

District of Sooke

OFFICIAL COMMUNITY PLAN PHASE 2 ENGAGEMENT SUMMARY

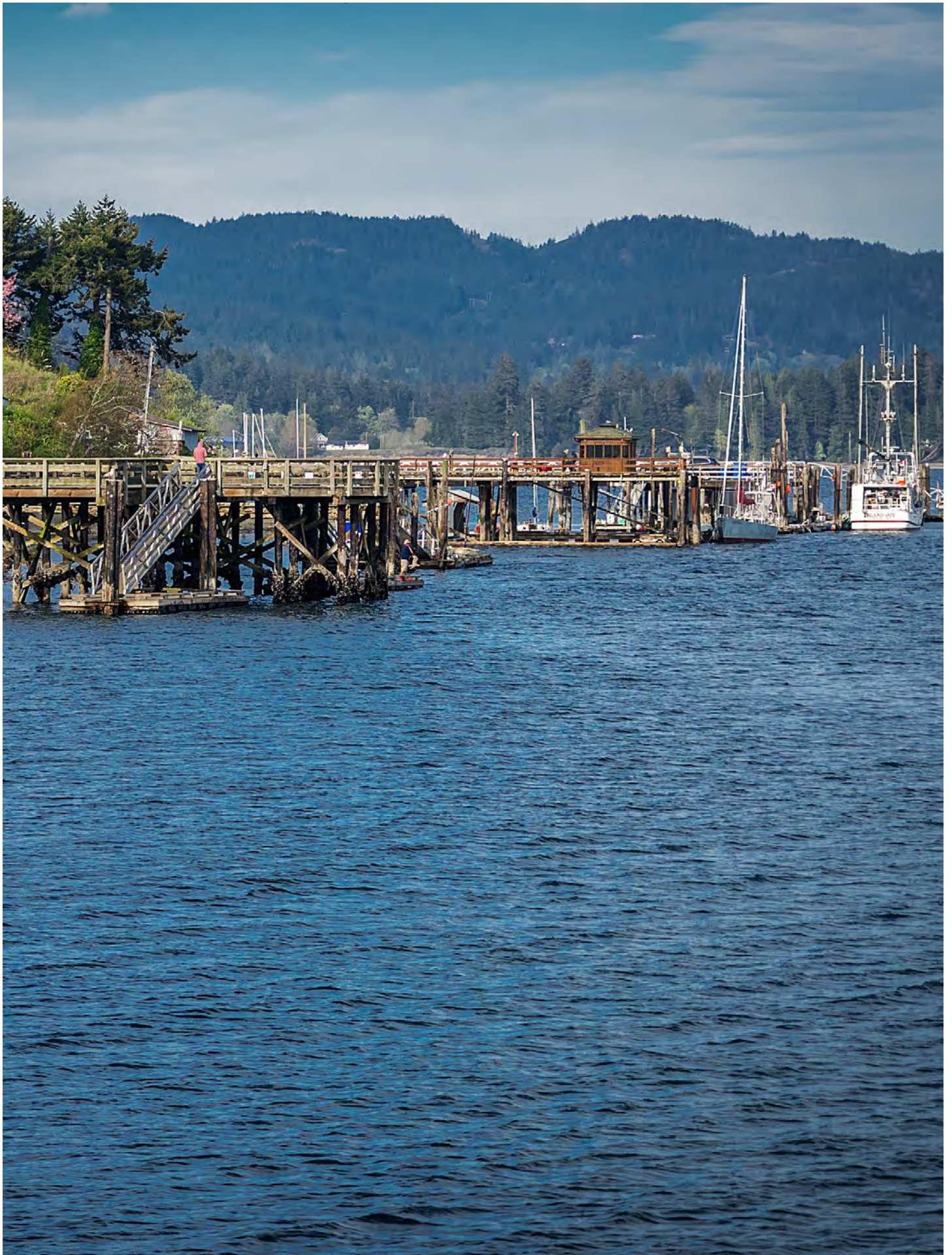
APRIL 2021





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INTRODUCTION

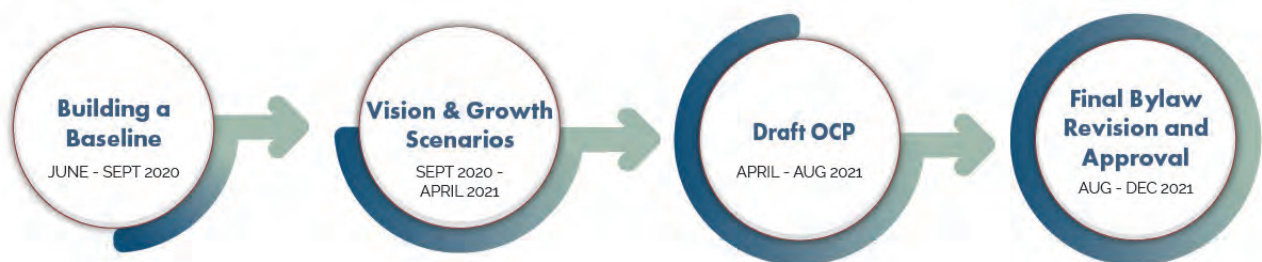
BACKGROUND

An Official Community Plan (OCP) guides land use and development. All municipal policies, plans and regulations must be in alignment with the OCP. Picture Sooke is the process of reviewing and updating the District's OCP.

Sooke is a rapidly growing municipality and faces many challenges, and likewise, opportunities related to community growth. According to the recent census (2016), the population of the District of Sooke consists of approximately 14,000 people, representing a growth rate of 13.7% since the prior census. The District is expecting the population to grow by approximately 12,000 more people by the year 2050. Reviewing the OCP is an opportunity for the District to ensure that the goals and objectives remain relevant as the community evolves.

The process includes significant and meaningful community and stakeholder engagement, preparation of a vision and guiding principles, a regional context statement, preparation of policy options and proposed policy directions, updating Land Use Designations, reviewing and updating Development Permit Guidelines, and developing new Development Permit Areas. A primary result of the OCP review is to provide a framework to guide community growth and provide a degree of certainty to residents, landowners and the development community about the future of the District.

The review and update of the OCP is an 18-month process, to be completed in December 2021.



WHY WE ENGAGE

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 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.

OCPs are complex, technical documents that have a tremendous impact on the future of a community. Too often, they feel inaccessible to community members and an OCP's role in one's day-to-day life is unclear. Through this process, it is our ambition to highlight how an OCP is a useful and relevant tool for **everyone** it impacts. In doing so, we welcome the imagination and creativity of all community members, stakeholders and partners so we can apply the wealth of your lived experience to an OCP document that is reflective of Sooke's unique needs and ambitions.

PHASE 2 ENGAGEMENT ACTIVITIES

PURPOSE

ENGAGEMENT OBJECTIVES

In our first phase of engagement, we asked the community to share their vision and values for the OCP. We also asked about the strengths, weaknesses, opportunities and constraints within the community.

We had two objectives during our second phase of engagement:

1. To learn if the emerging vision, goals and strategies accurately reflect the community's priorities
2. To receive community input on three growth scenarios and the look and feel of new development.

Each growth scenario explored a different way in which expected population growth could shape Sooke while considering community priorities and urban design indicators like walkability, green space, transit viability and the retention of rural and natural areas. We wanted to hear from the community about which elements of each growth scenario best align with their priorities.

HOW WE'LL USE YOUR FEEDBACK

The feedback that was shared in this engagement phase will be used to finalize the vision and goals, craft a preferred growth scenario and inform policy directions on the look and feel of new development.

OVERVIEW OF METHODS

We received feedback through multiple engagement channels including PictureSooke.ca, online surveys, print surveys distributed through the Sooke News Mirror, postcards asking for feedback, “community sounding boards” that popped up around the District, a workshop with the Sooke’s development community and through the OCP Advisory Committee. The District promoted the engagement activities through a digital readerboard at the Sooke gateway, an online ad campaign directed to people in Sooke, electronic newsletters and mailing lists, postcards at local businesses and schools, two editions of *The Sooke Spotlight* print newsletter mailed to all households and businesses in Sooke, pop-up poster boards, signage within parks and trails throughout the community and on the SEAPARC digital sign, social media, the District website, local media and word of mouth.

The engagement activities launched on March 4th and ended on April 2nd.

We offered eleven streams for providing input including:

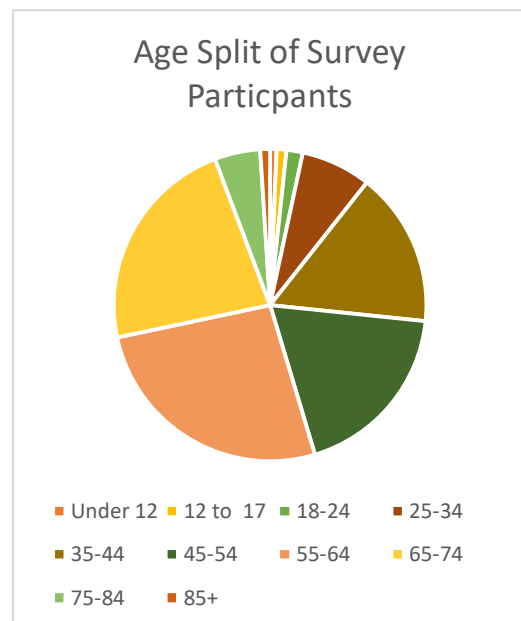
- Two online surveys
- A Print Survey distributed through the Sooke News Mirror
- Pop-up Community Sounding Boards
- Postcards distributed through the community
- Postcards distributed to schools
- A development committee workshop
- Letters and emails to District Staff
- Phone Calls with District staff
- Ongoing engagement with the Sooke OCP Advisory Committee
- Community engagement with T’Sou-ke First Nation
- Ongoing community conversations led by the OCP Advisory Committee

WHO WE HEARD FROM

From the demographic information that was provided in the online print survey, our representation was slightly higher than a representative sample of the over 55 age cohort and slightly lower representation of the 18-24 and 25-34 age cohorts. Targeted engagement with youth helped improve their representation in our feedback.

While our survey prompted a representative sample for many identity factors, we were underrepresented in the survey by those who identify as Indigenous, Single Parents and International Immigrant. Engagement specifically with the T’Sou-ke First Nation members improved their representation in our engagement. As well, the District maintains Council-Council conversations with T’Sou-ke First Nation.

We also heard from significantly more input from homeowners than renters. Of those who identified if they owned a home or rented, 93% identified as homeowners, and 7% identified as renters compared to 78% and 22% respectively as recorded in the 2016 National Housing Survey.



There were over 1,200 interactions through the engagement activities.

200+

Community Sounding
Board Visits

28

Community
Postcards

780+

Online Survey
Interactions

60

Youth
Postcards

36

Letters and
Emails

118

Completed Print
Surveys

17

Workshop
Participants

12

Phone Calls

WHAT WE HEARD





Picture Sooke With Us!

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 planning process is underway and will culminate in a new OCP by Fall 2021. We are currently confirming the vision and goals and looking for input on the growth scenarios. Tell us what you think!



visit [PictureSooke.ca](https://www.picturesooke.ca) for more ways to engage

Emerging Vision

Sooke is a small town with a big heart. It is a bustling net-zero emissions community, cradled in the stunning beauty and vitality of the ocean and forest.

Located in the beautiful lands that have been home to the T'Sooke and Sca'new First Nations since Time Immemorial, Sooke is known for its active waterfront and protected ecosystems and farmland. Its town centre is the hub of public life, defined by a west coast persona. Sooke offers exceptional amenities, housing choices, diverse employment, and an eclectic arts and culture scene. It is a caring community where people and the environment are treated with dignity and respect.

Emerging Goals

Green and Net-Zero	Enjoyable and Distinct	Equitable and Respectful
<ul style="list-style-type: none">• Mitigate to address the climate emergency to limit our carbon emissions by 2050.• Protect ecological areas for natural and agricultural lands for farming, while building a resilient growth within the town centre.• Reduce our dependency and offset more transportation choices, with priority given to walking, cycling, transit, and public transit.• Foster community development that respects ecological diversity.	<ul style="list-style-type: none">• Build a vibrant, historic, and distinctive town centre, the beating heart of Sooke.• Protect and connect with the waterfront, the soul of Sooke. Keep it public.• Support and enjoy local food.• Trail systems to place for people and public life.• Support existing local businesses, and encourage the establishment of new businesses and jobs.• Elevate Sooke's dynamic arts and culture scene.	<ul style="list-style-type: none">• Commit to addressing the urgent need to respect and preserve the inherent right of Indigenous peoples, including their rights to the land, water, and resources.• Make Sooke affordable, inclusive, healthy and resilient, including those of varying abilities, in terms of public spaces and the built environment.• Create a safe and secure environment for all.

What do you think of the Emerging Vision and Goals?

Strongly agree with the vision and goals

Agree with the vision and goals

Disagree with the vision and goals

Strongly disagree with the vision and goals

Take one:



VISION, GOALS AND CHARACTER

Using input shared by the community in the first round of engagement, we developed an emerging vision, goals and strategies. We asked for community feedback on the vision, goals and strategies via a print survey, online survey, and community sounding boards.

VISION FEEDBACK

A comment box was provided on the print and online survey to provide feedback on the vision statement. The majority of comments related to the vision statement were positive. Where there was disagreement with the vision, most comments asked for clarification for the term “west coast persona”, expressed concern that it the vision is not realistic (because most of the waterfront is currently private, for instance) and that it doesn’t speak to local businesses. Some expressed a desire to see the history of forestry and mining reflected in the vision. Others wanted clarification for the term “net-zero.”

Many additional comments were shared about areas of focus for the OCP including traffic concerns, emergency preparedness consideration, local industry and economic development and balancing the growth of the community with the protection and enhancement of natural areas, habitat and the ocean.

KEY TAKEAWAY

The vision needs a bit of tweaking, but we’re on the right track.

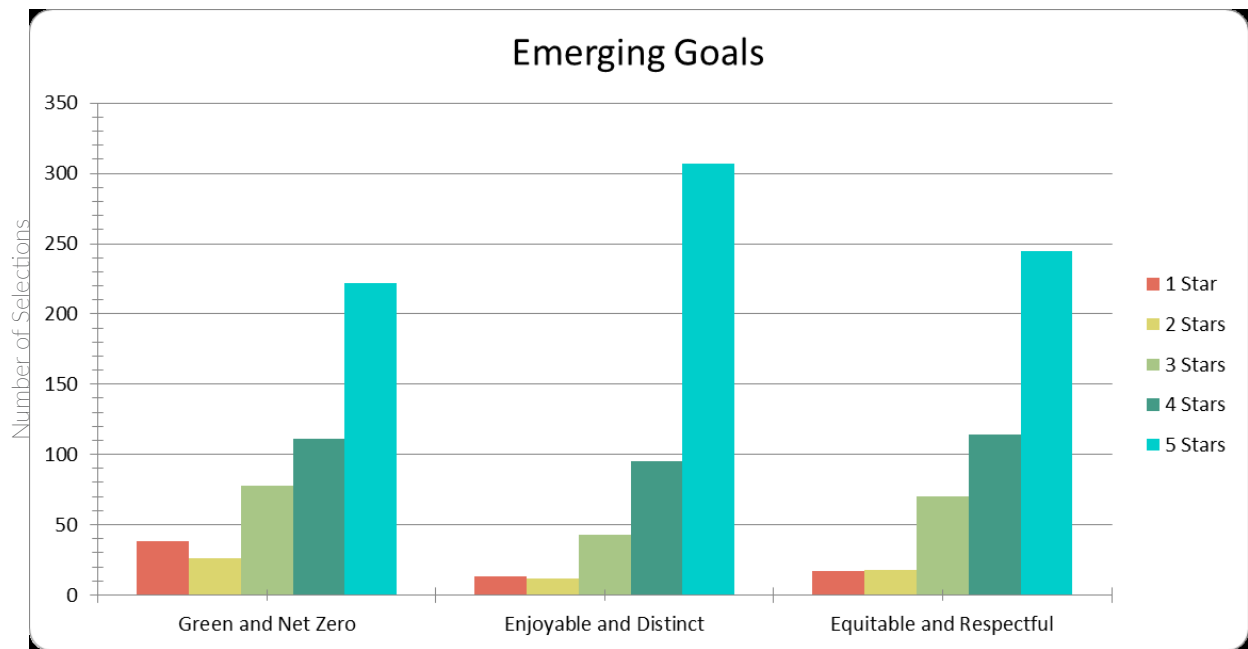
Emerging Vision Statement

Sooke is a small town with a big heart. It is a bustling net-zero emissions community, cradled in the stunning beauty and vitality of the ocean and forest.

Located in the beautiful lands that have been home to the T’Sou-ke and Scia-new First Nations since Time Immemorial, Sooke is known for its active waterfront and protected ecosystems and farmland. Its town centre is the hub of public life, defined by a west coast persona. Sooke offers exceptional amenities, housing choices, diverse employment, and an eclectic arts and culture scene. It is a caring community where people and the environment are treated with dignity and respect.

GOALS AND STRATEGIES FEEDBACK

The print survey, online survey and community sounding boards offered opportunities for feedback on the goals and strategies. Nearly 500 participants provided feedback by rating the different goals and strategies. Dozens also provided feedback in the form of written comments, generally when expressing concern. Overall, the goals received an overwhelmingly positive response with majority of ratings being 5 stars on each of the goals.



Above: The bar chart displays the amount of five, four, three, two and one-star ratings each goal received. Five stars was the highest rating, one star was the lowest rating.

KEY TAKEAWAY

The goals and strategies resonate with most engagement participants. There are some strategies that could use additional clarification.

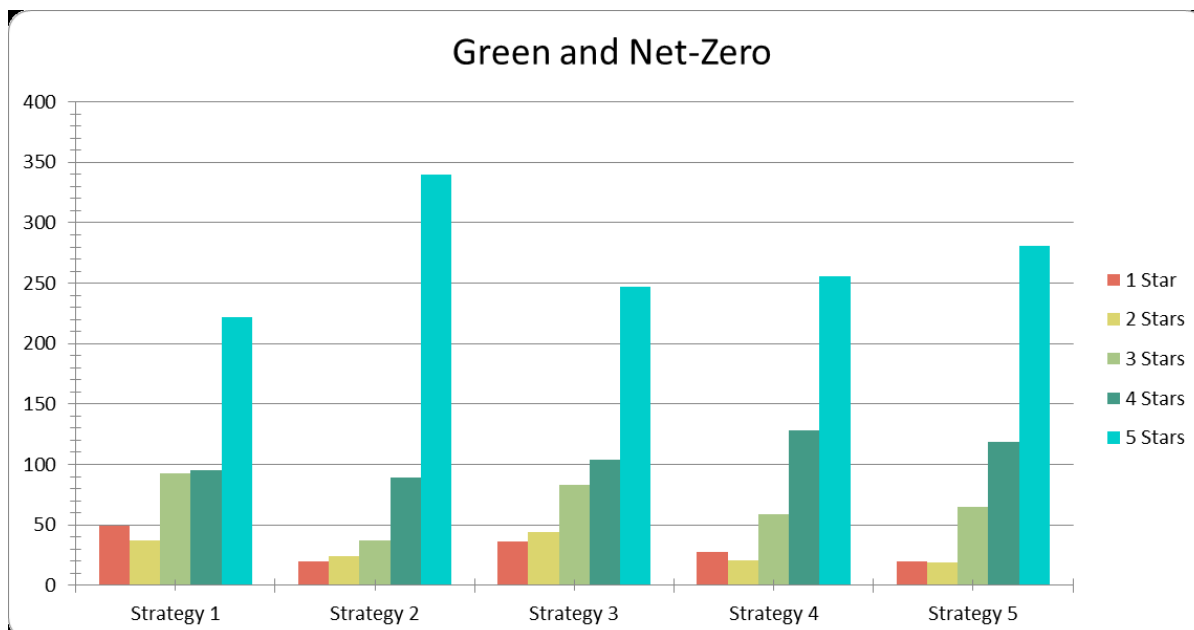
GREEN AND NET-ZERO FEEDBACK

With an average rating of 3.9 stars from 475 survey participants, the Green and Net Zero goal was well received by many, but some had concerns. Commenters expressed a desire to protect the forest, wildlife and the waterways, but were wary of the fiscal cost of sustainable development. Others asked for clarification and specificity for both “green” and “net-zero”. Some commenters preferred phrases like “reduce emissions” or “zero-emissions” over net-zero.

Overall, the Green and Net-Zero strategies also had positive reception. Commenters expressed some concern over the timeline for Strategy 1, preferring more aggressive and rapid action on climate change. Additional concerns were raised about Strategy 3. While many commenters saw value in improving the pedestrian, cycling and transit network, some noted the relevance of car travel for commuters and folks living in rural areas. Others found Strategy 4 to be unclear because of the description of “delightful.”

GOAL: Green and Net-Zero

- Strategy 1: Mobilize to address the climate emergency head-on; achieve net zero emissions by 2050.
- Strategy 2: Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the town centre.
- Strategy 3: Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.
- Strategy 4: Create green infrastructure that is both high-performing and delightful.
- Strategy 5: Foster community economic development that respects ecological limits.



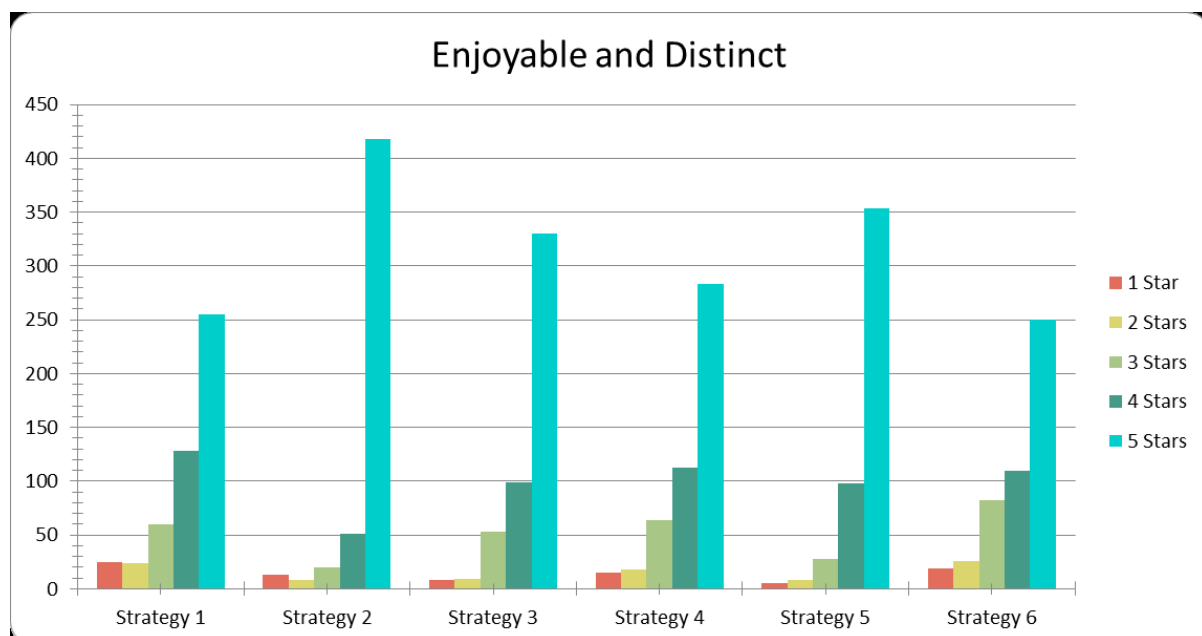
Above: The bar chart displays the amount of five, four, three, two and one-star ratings each strategy received. Five stars was the highest rating, one star was the lowest rating.

GOAL: Enjoyable and Distinct

- Strategy 1: Bolster streetscapes, homes, and destinations in the Town Centre, the bustling heart of Sooke.
- Strategy 2: Protect and connect with the waterfront, the soul of Sooke. Keep it public.
- Strategy 3: Support and enjoy local food.
- Strategy 4: Treat streets as place for people and public life.
- Strategy 5: Support existing local businesses, and encourage the establishment of new businesses and jobs.
- Strategy 6: Elevate Sooke's dynamic arts and culture scene.

ENJOYABLE AND DISTINCT

The Enjoyable Distinct goal was the most popular, receiving an average rating of 4.42 from 470 survey participants. The comments on the strategies emphasized Sooke's character, "west-coast" feel, a desire for a more pedestrian-oriented Town Centre, improved sidewalk connectivity, and additional vibrancy through local shops, amenities and events all while considering traffic impacts.



Above: The bar chart displays the amount of five, four, three, two and one-star ratings each strategy received. Five stars was the highest rating, one star was the lowest rating.

EQUITABLE AND RESPECTFUL

The Equitable and Respectful goal had a positive reception, receiving an average rating of 4.19 from 465 survey participants. Strategies 1, 2 and 3 had the broadest range of responses. Commenters sought greater clarity for these strategies. For instance, a better definition of “equity-seeking individual,” “affordability” and what it may mean to promote the inherent right of Indigenous peoples within the context of an OCP. Strategy 2 received many comments about retaining the existing character of Sooke, marked by ample green spaces, as additional housing options are provided.

GOAL: Equitable and Respectful

- Strategy 1: Commit to addressing the urgent need to respect and promote the inherent right of Indigenous peoples including their rights to the land, territories, and resources.
- Strategy 2: Keep Sooke affordable; provide housing choices for all.
- Strategy 3: Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.
- Strategy 4: Create a safe and resilient community for all.



Above: The bar chart displays the amount of five, four, three, two and one-star ratings each strategy received. Five stars was the highest rating, one star was the lowest rating.

LOOK AND FEEL FEEDBACK

Online survey participants were asked to rate and provide comments on a series of images related to the look and feel of different areas of Sooke. Print survey participants to asked to share examples of communities with distinctive town centres and waterfronts to inform the character of future development in Sooke.

TOWN CENTRE

We showed five different images to gain insight on the preferred character of the Town Centre. Images 1 and 3 were the most preferred. Positive comments remarked on the appropriate scale of buildings, pedestrian friendliness, a mix of land uses, open spaces, the sense of character and small storefronts. Commenters noted that while parking may need to be available, cars should not be prominent in the Town Centre. Images 2 and 4 received the most negative ratings. Commenters felt that the density for both may be too high for the Town Centre. Image 2 was viewed as too industrial and urban, though some noted the positives of the surrounding green space and small ground-floor business. Commenters expressed that Image 4 had a better look and feel for Sooke, but needed more green space and commercial activity. Image 5 had a more neutral response. While commenters noted that the they liked seeing a vibrant, pedestrian-oriented area, many expressed that it felt too urban for Sooke.

Comment Highlights

Having a walkable Town Centre is a priority. While parking may be needed, cars should be tucked away from view. If residential development happens in the Town Centre, it must support and expand opportunities for local businesses. Low-mid-rise buildings can be appropriate, particularly when they are mixed use with ground-floor businesses and housing above. Additional public spaces and green spaces must be provided as the Town Centre densifies and thought must be given to how densification may impact views to the water.



Above: The bar chart displays the amount of five, four, three, two and one-star ratings each image received. Five stars was the highest rating, one star was the lowest rating.

Image 1



Image 2

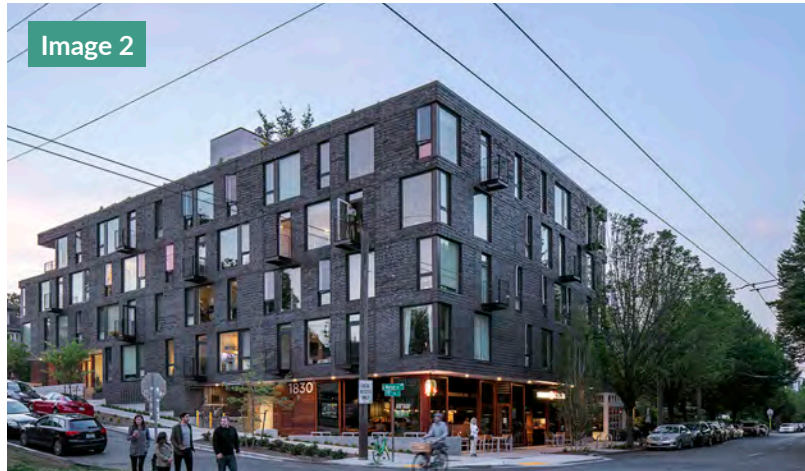


Image 3



Image 4



Example Communities

In the print survey, we asked participants to share a main street or town centre that they felt was welcoming and vibrant. 58 different communities were shared with us. These examples will be helpful references when exploring possible future directions for the evolution of Sooke's Town Centre. The most popular communities were:

- Sidney
- Ladysmith
- Qualicum Beach
- Chemainus

Image 5



Above: Images used for engagement

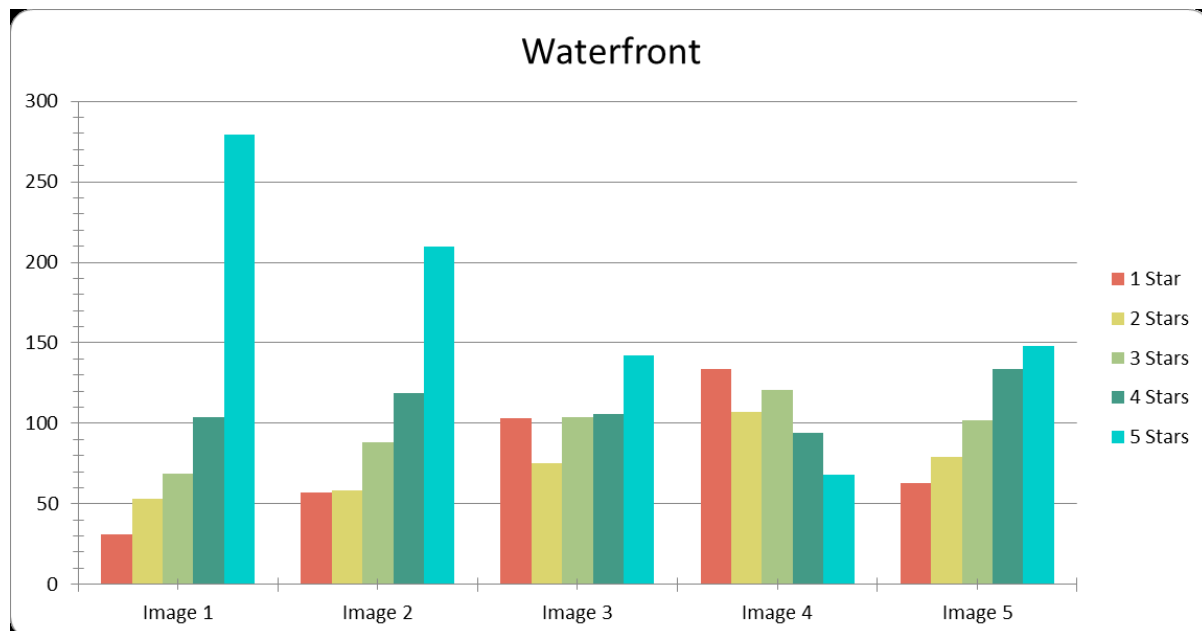
WATERFRONT

We showed five different images to gain insight on the preferred character for Sooke's waterfront. Images 1 and 2 were the most preferred images. Commenters expressed positive feedback on having public access to the water for fishing, walking, gathering and viewing wildlife. Commenters noted that Image 2, while it offered some benefits like a green buffer between the shoreline and the walkway, felt too urban for Sooke. Commenters noted that small-scale businesses would improve the settings in both images.

Image 5 also had a strong share of positive ratings. Commenters noted that while this image depicted some desirable traits like having businesses along the waterfront, the example didn't appear to allow for much public access, and to some it felt too touristic. Similarly, commenters noted that while some commercial spaces on the waterfront are nice, the commercial development in Image 4 made the waterfront feel too private for Sooke. Image 3 received positive ratings for the active waterfront, but commenters noted that the high-rise buildings in the background of the image as a detractor.

Comment Highlights

The Waterfront is a defining element of Sooke's character. Increasing public access while protecting and restoring habitat and mitigating impacts of sea-level rise are important. While commercial activity is seen as desirable to many, it should not pose an environmental risk, nor should it restrict public access.



Above: The bar chart displays the amount of five, four, three, two and one-star ratings each image received. Five stars was the highest rating, one star was the lowest rating.



Example Communities

In the print survey, we asked participants to share waterfronts that they love to visit. 58 different communities were shared with us. We will use these waterfronts to inform our thinking of what the future of Sooke's waterfront could be. The most popular waterfronts were:

- Sidney
- Victoria, Dallas Road and the Harbour
- Parksville
- Tofino



Above: Images used for engagement

NEIGHBOURHOOD HOUSING

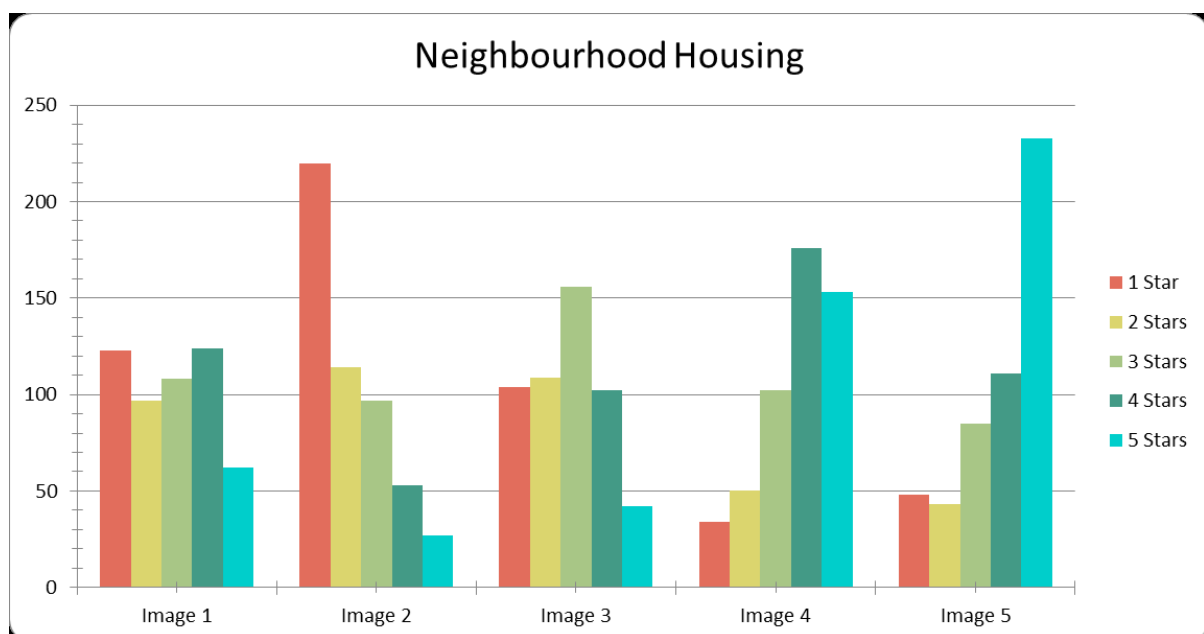
We showed five different images to gain insight on the preferred character of neighbourhood housing. Images 4 and 5 were the most preferred images. Commenters expressed positive feedback on having smaller lot sizes that included private yards. Commenters responded especially positively to the solar panels and food gardens shown in Image 5.

Images 1 and 3 garnered a broad range of feedback. While some felt that the architecture was not quite “west coast”, many commenters noted that ground-oriented, denser housing would be beneficial for Sooke. Commenters noted that denser housing should be provided alongside public green spaces. Others mentioned that row-houses and smaller single-family homes may be more suitable for young families and though they may not want to see that housing type throughout Sooke, they should be considered as housing choices in the Town Centre.

Image 2 received a strong negative response. Most commenters did not like the look of the building materials represented in the image, though some did appreciate the use of wood. Commenters noted that while this may not be a desired character, some multi-storey buildings should be considered as part of housing choices. Commenters also noted that density is more appropriate in the Town Centre.

Comment Themes

Denser housing choices are needed, particularly to support a vibrant Town Centre and to provide affordable options. These housing options should adopt a “West Coast” character using natural colours and contextually relevant building materials like wood. Where denser housing exists, additional public open spaces are needed. When infill such as duplex, quadplexes or secondary suites are proposed in established neighbourhoods, it is important that they include access to private greenspaces. Sustainable building practices are a priority.



Above: The bar chart displays the amount of five, four, three, two and one-star ratings each image received. Five stars was the highest rating, one star was the lowest rating.

Image 1



Image 2



Image 3



Image 4



Image 5



Above: Images used for engagement

STREETS AND PATHS

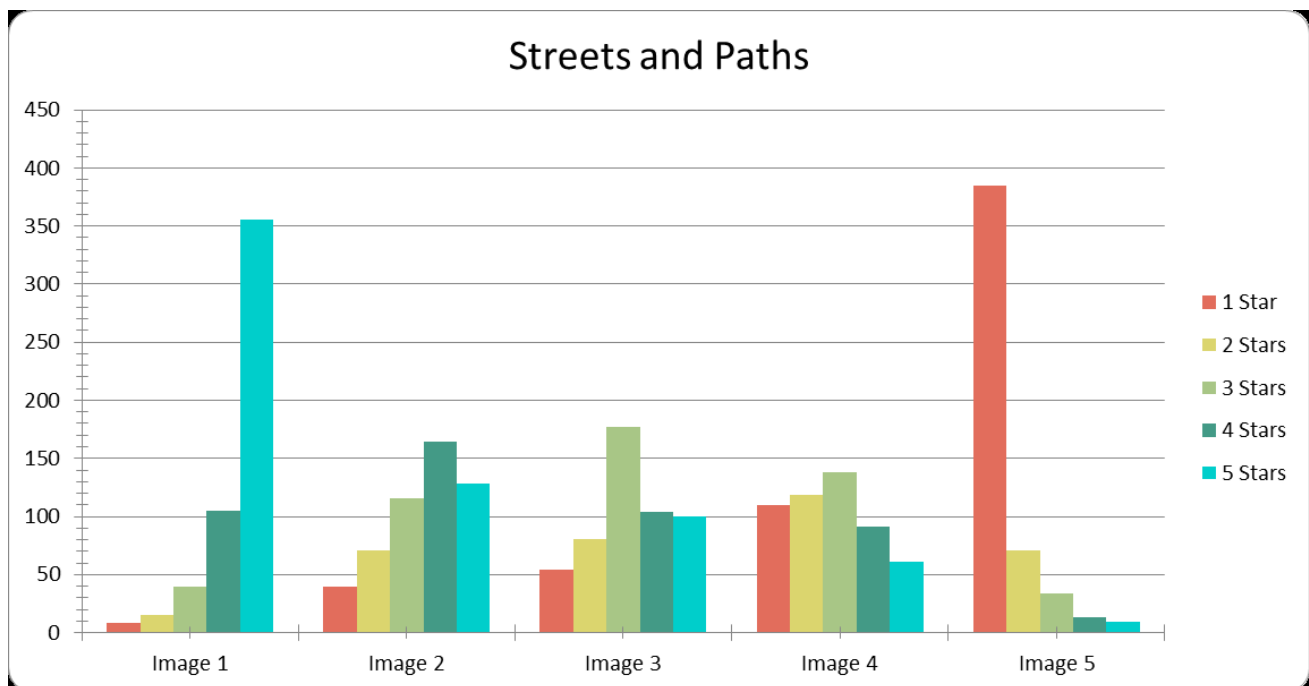
We showed five different images to gain insight on the preferred character of streets and paths. Image 1 was the most preferred image. Many commenters expressed the desire to have a separated multi-use trail to provide connections to destinations within Sooke. Some commenters expressed concern about potential conflicts between cyclists and pedestrians on the shared path. For similar reasons, Image 2 was also popular. Commenters noted the balance between denser buildings and open space, though some did express concern about density.

Image 3 had mixed feedback. Though many commenters appreciated the wide sidewalk and planted buffer between the sidewalk and street, some expressed concern about the cost of maintenance and installation of a patterned sidewalk and preferred investment into the overall expansion of the sidewalk network through the District. Others noted that the image felt too urban, and that they would like to see additional plantings.

Images 4 and 5 had the strongest negative response. There was polarized feedback about the provision of a separated bike lane in Image 4. Image 5 garnered a negative response for the urban nature of the photograph, the lack of setback between the road and buildings and bikes sharing the road with cars.

Comment Highlights

Creating additional pedestrian and cycling-only paths is extremely important to residents. Where buildings and sidewalks interface with the street, it is desirable to have wide setbacks, and substantive setbacks to allow for an ecologically healthy planted buffer and useable public space.



Above: The bar chart displays the amount of five, four, three, two and one-star ratings each image received. Five stars was the highest rating, one star was the lowest rating.

Image 1



Image 2



Image 3



Image 4



Image 5



Above: Images used for engagement

NEIGHBOURHOOD HUBS

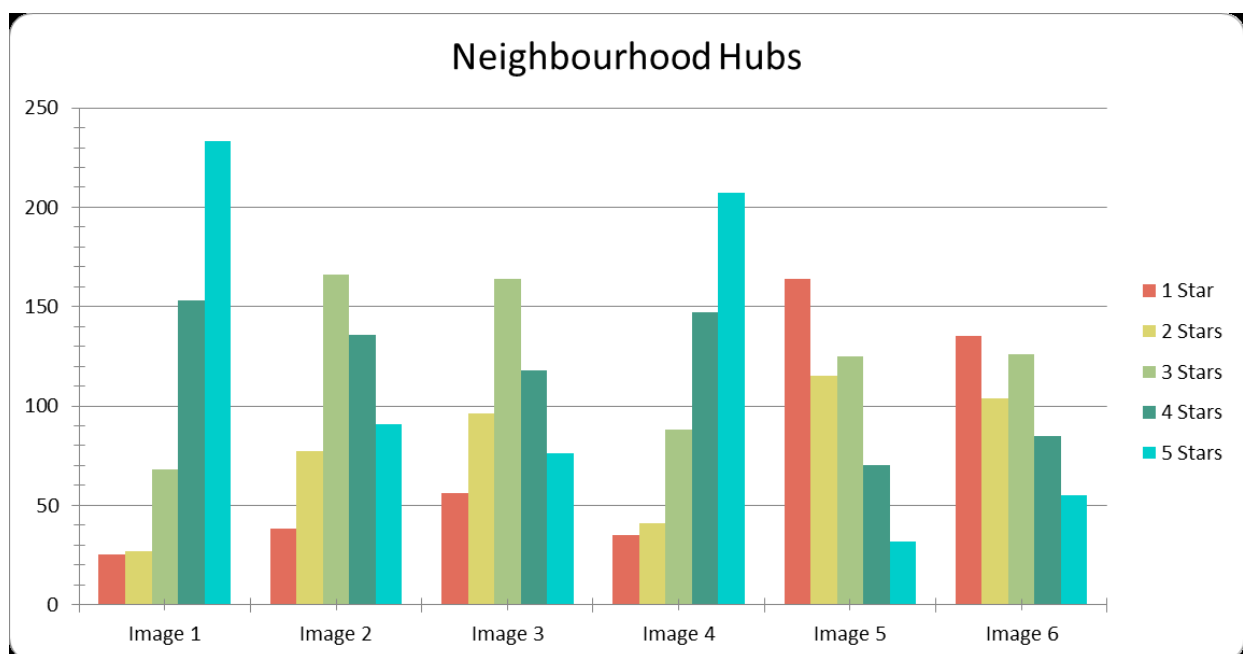
We showed six different images to gain insight on the preferred character of neighbourhood hubs. Images 1 and 4 were the most preferred examples. Commenters appreciated the trees in the open spaces, places to gather and the pedestrian-oriented nature of both images. Some noted that they appreciated the scale and ambiance of the commercial areas while others felt that it was not the right fit for Sooke. Additional comments expressed concern about the lack of bike parking in both images and the potential conflict between vehicles and pedestrians in Image 4.

Images 2 and 3 also received a positive response. Positive comments mentioned the local stores, and the appropriate “Sooke aesthetic” of these images, particularly the character of Image 3. Some comments noted that they would like to see a more substantial area for people to gather than along the sidewalk. Others negatively reacted to the plant species within the images.

Images 5 and 6 received an overall positive response, with numerous comments expressing appreciation for mixed use buildings that include multiple storeys and small-scale businesses on the ground floor. The large trees in Image 5 were attractive to many commenters. A few comments expressed concern about views and potential noise complaints that could come from restaurants in a residential neighbourhood.

Comment Highlights

Small, local shops and public spaces can bring vibrancy to a neighbourhood. It is preferable to have pocket plazas and parks for places to gather than to have it along a sidewalk. In addition to smaller local cafés and shops, neighbourhood hubs should have access to stores to meet daily needs like grocers and pharmacies.



Above: The bar chart displays the amount of five, four, three, two and one-star ratings each image received. Five stars was the highest rating, one star was the lowest rating.

Image 1



Image 2



Image 3



Image 4



Image 5

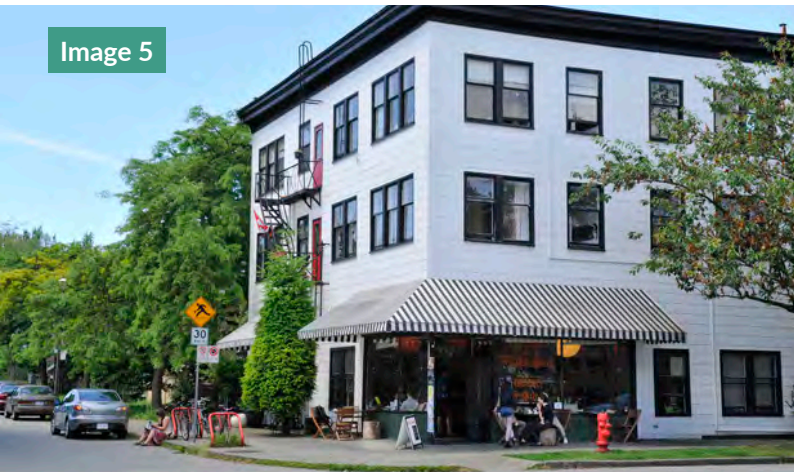


Image 6



Above: Images used for engagement



Above: Community sounding board

GROWTH SCENARIOS

GROWTH SCENARIOS FEEDBACK

We developed three different scenarios for growth through a combination of research and geospatial analysis of existing conditions, applying feedback from community engagement, and reviewing growth projections to the year 2050. The first scenario, Continuing as Usual, extends expected growth patterns based on historical trends and current land use policies. The distribution of growth in the second and third scenarios (Town Centre + Waterfront Hub and Town Centre + Neighbourhood Hub) explore alternative options for growth distribution that could support the emerging priorities of the community.

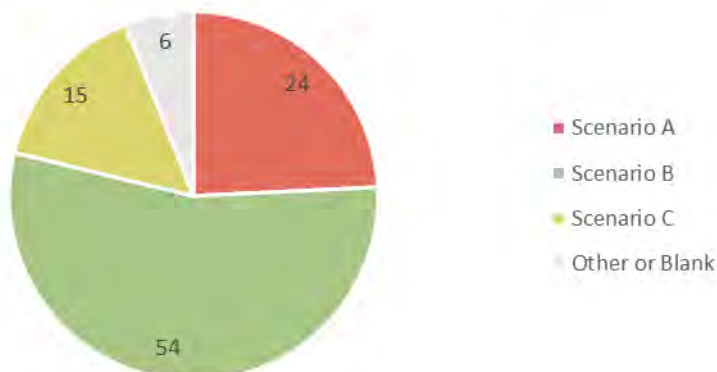
Each scenario accounted for already approved future development and did not allocate growth on land considered inappropriate for development, including ALR land, land currently zoned agricultural or park, First Nations land, parcels within the Sooke River floodplain and within 15 metres of the coast. Each scenario was evaluated across a variety of performance indicators and compared against the baseline developed in the first phase of

work. These metrics were selected because they are effective proxies for: 1) the priorities emerging from community input (e.g. such as protection of natural areas); and 2) best practices in terms of walkability, which relates more broadly to community wellbeing, equitable access of services and amenities, and climate action.

The scenarios and their respective performance indicators were distributed for community feedback via a print and online survey and pop-up community sounding boards. The community was asked about their reaction to each of the scenarios, and asked to provide comments to help us understand their preferences further. Scenario B received the most positive response in both the online and print survey.

Over 800 participants reviewed the growth scenarios. The following provides an overview of the most common themes shared by engagement participants. Additional, less common themes were shared and have been recorded for reference as we begin to draft policy directions. The full list of anecdotal comments is shared in the Appendix.

