

District of Sooke

OFFICIAL COMMUNITY PLAN INTERIM ENGAGEMENT SUMMARY

DECEMBER 2020

What I would Like to See in Sooke...



By: _____



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INTRODUCTION

PROJECT BACKGROUND

WHY WE ENGAGE

Picture Sooke is the largest and most significant planning process currently being undertaken by the District of Sooke to update the Official Community Plan (OCP). An OCP is the most important tool in the municipality's policy toolkit influencing the way a community grows and develops. An OCP contains policies that dictate the way land is used and developed, including for homes, shops, offices, industry, public institutions, and more.

Land use and development influence our lived experiences every day, from the moment we start our day to the moment we end it. They influence the types of homes we live in and the types of destinations and amenities in our neighbourhoods. They influence how we move around, including whether it is easy and enjoyable to get around by foot, on a bike, or by transit, which in turn influences our personal health, and the health of our environment.

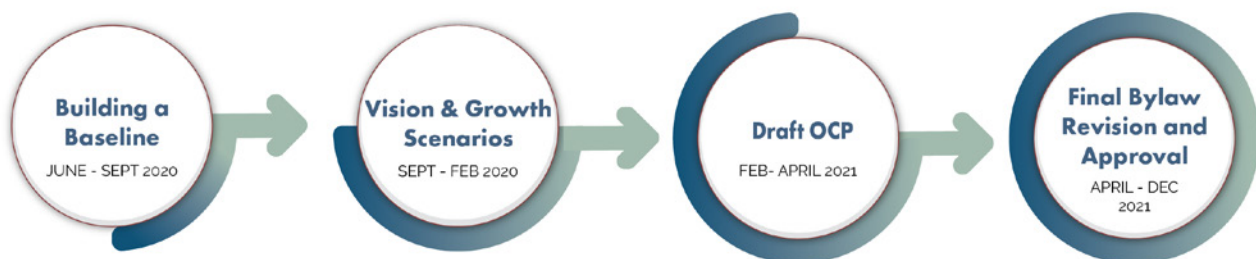
Land use and development influence our pocketbooks, including how much it costs us to pay for District services such as sewers and roads. They influence public spaces and the look and feel of our neighbourhoods, which can play an important role in our sense of community, our ability to retain and attract businesses and residents, and our overall quality of life.

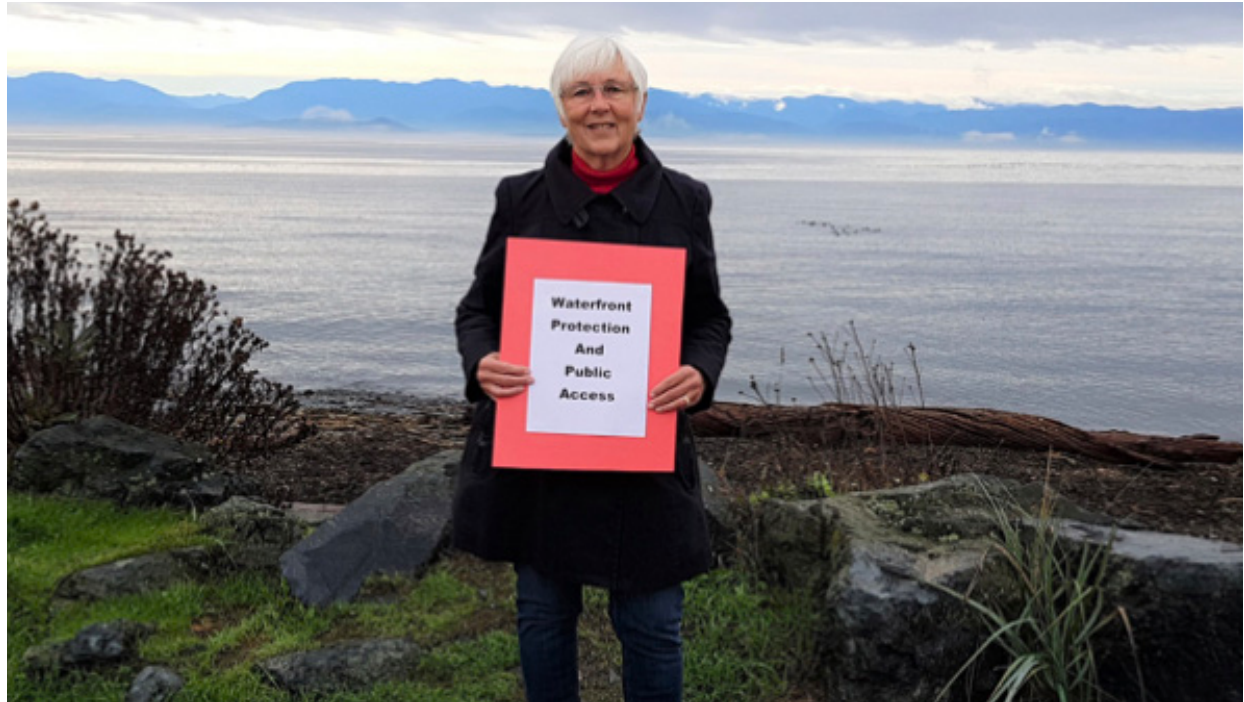
In short, land use and development are key ingredients that shape the identity and success of our community... and this OCP review offers an important and exciting opportunity to decide what this means in Sooke.

With that in mind, it is essential that Sooke residents are engaged early and throughout the OCP process so it reflects their concerns, aspirations and priorities.

PROJECT PROCESS

The OCP update is a four-phase process that will culminate in 2021. Phase 1 - Building a Baseline included technical analysis and review. We are presently in the process of developing a Vision, Goals and Growth Scenarios. There will be multiple opportunities to engage throughout this phase. Keep an eye out on www.sooke.ca/ocp for the latest engagement opportunities and project updates.





OCP Advisory Committee members share why the OCP matters to them

OCP ADVISORY COMMITTEE

The purpose of the OCP Advisory Committee is to provide Council with input on a range of community issues related to the creation of an updated Official Community Plan. The OCP Advisory Committee will provide technical guidance at key project milestones including issues identification, long-range planning matters, policy options, community outreach, and ideas for leveraging local skills and expertise to accelerate implementation strategies that support the overall vision and guiding principles of the community.

OCP Advisory Committee members have been appointed for a term of approximately 18 months, and it is expected that six (6) meetings will be required throughout the duration of the project.

The members are:

Norman Amirault: Career firefighter with the Department of National Defence; former elected councillor with the town of Annapolis Royal, Nova Scotia, where he also chaired the Public Works Dept. and served on the planning commission; former owner/operator of Belvista Retreat B&B in Sooke.

Terry Cristall: Former CEO of Number Ten Architectural Group with offices in Winnipeg & Victoria; extensive CV includes dozens of commercial, residential and institutional projects topped by the Winnipeg Convention Centre expansion; current board member with Harmony Project Sooke and trailblazing collaborator with the District and the JDF Community Trails Society for three new signed public pathways now in the works.

Steve Grundy: Newly retired as VP Academic and Provost at Royal Roads University while remaining a professor in its School of Environment & Sustainability; served with Sooke's Economic Development Commission; ex-board member with the Sooke Chamber of Commerce; ex-chair of the Juan de Fuca Land Use Committee; Saseenos resident and mountain biking enthusiast.

Ellen Lewers: Local force of nature and super-engaged citizen who served on Sooke's two previous OCP Steering Committees, chairing the 2008-10 edition; member of Sooke's Board of Variance since its foundation in the early '00s; former president of the Sooke Fall Fair; founding board member with Sooke Region Food CHI; owner/operator/grower-in-chief at Mrs. Lewers' Farmhouse, among much else.

Linda MacMillan: Another much-respected #Sooke mover/shaker dating back to when she supervised the Sooke Cooperative Preschool in the 1980s; former board member with EMCS Society, Sooke Family Resource Society, Sooke Fine Arts Society, Sooke Philharmonic Orchestra, the Classical Boating Society and the Chamber of Commerce; and Remax realtor (1992-2018) who shared an untold number of listings around town with her husband Bruce (who himself was on the 2001 OCP committee).

Siomonn Pulla: Academic and specialist in Indigenous rights, governance and language revitalization; former senior research associate with the Conference Board of Canada; family man with three young children living in the town centre.

Helen Ritts: Marketing and communications professional with Local Practice Architecture who telecommutes from Sooke while focusing on sustainable buildings and infrastructure for such clients as Metro Vancouver, the CRD, the University of British Columbia and Simon Fraser University; former Marketing Director with Bing Thom Architects in Vancouver; smart growth champion for the town centre.

Councillor Al Beddows is council's non-voting appointee. Mayor Maja Tait will participate as is her ex-officio right with all District committees and commissions.

To help manage growth and change in a way that helps our community meet its goals, the District of Sooke is updating its Official Community Plan (OCP). The input you share will help shape the Plan!

At its heart, the OCP is about managing land use and physical growth of the district. This means that the OCP dictates the location, type, and intensity of home ownership, agriculture, parks, public spaces. As a result, an OCP influences housing choices, community character, protection of ecological areas, GHG emissions, resource management, and how much we pay for District infrastructure.

The plan is currently underway and will be completed by Fall 2021. Use this community sounding board to share your ideas and engagement opportunities throughout the process.

What Are Your Priorities?

OCPEL is a place where you can share your perspective on the priorities for the District of Sooke. Place your sticky dot on your chosen theme.

Share any additional priorities below!

Arts and Culture: Elevating support for arts and culture in Sooke

Economic Development: Supporting creation, and opportunities for existing and new businesses.

Green Infrastructure: Using free services of nature to provide resources and protect systems

Housing Choices: Addressing the needs of all residents

Natural Areas: Planting trees, protecting ecological areas and supporting natural systems.

Parks and Trails: Enhancing and expanding parks throughout Sooke

Transportation Choices: Providing more choices for people to move through Sooke.

Urban Design: Designing and other public spaces to create delightful public realm

Community

Development

Environment

Energy

Health

Infrastructure

Land Use

Public Services

Recreation

Transportation

Urban Design

Water

Wildlife

Work

Other

Step Up the STEP CODE

Get Your Future Vision from the Window 25/15

Sooke + T'Sooke to collaborate on environmental

Develop low growth carbon economy

More diverse members of our community working on the OCP

Let new development be a catalyst for multi-use, transit, sidewalks, transit, etc. promote multi-modal options

Bike Bridge from Sun River to the town side-over Danielle Creek

Climate change is here. All our planning must be informed by that fact.

Sooke has wildlife & that means

Our latest subdivision is too much & too many & we are more like Longford

more wild spaces within the city

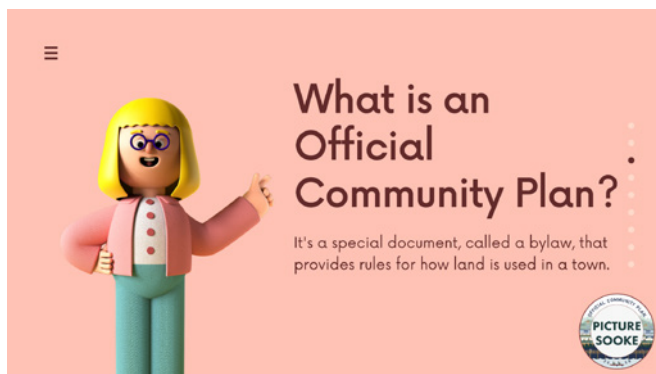
Better access to water

Enhance

Community

Development

Share your ideas



OCP Student Guide Sample Pages



HOW WE ENGAGED

We offered seven streams for providing input including:

- An online survey advertised through District of Sooke website, email, social media, the community sounding boards and posters displayed in the community, and the Sooke News Mirror.
- A print survey distributed through the Sooke News Mirror as well as paid advertisement of the OCP process
- Community Sounding Boards
- Elementary School Student Engagement Program
- A youth survey (still ongoing at the time of this survey)
- Two stakeholder workshops
- Letters to District Staff
- OCP Advisory Committee Engagement Toolkit: Advisory Committee members were empowered to share opportunities to engage with their networks and communities

Over 500 individuals took part in the surveys and workshops, with dozens more participating in community sounding boards, writing letters and more.

WHAT WE'RE HEARING

The feedback shared in this phase of engagement was equally broad and deep. While individual comments are nuanced and specific, we are hearing overarching themes that inform our understanding of Sooke today and priorities for the future.

We're hearing about...

- the **value of the natural landscape** for recreation, views, ecosystem services, habitat and climate change resilience
- the importance of **developing the local economy** in order to provide jobs, services, amenities and attractions
- the need for **housing options** to accommodate a diversity of households and incomes
- the concern for **vehicular traffic congestion** and safety now and as Sooke grows
- the need for **safe cycling and pedestrian connections** through Sooke
- the desire to **age in place**: ensuring that housing, transportation and services are attainable to seniors
- the interest in a **renewed relationship with the waterfront** through encouraging public-access and locating shops and services in the area
- the need to develop the OCP through the lenses of **compassion and climate action**

These themes, along with the detailed feedback shared through this process, will be used to develop the Vision and Goals for the OCP.

ONLINE SURVEY

OVERVIEW

PURPOSE OF THE SURVEY

An online survey ran from October 9 through November 7, 2020 as a way to seek input on community assets, issues, ideas, and priorities for Sooke, as well as visions for its future. A total of 394 people offered input.

This section presents information on the demographics of participants, and summarizes the emergent themes from their input.



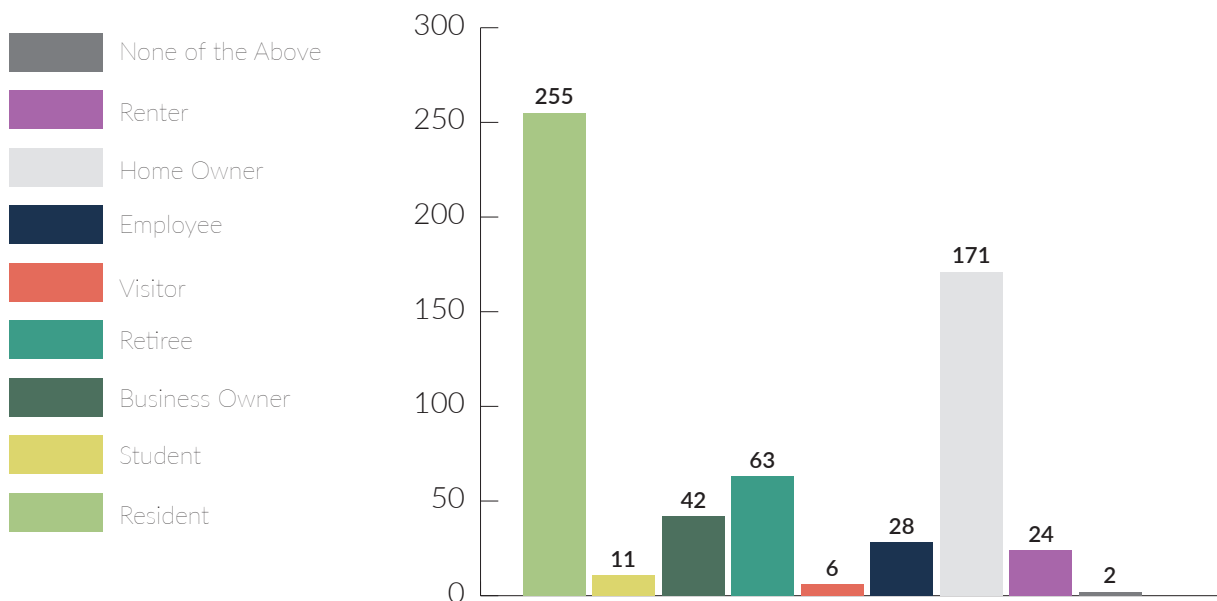
The online survey opened with an introductory screen to orient participants to the process and input opportunities contained within.

WHO PARTICIPATED

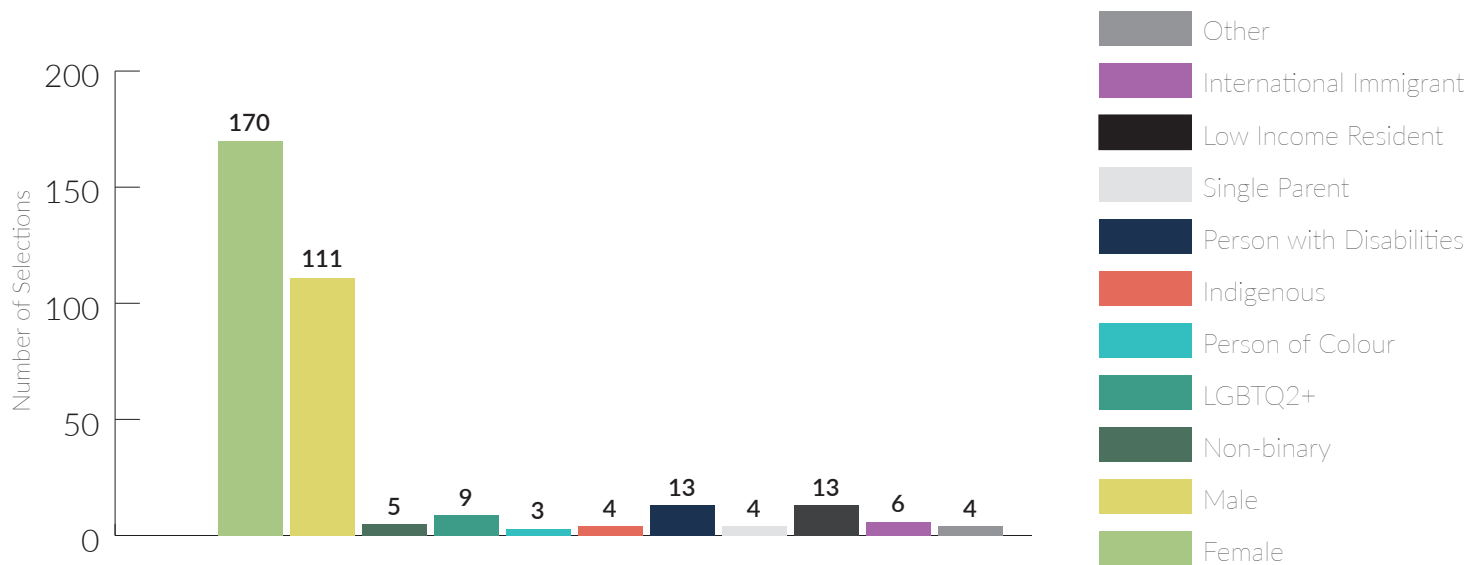
RELATIONSHIP TO SOOKE

Participants were asked: “What is your relationship to Sooke?”. Since participants had the ability to select multiple options, the total number of people who answered this question is unknown. However, from the total of participants who identified they are residents of Sooke, the large majority are homeowners (i.e. 88% of survey participants compared with 76% of Sooke’s population). This means that renters are somewhat under-represented in the demographics of the survey, as they represent 12% of participants compared with 24% of Sooke’s population.

From the responses, we see that we heard from participants who are retirees, business owners and employees. A small handful of participants identified themselves as students, and as visitors to Sooke.



IDENTITY FACTORS OF PARTICIPANTS



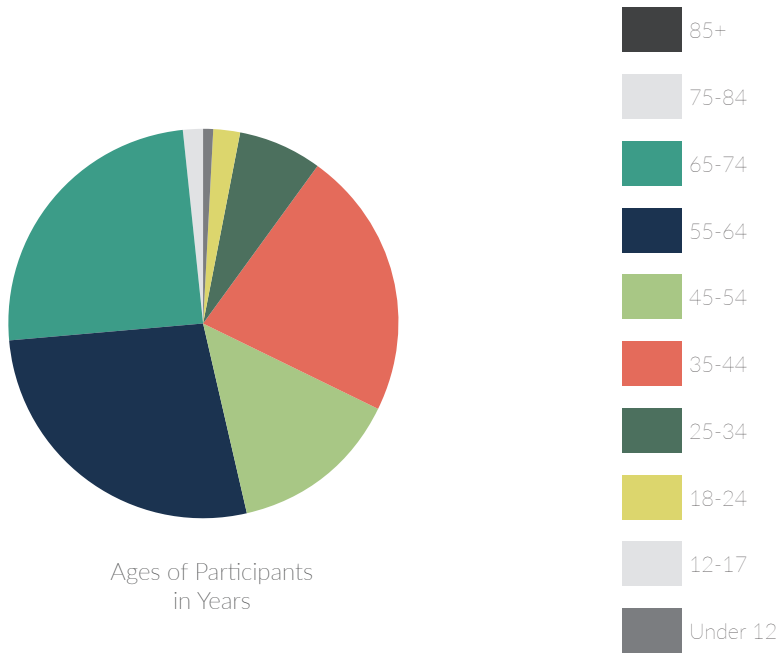
In order to understand whether equity-seeking voices were included among survey respondents, participants were asked how they self identify. Approximately 195 participants responded to this question, many of whom represented at least one of the following groups: women, LGBTQ2, low-income residents, persons with disabilities, Indigenous people, single parents, recent immigrants, Black people and people of colour. Since not all survey participants provided demographic information, the proportion of equity-seeking groups in the survey is likely artificially lower than what is seen in the community/Census.

Among equity-seeking groups, women were well (over) represented compared with the Census (2015). The following groups were significantly underrepresented in the survey: single parents (4% compared with 16%); low income residents (5% compared with 16%); international immigrants

(2% compared with 11%); Indigenous people (1% compared with 8%); and visible minority persons (1% compared with 4%) excluding Black people (1% compared with 0.1%). It will be important to pay special attention to the input received by these groups in the survey and to reach out to these voices in future engagement activities.

Available Census data do not offer insight into the proportion of the community who are persons with disabilities and/or LGBTQ2. However 13 survey participants (7% of the total who responded to this question) identified themselves as persons with disabilities, and 9 survey participants (3% of the total who responded to this question) identified themselves as LGBTQ2. Based on national information, this suggests that these two groups are also underrepresented among survey participants.

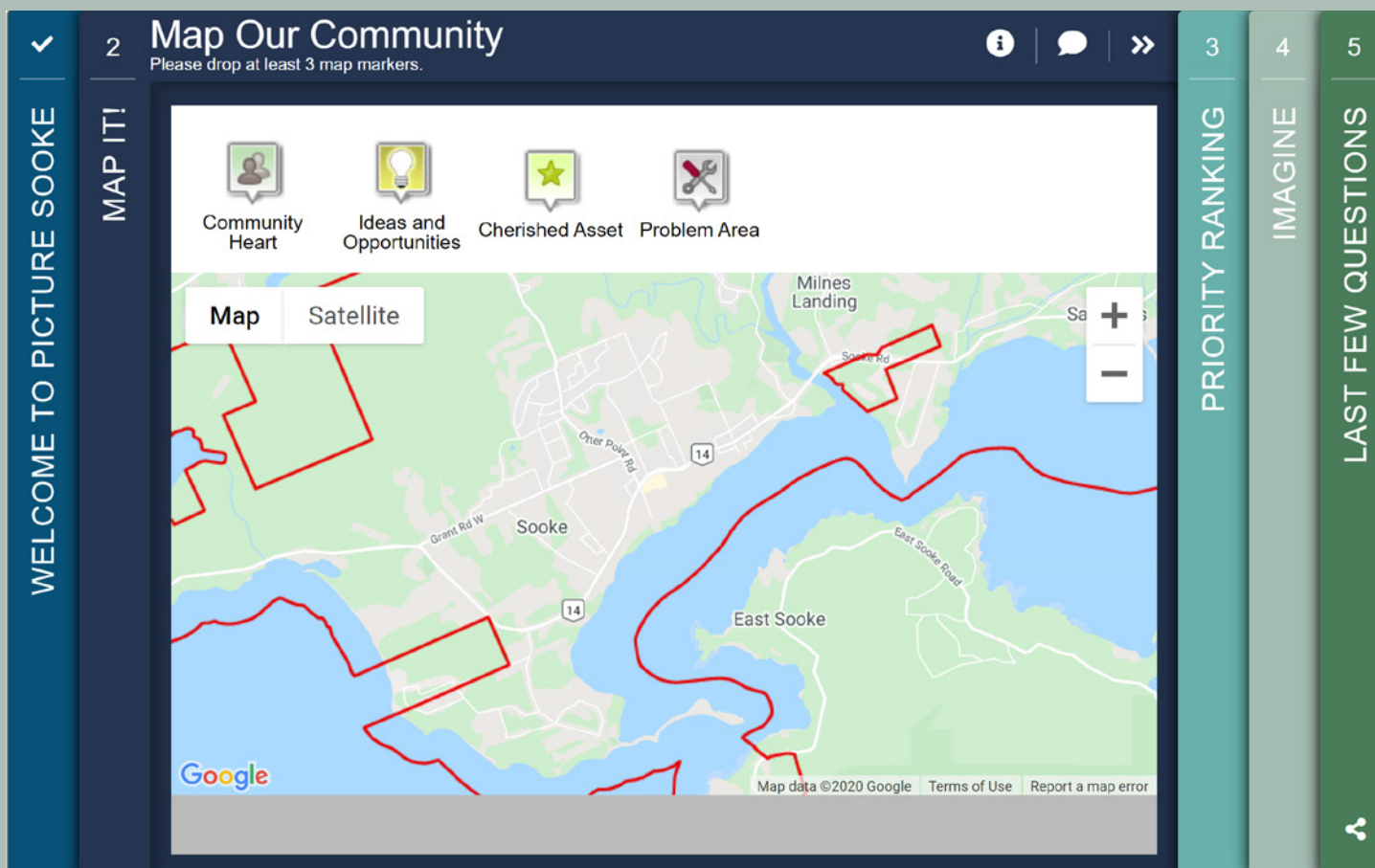
AGE RANGE



Participants were also asked their age. The following age groups were represented as follows in survey participation, compared with the age profile of the community:

- Adults aged 45 through 64 years were well represented in the survey participants (i.e. their participation matched their representation within the population).
- Children under the age of 18 and seniors over the age of 85 were the most underrepresented.
- Young adults aged 18-34 years were also somewhat underrepresented, as were seniors between the ages of 75 and 84 years.
- Seniors aged 65-74 were the most overrepresented group. Adults aged 35 to 44 years were also somewhat overrepresented.

Again, it will be important to pay special attention to the input received by underrepresented age groups and to reach out to these voices in future engagement activities.



Participants were invited to map Sooke as they view it today.

