features, and to pass around large trees and major landforms to minimize regrading and vegetation removal
- Avoid long straight segments, providing enough meander to make the trail interesting, but avoid excessive weaving, especially along a narrow corridor
- Site and design the trail system with attention to the experience of the trail user, ensuring that the trail is easy to locate, marked prominently and that way-finding is as straightforward as possible, e.g., avoid complicated routes with many sharp turns
- Avoid slopes over 30 percent on all trails except nature trails

Accessibility

- Connect trails to bike lanes with appropriate accessible let-downs and aprons
- Provide switchback trails on slopes instead of or in addition to stairs where possible, especially in the urban area, to accommodate all users

Environmental Considerations

- Design trails with consideration for protection and enhancement of environmental resources and include rainwater infiltration where possible
- Minimize impacts on environmentally sensitive areas, using bridges and boardwalks as needed
- Consider boardwalks in very specialized locations where a nature viewing opportunity can be provided without undue damage to environmental resources, and where there are no suitable alternatives
- Design bridges with abutments as small as possible and screen with planted native vegetation, provide curb and railing designs that consider safety for all users including those on wheelchairs

A

B

4

5

6

7

8

C

Vegetation

- Minimize disturbance to vegetation near trails to the highest degree possible.
- Protect existing trees and their roots wherever possible in the planning, design, construction and maintenance of the trail system
- In areas with opportunities for enhancement of the vegetation, plant trees and shrubs, selecting native plants in natural areas that reflect the habitat, e.g., riparian, forest; or in urban areas plants that will thrive in the site conditions and provide habitat for birds and small mammals
- Address potential hazards related to retained trees, considering clear zones and windthrow
- In urban areas, add rain gardens and bioswales along trails where appropriate to infiltrate, clean, and slow urban run-off
- Use low impact and environmentally conscious materials and construction methods to the degree possible
- As part of trail construction projects, remove invasive species from natural areas and replace with native varieties where possible
- Plant large trees at least 2 metres from the edge of trails in urban areas
- During trail construction, minimize disturbance to the soil surface and existing vegetation adjacent to trails
- Where trails are close to residential property, provide adequate screening with fencing and/or plants for privacy and to enhance the quality of the trail, but avoid tall dense thickets to address safety and security
- Reduce the visual impact of hard edges such as fences, retaining walls or extensive paved areas with tree and shrub planting
- In new developments, encourage placement of multi-family housing and trails next to each other, with a low wood rail fence between the open space and the trail

Other Design Considerations

- Use Crime Prevention Through Environmental Design (CPTED) principles, balancing those with the need to protect and enhance habitats
- Identify locations for staging areas, and provide infrastructure to suit the location, e.g., kiosk, sign, waste facility, parking
- Recognize mountain biking as a trail use and incorporate it into trail planning and management
- Require paving at the connection between gravel trails and roads or sidewalks to avoid the tracking of gravel from the trail onto the road or sidewalk

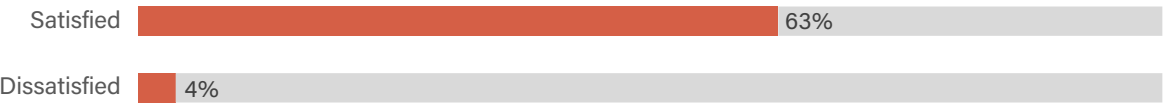
Other

- Include relevant information from the guidelines above into the revised No. 404 Subdivision and Development Standards Bylaw

4.2 Analysis

Community Survey Input

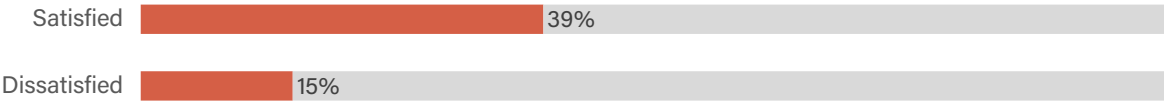
Satisfaction¹ with the Location of Trails (Convenient Locations and Appealing Routes)



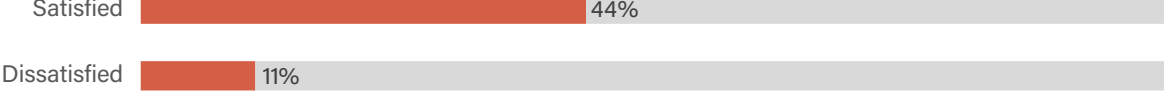
Satisfaction with the Quality of Trails (Width, Surface Material)



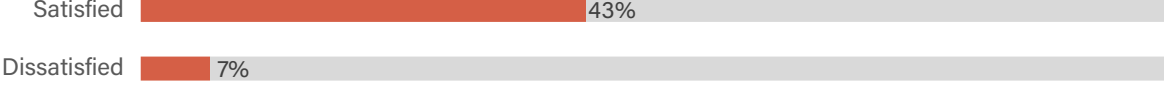
Satisfaction with Bicycles (Safe Places to Ride Bicycles)



Satisfaction with Signage on Trails (Wayfinding, Interpretive and Regulatory Signs)



Satisfaction with Amenities (Parking at Trail Heads, Benches, Waste Receptacles)



1. Respondents were not required to answer every question, and neutral responses are excluded in these diagrams; therefore, the responses shown do not add to 100 percent

Proposed Trails

Map 2 shows the trails proposed to complete key gaps in trail connections as identified through community input and analysis.

Trail Classification	Existing (km)	Proposed (km)
Off-Road Multi-Use Pathway	22.24	5.80
Roadside Multi-Use Pathway	2.11	4.23
Urban Pathway	9.27	0.30
Nature Trail	5.80	0.73
Total	3.42	11.06
Additional Trails		
Proposed On-Road Cycling Route		23.59
Proposed Roadside Multi-Use Pathway Two Sides		6.46
Aspirational Route		27.82
Total		57.86

In addition to trail links that can hopefully be accomplished within the time frame of the master plan, “aspirational routes” are identified. These are identified so any long-range planning and development approvals will support these alignments and not preclude build-out of the proposed routes and connections.

Council has identified a pedestrian crossing of DeMamiel Creek connecting the Town Centre and local schools to the Sunriver and Phillips Road neighbourhoods as a high priority. Some collaborative work among the related jurisdictions is in progress on this initiative.

The following is a summary of the strengths and challenges related to trails.

Strengths	Challenges
<ul style="list-style-type: none">Local access – Access to many great trails in neighbourhoods and small trail connections in and around town centre, e.g., John Phillips Memorial Park loopRegional connection – Galloping Goose is an outstanding resourceMarine access – Boardwalk is a highlight of SookeSchool access – Trail / pedestrian access to most schools is goodRecreational access –Hiking and mountain biking in Sea to Sea Regional Park Reserve and Broomhill areas are appreciated by many (however, most of the Broomhill trails are on privately owned land)Potential routes – Sewage pipe corridors are existing linear routes that could serve as trails	<ul style="list-style-type: none">Connectivity – Lack of trail connectivity, many gaps exist; some developments are not planned to enable connectivity with future adjacent developments and existing and surrounding trails; challenge and importance of retaining access to existing nature trails, e.g., Broomhill hiking trailsUniversal design challenges – Some trails have rough surfaces that make them difficult to use for some peopleHighway 14 – Lack of trails along and crossing highway makes it a barrier for pedestrians and cyclistsAmenities – Need for more amenities along trails, e.g., washrooms, waste receptacles, lighting, wayfinding and interpretive signsMaintenance issues – Concerns about maintenance of trailsTrail distribution and types – Few designated trails on west side, few mountain biking trailsRiver access – Public access along Sooke River is limited by the campgroundTrespass – Some trails are trails on private propertyUtility corridors – No agreement for public access or trails along some existing sanitary sewer corridors which need maintenance and access

4.3 Actions

Actions related to trails along the waterfront are in **Section 7**. High priority trails are included in **Section 9**.

Planning and Design

- 4.1 Coordinate among District departments to plan for the connectivity of trails as opportunities arise on District projects and new developments.
- Focus on making the Town Centre more walkable consistent with the Sooke Town Centre Plan
- 4.2 Work with other jurisdictions in Sooke and the CRD on planning major trail networks to achieve regional active transportation, recreation, and tourism opportunities, with the following as examples.
- Collaborate with the CRD on a connection between the Silver Spray Trail Corridor and the trail system in East Sooke Regional Park, recognizing Blythwood Park as a Galloping Goose trail head

▪ Collaborate with the T’Sou-ke First Nation on a walking loop, including shoreline access, in the Kaltasin and T’Sou-ke communities

▪ Work with the School District on providing safer routes to schools

▪ Work with landowners and developers on better pedestrian connections to, and within, the Town Centre
- 4.3 Identify needs for trails through major new development projects.
- Where a proposed trail passes through a development site, work with the developer to identify a route for the trail, ideally through parkland separate from the road system; second choice would be a roadside multi-use trail
- 4.4 Implement and guide the planning and design of trails based on the guidelines in this section.
- 4.5 Complete a signage plan for trails, including all types of signs as outlined above.
- Continue this work in collaboration with the Juan de Fuca Community Trails Society if this is mutually beneficial

▪ Include maps, online resources, and a potential app in the future
- 4.6 Update No. 404 Subdivision and Development Standards Bylaw, 2014, to include standards for trails as described in this section, including trail types, location, provision of amenities and signage, and design standards.

Land Acquisition

- 4.7 Strive to acquire land for trails as opportunities arise on District projects and new developments, per the proposed trails on **Map 2**.
- Strive to acquire corridor widths for trails beyond the minimums where possible, to provide a trail user experience befitting the trail

Capital Development

- 4.8 Improve existing trails and construct new ones as opportunities arise on District projects and new developments, per the proposed trails on **Map 2** and the priorities in **Section 9**.
- 4.9 Develop trailheads and amenities along trails as part of trail development projects and as needed to meet needs on existing trails.



5. Parkland

5.1 Existing Parkland

KEY FINDING

Sooke has a good supply of parkland

KEY DIRECTION

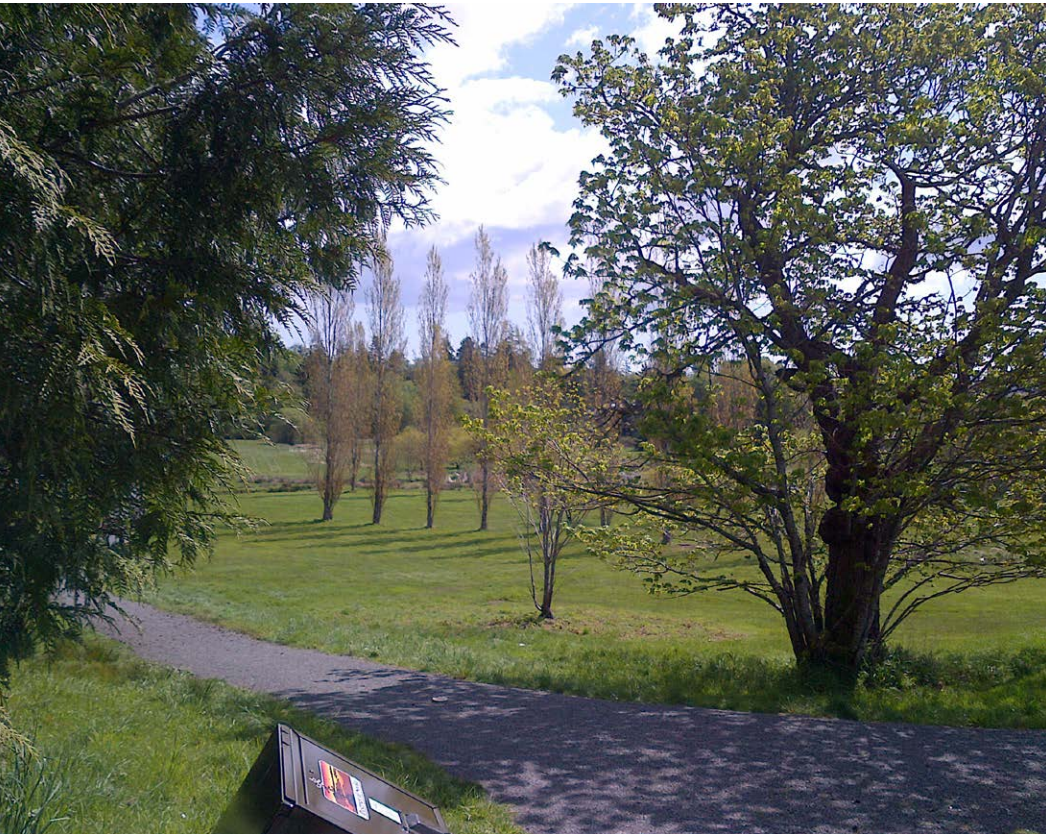
Develop new parks in a few deficient locations and in future developments

Parkland Classification

The classification of parks and open spaces can help to provide an understanding of the various roles of parkland, which can be a useful planning and management tool (Map 3, and Appendix B). The following is the proposed classification system for parkland in the District of Sooke. Some parks are difficult to classify because they fit into more than one definition. In those cases, the most appropriate category is selected based on park use.

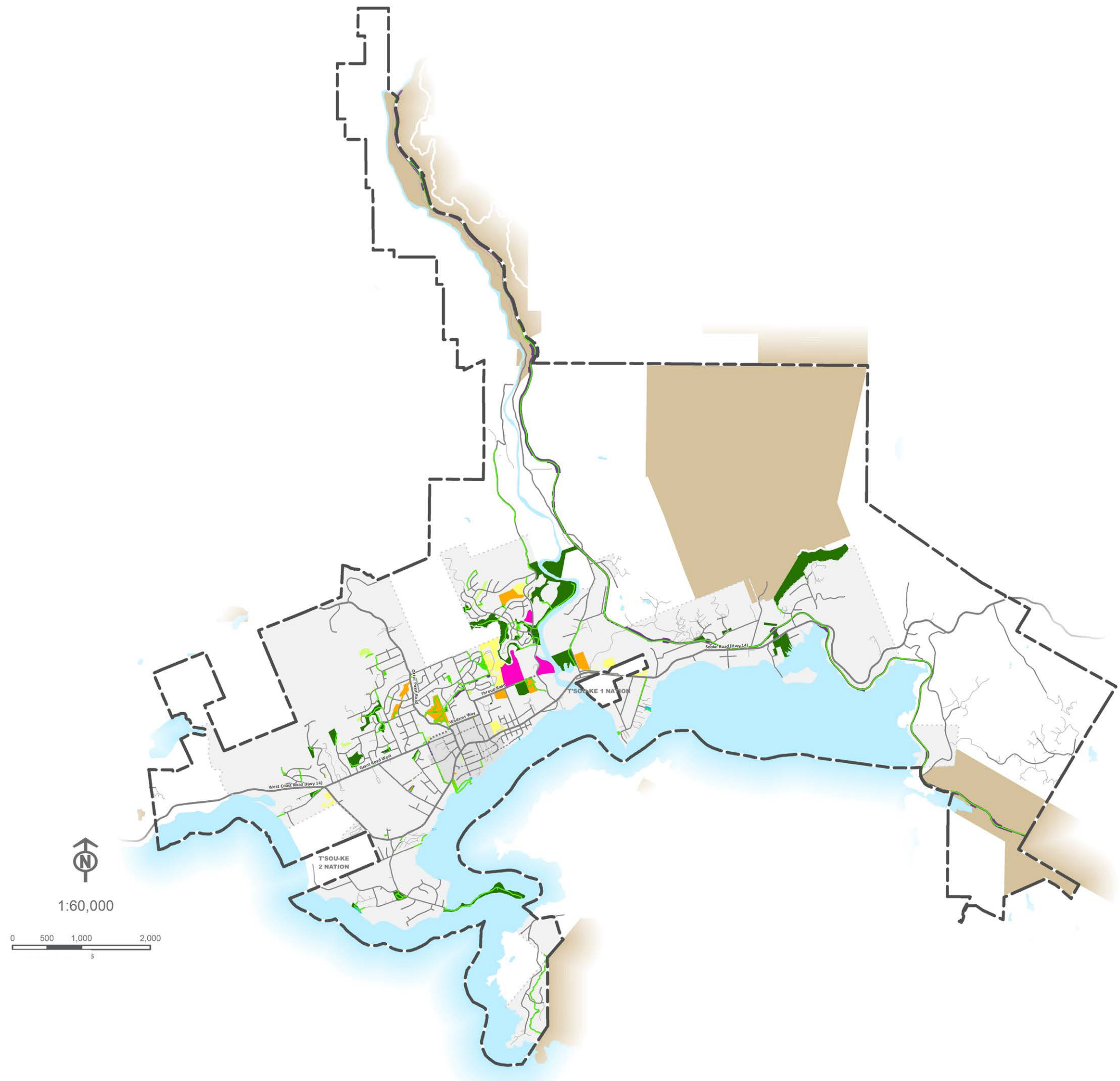
Type	Size	Purpose/Consideration	Examples
Community Park	Ideally a minimum of 1.0 ha, current range is 0.26 to 6.69 ha (but Sk8te Park as the smallest is within a school site)	<ul style="list-style-type: none">Destination parks that serve residents and visitorsHelp to form the visual, physical, and social focus of the communityOffer natural features and/or built facilities, cultural features, and other opportunitiesInclude amenities such as sports fields, playgrounds, courts, signs (wayfinding and regulatory), washrooms, trails, and parking lotsDiverse activities – picnics, special events, sports, play areas, recreation	John Phillips Memorial Park, Broomhill Park, Ed Macgregor Park, Whiffin Spit Park, Art Morris Park, SEAPARC, Sooke Sk8te Park
Neighbourhood Park	Ideally a minimum of 0.2 hectares, current range is 0.1 to 1.16 ha	<ul style="list-style-type: none">Generally serve the catchment area of or similar to that of an elementary schoolForm the visual, physical, and social focus of a neighbourhoodTypically include signs (park name and regulatory), play equipment, pathways, open grass, and seating; may also include other recreation amenities	Pineridge Park, Brooks Road Park, Sunriver Estates Tot Lot, Woodland Creek Park
Nature Park	Typically large, but can be smaller, current range is 0.07 ha to 18.28 ha	<ul style="list-style-type: none">Dominated by natural features such as forests and watercourses, often including environmentally sensitive areasRecreation usually includes trail uses and nature appreciationAmenities may include parking lots, signs (wayfinding, regulatory, and interpretive), trails, gathering areas, and washrooms that support public access and useRegional parks and preserves are included	Sunriver Nature Trail Park, DeMamiel Creek Park, Stone Creek Park, Sooke River Park
Shoreline Access Park		<ul style="list-style-type: none">Sites that provide access from upland areas to the shorelineInclude trails and boat launches	Multiple road ends, Kaltasin Park, Possession Point Park, Eakin Park, Murray Park, Cains Family Park, Seabroom Park, Sooke Public Boat Launch
Linear Park	Variable	<ul style="list-style-type: none">Corridors for the purpose of supporting a trailMay have some amenities such as benches, staging areas, signs and plantingIncludes major corridors such as the Galloping Goose and some neighbourhood walkways	Galloping Goose, Ponds Park Corridor