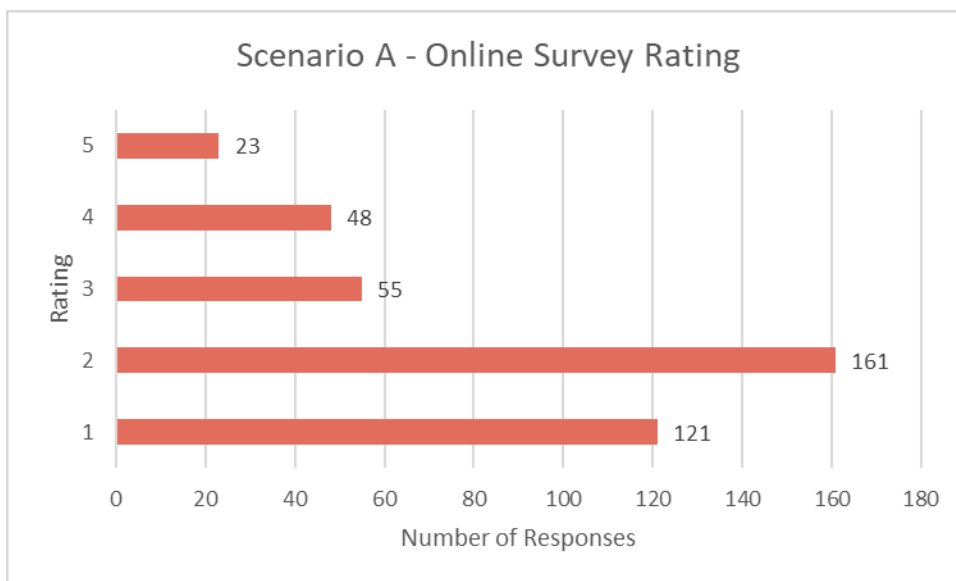
Preferred Scenario - Print Survey Responses



Left: The pie chart displays the preferred scenario of print survey respondents

SCENARIO A: CONTINUING AS USUAL

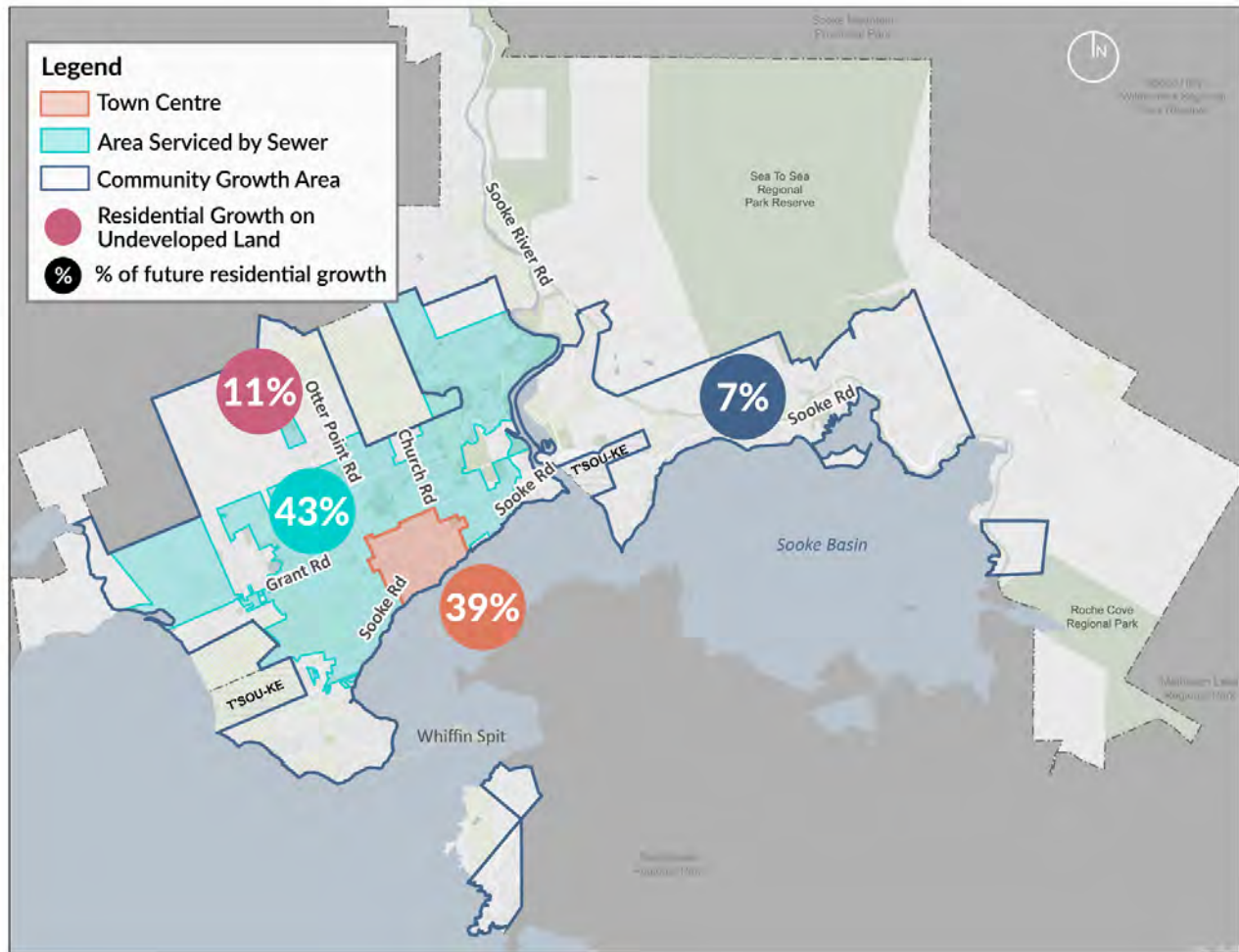
Scenario A received the most negative response of the three scenarios. 408 survey participants rated the scenario and 225 participants provided comments to describe their rating. Participants used a five-point scale to rate their reaction to the scenario where 5 was the most positive reaction and 1 was the most negative.



KEY TAKEAWAY

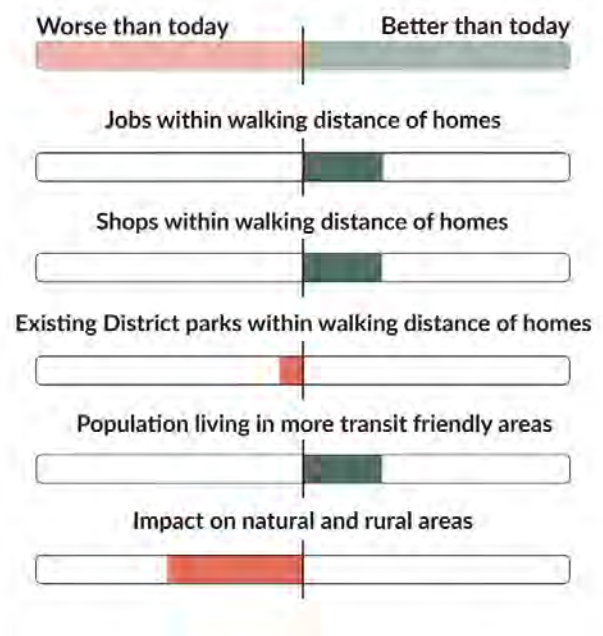
Scenario A is the least popular scenario.

While some appreciated that Scenario A may spark new development with larger lot sizes and homes, most opposed this scenario as it would perpetuate sprawl into undeveloped natural or rural lands.



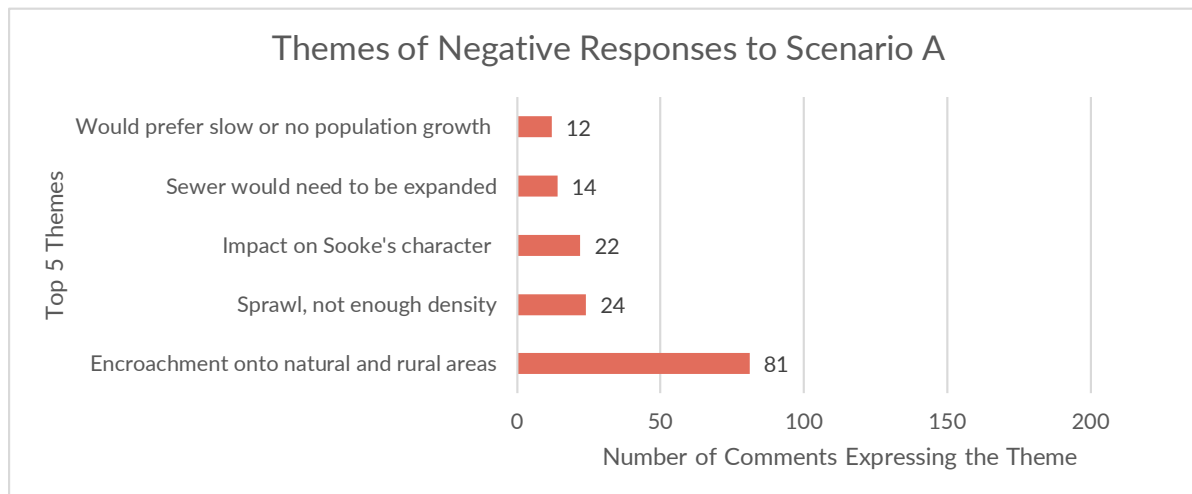
Above: Growth Scenario A
 Right: Growth Scenario A Indicators
 Below: Growth Scenario A Description

39%	Future residential growth within the Town Centre, inside the area serviced by sewer
43%	Future residential growth within the Town Centre, inside the area serviced by sewer
7%	Future residential growth within the Community Growth Area outside the area serviced by sewer
11%	If development continues as normal, 11% of growth in single detached homes cannot be accommodated in the Community Growth Area boundary and natural and rural areas may be affected



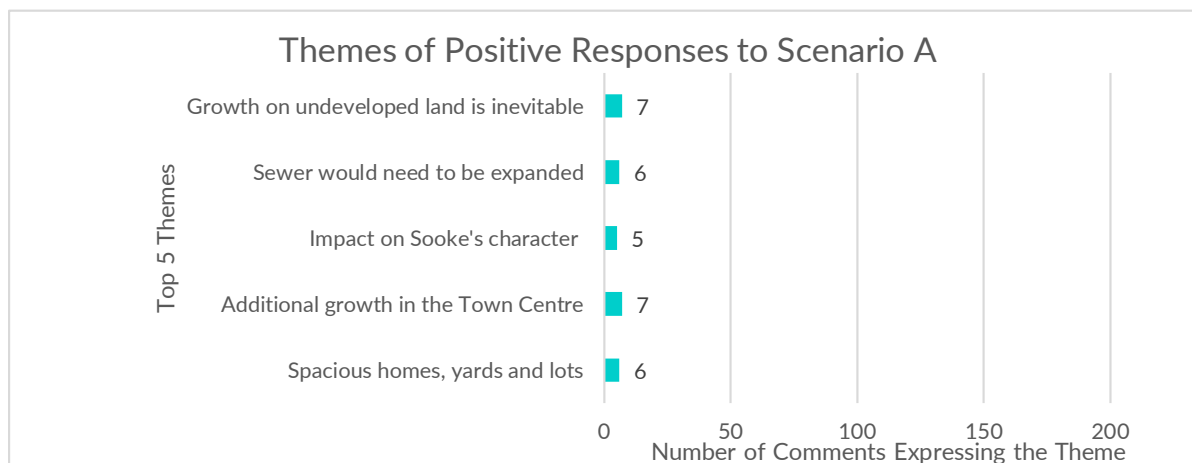
THE NEGATIVE: 157 COMMENTS

157 of the comments were from participants who gave the scenario a low rating. These comments were most concerned about potential infringement on rural and natural areas. Relatedly, commenters stated that this scenario would have a negative impact on the character of Sooke and expressed their opposition to sprawl. Additional comments expressed the desire for growth to happen in land that has already been developed. Some commenters reacted negatively to the projected population growth, and would prefer that population growth was limited.



THE POSITIVE: 39 COMMENTS

39 comments were from participants who rated Scenario A positively. These comments stated that growth on undeveloped lots is inevitable. Commenters who had a positive reaction to this scenario noted that they prefer the larger homes, yards and lots that this scenario would support. Commenters felt that additional growth in the Town Centre, combined with growth outward, could improve Sooke's character. Commenters also noted the importance of being connected to the sewer.

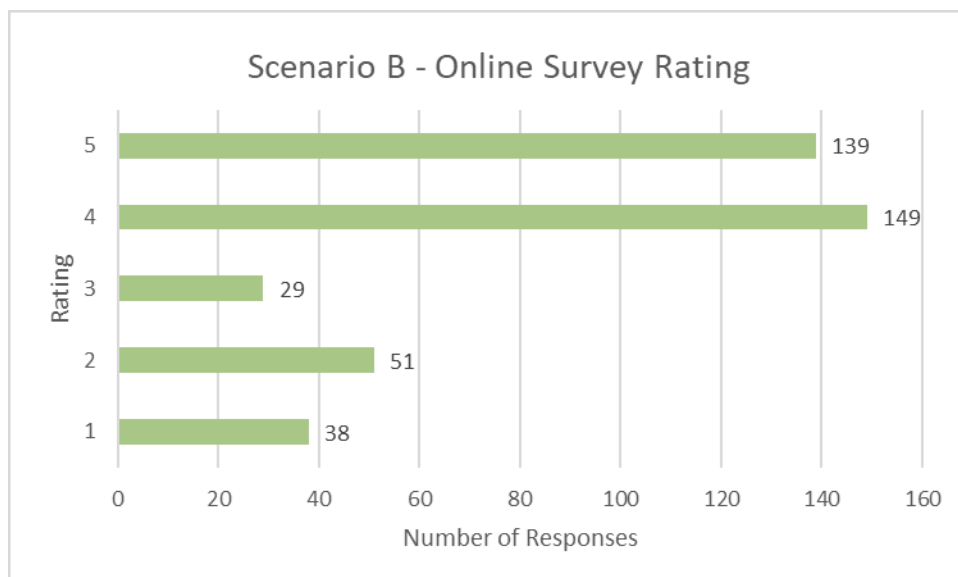


THE NEUTRAL: 22 COMMENTS

Only 22 comments were from participants who rated Scenario A neutrally. These comments expressed a range of opinions. While some appreciated the continuation of single-family home development, several comments expressed concern for potential expansion into natural and rural areas and the resultant impacts on food security and farming. Some felt that by continuing to sprawl, the scenario would deter business growth and exacerbate traffic issues. Some commenters also liked the proposed walkability of the scenario. Others still enjoy Sooke's characteristic spacious homes, yards and lots and would like to see more.

SCENARIO B: TOWN CENTRE AND WATERFRONT HUB

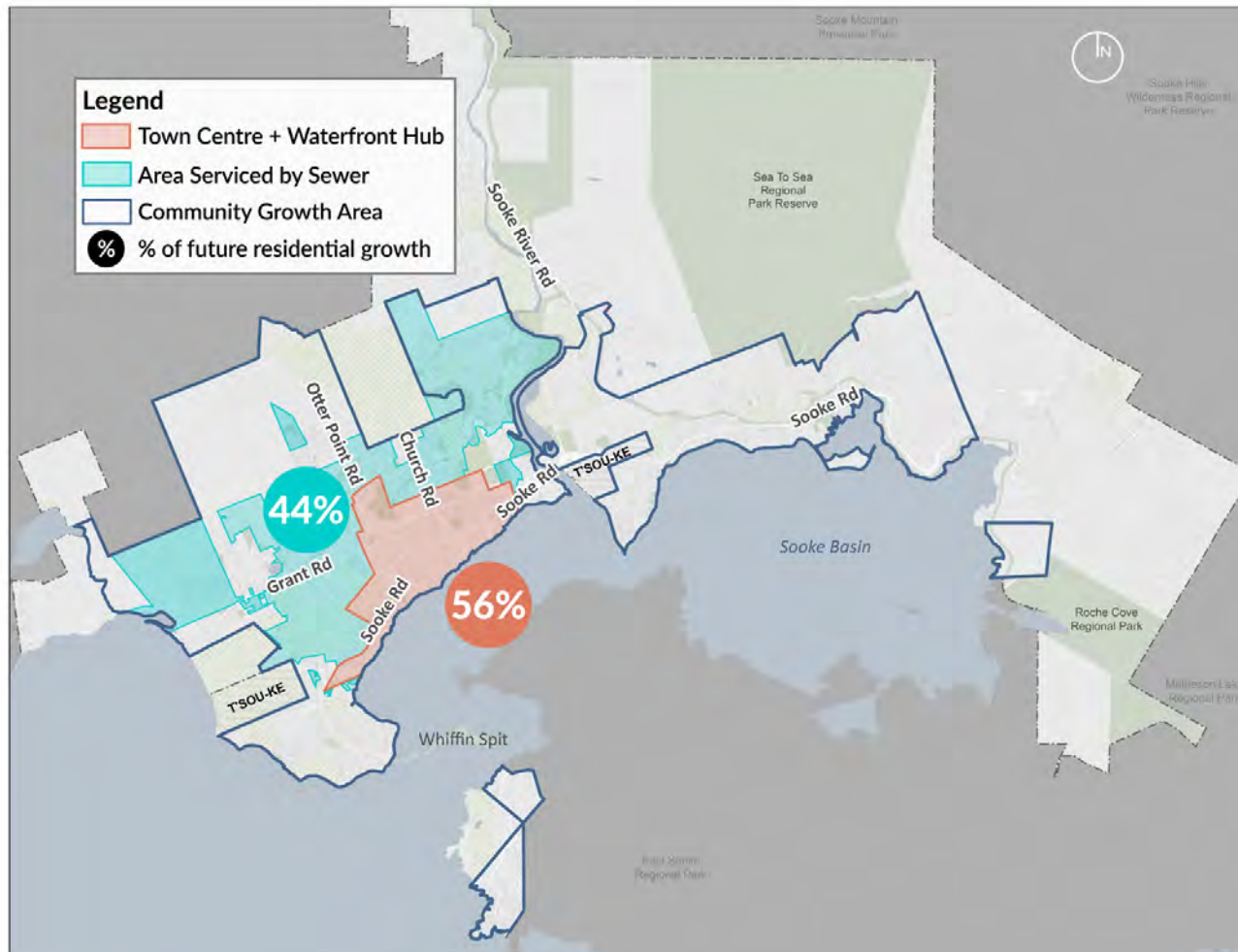
Scenario B received the most positive response of the three scenarios. 406 survey participants rated the scenario and 233 participants provided comments to describe their rating. Participants used a five-point scale to rate their reaction to the scenario where 5 was the most positive reaction and 1 was the most negative.



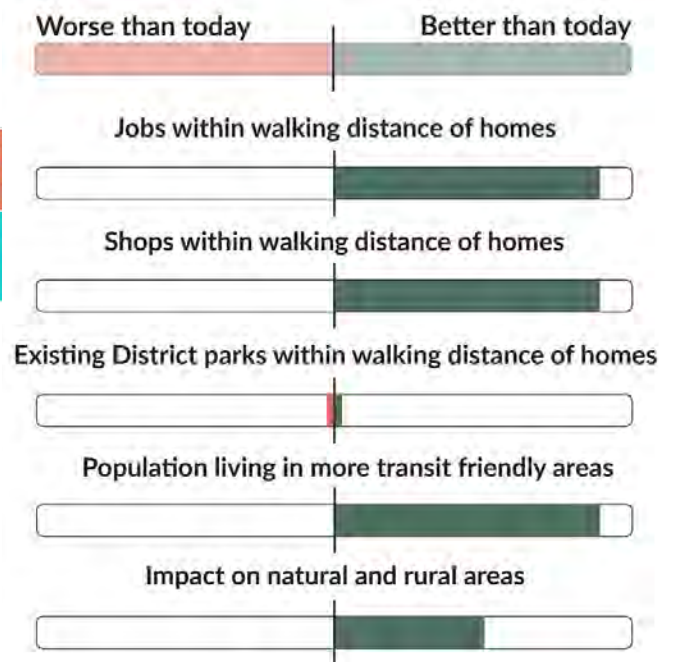
KEY TAKEAWAY

Scenario B is the most popular scenario.

Most liked the that this scenario would concentrate growth into the Town Centre and a Waterfront Hub. Participants appreciated that this scenario would not impact undeveloped natural and rural areas and that it would likely support vibrancy and a community feel along the waterfront and in the Town Centre. Some were concerned about privatizing the waterfront and felt that growth should be more distributed.

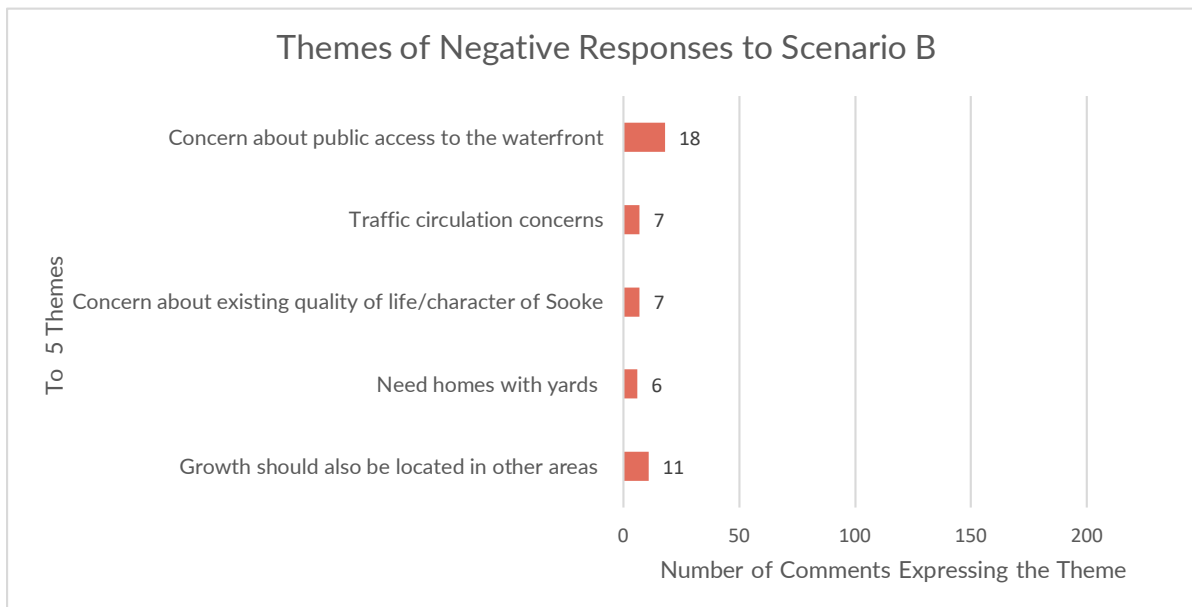


Above: Growth Scenario B
 Right: Growth Scenario B Indicators
 Below: Growth Scenario B Description



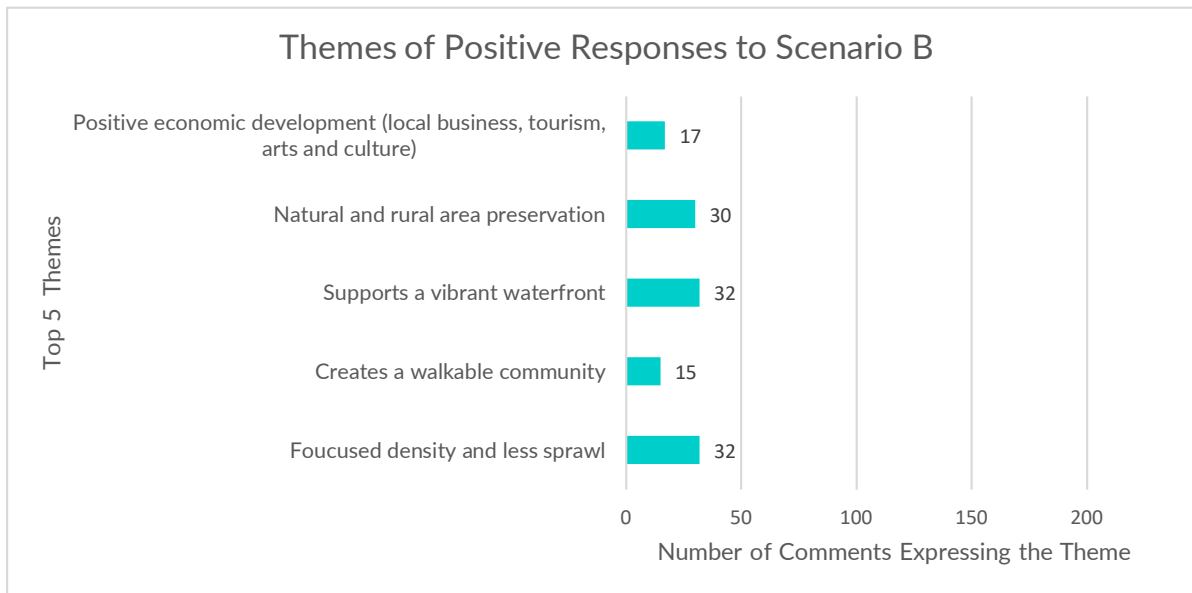
THE NEGATIVE: 58 COMMENTS

58 of the comments were from participants who gave Scenario B a low rating. Most of these comments expressed concern about the waterfront becoming privatized and limiting access. Similarly, some comments were concerned with impacting views to the water. There were other comments that felt that there was too much growth concentrated in the Town Centre, and that other areas in Sooke would benefit from receiving some growth, acknowledging the infrastructure and amenities that growth can support. Other comments were concerned about the potential impact of concentrating density on traffic circulation. Lastly, some comments were concerned that Scenario B's growth pattern would negatively affect the small-town character and lifestyle of Sooke. Some comments expressed concern that growth in the Town Centre would limit the size of lots, homes and yards.



THE POSITIVE: 148 COMMENTS

148 of the comments were from participants who gave Scenario B a high rating. The positive comments focused on the potential for focused density and the preservation of natural and rural areas. Others noted that the focused density would spur more vibrancy in the Town Centre and the waterfront, and support economic development, including local businesses, tourism, arts and culture. Other comments noted that focusing density would support a walkable community for Sooke.

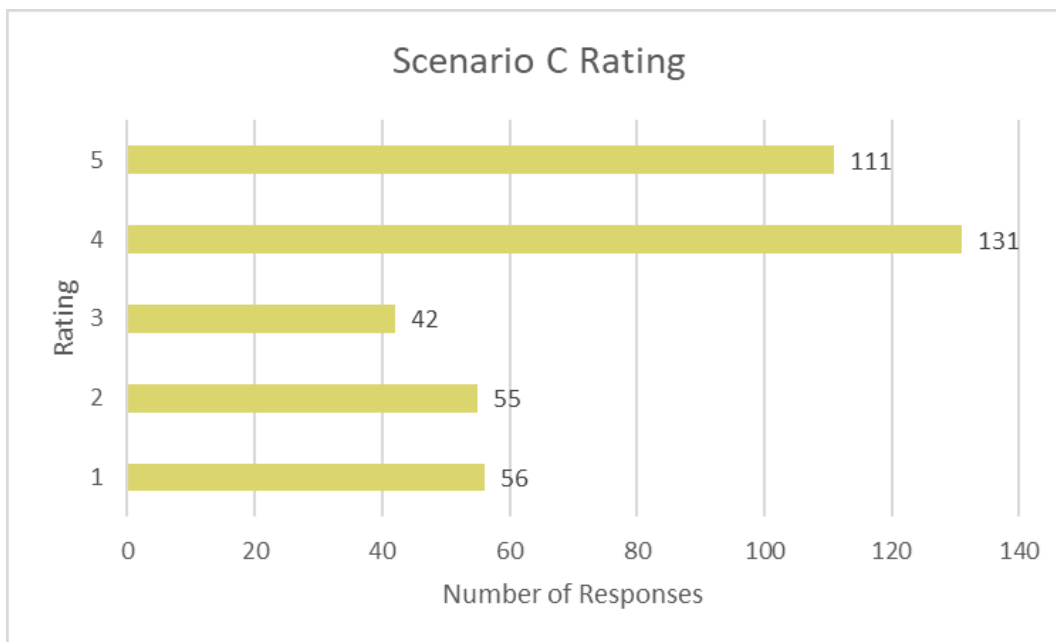


THE NEUTRAL: 18 COMMENTS

18 of the comments were from participants who gave Scenario B a neutral rating. The comments expressed from a neutral perspective echo those shared from positive and negative perspectives. While the comments noted traffic circulation concerns, improved sustainability and positive economic development, some comments also mentioned concerns about public access and views to the waterfront and the feeling that growth should be located in other areas of Sooke as well. A few comments also expressed appreciation that this scenario would preserve natural and rural areas.

SCENARIO C: TOWN CENTRE AND NEIGHBOURHOOD HUB

Scenario C received the broadest range of responses of the three scenarios. 395 survey participants rated the scenario and 226 participants provided comments to describe their rating. Participants used a five-point scale to rate their reaction to the scenario where 5 was the most positive reaction and 1 was the most negative.

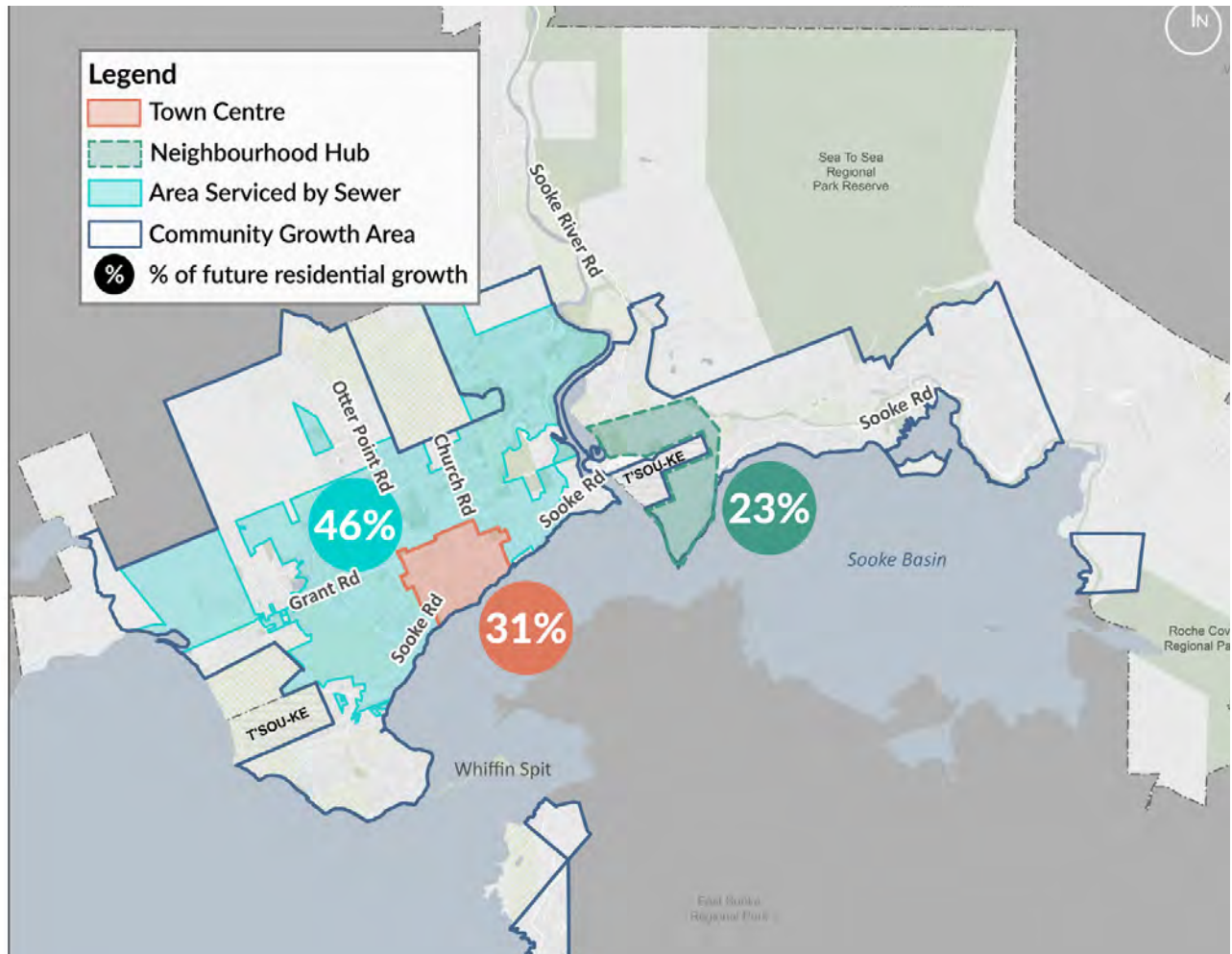


KEY TAKEAWAY

Scenario C is also popular, but it has some drawbacks.

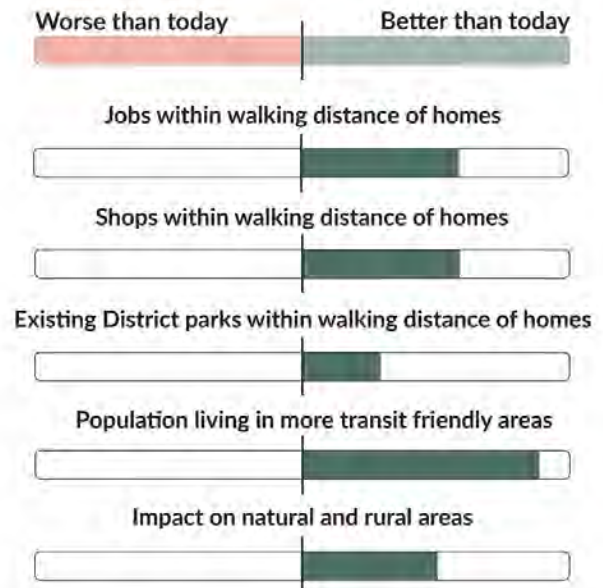
Many appreciated that Scenario C has a broader distribution of growth and associated amenities, and saw a benefit to expanding the sewer on the east side of the bridge. Others were concerned that this would perpetuate sprawl, and that the District would not be able to support the infrastructure that this scenario would require.

Many noted the importance of including T'Sou-ke in any conversation about growth in the Kaltasin neighbourhood.



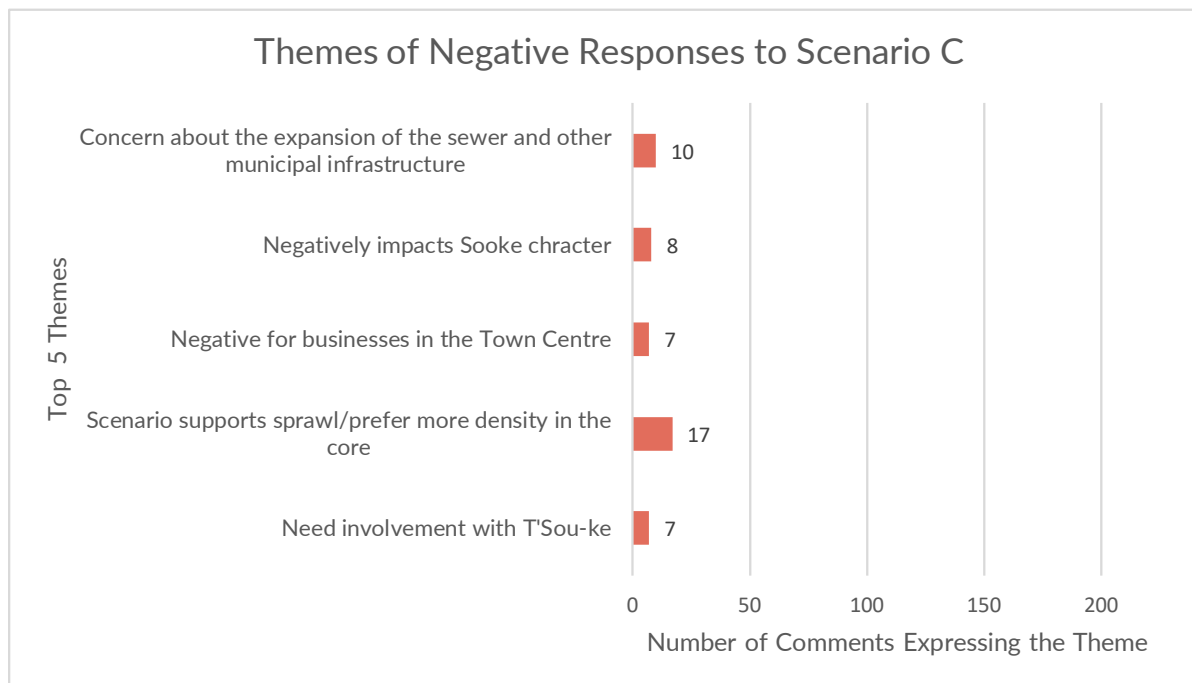
Above: Growth Scenario C
 Right: Growth Scenario C Indicators
 Below: Growth Scenario C Description

31%	Future residential growth within the Town Centre and near the waterfront, inside the area serviced by sewer
46%	Future residential growth within the area serviced by sewer outside the Town Centre
23%	Future residential growth within the Neighbourhood Hub



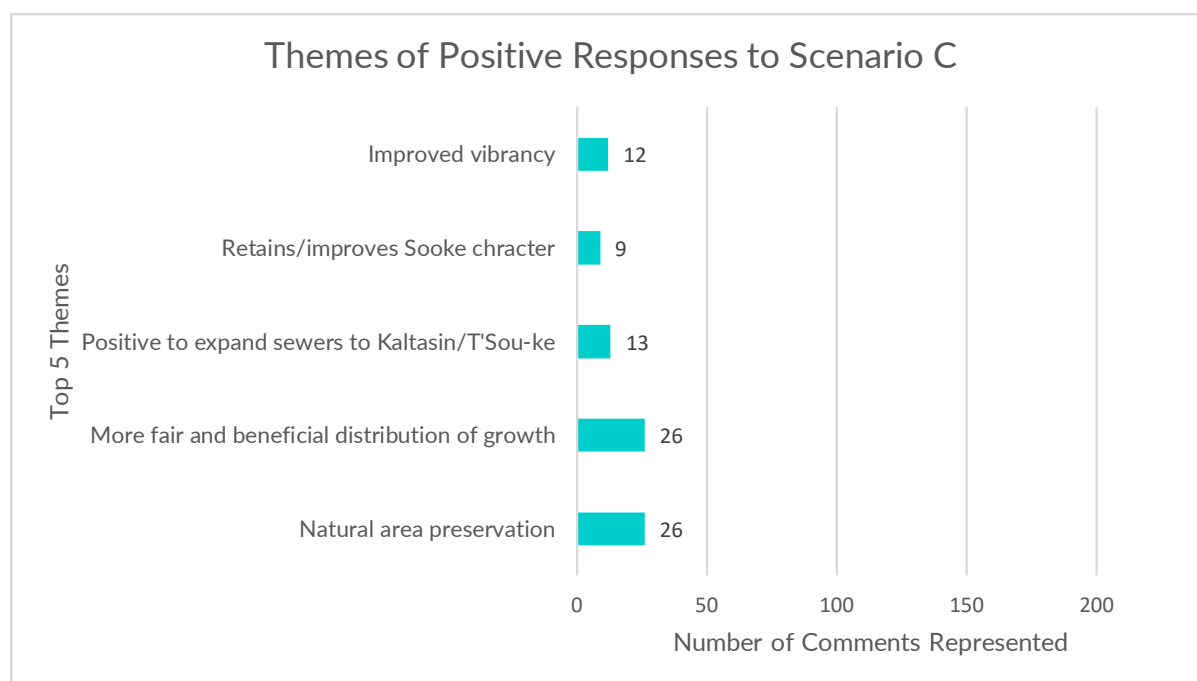
THE NEGATIVE: 58 COMMENTS

58 of the comments were from participants who gave Scenario B a low rating. These comments expressed concern that there would be too much sprawl. Commenters were also concerned that spreading commercial activity could negatively impact businesses in the Town Centre. Other comments stated a concern about the ability of the District to expand the sewer and other infrastructure elements to Kaltasin. Several comments mentioned the need to involve T'Sou-ke First Nation as their community may be affected by the proximity to new growth.



THE POSITIVE: 148 COMMENTS

148 of the comments were from participants who gave Scenario C a high rating. Like Scenario B, many of the comments appreciated that Scenario C would preserve natural and rural areas. Equally, commenters felt that Scenario C offered a fairer distribution of growth that provides a greater benefit to Sooke. Comments also expressed that the sewer development that this scenario would require would benefit the growing community of Kaltasin and T'Sou-ke First Nation. By providing a neighbourhood hub, commenters expressed that Sooke's small town character would be retained and even improved and there would be additional vibrancy throughout the community.



THE NEUTRAL: 25 COMMENTS

25 of the comments were from participants who gave Scenario C a neutral rating. Many of the comments echoed those that were made by participants who gave the scenario positive and negative ratings. However, a few neutral responses commented that there is a need for more hubs, or hubs in a different location noting past conversations about a neighbourhood hub at Whiffin Spit.

ENGAGEMENT WITH T'SOU-KE FIRST NATION

The T'Sou-ke First Nation Chief and Council invited District of Sooke staff to provide information about the OCP review to Council and their community members in March 2021. The discussions included feedback from the First Nation advocating for environmental protections and food sovereignty and security by protecting our shared resources, including the harbour and all waterways, respect for wildlife, and through protection of forestlands. Specific concern was shared regarding continued shoreline development with proliferation of docks and marinas. There was strong support for sewer expansion into the Kaltasin neighbourhood, with preference for Scenario C, citing both harbour health and economic co-benefits for T'Sou-ke and the District. In creating stronger relationships with the District, T'Sou-ke would like to be involved with acknowledging the shared territory through education and signage, and also indicated the importance of reconciliation being acknowledged as part of this community plan.

Sooke News Mirror www.sooke.newsmirror.com

Growth Scenarios - How We Grow

Sooke is expecting 12,000 new residents over the next 30 years. We could grow in different ways to accommodate new homes, shops and employment space. Each way to grow (A, B, and C) includes a map showing where future residential growth may be located in Sooke.

Please take a look and tell us which you prefer and why!

Scenario A - Continuing as Usual

This is where growth would be located under the existing OCP. New residents would be spread out through existing neighbourhoods, as well as in currently undeveloped land that is outside areas serviced by sewer.

Scenario B - Town Centre & Waterfront Hub

This is where growth would be located if future homes and commercial development were concentrated in the Town Centre and near the waterfront.

Scenario C - Town Centre & Neighbourhood Hub

This is where growth would be located if future homes and commercial development were concentrated in the Town Centre and in a new Neighbourhood Hub.

Legend

- Town Centre
- Area Serviced by Sewer
- Community Growth Area
- % of future residential growth

Scenario A - Continuing as Usual

15%, 43%, 39%, 7%

Scenario B - Town Centre & Waterfront Hub

44%, 56%

Scenario C - Town Centre & Neighbourhood Hub

46%, 31%, 23%

Visit PictureSooke.ca for more ways to engage!

Equitable and Respectful

- Commit to addressing the urgent need to respect and promote the inherent right of Indigenous peoples including their rights to the land, territories, and resources.
- Keep Sooke affordable; provide housing choices for all.
- Equally honour diverse identities and lived experiences - including those of equity-seeking people - in services, public spaces, and the built environment.
- Create a safe and resilient community for all.

Enjoyable and Distinct

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Net Zero

- Bolster streetscapes, homes, and destinations in the Town Centre, the bustling heart of Sooke.
- Protect and connect with the waterfront, the soul of Sooke. Keep it public.
- Support and enjoy local food.
- Treat streets as place for people and public life.
- Support existing local businesses, and

Statement

Sooke is a bustling net-zero community, cradled in the stunning beauty and in and forest.

lands that have been home to the T'Sou-ke and Scia-new Immemorial, Sooke is known for its active waterfront and farmland. Its town centre is the hub of public life, defined by its active waterfront and farmland. Its town centre is the hub of public life, defined by its active waterfront and farmland. Its town centre is the hub of public life, defined by its active waterfront and farmland.

Sooke offers exceptional amenities, housing choices, and an eclectic arts and culture scene. It is a caring community environment where people are treated with dignity and respect.

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Above: Example print survey responses

DEVELOPMENT COMMUNITY WORKSHOP

We held a workshop with members of the building and development community to learn about the development context today, and how the emerging vision, goals and how diverging from growth as usual (Scenario B and C) may impact their work. 17 participants from the development community attended the workshop, as well as representatives from the OCP Advisory Committee.

Overall, there was buy in on the emerging vision and growth scenarios, and there was consensus that the new OCP must provide clear direction and incentives for the development community to implement the goals in Sooke.

THE DEVELOPMENT CONTEXT TODAY

The development community described challenges with the existing OCP, including challenges with implementation and misalignment with the Zoning Bylaw 600. They felt that the development process is unclear, and should be clarified. Although some wished that timelines could be faster, participants acknowledged the challenges of the District staff's high workload and limited personnel and the need for a comprehensive review of application materials.

Additionally, participants expressed that their goal is to develop properties and housing that people enjoy, with consideration given to the environment. Some noted that the OCP should not respond to current housing preferences, but should consider future needs. Developers noted that there is sometimes misalignment between policy, their design, and community preferences.

EMERGING GOALS

Participants expressed alignment with the goals, but described the need for an understanding of how delivering the goals may impact the cost of a development. To achieve the goals, participants expressed the need for clear Development Permit Area Guidelines, Zoning policies and incentives over development cost charges.

EMERGING GROWTH SCENARIOS

Many of the comments noted that Scenarios B and C would encourage more jobs, employers and economic development. Some noted that expansion of the sewer in Scenario C would improve the opportunity for industrial development. Others noted that these scenarios would likely limit the development of single-family homes, but are comfortable with multifamily development. One participant stated that a challenge is an opportunity.



Above: Workshop Notes

ONGOING COMMUNITY CONVERSATIONS

OCP ADVISORY COMMITTEE OUTREACH

The OCP Advisory Committee was critical in reaching Sooke's robust volunteer community as well as facilitating discussion at the community sounding boards. Members of the Advisory Committee interviewed the Juan de Fuca Community Trails Society, the Sooke Region Chamber of Commerce, the Harmony Project, Sooke Fine Arts Society and the community at-large.

COMMON THEMES FROM COMMUNITY ORGANIZATIONS

- Sooke's natural assets and arts and culture scene are an intrinsic part of the community's identity and lifestyle. Both should be enhanced, supported and protected.
- Sooke's small-town character should be maintained, avoiding the large big-box stores and developments that are moving into neighbouring communities
- A denser Town Centre with multi-use buildings would support greater walkability, transit use, and economic vitality
- The arts, business and natural areas should be supported by policy and incentive programs

Additional nuanced feedback was provided from each community organization and is included in the Appendix.

COMMON THEMES FROM COMMUNITY DISCUSSIONS AT MRS LEWERS FARM

- Concern about food security and agriculture including where locally food may be grown, where animals may be processed, and how to support more local food growers
- Net-zero is a concern for affordability challenges
- Traffic is concerning, both the amount of traffic, the capacity of the bridge and congestion
- Would like to see more west coast inspired design throughout Sooke

GENERAL FEEDBACK

COMMUNITY POST CARDS

Thirty-one post cards and written comments were received by the District. These comments provided general feedback on the direction of the OCP.

Multiple comments stressed the natural beauty of Sooke, including the waterfront, the forest and the wildlife. Comments noted ways they would like to see the OCP address protection of natural assets, for instance by reducing sprawl, and protecting the waterfront with a buffer.

In contrast, one comment spoke about the desire to expand outward for more private greenspace and larger lots.

A number of comments spoke about the cherished small-town, friendly, village-feel of Sooke. Others mentioned the need for more local businesses as well as pedestrian and cycling connections to the Town Centre, waterfront and beyond.

In regards to social sustainability, comments referenced the provision of social services, housing choices and sense of safety for all.

Traffic circulation remains a concern and a priority for thinking about the future of Sooke.

PICTURE SOOKE WEB COMMENTS

27 individuals submitted comments to PictureSooke.ca. The comments posted to the website responded to three questions that addressed qualities about Sooke that should be protected, changes that should be made as the population grows, and ways Sooke could be greener and more equitable.

Green space, forests, streams and Sooke Basin are the jewels of Sooke. They were repeatedly expressed as the most important areas to protect. The views to Sooke Basin and air and water quality were also stated as important. Additionally, commenters noted the seaside-village character of Sooke as an element to protect even as the community grows.

As the community grows, commenters would like to see attention paid to carbon emissions reduction, improved amenities, approving a broader range of housing types, creating a pedestrian and bike-friendly mobility network and planning significant improvements to traffic circulation and infrastructure.

To be more green and equitable, commenters suggested green building and green infrastructure methods and prioritizing renewable energy. Commenters mentioned increased density and social housing as ways to improve equity. And, commenters suggested that developer incentives may be a way to implement sustainability and equity priorities.

YOUTH POST CARDS

As a way to garner input about the future of Sooke from young people, post cards were distributed to Sooke's schools. 60 postcards were returned to the District.

The feedback had a few key focus areas: more low-cost food and retail amenities, more indoor and outdoor recreation areas, and a desire to protect, enhance, and expand greenspaces in the District.

Multiple comments expressed a desire to see lower cost food amenities like Starbucks and Burger King located in the District. Additionally, some youth would like to be able to go shopping closer to home and noted that they would like to see a mall or Walmart located in town. These food and retail establishments tend to offer youth indoor places to hang out at a low cost.

A number of youth mentioned the desire to have a broad range of improved recreation spaces. Some mentioned ways that hiking trails could be improved, others noted a desire for urban recreation areas like outdoor pools and skate-parks, and two comments mentioned their desire for organized sports such as ballet and football.

Youth also shared the sentiment that Sooke's natural beauty and setting is important and should be protected. Multiple comments expressed a desire to plant more trees throughout Sooke.



OCP Advisory Committee members share why the OCP matters to them

THANKS TO THE 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.



Above: Community sounding board

NEXT STEPS

HOW WE'LL USE WHAT WE'VE HEARD

Thank you for your ongoing participation in Picture Sooke! As our next steps we will:

- Revise a final draft of the OCP's vision and goals based on community feedback
- Balance community input on growth scenarios with ongoing technical analyses and engagement to draft a preferred emerging scenario
- Draft a land use plan and accompanying OCP policies for review by the community

Your feedback will be used to generate a preferred growth scenario and inform a draft land use plan and accompanying community policies

APPENDIX A

PRINT ENGAGEMENT MATERIALS



Picture Sooke With Us!