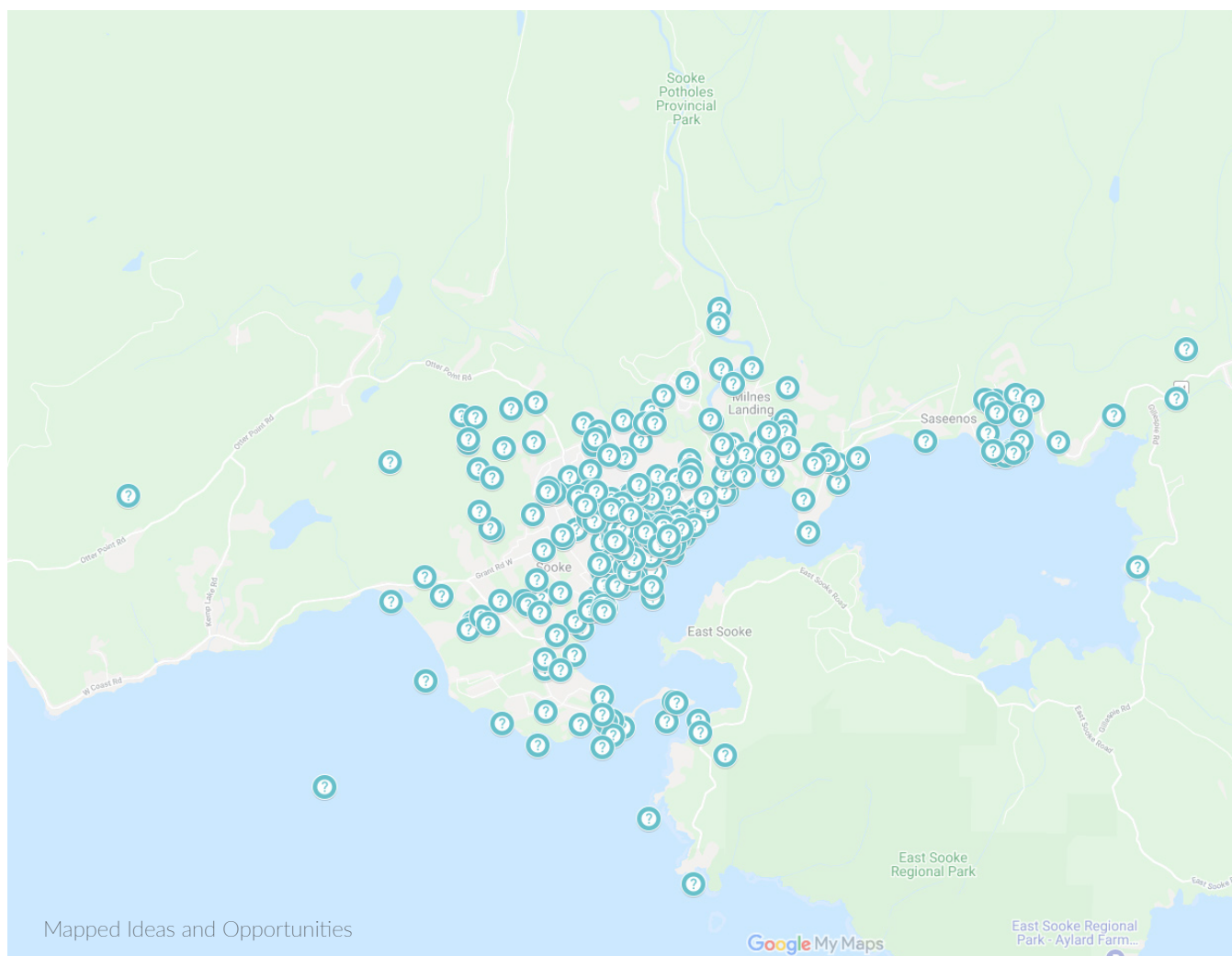
MAPPING

INTRODUCTION

Participants had the opportunity to identify important locations on a map of Sooke and the area. A total of 1646 locations were identified within the following four categories of cherished assets, problem areas, community hearts and ideas and opportunities. An additional 2041 comments were shared related to each category.

The interactive map can be explored through the following link:

https://www.google.com/maps/d/u/0/edit?mid=1Huq3KHAZS7ZKSP98Oda_-52elfhjy_cp&usp=sharing



IDEAS AND OPPORTUNITIES

A total of 372 locations were identified for ideas and opportunities, along with 592 comments. While dispersed across Sooke, locations were notably clustered in the town centre and along the waterfront south of the town centre.

Major thematic ideas and opportunities include:

Major thematic ideas and opportunities include:

- Improved access to waterfront both in terms of physical connections and views
- Creation of waterfront hub – year-round market, boardwalk cafes, shops, artist studios, potentially homes, etc – for both tourists and locals
- Improved pedestrian and cycling infrastructure
- Meeting/community spaces for gatherings

- Improved aesthetics within the town centre, including its buildings
- Infill/density within the town centre
- Better and more commercial amenities – restaurants, shops, services – generally and in neighbourhoods
- Other specific amenities such as an outdoor pool, youth hangouts, children's play spaces, trails, green spaces, water-based recreation
- Protection or community use of farms, and local food production
- More/enhanced sewer and water infrastructure
- Protected areas such as a marine wildlife protection zone

Please refer to the appendix for verbatim comments related to ideas and opportunities.



COMMUNITY HEARTS

A total of 287 community heart locations were identified, along with 220 comments. The large majority of locations are focused in the town centre.

- The largest cluster is in the main commercial / mixed-use area within the town centre, including between Anna Marie Road and Shields Road along Sooke Road and in the areas to the immediate north and south
- The second-largest cluster is Whiffin Spit
- Smaller clusters are situated in and around the Seaparc Leisure Complex and the Sooke Pot Holes Provincial Park

Representative Comments

"Town Centre.... Coffee shops people, shops – an autocentric community heart, however, until (and even after) we densify."

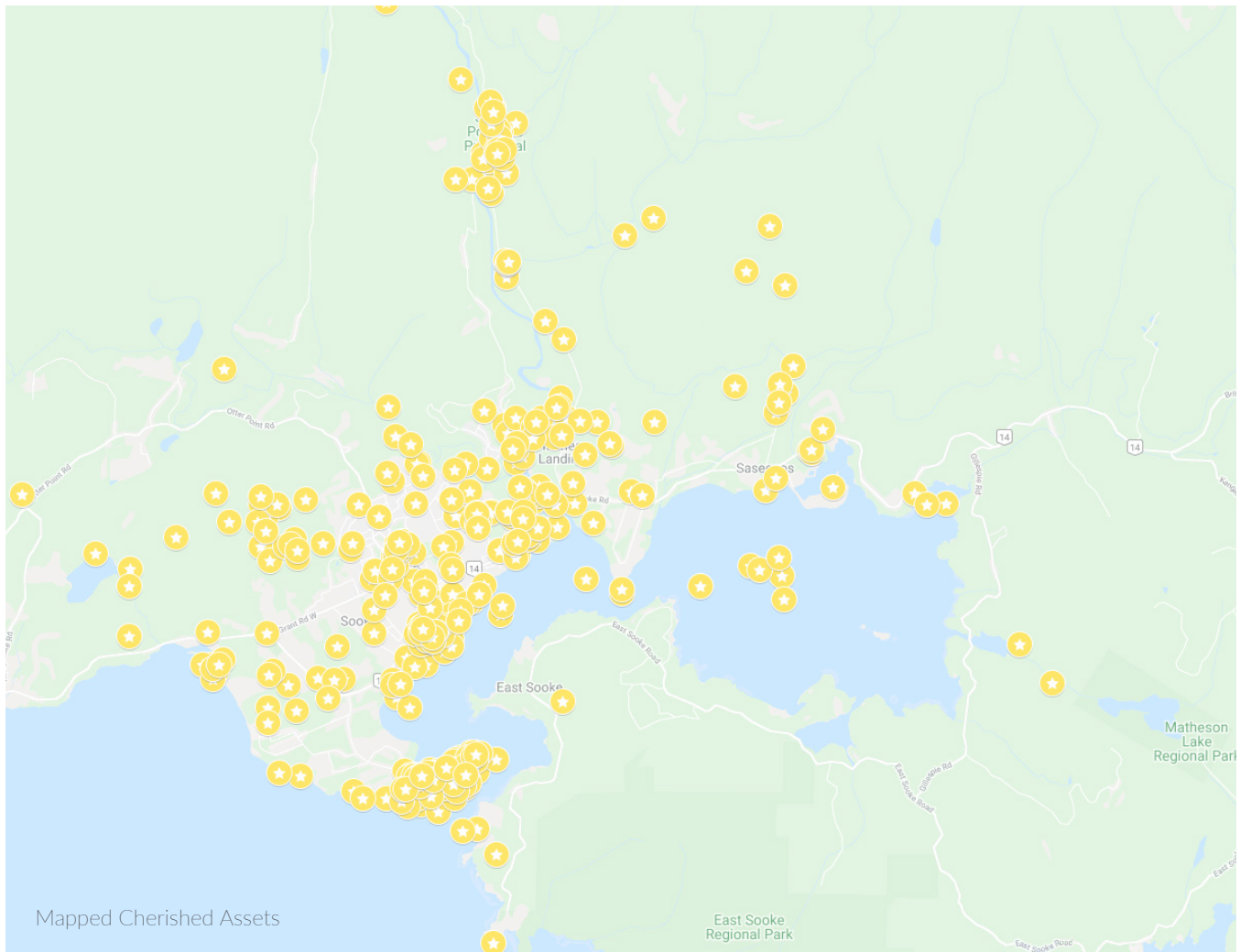
"Walkable village. Attractive. An effort has been made to make the buildings look west coast and congruent. There is lots of colour trees, shrubs, plants, banner. Outside seating area and patio areas. Public washrooms."

"Heritage row, including neighbours like the pet store, community hall, Route 14, Cathy's Corner, brewery, health food store."

"Most social connections are made in this busy shopping district."

"Whiifen Spit – a true treasure – right in town. Expansive views in all directions. Just watching sea lions catching salmon today."

"The Searparc Rec centre is a huge part of my kids lives right now. I have a huge sense of community from the hockey association."



CHERISHED ASSETS

A total of 540 cherished asset locations were identified, along with 473 comments. Nearly all of the comments related to the waterfront, wild/natural/habitat areas, and parks and trails.

Hot spots include:

- The waterfront areas generally, in particular:
 - Whiffin Spit
 - Ed Macgregor Park and Sooke Marine Boardwalk and community pier
- Sooke Pot Holes Provincial Park
- Other parks, trails, and natural/wild/habitat areas such as:
 - The water itself – basin/estuary
 - John Philips Memorial Park
 - Burr Park
 - Sooke River and surrounding green spaces and Juan de Fuca Salmon Restoration Society
 - Sea to Sea Regional Park
- Trails such as Galloping Goose, Riverside Trail,
- Agricultural areas including specific farms such as those that are within town and those that are historic (e.g. Cast Iron Farm, Inishoge Farm,), as well as community garden spaces
- Local shops and services such as the Stick in the Mud Coffee House
- Civic and community spaces such as the Sooke Region Museum, Sooke Area Library Seaparc Leisure Complex, and Sooke Community Hall

Representative Comments

"Whiffin Spit is the heartbeat of Sooke. So close to the ocean, a meeting place for residents, offering vista and a healthy dose of fresh area, even in Covid times."

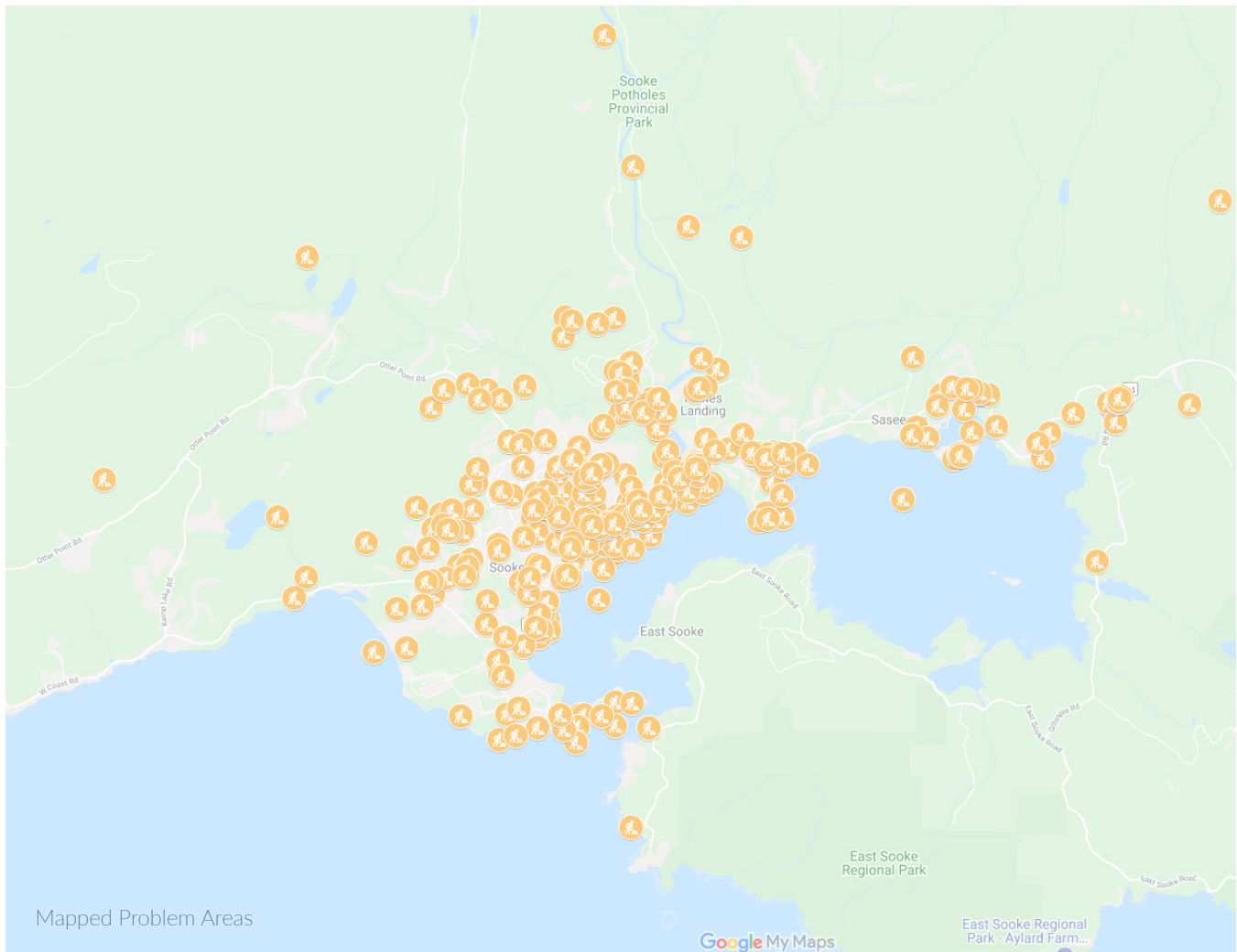
"The Boardwalk and Harbour – connecting with Ocean wildlife, fishing, paddling."

"Broomhill forest. This is a forested wild area with well-used trails which should become a community forest. Park is owned by T'Souke Nation, who have proven to be stewards of wild places. The rest is privately owned and under threat from developers. There are so many reasons why this area should be saved from the environmentally-destructive construction practices popular today. This urban forest is rich wildlife habitat, carbon sink."

"Our family loves hiking, biking, swimming, and camping here."

"Great hiking opportunities, opportunities for the public to learn about salmon and our local ecosystem."

"Woodside Farm – oldest continuously operating farm west of the Red River."



PROBLEM AREAS

A total of 447 problem area locations were identified, along with 756 comments. The majority of comments relate to concerns about traffic and pedestrian safety.

- The largest focus of problem areas is within the town centre, with most of the comments relating to traffic (such as speed and congestion) and lack of pedestrian infrastructure/safety.
- Other major hot spots are focused along Sooke Road, both to the north and south of the town centre. Again, most comments related to traffic and pedestrian safety.
- Smaller hot spots include:
 - Sooke River Bridge (e.g. bottleneck)
 - Otter Point Road near John Philips Memorial Park
 - The waterfront area new the Prestige Oceanfront Resort (this speaks to larger commentary around insufficient public access to waterfront)

Representative Comments

"The problem is that two shopping malls appear to be the "community heart." I can think of lots of assets in Sooke but they're dotted here and there around the district. The community doesn't really have a "community heart" physically and I think that's a problem. So many of Sooke assets are only accessible by car from the downtown core--Seapark, even John Phillips memorial feels inaccessible sometimes. Accessing it via Otter Point Road is treacherous.

"Sooke Road too many left turns even people taking illegal left turns and causing accidents. This needs to change."

"Difficult to see this crosswalk from either direction."

"Poor walking and biking infrastructure."

"The traffic problem is untenable".

"Traffic is always backed up."

"Anything but pedestrian-friendly. Someone is going to get hurt trying to go to the supermarket."

"Dangerously busy along Whiffin Spit Rd. for walks. Cars speed along with little awareness of pedestrians and wild life. I've witnessed many deer being hit and many near misses of dogs and pedestrians."

"It needs more small and local shops. No more Tim Hortons please."

"Lack of seaside public access. Ocean view corridor must be protected."

"The only bridge into town. Fragile critical infrastructure that is limited to 2 lanes. The majority of the daily commuters must cross this bridge daily."

"Needles left by drug users."

"The entire area is at risk of reckless development. A small town on the edge of the ocean and wilderness depends on its environment. As the climate continues to change, we will depend more and more on the services of the ocean to cool us and forests to retain moisture and provide habitat for the wildlife that are essential to the ecosystem. If we destroy our ecosystem, the local and global impacts will be tragic."

WELCOME TO PICTURE SOOKE

2

MAP IT!

3

Your Priorities

Please rank 5 of the 8 choices by dragging them above the line in your preferred order

↑ Order your top 5 choices ↑
above this line

Arts and Culture

Urban Design

Parks and Trails

Economic Development

Housing Choices

Natural Areas

Transportation Choices

Green Infrastructure

Natural Areas

Planting trees, protecting ecological areas and supporting natural systems.

Did you know... temperatures historically average between 4.3°C in December and 14.6°C in August. Climate change is anticipated to change these normals with longer, hotter summers showing less precipitation, and winters characterized by higher temperatures and more varied storm occurrences.

How might we support the resiliency of our natural areas as the climate changes?

4

IMAGINE

5

LAST FEW QUESTIONS

Participants were invited to rank their top five priorities for Sooke out of eight options: arts and culture, urban design, parks and trails, economic development, housing choices, natural areas transportation choices and green infrastructure.

PRIORITY RANKING

There were a total of 1509 rankings and 176 comments for this screen.

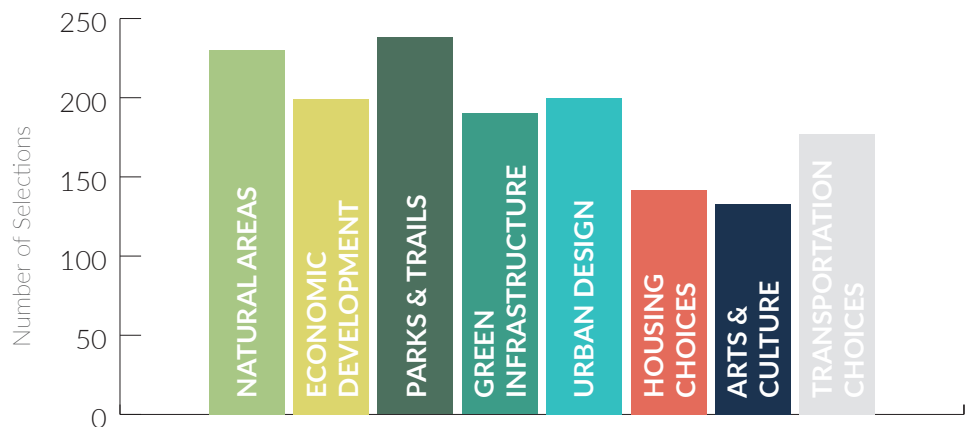
Top priorities for participants were “parks and trails” and “natural areas”. The former was rated 230 times and the latter was rated 238 times. These priorities are consistent with the input received in other parts of the survey, such as those related to cherished community assets. Representative comments include:

“Ecosystems must be kept intact. Healthy forests and wetland consist of a diversity of vegetation and wildlife. Riparian areas and shorelines support our human needs as well as providing sustainable habitats.”

“Stop turning natural areas into houses. Pretty basic math. Work with local Indigenous folks to be best positioned to understand the land’s needs and how to respond to them.”

“More separated (away from the roadway) bike and walking/running trails needed immediately to connect our town. Build it now... not 10 years from now. Supports a healthy population and quality of life and is important component of addressing climate change.”

TOP FIVE PRIORITIES



Prioritization for many of the other areas was relatively balanced, with:

- Urban design being rated 200 times, with comments including reference to safe walking and cycling infrastructure, attractive and affordable housing choices, more street trees and greenery, and a consistent/improved character.
- Economic development being rated 199 times, with comments including reference to an improved town centre, support for local businesses, more land for commercial and industrial uses, and more local jobs.
- Green infrastructure being rated 190 times, with comments including reference to integrated rainwater management practices, renewable energy and energy efficiency, green buildings, green transportation, and trees, parks, and trails.
- Transportation choices being rated 177 times, with comments including reference to improved pedestrian infrastructure such as more and larger sidewalks, on-road and off-road cycling infrastructure, and different options for transit service.

Housing choices were rated 142 times, with comments including reference to affordability such as through smaller homes, green housing, and either support for or concerns about higher density housing. Arts and culture were rated the least amount of times (133), with comments including reference to public art, support for local artists, physical spaces for arts and culture, and support for heritage.

WELCOME TO PICTURE SOOKE

MAP IT!

PRIORITY RANKING

IMAGINE

4

Your Vision

Imagine your ideal "Future Sooke"

Share Your Vision!

Please consider housing, moving around the district, destinations and services, connecting with social networks, playing and relaxing, working, connecting with the natural world, tackling and adapting to climate change, and more...

Type...



0/500

Submit

Next

5

LAST FEW QUESTIONS



Participants were invited to share their ideal vision of Sooke over the next ten years and more

VISIONING

There were a total of 120 vision statements provided for this screen. The word cloud presents the key vision terms that emerged, whereby the size of the word corresponds with the number of times it was mentioned.



Examples of Vision Statements

"The ideal "Future Sooke" recognizes and highlights our natural assets. Our community is inclusive and welcoming; this is reflected in our urban spaces."

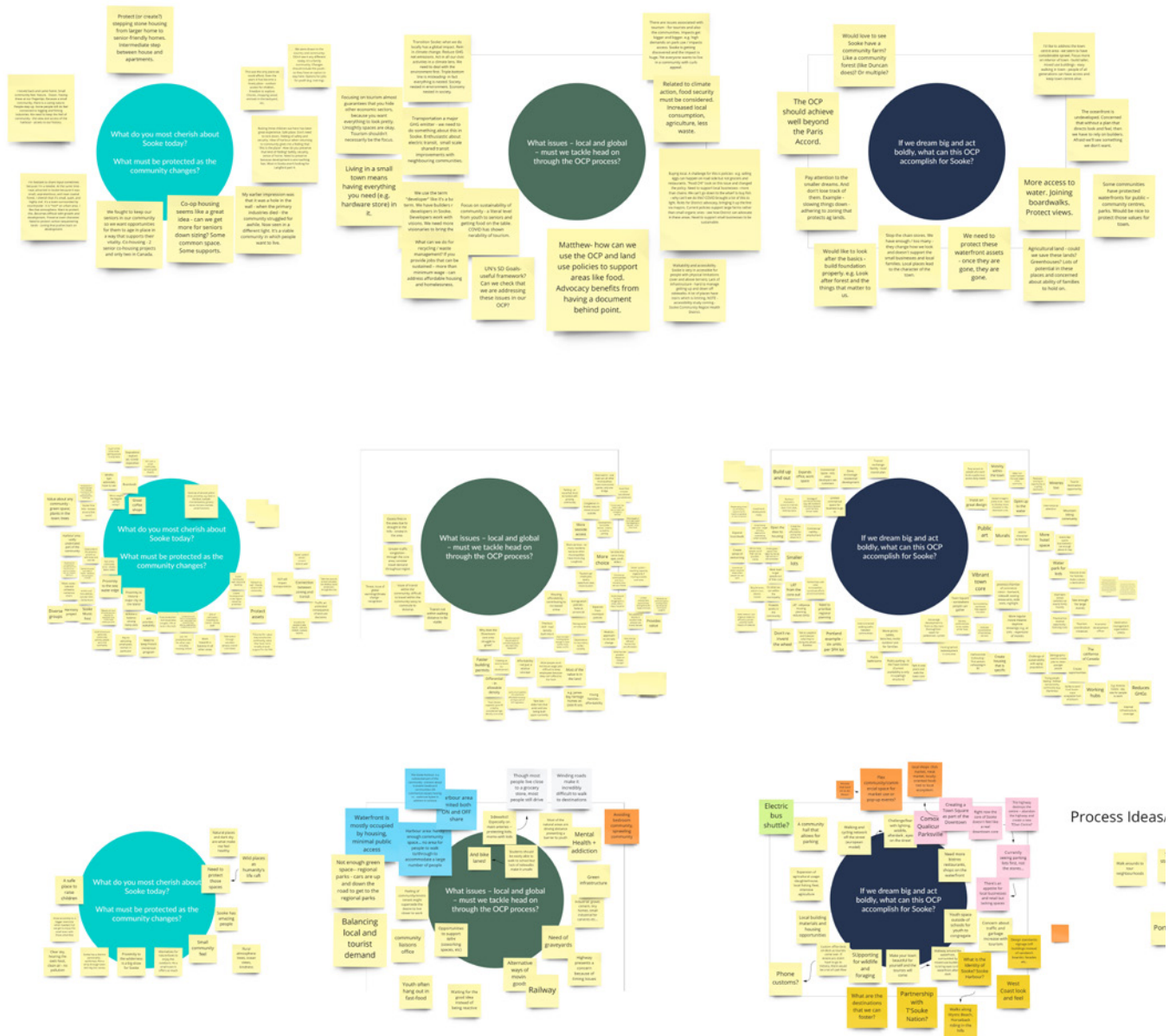
"Focusing on quality of life for current and future Sooke residents by providing more local shops, more markets, festivals, grocery stores, arts and culture, nature schools or after school programming, clubs, etc. The idea being that Sooke residents will have to venture to Langford, Victoria proper etc less and less. Feeding back into the community. Also, and I cannot emphasize this enough, making newcomers (and there are many) feel welcome in the community and encouraging them to get involved."

"Walkable, green and sustainable infrastructure."