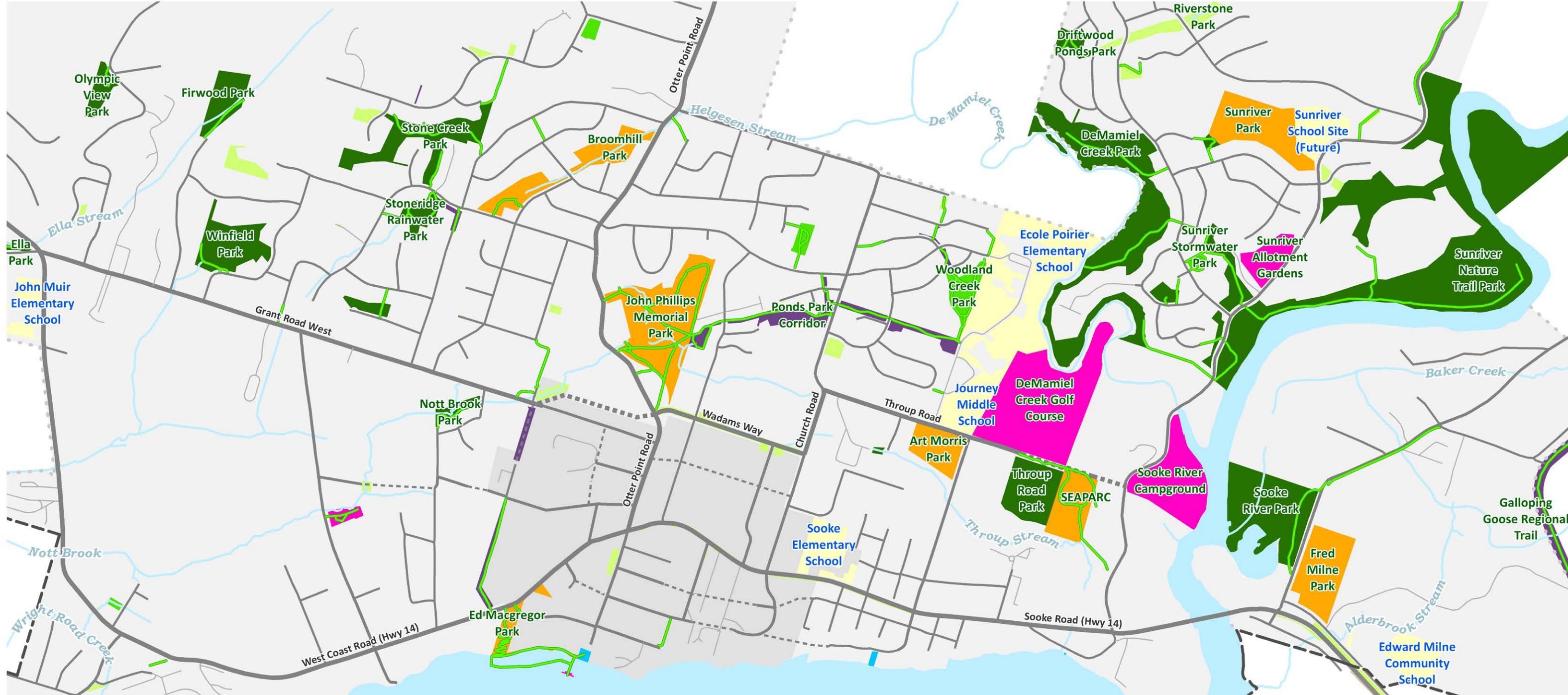
Type	Size	Purpose/Consideration	Examples
Special Purpose Park	Variable	<ul style="list-style-type: none">▪ Destination areas with specific and unique roles	Sooke River Campground, DeMamiel Creek Golf Course, Millennium Memorial Park
Open Space (not including typical boulevards)		<ul style="list-style-type: none">▪ Green spaces that contribute to the visual character of the community, e.g., EMCS boulevard along Highway 14▪ Do not have significant amenities or trails▪ Consists of rainwater management areas, small grassed / treed properties, steep slopes, major boulevards, cul-de-sacs, medians, and other green space that does not support a significant amount of use	These are not typically named
School Sites		<ul style="list-style-type: none">▪ Green space portion of public school sites (school buildings and parking lots are excluded)▪ Included because the land usually has park values▪ Land size is tabulated separately from the parks because school sites are subject to change by the School District	John Muir Elementary School, Journey Middle School, Edward Milne Community School





Map 3 - District
Existing Parks

- | | | | |
|---|-----------------------|---|--|
|  | Community Park |  | Regional and Provincial Parks (outside urban area) |
|  | Neighbourhood Park |  | Off-Road Multi-use Trail |
|  | Nature Park |  | Roadside Multi-use Trail |
|  | Shoreline Access Park |  | Connector Trail |
|  | Linear Park |  | Nature Trail |
|  | Special Purpose Park |  | On-Road Cycling Route |
|  | Open Space |  | Town Centre (Urban) |
|  | School Sites |  | Community Growth Area |





**Map 3 - Town Centre
Existing Parks**

- | | |
|---|--|
|  Community Park |  School Sites |
|  Neighbourhood Park |  Regional and Provincial Parks (outside urban area) |
|  Nature Park |  Existing Trails |
|  Shoreline Access Park |  Town Centre (Urban) |
|  Linear Park |  Community Growth Area |
|  Special Purpose Park | |
|  Open Space | |





Sooke has extensive parkland managed by other jurisdictions, especially outside the urban area. These lands, including regional parks and the BC Parks portion of Sooke Potholes, contribute to making Sooke such a desirable location for outdoor recreation and nature experiences.

The active community cemetery in Sooke is called Sooke Harbour Cemetery. It is not currently mapped as parkland, but it is an important open space in the District. The Sooke Harbour Cemetery Society owns and operates the cemetery and it is maintained by the Sooke Lions Club. There are some challenges facing the cemetery. It is reported to be almost full and it is very difficult for volunteers to operate and manage a cemetery. When cemeteries are facing these types of challenges, the typical practice is to prepare a cemetery master plan including the following tasks:

- Assess community cemetery interests and project needs
- Review cemetery capacity considering the existing and potential market share, multiple interment options, and the potential for infill
- Review cemetery finances and compare fees with those of similar communities
- Provide recommendations including a business plan, concept design, and operations practices

Parks and Open Space Ownership

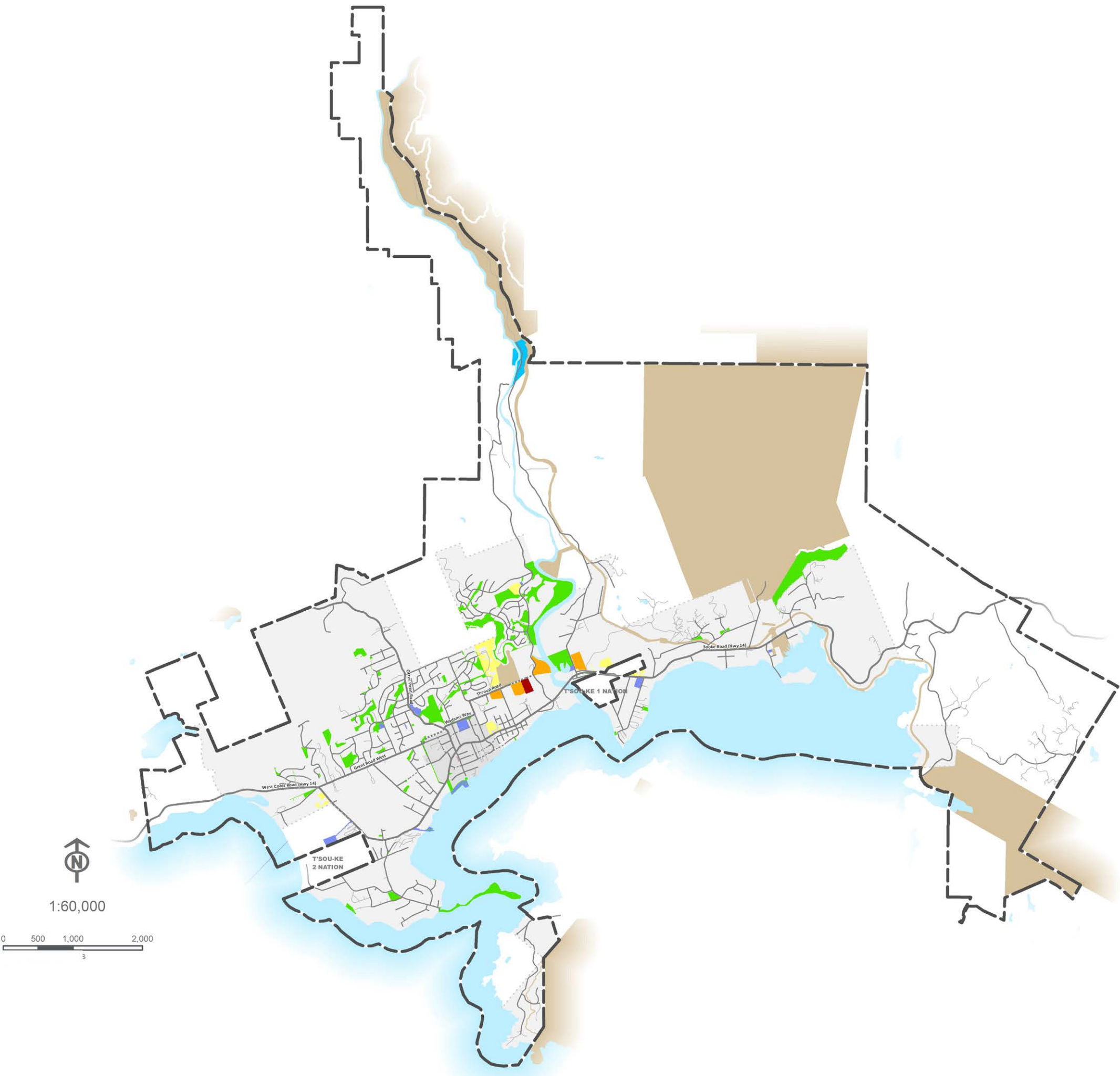
Map 4 and **Figure 5.1** illustrate the ownership of parks and open spaces in Sooke. Due to the varied ownership, it is particularly important for the District to work in collaboration with other organizations with respect to park planning and management. Parklands owned by MOTI, the Lions Club, and strata developments are not shown below because they each represent far less than 1% of the total area.

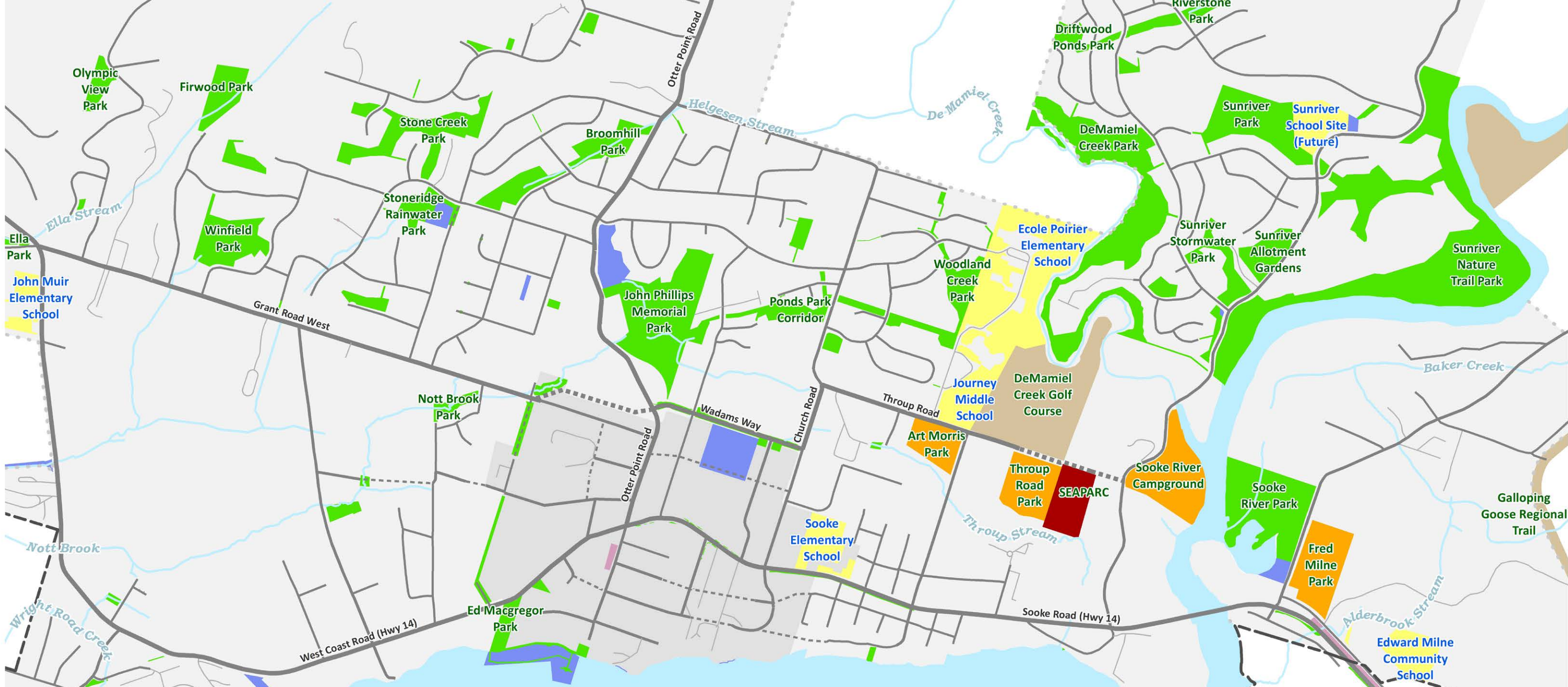
Owner	Total Area (ha)	Percentage of Total
CRD	1,164.83	88.3%
Sooke	110.76	8.4%
School District	20.33	1.5%
Community Association	12.50	0.9%
BC Parks	8.12	0.6%
SEAPARC	2.65	0.2%
Grand Total	1,319.63	100%

Figure 5.1: Ownership of Parks and Open Spaces in Sooke

Map 4 - District Park Ownership

- District of Sooke
- Community Association
- School District #62
- Capital Regional District
- CRD / SEAPARC
- BC Parks
- Other (MOTI, Strata, Lions Club)
- Other District of Sooke Owned Land
- Town Centre (Urban)
- Community Growth Area





Map 4 - Town Centre
Park Ownership

 District of Soke	 Other (MOTI, Strata, Lions Club)
 Community Association	 Other District of Soke Owned Land
 School District #62	 Town Centre (Urban)
 Capital Regional District	 Community Growth Area
 CRD / SEAPARC	
 BC Parks	



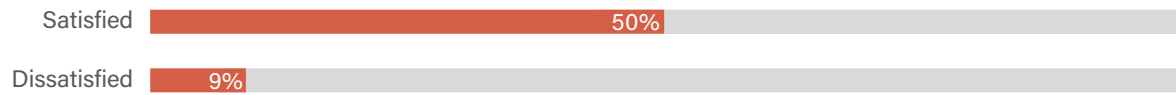
1:12,500



5.2 Analysis

Community Survey Input

Satisfied with Amount of Parkland



Parkland Supply Analysis

Sooke has 123 parks and open spaces covering over 215 hectares (ha) (Figure 5.2 and Map 3) within the District’s parks and open space classifications. This includes land owned by the District, Community Association, and the CRD.

With the addition of school sites (excluding the buildings and parking lots), and regional and provincial parks that are mostly outside the urban area, Sooke is fortunate to have over 1,300 ha of parks and open space available for public access and use.

Park Type	Count	Area (ha)
Community Parks	9	23.23
Neighbourhood Parks	6	2.57
Nature Parks	29	94.93
Shoreline Access Parks	14	1.35
Linear Parks	12	70.06
Special Purpose Areas	5	15.83
Open Space	48	7.06
Total in District’s Community Growth Area	123	215.05
Other Recreation Lands	Count	Area (ha)
School Sites (no buildings or parking)	7	20.33
Regional and Provincial Parks (outside CGA)	6	1,084.25
Total	136	1,319.63

Figure 5.2: Parkland Supply

Parkland supply is analyzed using three different methods. Many municipalities use population-based standards to calculate and plan their supply of parkland. The additional analyses of area-based supply and spatial distribution can increase the understanding of parkland supply and needs for future parks.

Parkland supply standards are controversial, with some believing that the quantitative approach detracts from a qualitative consideration of parks and recognition that conditions are unique in every municipality. In BC, even where standards are not embraced for their inherent value, they are often used to assist in the calculation of park development cost charges (DCCs).

In many jurisdictions, parkland supply standards are used as a guideline, rather than a definitive requirement. Park supply standards can be applied in a flexible manner to ensure that a full range of park types is available to all residents. They also enable a community to measure their supply over time, and to compare themselves with other communities.

Population-based Analysis

Population-based parkland supply is typically calculated on the more active types of parkland such as community and neighbourhood parks, excluding natural parks and greenspace, within urban areas. Linear parks are added into the active parkland supply where they support high levels of use, which is the case in Sooke. **Figure 5.3** illustrates the existing supply of active parkland in relation to population within the community growth area (CGA). It is an expectation that rural residents travel to urban areas for active recreation opportunities in parks.

The current supply of active parkland, including linear parks and not including school grounds, is 3.72 ha/1,000 population (based on a current population of 14,000). If the District were not to acquire any additional parkland until 2036 despite an anticipated population growth to 21,000, the active parkland supply would drop to about 2.48 ha/1,000 population. With school sites added, these numbers are 5.17 ha/1,000 population in 2019, decreasing to 3.45 ha/1,000 population in 2036. While school sites add to the active parkland supply in many cases, the District does not have control over these sites and most are unavailable for community use during school hours. The District also has limited control over the Community Association lands, but these parks, except for the Sooke River Campground, are available for public access and use at all times.

Park Type	District Parkland Area (ha)	Parkland Supply (ha/1,000 pop)	
		2019 Population 14,000 (ha / 1,000)	2036 Population 21,000 (ha / 1,000)
Community Parks	23.23	1.66	1.11
Neighbourhood Parks	2.57	0.18	0.12
Linear Parks	26.22	1.87	1.25
Sub-Total	52.03	3.72	2.48
School Sites (no buildings)	20.33	1.45	0.97
Total	72.35	5.17	3.45

Figure 5.3: Population-Based Active Parkland Supply in Community Growth Area

For many years the Canadian standard for supply of active parkland (usually community and neighbourhood parks) was 4 ha/1,000 population. With trends towards increasing density, especially within downtown cores, supply standards have been decreasing. Municipalities with smaller land areas, which are mostly built out, cannot meet the traditional supply standards due to the high land values and lack of available undeveloped land.

In 2005, when the BCRPA conducted a review of all municipalities in BC, the provincial average was 2.51 ha/1,000 population, and compared to this number, Sooke is faring well. The population-based supply of active parkland in BC communities is highly variable, and it is difficult to make comparisons since the size, context, and quality of parkland differs greatly among communities. There are also variations in the types of parks municipalities include in these standards. Other studies have shown active parkland supply figures in BC ranging from 0.6 to 6 ha/1,000 population.

Area-based Parkland Supply

Another way of measuring parkland supply is in relation to land area. Some municipalities have targets of having 12% or so of their total land area occupied by protected areas, consistent with provincial standards. This measure typically includes open space, natural areas, and parks managed by all jurisdictions. **Figure 5.4** illustrates the parkland supply by area Sooke for the community growth area and the entire municipality. With over 23% of the 5,715.77 ha land base (excluding water) in parks and protected areas, Sooke has a very high amount of parkland by this measure. This is mainly due to the very large regional parks.

Layer	Area (Ha)
Parks in UCB	143.22
Parks outside UCB	71.83
Regional and Provincial Parks	1,084.25
School Sites	20.33
Total	1,319.63
District of Sooke Municipality Boundary (less waterbodies)	5,715.77
Urban Containment Area	2,132.15
Percent of Land Area Covered by Park	23.09%

Figure 5.4: Area-Based Parkland Supply

Parkland Distribution Analysis

The third way to analyze parkland supply is by spatial distribution, or the distance residents have to walk to access a park. **Map 5** illustrates the walking distances to parks in Sooke following roads and trails. The analysis is based on ideal walking access – a 10- minute walk (800 m) to a community park and/or a 5-minute walk (400 m) to a neighbourhood park or school site.

The distribution of community and neighbourhood parks, and school sites, is variable for different parts of the District (Map 5 and Figure 5.5). The pattern of distribution is as follows:

- Community Parks** – Sooke’s community parks are well distributed within the developed portion of the urban area, where many residential areas are within a 10-minute walk of a community park. The exception is Sunriver, where a new community park is being planned in conjunction with the new school site. In the southwest portion of Sooke, the community park is Ed Macgregor Park and it does not meet the sports and recreation role of a typical community park.
- Neighbourhood Parks** – There is a lack of neighbourhood parks in the Town Centre. Residents noted that the west side of Sooke has significantly less parkland than the north and east parts of the urban area in general. In some cases, adding neighbourhood park amenities to nature parks can help to meet this need. Most community parks can also support neighbourhood-level use.
- School Sites** – Some of the school sites help to meet neighbourhood park needs, but they are not accessible to the public during school hours.