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 planning process is underway and will culminate in a new OCP by Fall 2021. We are currently confirming the vision and goals and looking for input on the growth scenarios. Tell us what you think!



Visit PictureSooke.ca for more ways to engage

Emerging Vision

Sooke is a small town with a big heart. It is a bustling net-zero emissions community, cradled in the stunning beauty and vitality of the ocean and forest.

Located in the beautiful lands that have been home to the T'Sou-ke and Scia-new First Nations since Time Immemorial, Sooke is known for its active waterfront and protected ecosystems and farmland. Its town centre is the hub of public life, defined by a west coast persona. Sooke offers exceptional amenities, housing choices, diverse employment, and an eclectic arts and culture scene. It is a caring community where people and the environment are treated with dignity and respect.

Emerging Goals

Green and Net-Zero

- Mobilize to address the climate emergency head-on; achieve net zero emissions by 2050.
- Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the town centre.
- Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.
- Create green infrastructure that is both high-performing and delightful.
- Foster community economic development that respects ecological limits.

Enjoyable and Distinct

- Bolster streetscapes, homes, and destinations in the Town Centre, the bustling heart of Sooke.
- Protect and connect with the waterfront, the soul of Sooke. Keep it public.
- Support and enjoy local food.
- Treat streets as place for people and public life.
- Support existing local businesses, and encourage the establishment of new businesses and jobs.
- Elevate Sooke's dynamic arts and culture scene.

Equitable and Respectful

- Commit to addressing the urgent need to respect and promote the inherent right of Indigenous peoples including their rights to the land, territories, and resources.
- Keep Sooke affordable; provide housing choices for all.
- Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.
- Create a safe and resilient community for all.

What do you think of the Emerging Vision and Goals?

place your sticky dot on this colour gradient

I do not agree with the vision and goals

I somewhat agree with the vision and goals

I agree with the vision and goals

Growth Scenarios: Applying the Vision to How We Grow

Sooke is expecting 12,000 new residents over the next 30 years. We could grow in different ways to accommodate those new residents. We're testing three different scenarios for future growth. Each way to grow is presented in a map that shows the location of future development. Information is also provided about how each growth scenario would affect the community.

Take a brochure from the envelope to learn more and visit Picturesooke.ca to provide your feedback on the Growth Scenarios!

Learn More!

Attach Envelope Here



 picturesooke.ca



Municipal Hall 2205 Otter Point Road
250.642.1634

HOW DO YOU #PICTURESOOKE?

We are currently reviewing our Official Community Plan (OCP). The OCP guides land use and development over the longterm. It influences your choices for housing, getting around, accessing shops and services and more! We want to know how you picture Sooke evolving over the coming decades to guide how we create policy that affects how we grow.

Learn more about the process, read what other residents are saying and share your ideas at picturesooke.ca. Join the conversation, and invite your friends to participate, too!

LEAVE US A COMMENT

Drop off this postcard to the District of Sooke
Municipal Hall, located at 2205 Otter Point Road
by placing drop-slot at the main entrance.



Picture Sooke With Us!

Tell us what you think
about the OCP's draft
vision, goals and growth
scenarios

Visit picturesooke.ca for more
opportunities to engage



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).

At its heart, the OCP is about managing land use and physical growth of the district. The OCP dictates the location, type, and intensity of homes, businesses, agriculture, parks, public spaces, and more. It influences transportation and housing choices, community character, protection of ecological and agricultural areas, GHG emissions and how much it costs us to pay for District infrastructure.

The planning process is underway and will culminate in a new OCP by Fall 2021. Use this paper survey to share your ideas and stay tuned for more engagement opportunities throughout 2021!



Return completed surveys to the District of Sooke Municipal Hall, located at 2205 Otter Point Road, by April 2, 2021. Please place in the drop-slot by the main entrance.

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Add your
comments here!

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- Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.
- Create green infrastructure that is both high-performing and delightful.
- Foster community economic development that respects ecological limits.



Enjoyable and Distinct

- Bolster streetscapes, homes, and destinations in the Town Centre, the bustling heart of Sooke.
- Protect and connect with the waterfront, the soul of Sooke. Keep it public.
- Support and enjoy local food.
- Treat streets as place for people and public life.
- Support existing local businesses, and encourage the establishment of new businesses and jobs.
- Elevate Sooke's dynamic arts and culture scene.



Equitable and Respectful

- Commit to addressing the urgent need to respect and promote the inherent right of Indigenous peoples including their rights to the land, territories, and resources.
- Keep Sooke affordable; provide housing choices for all.
- Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.
- Create a safe and resilient community for all.

Help us visualize how we grow. What communities inspire you?

Is there a community outside of Sooke with a waterfront that you love to visit?

Write its name here!

Have you been to a community outside of Sooke with a town centre or main street that felt welcoming and vibrant?

Write its name here!

Thank You!

Learn more about the OCP review process and find more ways to get involved at PictureSooke.ca

Return completed surveys to the District of Sooke Municipal Hall, located at 2205 Otter Point Road, by April 2, 2021. Please place in the drop-slot by the main entrance.

About You

Thank you for your input so far!

Please answer a few optional questions about you. Your answers will help us ensure that we are reaching an audience that is representative of Sooke's demographic makeup.

How Do You Identify? (check all that apply)

- ☐ Female
- ☐ Male
- ☐ Non-binary
- ☐ LGBTQ2+
- ☐ Black
- ☐ Person of Colour
- ☐ Indigenous
- ☐ Person with Disabilities
- ☐ Single Parent
- ☐ Low Income Resident
- ☐ International Immigrant
- ☐ Other

What is Your Age?

- ☐ Under 12 Years Old
- ☐ 12-17 Years Old
- ☐ 18-24 Years Old
- ☐ 25-34 Years Old
- ☐ 35-44 Years Old
- ☐ 45-54 Years Old
- ☐ 55-64 Years Old
- ☐ 65-74 Years Old
- ☐ 75-84 Years Old
- ☐ 85+

What is Your Relationship to Sooke (check all that apply)

- ☐ Resident
- ☐ Business Owner
- ☐ Visitor
- ☐ Home Owner
- ☐ Student
- ☐ Retiree
- ☐ Employee
- ☐ Renter
- ☐ None of the Above

APPENDIX B

ANECDOTAL COMMENTS

PICTURE SOOKE PHASE 2 ENGAGEMENT SUMMARY

ANECDOTAL COMMENTS RECEIVED THROUGH ENGAGEMENT MATERIALS

Comments on the Emerging Vision

sounds good!

Yes! I would also add there are diverse transportation options. Like it's pedestrian and cycle friendly.

Yes! All that & it is a down-to-earth friendly community.

Seems strange to not mention that Sooke is the gateway to nature / wild spaces for Greater Victoria. Also seems odd to mention protected farmland so prominently in an OCP vision statement... farmland is just vacant land covered in broom plants and blackberry vines unless a farmer lives and works hard upon the land. Farming is a business, and this OCP likely makes no attempt to allow for farmers to run that business on their land. If you want to see farmland protected, allow farmers to build.

Stay small town. Model the town after the richest coast history that made it what it is. Don't let it follow what Langford has become.

If Sooke was to become a tourist destination we need art galleries, trendy coffee and tea houses and dining both fine dining and pub fare.

Sounds good; however, the community's Achilles heel is that we only have one crossing over the Sooke River and if something happens to that bridge the entire community is shut down and paralyzed. If we want to have sustainable growth with safety and security this single MAJOR factor needs to be at the forefront for community change and taken into all considerations for growth.

I like

Sooke is a community that embraces what makes it special; the forests, the ocean, the natural flora and fauna. Sooke doesn't sell out to big business and greed. It maintains a balance between housing and nature, and thinks about the needs of future generations.

Love the small town/big heart phrase! I would add something more about the caring community to reflect the volunteer aspect that thrives here

Thank you for the opportunity to provide feedback to your vision. I believe Sooke is at a crossroads. With unprecedented growth in Victoria/Langford, Sooke could become a destination to escape. If it becomes an extension of Langford's urban sprawl it will miss an economic, cultural and environmental opportunity. Focus needs to be made on developing the town's core, as a

pedestrian friendly, environmentally conscious town with business opportunities and affordable housing.

Sounds great.

I am looking forward for this change. I would like to see more improvement with flow of traffic, and making it easier for those of us that live close to the village. The Sooke Core is a nightmare and it would be so great if we had more options for locals to avoid the main rd, especially around summer when we have the tourists. We need nice proper roads, sidewalks, bike paths, and visible crosswalks. We need more options to spend our money here

Excellent ... i like that 'compassionate' has been swapped for 'caring' plus the addition of 'net zero' in opening paragraph, how about "ocean, forest and hills"? Second para: Located in the "rugged yet welcoming lands" ... "It's vibrant town centre is the hub of public life, defined by a west coast persona and within easy access of parks, trails and the coastline." Whatever! I like the brevity of this vision statement compared to the lengthier versions in earlier OCPs.

A COLLECTIVE VISION IS A PICTURE IN WHICH EVERYONE CAN SEE THEMSELVES. If someone cannot see themselves in the vision then they will likely ignore it or worse try and sabotage it.

Sooke is not a small town. This terminology is counter to supporting REAL job growth opportunities beyond the service industry. Sooke can maintain the things that people associate with a small town- charm, connection, engagement, comfortable, safe.

Would like to see more locally owned shops in the town centre and more boardwalk access along the inlet

I do not see the diverse employment, or shopping opportunities

A "net-zero" community? I don't think so. The T'Sou-ke nation did a much better job of looking after this beautiful land that the settlers have done since they decided to take the unceded as their own. "protected ecosystems and Farmlands?" I don't think so. How many farms, dairy and veggie, and services centered around self-sufficiency, have been dropped off the map. We must increase our ability to "stand alone" in a world that seeks to divest our community of retaining our self worth.

I like the small town feel and would love it to be kept that way and have more local family businesses and improve on the accessibility for walking through the town core. Improve the traffic flow and I have notice an increase of homeless people and want to keep this town from becoming a downtown Victoria. This is why I moved out here wanted to leave the city and have my family in a safe community.

And Sooke recognizes we only exist as long as Nature is well - climate emergency is above all else important to consider and act accordingly.

I would like to see as much nature preserved as possible, considering how much it saddens me what Langford is doing. Pretty soon there will be no trees left in Langford it seems. I would like Sooke to have lots of trails so the ones we have now don't become ridiculously busy in the coming years. Also would like to see a good number of single family houses, not just condos.

Also, NO BIG DEPARTMENT STORES! If people want that, they should go to Langford or Victoria

why did you not insist that the td bank, the royal bank, the real ugly shoppers drug store have housing built on top. you declare a " climate change emergency " yet keep building stupid.

"Defined by a west coast persona". Not really. The buildings are a mish-mash of architecture, none of which are reminiscent of anything remotely""west coast"". They are not funky,kitschy,or cool. Not one tourist is going to say that our town compliments its surroundings. "Eclectic arts and culture scene".If one is going to boast about this, there should be more public art installments to prove it. Time to ditch the precast concrete sculpture. And a town square for musical features and markets.

The land between Maple Grant and Westcoast rdsall in the sewerred area should be considered for easy development of some sort. We have approachedthree counsels,mayors,planners about affordable housing with communal gardens walking trail to joinup with trails to centre of Sooke all agree this land that is unfarmable should be taken advantage of and that's as far as it goes.Why have farmland on your main sewer line?

nice vision, but much much more has to be doneto retore ecological integrity to the marine environment.. sewer service has to be expanded as muchas possible along the waterfront, and much more waterfront used and managed as green space.

Yes

I would like to see more T'Souke and Scia'new Nations history and culture incorporated, murals, original place names, street signs in both languages etc. Like the Sea to Sky corridor has done. I would like to see more water access and smart hub development, with bylaws on how the buildings can look and what kind of signage can be displayed.Coastal town colours only, like the reds and blues of Port Renfrew.

I see why more people want to move here, but weshould be careful to preserve this natural beauty and small town feel - which is exactly what people love about Sooke.

Sooke is beautiful and the T'Souke FN lands should be serviced with sewer systems.

I don't think Sooke needs to be net-zero if that pushes up housing costs

We must examine the definition of net-zero. Theclimate emergency will not be avoided by attempting to off-set DoS GHG emissions by buying carbon credits or by creating more carbon sinks. There are not enough of the latter locally. We must reduceGHG emissions by 7-10% per year if we are to do our part in reducing world carbon emissions by 50% by 2030. This imperative of itself has huge implications for directing and restricting growth.

yes

Forgotten is the history of fishing, logging, mining

Sounds great, though I'm not sure if it's possible based on all the development underway that is forever altering healthy ecosystems.

Sooke town core needs more restaurants and pubsto create a nightlife. Also needs a marina with a full waterfront walkway. Needs more options for grocery stores aswell as a small Hospital

Disagree, the Burning Regulations permit burning that causes toxic pollution In the environment. If this is truly an ICO then the amendment of theBurning Regulations should be included to improve The environment!

The time frame for the Vision is not identified; is it 2030 or 2050 - it makes a difference. Also, what is a 'west coast persona'? Is it Whistler,Yaletown,, Tofino's Campbell Street, Bastion Square or Sidney? The TC should become a hub and help determine Sooke's character but not the only location to live day-to-day, that involves the entirecommunity. it needs to include how people interact with one another in residential neighbourhoods and their places of employment and their recreation..

There is no real town centre. Sooke really missed an opportunity when they could have bought either the the property where the Td bank stands or where the royal bank is. There a town centre could have been developed with a meeting courtyard and abuilding with shops below and residences above....could have been a real focal point and showcase for the town.

Active waterfront? There's not much of it the public can access.

I dont think this statement is completely accurate. Waterfront isnt that accessible Townsite is a mish mash of commercial, and increased traffic will only generate more bottle necks on Sooke Rd and any parking lot. Poor design on Evergreen and adding traffic lights is NOT a solution. The growth, planning and development I have witnessed in thepast 5yrs, I predict Sooke will resemble Duncan in the future....rather than the exceptional, diverse, eclectic and caring community you think you are.

Beyond acknowledging that T'Sou-ke is the traditional territories of the first nations, I would like to see something articulated n the vision thatapplies that knowledge and respect of indigenous community within the caring community.

What doesa west coast persona mean? I like the concept but think it could benefit from being flushed out a bit -- active lifestyle? centre for marijuana use? a place that clear cuts it forests? these things all conjure up west coast persona for me:)"

I think a focus of keeping green space for locals to enjoy is key

This is delusional. The forest is being destroyed faster than it will ever regrow. Amenities such as doctors are for the precious few and their online urgent care is a nightmare. The growth of housing is faster than schools, roads etc. Developers need to pay a larger portion of infrastructure like they do in Langford.

Keeping it close to nature with a west coast feel avoiding large cement buildings with no west coast character. We dont need another langford

Yes

More commonly referred to as a strip mall on Hwy 14 and affordable bedroom community for people that work elsewhere. Good paying forestry, fishingand other resource based jobs have

left. We have a boardwalk but waterfront access is mostly on private land Not the Chamber of Commerce spin contained in the introduction I know but Sooke is a town with great potential with an amazing location

Yes!

Diverse employment ??? everyone commutes and is this lands for the Beecher Bay Nation

We need more small businesses. Don't develop our forests any further. You're already building over park trails, and foraging areas

Yes

Love this! — I do miss the phrase “where the rainforest meets the sea”... I wonder if this: “cradled in the stunning beauty and vitality of the ocean and forest” might become “nestled in the stunning beauty and vitality of the place where the rainforest meets the sea”

Sooke is a small town with a big heart - good! How did it get that way? No mention of where that culture/belief originated. It didn't just happen. Delete “it is a bustling net-zero emissions community” from the defining tag line. It's too long, cumbersome, and jargony. The descriptive paragraph below mentions “protected ecosystems” and “environment treated with dignity and respect” so that's covered. That's way too much focus on one aspect, and not enough on the people and community culture.

We do not have an active waterfront for pedestrians, only for boats. We do not have a west coast themed town.

yes

Sooke is already expanding too quickly to sustain the “net-zero emissions” status mentioned above. Roads are clogged, and the building of subdivisions with suites is leading to small homes with four cars and no parking. Long time planning permission which is now leading to development is creating subdivisions in wooded areas and the desecration of treed areas and wildlife refuges

The waterfront should be more of a focal point; Perhaps information boards regarding and identifying birds, native plants, history for example. A market or coffee bar with benches to sit and enjoy the view would attract visitors to stay longer.

Really? Widespread clear cutting, blasting for new homes, and very little nature being kept for either animals, or people to use. And of course way too little commercial, requiring residents to commute in and out of Langford for almost everything. Plus, the traffic situation is becoming unbearable, and getting worse every year, with the solutions making the problem worse.

Sooke is no longer a small town. It is growing rapidly. Housing is going in everywhere with little attention to the streets, parks, and dismal downtown core that is badly in need of a facelift

The statement “exceptional amenities, housing choices, diverse employment” is misleading. These are growing areas, but not in the exceptional category yet.

I don't think there is really a town centre that one would call a "hub of public activity" other than maybe Timmies. :-). The new library will be a big help. Continuing the creation of an accessible waterfront is paramount.

Responsible spread out development done in the most eco-friendly possible way. Not a fan of being able to touch my neighbors house from my own window.

My 8 year old granddaughter, while being assessed at children's hospital was asked to describe Sooke. Her answer.. where humans and animals live in harmony..... that says it all..

More sidewalks, flashing safety lights for all pedestrian crosswalks within the village of Sooke

Increased growth and services in Sooke so that residents do not have to travel to Langford/Victoria for most things (ie for work, medical services, shopping etc). Temper growth with extensive green space, parks, trails etc. Find balance between necessary growth, green space, livability and transportation (vehicle, mass transit, cycling)

yes

[Comment redacted]

I want to keep Sooke a small ocean community that protects it's forests and sea. But gives the public access to our parks and views of the ocean.

Almost

Sooke needs to increase its tax base to increase other support such as RCMP, FD, BCAS and a Health center, need to prepare for the future and entice businesses looking long term, while the small town feel is great, can't move forward on any plans without income to support.. with the larger base, a larger demand for services only avail in Langford / Victoria will grow

How do you plan to keep that « Sooke » westcoast feeling with all the development and people moving from big city into our little town. They don't respect any of the bylaws so whatever option is chosen there is a need to re-enforce the bylaws so the environment, town and current citizens are protected.

The waterfront should definitely be improved, more access for walking, and to sit and enjoy a coffee outdoors.

Sooke is going to grow in the coming years. It would be great if it could maintain the "small town" atmosphere and still grow to its potential.

Needs attention to infrastructure... roads and bridges

Sentence 2 describes future aspirations rather than the present conditions; therefore, it should be in the future tense.

Net zero emissions?? Not at the expense of limiting movement of all including those who may not be able to walk run bike. Allow for growing old in the community. Multi generations!

protected ecosystems? tell that to the more-than-human inhabitants on so-called broom hill. why are we allowing 'development' to encroach upon what is left of the last intact forest within sooke town limits

And let's please keep it that way. Keep it small and rural. No more fast food restaurants, no box stores, no more ugly, sprawling housing developments. PLEASE STOP TRYING TO TURN US INTO LANGFORD!!!

Agree

Really? I'm not sure about the use of 'persona'. Why so esoteric? As a vision statement it is pretty good. Farm land is in question already as DoS has allowed ALR land to go! Can we get something in there with more meat about preserving biodiversity? Leader in reducing carbon emissions? etc.

Sooke needs cafes, pubs, galleries etc on or near the waterfront.

True but it is also moving away from this very rapidly - with development of subdivision, introduction of international franchises, and lack of enforcement on natural and protected lands (traffic, litter and volumes).

Too many cars. Need better transport. Create an electric rail train link OVER the galloping Goose trail. We have this in Switzerland. It moves everyone from point a to b in less time and less emission. People can cycle and walk under the rail.

Great!

I disagree with your statement. Sooke does not offer "exceptional" housing or employment choices. Are you kidding? Housing (specifically apartment/condo) is sub-optimal, borderline non-existent. I understand there has been an announcement of 2 new housing projects but Sooke does not have the infrastructure or the facilities to accommodate this influx (medical, support resources, childcare etc). The project planned @ Drennan I predict will be disastrous due to location (not in town)

It is also a net zero carbon community with all renewable energy with much resilience in the time of climate stress.

I would like to see the town continue to develop a true town centre that has spaces for gathering and encourages shops to open. It would be nice if there were playgrounds required in new developments, connecting walking paths, and encourage developers to build lots that have more outdoor space. Town houses are great, but can they have a little bit more of a yard? It would also be nice to see the town encourage some updating to store fronts like Langford did in Goldstream Village.

This is too vague. It needs to be more specific. What are the exceptional amenities? How large has the town grown to be? How has the natural integrity been maintained and demolition and destruction of the environment for economic gain been curbed? Beyond 'net zero' how is the community dedicated to being green? Is it fully sustainable? How could it be a closed loop system?

The deforestation and housing density are the antithesis of Sooke and its allure. Housing prices are being driven up astronomically due to both of these. The town centre is not equipped to accommodate the huge influx of residents; there are not enough shops and parking and roadways to make such growth functional. Is there no planning regarding loss of trees and green space? Waterfront access? Park lands?

This is fine... but I don't understand what it means. Cute though

Almost

Good

It would be nice to have the town business core expanded some to provide for more business offerings.

I love Sooke. It's beautiful, has a great community and lots of nice spots. The only thing that makes me sad is that so many houses are built and so much forest has to go. I fear for the wildlife and it's so sad to see those gorgeous forests getting smaller.

Sounds good!

Sooke is a beautiful area, unfortunately most of that beauty is not accessible. It would be wonderful if the views were accessible by pull outs being built into the side of the roads. More walking paths and safer bike paths.

I wouldn't say that Sooke has exceptional amenities. I find them very limited.

like that the T'Sou-ke and Scia-new figure prominently and that people and the environment are prioritized.

must retain small town feel nestled in nature right by the ocean. we do not need another Langford

subdivision development involving densities greater than what an apartment building would allow have wrecked neighbourhoods subject to the heavy traffic created.....

yes

Disagree slightly. While this would be ideal, 'exceptional' amenities, diverse employment and 'culture' scene sound like a slight hyperbole. Perhaps this is what Sooke is looking to achieve?

embrace the ocean, provide more access and ocean side amenities. make it a seaside community similar to Sidney and promote it as such. it has a lot of potential and right now seems all over the place.

If this is the case then we need to develop a walking environment and real commercial/arts district. People should be able to park their cars somewhere and then walk through an area.

Yes

T'Sou-ke is developing into eco sensitive areas with no environmental impact studies. The Drennan development original design fit with the sooke "look" now it's almost like tenement

blocks of a post war era. Also damage to the salmon streams. Infrastructure is lagging. Stop the sacrifice for the almighty developers. No more sprawl

I would like to see Sooke introduce more green/eco-friendly home building choices that are aligned with the ecosystem and environmentally friendly persona we're trying to convey.

Better mayor ,council that act like leaders! Focus on infrastructure and attracting tourists! Make more green space access

There really aren't that many amenities here for people who can not traverse trails and beaches. The new library will be a great asset. There needs to be more affordable shopping here. We travel to Langford to buy groceries because it is cheaper even when you factor in fuel. A hospital/urgent care center is desperately needed. More youth facilities. Bowling, archery, axe throwing, drive in movie theater. Waterfront shops like Sidney. Sooke is so chopped up with a mish mash of buildings.

This is great

I don't think it's net zero

You're destroying all the natural beauty of Sooke. I live here because wild life could be seen all the time and live in the forest. Now we have a plugged ugly highway, so more people can live here. Stop the growth. Small towns have a place in this world too. Not everything needs to be about money

Sooke has a bylaw that no food waste can go in the garbage yet there is no composting facility. Sooke Disposal picks up separated food waste and puts it in with the household garbage to be brought to a land fill. Sooke could build a composting facility that produces power and compost for all the parks and gardens within Sooke. Also bylaws are needed for developing and encouraging affordable ""Tiny House""

Communities.

The access to the water front is limited. Even driving through Sooke the view of the water front is blocked by home ownership. The water front should belong to all. The boardwalk entrance is not easily accessible to persons with walking disabilities. It's one thing going down but incredibly difficult to walk back up or push a wheelchair back up.

The town Centre needs restaurants, cafes etc. Right along the ocean front.

A continuous trail/boardwalk from Sooke river estuary to the prestige hotel is a good start

I believe that Sooke is already growing too fast and it should remain as a smaller populated area.

We should add to and enrich what makes Sooke unique and special. Support small local business, arts, culture, and provide access to and preserve green spaces. Please don't let Sooke become another Langford with unchecked development, condos and box stores dominating the landscape. Sooke is a world class destination with mega tourism potential. Sooke should focus on providing its visitors with creative ways to experience our beautiful geography, fantastic local cuisine, and first nations culture.

I like it! Let's make it happen,

Sooke is known for its rustic nature, for its history, which is not mentioned at all. Our town was built on the foundation of the gold rush, and logging and fishing. Please do not rewrite history

Sooke needs more shopping and jobs available

Sounds great

Getting there

Homeless individuals need to be provided with not only low income housing, but also mental and physical health services and stable, sustainable jobs to end their cycle of poverty.

A city that showcases local artists through public works of art. The centre of the traffic circle features a lit up sculpture that captures the region's maritime and forest setting. The town is universally designed allowing the elderly and differently able people access and mobility. The town encourages biking and adventure tourism.

What do you mean when you say "net-zero emissions"? Homes heated by natural gas and wood are not net zero, cars that run on gas are not net zero. Our hydro-electric grid may be net zero. I am not sure that Sooke offers exceptional amenities as they are all located in one small area all on the same road leading to a lot of congestion.

The housing development lacks future planning regarding traffic congestion. The town feels like it is 10 years behind Langford's housing and traffic situation. It's not going to be very easy to get in and out and around the town.

That is good. Also need to focus on being a community that is much more self sufficient in having work for people in the community (less commuting) and greater food security by becoming an agricultural hub as well as protecting and improving our water resources. We cannot just protect our farmland, we need to create more. Without water and food none of the rest of this matters.

Sooke does not have diverse employment or exceptional amenities. The local population is barely being supported. Compare to municipalities like Sidney, much more is offered yet the population is less.

I think we need more of a town core, where people can walk along our core streets and shop and eat, and work!

Greater public access to the harbour and basin. Plan subdivisions that allow for parking that reflects the reality of what people do, and not what you hope they do with their cars and trucks. Use existing subdivisions as a model of what not to plan regardless of the developer's insistence on maximizing every square foot for saleable product

Sooke is special and needs to be treated as such, to be kept as pristine as possible, even foregoing conveniences if need be to allow the environment remain intact and full of beauty.

It lacks cohesion - it looks like it has been haphazardly planned. We need a better waterfront area to attract tourists and locals alike.

Sooke has reached a crossroads whereby decisions must be made as to whether the community retains its unique character, or whether it becomes a Victoria suburb like Langford.

net Zero ..A net zero-energy community (ZEC) is one that has greatly reduced energy needs through efficiency gains such that the balance of energy for vehicles, thermal, and electrical energy within the community is met by renewable energy.

I agree. Sooke has some dark sides too though and could use some upgrades & additional services. I am happy this group has been established to consult with the community moving forward :)

For a place known for its waterfront, protected ecosystems, and farmland, they've sure shown the opposite by cramming as many houses onto the protected ecosystems and farmland (and completely underdeveloped, aging, decaying infrastructure), and blocking access to the waterfront through development and allowing for triple story duplexes to be built in front of houses that had ocean views for decades. Environment is far from the town council's mind when it comes to the future of Sooke.

Yes, this is a good vision for Sooke, in our opinion

Keep the small town feel, unique No more boxstore and fast food restaurants Address an alternate route for through traffic around Sooke center

Sooke is committed to reconciliation....

Accessibility into and out of Sooke by one road is a restriction that impacts growth. Within the community itself some developments are dependent on single roadways and bridges, ie. Sunriver. Additional population growth and traffic will become mounting pressures for many reasons.

No, not yet

Include- Sooke can be a leader in timely, creative, caring and practical ways to climate crisis
strongly agree

I love this and feel that Sooke has this heart and can work towards building this culture even more.

This sounds good, the only thing I would add is something about the vibrant businesses that exist here.

I think we should keep the water and the marine ecosystems clean. but not just that, keep the habitat to all land animals.

Love this vision for Sooke!

It might be worthwhile incorporating a tourist destination component (tourism to Sooke town, for fishing, ecotourism, and/or as the gateway to wilderness and beaches)

My vision for Sooke is a place of peace and freedom. Where people do not interfere with each other's lives or how they lead them. It is a place where we are not bound by the mistakes of the

past. But we can each explore the possibilities for the future in a collaborative and voluntary way as we each see fit.

Limit new housing as we don't have the infrastructure, dog park please as we LOVE our dogs, more small shops, slow traffic. Speeding endangers us, more walking paths, build an exercise walkway

I agree with the statement provided

the good life, it may come out any day

I hope the road in Sooke will be bigger and more convenient.

New housing affordability is the biggest challenge

Sidney, BC is a lovely planned community with emphasis on Book Stores. We have that in Sooke with more emphasis on Arts and Culture and sporting activities which is great. There are beautiful hikes here and the beaches are lovely. I think money could be spent more wisely. The trails are easy to find and it seems the maps and sign posts (lovely as they are) are extravagant. Sidewalks or marked shoulders on Otter Point Road would be much better use of money. Also no more memorial walls. Please.

Sooke is currently a caring community - caring not only for the people but the land and water resources. If we don't look after them it will be to all our detriment.

Is 'persona' the right word for a town? Maybe 'character'? Would it be possible to add something about 'peacefulness,' or respite from noise, as part of the community vision?

Keep the waterfront clear of high buildings Slow the development down !!

Sooke is a rural community valued by its citizens who chose to live here for its Wild West coast nature and low density natural environment.

Waterfront city center

-- To me, this suggests the possibility of over-development and urban sprawl -- as a tentacle of Greater Victoria. Perhaps it is not possible to "have it all" without losing some of the best aspects of Sooke. -- I do not want to become Whistler or White Rock-- Amenities, housing choices, employment? Up to a point. -- West Coast Persona? Absolutely! -- People and the environment treated with respect? Excellent!-- Arts and culture? Yes, indeed.-- But be careful not to foster sprawl.

Sounds good...too good to true? [Statement redacted] Our town centre is looking better but we should try for more "west coast persona" and avoid the look of Langford or any other North American generic suburb.

where is this

Yes

Sorry, but where is the farmland? The waterfront is active in terms of the wharf and whiffed Spit but the mouth of the Sooke River doesn't have the access and park setting it deserves.

we need the highway to divert traffic from the main roads,, almost impossible to get around in this town now. we can handle more people but not more cars

Known for collective consciousness? That is, if that can be perceived to be true as a vision.

Net zero? Not sure that that statement is accurate....pollutants are an issue here...in order to even begin approaching net zero major changes are necessary...first and foremost ban open burning year round and phase out wood burning stoves... many municipalities have done this already e.g. Sidney

Focusing more on the environment and ecology of what keeps Sooke beautiful and Diverse. Looking at eco tourism as a possible source of revenue for the district. Slowing down on Housing developments. Also Better housing developments with more of a balance of houses and nature, Most developments Usually have a lot of park land in there plans, instead of cutting down what is already there, working with the existing forests leaving pieces and making walking trails through it etc.

Sounds good. Sooke not very inclusive of newcomers though. Should acknowledge tourist hub. Manage that and embrace that.

Comments on the Goals & Strategies

Comments on Green and Net-Zero Goal

Sooke's current housing stock was not built to this standard, why should the next generation be forced to achieve what their parents could not while facing an affordability crisis that ensures 82% of them can never afford to own their home?

Green sure, but you don't double a population and expect to maintain carbon neutrality. Should be acknowledged as per capita.

Not net zero. Actual zero. And zero means we can't keep the population growing.

Yes, let's apply 21st century best practices in moving to net zero. Example: We have three major new developments coming to Sooke -- Postmark, Country Grocer and Mariner's Village -- can these developers be encouraged to build to an ideal 2050 standard and put Sooke on the map as a green leader?

Sooke needs to formalize new GHG targets that are at least in line with the BC targets ... 40 percent over 2007 by 2030, 60 percent by 2040 and 80 percent by 2050."

Green , Blue (marine), and net zero.

Five stars but we must be very careful to define and understand "net zero". The climate emergency will not be avoided by attempting to off-set DoS GHG emissions by buying carbon credits or by creating more carbon sinks. There are not enough of the latter locally. We must reduce GHG emissions by 7-10% per year if we are to do our part in reducing world carbon emissions by 50% by 2030.

Hopefully green and net zero with meaningful change, and not just business as usual (or close to it) alongside carbon offsets and the like.

include specific aspects of local food systems as essential aspects of "green and net zero" community

DOS needs to start with its vehicles, buildings and infrastructure. Council and the administration must lead this initiative to motivate and lend support to residents. Local incentives need to be provided for industry and business to achieve this goal. The actions of the private sector in initiating and implementing measures to reduce GHGs must be strongly supported by Council. The economic cost of implementing this goal needs to be laid out to explain why service costs and taxes are rising.

zero emissions, not net zero.

Levy on OR ban/removal of all single use plastics in Sooke. Tax on sugary drinks, fast food and vaping products.

Because we are a small community whose main theme is the beautiful west coast we must try and go as green and clean as possible

To be balanced with affordability

Given that climate change is the #1 crisis facing our civilization, all goals must be looked at with 'green-coloured glasses' and net-zero bottom line.

I think Green is important, but we need to be careful with Net Zero, it's a nice idea but it's very expensive with a very long payback. I truly think housing affordability must take priority.

This is hands down one of the most important goals to me. I do wish Sooke to be RESILIENT and self-supporting. "Sustainable" is a bit of an over-used term, so I appreciate this more distinct description.

If you can get the green and net zero to work with a sense of the build of the community then the rest of the goals will fall in place.

This is the only issue that should have the focus of every resident. How about creating incentives for people to ditch their gigantic gas guzzling, polluting, trucks. If we're serious, it's way more than a plastic bag ban, it's about making it more difficult for those who won't evolve, while encouraging people who have. Electric cars are not the enemy, so you can't lump all motorized transport together.

I am not really sure what "Net Zero" means

Not enough garbage cans in local parks too much garbage in town core found needles on 2 occasions

Admirable, but should be incentivized, and not mandated. Extremely costly and contrary to 'affordable'.

So quit trying to make it un-green and net zero. Stop building all these housing developments which has increased traffic to horrid levels. Not very green or net zero. Practice what you preach and STOP RUINING SOOKE!

Some compromises may be necessary.

this has to have a higher rating, at least to start with. We all need to do our part to repair the damage we have done. Once that process is fully part of the process, then it needs to stay as an equal focus with equity, economy, and social welfare of the people.

We need growth to drive commercial development and diversify our tax base.

Green and Net zero is important. Planning should encourage walking and cycling and not driving everywhere. Better access to transit. The 60 route is great, but getting to the main route can be a long walk if you're not on the route.

This is exceptionally important to Myself and Our family

No bike lanes! Victoria is horrible

"Green" and "net-zero" are increasingly looked at as meaningless buzzwords. What is "green"? If it's a goal, state it plainly. Buzzwords are loaded from various perspectives and therefore have differing meanings depending on who is reading them.

Important to incorporate plans for recovering and maintaining species at risk and their habitat in the OCP. Critical habitat mapping and recovery plans are available via iMap and federal/provincial websites that highlight actions recommended to keep species from going extinct or declining further.

This is a high goal. best to achieve this is by you live where you work. Eliminate the commuting in private SOV.

These are all laudable goals but they are not reachable with Scenarios A-C. Need a new scenario with very low growth.

Critically important

Keep as is. We are concerned focus on this goal will increase cost of housing and transportation without improving real-life situations. Waste of tax payer money.

Support for agriculture areas (Both ALR and nonALR) Non ALR include hobby farms. Preserving habitat for wildlife and wildlife corridors

This should be a major focus of any Town's OCP in the 21st Century. We owe it to ourselves and future generations to combat the effects of global warming. It would make me proud to say I were from Sooke knowing this were a major part of our OCP.

Sooke is situated in an idyllic setting, however the unfettered development has already created major infrastructure challenges (eg. inadequate sidewalks, persistent traffic bottlenecks, and the elimination of forest land in the region. Any future growth should be based on sound regional planning that realistically anticipates the costs/benefits of increasing the population base.

Sooke is not a zero emissions community. Residents log massive car use. There are no restrictions on building and using cement.

All these are fine aspirational goals. Need to see what we would be willing to give up in order to have them. We have hard choices to make. Let's look at them with courage and eyes wide open. Strong leadership is required.

I see this goal as a negative not a positive. It is wrong to impose your idea of "green" or "sustainable" on others.

What does Net Zero mean to Sooke? It's a wishsywashy term.

re: "The goals were created with the feedback you shared during our first round of engagement.".... These are not clear. Do you mean "How do I think Sooke is doing? -- or do you mean, "What importance do I put on these." If you are asking how I think Sooke is doing, I think quite terribly.

i don't know sorry

net zero is a laughable pipe-dream. Until we can drastically reduce fishing. Over 85% of our CO₂ is absorbed by our oceans. WE MUST AT LEAST RESTRICT MAJOR PARTS OF OUR WATERS FROM FISHING ALONG WITH AN OVERALL BAN ON TRALLING. To bad there always someone ready to ""donate"" to keep our environment down and their pockets full.

Deal immediately with the air quality in Sooke. Look at places like Montreal where wood burning is not legal except in highly efficient wood stoves. Our air quality is dangerous.

Very difficult to commit to net zero if forests are completely eliminated to build monster homes on stone ridges. At least have the developers leave a green corridor between neighbourhoods including trails paid for by the developers. Also ban outside burning within the town of Sooke for the entire year. There is no controlling what or when residents are burning.

yes and air pollution free

2050 is too far out. How about 2030! How about adding to ""Protect ecological areas,"" etc....by supporting local farming and food production? Under bullet 3, ""Reducing car dependency,"" etc... add edge of town parking, bike racks, etc. Under bullet 4 ""Create green..." end with appealing instead of delightful? Add Parking areas, water taxi, shuttle buses

I think this is a wonderful Idea.. introduce more environmental Bylaws (especially involving new development) to help with this, including a tree Bylaw plus more accountability if rules are not followed. not allowing prospective Developments from just wiping out there land before even having approval (example: View pointe estates). Best way to be Carbon Neutral is to keep as much existing Forest as possible. Balance with development and nature are key to the future and to what makes Sooke, Sooke

With all our timber growing and harvesting, we are better than net zero already. Somebody needs to be educated here.

Comments on Green and Net-Zero Strategies

Strategy 1: Mobilize to address the climate emergency head-on; achieve net zero emissions by 2050.

I'd like this to be more aggressive and specific.

If our power is coming from hydro we are already achieving this.

Real zero, not net zero. Good luck with huge population growth on that one.

You are not doing enough, fast enough.

Agreed - the time is now. Carbon accounting and annual check-ups as done in Maple Ridge. To reframe this as a positive, collaborative community effort to build a better tomorrow vs. a "war effort" is important in getting community buy-in. War analogies tend to frighten and numb rather than empower.

Deadline is too far out into the future. Effects of climate change are already being felt. Action that can be visualized within a generation is more realistic in meeting this global challenge

or sooner than 2050

We should be aiming for sooner. What are we doing about rising seas?

This is absolutely vital. We must do our part to reduce GHG emissions by 50% by 2030 as urged by the IPCC and the scientific community. We must do this not just for current Sooke citizens but for those generations to come who will suffer the full impacts of catastrophic climate change.

YES!! Through meaningful changes, without excessive use of carbon offsets and other methods that only justify pollution and inaction by others.

or before that date particularly with DOS infrastructure, vehicles and buildings.

Again-- use zero-emissions, not net-zero.

The sooner the better. Now is good.

Must be balanced with affordability

Achieve net-zero by 2050!?!? No way. That will be far too late. Sooke must be much more aggressive in undertaking serious climate action by committing to achieving net zero MUCH earlier -- latest 2030.

yes it's a goal, but we do have to be careful of costs. The most important thing we can all do for the environment is maintain the number of children we have to TWO. Then and only then will we humans learn to live in balance with the world

Critical — I am so happy to see this.

these are all great goals for sooke, our biggest problem is of having become a bedroom community for victoria. That continues to define much of the attainable environmental goals with regards to traffic volumes and the call for sun river type development.

What does mobilize mean? Focus district staff efforts on things people say they want and need.

Way too slow. How about net Zero in ten years?

The target of 2050is not aggressive enough, we need to get serious about climate change
....move it up to 2030

Net Zero with respect to emissions - Sooke has grown immensely in the last 10 years, quite a few Sooke residents commute to Victoria and surrounding areas for work, a lot are driving solo, which are adding to emissions.

Not your job... stick to running the District and improving infrastructure

As a bedroom community with a snake of cars departing each morning and arriving back in the afternoon, we need more transportation alternatives than one person in a car - provide incentives for carpooling, carsharing, bussing, etc. Start a program to encourage and highlight those that are choosing green transportation/commuting methods. Applaud and celebrate these people.

It's the existential threat of our & our children's times & lives. All Council decisions & current plans must also reduce emissions to a net zero. plus more to make up for the past high emission decisions & impacts... Council & staff time must dominate the agenda to lobby & access provincial & federal \$\$ & support, to reduce / eliminate GHG emissions. If it's prioritized & planned by Council and DOS staff, federal & prov \$\$ assistance will be forthcoming.

Need further info on both the pro. But also the what are the drawbacks. There is always 2 sides

If you stopped trying to grow Sooke so quickly you could have it done a whole lot sooner!

2050? It will be a dead town if you wait that long. What stops Sooke being net zero by 2028?
Only in action.

This needs to happen sooner.

A sewer upgrade to increase capacity is the most important environmental upgrade that could be made in Sooke.

2050? That doesn't feel like it is actually a priority and certainly not a strategy. This punting to a whole other generation to deal with. If we want to meet the goal in 30 years. They say we have less than a decade to get ourselves in order. This needs to be done faster.

Yes, to initiatives which reduce our current carbon footprint. Make developers support the district vision for green growth - more walkways, more parks, more water access. Fewer parking spaces, less big concrete developments. Focus on serving our community interest, not the growth potential which may exist.

With a focus on land use and developer requirements.

Not totally within local control, this is more of a Federal and Provincial driven strategy. IMO local officials should focus on local issues that they had a direct impact on making change.

show me the numbers that this is working...not just platitudes

While ecology and environment are paramount, this is typically not the goal of very small towns when you look at what the broader scope of what other small successful towns have done to gentrify and keep pace with differentiating ones own 'townpersonality'.

Mobilize by developing the local economy. How can Sooke recruit larger employers?

2050 is too late, we need stronger action now, net zero should have made considerable strides in the next 5 years.

Lets be faster, please. With the unwaivering pace of development in all B.C. communities, why not create bylaws to force builders to use better materials, install green tech through new developments, etc.

bussing is shameful, bike paths are non existent in many areas... even sidewalks are not fully implemented

HOW? I can't accurately rate this without knowing what is planned. If it's something as poorly considered as the idea of controlling tree removal on rural properties, then I can't support it. The words sound good and tell me nothing!

2050 is too far away. We need action now.

I would like to see this speeded up to 2030.

A no-brainer recommendation! We cannot afford to muddle along in a laissez-faire economy, which hopes that developers will magically solve our social and environmental problems. When we are facing an environmental crisis, all levels of government must demonstrate bold and visionary leadership.

why do we say we are at net zero when we have a 2050 goal to reach it? We will be dead by 2050

Sounds great, but How does a town go about doing this?

With the dramatic increase in vehicle traffic funneling into limited roads with bumper to bumper emissions the outcome is likely to become worse. Also as more trees are destroyed

By 2030

This would be amazing!

This is a bad goal whether it is for 2050 or 2500. Don't impose your concept of sustainable on others. You will get it wrong and end up hurting innocent people in ways that are hard to see.

lets keep this conversation alive. I think we need sheltered meeting places that are not religious.

30 years!! This is not aggressive enough. And completely at odds with all the Growth scenarios presented.

Lots of great buzz words but one can not rate this without specifics.

This is a goal we can all work on.

I agree, it would be even better if the projected timeline could be shortened

Must be sooner. 2030. Means any new development in Sooke must have LEED standards, must include either geothermal, solar, or alternate power, and other environmental/sustainable benefits

2050 is thirty years from now...START NOW by enacting easy solutions as I outlined earlier...ban open burning...wood stoves...we now have hydro tm, that is CLEAN ENERGY....mandate heat pumps in new builds...discontinue the sales of wood burning stoves in our community

For a community like Sooke, this is not necessary. We have the Jordan River Hydro electric generation station to power all our upcoming electric vehicles.

Strategy 2: Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the town centre.

This goal shows profound ignorance. You can't achieve both of these things on the same land at the same time. It's either an eco reserve or a farm, but not both. If you want the land leveled for farming, fine, but it won't be good for the ecosystem.

We need to protect and provide places for wildlife to live and thrive otherwise there will be conflict with people resulting in the killing of wildlife by conservation officers and sometimes members of Sooke.

Strive to reduce clear cutting for subdivisions. Utilize the the large lot options. Cut down a tree - replace that tree

within the town centre and perhaps one or two small additional areas to increase access to transit and active travel to amenities.

Limit building heights to 3 stories.

This statement is contradictory, you say you want to protect ecological areas while mowing down forests, and destroying wild spaces for wildlife?

YES! We must find ways to revitalize Sooke's two major farmbelts ... 1. Wadams Farm north towards Grant Rd. and encompassing the Shaw properties. (Perfect setting for a public/academic partnership in creation of a farm school teaching the next generation to grow food and allowing individuals to retain affordable leaseholds on small plots of improved farmland ~ year-round farm market in the Woodside barn, etc. 2. The Helgeson Rd. farmbelt, the northern boundary of town centre growth

good

safe max land for local food security and wildlife

Protect the forest as much as possible

cutting down the forest and clearing land for single-use housing is stupid. why is the library not being built closer to the waterfront, where we were told the town would focus.

What about restoring the marine component, one of the most significant estuaries and wildlife habitat, Need sewer , storm run off , protection if bird and fish habitat.

I worry about the extent of the “urban growth” in the town core. For instance, I don’t think the new Tim Hortons belongs in our town core.

Waterfront needs to be developed in a way that makes it accessible for all to enjoy while protecting the sustainability and natural beauty for future

I don't think this city council is capable of doing both in conjunction with each other. Stop developing if the road to Sooke can't be addressed to have an alternate route due to accidents and road closures. The new section being built is not adequate for the needs of this city. Sooke Road is now far worse than the Malahat for accidents and no way to go around them.

I gave this 3 stars because you have mixed two things together. Protecting nature is great but does it have to come, or only come if we have urban growth, whether concentrated in the town centre or not. How are we going to more than off-set the increased GHG emissions due to growth?

This should come with a strategy to actually encourage agricultural businesses and cooperatives.

YES! And encourage green roofs, rain gardens, permeable “hardscaping”, community garden space, wildlife corridors, trails for connectivity. So far I’ve seen a lot of farm land turned into housing. This is unacceptable! I’d happily take a chunk of farmland or even marginal land to turn into a community Permaculture space for learning and education. These spaces and opportunities need to be harnessed for their potential to create community and increase awareness of food security issues.

This is a difficult question for me as I support the need to protect our environment and property where farming is viable, but strongly suggest that we exploit land within our town core which was incorrectly declared as agriculture rich but will actually never support an agri-purpose and instead promote its use for much needed affordable housing development.

These options are not mutually exclusive nor mutually supportive. Broader consideration to include a balance between them needs to be considered -how to provide for food security by allowing for urban agriculture, providing for allotment gardens in new developments and supporting affordable and accessible housing. More thought needs to be put into this component.

Most ALR land in Sooke lies unused. Encourage land sharing between new farmers wanting to grow food here with land owners to give young farmers experience, make lands productive and provide land rental income to owners. There has to be opportunities for everyone to have a choice of where they live; a subdivision on the outskirts works as well for some as the TC does for others. Options need to be provided for all who choose to live in Sooke. Ecological and natural assets must be protected!

Add something here about protecting natural assets (wetlands, forests, etc) and v them in the District's budgets and financial statements.

It is mentioned "urban growth" within town centre. So why develop two large BC housing units @ Sooke&Drennan and not in closer in town where residents will have immediate access? The current location at Sooke Rd doesn't even have proper sidewalks. Again, poor planning. I would have thought a massive empty lot at Mariners Village (provide some lower income families dignity with waterfront?) or other empty lots on Townsend would have been more appropriate and considered more "urban", no?

I am a hiker and cyclist and am continually heartbroken to see the areas around sooke stripped of the trees and watersheds damaged...Fairly creek is an example

How are you going to farm in any significant way around Sooke and is viable

Your plan already sucks cause we are losing our beautiful forests by the housing development

I think the growth in the urban area needs to be limited, as Sooke doesn't need to be another big city. The small town charm is the best part of living here

I strongly feel that we can develop in harmony with nature so that people can raise their families and live in nature.

ESSENTIAL!!! ★★ ★

Ecological and farming areas are our greatest assets and what make Sooke distinct and attractive to residents.....they must be protected for now and future generations

think you better look beyond Sooke borders, not enough land base to accommodate 12,000

protect ecosystems for habitat AND WILDLIFE....Sooke's welcoming sign is clear: Sooke is bear country and control your attractants. Along with this message is these ecosystems also accommodate: salmon, seals, sea lions, whales, bear, wolf, cougar, eagles. We are extremely fortunate to have the habitat and ecosystems for wildlife; we just have to look after it.