"My ideal Sooke would be to be able to afford to raise my kids here and keep them within the community during their growing years. Right now we travel into Langford for the majority of our shopping needs as well as extra curricular activities (gymnastics for example). Our biggest problem is the lack of affordable housing. Single parents can't afford to raise their kids here. Single, retired folks struggle to keep a roof over their head and food on their table."

"Vibrant town centre with ocean boardwalk, lined with cafes, art studios, artisans, local craftwork, bakeries."

STAKEHOLDER WORKSHOPS



OVERVIEW

Stakeholder sessions were held to glean input on community priorities, issues, assets, and aspirations that relate to the OCP. To provide context for discussion, information from the background research and early engagement was shared with participants. A secondary purpose of the sessions was to enable mutual learning between stakeholders, building an understanding of the lived experiences and unique needs and aspirations of diverse residents, including equity-seeking groups.

Two virtual sessions took place on November 10 and November 12, 2020, scheduled at different times (one in the afternoon and the other in the early evening) to accommodate as many schedules as possible.

WHO PARTICIPATED

Representatives from Sooke stakeholder groups from diverse sectors, services, and expertise areas participated in the workshops. They included:

- Edward Milne Community School
- Sooke Bike Club
- Sooke Region Museum & Visitor Centre
- PLAN Contracting Ltd.
- Transition Sooke
- Climate Action Committee
- Sooke Region Communities Health Network
- Sooke Fine Arts Society
- Island Heath
- Ayre Manor
- Victoria Residential Builders Association
- Sooke Shelter Society
- Rotary Club of Sooke
- Edward Milne Community School Society
- Sooke Region Chamber of Commerce

- Sooke Region Community Health Initiative
- Sooke Elderly Citizens Housing Society
- Sooke Arts Council
- Sooke Garden Club

CHERISHED ASSETS

Participants were asked: What do you most cherish about Sooke today? What must be protected as the community changes? Input included the following points:

- Proximity to habitat/natural areas – connection to wildlife and ecosystems, and access to these spaces through trails
- Harbour area/waterfront including the boardwalk
- Small town feel – unpretentious, safe, sense of community
- Involved community and volunteerism – wealth of community-driven organizations
- Family-friendly community – safe with outdoor access for children
- Agriculture including heritage farms
- Food security and access to local food, community gardens
- Local businesses and food destinations such as coffee shops, microbreweries, grocery stores, farmers market
- Other community amenities and destinations such as the museum & Sooke Community Hall
- Green spaces, clean air, clear sky
- Opportunities for youth (e.g. Activities, jobs) and seniors (e.g. housing)
- Affordable housing
- Arts and culture scene – music groups, music fest, artists
- T'Sou-ke First Nation

ISSUES

Participants were asked: What issues – local and global – must we tackle head on through the OCP process? Input included the following points:

- Climate change and local greenhouse gas emissions – local actions have global impacts
- Local climate change threats such as drought and fire
- Vehicle-centric transportation and urban design – relates to greenhouse gas emissions, congestion, long commute times, lack of transportation choices, lack of access for those who can't drive (e.g. youth), and issues for pedestrian safety
- Lack of walkability and accessibility – lack of infrastructure
- Lack of cycling infrastructure makes it unsafe to cycle
- Insufficient or inaccessible transit
- Other sustainability issues such waste management
- Tourism focus makes the community vulnerability, as seen during the pandemic
- A need to work with more visionary developers
- Homelessness and lack of affordable housing
- Support for local businesses needed
- Senior government regulations impacting viability of small-scale, locally-oriented food production and sales
- Limited employment opportunities
- Sprawl and/or need for more density
- Need for improved public access to waterfront
- Inequality
- Mental health and addiction concerns
- Potential concerns about ability of land and infrastructure to accommodate new development

BIG IDEAS

Participants were asked: If we dream big and act boldly, what can this OCP accomplish for Sooke? Input included the following points:

Climate Action

- Go well beyond the Paris Accord in terms of climate action and targets – design Sooke to address the climate crisis and achieve measurable carbon neutrality by 2030
- Agriculture and Food
- Protect agricultural lands including heritage farms
- Establish community farms (operated similar to community forests, like the one in Duncan)
- Create new opportunities in the agricultural and value-add/processing sector – support local food shops tied to local ecosystems
- Support Farmers Markets

Town Centre

- Enhance the character of the town centre – West Coast character
- Build taller, mixed use buildings in town centre to keep that area alive, reduce sprawl, and protect surrounding natural areas
- Establish a town square for people gathering
- Program the town centre with markets and performances
- Abandon the highway and create a new town centre

Waterfront

- Protect waterfront assets and enhance public access to them, both physically and visually. Consider protecting the waterfront for public uses such as community centres and parks.
- Expand the boardwalk and add walkways along a greater extent of the waterfront.
- Strongly shape the character of any development near the waterfront – avoid builders creating something inappropriate.
- Add more destinations like bistros, restaurants, and shops

Local Character and Urban Design

- Stop the establishment of chain stores – focus on local businesses and character
- Create a stronger relationship between buildings and the street – hide parking
- Establish design standards
- Employment, Economy, and Local Business
- Create more employment spaces such as office spaces or industrial lands – consider business incubators
- Support local retail and other local businesses – consider flex community/commercial spaces for market use or pop-up events
- Increase amount of commercial lands
- Coordinate economic development initiatives – tourism, destination management
- Encourage home-based businesses
- Supporting meaningful (not just minimum wage) job opportunities
- Transportation
- Create cycling lanes
- Invest in transit facilities and service – possibly introduce an electric bus shuttle
- Improve physical accessibility including for persons with disabilities

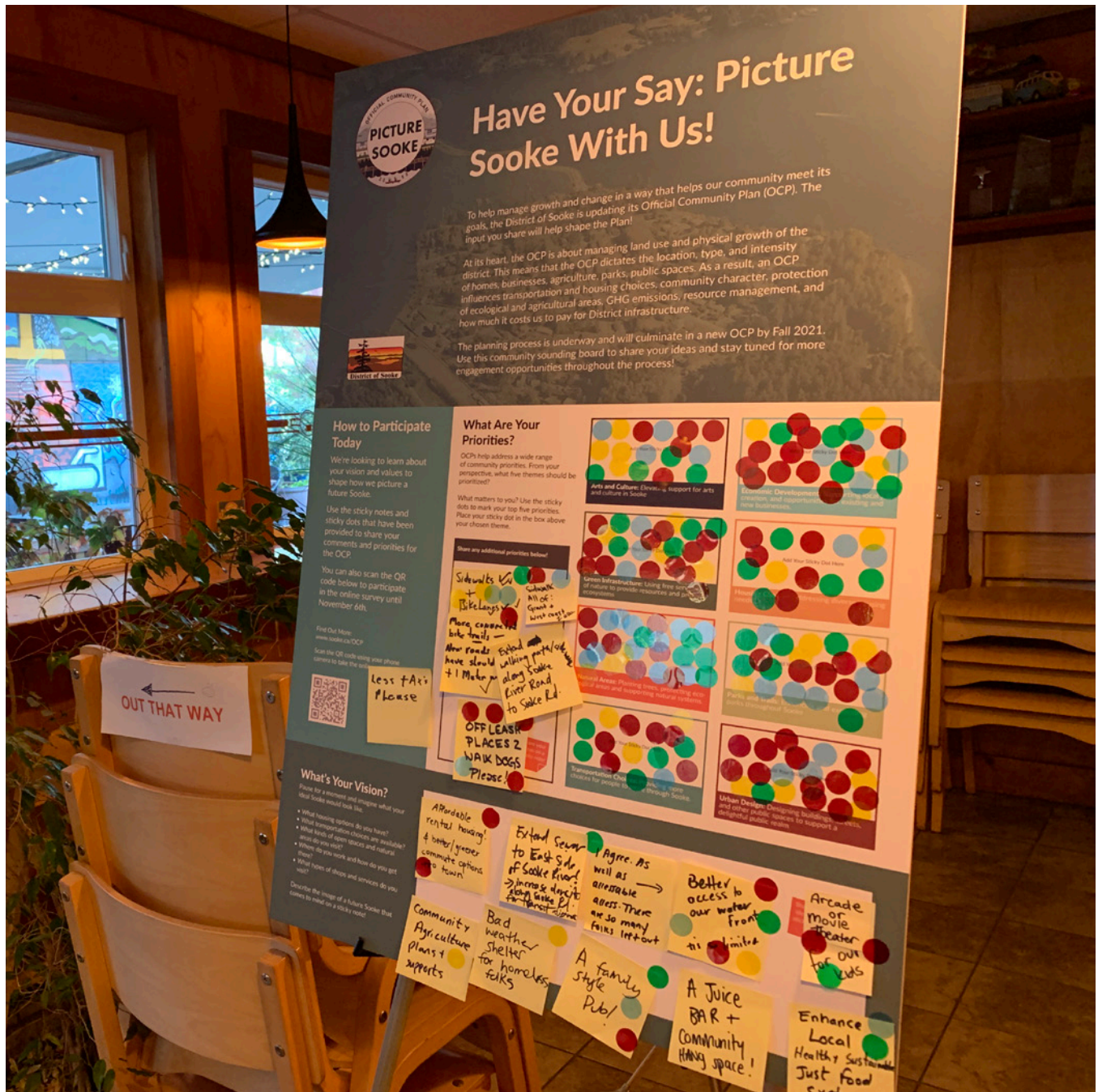
Housing

- Improve affordability with density, such as small homes on small lots
- Be welcoming of all home forms, including mobile homes, mixed-use homes, and campgrounds
- Prioritize affordable and subsidized housing in new builds – integrate throughout Sooke rather than focusing in one particular area

Other

- Create more family-friendly destinations, including child-friendly / play spaces close to home
- Take a regional approach to planning
- Promote local building products – get ahead of the building code by being solar-ready
- Apply a “compassionate community” lens – e.g. create a mental health and addictions centre
- This feedback has been shared before - how can we make this OCP different so that we see the change we're after

COMMUNITY SOUNDING BOARDS



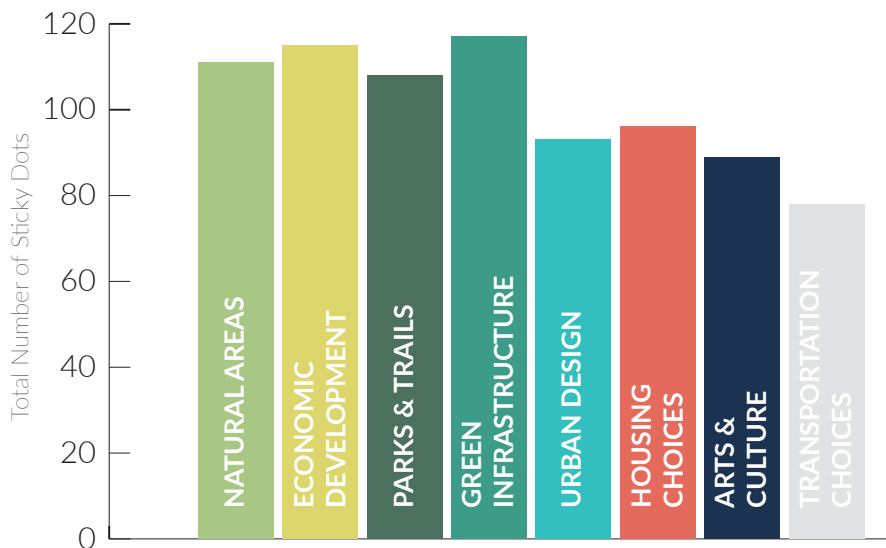
OVERVIEW

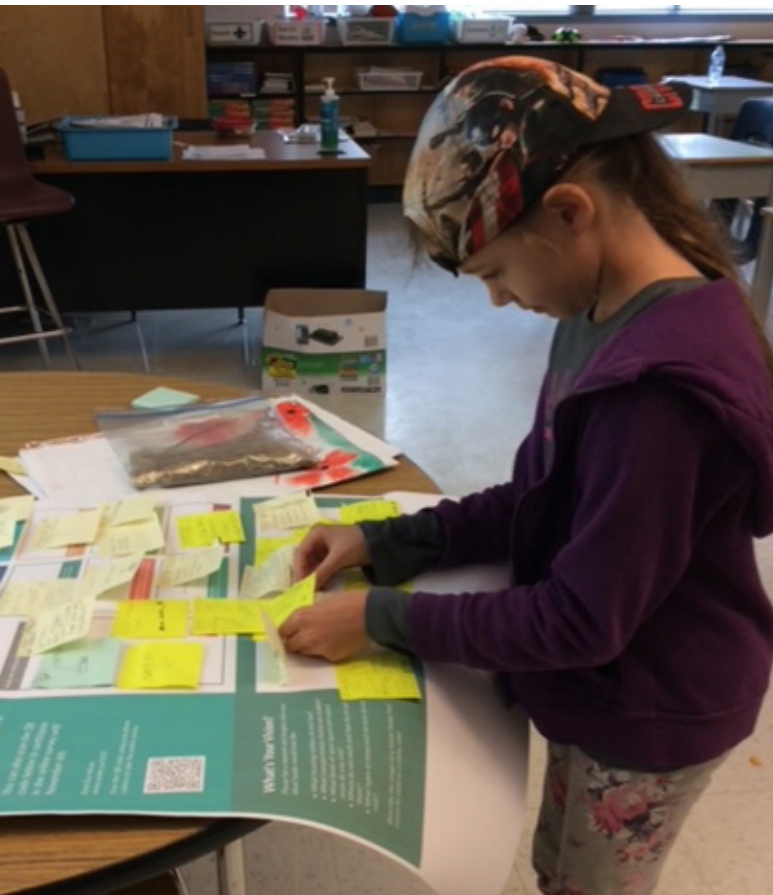
Community sounding boards are pop-up interactive display panels that invite community feedback. The sounding boards were installed in the following locations from October 27th-November 5th:

- Sooke Municipal Hall
- Sooke Region Museum and Visitor Centre
- SEAPARC Leisure Complex
- Pure Elements Hair Design and Bodyworks
- The Stick in the Mud Coffee House
- John Muir Elementary
- Ecole Poirier

The sounding boards invited participants to rank their priorities and share their vision for the OCP. The sounding boards also offered a QR code link to the OCP online survey. 807 “dot votes” were cast with dozens of additional sticky note comments provided.

PRIORITY AREAS





Student Completing a Community Sounding Board

AN IDEAL SOOKE

Participants asked to describe their ideal Sooke. The following themes took priority in the responses:

- **Outdoor gathering areas**– places to play, socialize and recreate outdoors
- **Housing choices** - a mix of residential forms for diverse households and income levels
- **Green infrastructure** - planning for renewable energy sources, rainwater harvesting, and rainwater bio-filtration
- **Safe sidewalks and bike lanes** - improve the experience of walking and cycling throughout Sooke
- **Protecting natural areas** - planning for more green space and protecting present natural assets
- **Local economic development** - support and incent local businesses, leverage tourism create destinations

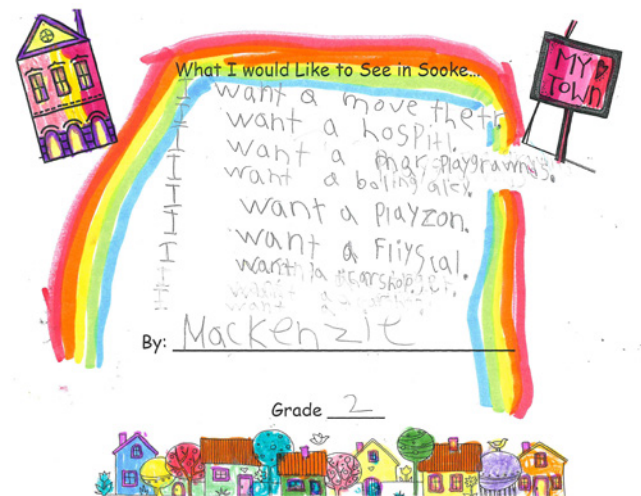
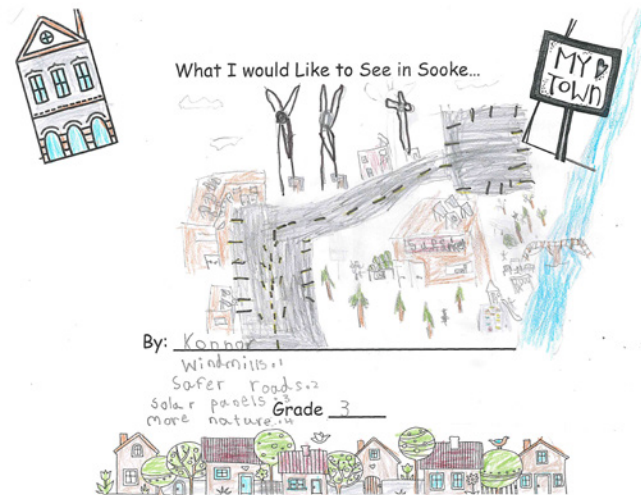
Representative Comments

Outdoor gathering spaces x4; better access to waterfronts x5*; more wild space within the town core; have developers finance sewer system, repairs and expansion x2*; more neighbourhood park spaces or wildspace per 25 homes - this builds community, not just homes x2**

Affordable rental housing x3; bad weather shelter for homeless folks x*2*

Sidewalks and bike lanes x 10; sidewalks on all of Grant Road and West Coast Road; extend walking paths and sidewalks along Sooke River Road to Sooke Road; accessible access to waterfront is limited x6**

* x# indicates that multiple people showed their agreement with this comment through use of a sticky dot



AN IDEAL SOOKE


In addition to the sounding boards, elementary school students shared their ideas for the future of Sooke through drawings. The full set of drawings is available to view in the Appendix.


PRINT SURVEYS


?
Imagine what
it would look like.
Do you have?
What choices are
What places and
What do you visit?
And how do you
What services do


Describe Your Ideal Sooke!

affordable housing
more small businesses
local events (when the pandemic is over)


Our Trees
Describe a Cherished Asset Here
If you can, please share an address or intersection to help us map your response


Locals
Describe a Community Heart Here
If you can, please share an address or intersection to help us map your response

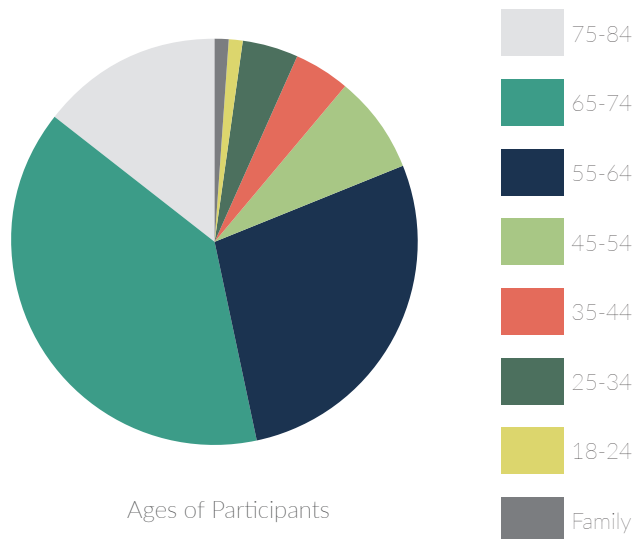

More jobs - less travel time
Describe an Idea or Opportunity Here
If you can, please share an address or intersection to help us map your response


Way too much traffic - you can sit for a long time before you can get off a side street.
Describe a Problem Area Here
If you can, please share an address or intersection to help us map your response

Sample Print Survey

OVERVIEW

A total of 95 print surveys were completed through the Sooke News Mirror via a cover wrap that was distributed on October 21st. Completed surveys were brought to the District Office. Individuals over the age of 55 were more likely to complete a print survey.



AN IDEAL SOOKE

Participants were asked to describe their ideal Sooke. The following themes took priority in the responses:

- **Ageing in place**– focus on local businesses and character
- **Improved traffic** congestion and flow
- **Delightful transportation options** - cycling and walking routes that are safe for all
- **Vibrant local economy** - local businesses, food markets, jobs close to home, arts and cultural attractions, tourist destinations
- **Waterfront destinations** - walkways, restaurants, local shops
- **Convenient transit** - regular and reliable public transit in the form of buses or shuttles
- **Affordable housing choices** - for seniors, young families and those experiencing homelessness
- **Protecting natural areas** - placing priority on stewarding Sooke's wild places

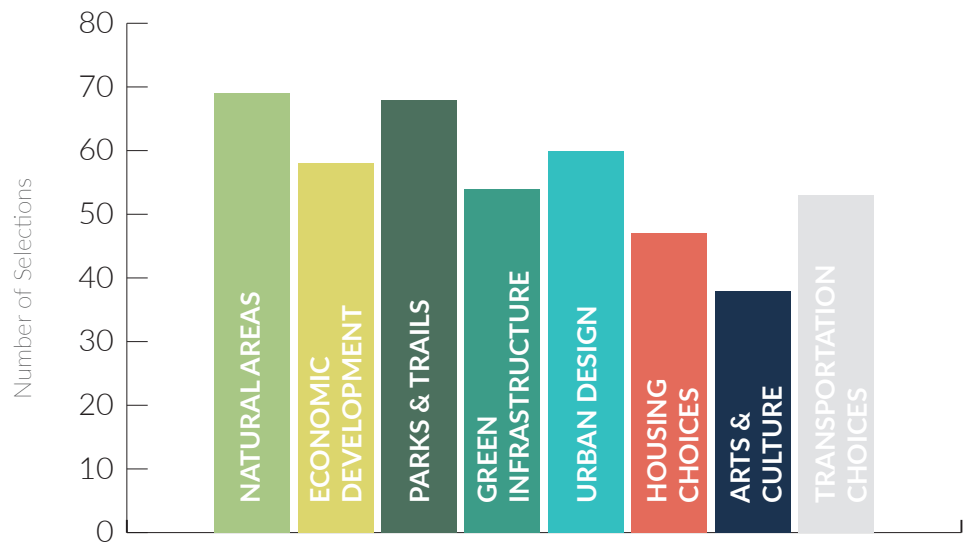
Representative Comments

"A walkable harbour with parks, spots for food trucks, walkways all around the harbour like the seawall in Esquimalt or Sidney with restaurants. Make Sooke a place to visit. It could begin at the empty lot by Mariner's Village and end at Whiffin Spit and Billings Spit"

"Housing: variety from low-income, attached, semi-detached, and single family detached. Transportation: good walking ability, bike paths/lanes, vehicles, transit, rapid transit. Natural spaces: forested areas, wild spaces, hiking areas, open fields, beaches. Work: local shop, ride a bike there. Shops and Services: groceries, pharmacy, clothing stores, entertainment (movies/ arcade), rec. centre, chocolatier, restaurants, pubs."

PRIORITY AREAS

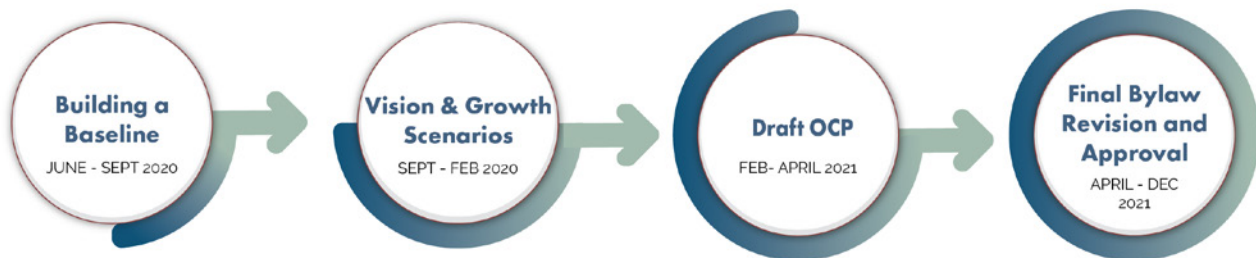
Participants were asked to share their top five priorities out of a list of eight. Those who completed print surveys prioritized natural areas, parks and trails, urban design, green infrastructure and economic development most often, with each of those themes being chosen more than 50 times. Transportation and housing choices were closely ranked, and arts and culture fell to a lower priority.



NEXT STEPS

HOW YOUR FEEDBACK IS USED

The ongoing feedback received so far will be used to develop the Vision and Goals for the OCP. The Vision and Goals will then seed the creation of Growth Scenarios. The Vision, Goals and Growth Scenarios will be engaged upon early in the new year.



APPENDIX A

SURVEY AND SOUNDING BOARD RESPONSES

Community Sounding Boards

(where there was an x#, this indicates that individuals marked agreement with this comment)

ski hill; more schools; more libraries; petting zoo x 2; water park; more schools; A big slide; hospital; more playgrounds; Hospital; more books; more food

Integrating more waterfront program with parks and recreation for more accessibility for more people (sailing, rowing, etc.); keep Sooke small - less development

I love the skatepark x 6; I love SEAPARC x 3; need a Hospital I love the bike park!; more skate parks; a dog park; more campsites

Bigger skate park; need a lacrosse box; I love SEAPARC; I love the skate park x 5; more playgrounds; water park x 2; improve the skate park x 3; I like the bike park

Outdoor gathering spaces x 4; better access to waterfronts x 5; more wild space within the town core; have developers finance sewer system, repairs and expansion x 2; more neighbourhood park spaces or wildspace per 25 homes - this builds community, not just homes x 2

Off leash places to walk dogs x 6; extend sewer to east fo Sooke River; better access to waterfront; a community hang-out space

More houses; more types of houses; more houses; more people to have fun with; affordable housing - no more homeless people

A mix of residential form and densities throughout the community would best suit Sooke's needs - dense urban centre, sub urban periphery, low density serviced development needed elsewhere - a little bit of everything; the densification of the town core has not happened - plans date back to 2008: how will this OCP MAKE denser-mixed use development happen?

We need housing for the homeless.