Map 4 illustrates locations where new parks would provide better access to existing residents and to serve future populations based on the analysis of parkland supply, community input, and mapping of future development areas. The following are the locations where parks are needed:

Number and Location	Needs
Existing Neighbourhoods	
Town Centre	Need a central space with a plaza for sitting and gathering, lawn for relaxing and diverse uses, trees for shade, plantings for habitat and seasonal interest, play
Whiffin Spit	Neighbourhood lacks a park for play and gathering
West Sooke	Neighbourhood lacks a park for play and gathering northwest of the highway
New Developments	
A	One neighbourhood park
B	One neighbourhood park
C	One community park and two neighbourhood parks
D	One neighbourhood park
E	One neighbourhood park
F	One neighbourhood park
G	One neighbourhood park
H	One neighbourhood park
I	One neighbourhood park
J	One neighbourhood park

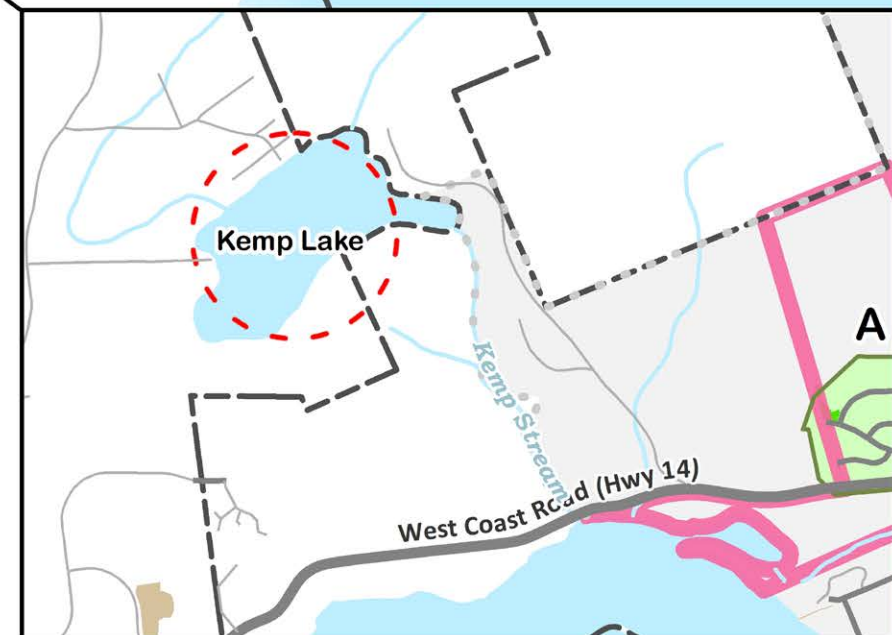
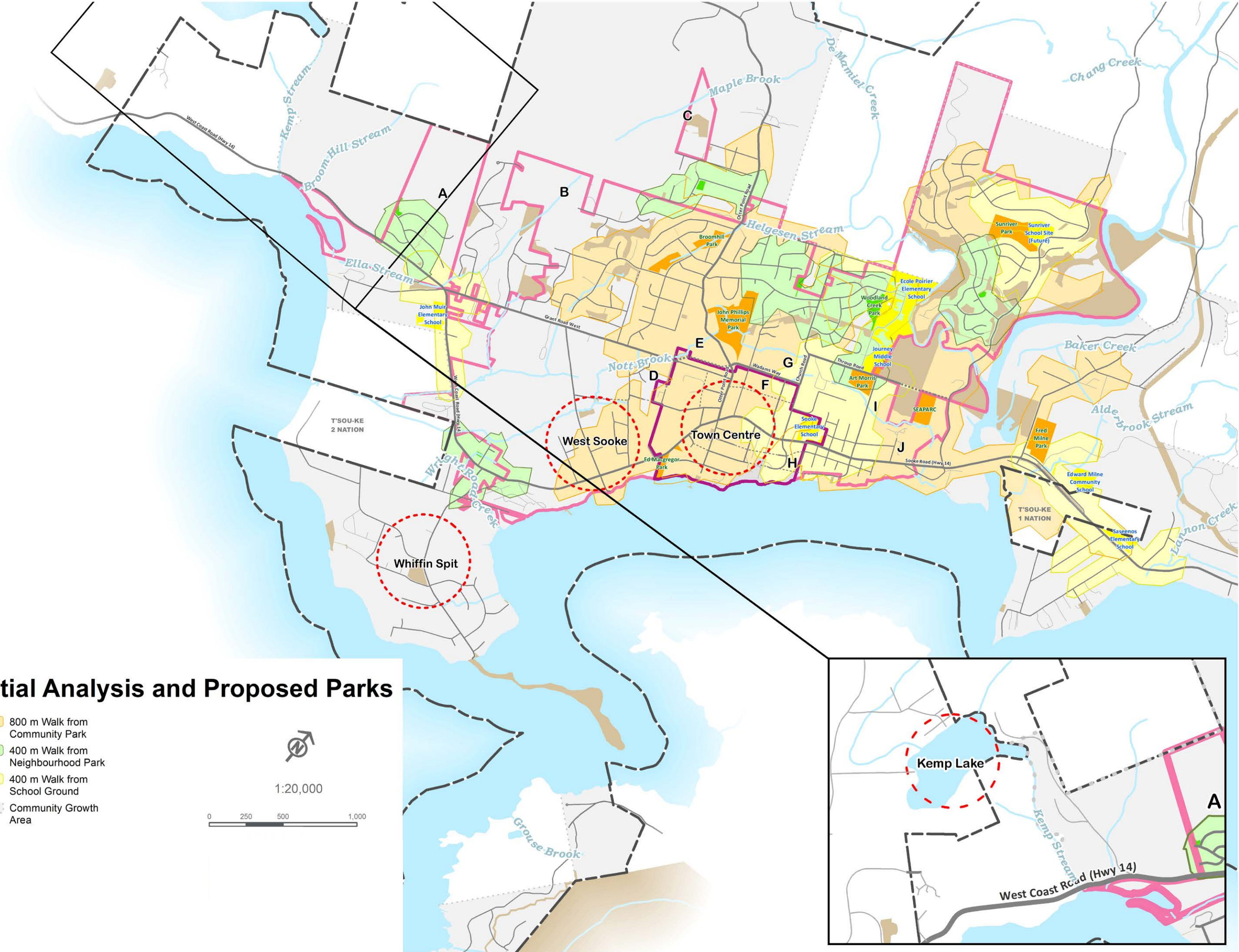
Figure 5.5: Future Community and Neighbourhood Park Needs



Map 5

Parkland Spatial Analysis and Proposed Parks

- ⬡ Proposed Parks
- ⬡ 800 m Walk from Community Park
- ⬡ 400 m Walk from Neighbourhood Park
- ⬡ 400 m Walk from School Ground
- ⬡ Community Growth Area
- ⬡ Community Park
- ⬡ Neighbourhood Park
- ⬡ School Sites
- ⬡ Other Parks and Open Space
- ⬡ High Growth Potential (TC)
- ⬡ Moderate Growth Potential (SSA)
- ⬡ Future Development Areas



Parkland Acquisition and Naming

New parks and trails are acquired primarily through development as part of the required five percent parkland dedication, and negotiations with developers that can be used to obtain additional parkland, e.g., through Community Amenity Contributions to address the shortfalls that arise as a result of a population or area-based analysis. The District does not currently have specific policies or guidelines for parkland acquisition, nor is there a policy for cash in lieu of parkland.

Generally community and neighbourhood parks are required for residential areas that are deficient in parkland and for new residential developments. Parks need to be of a sufficient size to provide recreation values and to be cost effective to maintain. For subdivisions in locations without neighbourhood plans and small developments, such as those with fewer than 15 lots, it may be preferable to take cash in lieu of parkland. This master plan provides guidance on parkland acquisition in **Section 5.3**.

There are no conventions in the District for naming parks. Some parks do not have names, and others have multiple names for the same or adjoining parcels. A naming policy for parks could help raise awareness about District parks. The policy would ideally have a relationship with other District naming policies, e.g., street naming. For parks, potential inspirations for names include Indigenous place names, natural or cultural history, a physical feature (e.g., river), a characteristic of the park (e.g., tree type, landform), a neighbourhood, or a street.

Parkland Zoning

The District’s Zoning Bylaw has a zone for parkland (Institutional (P1, P2); however, not all parks are zoned accordingly. **Map 6** shows the zoning of parks in the District. The following table shows the land area and number of parcels of the locations mapped as “park” in this master plan. Some parks are composed of more than one parcel. Parks and trails are permitted in all zones.

Zoning	Area (ha)	Parcels
Institutional (P1, P2)	1,219.8	70
Rural	72.1	19
Comprehensive Development	22.2	20
Residential	5.3	22
Water	0.2	6
Industrial	0.0	3
Commercial	0.0	2
Medium Lot Residential	0.0	1
Total	1,319.7	143

Note: Zoning categories with zero do not show up on rounding to one decimal place

The inconsistencies in zoning have likely occurred because of varying practices related to redevelopment in the past. Some municipalities consider it important to have all parks zoned properly to ensure their protection. Best practice would be to rezone the parks to P1 or P2, except for the parks that are zoned CD, where a comprehensive development plan describes uses within the site. This does not appear to be urgent in Sooke and could be accomplished during a zoning bylaw update.

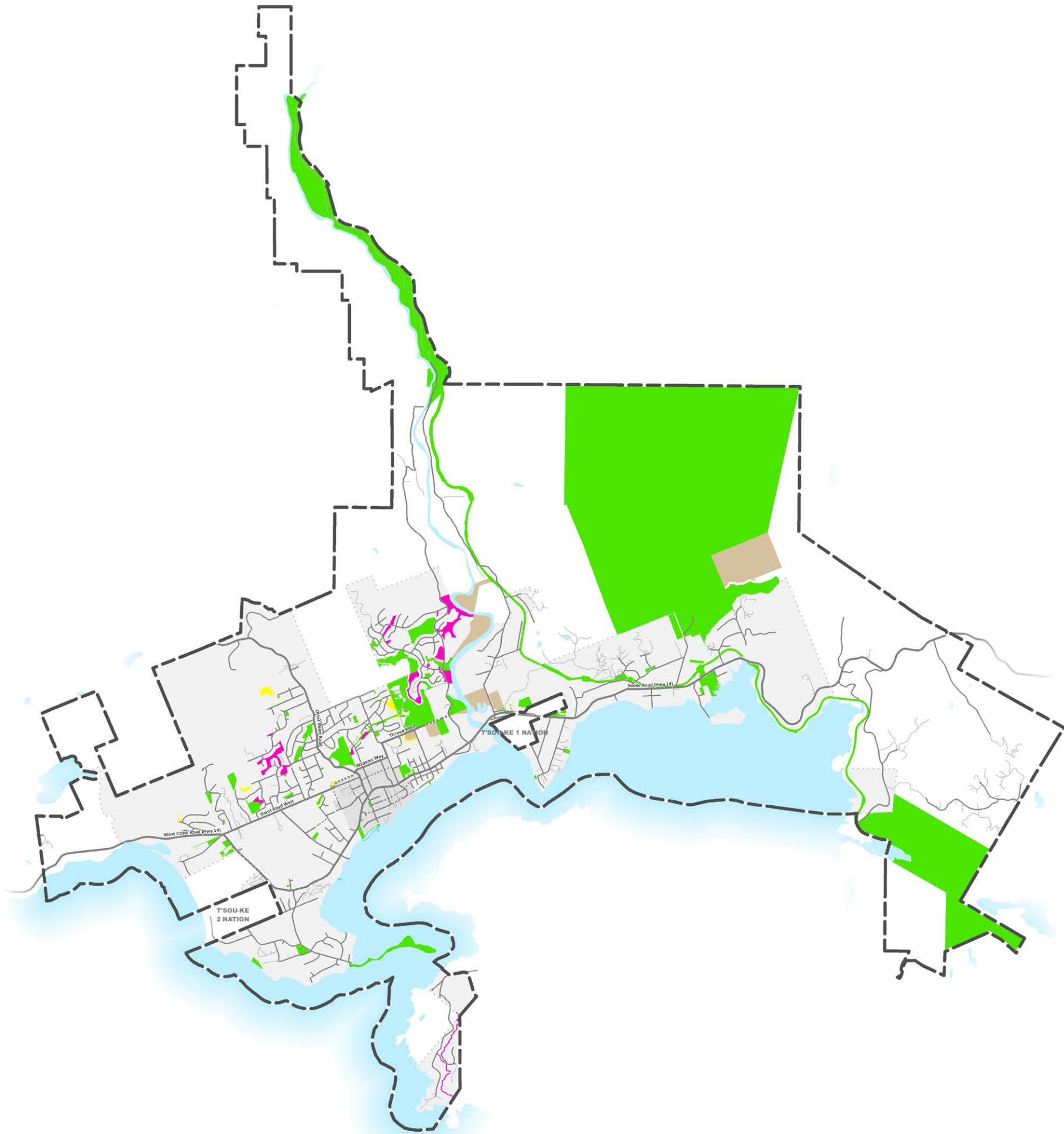
The following are some of the anomalies in relation to park zoning:

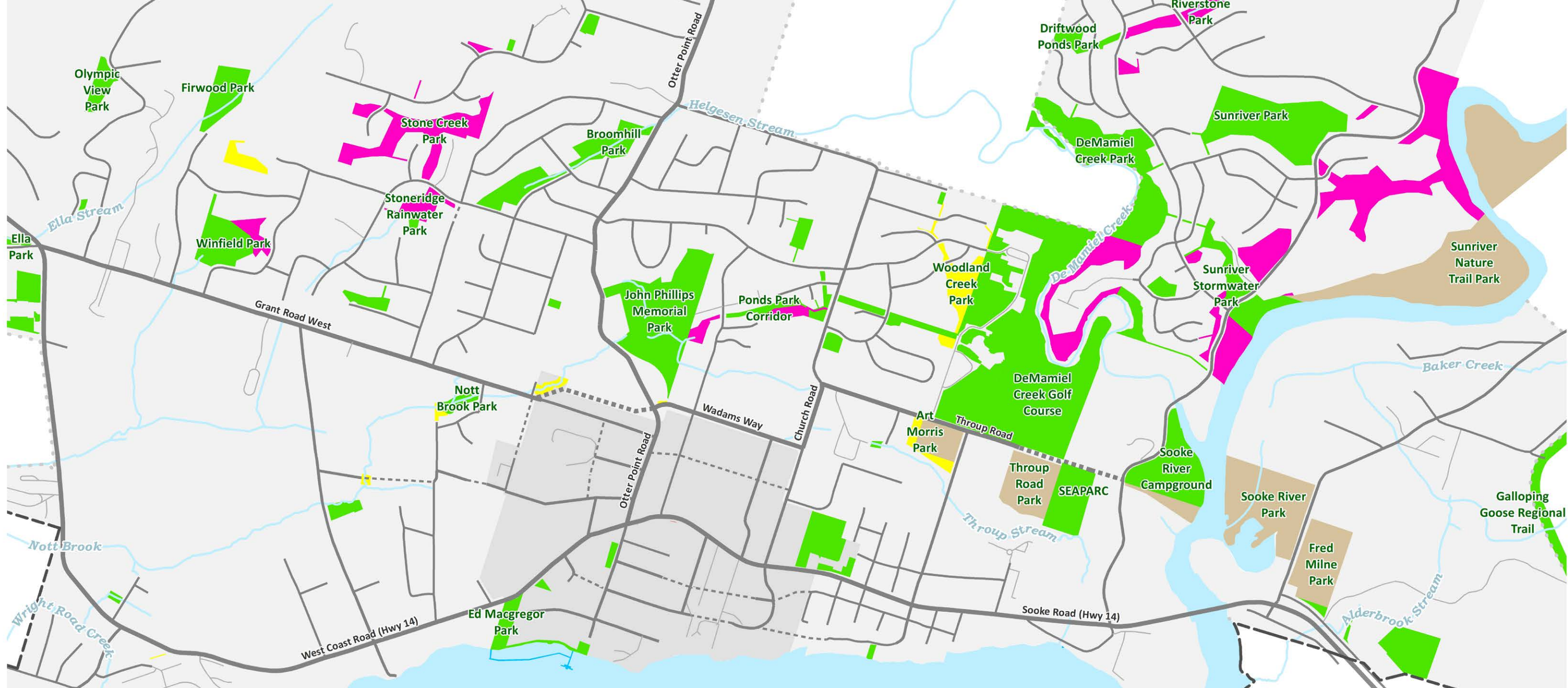
- Parks belonging to the Community Association are zoned Rural
- Some of the parkland within developments is zoned Comprehensive Development
- Various parcels are zoned Residential
- The boardwalk is zoned Water
- Conversely, 2008 Murray Road is zoned Institutional P1 even though it is not used as a park. Sometimes referred to as “Lions Park”, it is owned by the Lions Club. Based on the response to a recent effort to sell it to Habitat for Humanity, there is public support for it being a park

Map 6 - District Park Zoning











- Institutional (P1, P2)
- Comprehensive Development
- Medium Lot Residential (R2)
- Residential (R1, R2, R3, RM1, RM2, RM4)
- Rural (RU1, RU2, RU3, RU4)
- Commercial (C2, C4)
- Industrial (M1, M2, M4)
- Water (W1)
- Town Centre (Urban)
- Community Growth Area

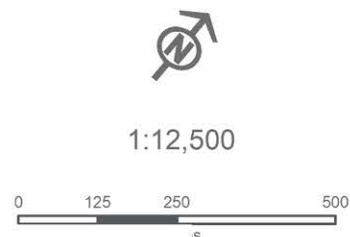
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**Map 6 - Town Centre
Park Zoning**

- | | |
|---|--|
|  Institutional (P1, P2) |  Rural (RU1, RU2, RU3, RU4) |
|  Comprehensive Development |  Commercial (C2, C4) |
|  Medium Lot Residential (R2) |  Industrial (M1, M2, M4) |
|  Residential (R1, R2, R3, RM1, RM2, RM4) |  Water (W1) |
| |  Town Centre (Urban) |
| |  Community Growth Area |



Parks Evaluation

Sooke’s parks are listed in **Appendix B**. The following is an evaluation of the key parks and park categories based on professional analysis and community input.

Park	Description / Strengths	Challenges / Needs
Community Parks		
Art Morris Park	Tennis courts/pickleball, ball diamonds	Ball diamonds need upgrading Park could be more attractive and usable in areas around the sports amenities, e.g., seating and picnic amenities
Broomhill Park	Playground, picnic area, sport court, forested area along creek Largest and most popular playground in Sooke	Old spray park was removed and not replaced Potential to extend trail through the whole park
Ed Macgregor Park	Spirit Square with stage, power, event space and washrooms Ornamental landscape with public art Trail along waterfront and to boardwalk Forested waterfront location	Community requests to open/improve washrooms Would benefit from some upgrading of plaza near street, steps to beach
Fred Milne Park	Artificial turf field, grass soccer field, ball diamonds	Park could be more attractive and usable in areas around the sports amenities, e.g., seating and picnic amenities
John Phillips Memorial Park	Attractive hilly park space with mowed grass, trees, loop trails, picnic areas, and a pond Used for sledding in winter	Park concept plan was prepared in 2006 and reviewed in 2015-16, but not built, may need updating Park is used as a dog park even though it is not designated as one Opportunities for more park amenities
SEAPARC	Ball diamond and bike terrain park are use primarily by youth	
Sooke Sk8te Park	Skate park is popular	
Sunriver Park*	Being planned adjacent to the proposed new school in Sunriver	
Neighbourhood Parks		
Brooks Park		Parks are small, especially Brooks Park
Pineridge Park		Minimal amenities exist in all these parks
Spar Tree Park		Sunriver Place Tot Lot needs more park development, e.g., play equipment
Sunriver Place Tot Lot		
Woodland Creek Park		
Foreman Heights Park	Well located for a neighbourhood park	Rocky outcrops, park is higher than road therefore difficult to maintain Would benefit from regrading, addition of a play area and some naturalization

* “Sunriver Park” is a placeholder name for the new community park in Sunriver Estates

Park			Description / Strengths	Challenges / Needs
Nature Parks				
Allman Park	Ella Park	Stone Creek Park	Nature parks protect important environmental resources and provide opportunities for residents to experience nature	Nature parks are disconnected from each other
Ayum Creek Regional Park Reserve	Firwood Park	Stoneridge Rainwater Park	Whiffin Spit Park is a regional destination that offers an outstanding marine nature experience	There are portions of the District with few nature parks, e.g., southwest
Banford Park	Govenlock Park	Sunriver Nature Trail Park		Whiffin Spit Park has numerous management challenges including extensive dog impacts, sensitive bird habitat, heritage values, parking conflicts, worsening winter storm damage and potential impacts of sea level rise, 25 memorial benches that are a maintenance challenge, and a lack of coordinated wayfinding and interpretive signage
Blythwood Park	Ludlow Park			Potential improvements include regulations, environmental protection regulations, interpretive sign kiosk with a map, a communal place for plaques, picnic tables, dog management, improvements to the space at the end of the spit to accommodate gathering and reflect the cultural and natural uniqueness of this location
Cedarview Park	Mowich Park	Sunriver Stormwater Park		
Charval Park	Nott Brook Park			
Deerlepe Park	Olympic View Park	Throup Road Park		
DeMamiel Creek Park	Painters Pond Park	Whiffin Spit Park		
Driftwood Park	Sooke Bluffs Park	Winfield Park		
Driftwood Ponds Park	Sooke River Park			
Shoreline Access Parks – see Section 7				
Linear Parks				
Boomstick Park	Helgesen Park	Silver Spray Corridor	Galloping Goose trail is an outstanding regional resource	Many of the linear parks lack wayfinding signage and interconnectivity
Galloping Goose Regional Trail	Ponds Park Corridor	Walkway	Other linear parks are typically for connector trails within neighbourhoods	
Gladys Park	Sea to Sea Green/Blue Belt Lands Reserve	Woodland Creek Park		
Special Purpose Parks				
DeMamiel Creek Golf Course			Popular for golfing and private events Potential location for disc golf and other activities in the future	Community requests for perimeter trail Site is in the Agricultural Land Reserve (ALR), which could limit future recreation opportunities as any change to a non-farm use will require Agricultural Land Commission approval
Millennium Memorial Park			Historic cemetery Used mostly as a trail corridor	
Rotary Pier			Outstanding community resource, especially with the boardwalk	Pedestrian access to the pier could be improved
Sooke River Campground			Beautiful location on the river	Site is run as a private operation Community would like a trail access through site

Parkland Disposition

The District’s 2009 Parks and Trails Master Plan identified eleven park properties for potential disposition or decommissioning because they were not considered to have suitable locations and characteristics for community or neighbourhood parks. Four of those parks have been decommissioned and one has since been developed with a trail to improve use.