Careful consideration that agricultural land remains affordable and that restrictions are realistic and not just idealistic That private farmers have a real chance of maintaining livelihood from start up to ongoing

We don't need urban growth in the town centre. That defeats all green and net-zero purposes. We've gotten too big already.

Agreed. I am not optimistic this will be followed due to the evidence of recent decision to build a large BC Housing complex @ Drennan. This immediate area does not even have necessary/reasonable sidewalks to town (nor reasonable Transit)

10 *

What is defined as 'town centre'? Will already cleared sites be prioritized for development before allowing land to be cleared for commercial or residential use?

Focus development to infill town centre with sufficient off street parking for every unit.

I fully support the protection of farm But I think this should exist within the core as well as the surrounding areas. We don't want our core to look like Langford

What is Urban growth? More fast-food and cafes? More huge houses crammed into cul-de-sacs? Why do we need to foster the "capitalist" ideals of economic growth, growth, and more growth? We don't have the means to support a much bigger population AND preserve what makes this region appealing

Hope there is a true balance to protect and create natural habitats for wildlife while sustaining farmland.

Once these habitats and lands are gone, they are gone for generations - make sensible decisions now so we have the land and environment in perpetuity.

Use the mountains for paths, trails, mountain biking. Take advantage of the natural surroundings of Sooke while attracting others around the island and Canada to visit. New money being attracted so as to reinvest in community initiatives then becomes the bedrock for sustainable growth.

Farming in Sooke is not a highest or best use of land nor is it a path to net zero

All developments should be approached with environmental impact and sustainability in mind. If Langford is an example they'd done a horrible job with expanding. This "cost effective" way of developing needs to stop, it's destroying everything we love about our small communities. We're becoming just another extension on Vancouver.

Yes please

Preventing urban sprawl and densification along with preserving and encouraging green spaces and agri land is the way of the future

please look at Langford for an example of extremely poor urban planning - we don't want or need concrete jungles in Sooke

first sun river... now broomhill. Giant greenbelts necessary for the wildlife in sooke are being devastated. Developers are not being held accountable to provide adequate greenbelts

Growth needs to change. Buildings and roads need to be more sustainable. We need some new ideas how to coexist with nature not destroy it. When an area is developed it should provide the same green space and habitat after it is developed. Ideas - underground homes, green roofs. The needs of the residents should be provided in place as much as possible to discourage travel I realize this doesn't happen overnight but progress on these issues needs to start (immediately)!

Sun River and other developments keep getting bigger. We must stop increasing the population.

Please keep the "urban" farmlands. It adds to the charm that so many residents fell in love with when they moved here. Slowly that charm is being chipped away by the town allowing quick build developments with zero community contribution (SIDEWALKS, parkland, old growth trees, ecosystems... etc)

I have not really seen urban growth in the town centre. What is the town centre apart from same restaurants and increasing fast food outlets. Poor parking options for even current population. A H&R Block, a large nail salon and a Tim Hortons and more drug paraphernalia does not exude an exiting addition to town core

Growth should come where the community wants it. There is no benefit to forcing growth to happen in only certain areas. It will drive up house prices. It will hurt the financially disadvantaged in the community.

Humans are part of the ecological habitat so asants live in communities that could be considered an urban density, so can humans when education and social teachings are centered around protection of lands and water rather than extraction of resources and the sale of land for profit. Keep people close together for healthy communication and allow people enough space to steward lands for ecological and personal health.

Like the idea of preserving habitat, but the housing is already too dense along church street, Churchill drive, etc.

Perfect strategy. Have to protect our farmland- it's where our food comes from and helps employment.

I agree with all measures that protect and preserve the natural habitat

I am not opposed to residential/commercial towers in the town centre

Please control and minimize development similar to what Metchoosin does. For the town core-controlled development with long term vision. Long time residents moved here and stayed here specifically to live in a small town, not a high density cheap developments city.

Important to keep development contained centrally and not spread out into rural and forest lands.

The threat of sewage leaks that could spoil the basin should be addressed.

In addition to protecting Agricultural land, support of farmers and local food are paramount and mean that every development must be reviewed through the lens of whether it affects local food sources.

This an important one to the future of Sooke and the Planet, the quickness in which we are growing and the vast areas of Forest taken out recently needs to be addressed,. The best way to Fight Carbon is preserving our existing forests and finding a balance between development and nature.

We need to not only protect but restore and rewild degraded land. Agricultural land all around within the town need for urban agricultural and home gardening programs and incentives

We have more than our share of protected ecological areas around Sooke already, It is a provincial and federal jurisdiction (FLNRO and DFO). We farm trees here.

Strategy 3: Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.

While I agree with alternatives for travel (walking, cycling, etc), Sooke is very car dependant. If you make it too difficult to travel by car, you will lose people.

Safe bike lanes! Phillips Road especially.

Build out the Parks and Trails Master Plan asap.

Access to Public transit is essential and parking in the town core is also essential

Again you are trying to do this by taking wildspaces down, and interfering with bird habitat and flora and fauna.

Master Plans point the way. BC Transit must be lobbied to find ways to ensure community use of the local bus routes. These buses were mostly empty pre-COVID and will remain so unless ridership is incentivized somehow.

yes

improved routes and frequency of transit buses, safe and connecting bike lanes, sidewalks along Highway 14.

I would like to see the proportion of people, like myself, commuting to Victoria. Is being car free achievable for most? If not, what needs to change, and can Sooke really control these factors? If Sooke can't control this, why is it a goal?

I'd support a local bus that services Sooke to Saseeno's and possibly East Sooke on a daily basis and that has several runs. Walking and biking are a Lisa Helps pipe dream and in reality, it only speaks to a very small number of people. There are a lot of people in Sooke with mobility challenges. Walking and biking are NOT options.

This statement often dismisses the disabled or young. Most parents consider driving their children to events in the rain a basic way of life. As apparent, busing and bike riding are not safe alternatives. Rural communities relying on personal vehicles and roadways to attend events and shop, work and access remote wilderness locations are not a negative and must be recognized as vital to the children.

I gave this four stars because it omits and says nothing about EV's. Reducing car dependency is achievable for those living in and around the town centre, not for those living East or West of the town centre. It is gas cars that must be discouraged. For those with no transit options, EV's must be encouraged and enabled. More charging points, priority parking for EV's, higher taxes for gas cars since they will be contributing to sea level rise which will impact every Sooke resident in the future.

I am totally for increasing walkability and such, but the spread of Sooke is such that cars are needed, and not everyone can manage the "hills both ways" here.

Make sure these trails and pathways double as wildlife corridors to provide space for nature and maintain a human connectedness to nature.

How does 'goods movement' work without vehicles? Is a goods delivery strategy in off-peak times what's considered here? With increased pedestrian opportunities comes the risk of potential incidents with vehicles particularly at night. Crossings need to be well lit and appropriate advanced warning provided for pedestrians and vehicle drivers - see Terek Sayed's

work from UIBC Engineering. Focus on connectivity for daily living & not only recreation with pedestrian & cycling opportunities.

maybe include something more descriptive, like- "walk or cycle to all your destinations, including by transit to Victoria."

This would be for people living close to the centre? What area does this goal cover? Much more information needed here.

This would require suitable sidewalks and bikepaths (like Wadams Way) throughout. One should have a dedicated two lane thoroughfare from EMCS to John Muir with a section providing access to Whiffen Spit. I am not talking about a nature or "goose-type" trail, but similar to Wadams and accessible directly into townsite. Recent renewal of sidewalks on Sooke Rd just past Otter Point reflects the lack of understanding of pedestrian and bike traffic.... as I don't see evidence of dedicated paths.

Um, let's be realistic here. We are 40km from Vic and 20km from Langford. While Transit is great, it's not necessarily practical for everyone, especially with many of us not working >in< Sooke.

Not clear what is meant by ""goods movement""? Please make cycling infrastructure a priority.

we have to be realistic, with Sooke's location virtually everyone will have cars and it's important that the infrastructure is designed to accommodate that. Of course good walking trails and bike trails away from city streets, ideally in green belts would make it much safer for everyone and keep the Neighbourhoods more green

YES!!!

laudable for town centre area but many people live far from the town centre and it's too far to walk or bike

You would need more sidewalks to accomplish this. I invite the mayor to walk down Grant rd. Better yet, push a stroller down Grant Rd.

Bike lanes away from traffic to make Sooke less dependent on vehicles and safer for bikers,

We need more transportation routes that don't rely on Hwy 14 to reach local destinationsand let's start including trails and paths when considering improvements to roads and transportation....especially along Otter Point Rdit desperately needs a path or trail for pedestrians

Need to improve connectivity for cyclists and pedestrian including better solution for connecting to the Goose.

Move on

I am really looking forward to the Demamiel Creek crossing to be completed. I know many of my neighbours and myself would use the trail to get to town from Sunriver.

While these are noble goals, the current reality is that many people do need to commute to the Westshore communities and Victoria, so making sure the roads are safe and well maintained is

important. It would be great to have charging stations for electric vehicles at several points along the way (sorry, maybe there already are, I'm not aware...). I'm happy that bike routes and pathways for pedestrians are a priority as well.

Until public transit is as convenient as car travel, this won't work for the commuters. We also need another way in and out of Sooke. One bridge will not suffice in an emergency situation such as an earthquake. Get the infrastructure in place before you build any more housing.

Be on the alert for programmes and provide provincial and federal dollars to successfully get people out of their cars.

More cycling infrastructure

This concerns me!!! All persons should have equal access to methods of transportation or mobilization throughout their lifespan—people of all ages. This must be kept in mind

Stop all the ridiculous building which is what is causing all the traffic. You say you want to keep Sooke small - then quit doing everything to make it grow.

This 100% needs to be addressed sooner rather than later. PLEASE connect the town core to the Goose! It's crazy it hasn't been done yet!

Reducing car dependency works for those who use public transportation to get into town and those who work locally. However we really do need to see the route in/out of Sooke less congested outside of what's already planned by Mile 17. A lot of new residential properties and commercial development is planned and we will 100% need better flowing access in/out of Sooke.

This is not realistic given Sooke's lack of meaningful employment opportunities and proposed growth strategies. Bringing jobs to Sooke and locating development near schools would have a far greater impact than concentrating development near bus stops.

Yes, IF the District demonstrated understanding of walk/cycling paths and transit. The sidewalk near completion @ Sooke Rd and Otter Point: Are cycling paths being included here? The only evidence of understanding to paths would be Wadams way WHICH is the design that should exist/connect all immediate townsite amenities to schools/parks and nearby residential areas. This doesn't appear to be happening.

There need to be bike lanes/safe walking paths along the highway, Otter Point and Kemp Lake roads

Please review position of pedestrian crossings near roundabouts. Currently they impede traffic flow. They should never be close to the traffic circle as this backs up traffic into the circle.

This is wonderful. We used to be a car free family in Victoria but stopped biking when we moved to Sooke (even though we do not commute at all) as Sooke didn't feel bike friendly. I would fully support this

This sounds great, but doesn't sound very "sooke". If we create accessible pedestrian-only and biking permitted destinations for exercise and commerce, then people will adapt their behaviours

Cars aren't going anywhere. This type of language chases people away. Certainly expand other ways of getting around, but I don't know that it has to be worded as an alternative to the car. Provide people with a workable alternative to the car, and they will use it. People love their cars. Don't vilify something people love.

Privately owned E-scooters should be permitted in areas that bicycles are allowed to operate, but just rental scooters

Would like to see more sidewalks on main roads not just town center i.e. Grant Road

Absolute necessity for health, safety, and environment. Create a healthy lifestyle possibility for all people of Sooke.

highway 14...85\$million wasted

Sure. Should be a part of every strategy.

built walkways, when property get rezoned build walkways. Soon we are all walking. Build bicycle path.

As we move to more electric vehicles with longer batteries will charging stations be the most efficient solution or will they create their own social problems ?

Jobs! Jobs! Jobs! Local employment is critical.

More and safer bike trails, please!

A regular express bus to Victoria would be terrific

Only way to do this is through more jobs right there.

Connecting neighbourhoods by trail systems for walking and biking

Demographics will continue to skew towards elderly. Keep the focus here on equitable mobility.

Focus especially on public transportation to Langford and Victoria, perhaps working with both of those municipalities to achieve this goal.

As long as you aren't going to make Sooke inaccessible to those who need cars, as they are doing in parts of Victoria.

Acknowledge that we are a commuter town and make the highway two lanes from Sooke to Langford

Money slated for future road development should be used for some kind of Carbon reduced mass transit.

Sooke and BC are spending millions to improve hiway 14 when we should be planning on a car free environment

Bike lanes! Widen those shoulders all the way to Vic, so many people want to road bike out this way & I want them to be safe. A lively pub/waterfront area would be a great draw for Day visitors.

Outlying developments require vehicles as they are a few km's from the town core. These developments just have houses, no amenities. These developments also tend to have single road access...

The public transit debate and forums have gone on for too long. Need to increase transit frequency and direct to Victoria for work / leisure to reduce dependence on cars

There is great potential for more multi-use trails in the urban areas, and in the forest and mountains. I would love to see Sooke become even more of a recreational destination, along with the green/environmental goals. Getting outside for recreation builds community and fosters good vibes and understanding overall. Biking both urban and mountain biking is a huge priority for our family and our health both physical and mental.

I live in the town core but I do drive to the galloping goose to bike. I do not feel comfortable or safe riding on route 14 due to heavy traffic and narrow bike lanes.

This is an individual choice. It is not the kind of thing that should be decided by the District of Sooke. Those who wish to be dependent on cars should be free to choose that. In fact, most people who live in Sooke have chosen that already. Why fight against it?

Yes, I'd love to see more cycling possibilities (safe ones!), and more public transit.

Walking on woodchip/leaf litter pathways is very healthy. Biking on paved surfaces is a wonderful luxury. Taking the bus is a great alternative and car sharing for the occasional need to get something heavy is economical.

Something we all have to strive for. Living a more sustainable lifestyle. Walking, cycling and transit to local as well as areas such as Langford and Victoria.

I agree

emphasize EVs to make individual vehicles more practicable what about car-share?

I just moved here with 3 kids and I don't feel safe letting my kids walk around due to the lack of sidewalks. Otter road is so busy. There should definitely be sidewalks there.

Offer commercial hub to Provincial Government for remote workers to reduce transportation/greenhouse gases. Look at artisanal commercial/residential spaces to encourage small business, local economy and sustainability

Priority to walking...begin by installing sidewalks on at least major streets I.e. Otter Pt Rd...Grant Rd...West Coast Rd

Right now Sooke's weakest asset. Not sure if things could get less walkable or bikable. Business and property incentives for opening up connectivity?

Personal transportation devices (preferably electric) are the best modes of getting an individual from A to B. Sooke is not a place that public transit is effective. Go ride the bus and see how many people are on it. It is currently the largest polluter in Sooke.

Strategy 4: Create green infrastructure that is both high-performing and delightful.

I'm not sure about the word delightful.

I would prefer infrastructure that is extremely functional & inobtrusive. I don't think we need "delightful" water and sewer lines. Better to keep it simple and cost effective.

Build out the Parks and trails master plan asap. Create pedestrian crossing of sooke river.

Solar panels on all new construction. Rainwater collection containers provided to all new residences.

Don't know what this means

What does this statement even mean? It sounds like zing words to make it sound like you are protecting the environment when you are not.

Love that word "delightful" in this context. Natural asset management + valuation.

yes

I am not quite sure what is meant by high-performing and delightful

Why build anything? Make what we have more "green" - like solar panels, EV chargers during the Municipal Hall renovations. Help young families with a loan/ lien system on their homes to afford solar panels and heat pumps (PACE programme)

you have no idea what that even means.

expand the sewer service area

What does this mean? Provide some examples of what a proposed green infrastructure is and I'll rate it properly.

What the hell does this even mean!? It sounds like new age word salad.

I gave this 3 stars as I don't know what this means. If this is green local power with a local solar or wind energy stations like some communities are already implementing, then obviously it must be high-performing. I do not know what on earth "delightful" means??

Yes. Higher than LEED certified. Reused and recycled building materials, green roofs and walls, rainwater harvesting, rain gardens, permeable surfaces,

'Delightful' seems to be somewhat esoteric; just make it work and beneficial to the community.

Make green infrastructure look natural where features allow for it and in urbanized areas, say the TC, provide for functional and interesting design. Combine protecting ecological features with functioning infrastructure. "Delightful" doesn't really mean much as a description for a functioning service as presented here.

Should be made clear that "infrastructure includes transportation AND buildings-- with an emphasis on zero carbon natural building materials. The term "green" has become diluted over the years and maybe should be replaced with "climate friendly or climate first"

What does this actually mean?

What is high performing green energy

Green belts with walking and cycling trails

I totally support this!

Condo or apartment construction should include power outlets for electric vehicles. Plug ins should also be included in shopping centers.

This is vague

Stick with what we've got and improve the service and maintainance

I'm not sure I know what this means

not sure what this means exactly

public transportation, eco walk-ways, bike lanes; "green" housing developments, protected agricultural land, market gardens, family & public gardens, communications for partial work from home, university & education courses, arts and culture

Cost considerations.

Unless it involves chopping down more of the forest.

High-performing and delightful green infrastructure? What does this even mean? Efficient and beautiful?

What the heck does this mean? Green buildings? Parkspace? Bike lanes?

10*

What does this even mean?

Connect green spaces with trails for biking and walking and have one trail over the river to the Galloping Goose.

Here here! The people of Sooke want an opportunity to support its local community. Think about a central facility which is connected to neighborhoods by paths and trails, and which houses a permanent farmers market and shops which are focused on true-local. Butcher/baker/candlestick maker kind of things. If people want to drive to a Starbucks drive-thru, let them choose a different community.

I don't know what this means.

Natural rather than cultivated. would like non-invasive species and natural/wild parks etc vs Butchart Gardens!

letting developers "choose" what land they donate as a strip of dogwalk....surrounded by pavement...low marks

why create new green when there are so many green spaces already, just don't develop on them!

Concerned about costs as 'green infrastructure' and 'high performing' is not clearly defined.

What is green infrastructure? Again, you are using positive sounding phrases that have no clear meaning.

Make the developers pay for what they build instead of giving concessions to them

Not sure about that word "infrastructure"?

McGregor Park is well planned. Whiffin Spit needs to be more regulated for dog owners on leashes and picking up their faeces. Park near Municipal hall needs more drainage across paths

There is no need for the infrastructure to be particularly green nor delightful.

Would you be able to elaborate more on what you have in mind with respect to 'green infrastructure'?

I believe the future of stores are in private dwellings. For example shopping online to find households that store the products we need and planing our shopping route around the neighborhood to pick things up. If each private home had a small store, maybe we could get everything we need within 5 blocks of where we live. Stores at home make sense so that in case of emergencies we have a little buffer. Building codes for rooftop gardens, grey water filtration and humanure composting.

What is this? Specifics required

Promoting green and eco friendly systems will aid all of us.

I agree

The use of the word "delightful" undervalues this important strategy. If we are talking about, say new developments being required to have "green rooves;" or Leed Gold standards of construction; or naturally planted boulevards; or electric plug-ins at parks, etc., then proudly call it responsible, earth friendly, or aesthetically pleasing, but delightful is so ambiguous and superficial. For the love of Christ no more "drive-through" developments & furthermore, make phase-outs for those existant.

City should dictate to developers where green space should be located in new suburbs and not leave the decision to developers who will only allocate park land to areas where they cannot put a viable lot

This is not a new concept. Citizens of BC have had this goal since the 1970's. It is a good strategy to maintain.

Strategy 5: Foster community economic development that respects ecological limits.

"limits" sounds like we will push as far as we can.

Encourage growth of businesses through commercial and industrial rezoning. Especially within community gateway region. Build community nodes to allow people pedestrian access to work and shopping opportunities near their homes. Kaltasin area and Ludlow/Goodridge area.

There's no such thing as green growth. We need a stationary economy.

Have you fostered any economic reconciliation with T'Sou-ke Nation? What is the municipality doing to support the neighbouring First Nations?

The very definition of community economic development, I believe. I trust that consideration will be given to using the United Nations Sustainable Development Goals in this OCP ... or DIALOG's Community Wellbeing Framework. Full and proper carbon accounting.

there has to be an understanding when the growth capacity has been met

This includes the marine environment. to which land use is the greatest threat.

This sounds like adding a bunch more houses and businesses and ZERO action on getting a secondary road into Sooke to support the volume of cars. Rush hour into Sooke starts at 2:00 and is several kms long. Much worse than the Colwood Crawl or the Crawl into Victoria. Quite disgusting for such a small town.

Economic development must do more than "respect" ecological limits. All development must work within natural and life support systems limits, not against them. This means we cannot have growth without also decreasing our GHG emissions by at least 7% per year district wide, otherwise we are not addressing the climate emergency. In fact "business as usual" growth will make things worse.

Make sure to value the environment and essential environmental services in the evaluation of the local economy. GDP is not an acceptable valuation of the economy. Include human health and happiness in the valuation of the success of the economy.

If increased food production in the ALR means draining a wet area, which takes priority- economic development or natural assets? If by this statement the potential to avoid land clearing and blasting as has occurred in Sooke in the past is the intent then yes improved bylaws, restrictions and policing can achieve this. Appropriate policy support for needs to support implementing protection measures.

Lots here that needs to be refined. Some examples could be useful; my understanding from what I hear is the desire for an increase in locally owned retail, value added natural products, ecological home-building, as well as tourism and film industry support.

Local jobs - yes!

We seem to be following Langford with high density, ugly apartment blocks

Respecting ecological limits is imperative. There has been far too much disregard of this mandate with some of the developments that have been green lit in Sooke (e.g., Viewpointe Estates, for one). Once a unique habitat is destroyed, it's gone forever - millions of years of geological and ecological evolution, wiped out for a few more houses. It's ecocidal.

yes respect ecology but do it in a way that allows for development.

Excellent!!!!

A pie in the sky strategy. Economic development comes to a community, and there is little municipal politicians and staff can do to make them come. Focus on the community's areas of economic strength to foster economic development

Make developers either provide park space or pay a price as a condition of construction,

Move on....

I do think it is appropriate in some instances to promote economic diversification over the environment. But I don't think we should put single family residential development ahead of the environment.

A 5 rating for ideology of the statement. -1 to allow for some consideration of something that may not fit the ideological statement but may still have merit.

Which means STOP economic development. We are a small town and we want to stay a small town. Quite trying to gas light us into thinking that's what you're doing.

STOP THE URBAN SPRAWL!!! PLEASE STOP PERMITTING RESIDENTIAL BUILDS! WE NEED COMMERCIAL! LET LANGFORD KNOW WE ARE OPEN FOR BUSINESS! WE WANT IT!!!

Many people will find this a paradox and the hardest to achieve. We need to keep our focus on supporting small and unique businesses and their owners. We need to maintain a unique and eclectic atmosphere in our town. In addition to our unique environment, it will help us maintain our small town friendliness and atmosphere.

10*

Too vague, be more specific. What ecological limit are we speaking of? Ecological collapse? Or safe sustainable and regenerative practices?

Is the heat from producing ice in the arena used to heat the water for the pool?

Create opportunities for primary industry (fishers, farmers, and hunters) to engage with the public and share (sell) their produce. The best source of local fish at the moment is the Bait sold at the gas station. We can do better than that.

Windfarm for all electric needs.

Sooke could be a green tourism leader given its location and the progressiveness of the council and administration.

Foster community economic development that respects quality of life and needs of the community, while considering ecological limits as secondary to human needs.

please define "ecological limits"

Such as...?

Build up our tourism

economic development that mandates ecological limits!

Economic development leans towards builders and developers with lack of bylaw controls and penalties. No visible board signs of buildings in progress as required in Greater Vancouver by law. Blind growth to public. Too many variances during meetings instead of more progressive action

Don't get in the way of economic development. Let people choose how and what they want to develop. If they choose green, great. If not, also great. Don't impose your idea of what the best type of development is on others. You have no moral right to impose such views on them.

I want to work in Sooke when I grow up.

Community economic activities would help many people as well as keeping us connected.

I agree

Foster economic development only to the extent that it can respect ecological limits.

You could drive a bus full of Donald Trump clowns through this one! Please make this more concise. Even if the word "community" was removed it would have more meat. If this is about respecting ecological limits, then say: Economic Development will respect local ecological limits and have a scientific study as an addendum that identifies what those are - it's not heresay - it's science about the state of local ecology...otherwise what does this mean?!?

Yess!

The province determines the ecological limits and is what we all need to stay within. A good OCP will help foster community economic development.

Comments on Enjoyable and Distinct Goal

I love the changes that were made to the town centre with the round about and some of the building that has Tim Horton's. Would love to see more development in adding to the town centre for more shops and businesses to open. More spaces to encourage gathering and socializing in our community. It would be amazing if the boardwalk could be extended somehow...

Waterfront district should be available

If by 'distinct' you mean something other than a strip of big box stores, then yes. I think everyone wants "enjoyable" and "distinct"

What does that mean?

These are all laudable goals but they are not reachable with Scenarios A-C. Need a new scenario with very low growth.

Being unique will help us to attract visitors

Keep taxes low and focus on quality of life here for residents and businesses

Small town friendliness with large town services. A place for the Country Market and support for hobby farmers (limiting division of rural land parcels).

Do a feasibility study to acquire the vacant south facing, six acre lot at the Church Road traffic lights. Sooke's quarter centenary is in 2024. Consider approaching other levels of government for financial assistance. Premier John Horgan is our MLA, and our local MP is NDP. And, our mayor was last year, (2020) the UBCM president. And there's the possibility of tapping into the CRD Parks Acquisition Fund. Lots of potential upper echelon contacts here, to put together a plan of action! Carpe Diem

Although I think this is important, it will come naturally if we achieve some of the other goals.

Who doesn't want enjoyable? But I don't think Sooke needs to be distinct. There are many other wonderful places in the world. It is not bad to be like those places.

we got a nice mascot a couple above par parks not much else.

I was not here for the previous engagement and am not 100% sure of the plan. The down town is much better - especially the round about. Too bad another was not put in at Wadams Way and Otter Point Road.

Ensure a FN presence Look for opportunities to have live/work (i.e. commercial/retail/residential spaces. Allow zoning for cooperative housing with multi-zoning to allow for sustainable live/work/farm/education pods within the community.

Keep Sooke the Unique beautiful town it is, More Trees less Houses. We do not want to be turned into Langford.

Sooke is a great place to raise a family. Our planning needs to ensure the community stays this way.

Comments on Enjoyable and Distinct Strategies

Strategy 1: Bolster streetscapes, homes, and destinations in the Town Centre, the bustling heart of Sooke.

Add vertical density to what I call the real town centre - the two shopping centres. This area is the most walkable and should be enhanced. (and, no, I don't own them)

Enforce west coast design on town centre development. It can't be our brand unless we do this.

Clean up all of Sooke including the vacant lots and dilapidated buildings. Remove the rocks from the middle of Sooke they represent a weak attempt at art. Plant ornamental grasses for example

Not sure what it means to bolster street scapes with regard to homes. Is this within the DOS's purview? I like the idea of bolstering streetscape to reflect Sooke's vision of itself

What does bolster mean?

What does that even mean? More pavement, more bright lighting that takes away the ability to see the stars at night and ruins dark sky spaces?

Sooke is not known for its town center, its known for the outlining areas of trails and beaches

so why are there no apartments on top of all the new downtown buildings.on top of tim hortons.on top of the td bank.on top of shoppers drugs.on top of the royal bank. you guys talk too much and don't put your money where your mouth is. absolutely disgusting planning.

I'd like to see less packed subdivisions popping up.

Deal with an alternate route into Sooke before you start inviting the masses.

Only gets 3 stars because again this implies growth, expansion and development. How will DoS reduce GHG emission by 7% per year under this scenario?

I don't know what is meant by this statement.What is the action item?

and provide for residential development opportunities throughout the designated Community Growth Area.

With apologies to Hemmingway: For Whom the Bustling Tolls? Is it visitors and tourists, local residents and businesses, affluent vs marginalized people? Is exclusivity being created - remember the equitable, inclusive and respectful topic discussion the OCP review Cttee has had ...

Power/communication utilities should be below ground

add to the walk/cycle experience- lots of covered bike parking, EV chargers for E bikes

In order to "bolster" the townsite must be made for the pedestrian and cyclist. Recent Evergreen development reflects a different understanding/plan to "bolster" by designing this lot for the car, and without any consultation into your vision of the town "hub." Therefore i don't remain optimistic that future development will coincide with your statement.

this is key. get rid of the painted rocks in the core. They initially were cute but have become an opportunity for folks to advertise their businesses. Not what we want. the core needs to be mobility friendly/accessible and contain few chain stores and focus on small independent businesses if at all financially feasible.

I would like to see the town centre i.e. restaurants, coffee shops artists, artisans and boutiques, etc to be centred close to the water with a beautiful walkway connecting shops and the ocean. Prefer no condos or town homes obstructing the waterview

The heart of Sooke needs to develop into an actual centreright now it still seems like 2 strip malls on opposite sides of the highway

At this point it is my opinion that the town center could use some updating and freshening up but I would hope that it would retain a west coast feel.

So, the District wants to dictate personal taste for homes now?

Yes something that will bring people to town and also allow locals to enjoy their town

Depends on what you mean by that. I have some pretty awful pictures in my head based on what you've done already.

Build the commercial waterfront district! It is so beautiful here but there is no where for locals or tourists to shop! It is a shame we have so many people passing through yet not much for them to check out on a rainy day. We need shopping, clothing, cafes, restaurants, bars, boutiques! Make Sooke a destination not just for the breweries and beaches! Think Steveston! Would be amazing!

All of these deserve a 5 star rating, though anything to do with the environment needs to be in the top of our minds. While we can't address everything all of the time, we need to chip away at all of them with focus on the urgent and emerging issues.

Please create a town center that uses the waterfront (the area behind the town towards the ocean)

Town needs to be more walkable. New sidewalks do help but there's still room for additions.

Perhaps more control when providing business licenses to the townsite (first impression). As a traveler, I'd pass right through if the first thing I see when entering a town is a Vape Shop, Tim Hortons and A&W. Am I in Duncan?....must be, I went through 4 traffic lights just to get into the town center! Which leads me to the latest announcement of another traffic light @ Charters. More traffic will now be backed up in town negating any improvements @ your current realignment Hwy14 project.

The town centre should be reoriented away from the highway.

I don't like picturing Sooke as bustling, busy, noisy, or crowded. It should feel comfortable, inclusive, and community-focused. Adding more population density will only exacerbate the issues we currently face. Attracting new people with shopping opportunities has to go hand-in-hand with our vision to support locals. Tourists overtake our town (during the day) to shop on their way through. We could instead offer a few destinations for tourists which support locals - ex. a Fisherman's wharf

Street Art, wall mural program on buildings and green utility boxes

We need to define and promote what those buildings/infrastructure look like. Mandate a west coast theme, fitting for our town. Similar to how Langford did in their downtown core. limit buildings to 4 stories or less.

Keep the natural areas continuous with the built areas as much as possible by incorporating native plants into urban centre green spaces and requiring these for new developments. As urban landscapes age, they lose their urban forests, get ahead of this so it doesn't become an inevitability.

At the moment Sooke has no or little of a town centre. Convert a parking lot into a music venue of Friday or Saturday night. I think Lynn Valley in North Vancouver is quite successful.

Is our downtown really our best asset? and is it the best use of limited resources?

Let's start by building some sidewalks

yes please

Art and craftsmanship is the way here. Consider Chemainus or Ukelele's development. Both those places went from blah to wow with artistic investment and harmonized aesthetics. Tofino is another example. When I lived there 30 years ago I watched it evolve. They tapped into wood artists to build the Common Loaf. Embraced indigenous artists like Roy Henry Vickers. Built up an ocean adventure hub. Prior to that it was just a fishing town at the end of the road that shut its doors every winter.

Build up a walkable town core that is business and housing

We have to support local business and stop bringing in more Tim Hortons

Give the core a little face lift. Keep it welcoming visitors, but give the visitors places to park for them to stroll the town. Fix the needling roads. There's no point in trying to be a scenic town if there's nowhere to stop and enjoy moor vibe, and the roads chew up cars

Homes are being squeezed too tightly in i.e. along Sooke Road like lane houses. More paving is appearing now at least

I would love to see the town center become even more quaint and west-coast feeling. We live in the core and walk everywhere, it would be nice to have a pedestrian-oriented city center.

Be sure to allow the charm and quirkiness of small businesses. NO more chain stores or coffee shops, and No box stores, keep buildings to 3 floors max.

I would love to see the town center become more dense, more walkable, and full of interesting businesses that would attract both locals and tourists. I don't think the core area should be used for housing, however.

The heart of sooke is the beach. It has unfortunately been made inaccessible to most and the culture of cultivating food from the beach has much room for improvement. Public access along with public education are needed to restore the beaches and tidal areas.

What does this mean? Bolster?

Not sure what can be done about the village centre. The sidewalks and improvements are wonderful, but it's basically a strip of box stores. Too bad we can't be like Qualicum or Ladysmith.

When a community is attractive the residents will hopefully strive to keep it like that. Public art, Green spaces, trees, shrubs, perennial and native plants all help to elevate community spirit.

The road infrastructure will require major upgrades to prevent traffic congestion getting any worse. A bypass road is needed.

And everywhere else!

Bustling sounds a bit too much. Please don't overdevelop

The biggest item to bolster the downtown is to put in a highway by-pass road.

Strategy 2: Protect and connect with the waterfront, the soul of Sooke. Keep it public.

Focus on a few areas that can be larger, and connect with a trail network - not necessarily all on the water front - that's impractical in the near to mid term.

Heck to the yes.

Keep the waterfront natural but accessible to all. Avoid turning our waterfront into a carnival atmosphere.

This means developers and commercial interests can't build all over it. Also, we need to retreat from the waterfront because of sea level rise.

This is of major importance to most of the existing residents. If the waterfront becomes cluttered and ugly, that would be the worst outcome.

Looking at your plans there is going to be no less than 30% development on the waterfront how in the world does that protect this space for the public?

Keep it public with boardwalk and coastline trails ... and retain the view corridors. Particularly important to ensure public access at Mariner's Village ... perhaps via a public park with Clover Point-style car access for those who wish to drive, park and enjoy the view of ocean and nesting cormorants.

absolutely

Sooke has amazing views of the ocean and we should utilize that as much as possible

Protect is foremost and if there is a choice, it must be first.

If more waterfront was accessible for all the town could have more visitors

and build the library away from the water.[statement redacted]

Bravo, but make it green space complementary to ecological functions

The waterfront is not currently public, where there is privately owned property. It would be impossible to ask people who own waterfront property to let people basically walk thru their yard, after charging them high waterfront taxes.

Yes! Ranks of high rise condominium buildings blocking the harbour seascapes will destroy the character and attraction of Sooke, aside from increasing GHG emissions.

Ensure protected space for nature is maintained as well.

... and make it functional for local fishers and local boaters of all kinds - the weekend crabber to the commercial fisher

This is the most important. The waterfront character is what makes the town distinct and attractive

It's critical that any development along the waterfront respects and enhances the intertidal zone and shore. Also there need to be wildlife corridors allowing movement from the shore to the hills.

There isn't a whole lot of public access waterfront that can be expanded(?)

Think Pike Place public market in Seattle. That's the type of 'keep it public' we should be talking about where people can enjoy the waterfront, work at the waterfront or live at the waterfront.

A MUST

What is keep it public ? all the land is privately owned except Ed Macgregor park

And please prevent blocking of water views from the town centre

I also think that protecting views of the waterfront from key public locations is really important. From Sooke Road toward the water.

I noticed that there is potential for a new waterfront development. I hope that the designers keep in mind the West Coast style. I love the idea of keeping the waterfront public.

Land on the waterfront that is privately owned will be too costly to purchase now and in the future. I don't see that changing anytime soon.

This cannot be under-starred. From so many perspectives, this is a top priority - for mental health, for tourism, for community well-being - for kids and schools, etc. We live on the seaside and should have easy access to the seaside to ensure an ongoing connection to our environment - and for learning and educational opportunities.

We are a west coast town with a small town feel. (this has been a mantra for decades here in Sooke. My fear is we have gone too far and are well on the way to being the next Langford...and so far, when you look at our hillsides from Whiffen Spit, the urban sprawl up the hillsides around Sooke, is now happening. We should not be seeing sprawl up the hillsides from the core nor from the coastline. The coastline and our forests is what makes Sooke & we are too close to losing that "Picture Sooke"

we are one of the few communities that has a full ocean waterfront and we should keep this as an attraction and keep it public for all to use.

Absolutely keep it public

So stop trying to destroy it.

Ed McGreggor boardwalk should extend down to mariners village and shops and restaurants along the walk! It would be so beautiful and would generate so much money! Like Telegraph Cove!

The natural landscape and views of our town are what makes this area of the island so special. I worry the new development by RBC will be a concrete block of buildings. Open air cafes and open views where possible would work well here. Walkable village concept.

Yes, but not sure how much more you can do/provide with the limited public access (Whiffin, Wharf)?

10*

This is critical

Probably too late to do this as little planning/forethought in the past. A number of water front properties own to the natural high tide water and this would limit options to a boardwalk so as not to disturb the wildlife corridor which is heavily used.

How is it public now? There is little to no current public access to the shoreline. If you want a walk on the beach you have to head to Muir creek or sand cut, not Sooke. Sooke does not have the feel of a sea-side community

The waterfront seems to be very disconnected from the town center

Keep the waterfront natural as much as possible. Integrate principles of soft-scaping for erosion control, not hardscaping that passes the erosion down the shore to the next neighbour.

as much as possible create a waterfront pathway.

"Where the rainforest meets the sea." Sooke needs to embrace harbourside living and a tourism destination to enhance the local economy. Sooke is a gateway to old growth forests and natural resources to be celebrated. That celebration starts with our cultural history and how we can learn from the T'Sou-ke to embrace and honour nature.

YES please keep the waterfront public. Right now it seems that it is predominantly wealthy Americans and Albertans have access to our waterfronts.

Tourism destination!!

You want public waterfront access but you also want to limit it a bit so the whole shoreline is not over developed and creating more pollution and taking away the natural beauty of the harbour. In other words, don't turn it into another Victoria Harbour

yes, more connection to the waterfront. Brings more visitors, bringing in more business to Sooke

Why not turn it into something similar to downtown Victoria; lots of public spaces, with commercial and destination developments. But instead of building it up with concrete, focus on incorporating and maintaining the natural beauty; maybe boardwalk/trails connecting commercial/residential hubs.

No pay parking at Whiffin Spit Have CRD parking passes connect to homes, not families. We use two cars, one to ride bikes and one to walk. Since last year we have needed two passes That is a money grab for locals

but when ocean front property comes up for sale it goes to development not owned by Sooke

We would like to see better public access to the waterfront for both locals and tourists to enjoy. A public promenade with shops and restaurants along the waterfront would be great!

The marina concepts have been delayed or abandoned for years. There should have been a well thought out and acted upon plan by now.

Essential. Have cafes along the waterfront, boardwalk the entire stretch of the Sooke Bay, to Silver Spray. Build it and tourists will come, and create a multifaceted arts centre in Ed MacGregor Park, again build it and tourists will come, look at Stratford in Ontario.

Yes! None of the town is on the water, and the waterfront is our biggest asset! I think the town core should eventually extend to the water (though existing private houses may prove to be a problem). Compare Sooke to Sidney, or to Victoria's Inner Harbour ... Sooke is sorely lacking here.

Yes, it is not public at the moment, there are impassable areas built with cement that have eroded the sand down to clay. These mistakes must be repaired.

Too little access to the waterfront.

Keep it public where there is public access. This comment is far too broad for anyone to properly respond too. You need to respect private property.

I love the waterfront pier and Whiffin Spit as well as the multitude of nature trails in and around Sooke. Why are dogs pooing on the wharf and waterfront? Some actually pick it up and then throw the bag on the trail or nearby trees. There should be a by-law officer that is able to ticket these irresponsible pet owners.

Essential

Yes, the community needs a thriving waterfront area

Take the waterfront away and you lose the very essence of why we are all here Buy back the waterfront from the big developers Slow all this development down Its ok to say NO

I would love an expanded boardwalk, linking cafes, breweries, and the town center with greenspace. This would be an asset to the locals and tourists

failed so far

I am new here. I don't see how the waterfront is currently the soul of Sooke. I think there needs to be commercial development along the waterfront so we can use this area and enjoy it. I would love to walk around at different shops and walk to a restaurant with a patio so I could enjoy the view. This area needs to be walkable from the town core.

Make more of it public and don't build multi-story structures that destroy the view

Sooke district could and should make unprecedented decisions now and be a world leader in protecting the shoreline from further developments in the town centre Expropriate a strip of land along the waterfront from new developers before it's too late!

Improve the zoning for waterfront landowners who provide public access.

Strategy 3: Support and enjoy local food.

5 stars if you mean support local food production - very necessary

Primarily plant-based food.

Major food security initiatives are essential to revitalize fallow land and get it into the hands of young and new farmers at affordable long-term leasehold rates.

I love the food trucks here and love local restaurants

Wild Mountain is doing some very cool things, assisting with deliveries to and from Victoria (Ruth and Dean, Dumpling Drop), I would love to see Sooke actively fostering the success of small restaurants and makers doing it right. I do not want another subway or Tim Hortons in Sooke.. I want skilled chefs to succeed

Our local restaurants and food trucks are amazing.

Good! Huge amounts of GHG emissions are generated by importing, shipping and transport of food long distances. Local food production will reduce this impact and increase local resiliency.

Permit urban farming and promote allotment gardens on new residential neighbourhoods.

Encourage better use of ALR and other 'farm' land. Provide incentives for growing food, such as allotment gardens in new developments or in underutilized parks. Provide a permanent location for a farmers and producers market. Encourage tax incentives for larger local farms such as lower water rates or land assessment

This happens naturally since Sooke is isolated. However all box stores and fast food franchises should be discouraged as it affects the "small town" image and integrity

This would require a year-round indoor farmer's market (co-op?); no further removals from ALR; no further housing development on land currently used as farmland.

This is great but there is nothing wrong with a locally owned franchise or other type of food retailer or restaurant if it employs local people and helps people from Sooke work where they live and play.

What does support mean? Promote, yes, subsidize, no. It is already unfair that some gardeners get their water paid for by the rest of DOS taxpayers (Sunriver gardens). I already pay for water for my own garden and should not have to pay again for my neighbours.

Perhaps Native foods could be a focus. Bannock and salmon for example.

Yes, yes, yesthis is the future. Land there are a multitude of opportunities for Sooke here

We need to include value added industry to support local farms. Commercial kitchens, maker spaces. Solutions that support local jobs and the local economy.

I would also love to see the restaurant scene grow and develop, especially where local growers and farmers can supply the ingredients.

Let's support the independent food locations: Ofstick coffee, Kal's bakery, Little Vienna, our health food store, Sooke breweries, and more independents. It's okay to have less of the Tim Horton's, MacDonald's, A-W's....Something to be said for the Tofino municipality conviction to support local foodies.

Yes local food support is great. Careful not to exclude other options, food festival for example that may be international focus with imported items-- would it still be possible or politically banned (example only)

We have enough restaurants and cafes. PLEASE NO MORE!

We have zero nightlife in this town. Last call at 745pm and most places and there are no family restaurants here though most of our demographics are families!! Let the big chains in if no one wants to open a locally owned and operated. A Boston Pizza would do amazing with the family, sports and teenagers. We need to stop just catering to tourists and pay attention to what our community needs, even if it means big changes to our small town.

Just say no to franchise death food.. is that extreme? Not really the evidence does demonstrate the fast food will kill you literally.

Suggest a regular spot for food trucks with entertainment space for outdoor concerts, bands etc (after covid of course). Would be great for existing and new food spots to have the opportunity to utilize outdoor dining in all seasons. Helps protect businesses from social distancing measures etc while creating a fun, lively food scene. Maybe build out the park off of Otter Point to be more picnic friendly.

The new library is being built, why not creating an alley between the library and Evergreen shopping centre, where it could be a set up as a pedestrian area and provide that space for a weekend MARKET by our local artisans and farmers alike, foodtruck . This area is wind protected and would be the ideal location for stall market.

Farmers market/food trucks should be town centre, and viewable from roundabout. Area in Evergreen should be dedicated on a weekend afternoon for a "closed off" market.....period.

10*

Support it how? How will Sooke help farmers acquire land to grow food for local consumption? How will Sooke, help fishermen sell their catch locally? "People who care" already go to great lengths to access these products.

There are currently only old buildings to house new restaurants. Needs development

Encourage more unique restaurants. I think it's dreadful that we have two Tim Hortons . The first was enough, the second one should not have been allowed.

We really need to highlight the amazing food culture that has developed in this community...
great idea, farmers market

Good be a huge part of a green tourism focus.

More independent restaurant rather than big chain would be good

Sooke has a beautiful climate and we would like to see more restaurants with outdoor dining while enjoying the view. If this pandemic has taught us anything is outdoor is key

yes, perhaps create a promotional local food map or festival. More support for local farmers markets that are small business incubators.

It is difficult to think of where to eat out on a regular basis in Sooke. A large amount of fast foods, some below par food outlets with some above average restaurants. The new pub in Otter Point is nice but limited space and somewhat clinical.

Yes please keep businesses local, no more cookie cutter businesses/restaurants, once you open the door to companies like Tim Hortons, MacDonalds etc. You lose the local feel, dare to be different.

Let's focus on indigenous plants. Take for example Cow Parsnip. Eaten as a vegetable by most Coastal groups according to Plants of Coastal BC. My profession is Edible Landscaping and I just learned about it this year. We have so much room for improvement here!

Excellent choice of restaurants, bars, breweries, distillery, meadery. We should be lucky to have it all and call this home.

Local food is awesome. Nothing better than enjoying a meal with ingredients from your locale.

Always

A very soft, low priority item but it does no harm to promote it. Especially our Seafood.

Strategy 4: Treat streets as place for people and public life.

side streets. There is a highway running through the middle and traffic has to flow

This is a huge opportunity, we need more public spaces to engage as a community.

Would also be great to have gathering spaces like European-style town squares

... and locally owned/operated business.

Just please don't close off certain streets to vehicles like Victoria has done.

Household off street parking a LAW and sidewalks and paths.

how about basic sidewalk / paths outside the core, and storm runoff control to prevent flooding on neighborhood streets.

How about a much needed sidewalk down Grant Rd? It's never in the budget and I'd like to know why. It's the main road that young families walk on to get to John Muir school and is also the road for emergency vehicles. There is very little shoulder to walk on and in many spots, there is zero shoulder to walk on. With parked cars that plug up what little shoulder we have, it's impossible to walk past the cars without having to be right on the road. Very dangerous and city isn't concerned. Sad.

Streets are also thoroughfares for communication and transport. They cannot just be for people. However, enhanced biking and walking infrastructure is still required.

And wildlife (street trees, native plantings)

Ensure pedestrian safety is maintained particularly with superior lighting at crosswalks at night to avoid conflicts with vehicles.

What treatment will apply to Sooke Road/Hwy 14/West Coast Road? Assuming pedestrian and cycling and other mobility-oriented means will occur primarily off-road or be at least separated from traffic in new developments, how will existing streets and roads be improved to achieve this goal?

This will be hard to achieve without a major shift to public transit, but I personally like the complete street approach-- much nicer for those of us not driving.

I am not entirely sure what this means. Although I could potentially like the concept it needs clarification. Does this mean street markets? cars on streets? wheelchair, scooter, stroller friendly spaces.

I would rather see that achieved by green spaces, if you like streets as your community focus you should live in Langford

What about the highway bisecting town center?

Not 100% sure what this means, but I'm guessing it's referring to possibly having some pedestrian only streets, or perhaps some public squares where there can be performances, etc.

no matter, Sooke remains a one road in and one road out; along with a one bridge. Encouraging people out of their cars, (electric ones too) is the mantra to accommodate Sooke's plan to densify the core.

this is a great goal however we must consider alternate routes for traffic. the town core is very congested and we need to realize that there will always be a need for cars due to our location

Streets are for movement of people and goods Parks are for recreation. Having a market square, patios etc .. great idea. Again I look at the beautiful hills but what about those whose mobility is challenged

If that means cutting down the forest then NO.

More sidewalks. Allow enough space for residential parking so everyone isn't parked on streets. Double car garages or longer/wider driveways. Or wider residential streets

We walk the streets everyday as the parks are too crowded or too many bad off leash dogs. We love our neighborhood walks but there are some roads they need sidewalks, speedbumps and more roundabouts added. Rhodenite and Grant Road need sidewalks. Grand and West Coast should have a roundabout. Speed bumps should be added to Wadams Way. And more garbage cans need added throughout the town, especially along the new Stickleback trail.

Comment on Strat 3 pertains to this.

This goal will fail as long as the 'town centre' is situated on the highway

...and not only for cars. I would love more bike lanes

I realize that as Sooke develops (especially the hub) it will attract more tourists which will help local businesses. However, for those of us that have chosen to live here because we love the small town feel of Sooke but work in Victoria or Langford, increased tourism means increased traffic. I would like to see "main street" developed to attract the tourists but have an alternate route for commuters so that we can avoid the increased tourist traffic especially on weekends and the summer.