New painted houses, an outside mall with a very fancy city hall with water fountains; Apartment for homeless shelter

Development that includes keeping as many trees as possible x 3; our latest subdivisions have too much traffic and too many cars - looking more like Langford - not good x 5; down zone; environmental assessment for all developments; shelter and low income housing x 13; step up the step code faster; massively slow development of bedroom community

Affordable rental housing x 3; bad weather shelter for homeless folks x 2

ALR lands in the town core need to be rezoned - off Maple and West Coast Road; small infill needs to be easier than a full development

windmills; solar panels

The OCP must lay the groundwork for all development policies to be considered through a climate focus.; all new builds should have solar power, rain water harvesting and the use of natural building materials should be encouraged

Agriculture and supports x 3; climate change is here - all of our planning must be informed by that fact x 2; research and develop local energy hubs

Safer roads

More frequent and direct transit - frequency is freedom and ridership should be encouraged

sidewalks by Whiffen Spit; biking lanes

Walkability and street scaping x 2; bike bridge from Sunriver to town core over DeMamial Creek x 2; think outside the box to get people out of their cars

Sidewalks and bike lanes x 10; sidewalks on all of Grant Road and West Coast Road; extend walking paths and widewalks along Sooke River Road to Sooke Road; accessible access to waterfront is limited x 6

Public transit, more buses; We need roads to connected... lots more roads for traffic relief

More nature; pumpkin festival; more trees; more animals; more trees; more lakes; more nature that is safe; more trees; nature park; more nature; more trees; more habitats; pumpkin patch

Natural assets need to be protected and their value should be included in budget, however, nature assets should be exploited.; Protect our fish, our streams, forests, wildlife and tree canopy; promote food security and local food production - allow for urban agriculture

Keep natural areas x 2; more forests x 3

I love all of the nature in Sooke and wildlife; more farms x 2, forests x 3 and trails x 3 ; I love soccer and hiking

Keep plants more alive x 3; Sooke has wildlife and that means tourism \$ - take care of wildlife; community gardens x 2; permaculture systems; wildlife corridors and open water; stop mowing down the forests and mountains for housing development - Langford Alert!!; buy Broomhill - the part not owned by the T'Sou-ke Nation for a community forest

Extend recreation lands/greenspace; protect trees

Gas station; video game arcade; nerf gun store; movie theatre; more grocery stores; White Spot; a Play Place; Target; Animal Hospital; movie theatre; bowling alley; Play Zone; Car Shop; video game store

Economic development - local jobs, not box stores x 2

Much job development exists in the tourism sector. The tourism sector relies on a rainforest environment, plentiful fish in the ocean... so protecting these is a priority; waterfront development for business and recreation; a Sooke communitiy supported fishery with First Nations and other fisheries

More restaurants: Wendy's, Domino's; movie theatre x 4; bookstore; Gap clothing store; walmart; we need a Costco in Sooke!; Starbucks; Staple's; I love the candy shop; I like Shoppers

*Identifying information redacted

Route 14; Hara Sushi; need a toy store; I love the candy shop; more bookstores x 2; I like Tim Horton's x 2; movie theatre x 2; More restaurants: Domino's, another candy store, Wendy's x 3, Booster Juice, Dairy Queen x 2, Starbuck's; Red Robin's

Leverage eco-tourism; encourage public sector professionals to work from home - infrastructure to support this; develop low growth, low carbon local economy; focus on local economic development to encourage work in Sooke

More restaurants: a family-style pub x 4, a juice bar; arcade and movie theater for kids/families x 4

More commercial space we don't have to go to Langford to shop

Lowering my property taxes = OK; stop raising my property taxes

Focusing on form and decorative features without first considering climate best practices is like choosing a new color for Titanic's deck and chairs - irrelevant and backwards thinking.

Keep Sooke the same.

Things we need in Sooke: special ed classes (it is hard to learn when children with disabilities are having a literal mental breakdown), stop letting homeless people live in parks (some families can't go to parks because it's filled with homeless drug addicts; stop building Tim Horton's; make things cheaper

Building relationships with First Nations - consult with them during OCP x 3; Sooke Priority #1 Climate Action Plan - meet GHG Target; get your future vision from the under 25's; more diverse members of the community working on the OCP

Less taxes please

MetroQuest Survey

Priorities Comments

Enact the recommendations of the excellent new Parks & Trails Masterplan patiently over time as funding, staff time and development opportunities arise.

Tree bylaw + mapping of natural assets with associated financial value of the services they provide.

Development of available commercial and light industrial zones, aided by sewer expansion east of the Sooke River as far as Kiltasin. Recognition of an aging population and the requisite need for shops and services for this non-commuting population.

Address the missing middle in housing types plus ensure that the 'Community Growth Area' is better defined to ensure density is strictly focused on the town centre

Encourage small grocery stores in other areas. Encourage BIKE riding and ebikes.

Must retain natural areas!

If you advertise for tourist attractions then need to protect same and provide vital infrastructure to maintain same with increased useage

Need an overall theme for area... west coast modern or cheap/ not cheerful high density

*Identifying information redacted

Without protecting this ... might as well be Langford!

Necessary evil to adequately fund infrastructure Which is not happening but can be done in environment sensitive manner...

Tourism-- particularly cycle tourism-- jobs and arts/culture job could be huge here. Increased agriculture jobs could be very useful. There is lots of capacity for high tech jobs as well. Avoid big box stores.

We need fewer luxury style view properties on hilltops and many more units of affordable housing embedded in an active transportation community, using of solar, rainwater harvesting, and natural home building techniques.

Implement the Parks and Trails Master Plan on an accelerated schedule

Implement the Parks and Trails and Transportation Master Plans on an accelerated schedule. Complete these before allowing any major housing growth. Supplement BC Transit's service with a "Sooke Bus" as needed to increase local and rural bus service. Find a way to remove fares from the funding equation in transit services-- go fare free as soon as possible.

"The supposed watershed based approach with high impact development strategies currently in use which destroy existing green infrastructure (yes, I know-- different Council approved them-- This council could stop it happening)

Even though this OCP survey doesn't mention the unfolding Climate Emergency facing us all, it is vital that every consideration is viewed through a climate emergency lens; will any proposed policy improve or undermine Sooke's capacity for mitigation?"

It is vital that this District attract business. The old guard and their thoughts of keeping Sooke as some sleepy little town has to change. Quality full time jobs are needed to keep communities vibrant and growing. Seasonal service industry jobs can't sustain a community.

Budget for sidewalks and lights. Residents have to be kept safe. Safety is the priority first and foremost.

Stop shoehorning houses and suites into every community. Get the planning department to plan. Take into account the impact on existing community when planning new infill. District can't solve all the housing issues that exist in the Greater Victoria Area.

Build sidewalks for safe connections.

Concentrate on expanding the McGregor boardwalk and incorporating small shop's along it.

Many of the parks & trails are not pleasant natural areas. Many parks are tiny, and have few places to sit, few plantings, no focal point. I was very disappointed with the parks when I moved here.

Mini bus for local service. Gabriola did it. Since Sooke is on a hill, walking is not the best option for many people. Small general stores in the neighbourhood / coffee shops are an alternative, and one which would provide neighbourhood hubs.

"Sidewalks are much less important than the development of public spaces that draw people to walk, sit, picnic, gather with others, and can be used in a variety of weather conditions.

Wadam's way has a sidewalk, and it is a nightmare to walk. No weather protection and cars rushing by. A gravel path with trees on a less busy street is much more pleasant.

The neighbourhoods have little neighbourhood feel. Need park facilities and small shops or cafes."

"Slow down growth to keep housing affordable. We don't need or want Sooke to get too big and too pricey.

Think outside the box. Encourage housing coops (not just co-housing). Encourage small units that share facilities such as gardens, storage, perhaps laundry etc."

Assist homeowners with rainwater management, and encourage alternative energy use. Make it easier for innovative green building.

Build more sidewalks in town

Buy more park space close to the water

Zone for some tiny houses to make home ownership more affordable for those wishing to own a home.

Build a Community Centre at John Phillips Park where the Mulligan's building is and include an Arts Centre.

Trees, shrubs, plants, colourful banners, seating and patio areas. Public washrooms. Designed for people not vehicles. Love the roundabout! Very walkable village. Safe places to park bikes and charge electric bikes. Encourage more people to ride to town on bikes or walk.

Safe trails to Sooke Village so that people can ride their bikes. Safe bike parking with chargers for electric bikes. Really encourage the walkable, bicycable Sooke.

Provide trails to ride electric and regular bikes part way or all the way to Victoria. Provide charging stations and safe, secure bicycle parking. If there was a transit stop with safe secure bike parking and charging part way to Victoria it will encourage more people to ride their bikes to work.

Meeting the clean BC emissions targets should be you're number one priority.

Strategically planning arts and culture can be an effective way to bolster the economy in sooke.

Need to keep as many as possible all around town because to me its what makes me want to stay in sooke.

Needs better infrastructures for more green transportation. More EV chargers, bike lanes and sidewalks for safe transportation around town.

Making all new buildings as green as possible. Making sure that in construction projects recycle as much as possible.

I wide biking/walking trail, off the roadways, that connect residential areas to both, the town centre, and other residential areas.

Create a "down town" core that is more than just a highway passing through.

This is the west coast. Encourage a consistent building and design theme that reflects this. This would help Sooke as a tourist destination. As an example, the Prestige hotel DOES NOT FIT a west coast theme. It is a detraction, not an attractive feature.

A network of walking/biking trails connecting residential areas and the town center.

What Sooke should be known for. What creates our quality of life here vs the city.

Allow tiny homes, cottages etc immediately on RU3 ALR parcels and Agriculture zoned properties to facilitate community organic farm development and long term food security.

More separated (away from the roadway) bike and walking/running trails needed immediately to connect our town. Build it now...not 10 years from now. Supports a healthy population and quality of life and is important component of addressing climate change.

Should be a tourist town to an even greater degree than Tofino. Should be known as the Gateway to all the beauty around from old growth tree parks to Sooke Potholes to West Coast Rd Beaches, Juan de Fuca Trail and mountain trails such as Kludahk Trail.

Create new pedestrian crossing of River near Sooke Flats to join both sides of Sooke. Sorely needed.

Murals from local artists, arts festivals, artwork from artist incorporated in signage

Ensure they are well marked, well maintained and well known to residents

More sidewalks and multi use trails

Permit houses on small lots of 230 m² with a height limit to permit 2 storeys and yard setback requirements that permit a ground floor area of 65 m². This is sufficient area to build a 3-bedroom 2-bathroom house that can accommodate a family of 4. No suites should be permitted and adequate parking maintained.

In addition to having a vibrant and thriving commercial core Sooke needs increased employment opportunities in manufacturing and fabrication. Designating a small-scale industrial enterprise area on Goodridge Island or at the top end of Idlemore (in conjunction with T'Souke FN consultation) would help to reach this objective. Also using the ALC agricultural technology policies to permit suitable uses on underutilized ALR land along Grant Road would also provide good employment opportunities.

Urban design is more than streetscapes; it should be a direction of Council to improve quality of life by providing for attractive and affordable housing choices, efficient transportation choices that accommodates all modes with a focus on better transit opportunities and vehicles with improved efficiency, cycling and pedestrian movements and trails. It includes sound economic development guaranteeing diversity and strength in Sooke jobs. Urban design includes all components of development.

Getting around in Sooke is particularly suited to cars. More needs to be done to improve pedestrian and cycling safety as well as the serious accessibility issues that exist for the mobility challenged. Street safety needs improvement to enable residents to comfortably move around Sooke on foot or cycle. On and off-road linkages need to be improved throughout the community as part of new developments, transit needs to be built into them as well as does accessibility issues.

*Identifying information redacted

Approaches to green infrastructure includes natural areas and parks and trails with proper design consideration. Reducing the velocity of surface flows with passive design can maintains green areas and typically reduces the flood risks. It provides habitat for small wildlife including avian species and provide carbon sinks linked to reducing GHG emissions. Green infrastructure technology could be included in Building and Zoning Bylaws for maximum effectiveness with attention of related costs.

Dirt bike trails, hiking trails, green spaces between houses but with better lighting than we have now.

No condos/ apartments unless they're near the beach. Let us people in the woods enjoy our privacy.

Yes more parks and trails. Water park and something to attract visitors

Keep a lot of trees

Develop this coast effectively and green when possible

All eight of these suggestions are well worth supporting, but economic development should be sustainable, green, and could support farming, computers, and the arts rather than simply retail sales.

"A rainwater management program ought to include a rain barrel program.

E-vehicles for Sooke!

We need a program like Saanich for dropping off yardwaste and picking up composted mulch."

"Good sidewalks and wide clear road shoulders for people on foot, in wheelchairs, and on bikes.

Bike lanes = buffer zone between cars and people on foot.

Make all bus stops safe to let off people with wheelchairs and strollers.

More bike sharrows!

More local bus routes like the 63 and 64.

No bus fares for youth (get them used to using public transit) this year. Soon, no bus fares on BC Transit."

"The new Knox Vision building is nice. But there is no modest housing for low income people. We need a boarding house and another affordable apartment building.

We need support for building sustainable homes and retrofitting existing homes. We don't need 300 new houses going up soon."

A footbridge across Sooke River would be great.

"I like the signs and painted symbols for Stickleback trail!

Arts work earns the artists money that they spend in the community without polluting the air or water."

"Protect riparian areas and seasonal watercourses like the seasonal bog on the Wadams Farm that drains into Throup Creek.

We don't need new houses to use up natural areas. We need places to live that don't ruin creeks and hillsides."

Reduce the speed limit on Hwy 14 and also on the rest of our streets.

Enforce traffic safety laws so that drivers actually look out for people on foot, bikes, or wheelchairs.

Sidewalks and safe road shoulders are a good idea where the walking surface isn't steeply tilted or rough.

All bus stops should be safe for picking up or letting off people with wheelchairs or strollers.

Buildings should be green and sustainable.

Working with arts and computers can be done at home, the library, and in community centres.

Support farming and market gardening to improve our food security. Farming work creates income spent locally.

Supporting storytelling, publishing, audio and video production of arts, writing, culture, education & trades will support both the district of Sooke and the T'Souke First Nation.

Why we don't have greenhouses producing affordable plants for people to grow?"

I think there are many missed opportunities for small businesses to open because there is very little commercial real estate and really no way to find out about what is available in the town.

Love the picture/idea above, but don't make them so wide it takes away from walking/cycling pathways. Longer and more narrow perhaps

Chemamus is a great example of building art

trails need to be wider to allow traffic flow, walk, bike, horse riding, dog walking, accessible but natural and not fancy = safe for all. The picture above looks expensive.

when planting, use west coast trees/plants/shrubs/grasses. Water pollution and dead boats & debris need to be addressed.

push back the weeds and overgrown brush to property lines, no open ditches which creates wider shoulders for walk/bike/sitting spaces & wheelchair accessible

more people would bike if it was safe on the road ways. Make the shoulders wider, there is space already there.

agriculture and local food sourcing, year round farmers/artisan open market (think Pike St Market/Seattle without the seedy element)

This goes along with Urban Design, have a look at Royal Bay with a Natural West Coast element keeping the trees/arbutus. Even Westhills without the clear cut has turned out to be a nice development with play parks for young families.

If the reason for the bioswale is up slope degradation from development poorly adapted to Sooke then you should think again about climate first before you have to deal with increased run-off

*Identifying information redacted

having a tree by-law which is enforced would be a start. establish clear divisions between rural/natural and urban containment areas. Establish an area for industrial business only. require new buildings to save rainwater for slow release during the summer/fire season. retain natural lands for use by farms and food production and change by-laws to permit multi-person residents on a single farm area.

Conserve land through the central green belt of Sooke. Connect with trails and farm land holdings. stop development in this area. We will need it in the future and once developed it can not be turned back into green space.

Create a designated industrial zone for economic opportunities in Sooke. Form a Sooke district food Co-op to encourage new farming and food production in Sooke. Limit or stop large chain stores and outlets in Sooke. They clearly show that the money they produce for their owners leaves Sooke and damages or eliminates any local businesses that might compete with them. Provide incentives for small new businesses to establish themselves in the urban residential areas.

If we continue to log trees and build houses we will not have a region that can be differentiated from any other "Langford" on Vancouver Island. A community that stays locked in its houses, commutes to work, shops outside Sooke, will result in little connection to Sooke Art and Culture.

Small local, not big box. Keep the money here in Sooke.

What does this option even mean? Isn't this all about urban design?

manufacturing/industry

Create more density by alleviating long drawn out processes to rezone and subdivide. Many lots are 1/2 acre or larger and that amount of land is not necessary in an urban environment. Sooke will reach city capacity by the next census and we need to act like a city. Wait times for building permits, rezoning and subdividing are deterring homeowners, builders and developers from doing business in their own community.

If you look at communities like Sidney which although was incorporated long before Sooke ever was it is in comparison of similar size. All new developments in Sidney to which there are several are required to install paver stone sidewalks that meet the Town's set standards. These paved sidewalks beautify the town immensely and it is something the DoS should be enforcing builders/developers to do but the DoS should also be doing it with in the town core themselves.

The DoS needs to be a leader in this endeavor. The town needs to implement civic standards along Sooke Road that encompasses the town core whether that be by paved stone sidewalks, street lighting, flowers and shrubbery or lamp pole flags. The DoS needs to provide more public art as an attraction to locals and visitors alike.

I think we are doing a great job in this area and as infrastructure funding increases through growth I'm sure we will see more enhancement.

Stop the condensed housing models that are coming in. We do not want Sooke to turn into Langford. Big yards, wild life area big part of what makes Sooke so desirable.

What does the District do to promote rainwater harvesting and use in vegetable garden watering? Like the CRD, the projects are for the government, not helping people help to fight climate change.

*Identifying information redacted

Quit clearing trees, build smaller houses in smaller subdivisions that retain a lot of the natural growth, encourage and subsidize rain water harvesting and using it, encourage people to water the stressed natural plants in times of drought and use the harvesting to stop so much run off and erosion.

Smaller houses on normal sized lots, with south facing roofs and solar panels, rainwater harvesting, south facing back yards for growing food, townhouses near a nice natural (not too constructed) park and near community garden plots and within walking, biking distance of amenities - safe sidewalks and bike paths. Let people build their little cabin in the woods, like in the old days. Way too much constriction via building codes and regulations, Tiny houses on wheels

17 Mile Pub Public Transportation Center to meet up with a Public Transportation Center in the Sooke Core

Concentrate urban development within the downtown commercial core. Add sidewalks to Grant Road and along the highway on routes to schools.

Protect the green spaces and rural areas we have now. Do not allow more development in areas without sewer service - keep those properties intact without loading more housing on them

Support and incentivize multi-family dwellings such as condo buildings in downtown commercial core only. Protect areas outside the sewer service by not allowing tiny lots and crowded houses.

Prioritize culture and heritage of the community.

Infrastructure for telecommuting. After the pandemic, we are growing very comfortable working from home. Promote digital infrastructure. Support office spaces that can be shared by telecommuters so they are not isolated at home and can walk out to get a coffee and support local business.

Fix the Sooke Road so there are alternate routes when there are road closures. Traffic is the worst its ever been, both within Sooke and for commuters.

Design is first and foremost, welcoming with good transportation routes, especially for a town close to the water as there is not much space between land and sea, always keeping in mind economic development as this creates revenue & encourages people to live here, also keeping in mind people needs parks and trails for exercise and mental well being, these need to fit for all, young & old if possible, infrastructure is important, living here for 45 years Sooke Rd into town hasn't changed

Limit height. Community gardens in developments. Walkable. No big box stores. Encourage local business and keep jobs in Sooke. Try to have a west coast cohesive design. Some green space for lounging. Provide some views of the basin from the village.

Attractive development of tiny homes. I feel that density can be increased if large green areas are part of developments where residents can play, garden, etc. Each unit should include a green space that could be combined to make a more usable space.

Developers be asked to include a community garden and fruit trees in developments. We don't need more "landscaping". We need to ensure that we have the basic necessities of life. If the residents don't use the land, it could be leased to farmer who can't afford land. Unaffordable land for those who wish to farm is a problem and this could help with solution. Could provide ongoing local job not just short term construction jobs. Supply food bank. Summer jobs.

*Identifying information redacted

Sooke is in desperate need of a modern Community Centre with space for visual and performing arts.

Upgrade existing trails to mitigate wet areas and generally improve walking surfaces.

Increase commercial and industrial zoning to entice businesses to move out here, to provide job opportunities.

Safer walking areas (sidewalks) and bike lanes.

Not in my top 5... yet still very important in our Artist Community

Plants or objects at pedestrian and vehicle crossings must not impede vision. Safety Safety Safety

Bigger Sign to Boardwalk & somehow indicate paths being good for wheelchairs, walkers, weak/older legs & scooters.

Looking forward to the availability of affordable housing that is underway on Charters Rd and Drennan St

Local Construction Trades always want tradespeople that are either qualified or experienced. Trades Apprenticeships can be supported by our District in such ways that People willing to take on Apprentices can benefit Financially.

Sooke is Absolutely Incredible in this Regard!!! Green Sooke Green Sooke Green...

We are not yet ready to push for high density condos. The immediate future is still in modular, single family, and townhouses.

I understand we have no BC housing in Sooke? I don't understand this as it certainly seems like it would be less expensive here.

This would also assist families currently living in Sooke who have family members who desire to live independently. However they require family close by for support this helps everyone, the community, the family and most importantly the family member.

A pedestrian bridge across the Harbour to connect Sooke with Sooke. I'd like to add that doing so from Whiffen Spit would also allow for navigation lights to improve safety for boaters.

Mixed development is always important, low income to luxury choices."

Support existing businesses while creating a friendly opportunity for more businesses to want to call Sooke home. Right now Sooke has no vision or identity.

As we grow we seem to be losing our history. There is no reason why we cannot maintain our heritage and celebrate the logging & fishing industry that created this town.

When Creating subdivisions we should maintain the tree by law and not allow cash in lieu. The end of Brailsford is not appealing. I also think it is important to lower the maximum height along the south side of Sooke Rd, to maintain views of the ocean

It is nice to see some new stores opening, however there does not seem to be a cohesive vision. At rate we are growing we need to be able to provide jobs for our residents. Our current sign bylaw needs to be enforced.

Developing a community vision is very important, we are loosing our heritage, it's time to showcase how sooke was founded through building design (the sooke brewing company is a great example) the town Centre guidelines state a Westcoast theme, however nothing feels cohesive

more economic development nedd to be done. We do not not want to be an extension of victoria with only commuters

Designing roads that will support growth and pedestrians

ensuring a plan to manage how urban development interacts with the natural forests. Currently we see lots clear cut to make way for homes and businesses. We feel it is imperative that the environment / forests are protected-before we look like the rolling urban sprawl of San Francisco... and other cities who had no greenway plans.

Local businesses and a variety of.

Providing an income source for artists and a source of inspiration for budding artists while at the same time drawing in tourists who benefit other businesses.

Eco tourism, food production, telecommuter hub

Extend sewage treatment to encourage densification and discourage urban sprawl. Also to address aging, failing septic systems proximate to the basin.

Protect urban forested areas.

Modify existing bylaws that prevent home owners from legally renting suites.

Store front lease is very high for a suburb, and next to impossible to find. Create more storefront lease opportunities at an affordable rate for small business to locate.

If we want Sooke to continue to grow safely, sidewalks and dedicated bicycle lanes must be put in.

Lets put the cart behind the horse! Attracting more residents to Sooke is great, but if the transportation infrastructure does not encourage or support that, all we are doing is creating a problem! FIX hwy 14 from the 4 lanes in Metchosin, to at least French Beach with passing lanes where needed and a dedicated bicycle lane. Install dedicated bicycle lanes on Busy Sooke roads like Otter Point Rd, Grant Rd, etc.

Protect old forest and plant more "real" trees, not decorative little trees what developers plant on new building projects. Teach children hands on to plant a tree, build a bee house, pick up trash on their way home and be in touch with nature. And generally don't let Sooke to come another Langford .Lived there when it was small town and would not go back ,because what it has come to be.

also Sooke could donate barrels made from recycled material, for people to collect rainwater in wintertime to use later for anything.

Garbage pins?

don't let it get out of hand like Langford did. Give property tax relief for those whom has eco friendly home and suite. Give new builders/renovators updated info of solar panels etc, how to recycle heat in a house(see how they build houses in England)

recycle processing ,anything ecofriendly(see what they are doing in EU)

shuttle bus – shopping line

More and wider roads please.

No one wants to see members of our community camping in parks. I know we have set up the new Sooke Shelter, but I worry that they do not have enough funding to take care of everyone. Again, I am totally in support of raised taxes to make sure we are taking care of everyone.

"We need another road, or bigger capacity road between Sooke and Victoria.

I'm all for development but we need to highlight the harbour more and in a way that makes it accessible to the public. This could help make Sooke a destination for Victorians and have the added benefit of bolstering our business growth."

green infrastructure should include expansive community gardens as well

build green community housing that includes green space/community gardens and rain water harvesting

proper bike lanes will help incentivize a reduction in cars, which would be helpful given the excess of vehicle traffic in Sooke

expansive community garden programs in ALR land to prevent excessive (out of balance) housing development) and sustain habitat for more than just human beings

stop turning natural areas into houses. pretty basic math. work with local Indigenous folks to be best positioned to understand the land's needs and how to respond to them

Sooke should be a good example for sustainable infrastructure and climate change adaptations.

Arts and Culture funding supports green business development. Support writers and artists and dancers and theatre workers!

Where is the E&N Rail train! Once the roadbed is repaired it can run between Victoria and Goldstream to improve commuting.

Ecosystems must be kept intact. Healthy forests and wetland consist of a diversity of vegetation and wildlife. Riparian areas and shorelines support our human needs as well as providing sustainable habitats. Langford has destroyed every wetland in its district, reducing the bird population drastically. That's only what we are aware of. The entire region around Langford has lost its natural drainage and reservoirs. Don't let this happen in Sooke.

Sooke can increase its support for EV chargers to be installed at homes and apartment blocks, working with BC Hydro. Public chargers should all be DC chargers. The public fleet should all be EV and Sooke

*Identifying information redacted

should be investing in a local transport system of small EV buses. We do not need more supermarkets outside the town core if we can provide reliable local service.

I didn't know that DOS prioritizes low impact development. What I am seeing is the opposite. I am seeing the development of heat islands and loss of natural drainage or water retention. Maybe DOS needs to let us see these green infrastructures.

With climate change upon us, our housing needs to be resilient. Residences of all types need heat pumps, solar panels, rainwater catchment, garden space, trees for shade and wind protection. A house is not just a place to sleep or sit at your computer. It's where you live, breathe, eat, relax, socialize. These "openpit" housing developments lack the resiliency to survive climate emergency. This kind of development is creating an us-and-them future in terms of survivability.

there are few parks within neighbourhoods. Postage size playgrounds for young children are necessary but do not meet the needs of the other residents who need a place to socialize or picnic or enjoy the comfort of nature. Where can the teenagers meet? When a developer is transforming a natural area to buildings, the council should not accept money in lieu of parks right where the need is greatest. More and diverse residential parks. that support wildlife and humans.

Stop allowing the whole-sale destruction of mountains and trees for housing developments. Make developers fit into the nature areas rather than destroying them.

Create a community wilderness park at Broomhill by purchasing the land currently owned by speculators.

Require builders to make houses solar ready, EV ready, keep natural assets on the land.

Biking and walking in sooke is dangerous. We must start taking bold and sometimes controversial action for our town.

Sooke's only economic development is a short-sighted approach to build as many houses for a bedroom community as possible. How about investing in making Sooke a charming and interesting place to visit with jobs here in town.