Some of the remaining parks are not suitable for disposition for the following reasons:

- **Cedar Brook Park** – not buildable due to creek and riparian setbacks
- **Charval Place Park** – retain as the only greenspace in the neighbourhood
- **Valley View Park** – park adds to Clarkston Park

The following are remaining parks that can be considered for potential disposition or decommissioning:

- Burr Road Park
- Talc Place Park (Rem Sec 23)



Summary

The following is a summary of the overall strengths and challenges related to parkland.

Strengths	Challenges
<ul style="list-style-type: none">• Extensive parkland – Sooke has a significant amount of parkland overall, especially large nature parks outside the urban area and the Galloping Goose; District has a good amount of well-distributed community parkland; new community park is being planned in Sunriver• Supportive residents – Community is generally happy with the amount of parkland• Developer contributions – Developers have been providing almost all the new parks and trail corridors• Location opportunity – Kemp Lake has potential to become a recreation area as development occurs	<ul style="list-style-type: none">• Neighbourhood parks – District has very few neighbourhood parks for a community of this geographic and population size• Guidance – District lacks direction on what parkland, trails, and park amenities to request from developers; result is an insufficient amount and quality of parks in new developments – getting some steep slopes and environmentally sensitive areas• Distribution – Requests from community for more parks on west side of Sooke• Future maintenance – parks are dedicated and developed without consideration for maintenance• Changing plans – Development projects are sometimes revised over time and amenities removed

5.3 Actions

Planning and Design

5.1 Use the following guidelines for acquiring parks in new developments and redevelopment within the Town Centre:

- Select sites for community and neighbourhood parks that are at least 75% developable for recreation amenities, i.e., under 10% slope, not environmentally sensitive
- Rainwater management facilities, steep slopes, and riparian areas are not considered part of the contribution for community and neighbourhood parks
- Site community and neighbourhood parks so that one type or the other will be within 400 metres of most residents, with community parks ideally located within 800 metres of most residents
- Locate community and neighbourhood parks next to schools where possible
- Locate community and neighbourhood parks next to natural areas where synergies will benefit users
- Lay out linear parks to enable continuous connections through the development, with links to community and neighbourhood parks, trails, schools, and other destinations in the community
- Use the corridor widths for linear parks in **Section 4**
- Locate community and neighbourhood parks with pedestrian access from all four sides if possible
- Locate community and neighbourhood parks with significant street frontage to a local or collector road on at least one side
- Include and protect existing trees within parks where possible
- Plant trees within parks for shade and habitat values
- Consider inclusion of some or all of these guidelines as OCP policies

5.2 Prepare park master plans, with full community engagement for the parks with the highest needs and potential, as follows:

- John Phillips Memorial Park
- Whiffin Spit Park
 - Work in collaboration with CRD and T’Sou-ke First Nation on this project, including consideration of future management and stewardship roles
 - Conduct an engineering study to determine the structural integrity of Whiffin Spit, considering sea level rise, and measures that may be required to reinforce the spit if necessary and enhance fish passage if appropriate
 - Prepare a master plan following the engineering study, integrating engagement, engineering, environmental, and recreation components described previously

- New Town Centre Park

5.3 Establish a policy for park naming.

- Review park names and revise so that there is one name for each park
- Consider the following potential inspirations for names – Indigenous place names, natural or cultural history, a physical feature (e.g., river), a characteristic of the park (e.g., tree type, landform), a neighbourhood, or a street

5.4 Prepare a master plan for the cemetery, considering the lifespan of the existing cemetery and potential need for a new cemetery site.

5.5 Complete a signage plan for parks, including park name, regulatory, wayfinding, and interpretive signs.

- Include maps, online resources, and a potential app in the future
- Update Bylaw 404 accordingly

5.6 Update the OCP and Zoning Bylaw to improve protection of the environment.

- Require a minimum 30 metre setback from top of bank on both sides of all watercourses, with an additional 2 metre setback or principle buildings to protect the riparian area
- Increase setbacks beyond 30 metres along salmon-bearing watercourses
- Require an environmental assessment of ecological units, fish, and wildlife from all developments that have known environmentally sensitive resources, e.g., adjacent to watercourses, shorelines, bird nesting and roosting sites, mammal denning and migration routes

5.7 Rezone parks, other than those zoned CD, to P1 or P2, as part of the next zoning bylaw update.

5.8 Encourage a wildlife study of critical mammal habitat and use areas for elk, cougar, and bear.

5.9 When acquiring parkland within or near the ALR, use subdivision best management practices for ALR related to buffers and connecting wildlife corridors.



Land Acquisition and Disposition

5.10 Acquire new parks in existing neighbourhoods where parks are lacking.

- New park in Town Centre should be a minimum of 0.4 hectares
- Other neighbourhood parks should be a minimum of 0.2 hectares

5.11 Acquire community and neighbourhood parks in new developments within a 5-minute walk of all residents per **Figure 5.5**.

- Minimum size of 1.0 hectares for community park
- Minimum size of 0.2 hectares for neighbourhood parks

5.12 Establish future nature parks based on the following criteria:

- Areas identified on **Map 10: Environment** and any other areas mapped as environmentally sensitive or significant in the future
- Representative of Sooke's natural diversity and wildlife, or plant protection
- Protect wildlife and riparian habitat
- Achieve continuous natural corridors
- Ability to support trails, i.e., acquire corridors wide enough to accommodate trails
- Ability to support other outdoor recreation activities, e.g., swimming
- Opportunities for acquisition, including cost of the land, willingness of the owner to sell, community interest in the area, and availability of funding sources

5.13 Consider disposition or decommissioning of existing parks that do not have high value as parkland, per the list in this section, and use any funds received to purchase higher value parkland elsewhere.

Capital Development

5.14 Guide the capital development of new community parks (by the District and/or developers).

- Include parking and major recreation facilities within community parks based on amenity distribution and needs (section 6), including amenities such as sports fields, ball diamonds, sports courts, picnic areas, dog off-leash areas, larger playgrounds, and spray parks

5.15 Guide the capital development of new neighbourhood parks (by the District and/or developers).

- Include the following amenities as a minimum: mowed grass area, trail with bollards, small playground with fencing along roads, two benches or one picnic table, waste facility, dog bag dispenser, establishment irrigation, shade trees, signage, and parking for maintenance vehicle

5.16 Guide the capital development of all other types of parks (by the District, developers, and/or other potential partners such as the School District or CRD).

5.17 Include amenities as appropriate to each park (section 9)

5.18 When new parks are developed, allocate funds for District maintenance and asset replacement.

- Maintenance costs are typically five percent of capital construction costs annually for developed parks (significantly less for nature parks).

6. Park Amenities

6.1 Existing Park Amenities and Analysis

KEY FINDING

Sooke has most amenities expected in a community of its size

KEY DIRECTION

Focus on providing more playgrounds, a spray park, picnic and washroom facilities, courts, and dog off-leash areas

Due to the many types of park amenities, the descriptions and analysis are presented together in this section for each grouping of amenities.

PLAYGROUNDS AND SPRAY PARKS

Community Survey Input

Satisfaction with Playgrounds (Location, Quality, Type of Equipment and Play Opportunities)



Sooke has 10 playgrounds, of which four are on school sites (Map 7). Playgrounds at schools are mostly supported by Parent Advisory Committees (PACs).

The spatial distribution analysis of playgrounds on **Map 7** shows that significant residential areas do not have a playground within a five-minute walk. Residents provided many comments about the low quantity and quality of playgrounds in Sooke, and the fact that school playgrounds are not available for use during school hours. Broomhill Park has the only large playground that is stimulating for a wide range of children.

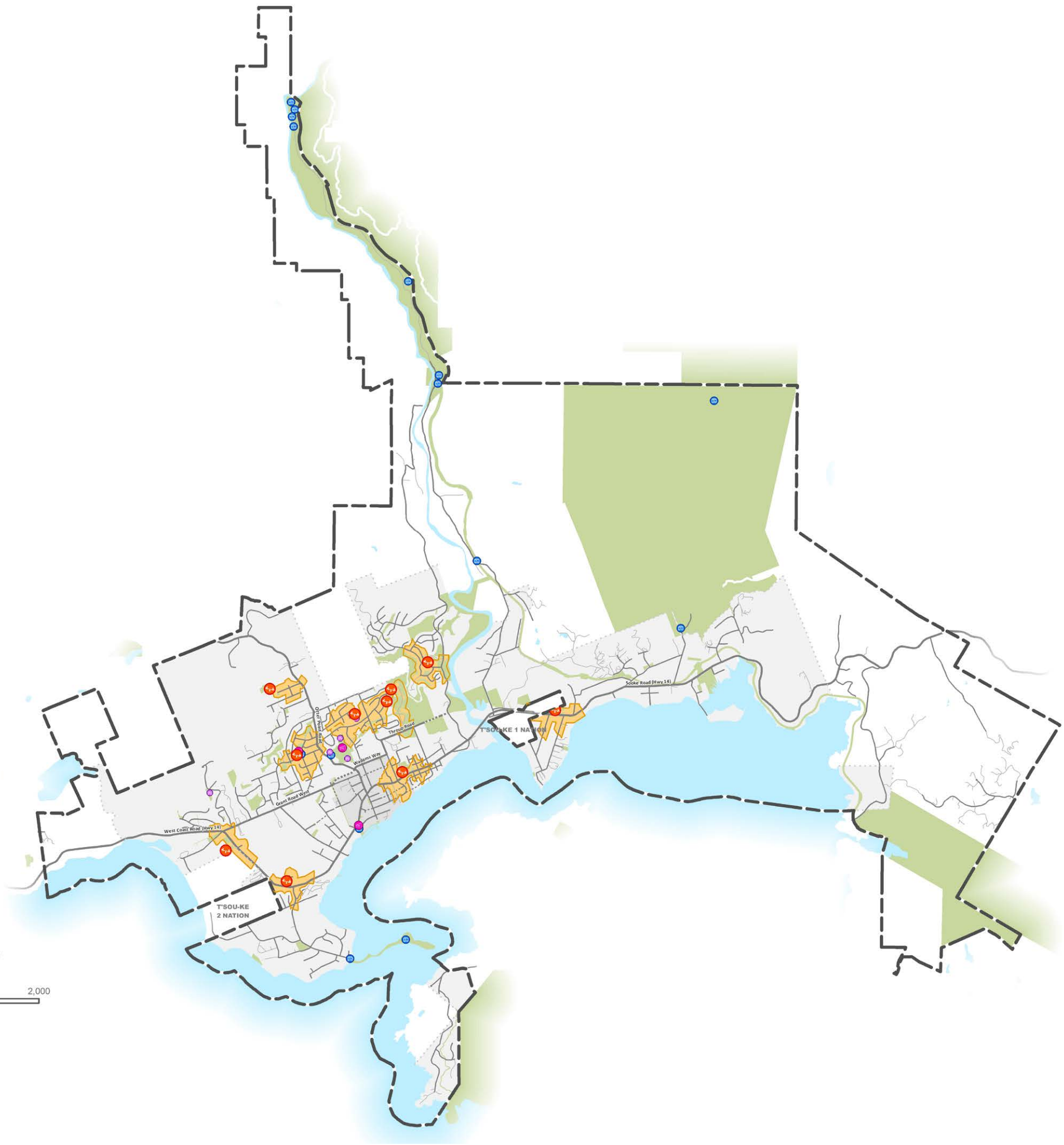
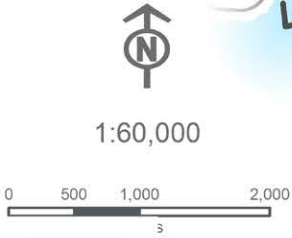
Trends in playgrounds are to integrate better accessibility for all children and to incorporate more creative play elements and nature. These are sometimes called “natural” playgrounds, and there is increasing literature on the importance of higher risk play environments to help children understand challenges, build self-esteem, and develop ways of cooperating with each other. It is also beneficial for families to have access to picnic tables, benches, and shade trees near play structures. Locating exercise equipment near playgrounds is another trend that can help to keep the entire family healthy.











There was previously one small spray park in Broomhill Park but it has been removed as it was old and no longer functioning.

Map 7 - District Park Amenities Picnic and Play

-  Playground
-  Picnic Area
-  Picnic Table
-  Washroom
-  400 m Walk from Playground
-  Parks and Open Space
-  Town Centre (Urban)
-  Community Growth Area



Map 7 - Town Centre Park Amenities Picnic and Play

-  Playground
-  Picnic Area
-  Picnic Table
-  Washroom
-  Parks, Schools and Open Space
-  400 m Walk from Playground
-  Town Centre (Urban)
-  Community Growth Area



Strengths	Challenges
<ul style="list-style-type: none"> Play – Broomhill Park has a good play area Tot lots – Small tot lots exist in new neighbourhoods 	<ul style="list-style-type: none"> Playground quantity – There are not enough playgrounds Playground style – More creative playgrounds are needed to suit a wide range of children's ages and abilities Spray park – There is no functioning spray park

Picnic Areas and Amenities in Parks

Community Survey Input

Satisfaction with Picnic Facilities (Number and Quality of Picnic Tables, Shelters)



Satisfaction with Amenities in Parks (Washrooms, Benches, Waste Receptacles, Lighting)



Sooke has nine identified picnic tables, of which four are in John Phillips Memorial Park (Map 7). The Broomhill Park picnic area has several picnic tables in a covered shelter; it is a popular site that provides opportunities for people to stay longer, and it can be booked for private events such as birthday parties.

Residents provided many comments about wanting more picnic tables throughout the District, particularly in the Town Centre, on Whiffin Spit and other waterfront parks, and at playgrounds. It is typical to include picnic areas in all community parks. This is a relatively modest investment that can increase the use and appreciation of parks and open spaces.

There were also many requests for other amenities in parks, particularly washrooms, and also benches, waste facilities, and lighting. Residents requested better signs and maps in parks, including wayfinding, regulatory and interpretive signs. The availability of parking near parks and trails was another related concern.

Sooke has a memorial plaque contribution policy that has resulted in the placement of plaques on benches and structures in Ed Macgregor Park, Whiffin Spit, and Marine Boardwalk.



Strengths	Challenges
<ul style="list-style-type: none"> Picnicking – Existing picnic areas are appreciated 	<ul style="list-style-type: none"> Amenities – There are not enough picnic tables and picnic areas, community requests more amenities in parks Information – Lack of clear maps, information on parks and trails, wayfinding, interpretive signs

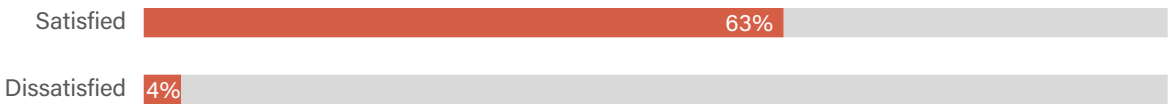
Washrooms

Park users can comfortably spend more time in parks when they have access to washrooms. Because community parks offer a broader range of uses and attract people for longer periods, it is a typical expectation for community parks to have washrooms. District parks with washrooms include Broomhill Park, John Phillips Memorial Park, Whiffin Spit, the boat launch, and Ed Macgregor Park (only open during events). Fred Milne Park also has washrooms which are open during events.

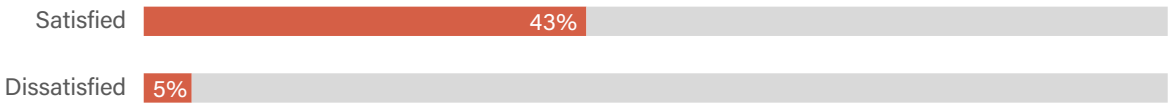
Ball and Soccer Fields

Community Survey Input

Satisfaction with Soccer Fields (Number and Quality)



Satisfaction with Ball Diamonds (Number and Quality)



Sooke has three ball diamonds at Art Morris Park, one at Fred Milne Park and two at SEAPARC (including Stan Jones Ball Field) (Map 8). Three of these are adult-size ball diamonds, two are adult softball (slo-pitch), and one is a youth fastball diamond. There are an additional six ball diamonds on school sites, three of which are adult-size and the others for youth only.

Residents noted that the diamonds at Art Morris Park need upgrading, and that there is currently no diamond available for fastball teams.

Sooke has a high number of ball diamonds for the size of the community, as an average supply is five diamonds per 10,000 people. Sooke has 8.6 diamonds per 10,000 counting school fields. The quality of the fields and accessibility to them are the greater concerns for the users.

The Community Association has an artificial turf sports field with lights at Fred Milne Park, and an additional seven sports fields on school sites, four of which are adult-size and the others for youth only. Field users are highly appreciative of the artificial turf field. Some residents noted that older youth go to Langford for field sports e.g. lacrosse and soccer.

Sooke has a typical number of sports fields for the size of the community, as an average supply is six fields per 10,000 people. However the supply of sports field is good as the artificial turf field, unusual for a community of this size, can accommodate three to four times as much play as a grass field..


Residents did not indicate a need for any additional ball diamonds or soccer fields; however, new fields will likely be needed to support population growth. Efficiencies are greatest when fields are built and maintained to community standards at school sites.








Map 8


Park Amenities Sport Facilities


 Ball Field


 Soccer Field


 Tennis Courts


 Basketball Court


 Sport Court


 Skate Park


 Bicycle Terrain Park

 Outdoor Fitness Equipment


 Parks, Schools and Open Space

 Town Centre (Urban)

 Community Growth Area



1:12,500





Strengths	Challenges
<ul style="list-style-type: none"> All-weather play – The artificial turf field is an excellent amenity 	<ul style="list-style-type: none"> Quality – The quality of some ball diamonds is not suitable for community play

Courts

Community Survey Input

Satisfaction with Tennis Courts (Number and Quality)



Satisfaction with Pickleball Courts (Number and Quality)



Satisfaction with Basketball Courts (Number and Quality)



Sooke has two tennis courts at Art Morris Park that are also used for pickleball, and a multi-sport court at Broomhill Park. There are six basketball courts at school sites that are accessible to the public during non-school hours. There are no basketball courts in District parks.

Resident comments indicated that not everyone is aware of the public tennis courts and that they need resurfacing. There is also low awareness of the basketball courts, two of which are reported to be good facilities.

Residents in Sooke have expressed interest in a lacrosse box. The potential for one is being explored adjacent to the new school site in Sunriver.

Strengths	Challenges
<ul style="list-style-type: none"> Supply – Sooke has multiple courts Pickleball – Lines for pickleball players have recently been added to the tennis courts at Art Morris Park 	<ul style="list-style-type: none"> Condition – A few courts are in substandard condition and satisfaction with courts is low compared to other amenities Information – There is low awareness of the courts



Skate Park and Bicycle Terrain Parks

Community Survey Input

Satisfaction with Skateboard and Bicycle Terrain Park (Location and Quality)

SEAPARC operates a bicycle terrain park at the SEAPARC site. It is a popular facility, and although it is in a location with low visibility from public spaces, those who are interested know about the facility and this was not identified as a major concern.

SEAPARC operates a Sk8te Park on a corner of a school site. This is a popular facility with good visibility and pit toilets.



Deerlepe Park has a bike trail loop for beginners.

Strengths	Challenges
<ul style="list-style-type: none"> Wheel facilities – Sooke has a good bicycle terrain park and a popular skate park 	<ul style="list-style-type: none"> Access – Not all neighbourhoods have access to wheel facilities

Community Gardens

Community Survey Input

Satisfaction with Community Gardens (Number and Quality)



Sunriver Gardens is a beautiful and successful community allotment garden with over 80 plots, gazebo, and orchard. Located on land leased from the District, the garden is operated by Sooke Food CHI and the Sunriver Garden Society. It contributes to food bank, involves school children, and runs events such as Apple Fest and winter activities. The garden is located outside the Town Centre.

Grace Gardens is another community garden owned and run by the Sooke Baptist Church, which supplies produce to a food bank.

Resident comments indicated interest in additional allotment gardens in parks, within new developments, and/or in the ALR. Suggestions were to distribute them to other locations in the District, especially where densities are higher and pedestrian/cycle access is better. Allotment gardens provide many community benefits, including social connections across generations, exercise, learning, and food security for a relatively low cost.

Strengths	Challenges
<ul style="list-style-type: none">Growing success – Sooke has one excellent community allotment garden on park land	<ul style="list-style-type: none">Supply – Residents would like to see more allotment gardens, especially in higher density neighbourhoods



Dog Areas

Community Survey Input

Satisfaction with Locations for Dogs (Suitable Locations for On-Leash and Off-Leash Dogs)



Sooke has estimated that residents own around 2,500 dogs. The District does not have an on-leash bylaw; however, dogs are required to be under 'effective control,' which is a confusing and unenforceable requirement. There are no designated dog off-leash areas. Neighbouring communities require dogs to be on leash in most parks or have seasonal on-leash requirements. The CRD performs dog/animal enforcement in Sooke.

