

# SOOKE LOT A

## A Future in Planning

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**MAY 16, 2019**

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Keycorp Planning



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# Acknowledgement

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

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

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# 1 Introduction

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



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

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

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

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## 2 Methodology

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

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

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

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

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

### 2.2 PROCESS

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



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## 2.3 CHARRETTE RECAP

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

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

Other means of feedback collected were as follows:

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

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

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

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

### Key Feedback:

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





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## **PHASE 2: Charette Workshop**

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

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



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

The Lot A Charrette was composed of four major milestones:

### **Milestone One: Introductions**

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

### **Milestone Two: Prioritizing**

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



### **Milestone Three: Concept**

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

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

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

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



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

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

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

### Site Visit

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

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



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### **PHASE 3: Charrette Open House**

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

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

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

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

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

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

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

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## **PHASE 4: Design Process**

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

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

## **PHASE 5: Feedback Loop**

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

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

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

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

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## **PHASE 6: Final Presentation**

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

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# 3 CONCEPT PLAN

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

## 3.1 CONTEXT

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

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

## 3.2 CHARRETTE FEEDBACK

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

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

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

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



### 3.3 KEY PLANNING ELEMENTS

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

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

#### The four quadrants are:

- Northwest – Vancouver Island Regional Library.



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

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

### **Proposed Phasing Plan:**

#### *Northwest*

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

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

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

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### *Northeast*

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

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

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

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

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

### *Southeast*

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

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

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

#### *Southwest*

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

Other features of the public plaza would include:

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

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

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

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

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

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

### **Parking and Transit:**

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

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

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

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

### **Landscaping:**

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

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

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

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

### **Zoning Considerations:**

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

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

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

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

### Zoning Recommendation:

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



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### 3.4 SUMMARY:

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

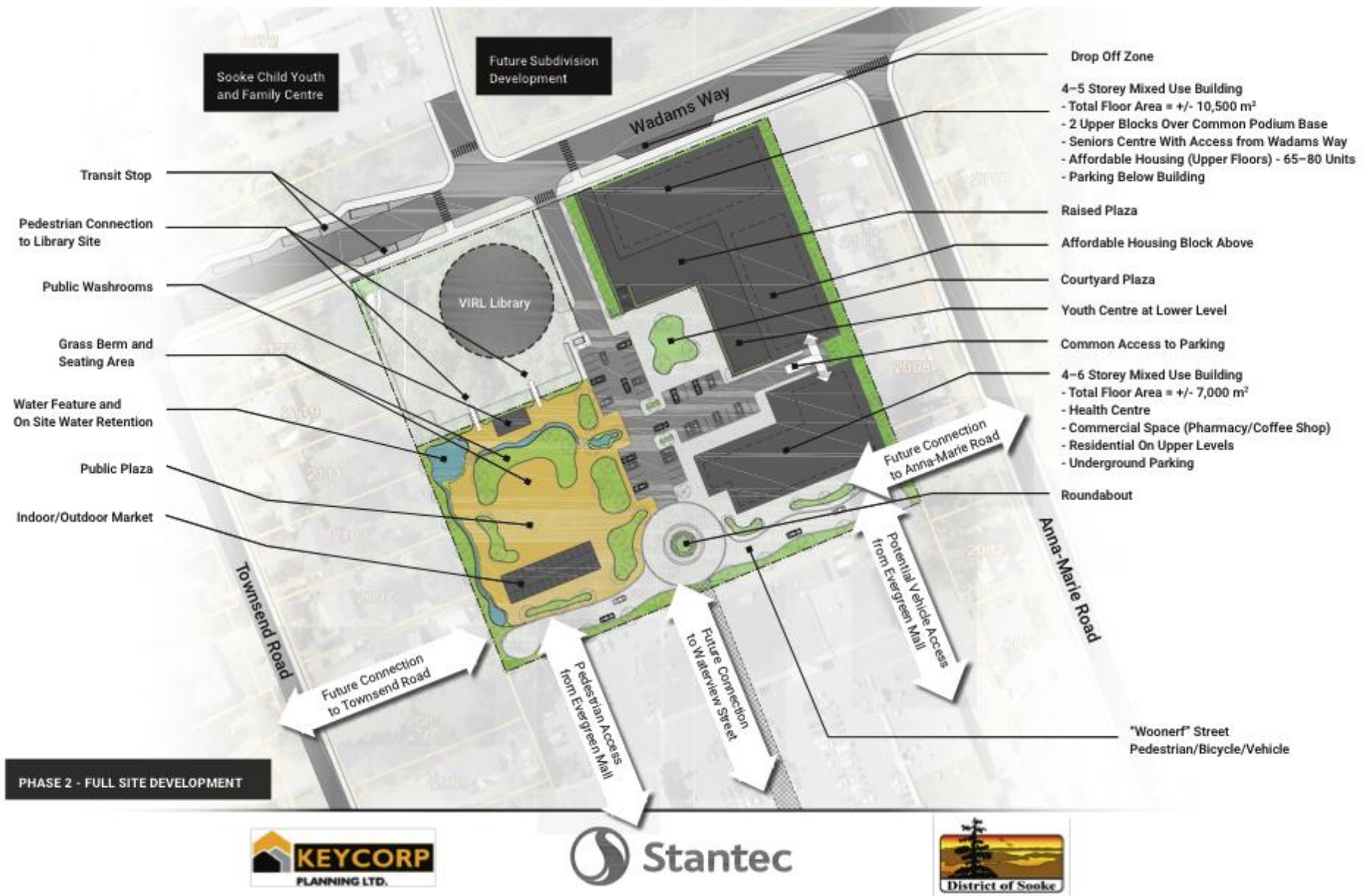
Through careful planning and strategic partnerships, the project would be implemented in multiple phases, adapted to meet the needs of the community. It will deliver much needed affordable housing to the area, senior and youth facilities, a potential Health Centre, as well as a public gathering space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



