



Official Community Plan (OCP) Advisory Committee
Wednesday, September 30, 2020 at 10:00 a.m.
Electronic Meeting via Microsoft Teams

MINUTES

Committee Members Present:

Norman Amirault
Terry Cristall
Steve Grundy
Ellen Lewers
Linda MacMillan
Siomonn Pulla
Helen Ritts
Councillor Al Beddows

Staff:

Matthew Pawlow, Director of Planning
Katherine Lesyshen, Senior Planner
Sarah Temple, Corporate Services Assistant

ITEM

1. Call to Order

The Corporate Services Assistant called the meeting to order at 10:06 a.m.

2. Ministerial Order M192

MOVED BY: Norman Amirault

THAT the Committee is holding this meeting without members of the public in attendance, in accordance with Ministerial Order M192, as Council Chambers does not have the capacity to safely accommodate the unknown number of public participants wishing to attend; and

THAT the Committee is committed to ensuring openness, transparency, accessibility, and accountability through the submission of written comment, and the provision of opportunity to participate as a pre-registered participant in the electronic meeting.

CARRIED UNANIMOUSLY

3. Approval of the Agenda

MOVED BY: Steve Grundy

THAT the agenda of the September 30, 2020 meeting of the OCP Advisory Committee be approved.

CARRIED UNANIMOUSLY

4. Welcome and Introductions

Each member of the OCP Advisory Committee, staff, and consultants

introduced themselves and provided a brief background regarding their interest in participating in the OCP Advisory Committee.

5. Committee Structure

- Council Procedure Bylaw – application to committee
- Committee Structure and Function Policy
- Code of Ethics
- Terms of Reference

The Corporate Services Assistant provided an overview of the role of Council committees, applicable legislation, meeting procedures, and ethical conduct.

The Director of Planning provided an overview of the OCP Advisory Committee’s Terms of Reference.

6. Election of Chair, Vice Chair, & Acting Chair

The Corporate Services Assistant called for nominations from the floor for the position of Chair.

MOVED BY: Norman Amirault

THAT Councillor Al Beddows serve as Chair of the OCP Advisory Committee for an initial period of three (3) months.

CARRIED UNANIMOUSLY

The Corporate Services Assistant called for nominations from the floor for the position of Vice-Chair.

MOVED BY: Terry Cristall

THAT Steve Grundy serve as Vice-Chair of the OCP Advisory Committee.

CARRIED UNANIMOUSLY

The Corporate Services Assistant called for nominations from the floor for the position of Acting Chair.

MOVED BY: Helen Ritts

THAT Helen Ritts serve as Acting Chair of the OCP Advisory Committee.

CARRIED UNANIMOUSLY

Councillor Al Beddows assumed the role of Committee Chair.

7. OCP Process Overview

Dialog consultants Lucas Ozols-Mongeau and Jennifer Fix provided a PowerPoint presentation and overview of the purpose of an Official Community Plan, the planned approach to developing Sooke’s OCP, and the work that has taken place to date.

In summary, an Official Community Plan provides a long-range vision by setting out how much growth and development will occur. A land use plan at its core, an OCP also contains policies that influence a wide range of community development decisions, including climate action and social policy.

The proposed project timeline as presented by Dialog, suggests that a draft version of the OCP will be presented to Council in early 2021, with final bylaw revision and approval proposed by December 2021.

Several periods of public and stakeholder engagement are included in the proposed timeline. Mr. Ozols-Mongeau and Ms. Fix spoke regarding the value of both deep and broad public engagement and stated they have begun reaching out to various stakeholder groups and project partners to determine best ways to engage, while also planning opportunities for public participation.

8. Presentation of Emerging Themes from Phase 1 Background Research

Mr. Ozols-Mongeau and Ms. Fix presented the OCP Advisory Committee with an overview of emerging themes that have arisen during their initial background research, as follows:

1. Local habitats offer unique beauty, access to nature, and vital ecological services.
2. City, County, or Suburbia?
 - Sooke is at times all three. What do we want to be?
3. A place for living and playing, but not a lot of working.
4. Housing choices vary depending on needs.
 - Limited choices aside from single-family residential homes.
5. A changing climate.
 - Sooke facing a climate emergency, along with the rest of the world.
6. Many destinations far from home.
 - Only 11% of residents live within a 10-minute walk of a grocery store. Human behaviour is that if a walk is longer than 10 minutes, people will drive.
7. Transportation, including walkability, is a challenge.
8. Land Use policy is climate policy, health policy, social policy, and more.