Trends in dog management in communities recognize the social and physical benefits to people that come from embracing responsible uses by humans and their dogs. Communities are planning destination and neighbourhood-level dog off-leash areas, and designating trails and water access points that welcome dogs.

Residents provided many pages of comments regarding dogs, the key input being the following:

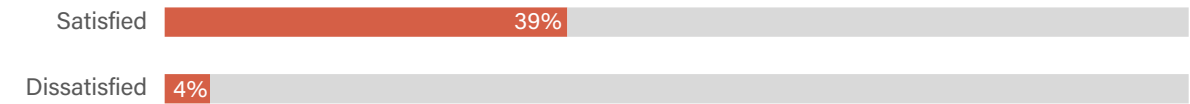
- There should be an on-leash bylaw to prevent dog issues throughout the District
- There should be designated dog off-leash areas
- Dog management is needed on Whiffin Spit in particular, as dogs are generally off-leash and they disturb birds
- Need more bylaw control of dogs and consideration of dog waste management within solid waste management planning
- Need designated off-leash and on-leash trails

Strengths	Challenges
<ul style="list-style-type: none">Benefits – Dog walking in Sooke offers multiple benefits to people and dogs	<ul style="list-style-type: none">Bylaw – There is no on-leash bylawDog areas – There are no designated dog off-leash areas or on-leash areasUse conflicts – Conflicts between dog walkers and those without dogs are deterring use of certain parks

Festivals and Events

Community Survey Input

Satisfaction with Spaces for Festivals and Events (Location and Quality)



Sooke has several popular outdoor events that are held in parks. Generally, the District provides the venues, and events are run by community groups at Ed Macgregor Park, Whiffin Spit Park, John Phillips Memorial Park, and Broomhill Park per the District’s application for special/commercial use.

The Community Park Regulation Bylaw has policies for event management. The application requires a flat-rate damage deposit, insurance, and user-supplied toilet/garbage facilities. There is no provision for commercial uses in parks beyond events. Concessions in parks are rarely open and challenging to manage, and a current practice is to make space for food trucks in popular parks at busy times. Given the high use of many Sooke parks, one option may be leasing space for the summer season in strategic location(s).

Some comments from the public related to events included the following:

- need a revival of the Sooke Festival Society to generate more events especially in the spring/fall shoulder seasons
- would like a return of the summer movie nights
- encourage greater use of Ed Macgregor Park for small-scale events
- need a permanent place for Sooke Country Market

Strengths	Challenges
<ul style="list-style-type: none">▪ Great events – There are some popular events and an excellent facility at Ed Macgregor Park	<ul style="list-style-type: none">▪ Desire for more – Some residents would like to see more events



Winter Use Opportunities

Community Survey Input

Satisfaction with Winter Use Opportunities (Locations and Quality)



Sooke does not typically have much snow, and the survey responses on winter use opportunities indicated that residents go elsewhere for snow play. In the rare snowfall received in Sooke, some families like to slide on the hills in John Phillips Memorial Park, so it would be ideal to retain these slopes for that use.

Disc Golf

Disc golf is a popular activity that is very inexpensive to provide, and it was mentioned several times in the community engagement process. The 2009 Parks and Trails Master Plan recommended a disc golf course in Sooke, and Camosun College students have approached the District with interest in this amenity. John Phillips Memorial Park has been discussed as a potential location, in which case it would need to be balanced with other interests, including dog use.



Public Art and Interpretive Signs

Input was received on various aspects of public art and interpretive signs. Sooke has some interesting permanent public art (murals, mosaics) and temporary art installations provided by the Art Bombers, who place art around town at night. The public expressed interest in better maintenance of public art and interpretive signs.

The District’s Municipal Arts Program Policy provides a framework for the acquisition, placement, management, protection, and care of public art. While the policy addresses maintenance as an evaluation criterion, it be difficult to predict the resilience of art installations in outdoor environments over time.

Golf

The DeMamie Creek Golf Course is an Executive Par 3 course in the ALR that is owned and operated by SEAPARC. Open on a seasonal basis, it is popular for tournaments and play among a wide range of ages and abilities. There is a putting green, payment machine, and limited rentals are available. The golf course is staffed by a seasonal groundskeeper, with hosts at peak times to facilitate use. The property is popular for weddings and other private events, and people enjoy walking through the property. There are opportunities for more activity such as disc golf or a perimeter trail. Consideration should be given to tenants of the rental house on the property prior to the development of additional recreational opportunities.

6.2 Actions

Planning and Design

- 6.1 Update Bylaw No. 101 Community Park Regulation Bylaw, 2002 to consider potential new uses and an updated assessment of risks.
 - Update damage deposits and fees for events based on a risk matrix
 - Consider the inclusion of food trucks in the bylaw
 - Encourage and support community groups in hosting more festivals and events, e.g., event coordinator at SEAPARC, more collaboration with economic development
- 6.2 Establish a dog management bylaw that indicates where dogs must be on-leash and where they can be off-leash.
 - Require dogs to be on leash everywhere in the District except designated dog off-leash areas
 - Identify specific environmentally sensitive areas to be closed to all dogs during sensitive periods, e.g., bird nesting
- 6.3 Support SEAPARC in planning for a new spray park at SEAPARC.
- 6.4 Establish a plan for adding and replacing playgrounds, including replacement cycles as part of asset management.
 - Identify parks in locations deficient in playgrounds that could accommodate the addition of a playground, e.g., in Erinan, west of Broomhill, Whiffin Spit, Town Centre, Eastern Town Centre, Kaltasin, Phillips North, Sooke River East, Ed McGregor Park
 - Consider typical replacement cycles of 10 – 15 years for playgrounds and 8 – 12 years for spray parks
 - Encourage neighbourhood associations to partner and assist in fund-raising for playground replacement
- 6.5 Update Bylaw No. 404 Subdivision and Development Standards Bylaw, 2014, to include standards for the quality and design of playgrounds.
- 6.6 Include information on park amenities in the signage and communications plans for parks.
 - Include maps, online resources, and a potential app in the future

6.7 Partner with T'Sou-ke First Nation members, local artists, and youth to explore opportunities for celebrating arts and culture in Sooke's parks.

6.8 Plan for sports fields and ball diamonds in the SEAPARC area and at the new outlying community parks.

6.9 Support community groups in establishing more allotment gardens in parks or on District or CRD land in the ALR.

6.10 Work with partners to identify washrooms that could be accessible to park and trail users, and identify locations for washrooms to fill gaps, e.g., school district, businesses.

6.11 Improve practices related to the acquisition and maintenance of public art and interpretive signage.

- Add public art and interpretive signage to the asset management plan and allocate budgets for their renewal
- Improve implementation of Municipal Arts Program Policy in terms of evaluating the longevity and maintenance needs of public art

6.12 Improve practices related to waste management in parks.

- Work with the CRD on solid waste management planning related to dog waste disposal
- Establish a plan for green waste disposal as a way to combat dumping of garden waste in parks

6.13 Consider dedicated pickleball courts in the SEAPARC area or another community park.

Capital Development

6.14 Improve parks per master plans:

- John Phillips Memorial Park
- Whiffin Spit Park
- New Town Centre Park

6.15 Develop more playgrounds and basketball/multi-sport courts in existing and new parks.

- Design creative play environments that integrate nature
- Consider accessibility for all children
- Consider new or improved playgrounds in the following existing parks – Ed MacGregor Park, John Phillips Memorial Park, Cedarview Place Park
- Provide courts that are integrated with seating and other activities, including a basketball court in Broomhill Park

6.16 Install more picnic tables, benches, washrooms, and waste receptacles in parks per community needs.

- Include picnic areas in all community parks and in some neighbourhood and nature parks in locations where people are likely to eat
- Add washrooms per needs as identified above

6.17 Work with the Community Association to upgrade the ball diamonds and tennis courts at Art Morris Park.

6.18 Add some dedicated pickleball courts per review of locations above.

6.19 Establish dog off-leash areas, ideally within a 15-minute walk of all residents.

- Establish two larger dog off-leash areas, one north of the highway and one south, e.g., in the Ponds Park corridor, and at a future beach access
- Incorporate smaller dog off-leash areas within existing and proposed community and neighbourhood parks per the spacing above
- Designate trails where dogs are allowed off-leash

6.20 Support the development of a lacrosse/multi-use sports court in Sunriver.

6.21 Replace playgrounds over time as part of asset management.



7. Waterfront

7.1 Existing Waterfront Conditions

KEY FINDING Sooke residents appreciate the beautiful waterfront

KEY DIRECTION Provide more public access to and along the waterfront

One of Sooke's defining characteristics is its extensive waterfront. The coastal landscape is an integral part of the community's identity and heritage. Though much of the previous industry has left, Sooke Harbour is still a working harbour that integrates tourism with commercial fishing activities.

In 2002, a Public Foreshore Access Report was completed. It describes assessments of 21 access points and each was rated for its potential to support pedestrian, kayak/canoe, and motorized boat ramp access. Though conditions at some of the sites have changed, the document remains a useful reference.

There are three major and highly popular locations for enjoying the shoreline environment – Whiffin Spit, the Marine Boardwalk, and Rotary Pier. In total, there are 24 waterfront access points (Map 9 and Appendix C), of which 11 provide access to the shoreline. These sites are highly variable; some have dedicated parkland and others are road-ends. There are three main types of waterfront access points – small park spaces near the water, access trails to the waterfront, and viewpoints with no access to the water's edge.

There are challenges with some of the waterfront access points. In several locations, there is nothing to identify a waterfront access point and neighbouring properties have in some cases placed their own landscaping on these sites. There is limited parking available near the boat launches at peak times. This causes conflicts at the hotel during events such as weddings and results in pedestrians walking on the shoulder of Highway 14.

Sooke has four motorized boat launches of which three are located next to each other. One is owned and operated by the District of Sooke; it is located at the Prestige Hotel with pay parking available for daily and long-term use. The other two launches are privately operated a short distance southwest at Jock's Dock and the Sooke Harbour Resort and Marina. The fourth boat launch is on the Sooke Basin at the Sunny Shores Resort and Marina.

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People launch non-motorized watercraft such as kayaks, canoes, rowboats, windsurfers, and stand-up paddleboards at Cooper’s Cove, Kaltasin Park, Goodridge Road, and Seabroom. Some launch areas pose challenges – Whiffin Spit has parking issues because of the long term 2+ hour parking, Possession Point needs improvement, and at Roche Cove Regional Park (just outside the District of Sooke), access to the water is challenging.

Rivers and lakes are also important for recreation and nature appreciation in Sooke. There are four existing access points to rivers, and a potential future access to Kemp Lake.

7.2 Analysis

Map 9 shows a 5-minute walk from the water access points. This illustrates how few residents have good access to the waterfront. The most critical gap in shoreline access is near the east portion of the Town Centre. Future development of the Mariner’s site could address this by providing shoreline access.

Other than Whiffin Spit, the Marine Boardwalk, Ella Beach and Billings Spit, there are no places to walk along the shoreline at high tide. Goodridge Peninsula is used to a lesser extent, but it is private above the high-water mark. All beach access points would benefit from signage to help the public locate them.

Most of Sooke’s waterfront is private land, some of which may be redeveloped in the future. The District does not have policies or practices for consistently acquiring public access along the waterfront when properties are developed. This has limited future options for access in some locations, which is why the Marine Boardwalk was built offshore. The District has had a longstanding vision to extend the boardwalk from the government dock to Mariner’s Village (Map 2).

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Map 9 Water Access

- 
Existing Freshwater Access


Existing Shoreline Access


Potential Freshwater Access


Potential Shoreline Access


400 m Walk from Waterfront Access
- 
Existing Boat Launch (4)


Parks and Open Space


Town Centre (Urban)


Community Growth Area



Some other road ends were determined in the 2002 study to be unsuitable for public access. These include Richview Road (residential area with limited space), Dufour Road (currently a drainage channel and close to Possession Point), Cobbler Road, and Penang Road.

There are additional opportunities that are aspirational. These are identified so any long-range planning and development approvals will support these alignments and not preclude build-out of the proposed routes and connections.

- Goodridge Peninsula – public access to and along the shoreline
- Along entire Sooke shoreline from Whiffin Spit to the Sooke River and around Kaltasin and Billings Spit (Map 2)

Appendix C lists existing and proposed waterfront access points, including improvements needed.

Community Survey Input

Satisfaction with Boat Launches (Number and Quality)



Satisfaction with Access to Water (Location and Quality of Access Points)



Strengths	Challenges
<ul style="list-style-type: none">▪ Major features – Marine Boardwalk, Whiffin Spit and Rotary Pier▪ Water access – Have inventory of shoreline and beach access points, many with good views▪ Waterfront trails – Trails exist along some shoreline areas Goodridge – Goodridge Peninsula has outstanding waterfront	<ul style="list-style-type: none">▪ Access – Limited access to and along waterfront; not enough access to views; not all official shoreline access points are open to the public▪ Boat launches – Not enough locations for launching non-motorized watercraft, facilities, and safe areas for boaters▪ Parking – Not enough parking near water access and launch sites▪ Goodridge – Goodridge Peninsula is private land and shoreline access is challenging

7.3 Actions

Planning and Design

See **Section 5.3** for recommendations on Whiffin Spit.

7.1 For any new developments and redevelopment along the waterfront, require a 3 m dedication from the marine high-water mark for public trail or boardwalk purposes.

7.2 For multi-unit developments on the waterfront, establish guidelines for waterfront access and use.

- Require public access through the site to the waterfront walkway
- Establish design standards for the waterfront walkway
- Negotiate with developers to build the waterfront walkway

7.3 Manage access points to the water to maximize public access and use.

- Develop a strategy for placement of identification, regulatory and warning signs
- Place and retain signs at access points to the water
- Contact property owners to remove any private encumbrances on access points to the water
- Assess safety to determine which road-ends may be suitable for a viewpoint and which can support a path/steps to the water
- Identify appropriate new infrastructure on undeveloped access points

7.4 Establish practices for managing conflicts between boat launch parking and hotel parking at peak times, e.g., “towing” signage, ticketing vehicles and trailers without a parking pass.

- Consider amendments to Community Parks Regulation Bylaw 101 to support this

Land Acquisition

7.5 Identify properties along the waterfront that are targets for acquisition and work with real estate agents and developers to acquire these as opportunities arise.

Capital Development

7.6 Work towards the long term of a boardwalk and waterfront walkway from Wright Road to the Sooke River.

7.7 Establish new infrastructure and improve existing waterfront access infrastructure per the lists provided in this section.

7.8 Provide signs at all existing waterfront access points and road ends.



8. Environment

KEY FINDING Sooke residents place high value on the environment

KEY DIRECTION Protect environmental values during land development and preserve and enhance the urban forest

8.1 Existing Environment

This section addresses protection of environmental resources in parks. It also includes integration and enhancement of natural resources within the urban area through measure such as the urban forest and design for rainwater management.

The District of Sooke falls within the Coastal Douglas-fir and Western Hemlock ecosystems. The District contains portions of 19 significant watersheds that drain into Sooke Bay, Inlet, Harbour and Basin. Eighteen of those watersheds are within the District of Sooke boundaries. Fourteen of the watersheds are known to be fish-bearing. These watersheds have many sensitive ecosystems and species at risk and are habitat to bears, cougars, and deer, among many other species.

Some of the primary tools for protecting and enhancing environmental resources include the following:

- Use of the Riparian Area Regulation and District Flood Regulation Bylaw when reviewing development proposals
- Requiring storm ponds and rainwater management features such as raingardens, bioswales and constructed wetlands in new developments in accordance with the Liquid Waste Management Plan
- Setback of 30 metres from the Sooke River
- Marine setback of 15 metres
- Subdivision and Development Standards Bylaw requires street tree spacing be a maximum of 15 metres on centre, District should collect cash in lieu for urban forest initiatives

Sooke’s extensive shoreline is a major community asset, and there are currently few regulations regarding its management. Given Council’s focus on climate change and the public’s interests in protecting natural assets, it would be appropriate to protect and enhance natural shorelines and to implement a [Green Shores](#) approach to development.

Map 10 shows the nature parks and other parks, rainwater management facilities, riparian setbacks, and other environmental information available from the District, Conservation Data Centre, and other sources. It also shows the Agriculture Land Reserve (ALR) because these lands have significant environmental values.

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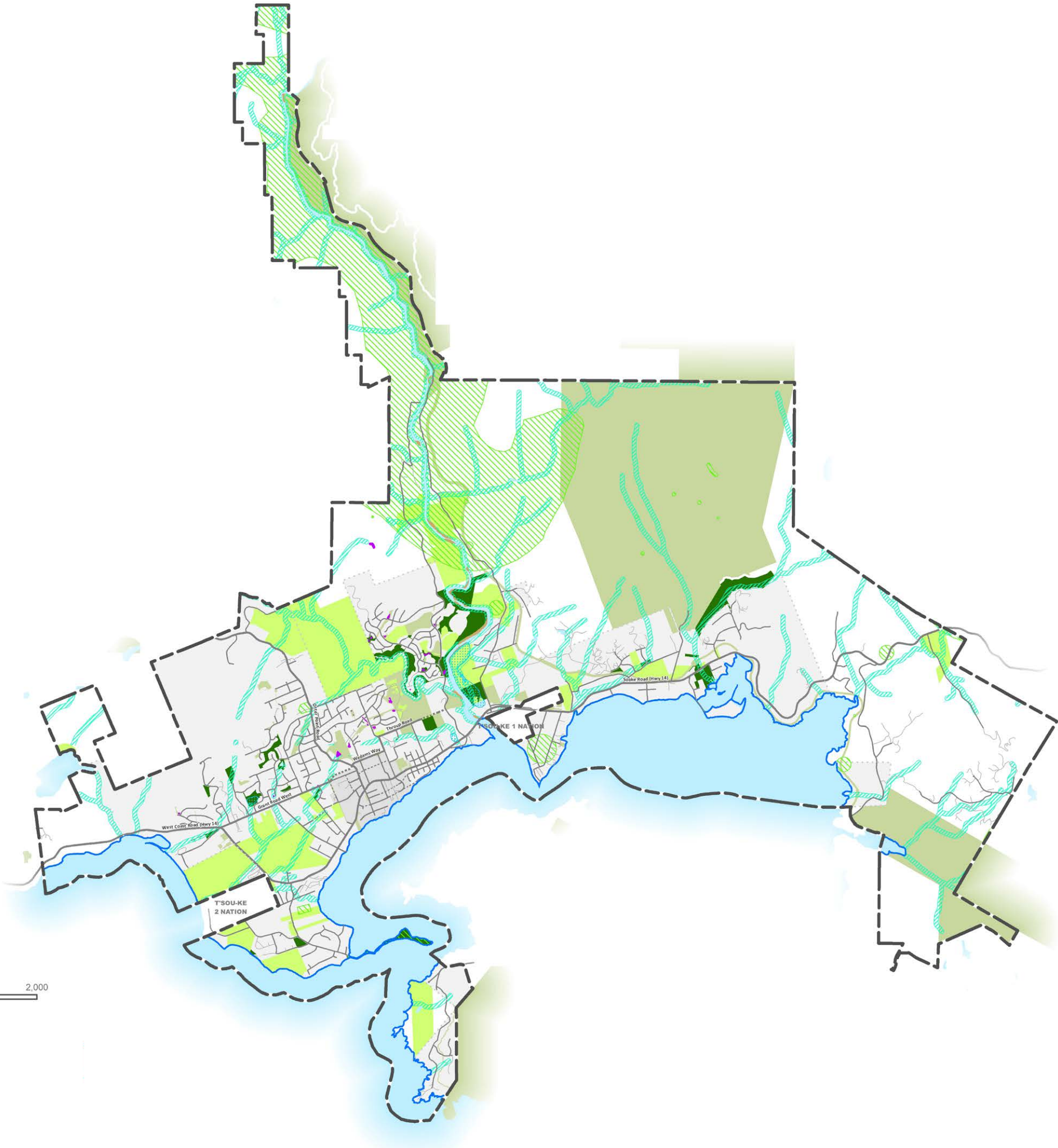
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Map 10 Environment

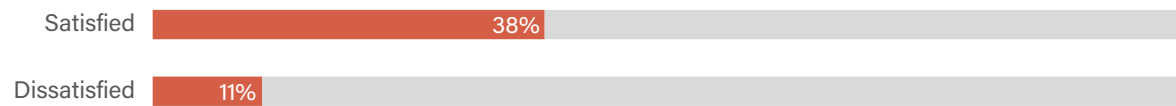
- | | | | |
|---|----------------------------------|---|--|
|  | Foreshore Area Setback
(15 m) |  | Other Parks, Open
Space and Schools |
|  | Riparian Area Setback
(30 m) |  | Agricultural Land
Reserve |
|  | Stormwater Pond |  | Town Centre (Urban) |
|  | Waterbody |  | Community Growth Area |
|  | Marsh | | |
|  | Sandbar | | |
|  | Nature Park | | |



8.2 Analysis

Community Survey Input

Satisfaction with Natural Areas (Amount of Land Protected for Nature)



Satisfaction with Trees Along Streets (Number of Trees in Boulevards)



Satisfaction with Trees in Parks (Number of Trees in Park)



Map 10 illustrates that the nature parks currently protect significant land areas along Sooke River and DeMamiel Creek. Other watercourses have very low levels of protection. Providing protected green corridors with trails along all of Sooke’s watercourses is one initiative alone would be a significant stride towards implementing the “rainforest to the sea” vision. It would also provide an incredible network for active transportation and trail-oriented recreation along nature trails next to protected riparian areas.