But, please don't forget, many people require cars for work and travel and many don't have a realistic transit option.

sidewalks?....where

Sooke slowed down the traffic, that is fantastic. We need a town center semi pedestrian like Granville Island or Lynn Valley in North Vancouver.

And transportation???

Wouldn't the streets need safe SIDEWALKS to encourage pedestrian traffic? Walking on grant road, otter point road, Sooke road, church road, CHARTERS ROAD (death trap for literally thousands of people - mostly children - to and from 3 over populated Sooke schools; no sidewalks, overgrown with stinging nettle and blackberries, copious amounts of potholes SPEEDING traffic darts around), any road near our schools.

A sidewalk all the way from the core to Whiffin Spit park would be great

Yes should be more of this

Open the sidewalks even after covid 19 for restaurants and boutique stores to give businesses more exposure, and provide a welcoming presence for tourism, especially by the waterfront.

I would love to see more community events. And, to be honest ... not just those involving farming and gardening. We are a diverse community with many modern interests!

imagine neighbors having bbq or camp fires at the entrance to the driveway so that passers by could visit and share stories instead of in the back yard, in privacy.

The streets are extremely busy near all the schools due to children being driven to and from school. This will not get us to net-zero. Children should attend the school that is closest to their home. Car pooling should be encouraged, staggered hours and dismissals, walking as a form of exercise should be encouraged..

Yes, if they are clean and have strategically placed benches, people will want to be there.

Creation of pedestrian friendly areas is vital.

More one side sidewalks for some of the more dangerous high traffic streets like Grant and maple rd.

There is always a hazard when you combine streets (transportation corridors) and people. This should be separated. That is why we need a major bypass street.

Strategy 5: Support existing local businesses, and encourage the establishment of new businesses and jobs.

Need to rezone a lot of land to achieve this as Sooke has a major lack of commercial and industrial zoned land. Get on it!

in conjunction with other orgs like the Chamber of Commerce and SRTA

As long as the new businesses are not franchises that will just whisk their profits out of the community

When they are in line with a new circular economy

More commercial space for local businesses

Agreed, only let's be sure to encourage local and Vancouver Island-based businesses ... instead of a Starbucks, might we attract a Victoria independent with just a few regional outlets who'd add to our character? A Saltchuck Pie Company outlet, for instance? So many others I could mention ... I once spoke with a grocery store owner on Haultain ... he said he'd be happy to work with Sooke in helping mentor an independent corner shop grocer like himself.

yes please

Just not too many new businesses. I would like to see Sooke remain a relatively small community. I hope to live my adult life here in a relatively quiet community.

and tax the heck out of them to support the new subdivisions

Once again, I don't think large chain companies have a place in Sooke.

Sure, why not. What would be the flip side? Is this to encourage locals to start a business here or have others come in to start a business? We can't afford any more cars on Hwy 14 with no alternate route in case of an accident or road closure.

Supporting local business and creating local jobs is good but it must not take place at the expense of creating higher GHG emissions. If more people and goods travel to and from Sooke in fossil fuel powered transportation as a result, then clearly more jobs and economic activity will increase GHG emissions.

Local business and jobs (mom & pop shops, limited franchises)

All good, just like apple pie, but how do we get an animation studio to locate in Sooke or bring back fisheries or logging jobs - remember: "Where the Forest meets the Sea" is integral to Sooke; not everyone wants to work on a fishboat or be a log choker but they can be part of our economy just as much as a service sector job can. Any large-scale manufacturing is likely out of the question due to transportation challenges.

Discourage chain stores and franchises. This is what will make Sooke unique and loveable

Within the confines of Green and Zero Emissions, yes

This should practically be a primary goal category in-upon itself with the rest as subsets of it. Again, we need an OCP, that at the heart, is designed to facilitate and enable Sooke to develop to be the place where we *work*, live and play.

Absolutely! small businesses rather than chainstores. that being said, I am great with stores like serious coffee which is island owned. I am not great with a starbucks or two tim hortons...

As long as fast food chains and box stores are limited.

hugely important, however again due to the distance many companies will not come out to Sooke for a long time. Its just too remote. I feel The reality is that Sooke will be a bedroom community for many years to come. However really affordable industrial land with very low taxes might bring some core jobs to the community. Entire country's like Ireland have used that approach to great success.

100%

It would be great if there was away to encourage local new business rather than national chains. Is there some way to make this possible. The problem is that rents are so high it cuts out any one but these national chains. But to make Sooke equitable and distinct, we need grown at home businesses that reflect the uniqueness of our people and our environment.

Most definitely. I think people who live in Sooke would love to work in Sooke! I think the process for developing a new business should remove any unnecessary roadblocks or hindrances and support entrepreneurs.

Would like to see more business, but there really isn't much that can be done at the municipal level. This is market driven.

We need to create more commercial space for services so our residents and do business and shop locally

Yes!!! Local business. Local employment , reduce the commute Live work shop play at home

NO MORE BUSINESSES!!! How can we stay a small town if you keep trying to grow us faster and faster. Stop lying!

We need a nightlife so people want to go out more. Check out different restaurants and socialize with one another. We need more restaurants and A BAR! We don't even have a bar! We have no live music (other than 17 mile or randomly at the brewery). We need more venues that stay open past 8. By the time people get home from working in Vic, they wouldn't be ready to eat out until 7 and then it's too late. If we had a district, more people would want to engage in a date night or family dinner out.

Yes, but MUST be more controlled and align with what you are "saying" in your "strategy!" Therefore, based on this Community Plan Forum (Picture Sooke) , yes, another vape shop , dispensary, or fast food (Hortons, Burger King) will bring employment opportunities....it does NOT align with the vision, goals of Sooke's future, and must be enforced. Opportunities must be found elsewhere in healthier, more eclectic, and creative ways.

Local business, industry, is critical to balance and diversify the property tax income in order to have money to put back into the community. If the full burden is on residential, then we will fail to afford the community amenities we all strive for.

The fewer "franchises" and big box stores the better.

Keep new businesses local and distinctive. Provide residents and visitors with an experience that is West coast and unique to Sooke alone. We already have two Tim Hortons like every other town in Canada. What is going to set us apart in the future? We should be limiting chains and box stores and focus on what defines our community.

Small independent business. Please let's not fill Sooke with big chains such as Walmart.

Combined with affordable housing, this should be Sooke's highest goal. Our children will not stay here to maintain community if they can't live or work here.

yes, focus on a variety of local jobs. This will allow residents to be less car dependent as no need to drive to Langford or Victoria.

Not franchises.

Community support of local businesses is crucial to the goal of retaining a distinct and vibrant local economy.

Would like to see developments on waterfront which would include a combination of residences, businesses and restaurants. Plus some type of boardwalk

Definitely in need of a high priority

Depends what kind of new businesses and jobs. I have zero desire for Sooke to become the next Langford.

New businesses creating new jobs would be beneficial to Sooke. There would be a bigger tax base on which to rely rather than increasing home taxes to pay for infrastructure. As well they would employ locals and less travel in and out of Sooke. One comment on one new fast food (Tim Hortons). I see much more garbage on our walks in Sooke and on the trails almost 100% from Tim's. Disappointing that the residents do not care about littering.

If you don't support local, there will be no local small establishments. Encouraging new business to the community is beneficial to all. By making the community attractive new business will, hopefully, want to come.

Always

Small business not too large for the community please

New businesses within the limits of ecological protection.

Support independent small unique businesses by not allowing more generic chain stores.

local individual or unique rather than chains or big box.

Good Idea but depending on the businesses. Keep the Box stores OUT and focus on more small business and specialty places. Do not turn Sooke into Langford.

Provide a OCP that encourages people to live here, including industrial and commercially zoned land and then the people will bring their businesses here.

Strategy 6: Elevate Sooke's dynamic arts and culture scene.

This is more of an emergent property. If you build the town out properly, a significant arts and culture scene will emerge organically.

Would give this 10 stars if I could. Our arts & culture add to Sooke's unique flavour and need to be supported more. We need an arts space for display and for learning/teaching

More live music and community events would be a great thing. Post pandemic of course.

If you build the right environment, this will happen anyway.

Yes, revisit the Sooke Region Cultural Plan for its recommendations

that is NOT the job of government

We see so many communities doing it right and drawing a lot of tourism as a result.

Don't need to elevate it as it's already high profile.

May not have the same priority as other issues.

Including our indigenous community.

These need to be made part of the local economic strategy and should include car rallies as much as fine arts and craft shows and markets

Live music

We need to build on our highly respected annual art show ...so that it is not something enjoyed once a yearbut a destination for decorative arts

So much talent and hidden gems. Listen to those who are in the arts

Not your business.

I love the fall fair and fine arts gallery. I enjoyed the duck race the one time I went. I think more community events at the flats would be great! Maybe more for the kids like a carnival! We have sooooo many young families here! It would be a hit!

The combination of natural beauty and art has defined Sooke and is its way forwards

10*

These are all very vague, would like to know more about how you plan to 'support' and 'elevate' all of these things...

Elevate it? Preserve it - yes. Protect it; what if the Fine-arts Show was to go away, then what? What if Seed Saturday ended. How is Sooke keeping those things afloat?

how?

Music and art! Why did we lose the music festival. Create pop up Galleries in the parking lots. Let Sooke develop by people not traffic engineers.

yes, Sooke is already doing great

The arts and culture scene in Sooke is one of the reasons I moved here.

I like music festivals!

Art leads the way for culture. In order for that to happen we need artists with vision and imagination.

Arts and Culture is alive and well in Sooke.

This is what makes Sooke a special place

Necessary for a community to thrive. A space for local arts and crafts would be helpful.

Fine art and music for sure. But sports and community events are culture, too.

It is good to support arts and culture but it should not be a main focus of an OCP.

Comments on Equitable and Respectful Goal

Sure, but not clear how this is achieved via an OCP. Foisting growth on existing residents is neither equitable or respectful.

Vague

ALWAYS in a compassionate, caring community

why do you allow such dense housing with no parking.all the new divisions have tons of cars parked on public roads. can't even drive 2 cars down the road.

equitable services for all neighborhoods, sewer, roads, managed green space, places for families.

We must be respectful of people but not ideas and understand the difference between the two. There is no idea or thought that is above criticism or too sacrosanct to be questioned.

Respect our local indigenous community, involve them in any aspect and heed their immensely useful and important traditional knowledge. Respect wildlife, by enforce littering and wildlife bylaws by penalizing those who irresponsibly leave their trash accessible to wildlife, and create bylaws restricting bright lights at night (motion sensor and down-lights only). Create incentives for homeowners to reduce wasteful lawns and landscape with native plants.

Will Council explicitly make this an action they demonstrably acknowledge and maintain in day-to-day business practices? Will they listen and consider alternatives to 'established ideas'? will this and subsequent Councils truly embrace and welcome change from their and others' preconceived ideas? That's what needs to happen, a shift in mindset and accepting consequences of not taking a leadership role if the course is stayed.

People of the town are naturally equitable and respectful. This is an unnecessary focus

I'd like to see a goal added related to developing a positive relationship with T'Souke and T'sianew First Nations, rather than have it lumped under general "equitability". This is a matter of priority.

Yes, sure... but I'm not sure I can easily envision how this goal might translate into action or implementation at the District level. I look forward to learning more.

Affordable housing to keep young families staying in Sooke.

Equitable and respectful should also mean for treatment for the tax payers. I'm not talking about lower taxes, but if taxes are to be raised, it should first benefit the payers. Meaning roads should be planned and twinned if necessary, to support the traffic that Sooke is now experiencing. Parks should be set aside, not just for people to use, but for the native animals who were here first.

If you keep growing Sooke it will no longer be equitable and respectful. It will just be an ugly, unfriendly place. You've ruined it enough already. PLEASE STOP!

Stop pickup truck parking in the EV spot at village food and Evergreen shopping centre. It is brutal.

This is exceptionally important that these statements should not just be lip service. I think coming up with ways to make this meaningful and tangible with accountability.

there is nothing respectful about traffic jams that clog neighbourhoods

These are all laudable goals but they are not reachable with Scenarios A-C. Need a new scenario with very low growth.

Critical. Cumberland has regulations requiring businesses to pay a living wage...consider this too

Keep as is, Sooke is doing great.

? What does this mean? To whom? Low income, seniors, developers, First Nations? I don't understand.

Respectful is great. But it has little to do with equitable. The District of Sooke should not be trying to make people or outcomes equal. Imposing your concept of fairness on others is wrong. Respect is an excellent goal. But don't try to impose equity because you will only end up causing injustice.

Consider changing title to Equitable, Respectful and Safe Consider aging population, wheelchair & other access Safe corridors for children Off-leash areas for pets

Equitable as long as it doesn't conflict with urgent climate and biodiversity issues. (For example, I am for economic reconciliation as long as up to the limit of logging natural spaces or plowing down biodiversity. I am 100% for giving them high valued in town land, etc, and higher taxes.)

This is a given and is protected in our federal constitution. It has very little to do with a community's OCP.

Comments on Equitable and Respectful Strategies

Strategy 1: Commit to addressing the urgent need to respect and promote the inherent right of Indigenous peoples including their rights to the land, territories, and resources.

I agree with the concept, but I don't understand the practical and how it relates to growth and vibrancy that is being sought by the OCP Review

Yes, and I would add, more opportunities for Indigenous run/owned businesses.

[statement redacted]

This is the most important strategy in this section. We need to support and learn from the T'Souke First Nation - about their (and our) true history and how we can create a sustainable, ecologically sound community that is respectful to all.

Just address inherent rights. Don't commit to address an urgent need to respect and promote....

and put their rights ahead of the newcomers...last i heard we all have the same rights.

I would like to see the action plan for this

I'd really like to see more traditional placename recognition

Support the words... but words are empty without action. How will we do this?

I'm all for that.

This is imperative. If we do not avert catastrophic climate change then indigenous people will lose the traditional use of their land and resources, along with everyone else.

Honour their history in our parks. Historical markers and plaques around town and in parks. Provide them space to showcase their culture (food forests, land management history, return culturally important land to them or at least partner with them to provide access and use for ceremonies)

The choice of the word 'urgent' is perhaps unnecessary, let's just try to be respectful, provide acknowledgement of wrongs done in the past, rectify them and provide equal opportunities to First Nations without maintaining "white entitlement".

Despite the need being urgent a balanced approach with First Nations is likely best. We have the centuries-old experience of the white man rushing in to make lives better for First Nations. Eliminating racism is going to take time; creating opportunities likely much longer before old prejudices disappear

Respect yes, Give everything No. % of overall Canadian Population matters. Canada is Canadian

I'm thinking it may be useful to add under the Green and Zero Emissions section something about learning for the T'Souke people's traditional knowledge as regards restoration of natural assets.

Excellent, part of this is what I was looking for in the vision.

This is already underway and not an issue in Sooke really

I have cousins that are half native and i do feel strongly that things have not been right. That said i witnessed first hand the efforts my whiteUncle made to engage with the native community and i feel that only thru that process will true progress be made for everyone.

Poorly worded and potentially meaningless in terms of action. How is DOS not respecting inherent rights now? If this is a sneaky way to garner support for DOS taxpayers to subsidize T'Sou-ke Nation economic development, then it needs to be re-thought.

Indigenous culture should be celebrated as well. Dancing, drumming and food could be celebrated as a festival or a powwow.

We should honour our rich First Nations heritage and ensure FN's voices are included in all planning and that visitors know who's territory they are on and are introduced to their culture and history.....a T'Souke nation cultural centre

First and foremost!

Not sure what this implies or how to interpret.Also elements are largely out of municipal control. Suggest possibly: Support the Indigenous community in their cultural and economic aspirations.

This is too vague a question

Politically correct answer is a 5 I will give it a 3 I do not want the pendulum swing to the other extreme. All should be working harmoniously to meet in the middle

Always!

Yes total respect for all people, 1st nations have a voice and do not need to be hand fed and looked after. Australian experience has shown less government policy and more self guidance from within has done far more to help 1st nations.

10*

It would be lovely to have a Cultural Centre near the Sooke gateway.

Don't 'commit' just do. Do the right thing.

Yes - we must take Sooke into the future as a collective.

[comment redacted]

I think this a significant issue and every municipality has a role to play. With the adoption of UNDRIP at the provincial level should be policytakers not policy makers.

One way to promote respect for our first nations people is to value and celebrate their cultural heritage. They have much wisdom to offer and for Sooke to promote and be proud of.

I hope I've answered these correctly. I feel that all are important goals, so I've given all five stars.

I believe this is important however there is uncertainty as to what this means. How do we all become part of a strong vibrant community focused on our similarities and not divides. The

acknowledgment that we are living on unceded territory creates some uncertainty and tension. I don't like to feel that I am living on someone else's land uninvited, nor do I want to feel that my right to place could be in jeopardy

Ensure elders and their councils have input on developments

This is extremely important!

Totally agree with the absolute need to collaborate with indigenous people, but not convinced that a truly consultative process exists now. Municipal council should conduct public forums on a regular basis with indigenous stakeholders to ensure that our OCP is congruent with the aspirations of everyone in the region.

This should start with a traditional land use study, a redefinition of "heritage" that extends far beyond 1890 and includes Indigenous history of the area. This could also include co-management of natural areas as a starting place. Also, integrate UNDRIP into Sooke local government. See the work of Lethbridge Indigenous Relations (<https://www.lethbridge.ca/City-Government/strategic-initiatives/Pages/Indigenous-Relations.aspx>). Also, how is Sooke responding to the calls for justice from the MMIWG

[comment redacted]

I know this is an important issue, but I don't know what we can do about it.

Keep acknowledging the territory and sharing the stories of indigenous people. This has been a great eye opener to many people and should continue to raise awareness.

[comment redacted]

Absolutely!

This needs to be at the top of the priorities list

[comment redacted]

Once again, this is ambiguous. What are the rights, how will/can they be respected? How can DoS bring the FN closer into the fold? They are a great resource and prefer to act on their own? Why? Ask and make adjustments for inclusion as a first step.

This is a federal issue and not part of a community OCP. Sooke's relationship with the local indigenous community is something we all should be very proud of and thankful for. This was not established by an OCP.

Strategy 2: Keep Sooke affordable; provide housing choices for all.

Allow tiny homes and recreational vehicles on farmland. Designate as permitted use on RU3 land. This creates employment and housing opportunities while simultaneously supporting affordable local food. Get it done.

Tiny homes on the small lot size. Build a permanent homeless shelter. Encourage manufactured home parks.

With increased demand, prices go up. How will Sooke maintain its affordable status? This is everyone's biggest fear, particularly with food prices rising and salaries in jeopardy.

Allow tiny homes. Require them to be licensed with the district to cover costs on infrastructure and have bylaws to govern

where are the affordable housing choices for all. I live on \$1691/month cpp/oas/gis pension. where is my housing..???

I would like to see "affordable" (not low income) housing options that don't compromise on quality of life. It's important to incorporate larger green spaces and gardens into developments. I'm disappointed by new projects just packing in as many units as possible into a small space. I think mixed communities of young and older folks be of benefit. I am a single 28 year old, and feel that there is a huge opportunity to add "life" to some more affordable 50+ communities.

Once again, I think too many tightly packed subdivisions are popping up close together. I don't want to see Sooke become the new Langford with their subdivisions and condos.

I agree to keep our housing affordable. We need to stop housing development until Hwy 14 has an alternate route.

How would you do that? And why would you want to? What is it you want to attract to Sooke?

Laudable goal but hard to achieve. Especially in a runaway growth scenario which would not only be disastrous for the climate and for humanity, but would also raise house prices!!

While limiting sprawl.

and in various neighbourhoods, including new ones within the Community Growth Area.

There needs to be residential development throughout the Community Growth Area in order to accommodate both desires and needs of current and future residents.

So long as these choices consist of no-emission new builds and low emission retrofits. We need to totally shift away from the "suburban dream home" model of housing, and adopt a community focused, resource sharing model.

Keeping development and expansion in the direct vicinity to townsite so people can walk to amenities. (Scenario B)

Sooke really isn't affordable if you're making \$15/hr (or less). So, it's great to expand the housing for those that are but what about developing commercial and retail business opportunities as well as bringing more public sector jobs here - like Langford has with their new shared working space for Gov't employees - so that there is less of dichotomy in incomes and people can afford more ranges of housing.

accessible housing or call it universal housing which meets the needs of all

With a caveat that low or high income housing will not take over the waterfront

How can you control affordable housing in this market except by rent subsidy and who pays for that

This is great, only if there are jobs for people in Sooke, otherwise putting transportation options in place other than cars would not be utilized at its full potential

to me this has to be one of the most important issues. I'm lucky enough to raise our children in an acreage community and I cringe when I see people trying to raise their families in condos simply because they can not afford anything else.

As a property owner, I do not want to be surrounded by affordable housing that affects the value of my home. [statement redacted]

More weasel words. "Housing choices" instead of "housing" - ya, we all have choices, but we don't all have housing or the kind of housing we would choose if we could. It also contradicts all your focus on "green". You need more housing to make it affordable, and you need to clear more forests and fields for housing.

An inclusive community, with space and housing for all is the goal

While affordable housing needs to be provided, we need to protect existing neighbourhoods from too much intensification, or buildings that don't fit in. I think suites located in houses on small lots has impacted my neighbourhood. It makes it hard/unsafe to walk, even where there are sidewalks. There are cars everywhere, really wide driveways and not a lot of greenspace in the front yard. Purpose built rentals with some height would impact neighbourhoods less.

Great aspiration, probably not achievable. Not sure what to suggest

This is so much easier said than done. However, good to try.

Intensive residential subdivisions must be controlled and planned in order to not end up with high density everywhere and no green-space

more co-op housing tiny homes how about a co-op of tiny homes! let's think outside the box

Necessary

If you stop building housing developments then that can happen. As long as you keep building more, more people come and it's just a merry-go-round. We are big enough!

As a single family home owner I do not want all types of housing crammed into every nook of Sooke. Keep Sooke family friendly.

It is so beautiful here, I think we should make it a privilege to live here. [statement redacted] I agree we need to do our part but I don't think putting them in the center of suburbia was a good idea. My dog was attacked by a street person's dog in the park and the toilets are always occupied by them since they were put in. It's the center of our family based community and not ideal where they are at all! Why not build a shelter near Kaituma?

This one is very hard to define. If you refer to 'affordable housing' you will always get the response 'affordable for whom'? And for how many?

Yes, but must be contained in the immediate townsite and all amenities must match the influx (medical, support, transit, police, sidewalks)

Affordability is subjective. Non-market housing and different housing choices.

I love the idea of keeping Sooke affordable to live. We chose to live in Sooke because it has that small town feel and doesn't have huge condo buildings and multi-level apartment buildings. Once you are heading home to Sooke after leaving the hustle and bustle of Langford or Victoria, it is such a wonderful feeling knowing that you can soon relax with your neighbors and family without feeling claustrophobic.

There should be "affordable housing" for those working full-time who are unable to afford market rent, I'm in agreement that such housing should be subsidized by the taxpayer. However the "homeless" need to be separated into specific reasons for homelessness so their issues can be dealt with appropriately. We've seen far too often that simply housing the homeless does very little for long-term outcomes of the majority. Mental health and substance abuse must be dealt with independent of housing.

Affordable housing needs a better definition. Many families with "middle incomes" of under \$120,000/yr, are unable to afford a \$800,000 home, which is where our market is going. Housing is a need, not an investment. Families need to be able to afford down payments that don't suck up at least 10% of income. The reality is, most families just can't save that much.

despite the cliché being batted around, it means little. Why don't we demand banks forgive 5% of mortgages in lieu of corp taxes

What is affordable? Do you mean non-market housing stock? Have a variety of housing options available.

"Providing housing for all" should not come at a cost to the environment

The municipal, provincial, and federal governments have the largest hand in driving up costs and deforming the communities for the sake of "growth"

Please adjust the availabilities of resource with the growth of the population

yes, allow for a diversity of housing

what does affordable mean? most of the west coast of North America is unaffordable for most people

obviously not anyone's fault.. just the climate

More rental housing!

There needs to be consideration given to re-zoning existing neighborhoods to allow for secondary and legal rental suites to address the lack of rental properties available within the community.

Can we do this in a more creative way that provides housing that is enjoyable, energy to live in? Tiny houses, attractive townhomes.

quit tearing down affordable neighbourhoods and farmland and building expensive homes and condos

Allow alternate type of housing such as people living in RVs

The District of Sooke does not have the ability or expertise to set prices or decide what is "affordable". Governments 10,000 times the size of the District of Sooke have tried to get into the business of price setting and failed miserably. Prices will be what they will be. Trying to "fix" them will only hurt people.

everybody deserves a home

How do we keep people from hoarding land? Considering the history of colonization, how do we move forward?

A focus on building "affordable" housing will increase population. Truly affordable (subsidized) housing for low-income workers is not, I suspect what is meant here. The problem with this questionnaire is it uses general apple pie terminology without definition - "affordable housing" "net zero"

Affordable is nice, but does that mean letting developers do what they want - put high density housing everywhere. e.g. four residences on what was normally a one house plot

Let us be respectful of nature when these developments are planned. There seems to be no thought on leaving green space in neighbourhoods any more. There used to be paths between neighbourhoods to ease walking to schools, town, etc. We have discovered these in our daily walks around Sooke. Now here are houses non stop in the new neighbourhoods. Plan on less houses and more green space between developments.

I agree

Have to have it or else there will be mental health and homeless problems. Everyone should have a roof over their head.

Affordability is a problem in most places but trying to solve Victoria's housing problems by building high density housing in Sooke will attract and create a variety of problems in Sooke and doesn't fit with the kind of community Sooke is. We should preserve our rural and small town nature.

Let's not worry about wealthy people wanting an investment. Let's house our own needy people here in Sooke. We are a compassionate community not a tourist playground.

Sooke is traditionally a working-class community. Although elegant and expensive housing is a good thing, lower and average income housing is needed, too -- with employment and housing within the limits of ecological preservation.

'Get' rather than 'Keep'

I agree, within reason. But not if it means Building Cheaply and putting up developments that don't fit within Sooke and the nature around it.

The word "all" is very important here. This includes subdivisions that would attract wealthy professionals who currently would prefer to commute to Sooke. Hardly any teachers or medical professionals live here.

Strategy 3: Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.

This should be re written for better clarity.

I have no idea what this means.

provide basic services before spending all resources and effort on the core area.

not sure what this means exactly but words sounds nice

I don't know what that means.

Absolutely. This means no discrimination whatsoever, especially those imposed by religion.

Unnecessary.

I'm not sure that the emphasis should be on "equal honouring" between mainstream and other identities, because the mainstream identity is honoured everywhere you look. Perhaps the honouring should be tilted in favour of those other identities--such as the indigenous (historical signs, public art, poles and statues). Then the experience of Sooke's different identities would be that of equal honour.

Not sure how this is of higher priority than #4. If Sooke isn't safe and resilient then it's kinda hard to support equity, non?

maybe I don't know the lingo but I am befuddled as to what an equity seeking individual might be and how that differs from those of us who foster social justice...

More mental health services available here, I would pay additional taxes if free services or minimal charges mental health services like counselling where in the community, for anyone to use

What does this mean?

more meaningless blah blah blah

This comment may not belong in this spot but thank you for offering an opportunity to give input to the OCP during the Covid pandemic. The Sooke Municipality should be commended on the good improvement in communication. Directions and questions on the survey were clear and interactive. This survey was a proactive step to understand concerns with improved communication. Thank you for giving residents a chance to be heard during these challenging times.

Again, I'll echo my concern that new retail business in Sooke not just be national chains but also made in Sooke businesses like The Stick and Sea of Bloom.

What are equity seeking peoples? Would read fine without that phrase.

Don't like the way the question is worded. Maybe give example as to what you are trying to say.

Not too clear what this means exactly

That shouldn't even be up for debate.

While this is important, it need not trump everything else, as it appears to have been in the past.

This is the future. Sooke can shine as an example of inclusion if we position ourselves to encourage individuals to express themselves and feel valued.

What does this actually mean. Talking over most peoples heads.

.????

Everyone should be treated equally and fair, no more no less. The taxpayer should not be continually asked to support those who don't want to seek a better life. For those who do want a better life and need a hand-up, I'm all for that.

I haven't rated this as I would like a better definition as to what this group includes.

we sure talk about this.....a great deal

Identity politics are terrible focus. Respect individual rights and treat everyone as human.

Sooke is already a wonderfully diverse and welcoming place

Unclear to me

what does that even mean?

Not sure what this means

This goal needs further definition of specific equity seeking people as the current language erases specific people and the existing relationships and claims - e.g. Indigenous, Black, differently abled people, women identified people, and trans people specifically all require different strategies from the town to engage in equity. Erasure in a "general" category again shoves them aside into a nice little box.

This uses flowery and ambiguous language. It is too vague to be a good goal.

I'm not clear on what this would mean in practice.

This is very vague. It is as if you are looking for people to say of course they agree with this without knowing what they have agreed to!

I agree

Everyone has to be treated with respect - it's fundamental to a society.

-- Yes, but. I am opposed to singling people out and creating identities based on "equity-seeking." - Equity should not have to be sought, it should become normal. -- Redress of past grievances, however, is a dangerous precedent that simply divides. -- It's a fine line, but "identity politics" is not just counterproductive, it is wrong.

Don't have a clue what you are saying here??

Sooke, old Sooke - new Sooke common trope and creates exclusion.

Sounds like something out of the scope of an OCP. Our federal constitution deals with these issues.

Strategy 4: Create a safe and resilient community for all.

Except for people who litter.

...parks and trails master plan. Pedestrian bridge over sooke river. Community nodes - walkable communities.

If you create the right environment, this will happen.

I would hope so

Climate first or we are all going to suffer.

how about patrolling city vacant lots - do called parks from illegal activities and making them safe places for the respective neighborhoods.

I think part of this could be achieved by creating mixed communities of young and older folks. It could also foster reciprocal relationships.

not sure what this means exactly but words sounds nice

Safe means, by definition, safe from catastrophic climate change. Sooke is in the front line for increased forest fires and for sea level rise. We already suffered badly during the BC record fire seasons of 2017 and 2018. That is but a foretaste of what is to come if we do not reduce GHG emissions below the 1.5C global temperature rise threshold. Resiliency means more dependency on local food, local power and local resources, not importing these from afar of basing our economy of fossil fuels.

The policies in the new OCP and actions of Council will reflect this

This needs to include safety from climate change-- so enhancing natural flood protection assets, building for earthquake, etc.

Sensitivity training is insufficient. For example, some years ago my niece received school projects requiring a home computer. She didn't have one due to poverty. She was humiliated by her teacher who didn't believe her. If we have affordable or subsidized housing, there has to be respect and support for these people. Poverty is not a choice.

Resilient also connotes self-sufficient. We are not that. As soon as the one road in and out of town is severed due to an accident or weather, we are cut off. Whilst an additional route in/out of town may be financially impractical, commercial and retail development in-town - so that people are working where they live and play - can happen.

Define safe? Everyone has their own perception of safe, May inclusive would be a better choice of words

To do this you just stop bringing in homeless people with drug additions from other communities. They should have stayed in Victoria where there were resources to help them.

more sidewalks are needed for young families with baby strollers, children on bicycles, wheelchairs - bike lanes with asphalt tire barriers

If you keep building and trying to grow Sooke that will go right out the window. Our crime rate has already gone up. CAN YOU PLEASE JUST STOP!

Maybe not having the homeless in the center of suburbia would be a good start. I am a big fan of AFFORDABLE housing for seniors and single parents though. That is certainly needed just not FREE... Victoria is right there and has already been ruined. Lets preserve Sooke please? Lets not be Nanaimo, Victoria or Port Alberni. You start by doing one thing and they'll flock and ask for a million. We want people and kids to feel safe here. Lets focus on affordable housing instead of shelters.

Increase community presence of Sooke detachment of the RCMP.

Defund the police. Use money from police budget to fund these other initiatives.

Safe from what? Being struck by a dump-truck while walking the dog, a falling tree? What are we protecting people from? Resilient to what? Economic downturn? Natural disaster? Tell me what we are investing in.

local volunteer groups do this very very well

Increase a community policing presence is one part of this. Community stewardship and neighbourhood champions are needed. Can Sooke have a "adopt a block" program to support a safe and resilient community?

Sooke is already a safe and resilient community for all.

Design a plan with the T'Sou-ke for how to increase the safety of Indigenous women. This is a local government issue. Reflective of the logic of Jordan's principle - saying responding to TRC and MMIW are not is a strategy to resist justice and continue colonial violence. Open an Indigenous relations office reporting directly to council managed by an Indigenous identified person who will inform ongoing consultation and support reconciliation and education of the town.

Like most BC communities, there is definitely the need for helping addicts and homeless folks. Needles are often found around and addiction leads to crime.

Policing that focuses on violent crime is important. Sooke seems to be doing a good job at this already.

Not sure where this fits in but there needs to be a mediation process put in place to resolve conflict between residents. Bring it to council still ends in a winner/loser result. We can do better.

What we all need - to feel safe.

A strong caring community will be essential for the successful growth and future of Sooke.

Big statement. Public order is important. Food safety is important. Safety in the face of climate change is important. Services backup and resilience are important. Transportation resilience (a second crossing above tsunami line?) is important.

This is a given.

Comments on Look and Feel

Town Centre: Image 1

I'd like to see some pedestrian only business areas, with outdoor dining.

I like blocking off parking areas to increase seating for local restaurants, I don't like street parking

Hard to tell from photos. Development should be low-rise (max four stories) and wood construction, aesthetically pleasing in line with Sooke's history, human scale and walkable. No false fronts projecting private advertising into the public sky. The town centre is the only part of Sooke that's open to the sky. Anything too tall will block this place with the most light in the district.

Minus the cars! A successful pedestrian village has parking on the outskirts only.

Qualicum feel ... street trees, line of shops, a clock tower (such as Sooke needs). Brownsey Blvd. or Townsend/Anna Marie redevelopment.

That looks really nice!!

Ugh. Looks like West Van. alienating alienating alienating. Horrible pollution pollution pollution car_exhaust car_exhaust with road fragmenting the walkable space.

To much like Langford need to keep the westcoast vibe

good for an aging population

This is OK...better than we have... shops looks nice, like the small town feel...but not great. Still too car centric... I want to be able to walk and bike. Streets are too wide. Need more landscaping, wider sidewalks. I don't want to sit in that parklet and breathe car fumes.

Not enough parking

The last thing I want Sooke to look like is Langford. If I could give this NO stars, I would have.

I would LOVE to see a core without cars, human focused squares, more trees and native plantings, more community spaces for gatherings (benches, patios, picnic tables).

Reminds me of Squamish which makes the streetscapes successful given its location between Whistler and Vancouver. It has considerable employment, residential development and activities as a result of its proximity to both nodes. Sooke will need to create a streetscape character independent of those advantages and develop a similar character on its own

Sidewalk is not wide enough.

Too car-centric and not enough trees. I don't actually like any of these images, but at least this one is low-rise.

if I envision it like Sidney then it has some appeal. More street friendly, less cars would be preferred.

Looks like a nice mix of shops and businesses, but is too car-centric

Too vehicular central

Too many cars on the street.

Cars are a blight.

Most people will likely pick this because it's colourful, with attractive storefronts, using stone and wood, but consider where are the harbour views in this scenario?

I like the height. It fits with the small town vibe that Sooke has. This would be a good fit in parts of the core area, perhaps to preserve views on the water side of Sooke Road.

I like the scale of this, 2/3 stories throughout would be fine. I just find the architecture and design a bit dated. But I do personally prefer funky--wood and stone--to some of the modern, boxy designs in other photos.

good small-town feel

Love this! Small town feels but big charm!

Can we get rid of the road....how about a whistler village feel

I like the outdoor space for the restaurant to have open and outdoor seating. It has a look of being a cute tourist town and I think Sooke could be that.

Great idea to have living space over storefronts but who the hell wants to live directly on the highway????!! Town centre needs to be re-established away from the highway for this to ever work.

No bike lane.

This height of building is as high as I would like

Looks good for tourists to visit, but will look dated in a decade and stands out against the backdrop of nature; we can do better like other places around the world, where nature is more incorporated. Also, this model may contribute to urban sprawl too much.

Split up street parking with more curbside space for outdoor dining and small performance/busking areas.

all fake façades. The road is a divider of the two sides of the street. This is awful: poor design.

Continuing the modernization of the core and increased housing opportunities for the public with more emphasis on retirees and boomers who are coming here to escape and /or retire to our amazingly beautiful part of the world.

Fewer cars and more pedestrian areas.

Only commenting on one photo. Most housing here should be affordable, non-market housing, which is what the housing needs study says Sooke needs. Businesses should be locally based — craft shops, restaurants, bakery, co-op development for small offices, co-op development for

very small local retail businesses that cannot afford the high rents of larger spaces. No friggin condos or co-housing.

I like the unique small town feel and the attention given to making the main street a consistent architectural style. I think this example has a bit too much focus on the cars! I'd prefer to maintain a small town feel with a focus on walkability. We don't want to become another Langford. Instead, we should be a calm destination where people can escape urban life.

Lots of great shops, which contribute to local jobs.

remind me of Sidney, nothing too tall on the mainstreet.

Looks like Jasper.

"Ensure lots of parking

Sooke is a commuter town"

Like variety of storefronts I believe a 2 storey no higher lends to a open spacious feeling gives main streets class Trees a must Open air cafes a must

Sooke is already like this. We need multi level buildings to provide commercial space on the main levels and housing above.

very typical image, Sooke needs something more distinct and "cozy". This could be anywhere, including Whistler, Downtown Vancouver, Belmont Mall in West Shore

looks like a drive through tourist town. Lets make our village juicy and delicious for residents- then the tourists will come and stay awhile

Too tall a building, and the main centre should be off the main highway with no vehicle access, pedestrian and bike friendly only.

I like that there are restaurants and I like that there's a lot of colour

Fine, but it does look a bit artificial, like a corny ski lodge town for tourists.

lacks common, non commercial space

Might be too late to have a traditional looking downtown in Sooke.

Oak Bay? Sidney? No thanks. Provide ways of not being a strip along a road.

Trending towards Ladysmith or Courtenay, two towns I'd be happy to live in. Could work in Sooke with some planning. Needs more trees.

good but no parking allowed!!

I like the scale of the buildings but would prefer it to be paired with more pedestrian centred rather than car centred transit corridor

Need more parking.

Town Centre: Image 2

This isn't what Sooke should look like.

I don't mind taller buildings but I don't like the focus on car culture

Ugly, no green space around building, too much like Langford.

Town centre only ... perhaps a mixed-use idea that the Country Grocer developers would want to consider (since they currently have no residential partners and are thinking of single-floor retail ... those big windows would look out on million dollar views of ocean and mountains.

Depressing

Too much like Victoria..

where is the green space for this population density and other family related services

too urban... no small town character... streets are too wide. More cars than people :(

Looks like some horrible industrial area, does not fit in Sooke, just like the Prestige Hotel does not fit.

Too much like downtown Vancouver. This is not the direction Sooke should be going in.

Too car focused, no cross walks, limited greenspace. Good use of height and multipurpose building (incorporating residential) to limit sprawl elsewhere.

for the Town Centre

a good but not ideal mix of commercial and other uses for the building in the corner.

I do not approve of this type of balcony on new buildings. Overall I do approve of the construct.

Too car centric, too barren. Could work with larger set back from roads, and a top story set back, and the same boulevard trees beside and across the intersection from the building.

doesn't appear very people friendly, too much road and cars.

High density might be the way some housing needs to go, but multi storey buildings in the town centre destroys the intimacy of a smaller town, and would obstruct views to the ocean

Absolutely NO

Institutional - absolutely not!

Grey blocky looking image with street parking issues.

Basic, no sense of the possible. No separated bike lane. Nice that there are trees.

Wow, this image will get a skewed result. Look closely and this is what people are asking for.

Housing above shops is what people say they want. Walkable - look at all the people walking and cycling. Greenspace, lots of it. But see the ugly grey building, poor composition and horror-movie lighting. No one will choose this scenario.

I really like this building. Rock and wood features. Modern

this looks like Vancouver rather than Sooke to me

This is awful and just looks like more residential in our commercial district. TERRIBLE!

Too Modern and cold looking. Leave that to Victoria.

No bike lane

Looks high density, it's dark and looks like a compound, I can't see that looking spectacular against the backdrop of nature, and it's not inviting looking to gather around in public spaces. Feels like it caters to a bedroom-town for Victoria.

Fine with living area as long as street level is solely commercial space.

Love the greenery on the boulevards and the livingroof. Building up is great, don't be afraid to go higher.

Too sterile, seems like someone focused on a developer making money and not people enjoying the town center.

I like that it is modern, the road is dominating. The trees help. Not exactly suitable for Sooke.

Underground electrical services, please.

Sooke needs to keep more green space with residences.

This could be a corner of Langford or Victoria. Please don't head in this direction.

Blocking view of mountains! Not enough shops or restaurants.

not very inviting, feel like I'm on a street in Victoria (a place I don't want to live).

Include rental housing

Do not like several stories high building on mainstreet Like the use of commercial storefront street level and residences/office above

Too industrial for Sooke

too industrial looking and imposing.

I like some locations of housing density and like mixed use with retail on ground floor and residences above so there are people living in the downtown - Jane Jacobs- but the street is too urban-car and not pedestrian enough. Don't like cars parked in front of shops- want them behind so village core can have walkable malls and pocket parks

I don't like how big it is.

Ugly, no character for the main downtown area, o.k. for the main road, not the hub of the town.

I like that there is a lot of greenery

Much too cold and modern-looking for a town like Sooke.

no where for people to meet without having to buy something.

Density is way too high for Sooke. Waddams Way and Church would be a mess if this was allowed. Don't want to be like Langford.

Building too big and rigid and not 'West Coast'

Looks like this building has encroached on a nice neighbourhood in some city. Vancouver maybe? No excuse for this abomination.

anything like this needs to be far north or west of town centre

No

Ugly and too dense

Need to be out of the downtown business area. It blocks views and curtails business development.

Town Centre: Image 3

I like the pedestrian-only aspect, but the buildings are boring, too urban.

Love the greenery, open space, and nature vibe

I like this idea, but it would be better to design no through vehicle traffic, more Italian style, a real plaza. This is so close

Wow! Is this even possible? This would be a dream come true.

Lighting is attractive and should be considered for Lot A plaza, but this is more Yaletown or Bastion Square than Sooke.

No cars would be better.

This screams visit me!! Romantic for tourists and whimsical for locals in children

I love this! My favourite. Like the greenery along the sidewalks, the lights, the trees, the different types of architecture, the sporadic set backs that make for larger patios, the covered patios, no cars along the street... looks like a place that I would love to hang out

Only useable 5 months of the year.

Imagine this setting with 12000 cars racing through it at all hours of the day/night. No thanks.

This is kitsch!! not desirable for any community let alone Sooke

Beautiful! The only addition I can suggest is some type of automatically rising evening concrete street pillars to transform streets such as this into pedestrian only.

I like this because it marries open public space with enclosed public/private spaces in a car free location. It would be great if the Sooke Core could be completely car-free, built around a series of open public spaces.

i like the openness of this one with lots of space for walking, cars are not central. love the "hang out" spaces.

Wonderful busy, eclectic center that's pedestrian focused!

None of the images really jump out at me. I do like the 3-6 story with an active open space.

Pedestrian promenade along the waterfront - yes, please!

Not bad. A bit more people friendly but somewhat "over the top" metropolis looking for Sooke.

Walking mall idea is nice; no traffic.

People definitely want to congregate after the pandemic...out door dining and drinking wonderful in summer...

Are you kidding? Disney town centre.

Love the lighting and public space. Walkable street with pedestrians first, cars second. not for every street, but one like this would be great!!

Love the feeling of lots of outside seating, some of it public and not connected to a paying establishment. As someone who does not drive and has had to "hang out" in Sooke because the bus has got me somewhere early, or I'm waiting for a ride, there aren't a lot of places just to sit down on a bench and enjoy the day in the core. This looks very inviting.

We want people to sit on patios and eat and drink a night so having 100 residential tenants will ruin it for the businesses. This is great!

This is it, let's do this, this is amazing. Great for environment, people love it, good for kids and community

I like the space here. It feels very inviting and a destination for people all over to visit. Restaurants with open patios in a walkable area would be really great.

No bike lane

Great use of trees, lighting and places to gather without feeling on top of businesses and housing. Using colours that blend in to the mountain side would be nice so that viewing the development from the water or from mountain-side, it will not detract from the natural look and view.

What's the plan here? Large walkway, no vehicles? Yes to that. All animals leashed.

The open courtyard is inviting, bringing neighbours together.

Looks pretty but I wonder about the light pollution/energy consumption.

Very romantic! I see a mix, few vehicles (delivery) but mostly pedestrian oriented. A great concept.

Not a single one of these images embraces the truest west coast natural beauty that we are given in Sooke. These are all failures. Back to the drawing board.

Nice big sidewalk and lots of seating, restaurants, etc

The lighting adds charm, also more places to sit. Reminds me of downtown Duncan.

Ensure lots of parking

I rated this image the highest as it provides a good balance - vertical growth and community gathering.

like the space between street pedestrian area open and higher stories set back Like the trees, greenery, open walking street, sitting areas Area lighting in trees by roadways is welcoming appears night safer

Retail on the main level - residential above. Work live spaces, less commuting for residents.

Appropriate for certain parts of downtown, but as a bedroom community that needs tourism to keep local business alive, not too many pedestrian only "streets"

I like the pedestrian orientation, lively night life, retail/resident mix. Too urban, not enough 'village' Looks like it blocks connection with natural setting that surrounds it. Want more direct connection with forests , ocean views

That would look amazing in Sooke. That looks so fun to play in.

Of the choices this looks the most appealing, like to see the waterfront here too.

I like this space! More space for kids to play and adults to talk

This is in line with my ideals: bustling pedestrian-only areas that connect local businesses, plenty of benches (in picturesque locations where possible), lights for mood, all interspersed with trees and plantings. This looks like a place I would like to hang out in with friends on a summer evening! I want to buy an ice cream cone and walk along the waterfront!

i like the benches and the road looks walkable however it doesn't look like very much spaces for people to meet in circles and talk

Tempting, but has to evolve naturally. Sooke as Whistler? Sooke as town in Oregon?

OTT.

NO CHAIN RESTAURANTS!!

Difficult to see much in this night scene but I like the open walkway and pedestrian centred style

Buildings are too tall to encourage the feel of waterfront and outdoor enjoyment. This type of construction should be built away from the waterfront areas.

Town Centre: Image 4

This would be okay in a residential area, although I'd like it better if it were only 3 stories.

colour is very dull

NO!!!!

? (the concrete forecourt leaves me a little queasy ... has the look of West Wind Harbour Cohousing and the new condo on Maple.)

Way too big a complex for Sooke I think. I would like to be able to see sky and trees when walking around, not staring at giant condos.

Sterile. Horrible horrible horrible overpriced nostores no street life. ugh ugh ugh

just a big no. This is too residential... no smalltown character, missing mixed use, too much paving, not enough green, too cold, no urban, this could be a few blocks out of the town centre... but this image is hardly portrays a 'hot spot' for the town core

WTF? Keep this huge stuff in Langford, it does not belong in Sooke.

No thank you. Hideous for a coastal community like sooke.

Too little greenspace, not appealing for human traffic, doesn't look like there's are shops included in the building.

looks too much like Yaletown! not the form and character desirable for the Town Centre or any other part of Sooke.

Sterile and aloof; doesn't speak to Sooke attributes, doesn't appear to be an 'affordable' type of housing for Sooke in the sense that it might drive people away. Can we afford that in Sooke?

I already live in Mariner's Village Navigators Pointe and Love this type of design. Fountains 20 Metres always from the residences are great for better audio privacy.

Too tall. Knock off 2 stories. Too blocky- use setbacks on top floors. Too barren-- use the open space in front to provide eventual carbon sink and shade, by planting fast growing boulevard trees - so a park, rather than a square.

like to surface which would be great for strollers, wheelchairs and walkers. Also like the balconies as it makes it more community. Perhaps more greenery would help with the overall look.

Again, I see the reasoning for high density housing, but not in the core of town.

Cant even rate this as it is so low on my list

Paved concrete jungle with towering high rises. Ugly and overbearing.

Ok. At least there is a tree and the condo has lots of windows.

I think this kind can work on some of the slopes in Sooke. 6 stories should be the 'upper end' of the scale, with 4 being more dominant.

Again, this looks very Vancouver to me. Not Sooke. But I appreciate that this seems to be the style of architecture these days. I guess I'm hoping something more unique will be possible.

I will cry if this wins... what are we Langford? Just more people LIVING in our town core. Please no high density residential in our commercial district. PLEASE!!!!

I am ok with this, we got rid of the road!! Yeah!

Too Big... Maybe if it was mixed use (with shops on the bottom)

A town centre needs shops, cars and parking. Not sure if this is shown in the photo.

Doesn't blend in with nature and feels like high density

Again living space with ground level reserved for commercial only. Something like this could be a mix of seniors assisted as well as regular family units.

Better up than out I always say! Wonder if this could be done with less concrete on the walking area?

Hate it, it could be anywhere and it needs to be Sooke!

I see a high density residential area. Each unit seems to have a large deck (covered outdoor space) which is very desirable in our climate. The space in front of the building seems to be dead. Live creates noise and right away there will be a conflict between public animated space and residence that want quietness.

This does not fit our 'village' feel at all

Too dense for a small, blocking views of landscape
sterile and uninviting

Unsuitable. Does nothing to emphasize the natural beauty of Sooke

Do not like this way too high density Same old like Langford and Vancouver does No atmosphere no class Nice open at front and no cars but do not like otherwise

4 star IF: Retail outlets on the first floor, residential above.