Build more densely in town and downzone areas of forest and farmland.

Economic development can heavily support our rich artist community. People who work from home as artists should be encouraged. We could have an arts centre that was inviting to visitors.

Bike paths. Bike shelters & lock ups.

We need more frequent bus service and (a) better bus route(s) that gets at more areas of Sooke. We also desperately need sidewalks on the main roads.

More trail connections through green spaces would be great.

Leave the rest of the wild green space alone, especially the precious little that's left in the Sooke core.

How about a street piano in the town core?

Single dwelling homes are what make Sooke so attractive. The Suburban Sprawl and townhouse/condos are good for generating more tax revenue but will destroy the character of town. The more we could stay like Mechosin, the better. I don't want Sooke to turn into Langford. Langford feels like a soulless hive to house ants in a colony

More sidewalks, if only on one side of the road for pedestrian traffic.

Dog poop on or near trails is a major problem. I would love to see Whiffin Spit require dogs to be on leash because I think a lot of the problem is owners not paying attention to their dogs.

I would like to see another road out of Sunriver. If it went through past Journey and had sidewalks, it would make it safer to walk to the town core and grocery stores.

I think planning with Climate Change should be a top priority. I think all new houses should be set up for harvesting rainwater and solar power. And I would love to see a program to encourage existing homeowners to add those systems to their home, maybe by discounted rain barrels and solar panels and installation.

Obviously, we want to be harvesting rainwater for use during the time of seasonal drought. All new builds should require that.

technology? clean manufacturing, education, conference places, "exploit" our natural places with thoughtful, managed outdoor activity - e.g. mountain biking, hiking, nature therapy,

planned walkways connecting commercial areas; improve bussing access

this is our cherished asset! connected bikling paths would be great. Sooke rd is too dangerous for biking

Vision Comments

I would like to see Broom Hill turned into an official park with walkways and bike lanes throughout the town, and a pedestrian/bike bridge over the Sooke River that connects with the Galloping Goose.

Affordable housing and resources for the homeless would be great too.

The City of Sooke recognizes our limits to growth (two-lane highway) and celebrates/reinforces our small-town character. More sustainable growth projections (20,000 by 2038?). Age-friendly community that attracts active zoomers more so than commuters (new focus on telecommuting). We have all the tools and plans in place for this, but must recognize that a 2.3 percent annual growth rate will destroy our character and add far too much traffic to an already overburdened system.

When developing the District should be connecting main green spaces with green corridors to provide an accessible network of trails as an alternative to walking on a roadside sidewalk. Similar to that between J. Philips Park and Church Road.

Waterfront should be public space. Architecture should be consistent. Housing should include more shelter rates and affordable rent rates. Downtown core should be re done with more mixed use buildings. Build up where we can. More integration with First Nations, Science and wildlife centre. Learning and education. Building from the water up Public space, science/wildlife, learning/education, businesses and housing, housing, then back to public space, science and wildlife, learning and education.

Mixed use housing and business including agribusiness with focus on protecting natural resources.
Produce local, buy local, service local !!

Sooke is a thriving eco-tourism and arts and culture destination. Its core is a walkable town with a mix of low rise (4 stories max) solar powered residences units and many local businesses. It is easy to get around without a car by active transportation and plentiful free bus service. Agriculture has priority here and Sooke is once again a regional bread basket. Protection of natural assets also has priority here-- it is our natural surrounding that makes Sooke--Sooke. Sooke is carbon neutral.

My ideal Sooke would be to keep the town relatively development and subdivision free. If people want development they should go to Langford. That is why I live in Sooke, because I dislike the hustle and bustle and constant gridlock that I find myself in when I go to Langford. Keep as many Single-family dwellings as possible instead of condos. Busses should be a little more frequent (every 30 min.) I love to hike, so lots of natural trails would be great! I love the small town feel of Sooke!

A safe community that is walkable and lit. Sewer systems for all. Let's address the necessities first. Each budget seems to look past the basics of making a community safe.

Believe the sooke village area needs more shopping. Offer developers easier building guidelines to speed process

Better transportation, better healthcare, better policing

If Sooke is to continue to grow it desperately needs another access road. Sooke needs a trained professional planner and has to stop approving ever development concept. If we are to be a tourist destination development has to be catered to pedestrian and bike travel.

I would like Sooke to retain it's small town feel, limiting development to single family homes with large yards, without further densification. I would like the district to purchase more water front or town core land to create versatile parks for families.

My vision is one where the district office is well staffed and functioning and not handcuffing progress and development

I'd love to see small businesses located on the waters edge in the basin so that people can come here and see that sooke is one of the most beautiful places on the planet. We need better sidewalks. Sooke did a great job with the roundabout by using art to show our culture here so let's keep doing that while capitalizing on our natural surroundings.

Climate change is something we can't ignore and I know this Council is working hard to address it problem. Keep going and please make sooke a leader"

"I live in Sunriver and would love to be able to walk to a grocery store or a corner shop. I just moved from Victoria and I love living in Sooke, I just miss walking as a form of transportation. The traffic in the two main shopping areas are very busy with most everyone driving there.

I am excited to see the visions of long term Sooke residents."

As far as climate change goes, let's focus on just consuming LESS. As individuals and as a community. As a community, let's encourage, incentivize, and support the production and sale of locally grown foods. Incentivize and support local food producing businesses. Support community gardens.

Create a walking/biking transportation network between residential areas and the town center. The main road/highway passing by school zones really slows thing down. Also, less stop lights is better."

A community close to the natural beauty we are blessed with. Distinct from the urban build up we are surrounded by.

I see a Sooke core with better flow of traffic during peak hours, more sidewalks and parking options. I see a Sooke that has a larger medical clinic with no waitlist for family practitioners and an ability to get into the walk-in clinic if needed. I see a Sooke where my children have safe spaces to hang out with friends, maybe at a bigger library or youth center. I see a Sooke with access to seniors programs or a senior center. I see a Sooke with a vibrant tourist life supporting local business.

No more development

Abundant bicycle and walking paths linking the entire community separated and away from stinky, noisy and dangerous vehicle traffic. RU3 zoned land fully utilized for community organic food growth because inexpensive and flexible housing options such as tiny homes, cottages, yurts etc have been allowed and now many farmers can intensively farm the land together without having to find other expensive places to live. Farmers markets on those farms.

The most important priority is to live up to the calls for reconciliation. A more beautiful city centre. Large investments in affordable housing. Increase public access to the waterline. Mark existing trails better.

A place where you enter and think wow! What a beautiful place. The tosn looks like it's following a theme like Qualicum, and not hodge podge like it seems now. Eg the Sooke Brewery looks so nice, but it's all alone. Clean up of old derelict buidings and organize garbage clean up days.

As indicated on the map, Sooke would create more communities as it expands with commercial opportunities that prioritizes small businesses and community living in a European or Australian model (ie neighbourhood hubs shops) all of which are connected via a network of trails and roadways that are safe for walking or biking. Increased urban parks and trails that highlight Sookes best asset, which is the natural world it sits in.

Housing for all - no homelessness

Avoid burning fossil fuel. Offer public transportation. Walkable core, disallow big box retailers, more public shore access, provide amenities for an active population,

My vision for Sooke is a vibrant ecological preserve that continues to expand protection and enhance the beauty of the natural environment it is endowed with.

I moved to Sooke because one can stay grounded living so close to nature, the rural community feeling and small town charm. I also loved the diversity of people here. I think there should be lower income properties that are solar, geo-thermal and or wind generated so we can plan for the future of more

*Identifying information redacted

green energy, and long term solutions. Setting up for mental health services to become a leader in a preventative approach for our citizens instead of reactive. We are all apart of this community.

A second driving route into Sooke must be developed. The current improvements to Sooke Rd are short sighted and woe-fully inadequate.

Public transportation options need to improve as well.

Development of more trails/park spaces would be lovely.

A second road route into Sooke must be developed. It is a necessity as Sooke grows, and pretending Sooke won't grow is naive and a disservice to those who live here.

Development of more parks/trails would also be lovely. Maintaining green spaces while Sooke grows must be a priority.

A wide variety of affordable housing options, which are designed to promote engagement in the community across generations, are located on a walkable network through the community, protecting natural beauty and the environment.

Sooke needs to attract more large scale commercial development to provide amenities to local residents. This would reduce the number of daily trips along Hwy 14 to access services and shops that are available in Langford and Victoria, but not Sooke. More commercial tax base would lessen the burden on homeowners, and provide much needed capital for infrastructure projects and other strategic priorities for the District.

Building the base to have more people work in Sooke is essential in the near term. Efforts should focus on non-residential development, keeping those that live in Sooke working in Sooke and off the highways on the daily commute.

Development should allow for low income housing near transportation and employment opportunities. Housing for seniors should be included in mixed use projects. Single family housing should include natural corridors for wildlife, as areas are getting overdeveloped.

I would love more public beach access areas, more multi use trails, parks and sidewalks.

If divergent visions are to be given serious consideration then this request is a fair one. If the purpose is to have a particular vision validated then it is misleading. Undoubtedly everyone wants a safe community that is easy to get around in, that offers a diversity of employment opportunities, affordable housing, satisfying jobs and a clean environment to recreate in. A mix of residential densities is also desirable, a high density form may not be. Support for food security is essential.

I would like to encourage the careful development of affordable housing around the core of the village where we have a lot of available land which is just sitting there.

We need to grow the community with care otherwise we will ruin its potential.

I believe that how we develop Sooke needs to reflect the remarkable people who live here and those who are coming.

Sooke should continue to grow but not become a highly densified community like Langford is becoming. We need to stay connected to the natural beauty around the town ... harbour, hills, trees, etc. People can live close to Victoria but not in the same urban environment. The town should encourage people to live healthy lifestyles with lots of outdoor activity.

More houses are small & affordable like mine. The #63 bus comes more often. Buses get me to Kemp Lake, my friend in Sunriver, and to the Galloping Goose. I can use the library and SEAPARC for teaching classes & workshops. I can keep my kayak at the campground and roll it to shore to paddle the river. Truck drivers see me on my bike or walking. Car drivers keep to safe speeds and are alert for me on foot. I learn more about gardening.

I would like Sooke (and the whole region) to participant in building a self sustaining food structure. Highway 14 should not be further enhanced to permit faster commuting times. It forms a natural buffer for Sooke and slows down the attitude of visitors and residents as they leave the intensity of Victoria and Western communities. If you don't want to experience a slower, more natural and less stressful pace of life then don't come to Sooke and don't expect Sooke to be an urban centre.

I would like to see Sooke become a more resilient and self sustaining community with emphasis on building a local economy with jobs in Sooke and a focus on food security. There is huge potential for there to be a strong agricultural base that supports local jobs and high quality food for the local population. There can be a stronger focus on green building and technologies.

Highway 14 still needs so many improvements. Myself and many other commute.

Sooke itself is so clogged with traffic at rush hour times. Maybe needs a bypass of some sort?

All new trails and in the works trails are phenomenal

The DoS is blessed with many natural settings whether its looking out at the Straight of Juan De Fuca or the Sooke Basin at the Rotary Pier. What is missing is a promenade...a place where we can all enjoy a stroll along a nicely built seawall with a walk way from Mariners Village to Whiffin Spit. Once we as a community commit to such amenities the investor dollars will follow with growth and further enhancement.

Lots of walkable areas with different types of businesses on the bottom of housing. There should be no single storey commercial. The highway going to port renfrew should be diverted around Sooke to allow for a quieter area to walk and raise families. Right now it feels dangerous to walk around Sooke

Increase shopping facilities, transport,. But retain Rural aspect

We need to bring more business oppurtunities to Sooke. Keep the people that live here employed here. We need a scool in Sunriver along with more services in our area.

I would like to get a family Doctor here.

I see Sooke with more trails for walking , a dog park. Better side walks , and proper cross walks . Bringing back all Sooke days , fixing the homeless situation in Sooke .

Continue to build density in the core area. Mariners need to be developed right with a mixture of housing, public square and waterfront commercial. Also need area for industry. Old mill site for education facility.

I would like to see the village of the Sooke township linked by pathways, sidewalks, easy walking to get around and shop, outdoor sitting benches, restaurants with outside patios, with Covid-19 I think it is a lesson to learn that we can incorporate outdoor living, especially in our climate, seeing people walk around walking home, parking and walking (like Chemainus), shopping, coffee visits with friends, visiting a local square to sit & chat encourages a friendly, welcoming atmosphere.

I would love to see Sooke as a sleepy town nestled into the hills waiting for adventure. It would be amazing if our little town had more ocean and views to enjoy.

Sidewalks need to be added to aid the aging community and young families in safely navigating town. Grant rd is a great example of a road that NEEDS sidewalks. More commercial space and community activities (ie movie night in the park) would create a better sense of community that would shop local.

Already answered this in a previous survey!

Sooke should be the most pedestrian friendly town in its town core and retain rural living on outskirts. Developers need to make more investments in the community: more sidewalks, more green spaces, more playgrounds, more sport courts. Parking must be planned and not continue to be chaotic as it has been for the last decade of development.

We need to introduce more commercial business to reduce the tax burden on residents. A large portion of Sooke has no services, yet pay the same rate of property tax. We should also require contractors/builders to foot the bill for additional infrastructure when they develop lands. More greenspace, parking for secondary suites — enforce parking bylaws

Farm to table restaurants. Locals. Community. Fundraisers for local community organizations.

Sooke has potential for a wonderful town on the sea wall. Featuring local fish, restaurants, fish n chops, waterfront yoga studio, more local business. I would love to see chain restaurants out of sooke. I would like to see more things for children and teens to hang out and activities for them

My ideal Sooke see it growing into a vibrant community. Walking and bike to work in sooke. I also see affordable places to shop with a mix of local and large businesses. I see an open waterfront with walking trails, shops and water access. I see single family homes with place to park 2 cars. Sidewalks with children who can walk or ride bikes to school.

There should be more networks for active transportation. This can also help with climate initiatives and foster a healthier community. There should also be areas for people to host events or be able to have a permit for a community area park located close to the towns core.

Many people walk, run and bike. I would like to see all roads user friendly for them. Wider shoulders so they don't have to worry about traffic. More well lit areas so they don't have to worry about their safety as well. I'd like to see more affordable housing as well and more resources/support for people who need it.

Support for mom and pop types of businesses rather than large chain franchises.

*Identifying information redacted

Access to the water, from the town core. Improved trail connections. Less driving and more walking.

I like the current direction we're headed. I'd like to see more focus on promoting new business start ups, encouraging more people to work in Sooke, rather than commuting.

Access to sidewalks/bike lanes to safely ride in neighbourhoods and downtown area

A treelined main road with West Coast designed buildings (rather than big box stores which are square and ugly in my view). A variety of local businesses to encourage both residents and tourists to shop locally. eg artisan bakery, fishmonger, local crafts etc

No matter where one lives in Sooke, there are numerous trees, and several green spaces or parks within walking distance. Trails and paths link adjacent neighbourhoods. A person could stroll or cycle along the harbour from Billings Spit to Whiffin Spit, stopping at restaurants, shops, pubs, and cafes, or to visit friends whose accommodations are above these commercial spaces. Likewise, it is possible to walk or cycle from Broom Hill to Sooke Potholes along DeMamie Creek.

we have a lot of ALR land in our service area and it would be prudent to use this land for badly needed road connectivity.

I think a large, HOT YOGA STUDIO that has healthy food choices such as smoothies, vegan, gluten-free, farm to table options would allow people to practice yoga throughout the seasons.....help with mental wellness, exercise and allow new people to connect and create social networks. It would help the Sooke economy as well, as currently, everyone must commute to Langford/Victoria to get a hot yoga experience.

I see Sooke as a tourist destination where people can rent a condo or hotel room in the core and walk along the ocean. Little shops to pick up unique gifts like Qualicum and eat at food trucks or small restaurants like Tofino.

Focusing on quality of life for current and future Sooke residents by providing more local shops, more markets, festivals, grocery stores, arts and culture, nature schools or after school programming, clubs, etc. The idea being that Sooke residents will have to venture to Langford, Victoria proper etc less and less. Feeding back into the community.

Also, and I cannot emphasize this enough, making newcomers (and there are many) feel welcome in the community and encouraging them to get involved.

I envision a great variety of housing choices; an environment that fosters economic creativity and opportunity; biking lanes and trails that encourage non-car travel; a central park gathering place like those in Colombian cities, where people can gather to meet and visit and engage in cultural events; a people who are gracious and patient in their interactions with one another

Houses and buildings (residential and commercial) that follow the Passive House Criteria as Climate Change is the most important problem we are faced with and absolutely need to address. Green spaces but mostly spaces to grow food as food security again is challenged by Climate Change , do everything to also increase economic development so our small town of Sooke is no longer a bedroom community.

Thoughtful planned development of our waterfronts is imperative to Sooke's future. Walkways, paths, trails, green spaces, parks. Cafes, restaurants, galleries. (Campbell Rivers , Nanaimo's Sidney's-and Victoria's walkways.

Sidewalks to walk to busses, schools, and to town safely as roads become busier.

Bus Transportation will be important, regular and direct Bus routes.

Park and ride lots. We definitely need more bike lanes, biking around Sooke is a challenge.

Encouraging green initiatives."

- expanded transit routes and times within Sooke
continued development and improvement of highways.
- better waterfront access and development
- more accessibility for wheelchair users.
- cross walk Grant - across Westcoast Rd for school.
- -Continued expansion of recreation centre pool.
SIDEWALKS OR minimally protected bus stop areas (shoulders)
road maintenance
an off leash dog park
- -community Gardens
life labs will need to expand
The new library with seating and story time"

Increase public access and use of our waterfront

That sounds great. Langford has a great model Sooke should follow.

Geographically we are destined to be the bedroom community of Victoria & Langford. However having said that, it does not mean we cannot share & celebrate our heritage. Sooke is one of the most beautiful communities, look up to the right and you'll see beautiful trees mountains, look down to left and in some spots you can see the ocean. We need to maintain those ocean views and access as much as possible. Cars are always going to be needed we need to get to town. Better access to local beaches

Stop the urban sprawl and discouraged more people from moving here...Sooke should not be the next Langford!

we need more beach access for locals, there is not adequate access in Saseenos or North Sooke so everyone tries to get to either Whiffin Spit or Gordon's Beach

Back up Sooke to housing plans of years ago. Even small lots, with garden space and greenery, are so much better than all this congested multi family blocks of concrete and pavement. Too much of the natural wildlife corridors, that made Sooke a gem, have been destroyed. Green infrastructure, would be such a good plan. Save what little we have left. We are NOT just a bedroom for Langford and Victoria.

I want Sooke to keep its small town, west coast feel. To me that means not over-developing the area, supporting small local businesses so they can stay local, keeping large infrastructure and large-scale

transit away etc. A big part for me would be to retain the excellent outdoor spaces we have (Whiffin Spit, Potholes, Ed Macgregor Park etc).

Less housing being built as developments are eroding the beautiful landscape of Sooke. Small businesses need help - should be a system for small start-up loans. A circular bus that is small and is hailed by putting hand up not bus stop.

"Walkable, green and sustainable infrastructure.

Now that people can work from whenever they want this community will grow and making sure we have a sustainable plan with support services especially for family youth and elder care is a vision I can get behind

Protected natural resources especially ocean view for all."

Single family dwellings, townhouse options and senior living. It would be good to have bike lane/pedestrian walkway from Wiffin Spit into the Sooke core. It would be beneficial to have bike access across the Sooke River for the local cyclists and the cyclists that come out to our area from Victoria. Most cyclists that come out from Victoria have difficulty find Sooke as there is no bike access.

We need safe walking corridors for children going to school. John Muir and Saseenos are particularly rough for children who do not take the bus.

Sooke needs more diverse housing and local jobs. Sadly it is a bedroom community for the Westshore and Victoria. Currently development seems without a better plan. Support for local businesses is VERY IMPORTANT

No high density housing, please. Sooke is not in an ideal location to become a major urban center. More hiking trails, walking trails please! More access to our beautiful beaches.

Well planned neighbourhoods with green space, and a focus on preservation of natural element. Adequate parking and less small lot subdivisions. Opportunities for recreation and using the waterfront. A great library and huge park for kids to play. More Sidney or Brentwood, maybe Tofino or Parksville, less Langford and Victoria. Many have moved from Langford and Victoria to escape them and don't want them recreated.

I see a vibrant, growing community with a variety of housing, employment and recreational activities connecting well lit and maintained cycle and walking trails connecting residential areas Saseanos Otterpoint. with the downtown core

I think there should be more choices for individuals to provide alternate housing on their properties ie small homes, recreational vehicles, etc. I would to see the heart of downtown Sooke incorporate the beautiful waterfront we have. I think it would be good to have a dedicated dog park

The ideal "Future Sooke" recognizes and highlights our natural assets. Our community is inclusive and welcoming; this is reflected in our urban spaces.

It is important to protect the natural areas that surround and make up Sooke. It is even more important to manage the infrastructure on streets to direct traffic so it is not so congested and to allow for pedestrians to walk safely there are multiple places where it is extremely hazardous to be a pedestrian.

*Identifying information redacted

There are many little cuts Pathways between the houses that are safer but they are not clearly outlined or visible. There are some lovely spots on the waterfront boardwalks extending

We need safer routes for cyclists and good road shoulders to encourage bicycle use. Better public transit is needed to reduce reliance on cars. Better car charging options for electric cars. Downtown should be more pleasantly walkable. Public access to the water should be improved.

Urban areas, keep community small and rural

Building a better "core" for sooke that is connected and feels like a town. Connecting places with sidewalks/bike trails. Opening up areas to retail space and more housing options. Make a town square or space to come together.

Sooke should stay as a small friendly , polite town with all the nature ,as it is. Metchosin has been kept natural most of the part and not allowing building houses etc get out hand.

"we need to save broom hill forest, the only sizable intact forest with the municipal limits - a little parkette here and there is not why families moved out here! what's the point then if street after street is brand new monster homes with three cars in the driveway and an RV parked on the street

we also need more walkable corridors for families with strollers, the elderly, those with special needs etc - more sidewalks

more co-op housing

more express buses to victoria"

My vision includes housing that is suitable for those people with more modest incomes. The options for a more effective and attractive public transportation network within Sooke and our connection to the West Shore and Victoria must be thoroughly studied. The lot A location provides the opportunity for creating a beautiful village centre.

Vibrant town centre with ocean boardwalk, lined with cafes, art studios, artisans, local craftwork, bakeries.

Don't make Sooke another Langford (ugly housing complexes stomped out of the ground, not grown). Integrate new houses into nature more, build green, zero energy houses, invest in renewable energy. Leave out the big shopping centers, rather attract environmental friendly businesses and start-ups.

By=law that encourage better property maintenance by property owners eg grass cutting, trimming prpoerty line where it meets roadways or sidewalks ,removal of derelict cars boats e tc.

Better infrastructure. Bridge is aging and narrow.. and theres only one. Elementary schools are an embarrasment. Lack of sewers lack of sidewalks improper traffic control etc.Infrastructure is huge but so is traffic and urban planning.

ideally the transportation could be improved to get around the town as right now the bus systems are pretty irregular and not super convenient - more outdoor patios for during the summer would be great as well! parking lots at most of the parks fill up very easily especially during peak tourist season in the summer so if there were more access to those places with public transit that would help that a lot

*Identifying information redacted

Sooke has a wide range of job opportunities. A post secondary school that keeps Sooke kids in Sooke and out of town kids coming to Sooke and wanting to live and work here when graduated. Housing options provide for families starting out, upgrading within Sooke, retiring in highly sought after areas, and repeating. More opportunities for family gathering places to produce food as a community, play at ball fields, get access to lakes for swimming.

Address homelessness and theft so residents feel safe.

These OCP choices are already three choices from a company that doesn't live here or know the local needs. Creating OCP's are just a business project for these people.

Affordable housing for young families and services to support those more vulnerable. Building healthy young citizens will result in a healthy community for the future. A place to play indoors - eg. pickleball courts for the older folk to play

Places And spaces outdoors to walk, play, socialize. We have all the big box stores 1/2 hour away. Would like to see Sooke as more community minded With just enough economic development to keep Sooke financially secure. Keep our natural beauty,"

Affordable housing, not houses that cost half a million \$ without room for a garden. How can we have food security without gardens? Convenient bus transit with more local routes running more frequently than the #63. A kayak/canoe ramp at Belvista Place and another at Kaltasin Road. Support for arts workers. Support for farming.

Yes density of housing but with more green space Maybe properly sound proofed apartment complexes with surrounding green space At the moment many houses have secondary suites that leak sound like sieves. For many people living in close proximity to others is not the problem but having the noisy details of their lives forced on you is. Green spaces are needed for children to get out and play together

Trail infrastructure that allows for more hiking, biking and walking.

"My ideal Sooke would be to be able to afford to raise my kids here and keep them within the community during their growing years. Right now we travel into Langford for the majority of our shopping needs as well as extra curricular activities (gymnastics for example)

Our biggest problem is the lack of affordable housing. Single parents can't afford to raise their kids here. Single, retired folks struggle to keep a roof over their head and food on their table."

I envision Sooke with a wider variety of amenities such as coffee shops, child play centers, and well marked nature trails where people can connect and relax, learn and educate, and enjoy the beautiful view.

More housing for young families just starting out; safe walking and bike riding along Highway 14 and major roads like Whiffen Spit, extend boardwalk or pathways along the waterfront, create tourist areas to take advantage of oceanfront, e.g, boutiques, restaurants etc. along waterfront pathways, consider climate change and adaptation in all infrastructure planning

Central core of amenities & containment of urban sprawl to retain rural nature of outer rural areas. Access via public transport links to core as well as Langford /Victoria

*Identifying information redacted

Sooke is a beautiful and friendly community, but the wrong development could transform the waterfront and much of the town into a soulless Langford. More single family homes and less condo monsters.

Housing prices make it difficult for young families to buy. One road through the downtown core make travel difficult. Some development will increase viability for business but there is a dividing line between big development and needed replacement facilities.

all great stuff, but seriously missing a health and social planning component

Sooke is already growing but feels as though it is lacking in infrastructure and essential services to sustain a growing population.

Comments

In the section on climate, the OCP background document made it clear that we face serious climate challenges in coming years. It is vital that this awareness is used in every facet of planning to promote increased resiliency and mitigation.

I'm excited to see a new OCP that will define our community growth in a clearer fashion than the past version. I do want to stress that trying to solve all housing issues by approving any and all requests for suites and infill housing only causes future issues for the community. I await the new OCP to see how this will be addressed. Presently my future would include moving from Sooke if the seemingly random planning and development continues.

So far I am not impressed with what I have seen. I'm very concerned that the OCP will be just more talk about respecting nature, living sustainably, and having a livable city (enticing promises) -- without any thinking outside the box to get there. Business as usual won't get us there.