The District has a policy on Trees on Municipal Property. It defines some parameter for removing trees due to hazards and potential trimming to improve views. There are no policies related to tree removal for development, on private land, or within ocean setbacks.

Strengths	Challenges
<ul style="list-style-type: none">▪ Natural areas – Forested areas, watercourses, ocean shoreline and foreshore; Broomhill hiking area and Sea to Sea Regional Park are major environmental assets▪ Community support – Citizens assist with stewardship▪ Education – Schools are using parks for outdoor education▪ Street trees – District requires developers to plant street trees; have irrigation in some boulevards to support street trees	<ul style="list-style-type: none">▪ Ecosystem protection – Parks alone are not large enough to protect ecosystems; there are many unprotected natural areas and old growth trees in Sooke; too many trees in developments are being removed and not replaced▪ Corridors – Minimal connection from rainforest to sea; some wildlife corridors are getting disrupted by new developments▪ Threats – Climate change and sea level rise; invasive species in parks and other natural areas; dogs are disturbing birds during nesting season on Whiffin Spit; Throup Stream is at risk and salmon-bearing▪ Information – OCP mapping of environmentally sensitive areas may not be comprehensive▪ Land protection – Broomhill is owned by the T’Sou-Ke Nation and other private land owners▪ Street trees – trees planted in boulevards adjacent to new developments are not thriving and the District is responsible for maintaining them; some boulevards have no irrigation which affects survival rates

8.3 Actions

Planning and Design

- 8.1 Encourage and support more extensive mapping of environmental resources, especially in future development areas.
- 8.2 For any new developments and redevelopment along riparian areas or in other environmentally sensitive areas, require the protection of sufficient land needed to maintain the environmental resources and an adjacent public trail (see recommendation 5.3).
- 8.3 Highlight the natural processes and values of rainwater management facilities in parks and look for new opportunities to integrate rainwater management in parks and trails beyond the stormwater management facilities provided by developers.
- 8.4 Encourage and support stewardship efforts to remove invasive species.
- 8.5 Partner with local schools on environmental education initiatives.
- 8.6 Establish a Tree Protection Bylaw that requires the protection of significant trees and trees in environmentally sensitive areas, and replacement trees for new developments and projects.
- 8.7 Prepare an Urban Forest Strategy that evaluates the existing tree canopy in the urban area and establishes a target and measures to improve the tree canopy.
- 8.8 Update Bylaw No. 404 Subdivision and Development Standards Bylaw, 2014, to include standards for tree planting and maintenance.
- 8.9 Encourage developers to build stormwater ponds that have environmental, visual, and social values.

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The Plan



9. Achieving Our Vision

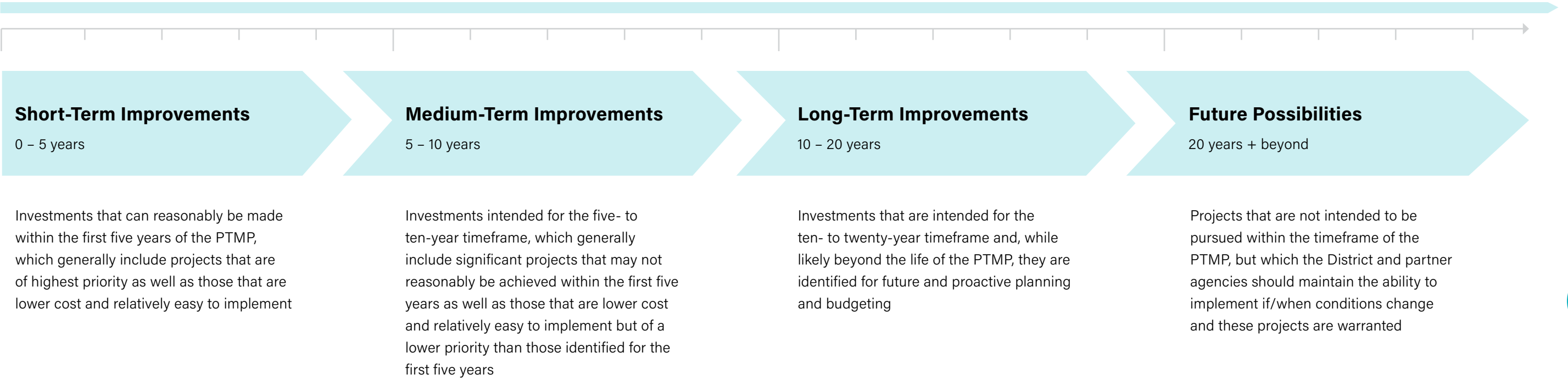
9.1 Achieving Our Vision

The Sooke PTMP, guided by community input, provides a long-term plan with implementation priorities for parks and trails planning and design, land acquisition, and capital development. Implementation of the PTMP requires guidance and participation from stakeholders and partners. The District typically plans, develops, and funds parks and trails through various revenue streams.

The timeframes are generally defined as follows:

Ongoing

Tasks that are implemented over time as needed based on planning and development activities, community input, grant opportunities, Council priorities, and other factors



Actions may be undertaken by the District of Sooke as well as the following partners. The following are the abbreviations used on the action tables:

- **District** District of Sooke
- **Developers** Land developers
- **TFN** T'Sou-ke First Nation
- **CRD** Capital Regional District / SEAPARC
- **SD** School District No.62
- **BC** Province of BC
- **CA** Government of Canada
- **SCA** Sooke Community Association
- **JF** Juan de Fuca Community Trails Society
- **SHCS** Sooke Harbour Cemetery Society
- **Lions** Lions Club

Highlighted items in the tables below are also listed in the phasing/costing tables.

Trails		Timeline Ongoing Short (0-5yr) Med (5-10yr) Long (+10yr)	Responsibility District, Developers, TFN, CRD, SD
Planning and Design			
4.1	Coordinate among District departments to plan for the connectivity of trails as opportunities arise on District projects and new developments	Ongoing	District
4.2	Work with other jurisdictions on planning major trail networks to achieve regional active transportation, recreation and tourism opportunities	Ongoing	CRD, TFN, SD
4.3	Identify needs for trails through major new development projects	Ongoing	District
4.4	Implement and guide the planning and design of trails based on the guidelines in this section	Ongoing	District
4.5	Complete a signage plan for trails, including all types of signs	Short	District, CRD, JF
4.6	Update No. 404 Subdivison and Development Standards Bylaw, 2014, to include standards for trails as described in this section, including trail types, location, provision of amenities and signage, and design standards	Short	District
Land Acquisition			
4.7	Strive to acquire land for trails as opportunities arise on District projects and new developments, per the proposed trails on Map 2	Ongoing	District
Capital Development (see separate table)			
4.8	Improve existing trails and construct new ones as opportunities arise on District projects and new developments, per the proposed trails on Map 2 and the phasing plan in Section 9	Ongoing	District, Developers, SD
4.9	Develop trailheads and amenities along trails as part of trail development projects and as needed to meet needs on existing trails.	Ongoing	District, Developers

Parkland		Timeline Ongoing Short (0-5yr) Med (5-10yr) Long (+10yr)	Responsibility District, Developers, TFN, CRD, SD
Planning and Design			
5.1	Acquire parks in new developments and redevelopment within the Town Centre with the provided guidelines	Ongoing	District
5.2	Prepare park master plans, with full community engagement for the parks with the highest needs and potential, as follows:		
	John Phillips Memorial Park	Short	District
	Whiffin Spit Park	Short	District, TFN
	New Town Centre Park	Medium	District, Developers
5.3	Establish a policy for park naming	Short	District
5.4	Prepare a master plan for the cemetery, considering the lifespan of the existing cemetery and potential need for a new cemetery site	Short	District, SHCS, Lions
5.5	Complete a signage plan for parks, including park name, regulatory, wayfinding, and interpretive signs	Short	District
	Include maps, online resources and a potential app in the future	Ongoing	District
5.6	Update the OCP to improve protection of the environment	Short	District
5.7	Rezone parks, other than those zoned CD, to P1 or P2, as part of the next zoning bylaw update	Short	District
5.8	Encourage a wildlife study of critical mammal habitat and use areas for elk, cougar and bear	Short	District, BC
5.9	When acquiring parkland within or near the ALR, use subdivision best management practices for ALR related to buffers and connecting wildlife corridors	Ongoing	District

Land Acquisition and Disposition			
5.10	Acquire parks in existing neighbourhoods where parks are lacking		
	Town Centre	Short	District, Developers
	Whiffin Spit	Long	District
	West Sooke	Medium	District
5.11	Acquire community and neighbourhood parks in new developments within a 5-minute walk of all residents	Ongoing	District, Developers
5.12	Establish future nature parks on the basis of the provided criteria	Ongoing	District, Developers
5.13	Consider disposition or decommissioning of existing parks that do not have high value as parkland, per the list in this section, and use any funds received to purchase higher value parkland elsewhere	Ongoing	District
Capital Development			
5.14	Guide the capital development of new community parks (by the District and/ or developers)	Ongoing	District, Developers
5.15	Guide and capital development of new neighbourhood parks (by the District and /or developers)	Ongoing	District, Developers
5.16	Guide the capital development of all other types of parks (by the District, developers and/or other potential partners such as the School District or CRD)	Ongoing	District, Developers
5.17	Include amenities appropriate to each park as listed	Ongoing	District, Developers
5.18	When new parks are developed, allocate funds for District maintenance	Ongoing	District

A

B

C

9

Park Amenities		Timeline Ongoing Short (0-5yr) Med (5-10yr) Long (+10yr)	Responsibility District, Developers, TFN, CRD, SD
Planning and Design			
6.1	Update Bylaw No. 101 Community Park Regulation Bylaw, 2002 to consider potential new uses and an updated assessment of risks	Short	District
6.2	Establish a dog management bylaw that indicates where dogs must be on-leash where they can be off-leash	Short	District
6.3	Support SEAPARC in planning for a new spray park in SEAPARC	Short	District, CRD
6.4	Establish a plan for adding and replacing playgrounds, including replacement cycles as part of asset management	Short	District, CRD, SD
6.5	Update Bylaw No. 404 Subdivision and Development Standards Bylaw, 2014, to include standards for the quality and design of playgrounds	Short	District
6.6	Include information on park amenities in the signage and communications plan for parks	Short	District
6.7	Partner with T'Sou-ke First Nations members, local artists and youth to explore opportunities for celebrating arts and culture in Sooke's parks	Ongoing	District, TFN
6.8	Plan for sports fields and ball diamonds in the SEAPARC area and at the new outlying community parks	Ongoing	District, CRD, SD
6.9	Support community groups in establishing more allotment gardens in parks or on District or CRD land in the ALR	Ongoing	District, CRD
6.10	Work with partners to identify washrooms that could be accessible to park and trail users, and identify locations for washrooms to fill gaps e.g., school district, businesses	Ongoing	District, CRD, SD, private sector

6.11	Improve practices related to the acquisition and maintenance of public art and historic interpretive signage	Ongoing	District
6.12	Improve practices related to waste management in parks	Ongoing	District, CRD
6.13	Consider dedicated pickleball courts in the SEAPARC area or another community park	Short	District, CRD
Capital Development			
6.14	Improve existing park per master plans		
	John Phillips Memorial Park	Medium	District
	Whiffin Spit Park	Medium	District, TFN
	New Town Centre Park	Long	District, Developers
6.15	Develop more playgrounds and basketball/multi-sport courts in existing and new parks	Ongoing	District
6.16	Install more picnic tables, benches, washrooms, and waste receptacles in parks per community needs	Ongoing	District
6.17	Work with the Community Association to upgrade the ball diamonds and tennis courts at Art Morris Park	Ongoing	District, SCA
6.18	Add some dedicated pickleball courts per review of locations above.	Ongoing	District, CRD, SCA
6.19	Establish dog off-leash areas, ideally within a 15-minute walk of all residents	Ongoing	District
6.20	Support the development of a lacrosse/multi-use sports court in Sunriver	Ongoing	District, CRD, SD
6.21	Replace playgrounds over time as part of asset management, one per year		

A

B

C

9

Waterfront		Timeline Ongoing Short (0-5yr) Med (5- 10yr) Long (+10yr)	Responsibility District, Developers, TFN, CRD, SD
Planning and Design			
7.1	For any new developments and redevelopment along the waterfront, require a 3 m dedication from the marine high water mark for public trail or boardwalk purposes	Ongoing	District
7.2	For multi-unit developments on the waterfront, establish guidelines for waterfront access and use	Ongoing	District
7.3	Manage access points to the water to maximize public access and use	Ongoing	District
7.4	Establish practices for managing conflicts between boat launch parking and hotel parking at peak times and consider amending Bylaw 101 to support this	Ongoing	District, private sector
Land Acquisition			
7.5	Identify properties along the waterfront that are targets for acquisition and work with real estate agents and developers to acquire these as opportunities arise	Ongoing	District
Capital Development			
7.7	Work towards the long term of a boardwalk and waterfront walkway from Wright Road to the Sooke River	Future	District, CA
7.7	Establish new infrastructure and improve existing waterfront access infrastructure per the lists provided in this section	Ongoing	District
7.8	Provide signs at all existing waterfront access points and road ends	Ongoing	District

Environment		Timeline Ongoing Short (0-5yr) Med (5-10yr) Long (+10yr)	Responsibility District, Developers, TFN, CRD, SD
Planning and Design			
8.1	Encourage and support more extensive mapping of environmental resources, especially in future development areas	Ongoing	District, CRD, BC, CA
8.2	For any new developments and redevelopment along riparian areas or in other environmentally sensitive areas, require the protection of sufficient land needed to maintain the environmental resources and an adjacent public trail. (see recommendation 5.3)	Ongoing	District, CRD, BC, CA
8.3	Highlight the natural processes and values of rainwater management facilities in parks and look for new opportunities to integrate rainwater management in parks and trails beyond the stormwater management facilities provided by developers	Ongoing	District
8.4	Encourage and support stewardship efforts to remove invasive species	Ongoing	District, CRD, volunteers
8.5	Partner with local schools on environmental education initiatives	Ongoing	District, SD
8.6	Establish a Tree Protection Bylaw that requires the protection of significant trees and trees in environmentally sensitive areas, and replacement trees for new developments and projects	Short	District
8.7	Prepare an Urban Forest Strategy that evaluates the existing tree canopy in the urban area and establishes a target and measures to improve the tree canopy	Medium	District
8.8	Update Bylaw No. 404 Subdivision and Development Standards Bylaw, 2014, to include standards for tree planting and maintenance	Short	District
8.9	Encourage developers to build stormwater ponds that have environmental, visual and social values.	Ongoing	District

9.2 Action Plan

The implementation of long-term land acquisition and capital improvements for parks and trails infrastructure will take many years. The District will need to use a combination of municipal funding, development cost charges (DCCs), and local, provincial, and federal partnerships and grants.

This section of the PTMP identifies the projects and relative costs that are priorities within the next ten years. The phasing strategy reflects an assessment of existing conditions and community needs, alignment with the goals and objectives of the plan, affordability, and community input. The costs offer a general comparative scale for implementation decisions and capital planning.

Community engagement should occur with each significant capital improvement, with the scale relative to the scope of the project, e.g., community parks and major trail projects should involve all residents, and neighbourhood parks and trail connections should be targeted to those affected.

Beyond the District’s budgets, the specific timing for recommended projects will be influenced by the pace of growth and development - slower rates of growth will mean deferred needs and resources for spending on parks and trails infrastructure. Conversely, accelerated rates of growth in Sooke may advance certain projects that have not otherwise been prioritized. Adapting to these opportunities is necessary to ensure the new parks and trails are built in an opportunistic manner when possible. For some infrastructure, partnerships with other governments and organizations will be required to support significant investments.

The proposed planning projects, capital improvements, and phasing strategy over the next 10 years do not imply a financial commitment. Pending available resources, financial commitments will be confirmed through the District’s annual budget and capital plans.

Planning and Capital Projects Phasing Plan

This phasing and implementation section of the PTMP provides guidance on priority parks and trails planning and capital projects to be implemented within the next 10 years. The priorities are identified based on the guiding principles outlined below:

- Park improvements will fill gaps, meet the greatest needs, and replace aging infrastructure.
- Trails improvements will enhance connectivity where the needs are greatest and costs are manageable.

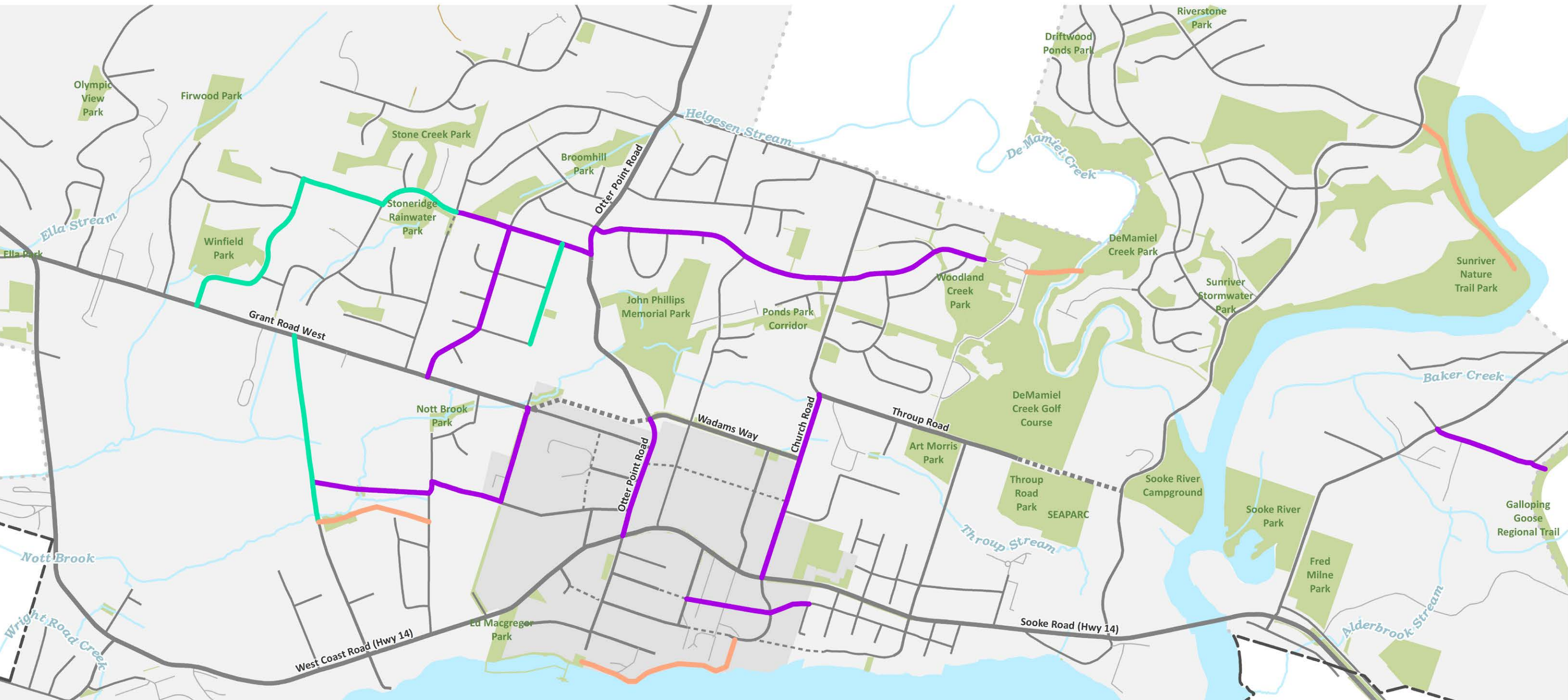
The budget ranges on the action table are defined as follows:

\$	Less than \$100,000
\$\$	\$100,000 – 500,000
\$\$\$	\$500,000K - \$1million
\$\$\$\$	Over \$1 million