Like the concept of balconies, but again, not at all Sooke in the exterior facade.

I like a low-rise apartment option with generous decks for some people. But this plaza looks dead. Too bleak

It matches Sooke because of all the flowers and plants, and we have that in Sooke

This looks like a boring block of condos.

I like this large open common area. It's lacking stores or restaurants or amenities and services on the ground floor.

I'd say building like this should be within a walk or bike ride of the town center, but not IN it.

OMG no - too high density

Spacious feel despite size.

Yikes. Keep this monster out of Sooke.

No

Not as ugly as 2 but still not attractive and too dense. It looks like parts of Langford, which is a look to be avoided here.

This construction is not appropriate for the personality that I hope is being developed for Sooke. It is for city living. People are not moving here for the 'city plan'. Buildings like this block people's views and require huge areas for parking many cars. This type of living should not impact the 'natural beauty' of Sooke which is its greatest appeal.

Town Centre: Image 5

People friendly, which is great, but the architecture is boring.

No. Too crowded, too busy, very little charm, a nightmare in an earthquake.

We want density, but not at the scale seen here. Sooke's folksy charm and character -- its sense of place, as so clearly stated in the opening pages of the 2008 Sustainability Plan -- needs to be retained and amplified.

Wider walkable bike-friendly space would be better. This looks like it is just another OVERPRICED OVER DEVELOPED mall for old boomers boomers boomers boomers.

This is a fun image too. No cars... lots of lights, plants, interesting spaces to explore... but a little too closed in... might be a fun little area within the town core but can't see the entire town core being planned this way. This is more like a market space that could be a pedestrian area off the street grid... Victoria has several areas like this.

This may be okay but only if it's tucked away somewhere.

Could use more green space.

Doesn't reflect the desirable small town aspect Sooke seems to want to achieve.

A desirable form for Sooke but the density should be reduced somewhat so as not to be known as 'just another Langford' or 'another New Westminster' or...

Too urban, not enough trees, too much hard surface-- also would be echoey (hard for folks with hearing loss)

again, love the pedestrian friendly aspect, the greenery and the covered spaces as we do get rain here:)

Fun and eclectic but too big city feeling

NO

Barely OK with some access for pedestrians.

human centered. good. No car in picture. good.

let's just become the Uptown Mall. How much are we paying you people to come up with such shitty photos and scenarios?

Again, I like the focus on outdoor seating, plants, etc. And I like the pedestrian corridor at the right lined with shops. I think Sidney has some of those and I've always loved those in Chinatown in Victoria as well, although those have the added advantage of the old brick buildings. We are challenged in downtown Sooke not having any old buildings like, say, Ladysmith or Duncan. It would be lovely to somehow emulate that feeling of heritage with modern buildings. Or at least a mix.

too city-like

Excuse for developers to sell condos. Please no!! PLEASE

I like the idea of having interest spaces for businesses, but this also feels like it's too dense. Very Urban. I think that maybe this could work if executed well.

Good if parking is near by.

Feels inviting with places to gather and the windows will offer light despite the rainy dark days. Utilizing wood frames will add to a natural look, plant walls provide oxygen and keep the areas bright and fresh, and glass enclosed terraces and breezeways will enable use in all weather. It's important for citizens to be able to gather in public spaces without having to pay a business and to avoid gathering in homes.

Don't allow developers space variants to shrink the size/width of walkways.

Love to see all the people on foot enjoying the shops. The greenery is nice, but preference would be to plant native (sourcing from say Saanich Native Plant or Fraser's Thimble Farms). Seeing building up, making good space of the oft-neglected vertical dimension. Don't forget bird-strike proofing windows as a necessity for new developments!

Commercial growth should be promoted within the core of Sooke, especially on the waterfront. Residential growth should happen both in the core and on the immediate outskirts, preferably on the Victoria side of Sooke to help alleviate traffic congestion.

A lively corner. Where are the cars parked? The goal of a village center should be on the ground level a mix of small local stores, artist studios, galleries, a stage for music. pedestrian oriented, deliveries are allowed at certain hours. Upper level can be medical offices, upper level can be residences. The Capre development on 4th and Vine in Vancouver is a good example.

If we want this, we should move to Victoria or even Langford

I really love the idea of mixed use business and residential in the town core, with more density. The walkability makes an enticing reason for people to live in a more densely built area. The shared space needs to be enticing and beautiful, just like home, without cars whizzing by!

Too dense for a small town. Do not want to look like a big city. Going in opposite direction of Sooke, which is a nice small town.

not crazy about this one but at least welcoming to pedestrians

Looks like downtown Vancouver.

Like there's some open market area and walkway and variety but too congested Too high building should not be in town centre Like the art influence and plants but still quite

Good use of space, open to foot traffic.

again, the exterior façade needs to keep more inline with the character of Sooke

Like the covered outside option for our climate. Like shops that spill out onto sidewalks. lively social life. Don't want it too upscale, though. It's more Victoria than Sooke. I want a downtown where a down and out person can sit on one of the benches and not be shunned. where I can hang out and not need to spend money in a shop to do it.

Imagine all those tunnels you can run in! This is so cool and will look good in Sooke

I like that there's a lot of people here.

A bit too concrete and glass for my tastes, but this still looks like a nice place to go for food and to enjoy local arts, with easily walkable areas free of automobiles.

i like stores on the ground floor but it's too tight for people to meet freely unless they are sitting at a table.

If I wanted any of these options, I'd have moved to Nanford. Only the first option has any soul whatsoever.

Okay but too urban? How to integrate nature?

Oh no. Not here.

No

Hard to see how tall the buildings are but it looks too much like a city street not a small town

I like the walking areas and the greenery that is showing, but taller buildings will not make Sooke a destination for tourists. We need to focus on developing the natural beauty of our landscape and seascape while building a unified commercial district that provides all the services people need. And, don't forget that we want our children to love their town, to be proud of their community, and to find ways to obtain the skills they will need to perhaps live here their whole lives.

Waterfront: Image 1

Oh this is wonderful! The CR Pier is amazing, so great to have this in Sooke

This is the most natural of the photos. But I still see private residences dominating the waterfront, and hard shores where we will need rewilded and natural/soft shorelines. Sea level rise makes this a necessity. Consider Vancouver's recreation of marine estuaries/salt marsh in an industrial landscape.

Nice ... I would prefer to see the boardwalk evolve as a natural spot minus any retail pop-ups or fish-and-chip stands à la Campbell River. A fish-and-chip stand like Barb's in Victoria at our Government Wharf would be nice. What we could borrow from Campbell River would be its fishing pier with slots for fishermen to secure rods. All part of the Seawalk Trail's appeal.

Lots of Maintenance for a dock and not easily walkable for people with mobility issues.

My favourite. This looks like our shoreline and our boardwalk. Would love to see the boardwalk expanded... and keep the greenery / small town feel that this image has... with a fish and chip stand somewhere. This image is welcoming and accessible to all

This is a Sooke west coast feel. I like it.

Campbell River did it right in the 1980's

Looks like the fishing pier in Campbell River built in the 1980's; good form and functionality for Sooke.

CCTV and lights are in my opinion needed for any and every public venue that is secluded.

Yes-- more of what he have, for sure!

assuming just out of sight are amenities like restaurants, coffee shops, small businesses.

Poor use of land not something for everyone in this plan

Pleasant and enables recreational access to the waterfront and wildlife watching.

Leave it alone

looks like our Rotary Pier. Love the pier but I do worry about having too much infrastructure like that, which will need to eventually be rebuilt. Wood is getting so expensive that just replacing a high-bank waterfront staircase is thousands and thousands of dollars!

I would like to see the water front accessible (particularly to pedestrians, cyclists and wheelchairs) and connected to the town centre, however, it would be nice if there were some natural areas maintained, rather than the whole thing built up and armoured with riprap. It is important to manage run off and erosion and protect and enhance sensitive marine ecosystems such as estuaries and eelgrass beds.

we could improve ed macgregor boardwalk, and turn it into something like this

She need shops along the water. This is ok in Port Hardy but we want money being generated!

Fits well with our unpretentious village. Simple, authentic.

I think this picture is an odd choice because we have a board walk already, but it would be amazing if it could be extended have another section that is accessible to the existing board walk. A connected waterfront to walk the entire span would be amazing.

A fisherman's wharf sort of development would be a local-resource and a tourist-attraction.

Great access to water, although less green space to enjoy. This will be a great option to span across areas where homes have been built close to the water, which will help not to change the shoreline too much or burden the beaches while we all enjoy nature. Adding areas where boats can anchor to will create ways to alleviate automobile traffic around major centres like town and restaurants etc and give boaters an option to enjoy town their style.

Anything in the budget for Rotary Pier upkeep?

The ability to be on the water, walking to enjoy the view and exercise or fishing to enjoy the sport. This has it all.

this is the present situation. It is more a passage but the passage goes from nowhere to nowhere, it has not a destination. The only activity is fishing. Tis pier is way to far in the air. there should be some ramps with floats. I think more people prefer the shore, than the pier becomes a ugly structure.

more waterfront access and a continuation of the boardwalk which would be a great attraction and an economic tourism driver

The board walk at Ed MacGregor park is nice but seems to be underutilized.

I am not going to comment on every photo. Waterfront should be total public access, not just trails and boardwalks along the shoreline. With sea levelrise, some planning needs to go into what can actually go right next to the shore.

Yes please! Protect public access to the waterfront! Make beautiful parks and walkways like those in Sidney. It's so good for the soul, just look at the popularity of the Spit!

Having the current boardwalk protects the adjacentshoreline

It's already there, it's beautiful. Let's be sureto keep it.

Feel like you already have this in Sooke but a little more would be okay I guess but I like the variety where you have grass and trees near water Where you can get right near the water like in Image 2

Perfect!

I Like the public access to the water for a variety of activities. Like that it's off the shore like our current boardwalk so the shore can keep somenatural life. Looks like there's a place to buy a coffee and fish 'n chips at the far end... want togo there. Like that it's not too pretentious or commercialised

People are fishing and having lots of fun

This looks similar to Sooke's existing boardwalk,which is fine, but unfortunately quite removed from the town and is just a walk without a "destination".

No. We need beaches. This is where the learninghappens. Kids and adults need to see the forage fish and the crabs. Walking bare foot and feel the sand and mud and barnacles.

Natural normal and nice. But practical? Must integrate such naturalness with townscape/business.

We already have a pier. I don't favour too much boardwalk. One is enough. Keep trails on the shore and back from the shore. Restore the ecosystem where the ocean meets the land.

Waterfront: Image 2

More trees would make it better

too expensive, and not practical to put together in the town centre - which i presume this is what is intended.

Belissima!

Public access and park space is great. Shoreline is hardscaped which is terrible for climate change and the environment. Park space is not natural but heavily designed/engineered.

High-bank waterfront won't allow this configuration ... extended boardwalk is the right vision as now stated.

Depressing. No people. Empty Empty. Sterile Sterile Sterile.

Perfect!! Can come and have a picnic, spacious enough for social distancing in the long term

too urban looking. Doubt we could ever afford this anyway

This has potential if the nice flat lawn is never used for a tent city.

Significant impact to shoreline, not conducive to climate change potential extreme storms and tide events or rising sea levels.

Too sterile

A connector between working pods on the waterfront

Sidewalks are great, yet I don't like the green between the sidewalk and the water. I am also very pro the solidifying of coastal walls.

But with bigger trees, and less development in the intertidal zone.

like the look but think more shops and amenities are required, somehow a balance of access for people and active use beyond fishing, walking, running etc. how about some housing options, not tall but maybe one level patio homes?

Too groomed and big city

The walkway is pleasant but you need shops and restaurants to draw people and encourage business growth ...but only cafes, boutiques, galleries etc. NO commercial such as real estate dental autobody, and no cheesy tourist shops.

Green and open to allow public access but has dreadful concrete rip-rap embankments which are environmentally destructive and sterile.

Sooke doesn't have geography that supports this. We have steep slopes to the water. I like the soft shoreline idea along this park.

Yes, I'm sure this wouldn't work everywhere but it would be lovely to have areas without any commercial development, just green, and good places to stroll.

Upkeep and maintenance of parks would require dollars whether repair to grounds, What environment impact on water , No artificial grass

we need more waterfront parks...as we are a waterfront community

No money being generated. Just a sea wall

This would be a nice walkway to image #1. But no trees blocking the view!

Beautiful. It's a bit too developed but something that incorporates more of the natural landscape would be great.

Do not develop the waterfront!!!! Leave some natural nature for the public to enjoy

How about this sort of pedestrian right of way along grant rd? Connect to farmland, ocean parks and forests, plus those local businesses along the way. This sort of "artificial" waterfront (concrete and turf) is not Sooke.

Lots of space for families to gather, ride bikes and use green space. A mix of this and the picture above (pier style over the water) would be excellent for long connecting walkways following the waters edge.

Is there any plan to open second channel in Whiffin Spit for better tidal flow? Have bylaw officers patrol the Spit for dog poop infractions. Getting crappy down there so to speak.

Beautiful, and if there were options to walk on a dock or have areas to fish from this would earn 5 stars.

Keeping shorelines natural where possible is a big deal. This looks a bit exotic and built up, but the principle of having lots of greenery to stabilize erosion naturally is what appeals to me here.

Absolutely no connection to the water. Separated by the bushes. Too much concrete, a design from the 60s! Outdated. Looked like the lawn, full of pesticide.

Yes please! Love this!

This is the only one that has any natural vegetation for wildlife and birds and it's not great. NONE of these show big trees for eagles and cormorants to perch on.

Nice but doesn't seem feasible

Nice but too much lawn.

Not natural enough-too much like big city artificially manipulated landscapes

"Like that people can be near the water.

Want a more natural shore Too much built structure that's angular and cold."

I like the grassy area, and a place to go for walks with your family

This looks nice for a walk, but again appears to be without "destinations" - there is nowhere to visit along the way (i.e. to stop for ice cream!).

again, we need beaches.

Not great, but the best of what is shown in these five photos.

Buy back the town core development Slow it down and only allow 3 stories and less density

Open green space is nice. Mixed with a bit of low level mixed commercial.

Not really connected to water. Rather urban. Reminds me of Coal Harbour-side.

This could be appropriate if you removed all the concrete and used natural materials. Set back is good and plants on the shoreline will help a bit. The lawn behind should be community vegetable gardens or trees. Looks very unnatural and manicured. Sooke?

All very nice but Sooke does not have the terrain along the waterfront

Waterfront: Image 3

Very good if you eliminate the high rises in the distance.

not enough people, even long term to sustain a business of this scale on the water

I like cafes and shops along the harbour but few tall buildings so that the view is not blocked from the main road or main part of town

This is great, the building itself is kind of boring, lacks detail, the tall buildings in the background do not go with the vibe of Sooke, more space on the dock would be better too

This is a city ignoring the shoreline except as an expensive view.

Feels a bit too urban, and again high-bank doesn't allow this ... but shops/restaurants/ brewpub facing ocean at foot of Brownsey would be a gift to residents and a boon to daytrip tourism.

Way too much development in this pic.

Far too crowded.. Plus you would lose the view from the water from the upper streets

This image has no small town charm. The high rises along the water in the background disturb me. Design is super dull and developer like. This doesn't look like our shoreline at all. It is very commercial... the dock being used primarily by a private restaurant business. I want a waterfront that is less retail... and more parklike and accessible to all.

WAY Too commercial, it should be left natural.

Ewww, Granville Island feel. No thanks.

Significant impact to shoreline and wildlife!!

This would work on the Butler property near the government dock with the new apartment building, Wild Mountain and the fishing activity to and from the dock

This is not Sooke!!

Excellent. This shows me that we as a community show lead the way relative to approving new buildings on wharfs and piers.

Not sure this would be good for the intertidal and coastal zones-- not natural enough

too busy, don't like the high rises. I do think housing would be great but something with more a west coast sensibility to it. . . low, wood, windows, greenery

Sweet having outdoor eateries right at the waterfront.

Too built up and while enables some access by the public it looks like it is all owned/ controlled by the commercial premises.

I would give this 3 or 4 stars but do not want high-rises along waterfront, at all.

I love the idea of having waterfront commercial, but this is a bit too close. We have to remember sea level rise and storms are increasing in severity. We need to step buildings away from the edge, and still have some pathway or boardwalk. Allowing buildings to the shoreline seems foolish with climate change

LOOOOOVE this!!! We need this! I would love to see people sitting outside along the water!

Too much of this would ruin the natural beauty of the waterfront. Would be nice in a limited area.

This is amazing but I don't know if this is Sooke... I think there needs to be more of a connection to nature at the waterfront and not so commercialized. Leave the business up in the town centre and nearby but the waterfront should remain peaceful.

Like the waterfront, but Do Not like the skyscrapers

I'm thinking Lonsdale and New West quay and fear that these don't serve locals or support local business. They become tired, bland, and expensive.

This feels very touristy and although that's a major part of Sooke's business, it looks dated and doesn't blend in with nature.

Expand government wharf for seating and socializing. Neighbourhood Pub?

Minus the high rises!

Not a plant in site - not a good look for sustainability, not a good look for Sooke.

"A lively wharf. I like the no railing design. However the visitor has no connection to the water. Rock step that people can sit on would improve the design.

The building in the background are awful."

I don't like the towers in the background

I have been wondering why sooke doesn't have a waterfront business area like this. It's such a missed opportunity. I think that local businesses like the stick in the mud and wild mountain, should get first chance to use the site and tax credits or reduced rent.... Support local!

Lots of seating and restaurants

overdeveloped, no natural shoreline left. We already have restaurants on the water.

OK, but better without the high rises in the background.

Way too heavy on the commercial not public enough

again-too "Granville Island" big city. Also not at all safe on the perimeter

Like some retail near the water - like Steveston. Don't want the apartment towers in the background. Only want a small section of this in Sooke. Built structures can help us (elderly, disabled/ young families) enjoy the waterfront in bad weather and off seasons.

A bustling waterfront like this with some green spaces in behind and around would be ideal. A restaurant with craft beer (or two), a fish-n-chips shop, coffee/tea shop, and some local craft shops nestled together. Behind also incorporate a large area where craft fairs, farmers markets, or street performers can set up at different times.

A place to meet friends and have tons of fun

I'd like to see some tourist-friendly businesses like this on Sooke's waterfront areas, in the town core.

Hmm... Like I said, we need beaches. Go to the museum and look at the Lahal/Bone games players on the beach. That's what we need.

Sea level rise. Hmm. No one listening.

Yes to restaurants by walkway along shore.

NO...TOO COMMERCIAL

No

Don't like the highrise on the waterfront. Should be moved back and the waterfront preserved for usage/views.

This is exactly what you should not let happen ! Do not allow private commercial space to dominate the waterfront in the newly developed areas

Waterfront: Image 4

Makes more sense with water-oriented business - artists, manufacturing, marina. More of a "working" waterfront instead of a pub

Private private private, no public space

Blah and exclusive looking... doesn't have a lot of character or look welcoming. Very 'yacht' centric... rather than public and pedestrian friendly. Not inclusive.

No! Keep the commercial out!

Too busy and cluttered. We have a working harbour but not quite like that.

Significant impact to wildlife and shoreline!!

Too much going on; not a small community by the sea

Overly crowded and dense in a really negative sense

In the right location this might work

like this look, not so much height or density but usable waterfront. I can't tell if housing is in this one or not. Having some low density housing or low impact housing would be super.

Like the eclectic feel, just wouldn't want buildings too high.

No natural environmental preservation. Too much "concrete and steel" and little real access to the waterfront.

Too disjointed.

Like the nod to the cannery style buildings and Sooke's history related to fishing/traditional industries. Has the right vibe, but again, not sure about being right on the water. these buildings are elevated well above the tide, so it seems more practical than the previous image. Looks like a place I would want to be.

Personally, I love that Cannery-type architecture. I think it suits our place and heritage. This looks appealing. Perhaps incorporate more plantings if possible. I was very taken with Lund on the BC Sunshine Coast when I visited a couple of summers ago. It has that old hotel as its centrepiece and I again appreciate that we don't have that old architecture. I have a personal bias for heritage buildings, about the only thing I miss about Ontario since moving from there 30 years ago!

This is amazing!! Places for people to gather inside and enjoy the views as it is often windy in Sooke in the Summer and gives places a chance to survive the winter! This is amazing! NO RESIDENTIAL PLEASE!!! Have a designated commercial district!

Too enclosed, too industrial.

This is a really cool idea. Maybe something like this could work, but the waterfront would be nice if it could remain more connected to the natural setting and not so many buildings. Love the boardwalk, but not sure if the businesses belong...

Wouldn't want to see resort style buildings put up to take away from locals usage.

Looks like a lively waterfront, with a mix of uses. A mix of decks and floats. Contemporary design (no need to be retro fake) How do you deal with parking?

We already have enough marinas

Very good, but save more trees on the hills behind.

Strike a balance between walkability and a place to dine or have a beverage.

too much commercial man built not enough green and access to be close to water

Again, the building on the left is in character, the building on the right is a stretch but OK, and the building in the middle is not at all in the character of Sooke

Too exclusive looking. You'd definitely need to be a paying customer to walk through there. Like the accessible ramps Like providing boating opportunities for people who don't own boats

All the shade cast by these structures and maintenance needed to keep them in good repair is a waste of time and resources.

A disaster. Leave the foreshore alone. If you have to eat by water, create a fountain in the town centre.

Too crowded/complex? I'm not sure what this is.

TERIBLE\

For a small development only

Looks as if this allows walk-ons to boats at the dock. Looks good.

Waterfront: Image 5

Density on the waterfront in a small town is a dangerous road to go down.

All but one of these images are of cities (e.g. granville island). What is that all about? We are a small town, remember?

Attractive waterfront architecture ... i like this aesthetic ... Steveston feel.

Keep it simple and spacious!!

a working harbour that locals can afford to use productively without becoming tourist attractions

This looks like the government wharf area... I like it.. a more working dock... bringing some Stevenson elements... like a fish and chips stand :) That said, this isn't a good look for the town core... bottom of Brownsey Blvd. I'd like to have a park and boardwalk at the bottom of Brownsey

This may work depending on where it's put.

Significant impact to shoreline and wildlife! Maintain some greenspace and natural shoreline. Small shops on boardwalk, others set back with greenspace between businesses and basin.

Somewhat overly urbanized; not in keeping with Sooke 'character' of small scale, more quaint but quality oriented development.

Seems to be an area where tourists would spend money; seems to detract from a true local experience.

I like the buildings, but not the overdeveloped intertidal zone.

maybe ok, just looks really busy. . . i do like the idea of some housing available on or near the waterfront.

This is an image from Steveston harbour, where I used to live. Too much heavy waterfront development. Ok if you want to sit and have a meal overlooking the water, but no other use is possible. Awful concreted banks with overlapping boardwalk, making the oceanfront a bit of a dead zone for wildlife.

I love the pop of colour in these buildings. great west coast character and style too.

something like fishermans wharf in victoria, only problem is...where would we put it?

Love the Telegraph Cove vibe here! suiting!

This would be great at one end of the waterfront. Really fits with the village waterfront theme - like Cowichan Bay.

Doesn't look kid friendly as if kids could fall into the water easily, looks cheap and cheesy with the colours and they'll fade and look drab with the elements in no time, and will look dated.

fake! lets reflect in the time we live.

there is already a marina like this on Kalties Rd. I am against altering the shoreline in such a radical way.

Commercial access dominates too much Public access is non-existent

Perfect!

Dont know what this is conveying ... it's shown from the vantage point of an arriving boat. I'm much more interested in how it would feel to be in the space on the dock area. Looks like it provides overnight accommodations for boaters plus cafes and hangout spaces for small retailers. Cant rate it more accurately... its too confusing

This space looks so fun. You can go up high and look in the water

I like all the colour and there's not a lot of docks, but a place to go fishing.

Quite disappointing that you did not show any pictures of beaches. I have spent most of my 39 year life with the amazing privilege of living on the waterfront. The worst waterfront experiences were on docks and marinas like this. We need education about the importance of beaches to all life on earth.

Keep it wild. Let's restore the foreshore and work with climate resiliency. Tourists go home. You're only adding to our carbon emissions.

Yes to proximity to boats. No to separated properties and no walk-through.

TOTALLY INACCESSIBLE TO PEOPLE

need public access to waterfront, not good so far

No

This could be Steveston and the fish market would be great on the left.

Elevated buildings over the water does nothing to foster a cohesive community of shared public space with which one can take pride in Please stop allowing many floors that block the views !

Neighbourhood Housing: Image 1

Very nice, the colouring is good too

Attractive "painted lady" feel ... the kind of townhouse row houses envisioned in the Town Centre Plan for streets off Murray Rd. Wouldn't want to see these wall to wall, however ... green spaces and/or separate or duplexed with their own yards.

No thanks.. maybe if we were in NS !! But this is not Sooke

These would be perfect for the town centre. Supercute, compact, friendly, curb appeal... can parking be in the back lane?

Zero rural feeling with that design.

for the Town Centre

might work in limited amounts, IF decent yards or a good sized park in 5 mins walk.

I am ok with the concept of row housing if you will, just need to get the right look for our town. This is for young folks and young families not for older folks with mobility issues or people who are wheelchair users.

Cheerful and not overpowering

I think more townhouses in the middle are needed, but they need to be on the street, not hidden off.

we have more than enough housing in sooke,

OK. Has some green space, but where will electric cars go to be plugged in. Where will children play?

if surrounded by green belt this is a good compromise. to make affordable housing that uses as little space as possible, leaving more room for the surrounding trees.

Yes and yes. Go European row houses...also give a big break to developers of communities that go CAR LESS see: <https://www.bobvila.com/slideshow/pedestrians-only-20-car-free-places-in-america-51840>

Attractive density housing with lots of shared green space surrounding

I like the idea of higher density housing with less yard, but more communal green spaces (ie. parks, playgrounds, allotment gardens). Street trees are so important, as well as maintaining ecologically meaningful patches of habitat within the city centre (ie. wetlands and forested areas)

Really, this is the best you could come up with? There are some much more aesthetically pleasing townhouse designs than this, that would also fit in better with our supposed west coast theme!?

The following housing preferences are based on within the row site scenario.

Small, affordable to rent or own, space conscious- excellent use of land. Hopefully a common green space behind the houses, or individual partitioned sitting/bbq area for each unit. Great west coast style.

No parking

Some degree of densification makes sense, but we need to be strategic about where this happens and who it serves. Also what does the developer "giveback" when they are granted the opportunity work in Sooke.

Row housing is fine for younger families but not a good fit for empty nesters or seniors due to multi levels. Something like this should have small playground/ park incorporated for residence use.

If each home was detached this would have earned 5 stars. The clean lines are appealing, but sharing common walls are not as desired.

Thin town houses, a very attractive solution. How do you deal with parking?

This doesn't fit the west coast

Sooke should not be growing anymore in its serviced and unserviced neighborhoods.

Many people prefer low maintenance, townhouses close to amenities. We have to become more dense in order to preserve natural areas.

Having townhouses in different colours breaks up the monotony. Reminds me of Jellybean Row in St. John's Nfld! This picture appears to show a green area freed up by having higher density.

"There needs to be a variety of housing options.

Townhouses, apartments, condos, fixed income.

Lots of parking and courtyards"

These 3 storey and higher structures block the views. One can't even see the sky I think in Sooke shouldn't be building such high buildings except together it ruins the look of Sooke neighborhoods when you add something so different. Should group them in one area.

Set to a certain demographic, but OK depending on where in Sooke.

Townhouses are one of a number of good choices I'd like to see offered.

Likes the colours.

I dislike the design choice for these rowhouses. I believe Sooke should stick with a more west coast feel, with building exteriors featuring stained wood and painted with earth tones, rarely using bright colours prominently.

These buildings look unsuitable for edible rooftop landscapes and the fences feel restrictive. I would have a hard time living there.

Impractical for a lot of people.

Density is much too high. Where will the parking be (Sooke only expects 1.5 spaces per house). Too much traffic and congestion.

This is a darn sight better looking than the junky looking barracks erected up Winfield. And there's even some green space, unlike Winfield. But then, Winfield is built on blasted rock and

people live in a concrete jungle, which is an impermeable water runoff nightmare. Stick around when the temperature are soaring to see what a heat island has been created. Luckily there are no plants to die of thirst having stripped the entire side of Broom hill.

Too urban. Separated houses better.

DIG DOWN...TWO STORIES SHOULD BE LIMIT

This size of housing being built already but certainly not as narrow, this is not Amsterdam

Planning for more living space is important as single family homes become more expensive. Building these in areas with access to elementary schools and playgrounds is good planning.

Neighbourhood Housing: Image 2

Okay, but boring

tired design. We can do better

its okay, the wood balcony is a different idea, but the green colour of the building is blah

Good low-rise density for very specific pockets of the town centre, but otherwise not #Sooke ... this image has a Kitsilano/Vancouver vibe.

It's not glamorous... but i like how it is set back from the road and the landscaping around it looks good. I'd have to understand the location better to know if it fits

Would be okay on a side street that nobody has to really look at it except the people that live in it.

Bland

This does not reflect the form, character and quality of housing we seem to desire in Sooke.

V. last century

realistically we do need condos or multi unit buildings beyond those being built currently as low income rentals. I like the wood and trees, - west coast appeal.

Boring! And just what we DONT WANT ...cant even rate

not that I am against multistory, but it needs to be combined with commercial on the ground level.

Ugly and grey and not family friendly. Where will children play and where will EV's be plugged in?

Definitely small apartment blocs but the Town has already sold out to ugly big box units that do not fit in Sooke

Some apartments are appropriate for lower cost living and density rather than sprawl.

If you are going with something like this, make sure there are lots of trees!!

Ugly style. 1970s dump. Apartments are needed but they can be beautiful and functional.

The road can't support this, the healthcare can't support this. Not en masse anyhow,

Fine but requires parking and green space as part of the complex.

Cheap stucco developer money maker. A simple rule, people should be able to identify their unit from the street - impossible on this development.

Too many of these are not desirable

There is a place for larger apartment or condo buildings in Sooke but limits to size (height) and # of units. It would be better to have 3 40 unit buildings than 1 100 unit building. Larger buildings need to have adequate green area around them.

Sooke is a small area that limits expansion. Multi-housing units as opposed to single family dwellings provides greater affordable housing.

Now that's ugly ! Way too high density Looks like a developer milked the land for as much as they could Balconies are a joke

good to have balconies!

"Low rise apartments is another good choice ... but this building is too big

Like the leafy neighbourhood.

Hope there's green space close by and shops to walk to"

I understand that sometimes they are the easiest option, but I hope Sooke doesn't end up being all condos in the future. Least of all in the town center - this would leave little reason for anyone else to want to visit it.

Dense housing works if there is a sense of community and land access. I would like to see edible rooftop landscapes.

Nice use of trees to moderate climate, balconies for fresh air and a place to enjoy the trees. However, the scale looks more like Langford.

Good style of apartment building, and such buildings are important part of mix.

VERY UNATTRACTIVE...TWO STORIES SHOULD BE LIMIT

Langford want to be

Ugly do not want to see this in our down town core!

Neighbourhood Housing: Image 3

These are okay but they look very suburban, rather cheap.

I don't like the detail with the wood, is it a deck, or just detail of the window?

Nice size for new-builds/infill in the town centre... or in neighbourhoods radiating out from future commercial nodes. I like the generous use of wood (locally sourced? Manufactured by a local cooperative business operating from a Sooke business park?)

This screams west coast i love it!!

I don't mind the look of this... but would worry about the number of cars in the driveway, street, etc. Can't cars be parking in a back alley or something and get rid of the front facing garage? People use their garage for storage and then the streets are overcrowded with vehicles. Generally I find this section confusing... each housing type has its proper place... but you give no indication where you are proposing to put these housing types.

Nicer design for a west coast community

a good choice of lot size for detached ownership; makes for good use of land at a reasonable density.

Both image 1 and this one would be suitable for the TC

too focused on the garage, rather than the front door-- strangely out of proportion.

i like the esthetic with the wood, and small homes or smaller lots but single family. street friendly. again, wheelchair friendly/older adult friendly patio homes. . .

Like size and style

OK. Has narrow footprint and offstreet parking, but garages MUST be equipped with EV charge points.

Nice designs for single family housing.

Not sure what I think of those wooden overhangs on the windows :-) but I do like the scale and materials of these

Buildings narrow and ugly. We are a rural community not an urban area.

More great west coast style, compact detached starter houses for those who want a little yard on a smaller budget. Good use of land.

These cookie cutter establishments entirely ruin any character of a town. Sooke already has too many. They look horrifying and age horribly.

Spots for 2 cars for every home? I don't think this is driving us in the right direction.

Not a fan of this look. It's ugly. Row housing has a better look.

The detached style on a small footprint is appealing as opposed to sharing the physical structural space. The colours of image 1 is more modern and trending.

Why not put them together, create duplexes and triplexes. Less exposed walls, less heat loss, more environmental. The cars are taken care of.

Why is it so tall? We have space for more traditional looking homes. These are ugly.

These designs seem more imaginative than many I've seen. The colours blend into the natural landscape.

Like this kind of funky Gives a little space to your neighbors But as I have always said you can't just let this type of modern house be built in and amongst others Instead they should have their own neighborhood.

again, certain demographic. Seems like every community is looking to over populate their community. Healthy community has a population cap before it becomes an impersonal city.

I like these less than townhouses because they are less energy efficient and don't offer a lot of advantages. Don't like driveways and carports on the front. Prefer density of housing with back lanes and more shared green spaces

I like the west coast architectural design, just not the inefficient use of land, especially when we're concerned with targeting future developments on pre-existing areas of development.

seems like it would save on power use if these buildings were made into one.

This is creepy.

Reasonable approach to save space without becoming excessively urban.

FINE BUT MUST BE NORTH OR WEST OF TOWN..NEVER NEAR WATER

I, personally, don't like the design of these 2 buildings, but I do understand that single family ownership removes many of the trials and tribulations of strata/joint ownership.

Neighbourhood Housing: Image 4

can't tell if this is a duplex or town home, but this could be okay

future look to Broomhill infill housing?

I really hope Sooke maintains the building of actual houses with real yards. I would like to stay in Sooke when I grow up and I'd Love to have the option of living in a house, not just condos and apartments to choose from.

Assume this is a duplex? No problem with this... and I like that there is no garage in the front

One of the choices home-owners and developers should have if a residential balance is to be achieved in Sooke.

Seems to create exclusivity and not inclusivity

Has that low-rise west coast feel. Love the set back from the sidewalk.

I like the "curb" appeal, smaller lots, greenery, duplexes. but we also need patio homes or single story for aging in place and for folks with physical disabilities (that are not just condos or apartments).

Yes, this can be part of the mix, but just that, a mix.

Nice urban looking street with some greenery and trees. Single family home so people friendly. Challenges densification aspiration and any major growth model.

Good that there is no lawn.

I like that the garage is not the first thing you see.

Keeping a cozy charm

Boring style. Not a fan of duplexes period.

Duplex through quadplex is good use of space.

quite, but not sustainable. Lack of density. What models encourage families to have only ONE car?

had to look twice to see it was a duplex. room for a tree out the front.

Terrible image. Not sure what it is.

except the landscaping-need green whether lawn or natural alternative. The feel of the dwelling is like an old neighbourhood where people can chat on the front "lawn"

"Duplexes are a good choice... but too many of them"

We need to live more densely. Climate crisis demands it. we have to get used to being more like Europeans - taking up less land"

Lots of greenery

Small duplexes or town houses would also be an option instead of condo blocks, and would probably suit Sooke better.

I like the access to outdoor space and in this photo it looks way underutilized.

Pretty folksy. I would object to living here.

Cannot dominate but must not be eliminated.

I like the walking space the sidewalk provides and the room for plants and trees.

Neighbourhood Housing: Image 5

Definitely like the solar panels, but I can't tell what this is. Back yard community garden?

carve land for this outside the town centre, obviously

I like the style of the buildings, and the solar panels, don't care for the garden, it's not my thing but I could see the appeal

The future is gardening. Let's accommodate gardens and get rid of our lawns.

Do I see any micro home-as-secondary suite in this picture :-)? Love the food garden, the solar, the likely rainwater harvesting system off-screen ...heat pumps, a net-zero 2050 dream home

This is great with community gardens but this is unattainable for most, with the cost of land and housing who can afford this?

No problem with this... is it a communal living example? Again, would depend where it is.

You'd have to have land to do this and Sooke has very little land space available to lower income buyers.

This is the best image of all. My dream would be that all people would have this option for their homes.

This is ideal, but not practical for many houses to be this size without excessive sprawl. Smaller houses with native or food producing landscaping. Tiny house communities!

Residential developments in Sooke need more allotment gardens to ensure improved food security

Great backyard gardens for growing food in existing and new subdivisions. Can be located on serviced or unserviced lots.

I'm assuming this is a multi-family development around a shared garden? If so-- beauty! If its single family-- very nice, but it does suggest that neighbourhoods would sprawl.

"maintain the rural urban part of the community plan but don't expand it. Love the solar panels. More of these for sure!

The low environmental impact is important."

Love the solar panels but thats it...messy and uninteresting

In the outer area's perhaps

The solar panels on the roofs and the allotment gardens for growing food are great. Challenges the densification model, but growth, in and of itself, should not be pursued anyway.

If Sooke is going high density, this looks more like coop housing from Salt Spring

We need this. It needs to be affordable

Looks like a nice co-op type of housing idea that prioritizes sustainability. Yes!

If done right co-housing type developments can create very strong senses of community and work in harmony with nature. This has been achieved with great success in Europe. All ages are attracted to this type of lifestyle and there is virtually no fit in the region. Sooke should truly embrace this type of development.

Winner is the one with solar.

I think this fits Sooke's ideal in so many ways. Why don't developers build this stuff?

Love this idea of houses circling a common food garden. So important for people to have room close to their homes to grow food.

Encourage small farming amongst density housing

It would be awesome to promote some real value-added development in Sooke. The Creekside Commons Cohousing development in Courtenay is a great example.

Awesome option! A micro community within the community. A great co-op set up for those wanting to share space, resources and build close relationships with neighbours.

No cars or parking

Yes to this!!'n

Communal garden plots is a great idea.

This to me is ideal - featuring food security and sustainable energy. That's the Sooke I'd be proud of. I don't want to visit my old haunts and find them unrecognizable moonscapes like Langford. I want to look at them and feel hope for the future.

None of these are ideal!

"Romantic, looks like you grow what you eat, a very high goal. May last for a year and two than it will be paved over for parking.

Have you thought about a housing type where a duplex is stacked? one on top of the other, one ground oriented the other has a roof deck?"

more and better planned communities like Sunriver and West Ridge Trails

My personal favourite - space for everyone and it doesn't necessarily have to be for gardens.

This is certainly a utopian view, but with the Sunriver allotment garden full, we need more community gardening spaces.

Community gardens like at Sunriver

Is this one house on large lot or multiple houses sharing a garden?

Like community look to this Like the idea of solar

EXCELLENT. Would be a great pilot project for mixed generational/mixed income/subsidized housing. Healthy aging a place and looking out for each other! Count me in!

Like the solar panels, the community garden. The trees Hope that the homes are a variety for a variety of people. Perhaps it's a cooperative??!! This comment box blocks the image so I can't keep on looking and commenting on the details in the photo.

So fun! Instead of asking your parents for food, you just go pick some from the garden!!

I like the garden and the houses a lot! I would give it 10 stars for the solar panels and the big garden

I love the idea of a shared vegetable garden area as a "courtyard" surrounded by affordable housing units. It would give a more community feel.

you have the right idea with the food growing...Just improve the design so that it looks more like a living being than a rectilinear robot.

Anything that has bare yards and doesn't have a lot of green in it is going to get a low rating from me.

Closest thing to Sooke I've seen yet. Totally.

This is desirable in non-central neighbourhoods, but needs to be combined with large multiple-unit housing to maintain the density within centralized neighbourhoods.

My preference, but too big to dominate. Seeded through or on outskirts.

COMMUNITY GARDEN

I don't know if this is a personal garden or a community garden, but gardens are wonderful anywhere.

Streets and Paths: Image 1

works great in the Fraser Valley where there is lots of flat open areas. Not so sure this could work in Sooke to bike around the entire community like a Whistler Village Trail idea... willing to consider different plans

yes, very nice, Sooke is in such need of this, proper pedestrian, bike paths and walkways

Can't help but love a multi-use trail in glorious nature. Can't imagine where this might be apart from the Sooke Flats leading into the Sunriver parkland ... Flats are Sooke's theoretically best spot for a riverfront park -- with the nature preserve on the far side of the river nicely suited for a boardwalk bird-watching trail. I'd like to see the District work with the Community Association to open up the Flats to the public while retaining some camping spots as well.

yes please... separated pedestrian and bike paths. Green space. Love it!

I support safety for pedestrians. We need this all over Sooke, not just in the new developments where the developer is on the hook to provide such amenities. Sooke council seems to take no responsibility to make the older neighbourhoods safe for pedestrians.

Should be permeable surface, benches for enjoying nature. Ensure no lawns and native plants.

Images 1 and 3 are desirable; 2, 4 and 5 do not appear to be safe or enjoyable in many ways. Personal safety is a concern in all.

I like this as a concept with trails that are more rural. Just not sure where they would be given the galloping goose and the hills and waterfront we have. Good if we could have some more rural trails in the sunshine as they are definitely preferable walking/riding locations in the winter.

Perfection!

Properly marked divided bike path, that implies a route from place to place. Greenspace away from road traffic is good.

Dedicated pathways for bikes/walkers... yes!

Could you not have at least picked a local photo? I hope whoever is monitoring your contract takes note. How hard would it have been to go out and snap a few local photos that

demonstrate the image? This comment goes for this entire section on what growth should look like, by the way. It's very difficult for people to picture something that does not, or could never, exist here.

Lots of trails, walkways, green space away from road traffic as much as possible

Love to see more paths around town! And Bridges!

LOTS of this. Encourage families to be active together, dog walkers, runners, a way to meet like minded residents.

We need more paths like this. I love the walk from Grant Road to West Coast Road. It would be nice if there was a cross walk to get to Ed MacGregorpark though. If this could be extended up and away from the water front and have other connecting paths that would be awesome. Like in Whistler.

"This is the only

Image that actually preserves the natural beauty of an area. Do not destroy nature to add fake plants back, what's even the point of doing that, it's ridiculous"

People, bikes and vehicles share the same road.

Great idea but serious consideration and planning has to be given to multi use space. Walkers, joggers, with pets on and off leash competing with slow and fast bike riders.

A safe place to bike with families without the risk of motorized traffic.

Everybody likes the Whistler bic path. Along Church St, the 200m is a great start. To bad that Sooke rd has not incorporated any cycling.

We need MUCH better bike paths to connect to the Goose

I am cautious about liking this image too much because I believe Victoria has become too bike-lane oriented (to the sacrifice of all demographics who do not ride bikes or are unable to)

This is a very pretty picture and most suitable for trails in town. Don't think all of them require paving.

What's not to like? It reminds me of the Goose I hope the man doesn't run over the little girl. Lol

Safe, picturesque bike paths like this as an alternative to driving within Sooke would be amazing.

2 way traffic is important. How can the medians be more cultivated for food and fiber materials?

No need for bike lanes except around the schools

We do need a trail across the Sooke River but it is an estuary and large tides and currents. With sea level rise it will be an engineering feat.

Paths and trails and nature. Integrate this with townscape.

We already have this with Galloping Goose. We need more shared roadways for cyclists, pedestrians & cars in the town core

We need spaces for our children to go, grow, and learn to appreciate nature.

Streets and Paths: Image 2

Perfect for the town centre, but not sure Sooke is laid out to take-on this university campus look

Nice corridor but needs to be a permeable surface

I like all the green! Very important to plant just as many trees, bushes, etc as we take down

Love this too... this is how I want density in downtown Sooke to look

No thanks.

Too wide, more native plants. No lawn.

Confined visibility and walking security will be a problem here.

this hits most of the boxes for me for high density areas. walking and wheeling friendly. balconies and available outdoor space with lots of greenery. If you can combine image 2 and image 1 I think the balance of urban and rural aspects would be perfect:)

missing the commercial

Pedestrian friendly away from traffic. Would this path be shared with bikes, seen at right? if so, could be accidents. Not very street ambient and possible security hazard at night.

Why does it always have to show multi story apartment buildings

Really like this type of interconnecting pathway between multi-level buildings, makes it more like a community, especially if there's also a central plaza. Nice to see bikes given consideration.

love this. It's been proven that trees and greenery are very good for mental health and other aspects of health. Give me lushness if possible in plantings! This is so appealing. I would want to walk along here. More pedestrian friendly walkways. Sooke has too many cars. All the developments are lined with cars. So unappealing and dangerous. It's impossible to see if anyone is coming out on to the road and it feels unhealthy.

Lots of walkways that aren't on busy streets

It would be great to have traffic free areas, they don't need to be this wide and need more trees and benches.

Open, airy walkways for residential neighbourhoods. Creates a sense of space even in higher density areas. The garden areas add beauty keeping nature in the development. This style would be nice with image #2.

Why destroy nature to add back 'fake nature'?

No cars or parking

Wide paths for sure. Don't allow developers variance on space requirements.

OK, I don't think Sooke is ready for this kind of density. Europeans have fewer cars.

These are very high density but at least there is a lot of green and space for pedestrians or bikes.

if we are going to have larger buildings, a lane such as this between buildings landscaped with greenery and seating is great for residents.

Like the absence of cars, family friendly housing. Looks like a fire lane access where you can walk but not have any structures like play equipment--- too bad it's like that

Imagine just riding your bike on the street! So great.

Lots of trees and bushes and and it would probably smell really good on this street (fresh air)

This image shows that even blocks of condos can be made more attractive; I approve of the wide pedestrian areas and lush greenery.

i like the greenery. The only improvement I can imagine is a planted path for pedestrians.

Some effort here for greenery and walkability. Not bad for a cityscape. But no dogs in sight!! This is Sooke for heavens sake. Did you notice?

Claustrophobic. Apartments can't be both sides. But some car-free walking space good. Safety/security a concern?

Walkways are important. Hope there are playgrounds/parks near any group housing.

Streets and Paths: Image 3

This looks like a much bigger urban development, not like Sooke at all. Too urban altogether.

Good - make the sidewalks wide enough for cyclists. A dedicated bike lane is too much. I ride my bike in traffic - it works fine. I don't need a separate lane, and there aren't enough cyclists to justify the cost

If that's a real brick building, that's awesome, nice large sidewalk, Sooke needs this

I believe creative sidewalks can be expensive and hard to maintain, but worth it in giving certain town centre streets unique charm ... Brownsey's sidewalks are the logical spot given they're not built yet. Also creative use of paving stones and permeable surfaces in the Lot A plaza.

Don't waste limited space in town center trying to squeeze in nature... keep the development footprint as small as possible with nature all around

Too much brick, too suburban, not enough green...no small town charm

No thanks.

Too wide. Native plants only.

Improved street activity is better for pedestrian visibility and safety

So long as these buildings don't exceed 5 stories with set back on top story.

i like the wide sidewalks, lots of room for walkers, wheelchairs, strollers. I assume bike lanes are present on the streets. Love the green and eventhough the buildings don't seem to have balconies they do look inviting. . .

Looks costly to maintain

No bike lane and foot path much too wide implying sharing with bikes. Not a good idea. Some greening of path borders is OK

Nice wide sidewalk and xeriscaping.

I feel like we could building 10x the amount of sidewalk around Sooke if we traded this in. Love the idea, but we need safe routes all over the place and there is only so much money to go around. The image is lovely!

Lots of green space, wide off the road walking space. Trees for shade, animals and quality air

This is a city scape not appropriate for Sooke

The brick work is attractive, much better than plain concrete sidewalks, the grasses and trees are attractive.

No bike lane visible in photo

Yes plantings in public space to achieve carbon neutral status.

Decorative walkway is visually appealing with the added plants giving a parklike feel, even next to the road.

Nice but not for Sooke. Looks like a very high density development. Yes separating the walkway from the road is a good idea. Did you notice there is no parking on the street. What Canadian street can give up the parking.

Love the wide sidewalk but too dense

this is pretty but requires a lot of maintenance

too "big cityish". You can see this in any hamlet of a big city

I like the separation of sidewalk from street with plantings Like the pavement with character. Want Sooke to have a cohesive, unique creative style so we are distinguishable from Sidney, Brentwood Bay, Duncan etc. This sidewalk is not somewhere to linger...block doesn't have much character otherwise. Too manicured. Too much tidy brick ... you're meant to keep on walking. Is this what you wanted me to notice?

I like the pathway and the plants

This looks like the design of someone in front of a computer with no thought for plants and animals. It looks expensive and worthless. Let's save our money for more important things than bricks and ornamental plants.

Seriously? This is a city. People who live in Sooke do so for a reason. That reason is personified in this shot. Makes me twitchy just to imagine that you think Sooke could be like this.

Yes to grass and trees, but too urban and fast-artery dominated.

Pavers look good but too expensive. Spend the money on sidewalks

Streets and Paths: Image 4

don't agree with bike paths on major roads. Share the sidewalk instead

Bike lanes good. Cars are still in charge

Nice way to soften and beautify roadscape.

I give this 5 stars because of the separated bike paths, sidewalks, landscaping. I want the waterfront part of Sooke to have more character and charm... but if the rest of the Sooke roads looked like this it would be amazing

Has potential if designed properly. Sooke isn't that well known for good designs for infrastructure so I'd want to see a lot of public input and townhalls.