Sooke needs to be willing to ease up on the ""business as usual"" way of growing and ramp up our efforts to prepare for the climate disruption that lies ahead. The OCP should reflect our intention to address the challenges of climate change by adhering to those practices that can make our lives and future more sustainable and resilient. Too many people are not taking climate change seriously. We can do better and we must because our children and grandchildren will be at risk."

The OCP won't matter if developers continue to be allowed to ruin watersheds by building big houses we don't need. Supporting economic development means production not just retail sales. Slow down the vehicles and make drivers be considerate of people on foot & bikes. Clean air, clean water, locally grown food, education for youth & adults, green sustainable housing. Hospital! Salmon enhancement programs. Local radio station. C'mon it's not rocket science.

Sooke can join many other BC communities who have made Climate Change their main focus of their OCP's. Cowichan, Nanaimo district, Cumberland, to name a few. It can become a showcase for the production of Solar power housing and rainwater collection. We must support local food production and development to reduce our vulnerability to changes in Climate and the distribution patterns of food imports during external events (Pandemics, forest fires, Tsunamis, droughts and floods)

I don't understand the need for a survey. Leadership doesn't need surveys as I believe everyone at the District of Sooke staff and councillors must know by now the major issues we have in bringing the OCP

up to date. Too much growth too quickly and the Climate Change emergency that we still seem to ignore.

the pull out section in the news paper doesn't work! Can't drag and drop comments. It is paper, not a computer!

Greenscape is a term that can be applied to all types of zoning and development. If the term is applied at the time of rezoning and OCP amendment, greenscape development can be achieved. If the development process, start to finish, does not ask for or look ahead to a finished product, we will have a very poor future Sooke to live and play in. The density construction on Winfield is the kind of example I am talking about. It will be a second class neighborhood from now on.

easier access for disabled to get to main hub

I entered comments on the Map tab. Not sure if they were accepted or deleted. I found this web site to be strange and could have been written in a more user friendly form. Guess this is my tax dollars at work

Thank you for working to shape the future of our town!

Print Survey

What is your vision?

First off you have to address the traffic. It's all well and fine to improve the existing trails, housing, businesses etc. but the traffic is horrendous and only getting worse. You will need a secondary route or 4 lane all the way out. The existing road cannot support the increase in traffic. By mid-afternoon traffic is backed up from the downtown core to Saseenos.

An ideal Sooke would connect residents to surrounding communities with a multi-modal network that includes cycling infrastructure on a more direct route than the Goose. Park and Ride facilities for cyclists & bus riders that accommodate the growing volume of commuters. A better mix of small business mixed in with anchor chain stores (instead of having all chainstores lumped together.) Businesses spread out through the community instead of one central hub. More ways to travel to shops and parks than walking along Sooke Rd. A better traffic plan than bumper to bumper through the core where you are trying to make a "delightful public realm." I agree [REDACTED] * that the lot sizes of housing developments are too small and Sooke is selling out to developers interests not the community.

A sewer system that protects the harbour & basin (It's original purpose). A set of bylaws dealing with the use of LED lights that intrude on neighbours or neighbourhoods. Streets & roads that adequately allow traffic flows around all of Sooke that minimize having to use Highway #14. Lot sizes that allow off road parking regardless whether they be single dwellings, condos, townhouses, residential areas look like used car lots. Better planning & bylaws that adequately control the planting of trees, shrubs. Consider impact to neighbours & views.

Sooke should maintain its rural character avoiding any high-density development. HHD causes less affordability for housing and increased crime while lowering lifestyle quality. There should also be no buildings higher than 9m close to the waterfront. Instead focus should be on increasing lifestyle quality

*Identifying information redacted

by protecting natural systems, availability of trails and parks, appealing architectural designs, providing space, traffic diversification (more roads to Victoria.)

My ideal Sooke would have easy access to the waterfront, to the shopping areas as well as the various residential areas. Traffic is too congested through the middle of town. The town centre looks shabby with the unkept vacant lots.

Sooke is fine "just the way it is" Thanks!!

We need more stores like Canadian Tire, Restaurants, cafes, small mom & pop places, fruit and vegetable store like Red Barn etc. Perhaps a Thrifty's. We need better bus service - ideally smaller busses running throughout the community on routes that run every 1/2 hour along with bus shelters and waste containers. Also more waste bins and benches (could be paid for dedicated memorial.) More flashing cross street areas (push button.) Some areas need better visibility (on Church Rd. etc.) Brush cleared (perhaps road realignment) Need public area on waterfront near town. Perhaps have food trucks. Make Sooke desirable.

We moved here 3 years ago because we love the community. People are great. Town center has most things we need and is close by. Seaparc offers activities we are interested in. Would like to see more sidewalks for safe walking and off leash dog park.

Housing for seniors in Sooke town. Affordable housing for low income. Housing for homeless. Support of mental illness, health and wellness. Drs, nurses, homecare, dieticians, alternative health centre. green spaces. support small business year round, farmers markets and produce (healthy) available for low income. (not pretty produce those with incomes lower than most)

A regular bus/trolley service at convenient times. Public-central toilets. A pretty town core with a space for a market. More shops-shoes, clothing, deli/cheese & sandwich shop (independent). Dog park with fenced area.

Picnic area-rest spot overlooking harbour-Hwy#14 at Mariners Village. When is that area going to be/or near???developed???. Small homes (1200 sq ft) for seniors & new homebuyers. Free buses, seniors. All beaches, rivers, forest trails - walking. No biking. Senior center!!!??? UVic-car - early & late bus routes-more direct. Coffee shops, restaurants, another grocery store with fresh veggies. Mini golf & attractions for young families.

Keep most of Sooke rural. Protect existing farmland.

Improve traffic flow - esp. Church Rd. - with development of the new library and proposed development at Church Rd. and Wadams way a significant increase in traffic along this corridor will create problems. Protected green spaces.

With bypass so that passers through can without filling up the Sooke Road. Stop building houses until suitable roads are built to absorb the other traffic from there.

Easily walkable and bikeable - sidewalks, bike lanes and walking riding trails. Local owned, sustainably minded (eco-conscious) businesses. Centered around the waterfront, surrounded by tall trees.

I would love to see downtown Sooke move to the waterside property that is for sale beside the Royal Bank/Sooke Fax. Just think of the dining, shopping overlooking the waterfront. We are losing access to our view. I am old & cannot use the boardwalk.

We need another way to get into Sooke. Another road is absolutely essential. Sooke Hwy is dangerous to drive...too many cars, the lines on the road are not bright enough. Sidewalks are seriously lacking. More green spaces and less traffic going through Sooke is ideal. Stop allowing burning both outside and fireplaces, people with allergies to smoke it severely affects them....like me!!

A community where we embrace the natural environment and model best practices for environmental protection

I envision a prominent seaside community that will attract visitors to enjoy restaurants, cafes, waterfront restaurants with lots of outside seating areas so that our unique inner harbour can be used to its fullest potential. Encourage condo development with ground floor commercial space in downtown area. We want outer area people to say "let's go to Sooke for dinner or a lovely walk, or to check out the local shops." Also - forget the boat launch by the Prestige as the parking space (bottom of Maple.) Find a NEW LOCATION for a large boat launch and boat parking AND big enough space for a lot of parking for the boat trailers.

An entrance to Sooke from the highway that showcases the beautiful ocean view. Bicycle lanes that aren't next to cars. Businesses that face a central greenspace. Protect our trees. Slow down development. Our roads can't handle it. More water retention areas. More trails, sidewalks, parks & playground equipment. Have solar ready homes. Discontinue natural gas hook-ups. Always keep our beautiful Sooke in mind. It encourages tourism, and keeps us healthy.

An inclusive community where people care about each other's well-being. An affordable community where rents or home ownership are attainable to all households. Sooke - a place to work and play. A compassionate community that does not marginalize the homeless, disabled, or mentally ill. A growing community which can handle increased traffic flow.

Never, ever, become a Langford! Keep the Langford Barbie and Ken dolls in Langford!

access to the ocean basin for the public. Consider the walkway along the ocean in downtown Sidney. This is a missed tourist opportunity in Sooke. Wiffin Spit is so popular that it is resulting in parking problems for residents. We need more opportunities for this demand by tourists and local to walk along the shore.

Single Family Dwelling. Limited by existing roads. City parks, ocean walks. Retired. I shop Sooke first

Conserve the landscape. I would rather explore the forest without it being a CRD park but if we must go in that direction it is better to have more parks than concrete. Invest in our schools and help kids already growing up in this community to feel connected to Sooke and feel like they can achieve great things right here in our own town. It used to have a cultural significance to be from Sooke; and I believe that would create a want to spend time in Sooke which could lead to a demand for more workers in Sooke.

Keeping our geography intact. Not blowing up and stripping our hillsides as Langford has done. Keeping or mandatory tree planting in and around developments. No more traffic lights. Keeping and

*Identifying information redacted

supporting our small mom and pop businesses and limiting size and number of large corporate businesses. Also keep them from dominating our town.

1. Sooke has self-sustaining grocery stores, gas stations, drug stores and a hardware store. It could use a real clothing store ie: Marks or equivalent. Should a disaster cut Sooke off from Langford, this kind of store would be essential for evacuees here. 2. Although Covid-19 has not impacted Sooke too bad, does Sooke have a venue to deal with masses of affected residents without a hospital close? If the Sooke River bridge collapses, we're stranded. 3. I think Sooke is a great place to live. It is well led and administered. With 1 or more new stores that currently are not in Sooke, our community would be more self-sufficient and it may lessen the traffic on HWY 14. 4. Sunriver Estates is a large residential area. It, and everything up Phillips Rd. is dependent on that road and the ancient bridge by the campground. There need to be an alternate route to join Sunriver to the town centre. If these bridges fail or become condemned, how will residents on the north side get in or out? That goes for emergency vehicles too.

My ideal Sooke recognizes the value of our natural environment - our waterways, our trees and our wildlife. Indeed most people would pay lip service to this sentiment. Sadly however, when it comes to development in Sooke, the sentiment goes out the window. Let this little creek fill up with sediment - no matter that it is salmon bearing. Cut down a few trees - no matter that they are over 100 years old. Increase traffic on a road that is a wildlife corridor - no matter how many deer are killed. Our natural environment in Sooke is unique, vital and in danger: we must protect it.

Lots of low income housing. Being able to use biking as my main form of transportation. More parks & trails accessible to everyone (i.e., wheelchairs, walkers, bikers). More paramedical services (i.e. speech & language therapists, occupational & physio therapists). 24hr emergency medical center.

Hwy 14/Murray Rd Intersection - I would like to see the traffic lights at the intersection of Hwy 14 and Murray Rd moved to where there's a turn from Hwy 14 into the McDonalds/Village Foods area as I think this would make for a better traffic flow then build a roundabout where the existing traffic lights are at Hwy 14 and Murray Rd.

In my ideal Sooke: We are a SLOWLY growing community with a stable & diverse population and a low carbon footprint and strong community connections. & robust volunteer organizations. We have sufficient social infrastructure (schools, doctors, daycares, etc.) to support families & seniors.

A tidy little town with buried wires, a boardwalk continued as far as possible, a recreational area for pickle ball, soccer, etc., increased walking areas and/or green spaces in new developments and local bylaws must be enforced such as vehicles parked on busy roads, trailers parked in yards, old vehicles removed from residential areas. Development which is attractive to the community (Example: Not the development off Maple Street)

Lots of nature. Housing projects designed with lots of green spaces, trails, community gardens instead of trying to squeeze the most \$\$ out them (let those developers go to Langford). Good, safe bike & walking paths around town. A strong downtown core comprised of local businesses. A cap on franchises that end up taking money (their profits) out of the community. A cap on absent (out of the area) landlords who don't care about the community. Arts & music venues. Meeting spaces available for free for the many volunteer groups that make this town happen. Festivals, craft fairs.

A sleepy little rural town with lots of farms & gardens, and untouched forest spaces was the Sooke I moved to 20 years ago. The little strip malls were named for the stands of trees at their centers. More people living here requires some pretty creative ideas on infrastructure to keep all ecosystems healthy around us. If we could all get around more efficiently without using so many individual cars, the town would feel less congested. A green-minded sustainable community, thoughtfully providing rewarding lifestyles to its members without destroying the natural systems that support it, is to me, an ideal Sooke!

Better transportation, bus service, road improvements from Sooke to Langford. Limit new housing - now too many new houses & cars - same road system. leading to extreme commute congestion

Balance of green space and businesses to support community. More character - less franchises. Focus on transportation to accommodate all new housing, and food & retail so locals can stay local for as much as possible. Outdoor spaces are great too - especially with COVID giving a wake up call to better choices in how we work, live & socialize.

I live a Rever's Edge near SunRiver. I would like a walking/biking trail in to the town core to reduce vehicle traffic. Regular bus stop near Shambrook and Phillips Rd. I visit Sooke Potholes, Sooke River, Whiffin Spit, MacGregor Park, French Beach, Muir Creek. Closer parking to Sheringham Lighthouse needed!!! A bigger grocery store with better meat and seafood options.

I notice in your OCP there is no Senior's Centre planned. We need places for people to have jobs in Sooke. My ideal Sooke would have facilities for all ages. It is wonderful that we have a skateboard park which I see is well-used. I think maybe a bike park would be fun too. There are still swaths of forests (one on Whiffin Spit Rd.) and a fine grove of huge cedars on the Stickleback trail. This must have been what it was like in the 50s I guess. I was unhappy to see that all the forest was stripped on the Stickleback trail to make way for the sewer. It is devastating to the rabbits & birds etc. I hope there is something left of the natural area on Wadams Way. Don't we have motto "Where the sea meets forest?"

A quiet attractive stress-free town where walking is encouraged, traffic flow are minimal, homelessness does not exist and arts and culture flourish within an expanded public parks system. An ideal Sooke would be where neighbours take time to interact with each other and support each other physically and mentally. A community with an abundance of "green" employment opportunities.

Smaller, quieter and greener! Less housing development, especially those chicken coops, where people live on top of one another. More green spaces like nature areas. Fewer trucks in the city centre, more measures to reduce air and noise pollution from transport.

Housing: variety from low-income, attached, semi-detached, and single family detached. Transportation: good walking ability, bike paths/lanes, vehicles, transit, rapid transit. Natural spaces: forested areas, wild spaces, hiking areas, open fields, beaches. Work: local shop, ride a bike there. Shops and Services: groceries, pharmacy, clothing stores, entertainment (movies/arcade), rec. centre, chocolatier, restaurants, pubs.

1. A place that is business friendly that encourages more work and shopping opportunities for residents. Rather than migrating to the Westshore/Victoria. Keep a local divergent economy within Sooke. Make it a more attractive for developers to come to Sooke and build more commercial/housing buildings. 2.

Permits need to be more fluid and faster. 3. There are large lots that can be subdivided or build more carriage/small homes to meet the growing population demand. Make it more affordable for property owners to subdivide their lots.

A walkable harbour with parks, spots for food trucks, walkways all around the harbour like the seawall in Esquimalt or Sidney with restaurants. Make Sooke a place to visit. It could begin at the empty lot by Mariner's Village and end at Whiffin Spit and Billings Spit

Affordable housing for working families like ours. 55+ at Riversedge. Sooke's stores (not all) are dingy and dull. Maybe talk to landlords to spruce them up or have a paint-a-thon. The exteriors I mean. Also get a noise bylaw or something to address the noise levels of trucks and motorcycles.

Develop 1) Infrastructure for Sooke residents and tourists, build waterfront walkways e.g. Goodmere to Murray Rd, connected to parks wherever possible, green spaces with benches, allow cafes and restaurants close to waterfront walkways (see Sidney, Nanaimo), this will create local obs and increases tourism (might be a longer term project). 2) widen and secure bike and walkways to town centre, e.g. on Grant Rd., Westcoast and Sooke Rd. 3) more health services and doctors, dentists, specialists 4) support small and medium sized shops and businesses (you might have to advertise) this could also create local jobs like painters, roofers, house renovations, car and bike repair, garden maintenance, beauty salons, seaweed processing, pet groomers hair and nail care, security companies, lawyers, tax accountants 5) more culture tourism and events, music and art, start local theater performances 6) better traffic guidance, for instance: junction Grant Rd/Ella Rd/Westcoast Rd is an awkward crossing there is mostly high speed traffic, many drivers speed up after school centre and vice versa. Avoid: 1) no reduced lots for buildings (1-2 family) houses, minimum lot size 350 sqm and max. 50% lot coverage, no Langford and Colwood density like in the past few years 2) no more vaping and marijuana shops (paper covered windows are looking awful, see Evergreen Centre) 3) do not cut tree-covered land, keep it for park spaces between developments, use or buy rather older and already cut lots, e.g. beside Goodmere Rd to basin 4) no unauthorized waste disposal, you might build some rest areas with garbage boxes also for transit traffic and warning labels: No littering, minimum fine is \$2000

No dense housing developments on small lots!! more green spaces. safe bike lanes into the towns core specially on West Coast Rd and Grant Rd. Develop the waterfront property on Goodmere Rd with a park, trails, benches and a restaurant/cafe with an outdoor patio.

Continual access to the waterfront. provide an alternate route around to & from Sooke! Eliminate car idling by way of no more drive thru facilities. Curtail the over building of housing and altering the natural terrain, by overblasting of Broomhill, Sunriver & throughout the region. Provide sustainable services for homelessness & crackdown on loitering & criminal activity. There is so much litter & garbage dumped thru the region, empty lots in the town core which needs to be cleaned up.

To be a more charming, attractive place. Better landscaping. Small shops selling local art, farm produce, vegetable, fruit, meat & deli. the smell of coffee roasting and blazing in the air, an attractive place to come and stay!

1. A better downtown core than a traffic circle. The downtown isn't terribly inviting, is congested and undefined. Perhaps it should start trending towards the municipal hall and park. 2. Places to socialize like sit-down restaurants and indoor gym facilities for pickleball (Leisure Centre hasn't a proper gym??)

Would like to suggest a little more of the local "small businesses" on the main road, highway 14. Less "BOX" looking malls. Less of the fast food chains on that main road. A cultural centre would be nice to have a long with the new library, or have a small "concert hall" in the library?

A place where people can enjoy urban life with surroundings of natural beauty; a place to have more access to shopping without having to go to Langford most times; a place where cultural activities can be enjoyed. The golf course is a keeper as an alternative for people who like to be active but are prevented from doing extreme exercises such as hiking.

How I see Sooke as a community is this: - Paint the Sooke River Bridge - first impressions are lasting impressions. - Create trail systems for both pedestrians and cyclists around town - from Saseenos to the end of Grant Rd. - More municipal parking in town core. - Local transit for the physically impaired and seniors! - Youth Centre - Seniors Centre - Build a big, better park for town events closer than Ed Macgregor Park with much more parking! - Start All Sooke Days again, like the old days. Thank you. :)

Keep it as a small town - Nothing taller than 3 stories and keep it on the upside of Sooke Rd. to protect the views and natural coast line. Do not use farm land for housing. That is a black eye for Sooke! Use gravel areas like Royal Bay has. Lower speed limit to 40K from Sooke Elementary to hotel and sidewalk both sides.

I would like to have more support for local business - an indoor farmer's market in the winter! I already can walk to downtown, but I would love to see more local shops, restaurants and services. An outdoors sports store and bike shop are needed. I am a theatre practitioner - I would love to have more arts & culture. I also think a huge attraction for people is outdoor adventure sports - like mountain biking, kayaking, surfing. I would like to see more support for these activities in our community

More available spaces for small businesses. A senior center like the Juan de Fuca Center. River access with picnic and swimming possibilities.

Driving into Sooke and seeing the wonderful ocean views from the main road. Touring subdivisions that have trees, yards for children to play, space between houses for gardens and privacy. Ranchers with suites above the garages so all ages and abilities can stay in the community. Enlarged town core retail space. Health care center that is open 24/7 and support for all our health care workers. A sitting area within the core where you can get your lunch and eat outside. A four lane highway that promotes the law of, if you have more than three vehicles behind you, you must pull over. A youth/senior center.

My ideal Sooke would have more trees, real grass, flowers, etc. I think that we should also have a control over the plants and animals but not hurt them in any way.

A Sooke that works hard at keeping the land an ecological biodiversity while addressing housing and infrastructure. A Sooke that cares about its people, plants and wildlife as a circle each connected with the other.

I chose Sooke over 6 years ago because of its more rural feel. I loved the green spaces. The places I walk don't need a walking path. The traffic is manageable. The walking path on Grant is good because it connected a lot of streets further up the hills. You need walking poles in the hills, at least I do. My biggest fear for this community is the explosion of building and the loss of the green spaces. I live at 7062 Maple Par Terrace. You can just see what has happened in Sun River, the explosion there and above us on Brailsford Place, since I moved here in March. The dynamiting has been fairly consistent, although none for the last two weeks. I look up on my walk and the thing they are likely to do is to go three houses up and maybe four house will have a great view, could the top of the mountains remain for the animals, the bear and the deer that are plentiful here? Rather than have four homes have an excellent view. Keep more green spaces. I was extremely lucky to find this place when my condo was sold and had to move in a pandemic. I am also lucky that I don't look my age, I think I might not have been accepted for this suite at the age of 80. If I have to move again I may not be as lucky and have to move out of Sooke because very little housing for seniors. It is not a problem for me now, but if I should lose my driver's license and have to take the bus to shop, it would be very difficult to climb up to Maple Park Terrace with groceries. I would be happy to use the Taxi service for appointments and even shopping. I have observed in the last few years and gentleman waiting for his taxi after shopping, there when I go in and still there when I go out. He has a cart and a place to sit, not all seniors do. I don't think it would be feasible to have the bus run up to Maple Park Terrace on Winfield and back down on Firwood. I don't think there are not enough elders without cars on these streets. It would be nice if there was a van you could book for appointments and shopping. for a fee of course. The other part of this problem is for the Senior's that have to take a cab, they can't wait in Tim Hortons or A&W and be picked up there. Standing or waiting for a bus, would be hard to coordinate with appointments. Love this town, but the growth seems out of control. When I was on Kaltasin, it could be hard to get on Sooke Road after 2 pm, even dangerous after you wait a long time and risk breaking into Traffic., I am very happy to get out of that situation, and have more options and even a traffic Light! Please consider the animals habitat, they were here first! Glennis Kunz

A balance between development (growth) and protecting the natural resources (what we are "famous" for). It makes no sense to destroy the very beauty we moved here to be part of!

Trees, with easy flowing traffic. Pedestrian forward. Parking in 'Downtown'. Where is 'Downtown' expansion possible

My ideal Sooke would be: the town we moved to (I moved to - my husband, his parents and grandparents are from here / 25 years ago - but developed in a way like Tofino - Limited development done tastefully - no fast food restaurants. Please - if people wanted to move to an overcrowded urban area - they would not move to Sooke. Please - put some kind of plan in place and take care of INFRASTRUCTURE and SEWER before you keep approving the crazy amount of development. You are ruining the town of Sooke.

Lots of walkers and cyclers here: let's make safe & easy access with sidewalks and some restricted vehicle zones. How about more architectural control on downtown, and limiting or camouflaging franchise or restaurant logos?

Wow, look at Ladysmith's vision for its new Waterfront area (Times Colonist Nov 4, 2020). Chemainus park in its village.

A vibrant, attractive town core that provides a unique shopping experience. Easy access to trails and parks for the centre of Sooke. Well-planned neighborhoods that are not about cramming multiple houses into small areas. We need to stop blasting away hillsides & building cookie-cutter housing. Parts of Sooke are beginning to look like Langford. I am not against development but I think it needs to be controlled.

More affordable houses to rent (price & quantity). Some adult only swim times at Seaparc (no kids or teens - quiet time). A walkway from Waddams Way connecting new library to Western Foods Mall. Many more streetlights along the whole length of Sooke Rd to Langford. A 2nd thrift store (now that Vinnies is gone). Reducing stuff into landfills. Restaurants that offer more vegetarian or vegan choices on menus.

To have Sooke built and planned with a small village approach. Distancing it from the "Langford"/Colwood crawl approach. Stay away from high density development. Have more cultural events/programs. Am vegetarian (think restaurants, take out options & food stores selling vegetarian & vegan choices)

1. Dedicated Senior Center with expanded opportunities for meet ups, coffee bar, activities and clubs. 2. More variety of restaurants, coffee bars. *3. Sidewalks on bus routes including the school bus routes!

1. Fix the roads i.e. drainage at Chruch and Wadams Way. 2. Retain forests - listen to bordering landowners. 3. Retain FARMLAND - don't remove from ALR i.e. Wadams and Church Rd. 4. Don't put in 'dog parks' in existing parks. Desecration of John Phillips Park a slight to his memory. The small and noise would be intolerable to the surrounding properties and municipal hall

Develop "Next to be subdivided area" between Stickleback restaurant and Gillespie Road. Larger lots to keep teachers and other professionals living in sooke. Bypass route - Gillespie to Saseenos so we can't be cut off.

*alternate highway into Sooke...bypassing the stretch between Stickleback restaurant and the 17 Mile Pub so we don't get cut off when the road is closed. *subdivisions with larger lots!!

Do what it takes to address Climate Action Emergency and get Green House Gas emissions to zero: sustainable ecovillage model with regenerative organic local agriculture and food security, green infrastructure and transportation methods; SAFE biking, walking wheelchair lanes and paths throughout community; rainwater harvesting and management for residents/businesses/schools; wind and solar power farms; wildlife corridors, neighbourhood green spaces and community gardens for food; roof-sheltered outdoor gathering spaces for year round activities for pandemics and non-pandemics; community owned forests. Comprehensive Development Bylaw to support Ecovillage model

If you want to contact me, my name is [REDACTED] * Ideal Sooke needs more public spaces, outdoor spaces to meet. It is very difficult to meet and socialize in town. We need more restaurant options, a pub by the water. It is a sad to think we don't have any restaurants with a view of the harbour. The harbour and the spit are Sooke's landmark and we should be able to enjoy that scenery. The big open field at Goodmere Road should be developed to allow access to public, a nice park there would be ideal, maybe a Cafe, small restaurant. We need more restaurants in Sooke and NOT fast food this time (Route 14) has good food, nice atmosphere, we more of those in Sooke to be able to welcome visitors.

*Identifying information redacted

1. no big box stores, local businesses 2. comprehensive health care in town, doctors, nurse practitioners, 24/7 (physical & mental) 3. no structure exceeds 3 stories 4. walkability/bikeability a) more trails b) more sidewalks with ramps

Sooke is a diverse caring, thriving & sustainable community with opportunities for local employment, local economies, agriculture as we prepare for & build towards resilience for global climate change impacts by 2030. All decisions, policies, bylaws related to growth, transportation, building, agriculture, developments are filtered through a climate change lens that reduces carbon emissions.