		Timeline Short 0 - 5 years	Timeline Medium 5 - 10 years	Relative Cost
Parks and Trails				
4.6	Update Bylaw No. 404 Subdivison and Development Standards Bylaw, 2014, to include standards for parks and trails	✓		\$
4.5, 5.5	Complete a signage plan for parks and trails, including all types of signs	✓		\$
Trails				
4.8, 7.7	Improve existing trails and construct new ones (see Map for numbers)			
New Trails				
1	Nott Brook	✓		\$\$
2	Water Street to Water	✓		\$
3	Marine Boardwalk Extension		✓	\$\$\$\$
4	DeMamiel Creek Crossing	✓		\$\$\$
5	Sunriver Nature Trail Extension	✓		\$\$
6	Southwest of John Phillips Memorial Park		✓	\$\$
4.9	Develop trailheads and amenities along trails			
4.8	Trail Improvements			
	Upgrade existing trails to improve accessibility	✓	✓	\$
	Trailhead at Ed Macgregor Park entrance	✓		\$
	Trailhead for Galloping Goose at Blythwood Park		✓	\$
	Trailhead to water at Sooke River Park	✓		\$
	Trailhead in Sunriver Stormwater Park		✓	\$
	Trailhead at West Trail Court		✓	\$
	Trailhead at Clarkson Place		✓	\$
	Trailhead at Firwood Place		✓	\$
	Trailhead at View Pointe Estates		✓	\$
	Trailhead at Erinan Boulevard		✓	\$

The priority trail lengths identified for construction in the first phases of implementation are shown on **Map 11**. The trail lengths in each category are as follows:

- Short-term Priority Trails 5.07km
- Medium-term Priority Trails 2.06km
- Other Priority Trails 1.65 km



**Map 11 - Town Centre
Priority Trails**

-  Short-term Priority Trails
-  Medium-term Priority Trails
-  Other Priority Trails
-  Parks, Schools and Open Space
-  Town Centre (Urban)



Timeline Short 0 - 5 years	Timeline Medium 5 - 10 years	Relative Cost
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Parkland

5.1	Acquire parks in redevelopment areas			
	Town Centre	✓		?
	West Sooke		✓	?
5.2	Prepare park master plans, with full community engagement for the parks with the highest needs and potential, as follows:			
	John Phillips Memorial Park	✓		\$
	Whiffin Spit Park	✓		\$
	New Town Centre Park	✓		\$
5.4	Prepare a master plan for the cemetery, considering the lifespan of the existing cemetery and potential need for a new cemetery site	✓		\$

Park Amenities

6.14	Improve existing parks per master plans			
	John Phillips Memorial Park	✓		\$
	Whiffin Spit Park	✓		\$
	New Town Centre Park including playground		✓	\$
6.13, 6.17	Dedicated pickleball courts in SEAPARC area or another community park		✓	\$\$
6.14	Develop more playgrounds in existing and new parks			
	Spray Park at SEAPARC	✓		\$\$
	Playground in John Phillips Memorial Park	✓		\$\$
	Playground in Ed MacGregor Park	✓		\$\$
	Playground in Cedarview Place Park		✓	\$
	Playground in Whiffin Spit neighbourhood		✓	\$
	Playground in Erinan	✓		\$\$
	Playground in Saseenos	✓		\$\$
6.16	Install more picnic tables, benches, washrooms, and waste receptacles in parks	✓	✓	\$
	Add washrooms along trails	✓	✓	\$\$
6.17	Upgrade the ball diamonds and tennis courts at Art Morris Park	✓		\$

Timeline Short 0 - 5 years	Timeline Medium 5 - 10 years	Relative Cost
-------------------------------------	---------------------------------------	------------------

6.19	Establish dog off-leash areas			
	Ponds Park corridor	✓		\$
	Beach access	✓		\$
	Community and neighbourhood parks	✓		\$
	Designate dog off-leash trails	✓	✓	\$
6.20	Lacrosse/multi-use sports court at Sunriver	✓		\$
6.21	Replace playgrounds over time as part of asset management, one per year	✓	✓	\$

Waterfront

7.7	Establish new infrastructure and improve existing waterfront access infrastructure per the lists provided in this section			
	Kaltasin - improve access and provide canoe/kayak ramp	✓		\$
	Austins Place - Bluff Park staircase	✓		\$\$
	Ella Road Trail - lines in parking lot		✓	\$
	Murray Road - path to reduce slope	✓		\$
	Cooper's Cove at Sooke Road	✓		
	Seabroom Road		✓	\$\$
7.8	Provide signs at all existing waterfront access points and road ends	✓	✓	\$

Environment

8.7	Prepare an Urban Forest Strategy that evaluates the existing tree canopy in the urban area and establishes a target and measures to improve the tree canopy		✓	\$
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Policy Revisions

The following are the policies that need to be revised.

Policies		Timeline Ongoing Short (0-5yr) Med (5-10yr) Long (+10yr)	Responsibility District, Developers, TFN, CRD, SD
4.6, 6.5, 8.8, 8.9	Update No. 404 Subdivison and Development Standards Bylaw, 2014, to include actions from the PTMP and additional information for the following: <ul style="list-style-type: none">standards and design guidelines for trails including trail types, cross-sections, dimensions, materials, bridges and boardwalks (including railing and curbs)standards for the location, size, and design of parks, including amenities to be included and guidelines for playgrounds, sports courts, site furniture (benches, picnic tables, waste receptacles, lighting, removeable bollards), washrooms, dog bag dispensers, fences, and other featuresstandards for types and design of signage including wayfinding, regulatory and interpretive signsstandards for tree planting and maintenancestandards for stormwater ponds that have environmental, visual and social values	Short	District
5.3	Establish a policy for park naming	Short	District
5.7	Rezone parks, other than those zoned CD, to P1 or P2, as part of the next zoning bylaw update	Short	District
6.1	Update Bylaw No. 101 Community Park Regulation Bylaw, 2002 to consider potential new uses and an updated assessment of risks	Short	District
6.2	Establish a dog management bylaw that indicates where dogs must be on-leash where they can be off-leash	Short	District
7.1	For any new developments and redevelopment along the waterfront, require a 3 m dedication from the marine high water mark for public trail or boardwalk purposes	Ongoing	District
7.2	For multi-unit developments on the waterfront, establish guidelines for waterfront access and use	Ongoing	District
7.4	Establish practices for managing conflicts between boat launch parking and hotel parking at peak times and consider amending Bylaw 101 to support this	Ongoing	District, private sector
8.2	For any new developments and redevelopment along riparian areas or in other environmentally sensitive areas, require the protection of sufficient land needed to maintain the environmental resources and an adjacent public trail	Ongoing	District, CRD, BC, CA
8.6	Establish a Tree Protection Bylaw that requires the protection of significant trees and trees in environmentally sensitive areas, and replacement trees for new developments and projects	Short	District

9.3 Funding and Partnerships

The following table describes approaches to be used for funding the implementation of the PTMP. All available sources of funding should be pursued and, as funding opportunities change regularly, the information in this section is subject to change. The District should regularly monitor funding opportunities.

General Revenues	The PTMP actions are to be integrated into District capital planning based on the priority of various projects. These are projects that cannot be funded through the measures listed below. This may require adjustments to capital funding levels to achieve the time frame identified in the PTMP. Opportunities to achieve parks and trails improvements through utility, transportation, and other capital projects are also to be explored.
Development Cost Charges (DCCs)	The District will be updating the DCC program based on the implementation section of this PTMP, as well as inputs from the TMP and other technical and capital planning inputs. Updating the DCC Bylaw to include parkland acquisition and park and trail development projects identified in the PTMP is necessary for ensuring the timely delivery of these projects, and that new development contributes its fair share toward improving parks and trails.
Bylaw No. 404 Subdivision and Development Standards Bylaw	This bylaw that outlines the standards to be met by developers can be updated, as noted in various action items, to identify new standards for park and trail development.
Other Planning and Development Processes	The implementation of the PTMP can be encouraged through several other developer-funded implementation tools such as public realm or frontage improvements, Community Amenity Contributions (CACs), density bonusing contributions, and Zoning Bylaw updates consistent with PTMP objectives.
Parkland Reserve Fund	Where opportunities for park dedication during subdivision do not coincide with the parks and trails vision (e.g., land is too small or unsuitable for a neighbourhood park) , the District should accept cash-in-lieu to be added to the Park Land Reserve Fund. These funds, plus revenues from parkland disposition, can be used for parkland acquisition.
Grants	Federal and provincial programs, as well as non-profit organizations and foundations, sometimes have grant programs that are consistent with the objectives and actions of the PTMP. These could include tree planting, active transportation, recreation (active or healthy communities), and culture. The District should continue to monitor and pursue these types of funding opportunities.

Partnerships	Sooke has achieved success through partnering with the CRD, School District 62, and community groups to procure funding and jointly develop parks and trails projects. This work should continue, along with opportunities to allow in-kind donations to be accepted and monitored.
Volunteers	Volunteerism in Sooke is experiencing challenges related to new volunteer recruitment. The District could establish programs to encourage volunteer involvement for all age groups with fun activities, incentives, and acknowledgment. Key opportunities include park and trail stewardship.
Green Municipal Fund	The Federation of Canadian Municipalities manages the Green Municipal Fund, with a total allocation of \$550 million. This fund is intended to support municipal government efforts to reduce pollution, reduce greenhouse gas emissions, and improve quality of life. The expectation is that knowledge and experience gained in best practices and innovative environmental projects will be applied to national infrastructure projects, which could include trails, tree planting and environmental enhancement.
Carbon Tax Rebate	Each municipality that has signed the Climate Action Charter receives an annual rebate based on completion of the CARIP form. As a CARIP community, the funds are placed in a climate action reserve fund, and the District could choose to direct this funding towards sustainable transportation projects involving trails.
Donations	Residents and corporations often want to provide donations to park and trail projects. This requires the District to provide mechanisms that encourage and support this. Opportunities include the memorial program for parks infrastructure and trees, donations to projects or programs, and bequests.
User Fees	The District could consider expanding the user fees for park rentals, e.g., for events and appropriate commercial uses within parks. These funds could be used to support maintenance and operating expenses.
Maintenance and Operations	The District struggles to provide adequate maintenance when new parks or park amenities are developed without a corresponding increase in operations resources. Funding needed for maintenance should be identified and secured prior to undertaking new capital park and trail improvements through rezoning and subdivision or District initiatives.

9.4 Monitoring Strategy

A monitoring strategy is essential to ensure the PTMP is being implemented as intended and to determine whether the plan is achieving its goals. Monitoring provides a means of identifying changing conditions that would require changes to the PTMP and actions.

The following considerations for monitoring are focused on parks and trails, but TMP active transportation networks should also be monitored due to the interrelationships with trails.

- **Measurable** – The monitoring program needs to establish criteria that are readily measurable and for which data or information can be easily obtained
- **Manageable** – The monitoring program needs to take into account the resource limitations of the District and limit the number of measures
- **Meaningful** – The monitoring strategy should yield meaningful results and highlight the success in achieving the actions of the PTMP

Monitoring efforts are to focus on implementation of the PTMP. Some of the TMP’s monitoring of outcomes will also be relevant to the PTMP. The District is to conduct monitoring every one to two years, based on data availability and District resources. This could be part of the District’s annual report or a separate document. The following are the items that are to be included in monitoring efforts:

- Number and length of trail projects completed (by District and developers)
- Number of park projects completed (by District and developers)
- Population-based supply of community and neighbourhood parks
- Annual investments in park and trail projects
- Maintenance and operations budget as a percent of the amount of parkland maintained

9.5 Closing and Next Steps

The PTMP will be implemented in phases based on community needs, the pace of development, funding opportunities, and Council's priorities as all of these evolve over time. The PTMP is a guiding document for the provision of facilities and services; it does not commit the District to any project nor limit future opportunities.

The focus is on the next 10 years, while not losing sight of the long-term build-out that may be required to support future growth within Sooke and the region. This is a living document, and the actions recommended within this PTMP will need to be reaffirmed through funding, Council resolutions, and effective partnerships on an ongoing basis.

Implementation will require work at multiple levels by District staff and partners. The following are potential strategies for implementation within the various categories of recommendations:

Planning and Design

- Coordinated work among District departments
- Establish a Parks and Trails Advisory Committee – this was a recommendation of the 2009 PTMP and is still a valid tool to consider
- Support for efforts by community groups
- Inform other District documents such as the OCP revision, DCC Bylaw, Subdivision and Development Standards Bylaw, and future park master plans

Land Acquisition

- Coordinated work among District departments
- Negotiations through the development process
- Development Cost Charges
- Use of Parkland Reserve Fund
- Encouraging and supporting bequests

Capital Development

- Identification of projects that can be covered by Development Cost Charges and those that may be amenity contributions by developers
- Partnerships with other jurisdictions, including School District 62, T'Sou-ke First Nation, CRD, and non-profit groups
- Preparation of annual budgets
- Tracking of opportunities and preparing applications for grants

The District of Sooke has many service providers in parks and trails. This may result in reduced coordination and efficiency in the future, especially if the volunteer-run organizations are not able to adequately maintain their assets, as that is a significant demand on a community group. As demands increase with population growth, there may be benefits to coordinating service delivery and consolidating functions. This is something for the District and its partners to assess on an ongoing basis.

Acronyms

CPTED | Crime Prevention Through Environmental Design

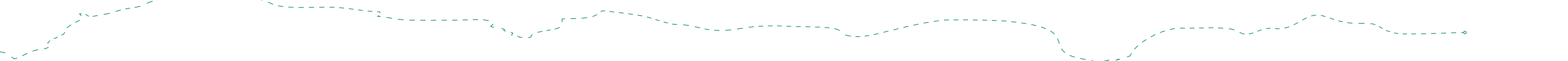
CRD | Capital Regional District

DCC | Development Cost Charge

OCP | Official Community Plan

PTMP | Parks and Trails Master Plan

TMP | Transportation Master Plan



Appendix A

Background Document Summary



Appendix A – Background Document Summary

There are a number of documents that provide the framework for the Sooke Parks and Trails Master Plan (PTMP). These include some of the District’s leading policy documents and strategic plans that guide decisions on community and infrastructure development. The following documents are summarized chronologically, with most recent first:

2019 – 2022 Strategic Plan

The strategic plan is developed by Council to guide their work and decision-making.

Vision

*An inclusive, healthy, and self-sufficient community
where the rainforest meets the sea*

Mission

The District of Sooke strives to be a compassionate, engaged, and effective organization providing excellent public services to its citizens by:

- Maintaining our strong sense of identity;
- Managing our growth for generations to come; and,
- Making our local economy diverse and resilient.

Sooke’s Strategic Plan identifies six core values and guiding principles. These include: effective governance, community well-being and safety, community vibrancy, long-term thinking, effective and consistent communication, and environmental leadership. The District’s goals are to build a reputable organization, demonstrate leadership in climate action, and manage long-term growth which enhancing community identity, vitality, and safety.

Subdivision Bylaw 404

On October 14, 2014, District of Sooke Council adopted Bylaw No. 404, Subdivision and Development Standards (SDS) Bylaw, 2014. This bylaw applies to the subdivision or development of all lands within the District of Sooke, and includes improvements to multi-family residential, commercial, industrial, institutional or agricultural lands, highways or rights-of-way, including the construction or alteration of a building as authorized by a building permit valued at more than 20% of the assessed value of the building. Full frontage improvements are required in accordance with this Bylaw.

Zoning Bylaw, 2013

The District of Sooke’s Zoning Bylaw is aligned with the parks and trails strategies in the Official Community Plan (OCP) and the 2009 Parks Master Plan. The Bylaw allows the following uses in every zone: hiking trails, horse trails, bicycle paths, parks, conservation uses, gardening, and the growing of food. The majority of the District’s park lands and community facilities are contained within the Public Recreation zone, the Community Facilities zone, or the Small Scale Agriculture zone. The Bylaw also aligns the ocean and watercourse setbacks for environmental protection.

The Zoning Bylaw defines parks as “public land for public recreation or conservation purposes; includes a historical or natural site; may include buildings, structures and infrastructure dedicated to the support of indoor and outdoor recreation, including horticulture”

Official Community Plan 2010

The District of Sooke’s Official Community Plan (OCP) sets out a vision that places great importance on the natural setting of the community. The vision underscores the value of partnerships with the T’Sou-ke Nation and focuses on creating a sustainable and complete community and maintaining a sense of character that is linked to community integration and the environment.

The OCP’s guiding principles frame this vision by promoting community vibrancy and health, sustainability, environmental stewardship, and economic diversification, to name a few. These guiding principles are rooted in an awareness that the community’s natural assets are a strong contribution to its character and vitality. For instance, the ‘economic development’ goals include expanding the “Wild by Nature” tourism economy; and under ‘health and quality of life’, the plan promotes the health of the natural environment.

The ‘parks and trails’ policies in the OCP are closely aligned with the 2009 Parks Master Plan and emphasize the importance of improving connectivity. For example, one policy is to negotiate with landowners to purchase or secure rights-of-way for all new waterfront developments. This is intended to support the expansion of the existing waterfront boardwalk. Other policies include creating dedicated cycle lanes, establishing trail linkages, maintaining public trail routes, protecting wilderness features, collaborating with stakeholders to provide safe access, establishing a native tree planting program, and education on environmental values and safety.

Parks and Trails Master Plan, 2009

The Parks and Trails Master Plan is the strategic document that guided parks and trails decision-making between 2009 and 2019, and identified opportunities for parkland acquisition, priorities for expansion of the network, and meeting the demand for future outdoor recreation in Sooke. The plan is based on the values of Sooke’s growing community, which include ecology, culture and history, economic prosperity, and healthy and active lifestyles.

Key issues in the 2009 Parks Master Plan include the fragmentation of the parks and trails system, the lack of walkability, and safety concerns with respect to wildlife encounters and vehicular traffic.

Key strategies identified to address these issues include land use planning to improve parks, trails and linkages; enhancing shoreline access and water quality; improving connectivity for a range of recreational users; guiding access and protection of wilderness areas; and supporting additional community recreation.

Transportation Master Plan, 2009

The Transportation Master Plan is a comprehensive transportation review of roads, sidewalks, and cycle lanes within the District. The Plan was developed to guide improvements to transportation infrastructure over 25 years and includes key efforts around the coordination of pedestrian and cycling networks to align with the 2009 Parks Master Plan. The Plan identifies road classifications, strategies for stormwater drainage, hazardous routes, and safety recommendations.

Town Centre Revitalization Plan, 2009

The Town Centre Revitalization Plan guides land use planning, urban design and street network design in Sooke’s urban environment. It also sets development standards for infrastructure and amenities. The plan is based on community input and was developed within the context of the Downtown Design Guidelines and the Official Community Plan.

The Plan is supported by the Capital Improvement Financing Reserve, which may be used to finance public infrastructure and amenities in the Revitalization Area. Specific areas of improvement may include land acquisition, street lighting, sidewalks, road improvements, drainage, landscaping, park improvements, civic buildings and centres, green infrastructure, affordable housing, and beautification projects.

An Accessibility & Inclusiveness Study, 2008

The Accessibility and Inclusiveness Study provides an understanding of this issue and includes an audit of problematic areas in the District. This study assessed the physical barriers to accessibility, as well as the barriers in policy and practice, and volunteering and employment.

The community audit found that Sooke had strong results for accessibility and inclusion, and the study provided recommendations for becoming a model community. Some of the recommendations included increasing employment of people with disabilities by 10%, raising awareness in the community, constructing an accessible pathway to the waterfront, and partnering with community groups that own community amenities.

Juan de Fuca Electoral Area Community Parks Strategic Plan, 2010

Juan de Fuca Electoral Area’s Community Parks Plan sets out a vision to protect the natural characteristics and habitats of the region and to address the needs of residents. It seeks to do this by establishing and maintaining a sustainable network of parks, trails, and other recreational opportunities. The strategy identifies the strong reliance on collaboration with parks jurisdictions, volunteer agreements, and other recreation groups.

The key objectives of the plan are to guide acquisition, use and management of parks and trails; to identify the types of community parks and trails being developed; and to set long-term management strategies for community parks and trail development, use, and maintenance.

CRD Parks Strategic Plan, 2012

The 2012-2021 Regional Parks Strategic Plan sets the direction for regional parks and trails over the next decade. It also has a complementary Financial Program, which provides the fiscal roadmap to implement the strategic priorities identified in the plan. This Strategic Plan provides the long-term vision and the short-term priorities for regional parks and trails spanning southern Vancouver Island and the Gulf Islands, recognizing the expectation for significant population growth in the region over the next ten to thirty years.