Very typical, not distinct. Needs more greenspace, native plants only. Permeable surfaces. May need more obvious separation between walking and bike paths for visually impaired?

This kind of thing is better than what doubtless existed before, but I'd like to see the car lanes a bit narrower so that humans and greenery has more space.

nope, bike paths are great but looks too manicured and street/car focused still.

Yes to bike lanes

works in a Single Family area or transition area.

please do not turn Sooke into victoria with bike lanes

Clear bike lane, with some attempt at greening the path borders.

Separate bike lanes much needed.

I think separated bikeways are the way to go on critical routes. Doesn't work in most places. Grant Road would be a good spot for this. the whole length.

Not sure what we're commenting on here. Yes to bike lanes but the streets look too wide and too barren to me

I suppose this refers to more bike lanes which is a must!!!

bike lanes are important! especially how commuters get to and from work, would possibly reduce the amount of vehicles on the road and make it less busy

We need sidewalks before we need bike lanes! Just connect the Goose to Town Core and cyclists will be happy

Too city urban

Dull, basic city look. Not enough landscape.

This is the saddest attempt at 'green space' I have ever seen

Yes to bike lanes as long as they are separated from pedestrians. This does not mean shrinking existing road space. Look at the nonsense Victoria is going through.

Yes I think bike lanes are essentials.

Great bike paths are essential but please don't make the same mistakes as Victoria

It's good to have visible lines!

Although very attractive, this takes up a lot of roads space.

Accommodating pedestrians, cyclist and traffic in a safe manner will afford more flexibility for travel. Keep as much greenery as possible.

Exactly what Sooke and the highway to Sooke needs! It's really a shame!! There are never any plans for paths out of Langford to Sooke that parallel the highway. The G. Goose is the only path and it takes you so far in to Metchosin it can never be used as a commuters path. What a shame.. The Community Plan at the very least should include plans for bike path from the new hwy construction at Connie Road right to Sooke

"Like the bike lane .

Want a more natural organic feel. I can easily tolerate messiness and weeds if I feel that residents are enjoying their lives, are engaged with community life and can express creativity.... even if it's not my personal taste.

This survey is sooo much more than ten minutes! Yikes!"

I like that there's a bike lane

Walk, Bike, drive. I like options. Perhaps the edible landscaping part of it could use improving.

Bike lanes from Galloping goose to town centre And More ! Should twin highway with a proper bike commuter path

Ohh suburbia. You look so boring. I hope we can be more creative and reduce pavement in favour of permeable surfaces.

Looks like Point Grey. Cars should be slowed, but bicycle lanes must be used practically. How many people use those big bike lanes? Social engineering should be practical more than idealistic.

Yes to more cycling paths

Not sure if this bike lane comes from a building or maybe a road. I love the added safety that bike lanes provide our bikers. However, I am concerned that their added expense may reduce the effectiveness of some road planning, and prevent new construction. It needs to be a well planned addition and follow a major new build. At the moment, we need our cars to do anything in the area.

Bike lanes important, but integrated with cars only if necessary

Streets and Paths: Image 5

not a fan of bike paths on major roads. Find alternatives

too much overhang ... sidewalk doesn't "breathe"

LOL... this is a joke, yes? NO!!!! Look at the size of the car

Very ugly

Looks too much like intersections along Jacklin Road in Langford

Images 2 and 5 reflect where we don't want to be -sterile and potentially dangerous environments. The other three can be improved to be more applicable to Sooke from a design and functional perspective.

This doesn't inspire a sense of "zero emission community"

no way, the cars are the focus of this town! Although bikes are present, neither bikes or pedestrians are front and centre.

Building impinging on street. No visible bike lane. Gas powered pollution emitting vehicles too close to residential buildings and walkways.

Difficult to tell from image if that is a separated bike lane? I'm rating it as though it is not. Proximity to vehicles is too close. Vehicle-centric.

Looks like Winnipeg

A bike lane is better than nothing, but I wouldn't bike here. Looks unsafe and the buildings are unattractive. yes to street trees!

No sidewalks? Please no.

Sterile. No style. Too much concrete. Doesn't fit a west coast village.

This image should get zero stars

No bike lane

Not a fan of building edges being right on the sidewalk/street edge.

Cycling lanes make me happy - biking into the town of Sooke for a coffee? So lovely.

"A road with a bike lane. All good. The building is not very attractive.

You have not provided any example what to do with Sooke rd. the road is to capacity and for a while (a decade) the car will increase. I believe the only way is to get people out of their SOV. Make it even slower. Make the bus move."

there is no separate bike lane here but there is a sidewalk. There is also space for mature trees along the road.

Bike should have their own paths !! Sooke could be a destination for regular and e-bikers.

Nope!!

bike lanes or a line to demarcate the shoulder are important for the safety of cyclists. It's nice to be able to walk out of the rain.

I feel sorry for people living here. It could be worse though without trees.

{Please avoid. Building too close to road, which itself is too fast.

VERY UNATTRACTIVE

density to high

No(how old is this picture?)

Like the shared concept

I like the trees and the sidewalk. I don't like tall buildings that obscure the views. I don't know where the parking is for this building.

?? 1967 chevy in photo - where are you getting your ideas from???

Neighbourhood Hubs: Image 1

Yes! Give it a Granville Island vibe.

Lot A plaza -- but with much more creative design, water feature, greenery, shade, etc.

don't hate it... but the scale seems a little large. Liked the relaxed and more cozy/intimate look of the other options.

I've been to lots of areas like this. Not sure Sooke is designed to have this kind of setting.

Has appeal but not a first choice for Sooke; doesn't have that desirable appeal; a bit sterile.

bigger trees

yes! outdoor space that can be used by all folks, low rise buildings that don't overwhelm our space. greenery. The only concern I have with this one is that because of the size of the open spaces if there is no one there, will they look forlorn?

Nice off street patio space. Implies quite bit of concrete and could be "greener". Where does this space drain when it rains?

Too close to vehicular traffic (I think I recognize this spot in Vancouver - noisy, congested, and polluted - actually not a relaxing spot for individuals who value getting away from hubbub).

good but there is no bike parking

OMG - none of these photos depicts a grocery store, or a bank, or a garden centre - places where REAL PEOPLE GO EVERY DAY. Every single one is a coffee shop. Sorry, but I don't have time to mingle and drink coffee all day. But I would like to see what is envisioned with respect to a neighbourhood hub. A likely scenario would be a small convenience store, maybe an ice cream

shop or bakery, yes, a coffee place, a food truck or two, a gas station. This exercise is insulting and infuriating!

This would be wonderful in a strictly commercial district. The second you have residential, you have complaints and everything shuts down early and it's ruined.

Lovely way to bring residents together in a casual setting, while supporting businesses. Spacious areas like this would be great incorporated in image #4.

Yeah we need spaces like this. It would be nice to see pubs have some large tables where people end up connecting or long standing tables where people who don't know each other start to have conversations. (kind of like in the brewery)

No bike parking

Yes but depends on what is offered. Smaller spaces preferred.

This space has a cluttered look, but gives the option to gather together and relax.

Make sure there is enough parking. Sooke is a place people drive to

This concept is open, warm and welcoming, I especially like the greenery and that it is a non traffic area.

I like the idea that a commercial enterprise could be in the neighborhoods. A bakery, a cafe, a gift shop, a deli and more would all work

Looks like Granville Island. I hope there's room in Sooke for some practical stores too... Your images aren't offered the more mundane. We don't sit around and drink

I like the big tree in the middle and that people can bring their dogs here

Lots of space for walking, lots of free seating, plenty of small businesses nearby - I love it!

I like the trees. The chairs and tables make it look like you have to be a customer to be there.

These ALL look like BIG town images. We should be refining the look of a village

A holiday spot perhaps but not a place to live. Not a place I would choose to visit though. I prefer off the beaten track places that are cool. This looks like hipster land. Sorry. Not Sooke.

-- Easy, separate from traffic, not separated by business-- But it rains a lot here and cover is needed: innovative ways of covering outdoor spaces would be a great contribution.

Neighbourhood Hubs: Image 2

this is okay

most of these aren't neighbourhood hubs, they're examples of commercial development.

Where might Sooke's answer to Cook Street Village be located? Can't imagine. But this kind of open, friendly cafe & social gathering place is akin to the Stick and would work in the plaza on Lot A.

Don't hate it... but doesn't jump out at me either. Too much brick..

This is doable if done properly.

Cool street Cook St village. Mostly surrounded by single family homes. This is not located in Dallas Rd and that's part of how much warmer it is.

Better than the previous image; more suited to Sooke

Yes, by all means-- lets look to Cook street in Victoria for inspiration

this works too, wide sidewalks, places for folks to sit and mingle along with greenery. I should also say that i like the idea of local stores and not box stores or chain stores. I am not sure if that is addressed anywhere. Smaller meeting spaces might be more appropriate for our town to keep the village feel.

Bland with wall seat projecting into pathway, apparently with bikes allowed (at right). Could be problematic.

Nice, welcoming, open and spacious-feeling, no high rises.

Not west coast village. Boring. Doesn't add anything.

No parking

Please for the love of all things good - ban the planting and sale of invasive species like ivy. That creeping ivy is why I'm not voting this higher.

"At least two story, nice how the road is separated from the sidewalk.

Go and have a look at Lynn valley center in North Vancouver. Mixed development with music stage for free performance on Friday night, pub, small stores. Re design the Village Food Market parking lot with a temporary stage.

I think Sooke needs a bypass, or maybe it can be ignored because it is only for a few hours a day."

I no longer have any idea what you want me to comment on!

There's a little place for sitting. And there's an ICE CREAM STORE!

Fine, but I'd much rather see public spaces designed for hanging out in as opposed to just "sitting on the sidewalk".

Businesses with the infrastructure to support a lively outdoor scene for their clientele (large, well built patios like shown in the photo) would be great. Having these businesses close to the street also makes the town core feel more lively and encourages visitors driving through to slow down, observe the community action, and encourages them to participate in it.

no public gathering space

Cook St village. Nice trees. I loved living here but now I'm in Sooke. Keep Sooke wild and small. And no chain stores please. Just small local business.

Too crowded to street

Neighbourhood Hubs: Image 3

love the awning, relaxed feel, the neighbourhood charm, the trees, landscaping, bike racks

This has a rural feel to it.

good reflection of potential street character in Sooke

ditto

i like this, low rise building with easy access for walkers and wheelers of all kinds. greenery also a highlight. Also, smaller meeting spaces a good idea.

OK with some trees but seated people spilling on to walkway.

bike parking needs to be sheltered.

Imagine.... stores in Sooke! What a nice idea!

West coast vibe, good for business area shown in image #4.

No parking

Downvoting for planting of an invasive non-native plant (bamboo). It's time municipalities step up and intervene about allowing invasive plantings.

Great, modern, No density, move away from one story commercial buildings.

A destination for cyclists Good idea

"Yes I like small shops with bike racks and place to sit. With trees.

Don't want big box stores or drive-through fast food. Want real/local retail opportunities for entrepreneurs offering goods and services that enhance the quality of our lives"

I like that you can park your bikes there

Outdoor seating and bike-friendly areas would be very welcome.

this is commercial and not a public gather space.

Looks like my old hood in Victoria. Why can't we have pictures of Sooke? Do we really want to be somewhere else? Why are we here?

Practical and easy.

Sooke should start making trails walkways paths and green spaces allowing for sitting areas mandatory in the town centre areas when there is application for any new commercial development

Neighbourhood Hubs: Image 4

this works in Park Royal South - and could work in either of the shopping centres

Again I like this idea, but without having vehicles present

If space permits and there isn't a better use for limited developed space

Looks nice... but perhaps too planned and pretty. Confused by the cars and the pedestrians walking on the road...?

Has potential depending on the area.

People walking on the roadway? This seems unsafe, exclude cars all together.

Visibility and safety are good; possibly too 'uptown' for Sooke though

This image and Image 1 have only limited suitability to Sooke's future character; don't reflect the objective of maintaining a rural/small town character.

I had a hard time rating all of these as several of them were appealing. Smaller open spaces, lots of greenery and flat surfaces good for walkers and all wheelers are the priority.

Broad pathway for pedestrians/bike is good. Cars do not seem to fit. Off street patios seem to be OK. Could be greener

This one is a bit misleading, as it shows pedestrians on what looks to be where a vehicle would drive. Would be nice if the vehicles had a defined point where they could proceed no further, and then the rest of it is strictly for pedestrians and those with wheels (scooters, bikes etc.).

Commercial District!

Open, well lit, pedestrian friendly, accessible to all businesses, safe, welcoming. Would be great to end at the waterfront. Needs more west coast influences.

Would be better if these streets were pedestrian only

No bike lane.

Not like this as vehicles compete with pedestrians in a single lane walkway.

The open feel, lighting and clean lines are appealing.

Typical north American cleaned up main street, lined with one story shops. Not sustainable, we need more density. The bollards define the traffic and separate the pedestrian. A model like Granville Island is much more successful where car and pedestrian are mixed and cars are slowing down automatically.

Hate the metal stanchions. Not quirky enough. Worry about the mix of cars and people

I like the bigger sidewalk and the lights over top

All the gathering space is commercial. The open areas are pathways, not conducive to gathering.

Wow. Not Sooke. I'd hate to live there. Oh wait. I couldn't afford to live there.

Maybe on a limited basis at waterfront

-- Cars must be able to get close. In behind storefronts? -- I like the feel. But must avoid fakeness and ""development"" look, provide possibility for individual businesses to express themselves.

Neighbourhood Hubs: Image 5

folksy corner store vibe - not really a town centre concept in my view

neighbourhood commercial hub ... grocery, coffeeshop ... but perhaps with just one floor of apartments above to keep it Sooke-sized. There's a beautiful example on West 4th near Banyen in Vancouver.

Yes, one in every neighbourhood please

Ugly

Building's relationship to the street and to people is good

Images 2,3, 5 and 6 could definitely fit in Sooke in terms of scale, use and character

This only works because of the well developed tree canopy near by.

too much car and street focus. but like the living space above.

giving this a 5 is not so much about the sidewalk, but the fact it shows a 3+ building with commercial on the ground floor.

Shop/business premises too close to the street and people forced to sit on kerbside. No bike trail.

Just looks a whole lot of residential to me... pass

Too old time city

No. Notice people sitting on the curb. Potential for serious accident.

Hate to see boring, wasteful grass. Love to see municipalities encouraging boulevard gardening with native and edible plants.

Obviously a historic building. However the mass, density and the corner coffee shop a nice combination.

Older style housing over business. Good for downtown area and suits the flavour of Sooke

Sure... mixed use is good. This is an old apartment building...likely its affordable I hope we no longer build them with small windows, no balconies, not solar panels

there is no space to gather

Looks like Victoria. We are not Victoria but I do like the trees. Can we have more trees please.

Cafe yes, lumpy building no.

Watch out for the views.

Neighbourhood Hubs: Image 6

Create a live/work business district outside the town centre where businesses could manufacture products and showcase in a market scenario

very nice

I like the mixed use... the simple relaxed look

Needs better design and character to fit in with Sooke's 'personality'; look at the Sooke Brewery site and extrapolate the benefits

Images 3, 5 and 6 are more suited to Sooke and could be desirable to achieve. Image 4 would be a desirable scenario, perhaps somewhat more rustic, for the waterfront.

meh-- Too much hard surface.

prefer this to image 5

Premises look like a domestic garage. Too much concrete, tiny concessions to greenery and no obvious pedestrian or bike accommodation.

I like the various architectures I see in the pictures in this section. I stopped short of five stars because plantings feel generic--shrubs etc. I would love to see more focus on edible plants--herbs, greens, edible flowers, nut trees, fruit trees. Is it possible to treat urban plantings like an extension of our local food system? If restaurants are going to have plantings, could they grow some of their own food, herbs. Examples of restaurants doing this, even in Sooke I think (Wild Mountain)?

Residential... it won't be city people and there will be noise complaints and it will be a ghost town. Please separate the commercial district for commercial only!

Too industrial, too congested.

No parking

Neighbourhood style pub/restaurants are great.

Again please keep any multi story construction away from the Harbour. All of that multi story construction from Phillips Rd west, south of Sooke Rd should never have been permitted, keep the view and access to the waterfront PUBLIC!

Modern, great design, I like it. To the left there is density, important!

Only commenting on one photo. We need a town square either by the water or in the lower Otter Point/The Stick/Legion/Community Hall area.

I like apartments/condos in the picture

"I'm done... too many images of similar things

Idea- How about incentivising and encouraging businesses who manifest our community's values but giving them a discount on their business taxes?"

No, it's disappointing that there are no pictures of neighborhood hubs that include non commercial gathering places. I don't want a future where I need to pay in order to socialize.

This doesn't look at all like Sooke but it could fit in.

Odd-looking but practical.

Growth Scenario Comments

Scenario A Comments

This dev scenario perpetuates greenfield development, doesn't encourage densification, and relies on private automobiles. This option would also be the most expensive from a maintenance perspective.

This is obviously not beneficial the way it has been presented. I would be interested to know more details, however at face value, this is not appealing.

Very concerned about "11% of growth . . . cannot be accommodated in the Community Growth Area... and natural and rural areas may be affected". Then reduce the growth in single detached homes.

too much impact on natural areas

I think Sooke both needs to density the town Center and allow new residential developments to occur. People are moving to Sooke to have a yard, not to live in a condo.

Would like to see community nodes. Don't want the town to be turned to a city.

My preference would be to not encroach on natural or rural land, and keep the impact of growth on the landscape as minimal as possible. Unchecked growth into these areas can change the feel, character and appeal of communities for the worse.

Would rather have as much natural and rural area as possible.

Naturally no one is thrilled in the removal of any forested or agricultural lands but in order to accommodate the growth it needs to happen somewhere.

No more urban sprawl into rural areas, we are not Langford.

Town Core Development is critical for a flourishing and healthy business environment. Work/live/play all within walking distance is a preferred scenario.

Building needs to stop in natural areas

I would hate to see more natural areas that are currently used for recreation be developed for dense housing.

I don't like the impact on natural and rural areas.

I like working and shopping within walking distance of home, existing District parks within walking distance doesn't acknowledge other regional parks like the Goose, less concerned about impact on natural and rural areas

Planning scenario A does a disservice to what makes Sooke special. As a small town on the coast there is a pride in its ability to make everyone feel at home, to build parks/walkways and ensure economic growth. Sooke is at a turning point where it can either follow the urban sprawl of Langford, or distinguish itself as a forward-looking community that take advantage of its beautiful coast. By focusing development on new residential areas, takes away from close knit community that makes Sooke special. Given the recent developments, that look like urban sprawl anywhere else, it removes Sooke's personality. Town planners can do better than this, and owe it to the community to look for alternatives.

I do not like the destruction of more forested land to accommodate more houses. Animals need the habitat, we cannot push the animals back any further.

No land use changes in a climate emergency. No emphasis on single family homes in a climate emergency. No further loss of wild and undeveloped land in ditto. Views of the basin will be blocked and even with a waterfront walkway the basin area will be privatized.

With how fast sooke is growing I would like to see development happen across the area with consideration for Large lots and stop the

suburban sprawl :-(

I think that it's "ok", but the impact on natural and rural areas is rather big.

Hate to see impact on nature and distant parks

Concentrating commercial development in the Town Centre is a good thing. However, this scenario has far too much development in natural and rural areas and encourages development outside the existing sewer serviced area.

Keep the residential growth near the town centre and behind it, where development is already begun.

Lack of business area growth and traffic pattern issues

Residential growth to expand outside the town core is good, hopefully land size, build quality and value can be maintained

The 11% Area should allow for more growth.

Yes, of course there will be a negative impact on Sooke whenever development takes place on undeveloped land and it assumes that car transportation will be the only way that one can get in and out. Food security will fail for this idea as farms will not be able to coexist with residential areas. Any mature trees cut down or geography changed for the benefit of people reduces the biodiversity of our ecology.

This will continue to impact rural and forested areas. Sooke is taking down too much greenspace for development. We DO NOT want to be like Langford. We move here for the environment and Sooke Mayor and Council are destroying this town.

too much sprawl without adequate densification. Touching up on key natural areas and adding to traffic congestion (more side roads leading onto key feeder routes

puts growth on the east side of Sooke river, rather than developing the real town of Sooke

Don't want to see more of the areas that are currently undeveloped "developed".

Sooke is known for its beauty in forests, ocean and wildlife. Global warming and a shift in climate are already impacting our natural environments. This plan will only further stress natural systems. Sooke should not grow to the detriment of nature.

Don't like a scenario which is catering to ANY increase of single detached homes. 11% more encroachment on already compromised and dwindling natural areas. We're quickly decimating the natural beauty here as well as appropriating the habitat needed by the animals, birds etc. whose land we share. Would like to see a moratorium on any more single detached house builds - waste of space, and typically they have 2 garages plus driveway parking, and often a suite, so the increase in vehicles due to one detached home can be as much as 4 or more vehicles per! Please protect as much of the remaining natural and rural areas as possible and densify housing.

do all homes have to be detached? what about duplexes or quadraplexes with lots of shared land around them, as in Britain? Small footprints for housing, large lots for growing food (maybe chickens and miniature goats) in keeping with local food resiliency. Nice to have little stores and daycares within walking distance for each small community with safe paths (away from roads) and of course solar panels, heat pumps, rainwater harvesting and EV chargers. Make composting toilets and recycling grey water okay in the Code.

I think we should focus on preserving our natural area as much as possible. Considering how much nature Langford is destroying, literally blowing up mountains for houses and commercial, Sooke needs to do all it can to preserve its natural areas as they will become scarce in other areas of the lower island in the coming years and decades.

It appears that this is leading to an assumed position, the growth areas should be to the District boundaries.

Dislike sprawl, fragmentation, potential for more ugliness, impact on natural areas

too many single detached homes.need densification in town core.

need to expand sewer service for new growth areas

Like more walking to shops and work, don't like reliance on natural areas for expansion

While not too bad in principal - how can the town center develop if all taken by housing (notwithstanding commercial/residential) Waterfront area must be protected

Do not like the increased impact on natural and rural areas. New parks would have to be constructed to have livable neighbourhoods.

Area for growth of single family homes for those who desire the family growth approach.

Not a bad situation, town center not too dense

Sooke is being turned into a complete [word redacted] community by the current administration with escalation of homeless and low income housing

Slow down the growth! We cannot continue at this rate!

future residential growth and related intelligently planned infrastructure should be promoted for rural area beyond grant rd/otter pt rd. Also plan/promote small commercial hubs so that communities are built rather than just rows of houses.

Expanding the sewer system to accommodate the areas of Saseenos is critical. This is a vital housing and business development currently underserved area. It's definitely worth the money for the health of the Sooke basin which is a natural wonder. Please do consider this.

There is efficiency in continuing with growth in the areas that are already developed. Since each scenario excludes ALR land, I'm not as concerned about the portion of development that will have occur on currently undeveloped land.

I would prefer not to build past existing sewer, though the OCP should consider expanding sewer reach across the bridge and into existing neighbourhoods not currently serviced. I think that development would be better towards the water rather than out otter pt. direction.

It's imperative we protect natural areas as much as possible. More densely developed residential areas with less sprawl would be ideal. Ensure incentives exist to encourage native landscaping to reduce the impact on natural areas.

Before responding to the slider option, I viewed all three scenarios and the impacts that were evaluated; unfortunately the evaluative criteria were not consistent between scenarios giving perceived advantages/disadvantages to A, B and/or C. To provide for an equitable and transparent evaluation/selection of preferred alternatives the potential impacts, benefits and shortcomings should be equally dispersed, i.e., evaluative criteria for each option should be the same across the board. From my perspective there need to be options for everyone - commercial development in the Town Centre and in neighbourhoods; residential development that suits the needs of a burgeoning population that includes affordable and achievable housing, housing for seniors, housing for single-detached residential use and those who want to own their piece of ground and be part of a residential subdivision because of the ambiance, character and balance it provides, as well as its desirability based on personal choice. This should be an alternative offered up as well as higher-density residential development to accommodate those who want a more dense, perhaps more active and diverse neighbourhood. There needs to be development in the Town Centre for commercial, residential, cultural and recreational needs of Sooke's future population. Not everyone wants to live on a single-detached lot in whatever neighbourhood, nor does everyone locating to Sooke want to live in the denser, as proposed, Town Centre. There needs to be expansion of the Sewer Service Area for development to occur throughout the Community Growth Area identified in the current OCP and the CRD Regional Growth Strategy. This is the only way in which the growth anticipated for Sooke can be accommodated. There is very little infill that can occur and until an attractive and affordable

form of housing can be provided in the Town Centre, locating higher density development there will likely have serious shortcomings in terms of investment for DOS and for those landowners who build there. In terms of a development scenario for Sooke, the District should seek a balance between development on vacant lands within the Community Growth Boundary and the Town Centre. It also needs to focus on where it is going to create meaningful employment that will keep residents in work environments in Sooke and reduce commuting and thereby achieve GHG emission reductions and make for a more "whole" community.

We need to minimize our already heavy impact on the wildlife and natural areas that people come to Sooke to be close to

We don't need more housing we need business and all that gets built is more townhouses.

We don't like the sprawl that creates HORRIBLE traffic. Traffic and parking are the top 2 issues making Sooke residents angry.

More growth is great, but I'm concerned what that will mean for the infrastructure and taxes.

We know that development, particularly in areas of forest or grassland, both destroys ghg absorbing natural assets and increases emissions through embodied and ongoing dynamic emission in buildings and transportation. Any plan that involves further encroachment in natural areas is totally wrong-headed! Sooke needs to consider reducing it's population growth.

It is a difficult rating system as we are a spread out community. Confusion exists between DoS Parks and CRD Parks relative to walking distances. I agree that as development continues proximity to shopping and employment will improve, hopefully for many. We are at the very edge of Canada, so of course as the population grows so does our need for space. Natural and Rural areas will diminish yet not in a bad way... yet in a respectful, required manner.

i feel growth is needed to accomodate families, and providing a variety of housing opportunities will help house people.

Keep the town centre thriving and the focus of Sooke! Views of the harbour and mountains and ocean should be maintained and not be obstructed. That is a huge part of the beauty of coming into Sooke and seeing the ocean and mountains. That has mega impact!...feeling as though you are coming to a place where the rainforest meets the ocean.soo

least preferred option because of few parks in walking distance and impact on natural areas

I'd like to maintain accessible green space, parks and such, maybe a disc golf course too

I like the concentrated growth in the core area but HATE the impact on natural areas and loss of existing parks.

Unmanaged growth that has significant traffic implications - not desirable

I don't like the impact on natural and rural areas, as well as how parks will be impacted.

Hi-- so I did this survey yesterday, and only realised this morning that I had more to say, so I'm saying it here. I notice that all three scenarios are built around the same amount of anticipated growth-- and it about just figuring where to put it and what it should look like. This approach

doesn't account for the very real issue of housing development as a net annual emitter of greenhouse-- gasses. One new home can result in as much as an addition of approx. 19.68 tonnes of CO₂e per year. Housing for an additional 7000 people would be say-- 3500 houses. That's an additional 59,040 tonnes CO₂e annually. In order to reach net 0 emissions, we have to REDUCE our current rate of emissions, (56,679 tonnes) by 82%. Clearly, a growth of 3500 dwellings will take us seriously in the wrong direction. Official Community Planning in a time of Climate Emergency must genuinely address GHG emissions. We can't do that if we keep building.

Not pleased with the 18% sprawl outside the CGA. Modest infill growth only, please. The Grant Rd. West growth area makes sense since the Grant/Thrupp connector will be our town centre bypass, but I would hate to lose the large potential farmbelt running from Grant/Maple to Woodside Farm.

I think we should focus on shops for the people that are here. Stop building houses and destroying our beautiful, and easily accessible, forests

destroying the natural surroundings for growth should be deterred from

Personally i feel there are ways to grow where a really rural feel can be maintained by large amounts of green belting, and allowing for unique subdivisions that embrace nature. Lets build something that people want to live in as a community. something unique , not just another urban waste land. Housing affordability will only be achieved by making lots of land available for development, and then we can develop in a way that developers are not trying to achieve the last penny out of every sq foot just because they have to.

Increased impact on natural areas will make sooke into langford 2.0

It is important to protect the natural beauty and rural areas. Walking to work and shops etc should be key to our future planning.

Yes, restrict high density and highest amount of growth in current sewer-serviced area. Maintain Sooke's rural character by limiting growth in areas outside sewer-serviced area.

I don't feel the status quo is the way to move forward.

Impact on natural and rural areas will be detrimental to the flora and fauna of the area, and even more importantly will increase fire risks when homes are built in forest areas.

Impedes nature areas

We are concerned about impact on rural and natural areas. We live in the downtown area but enjoys Sooke's rural spaces.

I'm not sure that growth is the best option. How can we limit growth altogether?

OKAY

The impact to natural and rural areas is misleading. Overall I find your metrics to be poorly explained.

Look at the existing O.C.P. we don't want a town built only along a highway we want a town with a central core a hub of the community - clean up the existing O.C.P. there is nothing wrong with it other than it should be simplified .

Let's start by increasing services water, sewer, gas and maintaining what we have

Additional residential impact on land without more business and services to live and shop within sooke

I don't want too much density so that green spaces and farm areas in main Sooke disappear

We need more jobs in Sooke. Our core area needs to be developed with west coast style and at a scale that allows access to the water and building heights of about 4 storeys.

prefer growth in downtown core

While I don't like having to touch some of the natural areas, it will be necessary to achieve a more spread out development.

The status quo means "anything goes"! We need to protect our natural and rural areas. We need more shops and parks within walking distance of homes.

The angry face is a bit intense, but I do feel strongly that we need to protect forested areas for recreation and environmental reasons.

I don't think there is room for all that growth in such a small geographical area.

Scenario A has a larger impact on natural and rural areas which is one of the reasons why Sooke is so special.

I like that this scenario still concentrates most growth in the city centre and sewage serviced area, I don't like the impacts on natural and rural areas.

New growth spread out more evenly

If you are planning to look at development over the next 30 years improving the infrastructure needs to come first. Expanding the sewer service is essential. Without doing that , how can you look at growth??

It is disheartening to see an impact on natural and rural areas, but it is difficult to avoid in a growing community. Perhaps Scenario B will be a better option...I am going to find out... :)

Limit growth in undeveloped areas

Don't like Residential Growth on undeveloped land. Build more on sewer access.

I don't like the impact on the natural and rural areas

Not enough parks

As Sooke grows so rapidly, this will result in needing to change in a decade or two anyway.

We need to protect rural area to keep Sooke spirit

we should not be impacting the natural and rural areas around sooke

STOP RESIDENTIAL GROWTH IN THE TOWN CORE!! WE NEED COMMERCIAL SPACE AND A LOT OF IT!!!! STOP PERMITTING RESIDENTIAL UNTIL COMMERCIAL CAN CATCH UP!!

Just spreading out doesn't help our community overall and certainly does more harm to the environment. It makes more sense to densify the downtown core and the sewer service area. We need to plant more trees, not just nice grassy areas with lovely little bushes. Where can we create new forests within DoS parks and boulevards?

With this scenario, vital wildlife corridors and wetlands will be lost. We need to protect these areas going forward. I would hate to see beautiful Sooke become another Langford.

The single family dwelling sprawl in greenfield sites while the town center is redeveloped with more single family dwellings or single story strip malls with zero personality. None of these options shows a lot of hope for parkland...

more homes are needed and unfortunately that would include undeveloped land...as long as it's done sustainably

Council and staff still aren't respecting the wishes of residents. We live here because we place high value on the existing small town, rural type lifestyle and don't want to become another Langford. Unrestrained growth is ruining what we value most. Ideally (and as the housing study reflects) we will retire and spend our last days here. We want the rate of growth reduced and we want to put the needs of existing residents first. Concepts such as promoting secondary suites make much sense in balancing affordability with quality of life.

Do not want incursion into already stressed environment north of Sooke

This question is answered, although it may indicate otherwise. This is a "neutral" response. Growth opportunities should remain distributed throughout all areas. New parks should be developed throughout the region instead of trying to force people around our (limited) existing parks. Also, note that the Galloping Goose Trail and beach access is located near much of the area outside the Town Centre/Area Served by Sewer.

Limited respect for natural environment. More vehicular dependent than other scenarios

None of these scenarios will actually allow Sooke to meet its vision of being a "net-zero emissions community", Because almost doubling the population will increase greenhouse gases through destruction of carbon storing habitat (Scenario A is worst for this), as well as increases of annual "dynamic emissions" to the tune of thousands of tonnes of CO2e per dwelling. While it may be possible to carry out some modest growth, focused in the sewered areas, even that growth must be carefully carried out with emissions in mind. If DoS is going to emit a tonne of carbon, they need to plan how they are going to capture a tonne of carbon. The scenarios in this survey pay no attention to any of this, and as such, will NOT support the vision.

Our green spaces must be preserved at all costs! Parks within walking distance from residential areas foster foster community relationships, and positively impact mental and physical health.

not enough densification

Put more resources into supporting transportation infrastructure catch up with current growth

Residential growth on undeveloped lands.

No further growth on undeveloped land.

Impact on natural and rural areas

This does not allow for needed services and community growth in Sasseenos / Kaltasin

More senior housing within walking distance of shopping needed

I don't like the idea of taking more ALR land for subdivisions nor forests/waterways.

Growth should be more concentrated to lessen the impact on nature and reduce sprawl.

dislike impact on natural areas. lack of parks

Too much nature is destroyed in this scenario

Really like the shops within walking distance

don't like impact on nature and rural areas

Developing undisturbed and natural areas should be avoided as much as possible. The community value they offer cannot and does not receive an accurate price tag. Existing degraded lands should be used for development if at all possible and building up rather than out should be encouraged. People from Sooke and visiting Sooke go there for the nature, and even those that don't live or visit Sooke rely on it's natural resources for health and well-being. Once a natural land is degraded, those original features are severely unlikely to be restored without huge expense, if at all. Better to practice preservation where that's possible.

Commercial development should stay in the towns core. Residential development should largely occur on the Victoria side of Sooke to help prevent already horrendous traffic congestion during peak travel hours.

I like the idea of a more dense core, with walking distance development. While there may be a negative effect of some rural areas-those rural areas were within the core and actually need to be developed. I would really like to see emphasis on a safe trails system within the community for pedestrians and bicycles (not e-bikes)

The impact on rural/natural areas combined with the lack of coherent vision for town center seems not great.

I don't like the idea of building along highway. It makes safe driving harder to deal with.

Development should be concentrated, walkways between blocks should be established. Major routes should have bike path. A towncenter should be established. A good example is Lynn Valley in the District of North Vancouver. Start with converting Village Food Market parking lot into a Friday night 7pm in summer music venue.

Only marginal improvement in access to downtown and parks and expansion of growth into natural areas when there is space for growth within the current town limits.

I find this form of survey is rife with explicit bias and hopefully does not inform council or administration in its decision making.

Interesting to show we cannot keep growing as we are.

need more homes and business in sooke

Sprawl. Rainforest destruction in surrounding hills. Car dependent. Expensive to service.

Building higher density will be the step into turning Sooke into another soulless Langford.

Impact on natural and rural areas

The impact on green spaces, which is what makes Sooke so special

Don't like that the environment is sacrificed

I don't like sprawl. The negative impact on natural and rural areas is sad.

As with all these scenarios, we should not be continuing to grow at the rate we have been. We should slow down big-time. Growth as usual is not an option. Sooke is tearing up its natural assets, increasing its greenhouse gases, increasing congestion, losing its small-town feel and not addressing the real affordable housing needs.

Stop sprawl. Keep growth contained and build an accessible and walk/cycle friendly village townsite. Increase and plan better infrastructure to create this village

Whiffen Spit needs sewers ASAP. Time to stick to the original plan. "A promise made is a debt unpaid".

I don't like the impact on natural and rural areas but like the rest of the scenario

Impact on natural areas

Too much impact on natural areas by overspill of growth in Community Areas. Solutions would appear to be either to maintain the desired 7% growth by increasing densities, or to move some of that growth into the Town Centre by increasing densities there.

Billings spit area underused.

I don't like the idea of our natural beautiful environment being destroyed for housing.

Too large of a negative impact on rural and natural areas

I do not like the loss of natural areas.

The sewer and city water area should be expanded towards Mechosin, thereby increasing the residential areas and bringing in commuters to Langford.

Adding more housing can only impact rural areas negatively. We have to live with that if we see a brighter future for a growing town.

development should be curbed in order to retain the integrity of the Sooke. If we want a big overdeveloped city - we will move to one.

we dont need to grow that much just because langford did doesnt mean we have to, metchsoin stood up and is the most desired place to live in the west shore, langford has no respect to green space and people are moving to sooke for that reason the last segment north on phillips rd past sunriver would be a excellent park for sunriver residents o hike its a small mountain with old growth its beautiful and needs to be protected

Keeping green spaces within town center or nearby is important for future

Business core too small ... there would be zero "walking to work". More infrastructure needed to the westerly end of town

Under no circumstances can I sanction even more natural areas being decimated

Too much impact on rural/natural areas

Insufficient infrastructure for population growth. will always be a bedroom community therefore need rapid transit!

No thanks to this scenario as it will just continue the existing scatter gun approach to development that we have now, and we still would not have a heart to the town.

I would like to support local rural areas. This will take more than simply allowing them to exist, but I like the idea of them being nearby.

Growth is inevitable. My concern is that services (roads, small shopping areas outside of the town core) must keep up with that growth. It is unthinkable that any new development would be allowed outside of an area without sewage. If the land is to be developed for any use, it must have adequate sewers, roads, sidewalks etc.

I think that this, combined with the neighbourhood hub in Kaltasin, would be something that could work

I dont like the sprawling growth on the hills. The new developments look like a scab on broom hill. Sunriver manages to leave grren space and so looks a little more tucked away. I do not live in either area but Sunriver is more pleasing to the eye.

Impact on natural and rural areas

I'm not too keen on the existing expansion of Sooke. In my neighbourhood of Woodland Creek, I have seen rampant expansion lead to congested streets with cars parked all over and a diminishing of the natural environment. With Woodland Creek being one example, I hate to see that continue until Sooke no longer has a natural beauty and looks just like Langford.

Rural and natural areas are part of the beauty of Sooke we should try to preserve.

Does not account for the need for commercial/amenities in areas outside Town Centre in order to promote active transportation. Assumes that single family detached and extensive expansion of sewer catchment area is something we can afford.

The 11% growth in Broom Hill is my reason for the frown (and the red-bar impact on natural areas.) The 43% area is too vague. Growth would need to be concentrated along the Throup/Grant Rd. connector route, and limited to this corridor. (i.e., a 30 kmph corridor given it

moves on a less than direct path through the SEAPARC lands, past schools, housing, the library and a tightly planned stretch of new housing along Grant Rd. West. (which is already subject to speeding and unsafe conditions for pedestrians). A commercial hub would logically be sited near Maple and Grant Rd. West to enable area residents to shop for necessities.

If you restrict building to a small area, lot prices will increase to a point where building is no longer viable.

Please don't move forward with anything that negatively impacts natural and rural areas.

Better use of spacing and developing existing building. Do not like impact on outskirts areas that would impact nature

Like the idea of continuing growth Grant towards Otterpoint but stop taking and not replacing all trees and cut down on the high density Stripping mountains blowing them up to put so many duplexes and 3 storey buildings is very poor planning in the town Start making the developer put better roadways in and plant trees make paths and trails in. Stop the high density

The town cores infrastructure cannot support more and more developments and subdivisions. The development will have to GENTLY spread out of the core

seems reasonable and well balanced - we need a greater diversity of housing options with brownstone type 4 plexes and town houses better integrated into the community rather than all SFH chunked into one area creating social strata. This disrupts the sense of community.

I don't know why the impact on rural areas is worse than C which is an area closer to the sea. Also there are parks in Otter Point Road and Sooke Road near the town centre. This option gives a better balance of population density

Thinking of both climate change and liveability, I would be very disappointed to see more sprawl around Sooke. It cuts down trees, destroys habitat, and means there are more cars on the road, all of which fuels the climate emergency and destroys what makes Sooke a place of natural beauty and liveability.

Sooke isn't introducing business and making it into a bedroom community, where all our dollars are leaving and going to other communities. Having more commercial/industrial business and having jobs stay in Sooke will help balance all this residential growth.

keep growth to the sewer areas. Larger building instead of single family homes. Don't allow rural areas to be densified keep those properties over 1 acre in size

Cramming the projected number of units developers are wanting will change the whole flavour of Sooke. Strategy must include a cap on growth depending on current and future infrastructure. The more area left untouched, the more land available for food growing and greenspace the healthier the community.

Encourages growth beyond what Sooke can manage re: climate crisis

Great future ahead. Can't stop progress.

I hope Sooke can move forward carefully and create/continue it's own identity.

not a fan of affecting natural areas - they are the reason i love sooke now

Not great for the goals laid out in the vision.

--

desire less impact on park space and more broad reaching downtown core utilizing waterfront

Very limiting for creating hubs of activities for Sooke residents to stay in Sooke and for potential visitors/tourists.

There is so much I realized potential in Sooke. This business as usual will never realize this potential. It is a recipe for a scattering of bedroom communities with no distinct character of its own.

There is nothing wrong with developing rural areas. Being able to afford a large lot and have space for animals and children is a great reason to move to Sooke. Don't get in the way of this.

I don't like negatively impacting the natural and rural areas

This is complicated and this survey is an over-simplification. Generally I'd like to stay within the boundary... but don't mind the density being shared around various neighbourhoods. Development should be on the sewer.

Continuing as usual is not sustainable

Sprawl is a part of what is causing the problems with Sooke's businesses - people live too far from the core area to get to it easily. And if you have to drive to get there anyway ... you might as well bypass Sooke and drive to Langford (sadly). I don't believe the current path is working for us.

We don't like the idea of disturbing natural and rural areas.

Unfortunately, I don't see sprawl as being the answer to Sooke's development long term.

Sewer and water services need to be extended to the community growth area so that more people can be comfortable putting up single detached homes here. Decreased lot sizes or allow zoning for carriage/tiny homes on properties to allow renters on these properties.

I'm not in favour of the wholesale destruction of natural areas we currently see.

This option just seems to create denser areas instead of spreading it out

i like that some things are getting better but im worried that if we build more the population will be alot more and pollution will become alot worse and not under as much control.

There should be no development where there are no sewers. Also, Your very first statement... Sooke is a small town with a big heart! That is what people like about Sooke. Don't change that. We don't want to be a big town with no heart. Keep us a small town.

People living in single family zoning want to continue living in single family zoning. Don't change this on people who are already in place. Sooke is a small town. Keep it that way.

Access to waterfront is Sooke's biggest asset and it is missing from this scenario. Continuing as usual is not an ideal scenario because there is a need for change. What has evolved to this point needs improvement.

I am not keen on urban sprawl. Other communities in our province are now realizing the cost and negative impacts relating to urban sprawl. We have an opportunity here to protect and preserve our natural habitats. Let's not blow it.

Like the growth within areas described but not if it impacts the natural areas - these are what makes Sooke so special.

I am against impacting more natural and rural areas around Sooke

I like fresh air

This will increase our carbon emissions.

I prefer not to develop further in natural areas.

LIKE keeping commercial development in the town centre. DO NOT LIKE building in rural areas.

Please minimize (to a modest number of single-family homes) growth outside the CGA.

Fewer people would be great in the downtown area. People like to have space in Sooke. If someone wants dense housing and to live like rats, they can choose to move to Langford or Victoria. Let's stay quaint. We should expand into our "next to develop areas". We need nice family friendly neighbourhoods. Too many of our professionals...and others are commuting to higher end communities in the Victoria area. Also... people move up in the home market....leaving homes vacant for entry level buyers...

Traffic. I can't get out my side street!

There is no need to jam dense development into existing sewer area. Sooke business core should be made denser but not the immediate existing residential areas. Growth outward still leaves Sooke in a natural setting with thousands of surrounding acres of undeveloped/ crown land .

Not bad except for the fact that parks and rural areas would not be protected

There are more and more homes being built without the infrastructure. We should be getting what we have right before expanding. eg Sewage, water, power supplies, roads, amenities.

I think the largely undeveloped Sooke territory on Mount Matheson should be amalgamated with Roche Cove Park (SE side of town); this is an important wildlife corridor!

I find it hard to make any type of a decision based on the information provided. However, based on the fact in this scenario there would be a negative impact on natural and rural areas then this is not a preferred choice. We do not want to be like Langford!!! There is already too much destruction going on up in the Broomhill area and it's starting to look like Langford.

Like the job development in town, but greatly dislike replacing our natural areas and places of biodiversity with houses.

Where is the plan for the main by-pass road!

Can we please have a low-growth, low carbon option? Why is this degree of growth inevitable?

This scenario makes sense if we don't have the funds for a sewage treatment facility. However, it doesn't promote development along the waterfront.

Scenario B Comments

Focusing density in the geographically central areas of Sooke will be key into building a sustainable, walkable community that works for an aging population, that has good interaction with waterfront (for all), increases viability of transit, and reduces / minimises greenfield dev. Consider repurposing underutilized roads into park space.

I'm a huge fan of waterfront hubs, they are what make communities unique and stand out from others that don't have the privilege of waterfront access. Showcasing these areas and making them accessible to the public in an environmentally conscious and sustainable fashion allows for business and tourism opportunities as well as an excellent community hub for all residence.

This would help enhance the work-live environment and help businesses thrive.

I like this one. We need to preserve the our natural areas.

great to see lots of waterfront development, but doesn't do much for Saseenos area

Need room to expand and allow new development. People are moving to Sooke for homes with yards. Langford won't be zoning new single family homes within 10yrs so Sooke will be the only place to build new SFHs

This would be awful. This described growth would only detract from the quality of life for existing residents.

I think that having a community where people can be active and walk to do their shopping etc creates a lively and healthy population. Living near transit is also great for youth and gives them access to Victoria and all the amenities the city has to offer, which can contribute to them developing into cultural, active, curious adults.

This scenario, although good for retaining the natural area around Sooke, seems to put a great deal of density pressure on the existing neighborhoods which could cause congestion and restrict of movement or flow within the town core which already seems to be a problem.

This is much better option to stay in urban boundary for future growth. Rural areas should be... rural.

This is ideal for any urban setting.

Making sooke use more of the waterfront that we have

This plan makes me happy because it is allowing for more commercial growth where it should be. If we plan to grow a larger residential community we need to have more businesses and tourism. This plan shows a great opportunity for more business opportunity. We need to keep people in Sooke working in Sooke. As well let's slow down urban sprawl.

I like that it would not have an impact on natural and rural areas.

I like the idea of developing in the growth/rural areas & I think we should be expanding the sewer specified area to some of those rural areas

Scenario B is feels like a good alternative given its focus on reducing sprawl and improving Sooke's town core. By focusing on building a walkable town, it will enhance Sooke's charm and appeal. If done correctly it will allow for both businesses and housing to be developed affordably. A key issue with Sooke is the cost of finding business space. Sooke is positioned to take advantage of the increasing traffic from Victoria/Langford, travelling through Sooke along highway 14. Sooke can be a destination, not a drive-through. It just needs the opportunity to show what it has to offer. By building coastal walkways and making the town pedestrian friendly, this scenario can do this.

It keeps the urban part of Sooke urban and the rural part of Sooke rural.

Population growth too high; privatized waterfront even with a public walkway. Views of basin obstructed

suburban sprawl :-(

This is a much better scenario. Although the town center and waterfront areas will have a higher population it might create a greater sense of community.

Much better for environment and uses up some vacant land in town

I like the higher density in the core, but do not like the highrise and big apartment blocks that are currently on the books, looks and feels more like langford

Population growth in more transit friendly areas is a good thing. Scenario discourages urban sprawl and enables more walking/biking. Also much less impact on natural and rural areas.

Keep the waterfront areas as common ones, free of residences, so that we can all enjoy it.

Business area spread out

More residential growth along the waterfront... I think there should be more commercial/town core along the waterfront. Making Sooke more enjoyable and attractive. Current town core is.. not great considering we live in a waterfront community.

This OCP Scenario is narrow and what about all the other lands in Sooke?

A much better solution. Densify the town center, reserve all possible natural land.

Well, it is better in some ways than the other option, but you are still allowing Way Too Much building at the waterfront, Sooke is where the forest meets the sea and nobody other than rich home owners that can afford waterfront properties will get to see the ocean if you block all the view of it with houses? What exactly is Council's goal at this point? It is unclear. It is bad enough they have completed a massive deforestation on the highway to expand it because of over development in Sooke. You have taken down old growth for a lousy kiosk in town square, you let them take down 40 trees for a development that did not even have a permit yet to build? Reduce development in this town. And stop with no Canadian businesses like Tim Horton's allow for small local businesses to thrive.

a vibrant waterfront is key for long term success. Allows for greater concentration of services and allows for densification

Makes Sooke a real town centre, and leaves the rural part as is

Again what you are doing is only giving me options that I don't like. You are spiking the survey. What about a NO CANCEROUS GROWTH at ALL! How the heck are you going to reach Carbon Reduction goals with more and more people, most of whom are commuters to Victoria coming into town? Not possible.

If growth is inevitable than this is the best plan forward. The population within the town center will support local business, a plan to minimize car use within and around Sooke will maintain low emission levels and not turn Sooke into a parking lot. Bike lanes, wide sidewalks and perhaps the ability to utilize golf carts within Sooke streets, will allow all ages and level of mobility greater access to what Sooke has to offer. Green space within it's town center will keep locals and visitors within its core. This will protect natural areas from being developed and encourage traffic for local businesses. Ideally a walking zone should be established only allowing delivery vehicles access.