A Sooke that stops increasing housing and begins to develop a projected of self-nourishing in common, by constructing areas of commons fields to grow vegetables, fruits and cereals in order to give our community a future self dependence for food

better housing for families. not just for profit expensive cheap boxes with no yards for the children to play. children need a yard of their own to play in. a community playground is not the same thing! although its good too. they need both!

I believe more ecofriendly relations with welcoming native leaders to speak at community centres so we are aware of these desires for Sooke society moving into the future. Publicize more community red-table talks upon nature areas/planting protecting future food sources. Expand on dance clubs, elders & youth. Make more outdoor education options to help kids adventure more. Ex partner with WAC students, ex free bicycle system.

My ideal Sooke would be a walkable town with many small local businesses and many points of access to the ocean. Seaside walks and multiuse parks flanked with local cafes etc. Sooke has the potential to be a real destination, but we need to take advantage of our oceanfront - the Spit is not enough - although people will drive from Victoria to walk it. Tofino or Qualicum would be good models.

Less crime and speed. More community activities/support. Less deforestation/crowded housing

Let's start with painting the bridge (red or blue) to welcome everybody! The old farm vehicles need a paint job and we need a new sign - not the rock! Maybe that whole area can be transformed into a nice plaza with info about Sooke (Maps etc.) Our downtown core needs good access to the water! Let's find a cohesive plan for the core of Sooke - if you look at European towns, they have most of the time a PLAZA! Maybe that can be close to the water if the centre has no space for it! At important corners have old boats and flowers and sculptures. Maybe a plaza in the area below RBC (used to be trailers). Most important is to create a cohesive look for the municipality/town. The example I mentioned earlier of the old boats filled with plants & flowers and sculptures. Some schools could participate with planting native species in the boats. Another class could choose perennials. Signage of fast food restaurants and other big retailers: e.g. in Whistler, all retailers and fast food places cannot just have their big name. All commercial places can have 1 sign, which is the same style for all. That is why the town looks so charming is not taken over by advertising. Another example is Ladysmith: it is a heritage community. All buildings and business' have to adjust to this style. No huge Shoppers but one that has heritage style.

*Identifying information redacted

Further to my choices, I would like to see a more inviting entrance to Sooke, showing the history of its original industries such as logging, fishing & indigenous history. The old dilapidated machinery at the museum are a disgrace and should be either cleaned up and/or painted and info of Sooke's history (see above) expanded with attractive displays. Also some native carvings would be lovely (T'Sooke First Nations). If the bridge would get a painting job that would make a big difference.

Thanks! -an actual main street (since we have vacant land by the water & a good sized population tax base to support this we have a unique opportunity to create something special) on the waterfront, perhaps in the land around the bottom of Church St. to Murray St., with restaurants/patios overlooking the water/hills/mountains. - more recreational infrastructure including a gymnasium at Seapar for sports activities including basketball, soccer, etc.; a bowling alley; a movie theatre & more recreation programs, especially for individuals with intellectual & physical disabilities. - more public beaches in town (& with good accessibility)

Sooke has the unique opportunity to position itself as a westcoast destination town with its beautiful rugged beaches, forest access & animal life. Transportation needs to be addressed as it remains a primary barrier to investment & growth - the highway specifically - 4 lanes from Colwood to Sooke. Support and attract uniquely westcoast arts, foods & events. Downtown infrastructure needs a facelift & to be streamlined - westcoast feel (like Comox?)

Place to work for a reasonable wage. A place to live within our budget. Not alot of government amenities to keep taxes low. Local shops - farmstands - local artisans, local manufacturing clean industries or/and well regulated recycling industry. Local fish at the docks. Small food shops and good selection family operated restaurants.

My vision is a seawall around the inner harbour from Whiffin Spit to Silverspray. A visual & performing art centre across from City Hall on the old golf course. Relocating the commercial centre along Otter Point from City Hall to Hwy 14.

Sooke - a vibrant town centre along the waterfront, small shops with boardwalk, around the complete harbour, a multicultural diverse art centre, like a Straford-On-Avon, Ont. Bringing guests from all over the world create homes for homelessness, boy bunkies, & provide a main kitchen, perhaps located in an existing park & support. P.S. Another location for homeless perhaps? Goodridge Island with a main house, bunkies.

Affordable housing. more small businesses. local events (when the pandemic is over)

Where Are your Cherished Assets?

Whiffin Spit walk

The location of Sooke & the views, closeness to nature.

Our community to the Harbour Basin & views

Whiffin Spit

Whiffin Spit

West Coast Rd & Kemp Lake

*Identifying information redacted

Potholes. Whiffin Spit.

Whiffin Spit. Boardwalk. John Phillips Park, Galloping Goose.

The river and salmon runs.

Waterfront and natural surroundings

Our waterfront view-slowly being taken away.

McGregor Park & Whiffin Spit are fantastic.

Natural environment. Slow pace

The parks and trails. I use them every day.

Sooke parks including John Phillips, Ed Macgregor and Whiffin Spit.

Passing by bears, deers, sealife, and them being comfortable passing us!

Whiffin Spit

The conservation of our lush landscape and old trees. That is what Sooke is and always has been.

Wilford's farm on West Coast Rd. Could be a nice heritage park and combined food production area.

Providing fresh, local produce such as done at Sunriver Gardens.

Helgesen creek, the farm on Helgesen Rd., the trees

Parks!!!

Hwy 14/Phillips Rd. Paint the bridge and remove the old rusty machinery at the side of Hwy 14. Replace with flower beds beautify the area.

The boardwalk & rotary pier.

All the parks, the riverwalk in Sunriver by Rivers' Edge

All nature: potholes, shorelines, walking trails, lakes, parks.

East Sooke Park

Ed McGregor Park

Sooke Rd. & West Coast Rd. Do not block views with infrastructure!

1. Whiffin Spit. I go every day in spite of weather. 2. Museum. Use cement for benches = doesn't rust.

*No wall of names of deceased. Not useful. There is now nowhere for people to sit and view the beaches and their wildlife. Bylaw officer needs to patrol often - unruly lge dogs and campers in parking lot. I appreciated your early winter clean-up. I use a walker now.

Ayre Manor

Whiffin Spit, John Phillips Park, East Sooke Regional Park, Sea to Sea Regional Park, Sooke River hatchery area

*Identifying information redacted

Whiffin Spit & Ed Macgregor Park

Whiffin Spit Park

Our waterfront - would love to see the Castle restaurant open again and have patio dining.

Ed McGregor Park, your beaches, Sooke River

Whiffin Spit

The Sooke Museum

Ed MacGregor Park. Fantastic space!! (But should never be home for homeless)

McGregor Park boardwalk is fantastic, a nice addition to Sooke. Maybe more of those around our town?

1. Seaparc 2. Golf Course 3. The boardwalk & McGregor Park 4. John Phillips Park

Field at Mariner's Village should be a park for residents to be by ocean and tourist stop. Town proper should end there.

Muir Creek**. small town vibe. Broomhill mountain biking. T'Souke First Nation.

The Potholes, Whiffin Spit. The wonderful view of the Ocean and the fresh clean air. Seeing trees and viable Eco-systems. Still having areas that allow larger lots.

Pond by Ecole Poirier

the pond by Ecole Poirier

Sunriver Community Gardens 2380 Phillips Rd

Sunriver trail. Galloping Goose

Maple Park Terrace between Winfield & Firwood

Our natural beauty

Save trees. Access to beach/water

Save our beautiful town before it's too late!

Great job on the MacGregor Park Boardwalk!!

Whiffin Spit Park beach, coastline away from noise pollution Sooke Potholes. Sooke Harbour

Ella Beach

John Phillips Memorial Park - great for walking on grass

great ocean views and the parks.

1. Parks and green space and trails - these should be treasured, encouraged and expanded as much as possible. John Phillips Park is a treasure in the heart of Sooke. A landscape architect perhaps could be consulted to make some design changes that would make the park more inviting, more functional for

*Identifying information redacted

gatherings, even more beautiful than it is already. I would like it made more park life and inviting, with more benches and picnic tables, a proper parking lot for visitors off Otter Point Road, perhaps increase the pond area with a sculptured walkway around it, more flower beds and shrubbery, which could be cared for by volunteer agencies and businesses (maybe as a friendly competition) after their placement and construction were set up the city, but then maintained by these volunteers, and DEFINITELY NO Dog Park in that area to ruin landscape. The dog park could be somewhere else, like in the open space between Grant Road and West Coast Road along or near the walking path that is presently there. 2. Ed McGregor Park is a treasure, leading to the Sooke Marine Boardwalk, and a great asset for outdoor concerts. 3. Seaparc Leisure Complex with all its wonderful programs offered to the community. 4. Sooke Golf Course - it may be small but it is a treasure to all those who love to golf. 5. The Boardwalk - a favourite place to bring visitors and guests, BUT, I would love to see it extended from Mariners Village all the way to the Government Wharf at the end of Maple Avenue. Other places have extended Boardwalks along thier waterfronts, and it would be such an attraction if we had something similar. 6. I cherish the fact that 90% of Sooke residents are within a 10 minute walk of a park.

Whiffin Spit

John Phillips Memorial Park

All the undeveloped green spaces: Broomhill, the Oceanfront, Whiffin Spit, Ella Beach. All the local farms and farm markets. All the local parks and trails.

The Spit (remove the big blue container at the end. EYESORE. Also, we should remove the junk we see around town, old vehicles, boats, etc...

A. mature trees B. clean basin C. harbour accessibility

Our parks, walkways, marine habitats, children, playgrounds, and especially our wildlife - bears, deer, wolves, cougars, bird life, whales, halibuts, salmon (maybe now)

Sunriver

park on Murray Rd know as as Lions park

The Spit & Sooke River - accessible one-of-a-kind attractions

Arranwood Dr/Church Rd.

Whiffin Spit Park

small strip of cool shops at Otter Point Rd & Sooke Rd.

Sooke Harbour where Mariner Village is

Green spaces - trees - farmland

Whiffin Spit. Potholes

Our trees.

Where Are your Community Hearts?

Whiffin Spit

There is a common cherishing of the community

Our Service organizations

Be a good Community heart

Sooke Fall Fair. Community Hall. Meals on Wheels.

Community Hall

Dog parks needed in Sunriver - immediately

Barb's barbershop

Waterfront

Sooke Museum a beauty!

More sidewalks and less traffic

Kathy's restaurant

The local stores, restaurants & parks are great gathering spaces.

The Sooke Family Resource Society

Arena

Seaparc, the Lions, The Royal Canadian Legion, the Museum, the Galloping Goose, and the Sooke Potholes

The new library location could be used as a social gathering area such as they have in Central and South America

Friends of Helgesen Creek

Parks!!!

Future community hospital is needed.

The child and family center on Waddams Way

Downtown core - especially around the community hall

Bob's Automotive on Idlemore Road.

Town Care

Museum, Seaparc, Markets on Phillips and Summer Market

*Identifying information redacted

1. How about a mini-golf business? It is easy to do and fun for all ages. I wonder if the Salmon Hatchery could be highlighted. Maybe some tours with a donation to participate. It would be good to have school tours & maybe attract more tourists.

Ed MacGregor Park

Legion

Whiffin Spit Park - locals meet and get to enjoy & share the beautiful park.

More parks

Sooke Museum

The Sooke Museum

Sooke needs one! "Downtown" is undefined and scattered. Not terribly attractive

Seaparc is nice with the new renovations. One idea is to have more entrances to the venue. Maybe a separate entrance for the skaters?

Lanark and Dover St. Older quiet community

T'Souke First Nation. Neighbourhood cohesion.

Sooke community is still alive and well as people still look out for one another, ie., keeping an eye on your neighbour's house, chatting to your neighbours. Coming together in a crisis situation.

Sooke Brewing Company

People

Volunteers!

Save our beautiful town before it's too late!

The Museum and Seaparc. A new cultural centre would be great!

Sooke Community Association. Sooke Museum. Sooke Salmon Enhancement site on Sooke River Road.

Eustace Rd - Sooke Legion & Community Hall.

The big trees & scented roses we destroyed for the 2nd Tim Hortons :(Broken Heart

See as mentioned in above "Describe Your Ideal Sooke!" Try to reduce the onslaught of clearing trees

1. At present the downtown core seems to revolve around the two malls and the traffic circle, so it seems like the heart of the community would be near there. So, with the new Library being placed behind Evergreen Mall, just off Wadams Way, the Library would be an ideal spot to consider the heart of the community. In that area of land I would like to see an area set aside as a Town Square type of space (similar to many European Towns), where people could gather, with benches, flower planters, perhaps a gazebo and/or a fountain, and/or a memorial of sorts (for those type of activities that usually take place at the Legion). This Town Square idea would be an ideal space to hold Markets and Fairs, and have no vehicular traffic in the square - jut a people gathering space. 2. Have residential areas in the heart of

*Identifying information redacted

Sooke. I have heard that there is to be residential space in the large space near the new Library, and also the block of farmland on Church Road/Wadams Way corner, across from the Knox Housing complex. I would rather see Condo type apartment buildings (like the Knox Housing building) rather than townhouse arrangements, as I think that too much space is lost with so many sets of stairs in the townhouses. Several of these types of Condo arrangements of 6 or 8 suites per building, I think, would be very functional if arranged around a central court yard/play area setting for the use of children and the adult residents as their common yard space. Perhaps there could be some small, single family homes or duplexes as part of this downtown housing configuration. 3. Housing near the Heart of Sooke could mean an affordable apartment block of 6 to 8 flats, at the site of "The Sooke Trading Post" and/or in the plot of land on Townsend Road directly behind Mai Mai's Bistro. These areas are quite in the "heart of things". 4. Now is the time to put the money and the effort into creating a beautiful, attractive Urban Design - using Art and Architecture and Murals and Sculptures and flowers, shrubs and trees. I like your caption in the survey form - that it is important to design buildings, and streets and other public spaces to support a delightful public realm. What ends up being created we will have with us for a long, long time.

Artisan's Garden

Seaparc Leisure Complex, Westcoast Family Medical Clinic, Broomhill Community Park, Sooke Child and Youth and Family Centre. All the local farms and farm markets. All the local parks and trails.

Nice ice cream shop would be super, maybe at the commercial wharf which could be used and developed in a better way, nothing is happening there.

nature! small town focus. boardwalk. Charters River. Whiffin Spit. Galloping Goose. McGregor Park. De Mamiel Golf Course etc.

we enjoy a caring productive relationship with T'Souke F.N. We work hard to encourage people to get out of their cars and take advantage of modern low emission public transportation, bicycles, walking.

T'Souke reserve

Centres: WAC help health of the community through clubs.

"Downtown" love to walk around the downtown area and do errands, looking forward to the new library. The attractive improvements are great.

The Stick in the Mud! Museum. Market (Farmers)

- Foodtruck destination? (like Portland) - Unique art/culture, highlight indigenous local art (tofino

Community Hall

he giving nature of Sooke residents

Locals

Where are the Opportunities?

Bring back All Sooke Day

*Identifying information redacted

Network of cycling trails and routes that travel Sooke without having to ride the non-existent shoulders as cars speed by at 20-30 over the speed limit.

We still have the opportunity to match our road network to handle the endless development.

Get control through bylaws and actual enforcement

Church and Wadams Way would be a great area to build a mall (similar to Broadmead Mall.) Library will be across the street.

Have sidewalk from town center to Whiffin Spit Rd and continuing to Whiffin Spit

Make Sooke a model for other communities. Homes for the homeless, low income & seniors. Health Centre to encompass all!

Public toilets

Thrup Road or other bypass off downtown area. Traffic congestion 3 pm-6 pm.

Protect Nature

A bylaw to protect trees and landscapes

Reclaim public space along the waterfront. Make it a hub for walking/recreation and local businesses

More urban garden opportunities.

Allow condos with commercial on first floor to encourage local shopping

Model best practices for a green future and green jobs.

1. Climate ins an emergency. we have the opportunity to expediate the reduction of fossil fuels. 2. Keep the west coast feel. it is unique. More wood beams & cedar on our buildings.

Sooke as the remote working centre for Vancouver Island

Purchase land across Sooke Rd to provide parking for public boat launch.

When I was a child growing up in Sooke there were many local town events that connected the community and there are 2. I miss the chili cook off, Hallowe'en Festival up Sooke with bouncy castles, face painting and sumo suits. I miss All Sooke Day.

Protection of a wildlife corridor on Helgesen Rd.

24 hr emergency medical centre Wadams Way

Hwy 14/Murray Rd intersection. See above comments under Cherished Asset.

More bike lanes & safer easier pedestrian access.

A recycling/compost-making/re-store area where people can bring their "garbage" to be sorted & re-purposed where possible, all for free.

The variety of Food Trucks in the area.

*Identifying information redacted

Ed McGregor Park

Shuttle bus from Rivers Edge and Sunriver to Sooke core for shopping.

Are we going to have a Senior's Centre? With so many of them in Sooke, they need somewhere to gather. It doesn't have to be extravagant. Could we have another fun play park like the one at Pyrite and Beaton? I go everyday to enjoy watching kids try their skills. It is wonderful to see.

Large gatherings area near the new library.

Seaparc: Build up (i.e. second floor)

Lowering commercial property tax to make it more affordable for businesses.

More than one road in and out of Sooke.

Our daughter would like to see a back-packers hostel in Sooke - The Castle for instance. Back in the day it used to be a hotel. What with the West Coast Trail and the Juan de Fuca Trail it would be perfect. Washroom and a common area - I agree.

A complete harbour/basin walkway

When development takes place at the undeveloped site at Goodmere & Sooke Rd, would it be possible to obtain/retain some of the area fronting the water as a public park

1. Indoor gym facilities for the public to book (pickleball, soccer, etc.) 2. Low bank waterfront park with picnic facilities

Suggestion of a shared revenue for the local visual artists. Like a "COOP CENTRE" for the community in permanence.

A central town square where people can enjoy the outdoors in pleasant surroundings. It would give people an opportunity to gather in a central location other than first to shop & leave. The area on Wadams Way where the library is being built would be ideal!

Muir Creek - a public park. Indoor Farmer's Market. Encourage more local businesses.

Keep Sooke as rural as possible. This is its beauty! Do not let it become like the Glen Lake area. Keep diversified housing options, but keep them in new undeveloped areas, do not put higher density living in a space within an already existing larger lot area.

Butterfly Garden & Gift Shop.

a mini golf course

Community Garden. Dog off leash park. Wadams Way

Vehicle/pedestrian traffic

I was very lucky to find a suite on the main floor of a house.

Be the standard for balance and cooperation

Chance to save our trees!

*Identifying information redacted

Stop developing

Cultural Center - Newly arrived in Sooke, thanks for the opportunity to provide feedback. Sooke needs an iconic Cultural Centre!! Better yet, a bi-cultural centre, celebrating both the inherited cultures (mostly European, some Asian) together with indigenous culture. An architectural 'pearl', visually eye-catching on a conspicuous piece of property...Sooke flats, Basin/Harbour, where Coast Salish design meets modern-day 'open-concept' design. approx. 14,000 sq ft. 400 seat multi-purpose hall used for concerts, theatre, comedy, storytelling, etc. artist rooms in basement used as classrooms when vacant. rotating art exhibits on walls; local, provincial, national, international and local and international aboriginal artists. classrooms for environmental studies, language studies (include indigenous) crafts, kids events. This would provide a meeting-place for all residents, a place to learn about each other and share various cultural backgrounds. Volunteer work would be encouraged. It's difficult to discuss something like a cultural centre in these COVID-times, when many are suffering financially and emotionally, but this would represent a very positive challenge for our community. I'm happy to get involved! [REDACTED]*

Protect views of Sooke Basin & hills & create more opportunities to see these views while driving through or/and while shopping, etc.

Bird sanctuary bordering the abandoned golf course. That wooded corridor is home to a variety of species - from pileated woodpeckers to barred owls.

movie theatre! Maybe at Old Trading Post - entrance off Ayre Rd. Waddams Way? A night club for live music.

Communal core. Parks, theatre, music, etc.

population commuting to a different community for employment, there are a few traffic issues that may be worth considering and maybe implementing. These issues may not be issues that the City of Sooke is in a position to handle. It may be a provincial or federal issue. But I will mention them anyway. 2. There needs to be a proper traffic light installed on Sooke Road at Gillespie Road, and on Sooke Road at Kangaroo Road. At certain times of the day there is so much heavy traffic on Sooke road that those drivers trying to exit from the side roads get to a point of frustration while waiting so long that some will take dangerous chances trying to get out into traffic. A traffic light with advance warning lights like at Phillips Road or at Sooke River Road would help traffic immensely during the heavy traffic times, and might slow traffic at those corners and help prevent accidents. 3. Another highway need that should be provided is Left Turning Lanes. Everywhere there is a need to turn left into a "well used" street, there should be a left turning lane, so that continuing traffic will not be held up, and would have room to properly go around the turning car, rather than drive off the road steering to the right around the turning car. Examples of this situation would be at Kaltasin Road, Harbourview, Woodland, Stickleback, The Castle Store, any Schools, any Gas Stations, etc. A good example is found at the Whiffin Spit turn, or at the Prestige Hotel. 4. There needs to be an alternate means of exiting Sooke in times of an emergency like a fire or an accident along some part of the road. At present, when there is an accident blocking the road, everyone is cut off from getting to their appointments or to their work or to the airplane or ferry, or they cannot get home from the city. a) If the road is blocked from Luxton to Kangaroo Road, traffic can go down Kangaroo to Metchosin and around to Happy Valley Road and onward. So here is a way. b) If the road is blocked from Kangaroo Road to Gillespie Road, traffic can go down Gillespie Road and

*Identifying information redacted

around Kangaroo Road or to Metchosin and onward. And here there is a way. c) However, if the road is blocked from Saseenos to Gillespie Road, there is no way out. Here is my vision. There could be a bridge built (with perhaps a bit of a causeway or spit of landfill) from the end of Kaltasin Road, across from Billings Spit to East Sooke road. This would not have to be a big bridge. I envision a bridge like the one at Esquimalt Lagoon - just large enough to allow traffic to flow, at a slow to moderate speed to have a way out whenever there is an emergency. When this area is viewed at low tide, there is not much of a stretch of water that is actually there between Sooke Harbour and Sooke Basin. This would be meant to be a main road, but just there as an alternate way around the road closure, and it would probably benefit Sooke in making it much easier for the residents of East Sooke to do their business in Sooke rather than going to Langford or Victoria, which is probably easier for them to do now. Of course there is cost involved in such an undertaking, but it would be good to have an alternate exit route, and it would be cheaper than a whole new road from the Colwood four lane highway, through the hills to connect to Sooke.

Dedicated Senior Center

Use unused land at library for temp. dog park.

Community owned forests (a) purchase Butler owned forest beside Kemp Lake. (b) purchase privately owned sections of Broomhill. *See what the Village of Cumberland in the Comox Valley is doing.

McGregor boardwalk. could be extended with tables for picnics or the Museum and its grounds could be improved, looks like it needs to be refreshed plus it's right at the entrance of our town.

covered large space gazebo type structures throughout our community - shelter from sun, rain. social distancing small group meeting spots

public service workers, health care providers, education professionals can work from home (here in Sooke) spending living wages & benefits here in Sooke. Need infrastructure i.e. access to university libraries, internet services, printing facilities, communication to conduct work from home.

Addition more encouragement for community clean up & positive interactive ed.

An oceanview park/patio at the back of Village Foods. More places to sit, eat, enjoy our natural resources, walk.

More block watch. Arranwood/Church

To bring a theme to Sooke, let's expand on the beautiful sculptures (Municipal Hall & Murray Rd. down to parking lot for Rotary Pier). It would also be nice to purchase or acquire old boats which could be placed throughout Sooke and have plants in it.

Town should be remarketed as westcoast destination as opposed to redneck town.

Secondary Wood Manufacturer, ie. cupboard. - Tiny homes

Visual & Performing Art Centre

Light rail system - above Galloping Goose

More jobs - less travel time

*Identifying information redacted

Where are the Problem Areas?

Traffic on Sooke Rd.

Sooke Rd and the city centre/ We live only a couple of minutes away and prefer to drive because walking or cycling this area is unpleasant and feels disjointed. Highways don't make good city centres.

All of the above.

Lack of access and views

Sooke Rd. - not enough covered bus shelters. Busses not running frequently enough. Sidewalks

Otter Point & Grant Rd

Lack of Off-leash dog park

Escape route. New bridge over Demamiel Creek or earthquake-alternate driveable route out of Sunriver & Phillips Rd. Phillips Rd & Highway Route #14 to Downtown, Sooke.

Too much growth too fast.

Country Rd. and Church Rd intersection

The current centre of town is along a highway. Undesirable location to walk around/spend time.

Traffic flow Waddams Way & Church Rd-bad now & more homes to go in!

Sooke Hwy very dangerous to drive. Another way into Sooke critical. Stop wasting money on Sooke Hwy & build another!! Stop burning.

Pollution from so many cars commuting to Victoria.

You have a great climate plan on the previous OCP. Implement it.

Homelessness - a permanent shelter with the full range of support services is urgently needed.

Lack of parking results in Sooke Rd being used as a parking lot for trucks and boat trailers.

MacDonalds

I was disappointed to see the high school mosaic at Ed Macgregor park gone. I was a part of that and I used to take my friends, family and then my kids there to them my tile and connection to Sooke.

The whole lower side of the highway east of Mariner's Village to Charters Rd. Keep the harbour view by not allowing 2+ storey houses for a privileged few to enjoy the harbour view.

Possible development of 2445 Otter Point Rd.

Not enough sidewalks or bike lanes

Crosswalk at the CIBC and Route 14 is dangerous as there are blind spots for drivers not seeing the pedestrians on the crosswalk. Suggest installing crosswalk overhead lights or better lighting.

We need more access to the harbour and a public square to gather.

*Identifying information redacted

Sunriver (no enforcement of promised bylaws) Houses with six cars

Too much development, more people than the area can support. Not enough affordable housing. Not enough incentives for local businesses (need rental caps on commercial spaces)

Sooke Road rush hour crawl.

Town Core & Ed McGregor Park

Too many speeders which as a danger to everyone: wildlife, children, causing accidents which close the highway. More enforcement!!

What about another entrance to Evergreen Mall? Everyone now must go to the roundabout (a bottle neck.) How about a road from Wadams Way through the new library property so traffic can access Evergreen Mall from the back? P.S. A lot of drivers think Evergreen parking is a confusing mess. Who designed this maze? (I go into this maze only if I have to.)