The highlights of the 2012-2021 Regional Parks Strategic Plan are:

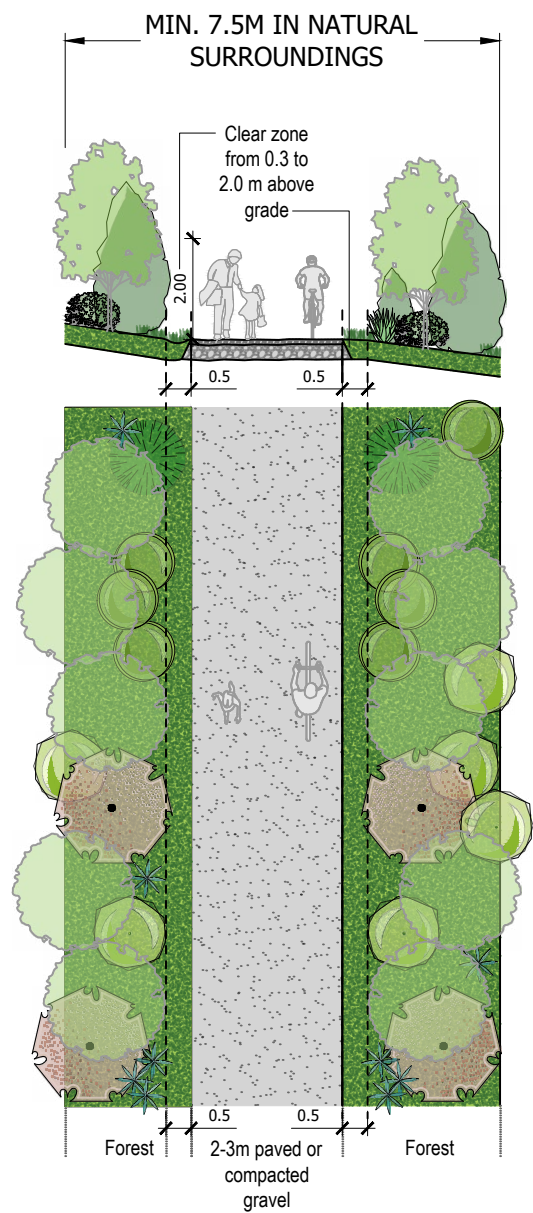
- Confirmation that CRD Regional Parks is on the right track and that nature protection is its top priority
- Conserving biodiversity, connecting natural areas, providing compatible recreation opportunities for people of all ages and abilities, and responding to changing demographics are the centrepieces of the Plan
- Environmental interpretation and communication are essential functions of regional parks
- An expanded parks and trails system is proposed, particularly west of the Sooke River
- That the CRD maintain the direction that off-road motorized use is not compatible with the vision and mission of regional parks and trails

Appendix B

Trail Types



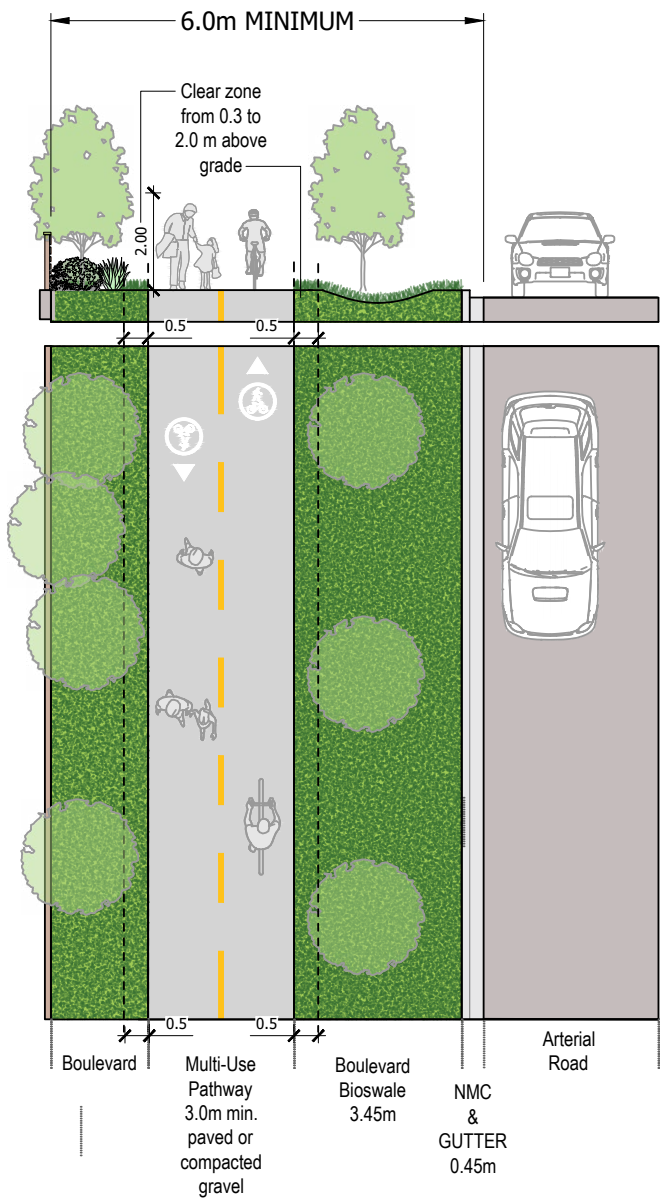
OFF-ROAD MULTI-USE PATHWAY



Notes

- Drainage as needed
- Clear zone from 0.3m to 2m above grade

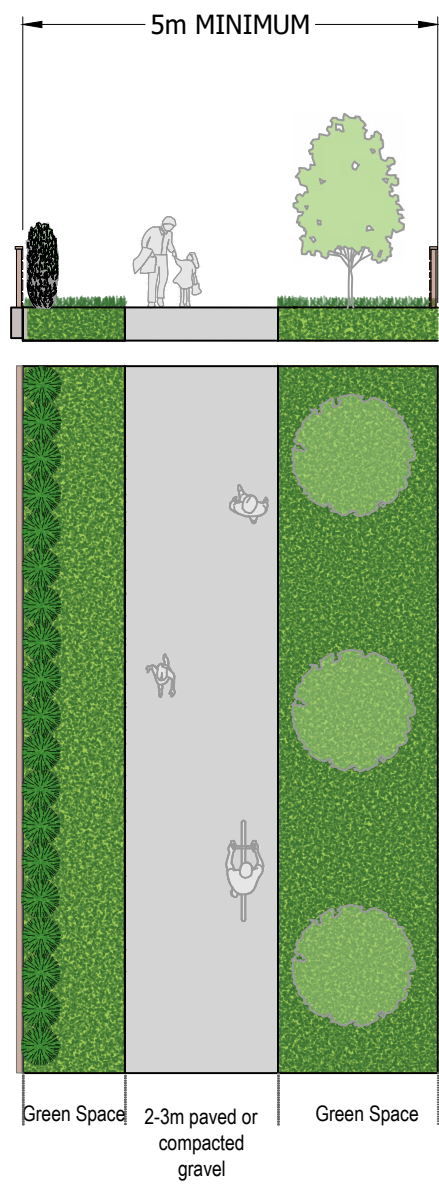
ROADSIDE MULTI-USE PATHWAY



Notes

- Drainage as needed
- Clear zone from 0.3m to 2m above grade

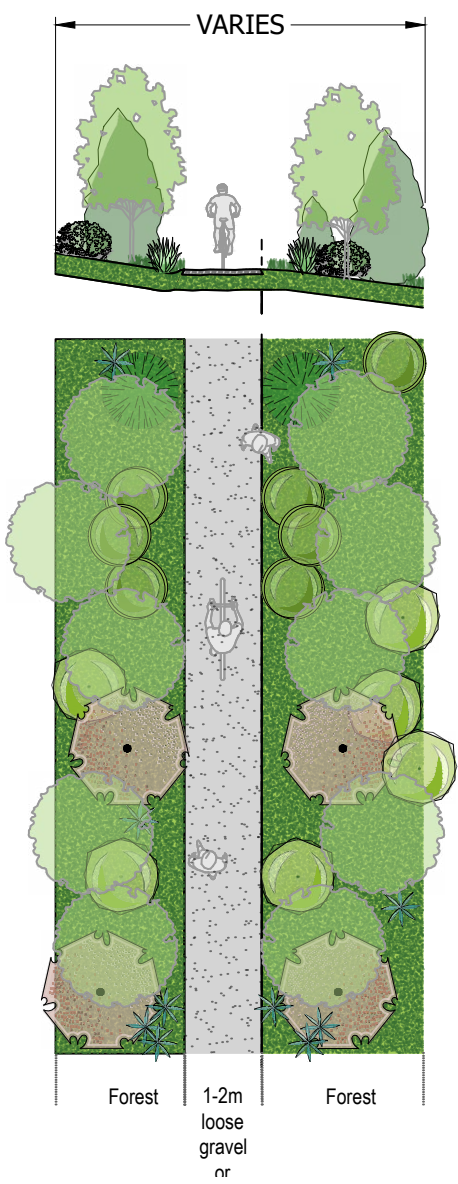
URBAN PATHWAY



Notes

- Drainage as needed

NATURE TRAIL



Notes

- Drainage as needed

Appendix C

Parks Inventory



Appendix C – Parks Inventory

Name	Ownership	Classification	In CGA?	Area (ha)
Community Parks				
Art Morris Park	Community Association	Community	Yes	1.84
Broomhill Park	Sooke	Community	Yes	3.03
Ed Macgregor Park	Sooke	Community	Yes	1.06
Fred Milne Park	Community Association	Community	Yes	3.55
John Phillips Memorial Park	Sooke	Community	Yes	6.98
Marine Boardwalk	Sooke	Community	Yes	0.12
SEAPARC	SEAPARC	Community	Yes	2.39
Sooke Sk8te Park	SEAPARC	Community	Yes	0.26
Sunriver Park	Sooke	Community	Yes	4.00
Linear Parks				
Boomstick Park	Sooke	Linear	Yes	0.04
Galloping Goose Regional Trail	CRD	Linear	No	41.84
Galloping Goose Regional Trail	CRD	Linear	Yes	21.54
Gladys Park	Sooke	Linear	Yes	0.07
Helgesen Park	Sooke	Linear	Yes	0.02
Poirier Trail	Sooke	Linear	Yes	0.04
Ponds Park Corridor	Sooke	Linear	Yes	2.60
Sea to Sea Green/Blue Belt Lands Reserve	CRD	Linear	Yes	0.45
Silver Spray Corridor	CRD	Linear	No	2.00
Walkway	Sooke	Linear	Yes	1.29
Woodland Creek Park	Sooke	Linear	Yes	0.15
Nature Parks				
2540 Sooke River Rd	CRD	Nature	No	4.53
2548 Sooke River Rd	CRD	Nature	No	2.44
Allman Park	Sooke	Nature	No	11.59
Ayum Creek Regional Park Reserve	CRD	Nature	Yes	6.40
Banford Park	Sooke	Nature	Yes	0.07
Blythwood Park	Sooke	Nature	Yes	0.50
Cedarview Park	Sooke	Nature	Yes	0.18
Charval Park	Sooke	Nature	Yes	0.49
Deerlepe Park	Sooke	Nature	Yes	1.40
DeMamiel Creek Park	Sooke	Nature	Yes	9.88

Name	Ownership	Classification	In CGA?	Area (ha)
Driftwood Park	Sooke	Nature	Yes	0.07
Driftwood Ponds Park	Sooke	Nature	Yes	0.57
Ella Park	Sooke	Nature	Yes	0.84
Firwood Park	Sooke	Nature	Yes	1.72
Govenlock Park	Sooke	Nature	Yes	0.10
Ludlow Park	Sooke	Nature	No	9.42
Mowich Park	Sooke	Nature	Yes	0.42
Nott Brook Park	Sooke	Nature	Yes	0.54
Olympic View Park	Sooke	Nature	Yes	0.80
Painters Pond Park	Sooke	Nature	Yes	0.38
Sooke Bluffs Park	Sooke	Nature	Yes	0.37
Sooke River Park	Sooke	Nature	Yes	5.77
Stone Creek Park	Sooke	Nature	Yes	3.32
Stoneridge Rainwater Park	Sooke	Nature	Yes	0.87
Sunriver Nature Trail Park	Sooke	Nature	Yes	18.41
Sunriver Stormwater Park	Sooke	Nature	Yes	1.24
Throup Road Park	Community Association	Nature	Yes	2.79
Whiffin Spit Park	Sooke	Nature	Yes	7.03
Winfield Park	Sooke	Nature	Yes	2.80
Neighbourhood Parks				
Brooks Park	Sooke	Neighbourhood	Yes	0.10
Foreman Heights Park	Sooke	Neighbourhood	Yes	0.27
Pineridge Park	Sooke	Neighbourhood	Yes	0.47
Spar Tree Park	Sooke	Neighbourhood	Yes	0.27
Sunriver Place Tot Lot	Sooke	Neighbourhood	Yes	0.15
Woodland Creek Park	Sooke	Neighbourhood	Yes	1.31
Open Space				
Acreman Place	Sooke	Open Space	Yes	0.01
Allwood Terrace	Strata	Open Space	Yes	0.01
Amethyst Park	Sooke	Open Space	Yes	0.09
Arranwood Drive	Sooke	Open Space	Yes	0.01
Austins Place	Strata	Open Space	Yes	0.02
Beechwood Place	Sooke	Open Space	Yes	< 0.01
Boulevards (multiple locations)	Sooke	Open Space	Yes	0.88

Name	Ownership	Classification	In CGA?	Area (ha)
Brailsford Park	Sooke	Open Space	Yes	0.62
Brooks Place	Strata	Open Space	Yes	0.01
Burr Park	Sooke	Open Space	Yes	0.14
Cedar Brook Park	Sooke	Open Space	Yes	0.09
Cedar Brook Place Cul-De-Sac	Sooke	Open Space	Yes	0.01
Cedar Park Place	Sooke	Open Space	Yes	0.01
Church Hill Drive	Sooke	Open Space	Yes	0.01
Church Hill Park	Sooke	Open Space	Yes	0.28
Cinnabar Place	Sooke	Open Space	Yes	0.01
Clarkson Park	Sooke	Open Space	Yes	0.11
Driftwood Park	Sooke	Open Space	Yes	0.17
Eakin Drive	Sooke	Open Space	Yes	< 0.01
Edward Milne Road Park	MOTI	Open Space	Yes	0.22
Edward Milne Road Park	MOTI	Open Space	No	0.28
Elise Close	Strata	Open Space	Yes	< 0.1
Erinan Park	Sooke	Open Space	Yes	0.04
Eve Grove Park	Sooke	Open Space	Yes	0.10
Firwood Place	Sooke	Open Space	Yes	0.01
Gatewood Road	Sooke	Open Space	Yes	0.01
Harmonys Place	Strata	Open Space	Yes	0.01
Helgesen Park	Sooke	Open Space	Yes	0.06
Horne Road	Sooke	Open Space	Yes	0.01
Jacksons Place	Sooke	Open Space	Yes	< 0.01
Marshalls Place	Strata	Open Space	Yes	0.01
Median (Sooke Rd)	Sooke	Open Space	Yes	0.02
Melrick Place	Sooke	Open Space	Yes	< 0.01
Nott Brook Park	Sooke	Open Space	Yes	0.29
Opal Place	Sooke	Open Space	Yes	0.01
Park (2455 Anthony Place)	Sooke	Open Space	Yes	0.23
Park and Ride (Median)	Sooke	Open Space	Yes	0.09
Pineridge Place	Sooke	Open Space	Yes	< 0.01
Quimper Park	Sooke	Open Space	Yes	0.05
Riverstone Park	Sooke	Open Space	Yes	1.17
Sooke Lions Club Park	Lions Club	Open Space	Yes	0.17
Stone Creek Park	Sooke	Open Space	Yes	0.26

Name	Ownership	Classification	In CGA?	Area (ha)
Sunriver Way	Sooke	Open Space	Yes	< 0.01
Talc Place	Sooke	Open Space	Yes	0.01
Valleyview Park	Sooke	Open Space	Yes	0.07
West Trail Park	Sooke	Open Space	Yes	1.52
Willowpark Way	Sooke	Open Space	Yes	0.21
Woodgrove Place	Sooke	Open Space	Yes	0.00
Regional and Provincial Parks				
East Sooke Regional Park	CRD	Regional and Provincial Parks	No	1463.28
Roche Cove Regional Park	CRD	Regional and Provincial Parks	No	151.03
Sea To Sea Regional Park Reserve	CRD	Regional and Provincial Parks	No	863.04
Sooke Potholes Provincial Park	BC Parks	Regional and Provincial Parks	No	8.12
Sooke Potholes Regional Park	CRD	Regional and Provincial Parks	No	62.06
School Sites (Grounds Only)				
Ecole Poirier Elementary School	School District	School Site (Grounds Only)	Yes	7.43
Edward Milne Community School	School District	School Site (Grounds Only)	Yes	2.16
John Muir Elementary School	School District	School Site (Grounds Only)	Yes	1.51
Journey Middle School	School District	School Site (Grounds Only)	Yes	3.83
Saseenos Elementary School	School District	School Site (Grounds Only)	Yes	1.36
Sooke Elementary School	School District	School Site (Grounds Only)	Yes	2.02
Sunriver School Site (Future)	School District	School Site (Grounds Only)	Yes	2.01
Shoreline Access				
Belvista Place	Sooke	Shoreline Access	Yes	< 0.01
Billings Road	Sooke	Shoreline Access	Yes	< 0.01
Cains Family Park	Sooke	Shoreline Access	Yes	0.09

Name	Ownership	Classification	In CGA?	Area (ha)
Eakin Park	Sooke	Shoreline Access	Yes	0.41
Goodridge Road	Sooke	Shoreline Access	Yes	< 0.01
Kaltasin Park	Sooke	Shoreline Access	Yes	0.14
Laidlaw Road	Sooke	Shoreline Access	Yes	< 0.01
Murray Park	Sooke	Shoreline Access	Yes	0.13
Possession Point Park	Sooke	Shoreline Access	Yes	0.02
Saseenos Road	Sooke	Shoreline Access	Yes	0.01
Seabroom Park	Sooke	Shoreline Access	Yes	0.47
Sooke Road at Coopers Cove	Sooke	Shoreline Access	Yes	< 0.01
Walkway (6933 West Coast Rd)	Sooke	Shoreline Access	Yes	0.07
West Coast Road, West Border	Sooke	Shoreline Access	Yes	0.01
Special Purpose Area				
DeMamiel Creek Golf Course	CRD	Special Purpose Area	Yes	9.50
Millennium Memorial Park	Sooke	Special Purpose Area	Yes	0.44
Rotary Pier	Sooke	Special Purpose Area	Yes	0.05
Sooke River Campground	Community Association	Special Purpose Area	Yes	4.32
Sunriver Allotment Gardens	Sooke	Special Purpose Area	Yes	1.52

Appendix D

Waterfront Access Points and Improvement Needs



Appendix D - Waterfront Access Points and Improvement Needs

Map ID	Name	Status	Opportunities for Improvements
Waterfront			
1	West Coast Rd – West (near 7555 West Coast Rd)	Potential	Widen road to provide parallel parking and add path to beach
2	West Coast Rd - East	Potential	
3	Ella Road Trail	Existing	Lines for cars in parking lot
4	Bethany Place - Sooke Bluffs Park	Existing	Retain as viewpoint only and address safety at bluff edge
5	Austins Place - Sooke Bluffs Park	Existing	Replace stairs to beach
6	Whiffin Spit	Existing	See Parks section
7	Possession Point Road	Potential	Walkway and kayak launch
8	Wright Rd	Existing	Parking/turnaround and small trail
9	Boat launch	Existing	
10	Maple Ave S	Potential	
11	Boardwalk access at Ed Macgregor Park	Existing	
12	Boardwalk access at Murray Rd	Existing	Trail/stair access to the pier to avoid the steep slope
13	Horne Rd at Waterfront	Potential	
14	Goodmere (Mariner's)	Potential	
15	Clairview Road	Potential	Residential area, potential trail in future
16	Cains Family Park	Existing	
17	Terrott St at Waterfront	Potential	Residential area, future trail
18	Belvista Place at Waterfront	Potential	Access to the waterfront, canoe/kayak pull-up
19	Kaltasin at Waterfront	Existing	Canoe/kayak pull-up
20	Billings Rd at Waterfront	Existing	Parking and improvements
21	Seabroom Rd at Waterfront	Existing	Improve parking and trail
22	Parkland Rd and Highway 14	Potential	
23	Winnipeg Rd at Waterfront	Potential	Residential area, future trail
24	Saseenos Rd at Waterfront	Potential	Residential area, future trail
25	Goodridge Rd at Waterfront	Potential	Coordinate access with future development plans
26	Laidlaw Rd at Waterfront	Potential	Coordinate access with future development plans
27	Croydon Pl at Waterfront	Potential	
28	Cooper's Cove	Existing	Trailhead for the Galloping Goose
29	Sea Cliff Rd and Merrell Pl at Waterfront	Potential	

Map ID	Name	Status	Opportunities for Improvements
Freshwater			
30	Kemp Lake	Potential	Coordinate access with future development plans
31	Demamiel Creek Park	Existing	
32	Sooke River Campground	Existing	Make accessible to general public pedestrian traffic
33	Soule Road	Potential	Residential area, future trail
34	Sunriver Nature Trail	Existing	
35	Calvert Road	Potential	Residential area, future trail
36	Sunriver Nature Trail	Existing	
37	ROW Adjacent to 3059 Phillips Road	Potential	
38	ROW Adjacent to 2990 Sooke River Road	Potential	
39	ROW Adjacent to 3777 Phillips Road	Potential	
40	Sooke Potholes Provincial Park	Existing	