9. Facilitated Group Discussion

Mr. Ozols-Mongeau led the committee through a discussion of 4 key questions related to development of Sooke's OCP.

1. ***Do these themes reflect your experience in the community? What other "big picture" themes help tell the story of who Sooke is today?***

Committee Discussion:

- Community history of agriculture and desire for more agricultural opportunity.

- Home-based businesses are important and viable in Sooke. Would like to see this incorporated.
- Community members without computers should be engaged and provided an opportunity to share their opinions.
- OCP should address community resiliency, including social cohesion and promotion of neighbourhood relationships.
- Pride of place has a major role to play in how people perceive and react to community. Focus on visual character, especially in urban core.
- Create form and character guidelines for Development Permit areas.
- Established plans for sewer expansion will define growth areas and improve health of the Sooke Basin. Would like to see sewer expansion included in public engagement.
- Sooke Harbour and Basin is the core of our community. Improve access to water, consider shoreline issues such as climate adaptation, sea level rise, and erosion concerns. Possible advocacy work with federal government.
- Management of waste, plans for recycling, composting and possible energy production.

2. *If we dream big and act boldly, what can the OCP accomplish over next 10-20 years?*

Committee Discussion:

- Redefine the town centre. Consider whether the town centre should be in its current location or moved towards the harbour. If it remains in its current location, it should be made more attractive.
- Managed growth for future generations. Create a community that kids will want to stay in, one that is vibrant for businesses, affordable, walkable, and green.
- Look at barriers for redevelopment of town centre properties. Town Centre Plan from 2009 had a strong vision that has not been implemented.
- Creation of cohesive neighbourhoods.
- Many requests for OCP amendments come forward to Council. Is this a reflection of the quality of the existing OCP? Can this be avoided in a new OCP?
- Create a sustainable and friendly atmosphere. Diversity of businesses throughout the community, not just in town centre. Include local manufacturing opportunities and local food production. Inclusion of logging, mining, and fishing activities.

3. *How can this OCP process add value to your respective community? Please share ideas both big and small.*

In the interest of time, committee members were asked to please share their answers with staff directly via email.

4. Which voices will be difficult to reach? How can we reach them in this process?

Committee discussion:

- Engage with population who are not online.
- Use community hall for socially distanced open house.
- Capture the voices of high school students and teachers.
- Landowners who do not live in the community should be asked about barriers to redevelopment.
- Create opportunities for non-text engagement, such as photo submissions. Large creative community in Sooke.
- Make surveys mobile friendly.
- Corporate sector, including logging companies and other large businesses.
- Community members who have taken part in numerous public processes to develop planning documents may be difficult to engage. Sentiment that plans are not put into practice, so why participate?
- Concerns regarding inaccuracies in the first background report, including reference to the Trans-Canada Trail rather than the Galloping Goose Trail, and Edward Milne referred to as a High School rather than a Community School, a designation that took considerable effort to achieve.
- Opportunities to engage face to face.
- Include visual aids.

Public Input:

Councillor Beddows acknowledged members of the public participating in the electronic meeting and provided an opportunity for each of them to address the committee.

- Ms. S Clarke stated that she would like to see the OCP reflect a community that has learned from the COVID pandemic. Land use practices should discourage further development of Sooke as a bedroom community that is reliant on travelling outside our boundaries. Ms. Clarke spoke to the importance of reducing emissions and prioritizing climate action.
- Councillor Jeff Bateman thanked the committee members for their interest and acknowledged the work ahead of them.

Roundtable discussion:

- Committee members look forward to working with one another.
- Desire to meet in-person as opposed to electronically.
- Feedback and questions can be sent to ocp@sooke.ca. Please copy Councillor Beddows on all correspondence.
- Committee meeting has not been recorded. Members of the public will have access to minutes and can participate electronically in all virtual meetings.
- Desire for committee members to see public feedback and comments received.
- Committee would like to see the questions included in the first public

survey before it is sent out.

10. Recap and Next Steps

- Dialog will be revising version 1 of the *Background Research Report* presented to the committee and will incorporate changes, including those put forward by the committee.
- Please provide feedback to staff and consultants via email.
- Staff and Dialog will work together to refine and begin public engagement.
- Committee seeking further clarity on their role.
- Desire to see engagement materials before they are made public.
- Committee Terms of Reference state the committee will meet approximately 6 times over the course of 18 months and at “key project milestones”.
- Committee request to have public survey sent to them via email in advance.

11. Adjournment

MOVED BY: Ellen Lewers

THAT the September 30, 2020 Official Community Plan Advisory Committee meeting be adjourned at 12:10 p.m.

CARRIED UNANIMOUSLY