## PHASE 1 DESIGN ELEMENTS



## PHASE 2 DESIGN ELEMENTS





# 4 Schedule

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

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

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

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

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

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



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

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

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

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



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

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

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

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

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

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

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

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

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

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# 5 Recommendation

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

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



Appendix A – Charrette Photo





Appendix B – Charette Workshop Concepts



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## Appendix C - Values and Site Aspirations

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

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

---

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

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

7. Lot A Should Include...


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



Appendix D – Charrette Website





www.SookeLotA.com

Click Here for Open House Details






## Welcome

Thank you for visiting our page! The District of Sooke is working in partnership with Keycorp Planning Ltd. and Stantec to engage the community to decide what will be done with Lot A at 6671 Wadams Way. We are interested in hearing what you think should be done with this property and look forward to hearing your feedback. Please scroll through our website, learn the history of Lot A, and participate in our Design Charrette!



A Partnership with



Home History Charrette Forum Feedback

District of Sooke: Lot A

Log In

## Lot A History

**2009**

The District of Sooke adopted the Sooke Town Centre Plan.

Town Centre Plan

**2010**

The District of Sooke Official Community Plan (OCP) Bylaw No. 400 was adopted in 2010 and included a vision for the Town Centre that expanded on the 2009 Town Centre Plan.

Official Community Plan

**2016**

In 2016, the district bought the property located at 6671 Wadams Way, also known as Lot A, in part as a location for a new Vancouver Island Regional Library branch. The Community Centre Committee also delivered a report with recommendations for community use.

Background Article

**2017**

Sooke Council Resolved Lot A to a P2 - Community Facility.

Lot A Rezoning

**2018**

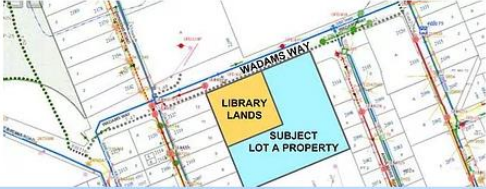
The 250 cubic metres of scaled raw cedar logs were logged from Lot A. The Vancouver Island Regional Library forged ahead with plans for a new facility on site.

Library Update

**2018 - 2019**

The District of Sooke hired Keycorp Planning Ltd. and Stantec to engage with the community and stakeholders on a Design Charrette for the future of Lot A.

View Committee Report



Home History Charrette Forum Feedback

District of Sooke: Lot A

Log In

General Discussions



# General Discussions

Share stories, ideas, pictures and more!

Sort by: Recent Activity [Create New Post](#)

Title				Recent Activity	
Charrette Feedback andrew · Dec 10, 2018	0	0	10	Dec 10, 2018	⋮
WATERFRONT CENTRAL PARK/CITIZEN'S PLAZA mykrhodes · Nov 20, 2018	0	0	20	Nov 20, 2018	⋮
Test Post niallpartiel · Admin · Oct 23, 2018	0	0	5	Oct 23, 2018	⋮
Welcome to the Forum! niallpartiel · Admin · Oct 23, 2018	0	0	15	Oct 23, 2018	⋮

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## Appendix E – Lot A Design Guidelines

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

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

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

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

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

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

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

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

*Height:*

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

*Articulation and Building Walls:*

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

*Building Entryways:*

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

*Parking and Loading:*

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

*Building Landscaping:*

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

**The Lot A Plaza:**

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



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

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

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

##### *Roadways:*

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

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

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### *Trail and Pathways:*

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

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

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

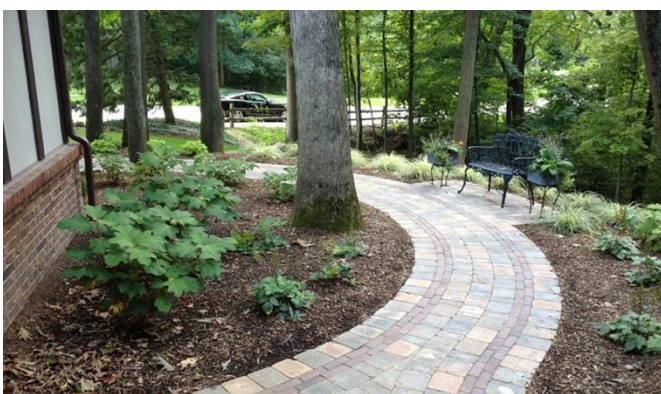
Lot A Character – Building Design





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## Lot A Character – Landscape Elements





Lot A Character – Public Plaza





## Appendix F – DRAFT Comprehensive Development Bylaw Content

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

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

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

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

#### **Permitted Uses:**

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

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

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

- i) Limited Home-Based Businesses

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

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

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

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

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

**Maximum Lot Coverage:** 85%

**Minimum Setbacks:**

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



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

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