People think Grant Rd. is Western Speedway. Time to start ticketing people for speeding. 80-90 clicks along this road. One lab has been killed already. Who next? I will not walk on Grant for fear I may be next!

The abandoned children's playground on Murray Rd. Opposite the IDA drug store. Also the abandoned trailer park east of the traffic circle. Also the derelict building on Ayre Rd and Otter Point Rd.

Single lane Sooke Rd. to Langford. No escape in case of accidents. No desire of officials to deal with anti-social behaviour of some people. Piles of dog poop in parks and other public spaces.

Not enough sidewalks (Church & Helgesen)

Whiffin Spit Rd. is not safe for pedestrians and cyclists. The shoulders are too marrow. If you want to walk to Whiffin Spit Park it can be dangerous.

Traffic on the highway would like to see a roundabout at Church and Otter Point Rds and Whiffin Spit Rd.

Address the homeless problem. Address noisy vehicles.

Please No more vaping shops! No more marijuana shops!

Otter Pt. intersection.

Vehicle access to and from Sooke Road at Woodlands can be dangerous at times. Would a motion activated light work there?

Way too many RVs and boats in front yards & driveway - unkempt everywhere. 2. Derelict/unsightly buildings on Otter Point Rd between Hwy & Grant Rd. This is our downtown? 3. Intersection of Otter Point Rd. and Grant Rd - Dangerous blind corner.

Where we live, we have cars parked on both sides of the streets on BEATON & MAPLE. We live off that. It is very hard to drive by to get to our street in the curve. Visibility is dangerous to Broomhill area.

Lack of sidewalks on busy roads like Otter Point & Grant Rd.

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Constantly threatened by plans for more than 3 stories and non-residential development with intrusive parking plan to impact neighbourhood.

Not enough maintenance of biking trails at harbourview. More transit options to Victoria.

The most disastrous area in Sooke is the Winfield Road subdivision. Whoever allowed this development to go ahead has done a terrible disservice to Sooke. Its ugliness can be seen by anyone walking Whiffin Spit. Not a tree left, eco-systems destroyed, duplexes that are fourplexes, bad road access, no parking. Ugly industrial building schemes. Small lots crammed into an area that had large lots. Such a missed opportunity. Sooke could have had fantastic homes, on larger lots, with stunning views, such as was done in Erinan. This could have been a wonderful upscale neighbourhood but instead in a few years it will be a Ghetto! Not enough off road access for ATVs, motor bikes, trucks, i.e. Shields Lake.

Thrup Rd traffic

Thrup Rd. unsafe speeding. no property sidewalks

I am preparing for the day I may lose my driver's license. I would gladly take the bus, harder if you buy anything, you would have a hard hike up Firwood or Winfield.

Traffic

Sooke Rd

Safe access from Galloping Goose to downtown. For pedestrians & bicycles.

No infrastructure in place to adequately service new housing developments, eg. sewer, storm drains, street parking, sidewalks, traffic calming, natural green spaces.

Grant Rd from West Coast Road to Otter Point. People use this as a 'highway' and often ignore the posted 40 mph. It is now used by industrial trucks & equipment to support construction. This is ruining a family-oriented neighbourhood.

Car break-ins & attempts including car theft of contents. 3 slow-leak tires since (punctures) Otter Pt homeless shelter. Rhodonite area. We should all be signalling our turns at roundabout to keep wait times down to merge. Give more merging options for either into Western or going down Sooke Rd. No more cell towers! (Rhodonite area) Demand BC Hydro eliminate 24/7 humming from electrical ground boxes. (We can hear 2 - 24/72) Activate donation boxes (donations for thrift stores) as soon as COVID lets up & post pickup times on boxes.

1. Sidewalks - One of my main priorities since, as you quote in the survey: Approximately 80% of the streets in Sooke do not have a dedicated pedestrian sideway. That fact is atrocious, and shameful! This situation needs to become a main priority. Even though it would be an expensive undertaking now, the cost of building badly needed sidewalks is not going to get any cheaper. I would like to see a major investment put into creating sidewalks, and it would benefit so very many people. This would be Sidewalks that are continuous and connect - not like the beautiful piece of brick work in front of the Toronto Dominion Bank that really connects to nowhere continuously. I think that there should be a sidewalk from West Coast Road/Murray Road corner all along Otter Point Road to City Hall or even as far as Helgesen, at least. There should be a continuous sidewalk from the Sooke Museum all the way through the town to the Prestige Resort or to Whiffin Spit Road. There should be a proper sidewalk all

*Identifying information redacted

along the full length of Grant Road, and not just a widening of the black top pavement. So many people walk along these main routes and it is very dangerous in certain places along them. There are probably other important areas that need sidewalks, but this is a beginning. 2. A serious problem area is the corner at the end of Wadams Way as it meets Otter Point Road, and the nearby connection to/from Grant Road. Hopefully we don't have to wait until there is a fatal or terrible accident at that corner before something gets done. Ideally, Wadams Way needs to carry on straight through (with a proper stop/go traffic light) and connect up with Grant Road, closing off that blind corner, on a curve and on a hill. It is a disaster just waiting to happen. 3. Also, the other end of Wadams Way should continue on across Church Street, perhaps with a traffic circle there, and connect up with Grant Road East, and continue on to a new, second bridge across the Sooke River, as an alternate entrance and/or exit to Sooke

People do not use Town Roundabout correctly!

Drainage at Church and Wadams Way

Significantly reduced access to oceanfront. Developers developing without Climate Action Emergency "bylaw" in place. Grid lock heavy traffic on Sooke Rd. and Hwy 14 and bridge plus unsafe cycling, wheelchair areas on Sooke Rd./bridge

The Petro Canada gas station (Otter Point) is on prime land, there should be nice pub or restaurant on that space, not very nice a gas station, it could be used in a better way for the community

A. homelessness B. doctors & nurse practitioners needed for accessibility locally. physical & mental health for all

The dated accounting framework to use the triple bottom line based on economics that focuses as much as social & environmental concerns as much as it does on profits, is out of date. Time to coe into the 21st century and use a framework that is more contemporary. Most OCP's today use a framework to reduce carbon emissions. It's not about economics & business value. Climate change has to be taken into consideration & reduce carbon emission. None of this is encouraged in this survey.

New housing projects

Not enough interactive art, like Freenotes - harmony playground equipment or Monkey C in bastian parking lot staircase.

There's beginning to be a lot of traffic in the afternoons on Sooke Rd., it seems to rapidly be getting worse.

Speeders!!! in Sooke/around Sooke. Arranwood/Church

Intersection of Sooke Rd & Otter Point (Petro-Canada). Let's make this main intersection attractive & beautiful. Right now it is not very attractive or interesting! Ugliest intersection in Sooke!

Transportaion access to Sooke

The entire parking lot at Evergreen Sooke downtown coming out of Village Market when bus there. - people turning left out of PetroCan onto Sooke Rd - same problem turning left from Tim Hortons to Sooke Rd.

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Not saving farmland and allowing it to be developed for housing

APPENDIX B

STAKEHOLDER WORKSHOP OUTCOMES

Stakeholder Workshops

Workshop 1

Group 1: Act Boldly

Would love to see Sooke have a community farm? Like a community forest (like Duncan does)? Or multiple?

I'd like to address the town centre area - we seem to have considerable sprawl. Focus more on interior of town - build taller, mixed use buildings - easy walking in town - people of all generations can have access and keep town centre alive.

The OCP should achieve well beyond the Paris Accord.

The oceanfront is undeveloped. Concerned that without a plan that directs look and feel, then we have to rely on builders. Afraid we'll see something we don't want.

Pay attention to the smaller dreams. And don't lose track of them. Example - slowing things down - adhering to zoning that protects ag lands.

More access to water. Joining boardwalks. Protect views.

Stop the chain stores. We have enough / too many - they change how we look and doesn't support the small businesses and local families. Local places lead to the character of the town.

We need to protect these waterfront assets - once they are gone, they are gone.

Agricultural land - could we save these lands? Greenhouses? Lots of potential in these places and concerned about ability of families to hold on.

Would like to look after the basics - build foundation properly. e.g. Look after forest and the things that matter to us.

Group 1: Cherished Assets

Protect (or create?) stepping stone housing from larger home to senior-friendly homes. Intermediate step between house and apartments.

We were drawn to the country and community. DON't see it any different today. It's a family community. Changes should include the youth - so they have an option to stay here. Options for jobs for youth (e.g. training).

This was the only place we could afford. Over the years it has become a lovely place - outdoor access for children. Freedom to explore. Chores, chopping wood, animals in the backyard, etc.

I moved back and came home. Small community feel. Nature. Ocean. Having these at our fingertips. Because a small community, there is a caring nature. People step up. Some people still do feel

connected to logging and fishing industries. We need to keep the feel of community - the view and access of the harbour - access to our history.

Raising three children out here has been great experience. Safe place. Don't need to lock doors. Feeling of safety and security. View of harbour when returning to community gives me a feeling that "this is the place". How do you preserve that kind of feeling? Safety, security, sense of home. Need to preserve because development is encroaching fast. Most in Sooke aren't looking for Langford part 4.

I'm hesitant to share input sometimes because I'm a newbie. At the same time - I was attracted to Sooke because it was small, unpretentious, and near coastal forest. I cherish that it's small, quiet, and highly civil. It's a town surrounded by countryside - it is *not* an urban area. I like that atmosphere. Want to protect this. Becomes difficult with growth and development. Preserve town character. Need to protect carbon sequestering lands - zoning that pushes back on development.

My earlier impression was that it was a hole in the wall - when the primary industries died - the community struggled for awhile. Now seen in a different light. It's a viable community in which people want to live.

Co-op housing seems like a great idea - can we get more for seniors down sizing? Some common space. Some supports.

We fought to keep our seniors in our community so we want opportunities for them to age in place in a way that supports their vitality. Co-housing - 2 senior co-housing projects and only two in Canada.

Group 1: Issues and Opportunities

There are issues associated with tourism - for tourists and also the communities. Impacts get bigger and bigger. e.g. high demands on park use / impacts access. Sooke is getting discovered and the impact is huge. Yet everyone wants to live in a community with curb appeal.

Transition Sooke: what we do locally has a global impact. Rein in climate change. Reduce GHG net emissions. Act in all our civic activities in a climate lens. We need to deal with the environment first. Triple-bottom line is misleading- in fact everything is nested. Society nested in environment. Economy nested in society.

Related to climate action, food security must be considered. Increased local consumption, agriculture, less waste.

Transportation a major GHG emitter - we need to do something about this in Sooke. Enthusiastic about electric transit, small scale shared transit improvements with neighbouring communities.

Buying local. A challenge for this is policies - e.g. selling eggs can happen on road side but not grocers and restaurants. "Food CHI" took on this issue and changed the policy. Need to support local businesses - more than chains. We can't go down to the wharf to buy fish - why can't we do this? COVID brought a lot of this to light. Roles for District: advocacy, bringing it up the line via mayors. Current policies support large farms rather than small organic ones - see how District can advocate in these areas. Need to support small businesses to be sustainable.

We use the term "developer" like it's a bad term. We have builders not developers in Sooke. Developers work with visions. We need more visionaries to bring the OCP to life.

Focus on sustainability of community - a literal level from youth to seniors and getting food on the table. COVID has shown vulnerability of tourism.

Matthew- how can we use the OCP and land use policies to support areas like food. Advocacy benefits from having a document behind point.

What can we do for recycling / waste management? If you provide jobs that can be sustained – more than minimum wage - can address affordable housing and homelessness.

Group 2: Issues and Opportunities

One road in - one road out; all other municipalities have more access points; only one bridge

Issue that crosses boundaries (jurisdictions)

Parking - an issue that must be tackled with growing community

Congestion in Sooke; easy to move around outside

Current plan has made it safer - has not dealt with emergency services

Excess fires in the area due to draught in the hills - smoke in the area

Development by middle school - road is so bad for parking

More seaside access

More services - so many residents because other municipalities have more (E.g. Langford)

Greater traffic congestion - through the core area; consider travel demand throughout region

Services that serve many ages, youth, elders

More choice

Tourism can create jobs; need a waterfront view; more tourism

Commercial zone expanded and more industrial zone set up in Sooke

Threat, issue of global warming/climate change - recognition

Issue of transit within the community; difficult to travel within the community (easy to commute to Victoria)

Housing affordability - contributing to increased crime

Sooke disposal has been struggling for a place, others - heavy industrial

Immigration policies - federal, provincial

Transit not within walking distance to be viable

Separate from municipal policies

Demographic of millennials

Previous OCP - had density built into it

Why does the Downtown core area struggle to grow?

Realistic approach to climate change

Population growth should result in commercial growth - why hasn't this happened?

Have not been building dense enough in Town Centre; more rental, no SFH,

Dependence on secondary suites - volatility

Group 2: Act Boldly

Transit exchange facility - local transit plan

Easy access to people who want to do a parks tour, access daily needs

Mobility within the town

Build up and out

Expands office, work space

Commercial space - only when developers see customers

Zone, encourage residential development

Better trail system between the outer edges of the community

Sooke's image is pretty tired - need to develop more character in the downtown core

Business incubators - access to internet, desk, front desk, meeting space

Shortage of commercial facilities (e.g. cafe bookstore shut down because could not have annual lease)

Limited commercial space for business to go to

Insist on great design

Open up to the water

Open the door to housing

Create the density + affordability - zoning that allows for it

Commercial viability - employment

Public art

Murals

Add to character to the town

Protect green space in the region by having high density in the core areas

Smaller lots

Work hard to get people out of their cars

Vibrant town core

Partnerships with other municipalities - coordinate efforts across boundaries

previous chamber of commerce vision - live/work, sidewalk seating restaurants, wide seats, nighlight

LRT from the core out

Do what we can within the municipality

Town Square - somewhere people can gather

Surrounded by businesses that support the place

LRT - influence housing planning, reduces GHGs

Need to prioritize regional planning

Protects assets in the community

More regular movie theatre; daytime showings; e.g. at UVic - repertoire of movies

Encourage development to front on the main thoroughfare - easier for pedestrians, cyclists

Markets, performances in the middle of the Town

Interconnected walking paths between communities

Walkable concentration of businesses, services

More picnic tables, benches; invite outdoor use for families

Don't re-invent the wheel

Talk to Langford and Colwood - what they're doing the attract business

Portland example - six units per SFH lot

Parking behind redevelopment in core area

Group 2: Cherished Assets

A part of the circle route - getting people to stop here

Staycations - explore BC; COVID imperative

For such a small community, we have great theatre

Whiffin Spit; absolutely have to see

Boardwalk

Diversity of services within close proximity, e.g. Stick in the Mud, multiple microbreweries, grocery stores, farmers markets, social functions

Hiking trails for a variety of abilities - from challenge including WCT and Juan de Fuca, Galloping Goose, Whiffin Spit

'Whos caught the biggest salmon today?'

Value about any community - green space; plants in the town; trees

Great coffee shops

Sooke Fine Arts - known around the world

Harbour area - vastly underrated part of the community

Great pride in the greenery around us - wild areas and wild life

Sewer system serves current District well

Part of the community story - whales, bears, otters

People and the connectedness - volunteer spirit of the community - help out wherever they can; be good neighbours

Cherish the small town feel of Sooke - residents are caring and involved

OCP will impact transportation

Sooke Community Hall- Historical Building

Proximity to the sea; water edge

Museum as well - friendly, close to the community

Connection between zoning and transit

Music scene - talented orchestra, numerous choirs

Artists and Arts abilities outside SFAS - Sooke tours

Proximity to Victoria - major city on the Island

Lowest housing prices in the region - should be protected

Harmony project

Diverse groups

Sooke Music Fest

Protect assets

Blessed with level of transit service + ridership for population size; 12.5% mode share pre-covid

Achieve a balance among many uses

Food production - ALR imperative (roughly 10% of land in the ALR)

Limited amount of farms in producing the ALR - make better use of land for food security, sustainability - increase employment

20% of commuters travelling via transit - during peak

and priorities - walkability

Incentive for people to take transit - safe and reliable; roadway capacity

Local schools are within the community; parents, people are in the community

T'Sou-ke FN - value they bring to the community, value they have; more broadly shared - support for the TFN

Take action through volunteer groups, council committees

use non productive land for other uses - including housing, transit

Key to attracting employees, women in particular

Work towards a balance in all other areas

Need to keep French Immersion program

Group 3: Act Boldly

Flex community/commercial space for market use or pop-up events?

Creating a Town Square as part of the Downtown

The highway destroys the centre -- abandon the highway and create a new TOWN Centre?

Electric bus shuttle?

Right now the core of Sooke doesn't feel like a real downtown core

Comox, Qualicum, Parksville

Challenge/fear with lighting, wildlife, afterdark, eyes on the street

A community hall that allows for parking

Walking and cycling network off the street (European model)

Currently seeing parking lots first, not the stores...

Need more bistros restaurants, shops on the waterfront

Expansion of agricultural usage: slaughterhouse, local fishing fleet, intensive agriculture

There's an appetite for local businesses and retail but lacking spaces

Youth space outside of schools for youth to congregate

Local building materials and housing opportunities

Concern about traffic and garbage increase with tourism

Design standards: signage (off buildings instead of sandwich boards), facades etc..

Custom office deck on dock as tourists come over. If Americans didn't have to go to Victoria, there would be a lot of cash flow

Walkway around the waterfront, surrounded by mixed-use buildings to bring eyes to the waterfront after dark

Supporting for wildlife and foraging

Make your town beautiful for yourself and the tourists will come

What is the Identity of Sooke? Sooke Harbour?

Phone customs?

West Coast look and feel

What are the destinations that we can foster?

Partnership with T'Souke Nation?

Process Ideas and Precedents

Process Ideas/Precedents

Sydney, stores close to the street

OCP Committee should carry through

These messages are not new, how can we actually move towards implementation

Walk arounds to tour neighbourhoods

Portland

Group 3: Cherished Assets

Natural places and dark sky are what make me feel healthy

Wild places as humanity's life raft

Need to protect those spaces

A safe place to raise children

Sooke has amazing people

Close proximity to a bigger town/city when needed, but we get to enjoy the small town with those amenities

Small community feel

Rural atmosphere: trees, ocean views, kindness

Clear sky, hearing the owls hoot, clean air - no pollution

Sooke has a distinct personality - quirkiness. Not a drive through town with big box stores

Proximity to the wilderness is a big draw for Sooke

Alternatives for nature-lovers to enjoy the outdoors. As a small town it offers so much

Group 3: Issues and Opportunities

The Sooke Harbour is a substantial part of the community - concern about transient liveaboard communities OR commercial vessels moving in... wateruse bylaw in addition to landuse

Though most people live close to a grocery store, most people still drive

Winding roads make it incredibly difficult to walk to destinations

Harbour area limited both ON and OFF shore

Waterfront is mostly occupied by housing, minimal public access

Avoiding bedroom community, sprawling community

Sidewalks!! Especially on main arteries -- protecting kids, moms with kids

Most of the natural areas are driving distance presenting a barrier to youth

Harbour area: hardly enough community space... no area for people to walk to/through to accommodate a large number of people

Mental Health + addiction

Students should be easily able to walk to school but lack of sidewalks make it unsafe

And bike lanes!

Not enough green space-- regional parks - cars are up and down the road to get to the regional parks

Green infrastructure

Feeling of community/environment might supersede the desire to live closer to work

Industrial: gravel, cement, tiny homes, small industrial for carvers etc...

Balancing local and tourist demand

Opportunities to support WFH (coworking spaces, etc)

Need of graveyards

community liaisons office

Highway presents a concern because of timing issues

Alternative ways of moving goods

Railway

Youth often hang out in fast-food

Waiting for the good idea instead of being reactive

Jennifer

Focusing on tourism almost guarantees that you hide other economic sectors, because you want everything to look pretty. Unsightly spaces are okay. Tourism shouldn't necessarily be the focus.

Living in a small town means having everything you need (e.g. hardware store) in it.

Some communities have protected waterfronts for public – community centres, parks. Would be nice to protect those values for town.

UN's SD Goals- useful framework? Can we check that we are addressing these issues in our OCP?

Walkability and accessibility. Sooke is very in accessible for people with physical limitations (over and above terrain). Lack of infrastructure - hard to manage getting up and down off sidewalks. A lot of places have stairs which is limiting. NOTE - accessibility study coming - Sooke Community Region Health District.

Lucas

Peninsula - missing an opportunity as a cycling destination

Wineries too

Tourist destination opportunity

International attention

People being driven out of Victoria - opportunity for Sooke to capitalize on this movement

Investment, development ready

Mountain biking community

What happens if the bridge closes? Has happened in the past - limits local travel

Streamlining approvals - length of time a deterrent to undertaking certain projects

Expand boardwalk

More hotel space

Events like sports tournaments - not enough places to stay

Create sense of welcoming

Get as many people out of their cars as possible - transit

Water park for kids

Sewer system - reaching capacity, especially if moving outside core area

Commercial areas, industrial areas where people live, can work

Massive draw for families - make a place a destination

Take into account as land use plans are develop; avoid bottlenecks through the core

The OCP lays out the plan to follow Sooke's declaration of a climate emergency and the DOS's intention to be climate leaders. This provides a key direction to design and build Sooke as a caring community with social and economic sectors that integrate and enhance sustainability policies and by-laws, so as to meet the current global crisis and provide our children with the same environmental potential as we enjoy, today.

This means the OCP embraces immediate ways within the DOS to reduce carbon emissions and achieve measurable carbon neutrality by 2030. There you go...that's how we can dream big and act boldly. Many thanks for this opportunity...Diane Bernard

Bicycle lanes, electric cars, electric busses

short term rentals (airbnbs) not exactly family friendly

Limited employment opportunities; driving force for large commute

Not enough for large events

Where do we continue to grow; existing transit service serves commute to Langford

Traffic an unintended consequence of land use decisions

Need research, due diligence related to efficiency policies - potential health impacts of materials

Put additional density in location that already has transit service

Potential lost revenue opportunity - licensing costs

Provides value

Tourism coordination initiatives

Economic development officer

Destination management organization (DMO)

New energy efficient homes that are affordable

The california of Canada

What has the greatest impact on climate change?

Public bathrooms

Harbourside Cohousing - first seniors cohousing in BC

Challenge of sustainability with aging population

Demographic - need to create jobs to retain younger people

Create housing that is specific

Faster building permits

Public parking - in the Town Centre (Current availability is only in a parkign structure)

Creating an environment for development

Most people work minimum wage jobs - difficult to keep employees because they can't afford to live here

Affordability - not just a relative concept

Create opportunities

Park in one place and walk the town core

Most of the value is in the land

Young people leaving - hollows out economy, community (e.g. Maritimes)

Differential - in allowable density

E.g. Victoria hotels - day rate for people to work

Reduces GHGs

Ability to work from home - more acceptable from employers

Working hubs

some municipalities - 20 units/ha for affordable housing - zoning as part of OCP legislation

e.g. James Bay heritage homes on 2000 ft lots

Young families - affordability

Town Centre supports up to 90 units/ha (considered high density core area)

Tent lots - older lots that exist and are being built upon currently

Internet infrastructure, coverage

local shops (fish market, meat market, locally-oriented food) tied to local ecosystem

Houses that back on to Air Manor

Walks along Mystic Beach, Horseback riding in the hills

Workshop 2

Group 1: Cherished Assets

Compassionate Community: -homelessness - affordability - Social isolations

connection to wildlife and ecosystems: riparian areas, healthy forests, local agriculture

access to local food

interface to rural and wild areas

Trees along Sooke Road

views to green space and walking through trails

Sense of community - a basket that holds the community together: sports, soccer, Sooke community organization, Sooke Community Hall, wealth of community driven organizations

Access to the potholes, the hatchery, trails and greenspace

Sooke community garden: backyard garden program

Group 1: Issues

Homelessness, affordability, social isolation

Concern about the ability of land to support development

transportation congestion

improving the condition of existing housing neighbourhoods

Climate change, pollution, inequality

development infringing on soil quality

limiting expansion of the road

maintenance of green spaces - concern around invasives

auto-centric development

Otter point road: traffic is so busy it feels unsafe to walk on

concern about sewage system viability if liveaboard communities move to Sooke

food security

sprawl into rural and wild areas

Need for more sidewalks, safer streets

Developing the local economy

losing access to green space

LINKAGES to nature + town through foot or by bike

Pedestrian-scale lighting

improvements are in process, but need to extend

Group 1: Big and Bold Ideas

User friendly for ALL especially senior citizens who move around in a wheelchair and those who have accessibility needs (legally blind, etc)

Food, lodging, community

Mental health and addictions centre

this shouldn't be overwhelmed in one area, but spread throughout Sooke to integrate into the community

ground floor businesses, housing up above

Sooke should be ahead of the building code curve: solar ready, metal roofs

Self-reliant communities

public access of the waterfront - connections to downtown - place for small businesses

Compassionate Community a central lens

Welcoming all forms of homes (mobile homes, mixed use, campgrounds, tiny homes)

Protection of watershed health

Top priority for new builds: affordable , subsidized housing

zones that allow mixed-use (farm/residential/industrial etc)

Supporting farmer's markets and others

Tie to food security and water security

Community hall: warm area, electricity, gathering space

Start at Step Code 5: rainwater management, natural materials

places for kids to play and recreate closer to home

Ex: Saanich Fair

Timber, fishing industry, farms, local builders

Supporting co-op systems for farmland to improve the affordability of land

lack of skills/experience, policy and insurance make this a challenge financially

better disbursement of parks, schools, shops, encouraging the approach of home-businesses and local businesses

Community centre: an open area that could allow diversity of uses for all ages

Designation for industrial land (Butlers?)

local food producer

Local employment options: meaningful employment options (not ONLY minimum wage)

A number of people commute to Sooke to work: teachers, lawyers, dentist - professionals aren't living here: why??

new materials should allow water penetration

either through locally-run programs or BC Transit

viable transit

How do we match our sustainability ambitions with affordability and equity?

Precedent - ecovillage; using natural materials

A pedestrian-only centre of Sooke

Ongoing Considerations

Who/what is affected by our bylaws??

Are regulations impacting viability?

Who/what are we investing in?

Structures that exist today have the possibility to be that multi-use community facility- what holds them up?

The Town is within a natural environment, what is the capacity of the environment? What economic activities can this environment support? Tourism, film, etc.

Transportation: • get BC Transit to implement the new local area plan now or provide funding for a non-profit to provide interim local service following the local area plan. • implement the rest of the Transportation master plan on an accelerated schedule including increased EV charging capacity.

Golf course turned into a farm?

Please be really hearing, reading and heeding groups like Al Beddow's OCP Committee, the Climate Action Committee's recommendations and Transition Sooke's pleas which echo the worldwide understanding that we need to act now to save the planet.