Better than A. Day-to-day activities closer to home - walkability improvements = less vehicle usage. Appreciate the lesser impact on rural and natural areas with this scenario. Please consider ensuring that all multi-level buildings not exceed 4 storeys (commercial below, 2 to 3 additional stories for residences).

Just keep the housing away from the waterfront so it is accessible to all and so the housing does not pollute the water, in terms of run off of tar, car oil, garbage, etc.

I like this the best as it the best option for preserving nature, as well as keeping construction/congestion relatively centred in one area

Disappointing to being lead and not asked for an opinion, and again being pointed to a direction.

Would be nice to have an actual compact town centre which included better public access to waterfront.

concentrates growth to the detriment if other areas not receiving equitable amenities

If the waterfront is developed, would like to see it done in a way that optimizes the natural landscape and restores the integrity of this west coast community. Sooke has a lot of potential, but too many beautiful areas are ruined by cheap development. I would like to see artisan shops prioritized over chain stores (think Tofino, Ucluelet... not Langford). I would hate to see the way Sooke is currently developing encroaching on the waterfront... too many poorly built duplexes built by builders trying to "cash in" without any consideration for the long term appeal of living in Sooke.

Like keeping most development close to town centre, making better use of waterfront BUT transportation needs to be much better before other development begins

Protect waterfront / restrict height of buildings between highway and water. How can the town center develop if all taken by housing (notwithstanding commercial/residential) Waterfront area must be protected

I like that this shows improvement in most every metric. Also improvement of the live near parks metric is available by providing more park space. I like that it looks as if there is expansion of access to more of the harbourfront areas in the town centre and hope it would include more public access. Why no growth in the "Community Growth Areas"? It would seem to make sense for a small percentage of growth in these areas to provide some less urban options for those who prefer a more rural lifestyle.

Focus on growth of Sooke the town with restoring or replacing out of date homes/businesses with more modern eco friendly options with the city

Too much density in town centre

best plan more use enjoyment of waterfront. this place will be exclusive one day. capitalize

Again you politicians are ruining everything into a total [word redacted]- we are selling & moving because of this.

The roads and other infrastructure can't handle this continued growth.

future residential growth and related intelligently planned infrastructure should be promoted for rural area beyond grant rd/otter pt rd. Also plan/promote small commercial hubs so that communities are built rather than just rows of houses.

Sooke is not the place for multi-family complexes. Sales history demonstrates the demand is for single family homes with large lots for children to play outside in the backyard of the homes. Please encourage this model of building sites.

I like the idea of concentrating development on the waterfront and close to it, but dislike the notion that the sewer won't be expanded to new areas. There are a lot of mid-sized lots that are too small to be considered "rural" that could be redeveloped to more efficient uses once serviced by sewer.

This scenario positions sooke to better attract business, tourism, and residents and it optimizes our natural beauty, making our waterfront more accessible. La Conner comes to mind, which has always seemed like a similar town to Sooke that reimagined itself from a resources/fishing/agriculture town into a quaint, artistic, centre.

I believe it is critical to take advantage of Sooke's infrastructure investments to date, thus overlaying development into the sewer catchment areas and also where road improvements have been made and are in the plans for expansion. Sooke has a hodge-podge of properties earmarked within the ALR and which truly will never be utilized for agriculture purposes, I would like to see opportunities to develop these lands in ways that benefit our immediate requirements for affordable housing and community services as a trade-off to extract the properties out of the land reserve. Bottom line, you can't create out-of-box development mindsets without land to build on, and thus our community needs to support land exclusions where farming opportunities are either unattainable or not cost effective.

How will the impact on natural spaces be reduced from current day? Is there plans for restoration of currently developed or impacted lands?

Clustering humans and amenities minimizes impact on the environment

focusing growth in core areas will help develop a "downtown" while limiting sprawl. Most residents will live within walking/biking distance to key services and businesses.

I guess theres more room out that way but its unnecessary

I haven't heard any talk of Sooke's plan to take care of infrastructure. #1 being traffic. Where's the plan for that? Until the INFRASTRUCTURE is taken care of, (Roads, Police, Doctors, parking) it's hard to give a smile to any of these scenarios.

I wonder if this would create high density in the downtown area and if this area can handle it. Also how it would impact traffic/parking.

I prefer to leave greenspaces alone as much as possible.

This at least keeps us from damaging more habitat. However, I think its very important to reconsider the high level of population growth-- at least until we have a proper climate action plan in place.

The only item I wish to make note of is that exceptions are always made relative to applications for rezoning. For example what is happening around the 17 Mile Pub. I have found it wonderful that a list of what would not be allowed has been published. Way to go DoS.

i support the concept, and i would like to see some densification of Sooke. Unfortunately the concept shown likely cannot accommodate growth in single family homes. It looks like this scenario would require the removal of existing SFD in order to make space for town homes and condominiums. I prefer to see a variety of housing options, and not a reduction in single family dwellings.

Existing Commercial and business would be impacted NEGATIVELY! Merritt BC has experienced exactly this and original downtown is almost ghost town now.

I like the idea of a waterfront hub and that housing is close to transit options. I am suprised that walking to parks is not great but would anticipate that outdoor spaces are available.

Looks like all good things

I like the preservation of natural areas and accessible parks, as well as the growth concentrated on the core area.

Planned growth - looks good!

Why would you consider throwing away our existing OCP and bringing in a brand new one. The staff might have changed and the council has changed since the inception of the 2010 OCP however many of the residents of Sooke in 2010 are still living here and in favor of the growth patterns set out in this document. I am in favor of examining and tweaking the existing OCP only. PLEASE DO NOT DEVELOP OUR TOWN AS A LONG COMMERCIAL STRIP ALONG THE 6000 BLOCK OF SOOKE RD. KEEP THE COMMERCIAL IN THE DESIGNATED TOWN CENTRE.

This would seem to be the definition of Sooke Smart Growth, though I'd like to see the 56% in the Town Centre bumped up a little vs. the more autocentric Grant Rd. West.

I think we need more opportunities for small businesses

We are on traditional land, and we shouldn't be destroying more of their land we are so fortunate to live on and by

To me this approach will result in higher housing prices due to more competition for existing land, and will promote higher density thus making Sooke feel like a part of Langford, with all the trees gone, tiny lots and tons of concrete.

This would be so good to develop the community in sooke. I like the idea of making sooke more walkable

Please do not block the water views and natural beauty. That would be a travesty.

Great scenario if existing land owners comply. This has been the desire for decades and it has not materialized because there is no control over private property. It is ideal if it could happen. Please be cognizant of protecting views of the harbour.

I like the idea of more growth oceanside. However, it does appear that many parks are still within easy walking distance with this plan, but the chart shows it does not?

This will have a lesser impact on the natural surroundings, flora and fauna of the Sooke area

Lesser impact on natural areas

I feel Sooke needs an expanded down town core closer to the water.. restaurants ...coffee shops...retail

Growth of downtown could encourage shoppers to reconsider it over Langford. It all depends on access over the Sooke a River.

Good to concentrate growth in the downtown core. I guess folks will need to live in apartments, condos and Langford-style little houses with no yards. Where will people go who want a backyard or a bit of acreage? To Otter Point and East Sooke? Then they are dealing with the ensuing eco-destruction and development.

IF SUNRIVER DEVELOPS 2700 SUN RIVER DRIVE MAKE THEM SERVICE IT FROM THE TOP DOWN FROM ACCESS FROM PHILLIPS RD AS FOR THE PAST 14 YEARS WE HAVE PUT UP WITH DUMP TRUCKS UP AND DOWN THE HILL AT THE END OF SUNRIVER DRIVE. WITH NEW DEVELOPMENT OF 10+ HOMES VS THE 15 APPROVED LOTS 14 YEARS AGO YOU ARE GOING TO ROUTE ALL THE TRADES THROUGHT THE SUBDIVISION AND SOMEONE IS GOING TO GET KILLED AS THEY DON'T ABIDE BY THE SPEED LIMIT

How will much needed frontage improvements and general infrastructure maintenance be provided to areas outside of the growth zones?

this shows the sewer expanded to sassenos - The T'soke has been talking to Sooke about expanding the sewer , Plans are already underway to build commercial - no taxes for sooke - buisness will move out of the downtown --- bad idea ---

As above

Growth of the town center to provide a stronger community for live, work and play in the community

I am still concerned that the farms in the core would disappear. I like when there is greenspace for everyone. Would there be community gardens?

No more sprawling growth. Keep development compact and promote commercial and industrial land uses.

prefer growth in downtown core

Cramming everything into the town core will only mean condos and townhouses. These type of developments often leave no room to store things such as boats or other larger recreation equipment. Most people who are moving here are moving for the outdoor lifestyle not the urban downtown Victoria lifestyle which this plan seems geared towards.

We need more public access to the waterfront. Our waterfront will be chock-a-block full of private businesses and condos. The Sooke version of English Bay in Vancouver.

Having a park within walking distance is important for in town living. I like the improved outlook for parks within town and the improvement in letting the surrounding wild areas remain wild.

This is too spread out.

I like the idea of commercial growth at the waterfront, but I don't think there is room for more residential growth in the town centre.

Preference would be for Scenario B because it focuses on expanding and possibly improving the downtown core. This will help support and stimulate businesses within the town instead of contributing and commuting to other larger urban centers. Focus should be on improving amenities and services for local residents while satisfying the growing housing demand. This also reduces the environment impact and helps preserve Sooke's natural beauty and the authenticity of our outdoor culture.

I like the walkability of this plan, as well as accessibility to transit. I worry that this will mean building up vertically along the water front and limiting the beautiful views of the basin the the mountains that make Sooke so nice. I think it would be great if a big chunk of the land that is currently undeveloped at the intersection of Sooke and Goodmere Rd could be developed into a park so that everyone will be able to enjoy the view, not just the people who live in the tallest condos. I appreciate that this plan limits the impact on natural and rural areas.

Growth too concentrated looks like Victoria

Sooke is a RURAL community not an Urban Hub. People jammed into small spaces creating congestion is not what is needed. High rise housing jammed in does not suit downtown Sooke. The growth already approved is well spaced and probably the infrastructure in place can support it .

Better than A and a greener option! :) the one challenge will be traffic downtown - as it's already nuts. Additional parking areas will need to be identified - and encourage biking into the town core with better biking trail options. Even living closer, folks will still drive to the grocery store, etc.

Ideal scenario

We need a waterfront hub for residents and tourists alike. Let's make use of the natural assets of Sooke.

I don't like that the waterfront could become impacted by growth. It should be our open-space and green-space

more condensed - most people close to transit etc and services the rest kept rural and wild

Environmentally sustainable. Residential housing will block the waterfront view for tourists and residents.

I like the idea of there being a more developed waterfront for the community to enjoy

no more destruction of rural and natural areas!

This option allow growth while protecting rural areas

it looks like a lot of pressure on a small area - but i like that park spaces remain untouched

AS LONG AS THERE IS COMMERCIAL DEVELOPMENT AND NOT RESIDENTIAL CONDOS ALONG THE WATER, I WOULD BE HAPPY.

I don't understand why the same options were not scaled in Scenario A as in Scenario B? What not show us how much worse or better transit, etc. might be in that scenario as well? Densifying the downtown core and also areas covered by the sewer system makes more sense than just spreading out more. This applies to our impact on the environment, which includes walkability, and a closer knit sense of community. Within this we need to dramatically improve access to the waterfront as well as the planting of trees.

While an improvement on Scenario A in terms of preserving undeveloped land, it does entail increased density in the Town Centre and near the waterfront. Traffic flow through Sooke is already congested most of the time. This scenario would only work if the infrastructure was improved further...

I like it because if we could make a "Whistler village" thing by the waterfront, it would be amazing, and a nice place to live

I like seeing the focus of the waterfront being densities for living and commercial use. Not sure if this means Kalthaus doesn't get sewer? It should.

I think this is sustainable through the life of the plan - we need to focus development and density in the town centre and then when we've built that out move to scenario C. Do not expand the sewer area for single family dwelling development - if you do it for environmental reasons.

having a larger town centre would be beneficial for businesses and artists here, and bring in more tourism

This scenario keeps the community negative impact to a minimum and concentrates it around essential infrastructure. It also places some limits on the unrestricted impact and development on the rest of the community. If we absolutely must develop then we support reducing the impact area and protecting the rest of the community values that we all cherish and respect.

Good solution but leaves industrial mess on approach

Growth needs to include areas outside the Town Centre and Waterfront Hub and Area Served by Sewer. There are many areas outside these areas that can (and should) densify and gentrify. This scenario also assumes that people living in this area will be employed in the District of Sooke which is highly improbable. Traffic congestion into the core is already problematic and locating homes on bus routes will not adequately prevent that. This scenario also appears to allocate all core waterfront to residential areas, when consideration should be given to public access and potential commercial development.

Encourages development near waterfront. If done carefully (waterfront need protection and accessibility) could give Sooke a whole new image.

This one is better than Scenario A because fewer forests will be damaged, but this one has an extensive development along the waterfront-- Given that much of this may be commercial in nature, Sooke risks not having public access. There needs to be careful protection of the foreshore, a moratorium on marinas, and a walkway (well back from the foreshore to protect cliffs and delicate intertidal zone) from Whiffin Spit to Billings Spit. The scenario makes no mention of the importance of protecting the natural asset that is Sooke Basin.

Much better. Natural areas preserved. Concerned about such heavy residential development on the waterfront. Limits access for the rest of Sooke residents.

more development in city centre creating a hub, no expansion into ag or natural areas

Contain development to town centre area rather than a sprawl along the waterfront.

Still ignores the services to high density kaitiaki/ Sasseenos who have been paying for but waiting for sewers park improvement, cafes, pub, and other walk to amenities for 40 years.

I have owned one of the approximately 45 waterfront "tent" lots on Water Street since the late 90's and my late uncle owned several lots since the 1940s. Our lots were legally surveyed in approximately 1860 and extend to the low tide line as per our Provincial Land Title department accepted legal surveys. The present Sooke OCP was changed in recent years via Bylaw #600, and now seemingly prevents development of our lots. All of our lots have always been zoned for residential development, so I do not understand how the Sooke municipality could have changed the OCP to take away our right to residentially develop our properties. Our waterfront/low tide line, pre BC Confederation lots are almost unique in BC, and I believe are an opportunity for a unique development that would greatly benefit Sooke. With appropriate zoning and development permit controls, an amazing residential/commercial water front development could happen there. If an effort was made to get several adjacent lots to cooperate with the municipal

planners, a clean, thoughtful and well organized project could happen, as opposed to individual lots developing randomly on their own. Our lots and their property rights predate BC and all provincial Land Acts, so I feel that the Sooke OCP needs to acknowledge this, contact and listen to the owners, and set out special zoning to allow for a well organized redevelopment of all our Water St. tent lots, that could include a right of way for a public foreshore walkway. Thank you.

This seems a fine plan.

better than a

Much better than option 1, because less impact on nature

Much more walkable and bikeable.

Get this town to the water and build it for the next 200 years not for immediate developer profit.

Showcase our waterfront. Don't mow and blast away our beauty. Sunriver and Stone Heights or an eyesore. Let's not be like Langford

If current multi story development is allowed between Sooke Road and the harbour is permitted it would be a continued travesty!

less impact on nature

Preserving natural and rural areas. Dev't with transit friendly areas

Preserving Sooke's natural areas is a value that cannot be understated, glad to see this option. Concentrating in the town centre reducing environmental footprint as people will need to travel less to reach community services and boost local commerce by making services a part of more people's day-to-day. Encouraging building up rather than out and existing degraded areas is such a win-win for Sooke and beyond.

I think this plan highlights commercial growth well, the waterfront should be lined with a boardwalk and restaurants, much like Sidney. The problem with this plan is the residential development. Residential development should occur on the Victoria side of Sooke for traffic related issues. Sewer lines should be extended to the other side of the river and medium density housing should be allowed in sewer services areas, with low density in areas not serviced by sewer.

Can I say I like both? I really like the increased densification of the core. But I also know there will be pressure to develop in areas along Sooke Road closer to Victoria, and that should happen as well as some of the captured rural areas that happen to be within the core of Sooke - and rural. That will need to change as time goes on, and best to plan for that change, working with owners to find some creative ways to do that while still maintaining a community feel.

I really hate the idea of building up residential/commercial on the waterfront. This will lead to gatekeeping and restrictions on residents using the natural beauty of Sooke.

I like that everything is more concentrated for availability and access to services.

Concentrate development, enhance the shore access. Provide a carefree piazza, or convert a parking lot at certain times Friday night concert 7pm in the summer on Village Food Market parking lot.

Significant improvement in walking accesses, transit effectiveness improved and no impingement into natural areas.

The proposed changes look really impressive and tourism promoting. The more of the "seaside" look the better (my opinion). I hope I live long enough to enjoy it. 😊

As I moved from Scenario A to Scenario B I can see how this survey is designed to get to a predetermined outcome.

great for businesses and jobs and residences

Too dense

This scenario allows for the least impact to Sooke Rd (the largest source of congestion seems to be when driving west of Sooke River Rd).

Missing an important piece

This is an excellent scenario. Too bad there's not room for more parkland.

As with all these scenarios, we should not be continuing to grow at the rate we have been. We should slow down big-time. This concentrates growth in an expanded town centre but it is too much growth. The only growth in the town centre should be local economic activity, affordable housing, and parkland, public access to the waterfront.

Better. Unfortunately current development does not demonstrate or align with your mission statements, and prevents me in believing the District will "do the right thing." (Eg. Sooke News publishes an article promoting Realignment Project and likely cut commuter times.....until the District puts in that other traffic light @ Charters)

Waterfront needs to be for public to enjoy

Need sewers down Whiffen Spit. We don't want the name literally to mean Wiff and Spit

We are already limited in our access to the waterfront and it appears this would further limit that access. Scenario C is my preference

Good for natural areas and wildlife

This seems to make the most sense and makes use of the existing municipal infrastructure, while ensuring that the growth is in areas where amenities and services are most likely to exist. It limits the impacts on transportation as well, which makes the growth more cost-effective to serve with transit.

Excessive in town density. Billings spit area underutilized.

I like how you'd be creating a neighbourhood in the core of Sooke. I'm concerned about how the traffic will be handled.

Low impact on natural areas and active transportation/transit would also improve.

I believe Sooke needs to develop its waterfront areas for commercial/community use. I like that this plan does not impact the rural areas as much.

Nope, thus would restrict Sooke from benefiting from the growth that Langford is experiencing, separating it from Greater Victoria. That would be a mistake

Don't like more density but prefer rural areas remain free.

No one in Sooke wants overdevelopment (of course, that's why they live here!) but if you took care to make sure there was the correct amount of parking - not 1.5 parking spaces per home (no one has 1.5 cars) that would help with the frustration and unhappiness with development. (do you live here? can you not see this is a huge problem?)

protecting green space near town is essential save the last large chunks turn into active parks

Too dense in town center

Making the core and expanding the waterfront area would draw people to enjoy the basin area

Sooke badly needs a proper town centre. The people here do have big hearts and it's a lovely environment to live in. But there is no physical heart in the town centre, nowhere for people to wander and enjoy shops, eat on patios etc. Concentrating the development in this area would afford waterfront strolling, shopping and dining, with family friendly options.

Access to a publicly available waterfront would be good where there are businesses and restaurants.

Need better developed core for affordable housing and employment

Better but...See previous comment, will ALWAYS be a bedroom community with need for rapid transit but at least growth is more confined to serviced areas. Should be PUBLIC access to waterfront like Sidney.

This is certainly better than the first and would hopefully give us a nice town centre and waterside experience which is lacking today.

Based on your analysis, many elements of this are good, but I do think it is important for people to have easy access to the parks/ outdoors/ nature.

Again, the flaw is lack of roads and lack of services. I have lived in Sunriver for six years and am still amazed and frustrated there are ZERO services (corner store, ATM, gas station) within the community. Anyone who lives here must have a car; the bus system is not adequate for getting to Sooke town centre

Looks like it will be very congested, not good

I like this scenario better but stop developing the waterfront leave us our peek a boo views

Waterfront needs to be used to benefit all public not just private home owners

I really like utilizing the Town Centre and Waterfront to continue Sooke's growth. The Sooke Basin is incredibly beautiful and an excellent opportunity to attract more commercial development to really transform Sooke into a must see town.

Focusing on commercial/residential development of the waterfront and making intensive use of existing infrastructure should help balance our tax base.

Again, a concern with the vagueness of the 44% future residential growth area. Also a little disingenuous not to have mentioned the forthcoming review of the Liquid Waste Management Plan and the focus on Kaltasin and Whiffin Spit for future sewer connection. Would this not impact growth scenarios?

I am concerned about this scenario. My question is whether this is going to create congestion in the downtown area with this development.

Like developments of existing areas and areas in close proximity

Keep waterfront for ALL to enjoy not filled with residential on top of one another Put more leisure space green it up Put park recreation area entertainment arts cultural with a very little commercial and residential restaurant pub in waterfront but not so congested Stop letting all those high buildings being built! They lend no charm to the beautiful waterfront its way too high density its more than enough In other words not like Monte Carlo !

Stay away from the water. Hideous houses being built in front of older, oven view houses shouldn't be approved

My concern with this option is that it will privatize the waterfront - even if it were not officially privatized, I am concerned it will be exclusionary in practice.

Percentage too high along the waterfront area

I think it's possible to create density and still have trees, green, gardens and privacy. I definitely do not want to see more of the sprawl we've developed with these developments up the hillsides like Stone Ridge. They're here now so I guess there's nothing that can be done, but developers must start working more creatively. This model of meandering roads with no sidewalks, single family house after single family house is outdated. And those very dense neighbourhoods, like those off Church Road where cars, boats, trucks, trailers, vans, motorbikes are all parked along the roads, are ludicrous. It's 1960s suburban thinking, except now everyone seems to have three cars, a boat and a truck to cram on to their tiny lots. The way developers build now has to be rejected. Surely there are new ways to rethink the way developments are built. I detest what's going on at Stone Ridge and those horrible white duplexes near Melrick Place. So ugly and no public access to those amazing views, which do NOT belong to individuals. But the viewpoints are lost forever once the houses are built. People have their views and their big houses that's all that developers seem to care about. There seems to be no consideration of the public good, of any kind of aesthetic, on any preservation of nature. Sure there's a few trails thrown in but it seems like very much an afterthought. It seems to me developments must be done with preserving nature and views as the priority. It makes me sad the way the hill sides are being covered in houses. The trees chopped down, covered in lawns. It's bad for the climate, bad for the land, bad for people and animals alike. All so some rich developers can

become richer and rich people can look out over the view. Sorry, but it makes me angry! So I've put a smiley face up there definitely NOT if it means that the developments are like the ones we have at Stone Ridge and off Church Road. What about houses ringed around a village green. Smaller-scale developments, perhaps. Smaller houses so there's more green space and are more affordable.

This scenario again is driving Sooke to become a bedroom community. Who will be paying for all this infrastructure? Our taxes will be sky rocketing, we need a balance of business in the downtown core and surrounding area.

Much better than scenario A

With the caveat a) waterfront would remain public, and b) dwellings would not be crammed in within arms reach of each other this is a better plan. Again, decide on your capacity or new residents in keeping the flavour of Sooke that appeal to current residents and visitors. Don't let it become just one more small town that had bastardized itself into a big city model.

Creates density in a small core of downtown so that it would lose its village feel.

Downtown growing too fast.

I believe it is very important to secure waterfront access for all the people of Sooke.

I would like to maintain as much natural and rural areas as possible. I would like to see the growth areas developed in an aesthetically pleasing manner as possible providing attractive, green, comfortable housing.

ok - i like non impact on natural areas

--

less impact on environment and building center core of the town

Better use of waterfront for local activities/leisure/purchasing and tourism.

Sooke is running out of land for the common benefit of all, including shoreline and a central hub. The community needs a focus, something for new residents to be proud of, it is not a fishing or logging community any more, and needs to have a new personality, one that embraces change, climate concerns, sustainability, an incredible land and sea scape. The OCP needs to be a guiding light of practical forward thinking initiatives, centred around a sustainable environment.

This is more dense population. New residential lots are already extremely tiny. This plan makes that far worse.

Love it

Why are there no more parks in this scheme... development should bring with it public space, neighbourhood parks, bike lanes etc. Thoughtful urban planning will be key... don't want a dog's breakfast of crappy buildings, more chain stores, homes with 4 cars parking in front of them, etc. Either the development contributes to the atmosphere of a seaside village... or we say no to it

I am indifferent to this plan

I don't like the idea of a heavily built-up residential area right in the Sooke core (especially where it meets the water), but I strongly approve of putting all our resources into a single, thriving town center. I think this will be necessary to make it a success - a place people will want to come to (both locals and tourists). And once it reaches this state, businesses will thrive.

Seems like the least worse option. We envision a scenario with limited growth, limiting the population of Sooke.

This plan is more sustainable in terms of increasing Sooke's tax base while providing new homes in the municipality. By densifying the core, we can have a more active social scene and increase business revenues due to more people being closer to their services

People move to Sooke so that they can have an affordable place to raise their family, I am not sure if high density housing is going to sell well here. I do think a waterfront park/pub would be a great draw for Day trip visitors.

All these scenarios assume growth in residential housing. All will have a massive impact on carbon output, and quality of life for existing residents.

To me, the concentration is MUCH more attractive.

i like that more things will be getting better but i think some more important things will be majorly change and some not better

It is important that no development is done where there is no sewers. Also - before you add to the population of Sooke, you need to have a second highway to Sooke. Even a Fire Department would not ok expansion of the population where there is only one way in or out.

No additional population should be added to Sooke until there is a second access way to Sooke. Having only Highway 14 is not safe!

Develop more commercial to help the tax base is a must. residential taxes are near or the highest on the southern peninsula. A seawall walk around the basin in the town centre should be looked at.

Sooke badly needs a town centre and hub that is inviting, colourful, friendly, and flourishing with trees, flowers and good outdoor artwork. As stated earlier, the waterfront is Sooke's biggest asset and this scenario focuses the most on that asset. Focusing on improving the main two residential areas in Scenario B makes the most sense: improve what you have.

Sounds good - impact on natural and rural areas lessened.

I believe this to be the most favourable scenario for the population growth of Sooke

How much of this is actually baked in and what is the final tally at 2030? How does it relate to the tonnes of carbon we have to reduce?

developing the waterfront for public would make Sooke spectacular!!!!!!

Keep density centralized.

LIKE keeping residential growth in town centre and serviced area. DON'T LIKE spreading commercial development westward.

This makes sense.

Too dense in the core... with a future of electric bikes and vehicles this is unattractive, uncomfortable, and unnecessary.

Road Conditions and Transit do not cater to population.

As a new resident of Sooke I would love to have a waterfront neighborhood with shops and cafes. I feel that Sooke has so much potential but is lacking in a nice waterfront downtown area. It would be great to have restaurants along the water and a nice area to walk around and go shopping.

Do we really want Sooke to be built out like another Langford, jamming dense housing development in limited space?

Too much development obscuring the waterfront near the town centre

Sooke core should be a pretty seaside town with a core worth visiting. Some homes are needed but not so many.

we need the highway to divert traffic from the main roads,, almost impossible to get around in this town now. we can handle more people but not more cars

I prefer such densification if well done AND if green parts of town are conserved for wildlife and recreation

Of the 3 scenarios this would more likely be our choice. However once again it is hard to really say as I don't feel there is enough detail to really make a decision. What will be built? High density apartments and condos?? It would be good to see an actual town centre with restaurants, shops etc.

I love that this one enables economic and growth without impacting natural areas, thus putting us in a better place for biodiversity protection and climate action and emergency preparedness.

I like the plan to have more waterfront facilities. Still do not see a plan for a by-pass road!

Can we please have a low-growth, low-carbon option? Why is this degree of growth inevitable?

Development of the waterfront will promote tourism and local retail & restaurants if they are located there.

Scenario C Comments

This dev scenario focuses 23% dev adjacent / enveloping T'Sou'ke FN lands... but doesn't mention their involvement. This scenario also perpetuates sprawl by requiring dev of secondary hub that may compete with existing businesses in close proximity to core.

I think more information is required for me to make an informed choice with this. I think a merger of the waterfront hub as well as a second community hub should be explored.

Separates the main residential growth from the town centre - bad idea

I like how scenario b has a larger more expansive hub. I also think it's really important we don't encroach on natural areas. Sooke is a wilderness utopia and it needs to stay that way.

Developing the town core into a nice place to walk and enjoy, even in the evenings, would make Sooke a much more pleasant place to visit and to live.

Its a fairer distribution of growth, and would be great to cleanup the Kaltasin area and see lots of nice new homes / buildings

By far the best growth scenario. I would also encourage the development of a community node near ludlow and work to see development of goodridge peninsula. Community gateway is where we should focus commercial growth

This option seems to be the best for retaining natural and agricultural lands while distributing town density evenly throughout the Sooke area and providing residential and business development on the East side of the Sooke River which I think is necessary and a great idea.

No expansion out of urban core would be preferred. We want to maintain country lifestyle otherwise, we would have to move further out to Shirley then.

I'm neutral on this scenario, as the residential community grows so does the commercial community and this scenario is more suited for added commercial development.

Less traffic

Again I like that it would not have an impact on natural and rural areas.

Yes, to expanding sewers to the Kaltasin Neighbourhood Hub - it is the most polluting area of those outside of the SSA

We as a society have been following a path to disaster and our planet, home, is showing it self to be incapable of handling our visions of life. No growth for our area is definitely the best. Minimal growth well administrated at the full cost of the developers is next best. Slider scenario thinking and decision making does not work.

Similar to scenario B, I feel this is a step in the right direction. I rank it lower though because it focuses development outside of the town core. That being said, by diversifying where development is happening could improve Sooke overall.

I like that the natural areas are unaffected. Not sure how this would affect T'Sou-ke Nation with so much density next to them.

Further development of Kaltasin makes zero sense with sea level rise. population growth too high for climate emergency. Views of basin privatized; waterfront privatized even with public walkway. New (small) neighbourhood hub a good idea but should be north of highway to protect basin and its views.

I would like to keep Sooke's small down feel and keep the condensed areas to a minimum with less new subdivisions being added to our natural surroundings. Stop the small lots, stacking people on top of people for as far as the eye can see.

suburban sprawl

This is obviously the best case as there is no impact on natural and rural areas and it creates a greater sense of community.

Like idea of Kaltasin hub but will need a set of lights or roundabout for safe access to Sooke Rd

This hub area provides more accessible waterfront than our downtown and is ready to be upgraded with waterfront amenities

Do not like this scenario at all or understand it. It looks like it is trying to create a second "town centre" outside the existing sewer serviced area. This would act as a Trojan horse, encouraging development east of Sooke River, putting pressure to extend sewage service east of the river and act as a springboard for development extending into natural and rural areas.

As a resident of Kaltasin Road, I think this area is good for development, as long as it doesn't curtail anyone's enjoyment of the beach areas.

TRAFFIC to Kaltasin, in & out. Business area not spread out,

Separating the town of Sooke into two parts may provide access for residents in the New Hub, however, growth as a destination community for visitors and JdF area residents would be better concentrated through the existing town center model previous to this scenario. Businesses depend on people. Split the people apart and you will end up with two of everything (like two Tim Horton's) and neither business thriving. Flowing a greater number of traffic and businesses into the New Hub area will kill the residential feel of the area and have a negative impact on land and house prices.

This is better, although I am concerned that the development is surrounding T'Sou-ke Nation's reserve lands? Are they part of this development and is this to allow them to build housing for their Nation members? Or is this settler developments that will further impact negatively Indigenous Peoples? I have huge concern over that model if the Nations are not getting a say in what is happening on their Traditional Lands.

this model has already proven ineffective within current OCP. Developers are able to opt out of building the commercial sections due to cost.

No! make a real town of the centre that exists!

Although, we fully support the proposed Neighborhood Hub site to be utilized as an industrial area, further developing and densification of this area may spell disaster for the Sooke river basin, an already stressed wildlife corridor. The OCP will have to include the protection of this corridor and the wildlife it harbors and supports.

This option doesn't provide the same level of opportunity for densification, so it's less ideal than B.

How does the T-Souke nation feel about being surrounded? Are there any archeological or culturally significant areas- are you SURE?

This idea is good as well, as there will hopefully be more chances to build houses with some property given the slightly larger development area as opposed to all condos and apartments.

This again is misleading because there is an assumption that this area will be serviced by sewer, why is this survey incomplete in the information. This would likely require a referendum.

Don't care for the disaggregation and the underutilization of public waterfront

expands growth where existing serviced areas are inadequate, sewer service has to be expanded for growth and reduce impact on marine environment has to be

Developing the Katsin waterfront area is a great idea, it's a gorgeous area and some areas could be cleaned up. But would the existing industrial areas be rezoned? Don't we need industry?

Like this best because it takes some pressure off the current town center while achieving the same objectives. Roadways remain a top priority before development of homes and businesses

While not too bad in principle - how can the town center develop if all taken by housing (notwithstanding commercial/residential) Waterfront area must be protected

Like improvement in all metrics. Would like expansion of the Town Centre along the waterfront to be considered. Why no growth in the other "Community Growth Areas"? It would seem to make sense for a small percentage of growth in these areas to provide some less urban options for those who prefer a more rural lifestyle.

A compromise option that may limit single family homes

Good balance

too small town. this will be elite waterfront city soon

Every one of your scenarios promise to turn everything into a total [word redacted] more than it already is.

There is no sewer past Sooke River, how do you expect this to happen?!

unless there is a sewage treatment plant built for the Katsin neighbourhood hub how can council plan and/or approve a massive increase in residential homes there? Why not plan for a neighbourhood hub farther up Otter Point Road where there is at least the potential to connect to the existing sewer treatment facility.

This is a wonderful opportunity. Please consider the old Mill site, the Goodmere island.

I like this idea - to create a new hub which would also require expansion of sewer across the bridge. There is a lot of flat, easy to develop land on that side of the bridge. It would also ease traffic concerns with the choke point of the bridge.

This one is okay, but I think sewer needs to be extended further into the Saseenos area and more waterfront development is needed. For me an ideal scenario is more a blend of B and C, Or B with the Neighbourhood hub situation. I would be curious as well how this would impact the school situation as Saseenos doesn't have the capacity to support the kids that would come into

those new hubs and SD62 seems to forget that Sooke/Milne's Landing is one of the fastest growing communities in BC.

In the new neighborhood area, has the Tsouke had any input. It seems this scenario surrounds their lands and will bring changes that may adversely affect their community.

This approach makes complete sense and as I described above, let's investigate and support the need to utilize properties that have so much potential as affordable housing developments versus allowing them to sit idle (with an extremely low taxable value) when located within the town core, and the sewer catchment, but tagged as ALR property.

Again, how is impact on natural areas better than today? Restoration? I think this plan is a great opportunity to revitalize a neglected area of town.

Again, keeps people 'clustered' to minimize environmental impact. Some concerns about what further development of the Kaltasin area will look like...g

Seems like the least bad option

I wonder if this would create high density in the downtown area and if this area can handle it. Also how it would impact traffic/parking.

This spreads the houses out so there isn't more density in already dense areas.

Destruction of idyllic peaceful neighbourhood & natural rural area.

I'm not sure its fair to the T'Souke people to be surrounding their very tiny reserve space with housing and industry. Also-- this area abuts the mouth of the Sooke river-- an area that should be restored, rather than built on.

I do appreciate the optimism of Sewage Service to the Kaltasin Area. I've lived there and the fact that it is needed is well known. I also hope that we can be enough of a shared with the T'sou-ke community that we can allow the Reserve to opt into use the Sewage System too.

You have given 3 black and white options, with no opportunity for nuance. For instance, do your plans offer access to waterfront? Given the geography of Sooke, this is a major feature that should be more available than it is. Also, what would the increasing density look like? Condos, townhouses, single family, apartments; these decisions could influence choices. Natural beauty is a big part of the quality of life here. How is this being preserved by any of these plans? Will there be careful screening of visual appeal of development? Is affordable housing being built with sufficient oversight? My sister lived on Opal in subsidized housing; the place was appalling in quality. What kind of oversight will there be on building? How flexible are these plans? Are changes possible as they develop? Are these plans a general indication or strict parameters of future growth?

i feel Sooke does not need another commercial hub. Sooke needs to support the current town center with a variety of housing options that lead to controlled growth around the town center.

Sooke has a hard enough time keeping up with maintenance of what is in place now, let alone improving sidewalks and roads.

This one looks like it has the most bang for buck in the long term. Go for it!

I love the low impact on natural areas and access to parks as well as shopping in walking distance. The concentration around the core and surrounding area, with a smaller percentage in the neighbourhood hub seems like a great mix which will be good for the community and businesses, without too much density in any one area.

More diverse - greater opportunity for relationship building with T'Sou-ke

IF funds are available to expand the sewer system, great. My concern would be potential loss (if investors chose to build in such a low-lying area given sea-level rise issues) of the affordable housing in the Kaltasin area, so we would need to identify other areas of town for new manufactured home parks.

More jobs. More small businesses. Less development

We have seen town after town's downtown area become a vacant facade of buildings, it would be better to have smaller stores - tiny stores, allowing for them to be occupied, more like speciality stores, adding to the charm of Sooke

not a big improvement in my mind.

Too much development with no infra structure improvement -roads,bridges sidewalks

I prefer this model as it has the least impact on the waterfront. Sadly, so many of the 1% take over these areas as their own blocking the view for all others. Model C indicated that this would be the best way forward so far to ensure that Sooke progresses and becomes better than it is already. We want to ensure that not anything goes and that we do not bow to the pressure of others interests just to move forward..

No, no, no! Note, this is not against the neighbourhood hub concept. The neighbourhood of Whiffen Spit was perceived as the next area for sewer expansion. Why is this no longer the case? The Sooke River creates a natural barrier between high growth and low growth areas, and it makes sense to retain this and not expand the sewer across the river. Expansion across the river will add enormous cost that would not be required if expanded to Whiffen Spit. Why are we not able to choose a scenario with Whiffen Spit as the neighbourhood hub?

I would agree with this plan if the sewers were installed here. Until then, it make no sense to grow outside the sewer area. I also don't see how this plan generates more existing parks within walking distance.

Need to get more density to support services and jobs as well as walkability and protecting rural areas

Connected with T'Sou-ke. Likely to manage traffic impacts more effectively.

Similar response and concerns as Scenario B but more concerned about impact on rural areas east of the bridge.

Are the people in this new neighborhood okay with it being there? I think the District needs to have a cap on growth and development. The idea that we need growth for a bigger tax base is

simplistic and omitting lots of important co-factors such as increased traffic and the limits of roadways (do we really want pay parking in downtown Sooke and lots of more traffic lights?), the destruction of nature and ecosystems, the dearth of water and much more.

OKAY

How will sewer be provided to the neighborhood hub. Is there no impact to the natural areas adjacent to the foreshore construction? Again seems oddly graded.

This is part of the ploy to get sewers to Sassenos - it is crap that DOS has secret meetings and sets things like this up the entire 3 scenarios are set to bring the outcome that staff and council wants in spite of what the community wants - never, never, was bringing sewers to kaltasin ever discussed so someone is directing the consultants and treating us as stupid.

As above

More services and businesses in Sooke so residents can live and shop within the community

Less density might mean more greenspace.

I like the idea of some business growth happening on the other side of the bridge. Not so much residential in this area though, because of sea level rise. We need to stay back from low lying shorelines to adapt to rising water levels and storms.

prefer concentrated downtown core

Second best option. Still not spread out enough, but better than option B by far.

I can't see how we can pack so many more people in Sooke without damaging our environment. How can be be carbon neutral in any of these scenarios?

We should keep commercial in the core.

I like the idea of the neighborhood hub, but not the growth in the already developed town centre.

This seems like a reasonable option provided that the "neighbourhood hub" has some amenities that make it walkable too (e.g. grocery store). I would hope this plan would include some improvements to active transportation options between the hub and the town centre. I like that it limits the impacts on natural and rural areas.

In between A&B ok compromise

Im beginning to wonder if the consultants have even explored Sooke! Unless the sewer is expanded across the bridge this third option is not doable. In fact looking at the area it is not appropriate. The land at the end of Goodrich would be much more suitable for development but again not without sewer.

Looking at this on a map, it makes some sense as it appears to be prime real estate - but, this area is within a tsunami inundation zone, and near the river with some flooding potential - as such, not sure if we want to populate the area much more. It is already such a mixed use area -

but also beautiful (and that is kind of overshadowed by the industrial use in the area). Not sure how you would approach zoning.

Less ideal than scenario b

The preferability of this scenario is particularly dependent on the views of the T'Souke First Nation.

Area of growth is less desirable due to location on Billings Spit. We need a waterfront hub.

No impact on natural areas.

This makes the most sense to me

I like scenario b

Environmentally sustainable. Would keep oceanfront views in the town center for everybody to enjoy instead of building ugly apartments that block the view.

It's an intermediate solution that will allow some growth while protecting rural areas

I think this allows for infrastructure to be focused on the town core, to develop a true town core verses a spread, and allows for parks and natural spaces to remain

We need better transit access, more frequent service. We need better roads. We need more stores, and better accessible water front access for people. We need to have better pricing in the stores in Sooke to prevent families from having to drive to town to do their shopping. We need more apartments for low income. We need more residential neighborhoods where the house aren't parked on top of each other! I love Sooke! If I could grow old here, I will! But would like better access to waterfront and beaches that I don't have to drive to Renfrew to enjoy! We need more clothing stores for larger folks! A larger medical clinic and more staff!

PLEASE DEVELOP OUR TOWN CORE WITH BUISNESSES NOT RESIDENCES. THERE SHOULD BE A FREEZE ON RESIDENTIAL PERMITS UNTIL COMMERCIAL BUISNESSES CATCH UP. SOOKE ROAD WILL BE A PARKING LOT AS IT ALREADY IS! THERE ARE NO PLACES TO SHOP AND WE NEED IT! WE ARE GROWING AND SOOKE NEEDS TO ACCEPT BIG BOX STORES IN.

You would quickly loose the rural atmosphere of Sooke if Saseenos was developed, especially without sewer servicing. The Basin already doesn't flush well, in part due to the natural formations but also the Whiffen Spit not being allowed to flush. Bridges need to be built along the spit to allow more flow to keep the harbour and basin health(ier).

By far the best Scenario. The Kaltasin area is under-utilized and an eyesore at the moment with its industrial/light industrial use. The area is still convenient to schools and the Town Centre.

it is okay, but I think we are missing the real opportunity to create something unique downtown and utilize the water front

Would prefer more waterfront living/commercial. Good to see Kaltasin included in upgrades.

This should happen once the town centre is developed BUT I think this process should not be a reason to delay taking sewer services to T'Sou-ke Nation

meh, im not sure if I like the idea pf separating a neighbourhood hub from the DT area

Who are we kidding? Start a new development and ruin more of our community while no doubt continuing the same practice of developing and densifying everything else. How much more of our community can we justify bulldozing, paving, and developing.

Best overall solution - removes pressure on the North, cleans up industrial approach

Growth opportunities should be distributed throughout all areas. Sooke needs to recognize that the majority of Sooke residents do not/can not work in Sooke (although it would be great to see this shift with increased meaningful opportunities).

Concern over potential urban sprawl.

Again, this scenario doesn't show us how it will meet the "net-zero" vision.

Favourite scenario. Least amount of impact on green and natural spaces, parks. Lots access to work and shopping without needing a car.

this scenario has possibilities...spreading out development abit but no impact on rural or natural areas

Containing residential growth into a smaller area now to infill and planning for a future neighbourhood hub.

Growth within town centre and area serviced by existing sewer system and planning for a new neighborhood hub.

This area is already attracting folks from all over and deserves upgrading with good planning.

I feel like this scenario would encourage a lot of car use, and would sequester the businesses away from the bulk of our population.

This seems to be the best of the three options. Allows for some expansion, but keeps it concentrated.

best

In my opinion the best scenario

Really like spreading it out to create other neighbourhood villages as we find in other parts of Greater Victoria. They're awesome.

Town Core first and foremost needs to be enhanced

This survey is very user unfriendly, way too convoluted and complicated. Does this scenario involve the sewer line crossing Sooke River to service the Kaltasin area?..?

spreads development out without affecting nature

Town center dev't is desirable as long as roads in and out can accommodate tourism

Similar comments apply from option b. However, likely to be increasing permeable surfaces and losing green-cover. People also may not be accessing services in Sooke as much as in scenario b. Will be key to make sure that new developments consider urban forest as they become urbanized (think incorporating easy to maintain native plants and trees vs. Langford's heinous plastic lawns)

Another decent proposal, however the 23% population growth should be extended to the entire "Community Growth Area"

Seems to make the most sense, keep residential separate from and allow for a bustling town center

I'd like this more if there was a way to get to Sooke neighbourhoods without relying on Sooke Rd

OK but not very futuristic. I hope we don't go this compromise!

It makes sense to extend the sewer across the bridge to focus increased density in the Kaltasin area, given the high level of existing transit service and other existing amenities in the near proximity (E.g. Edward Milne, sports field, restaurants, SeaParc, liquor store, etc.)

Could live with this plan but I don't think that the development of a physically segregated new neighbourhood is good for the cohesiveness of the community.

It is clear that the decisions in this section of the survey were already made - involving your citizens in this *part* of the survey is a waste of your resources, our time and is an insult.

Absolutely love developing on the "other side of the bridge". I imagine this could have a significant impact on the transportation network. Is this being explored?

Wise place to expand town. Just right.

I moved to Sooke. Not Langford. I'd want to see a plan before considering.

I want a strong town hub.

Maintaining the natural and rural environment is important to me. It's key to Sooke's charm.

I like this scenario. It increases the size of the town and encourages commercial growth, so more jobs and a more vibrant town.

As with all these scenarios, we should not be continuing to grow at the rate we have been. We should slow down big-time. This scenario has all the same problems as A.

Sprawl.

Like: Sooke, our favourite place on the planet.

Seems like the best of A + B

Best choice for natural areas

While this creates advantages as seen in your assessment criteria, it seems premature to develop a more remote community hub when there is still significant development capacity and potential

within the existing Town Centre serviced areas. A new hub may be necessary eventually, but creating it too early risks taking development away from the existing Town Centre that could benefit not only new residents/businesses, but also existing ones.

Continues current development strategies manageably and expands appropriately into billings spit area. Timing is good for upgrading aged septic systems on the spit.

Same concerns about roads and traffic. We need to sort that out for the future too. Also want to be sure that the First Nations are looked after.

We need development on the other side of the bridge to better manage transportation infrastructure.

Low impact on natural areas and spreads out the community

I don't like it as much as option 2

Sewage areas should be expanded towards Langford

The best of all the options. Maintains neighbourhoods while allowing rural areas to expand their potential.

Before you keep allowing development after development - consider the main reason for anger with Sooke residents (are you one? - come on!) the one lane in and one lane out that includes the population of Otter Point, Shirley, Jordan River, Port Renfrew etc etc etc make the traffic and accidents absolutely OUTRAGEOUS for our supposed small quaint community. Please, open your eyes.

neighborhood hub is too far from town

Not keen on this as a sole option, but some version of B and C would work!

Land development for rich folks, not likely to end up with affordable housing

Too much potential for environmental damage to shoreline ecosystems. Too far from village centre. No in place infrastructure. Are these not within traditional Tsouke lands? .

I think this is probably the best of the three, allowing for expansion within existing areas and providing a new town centre hopefully close to the water.

i like details so I'm not exactly sure what analysis supports the evaluation. so, assuming the ratings you've providing are accurate, this looks best to me. Reducing impact on natural and rural areas plus nearby access to services, employment, etc., sounds good to me. Remember areas for long term care, professional services, etc., not just residential and commercial, please.

Can't answer this as you don't really explain what a neighbourhood hub is. If it includes shops and other services, why not create a neighbourhood hub in existing neighbourhoods that are continuing to grow but have ZERO services. Ensuring there are services for any residential area is important.

We like that the town is more spread out, less congested.

Do not like development along the river and at Billings Spit. Please keep public access open to Billings. I swim there in the summertime.

What's in the neighbourhood hub?

I am very concerned that Sooke is becoming a bedroom community for Victoria. It will be very hard to develop the community the way I would like to see if this occurs. I don't see anything in the plan to prevent that.

I like how this plan focusing on keeping populations in more transit friendly areas and reduces impact on natural and rural areas. However, I feel not developing our waterfront is a missed opportunity.

Creating a neighbourhood hub allows a variety of growth while containing it in areas that can be well-served by sewers and transit.

Very much like the direction of neighborhood hubs where amenities, jobs and higher density housing would support a complete neighbourhood. High density residential development of the Kaltiesin area would make use of anticipated sewer expansion and potentially help develop our waterfront.

It is always with great wonder and with great dismay, when I approach the traffic lights at Church Road and Highway 14; and behold the supernatural, sweeping, panoramic viewscape that stretches before my eyes. Some days, you notice the tide is out, or the Sooke Hills shrouded in mist, or a radiant, picturesque sunrise that is beyond marvel. And I wonder, how long this point of view will remain, before it is erased from our collective town memory? We need to preserve and protect the 'Heart of Sooke', which showcases our spectacular eastern view of Sooke Harbour and Basin; to the south, the East Sooke Hills and the Olympic Mountains; and to the west, Whiffenspit peninsula and the Juan de Fuca Strait. There are many references in the 2010 OCP that envision, and encourages the acquisition of privately owned waterfront property to be set aside for the public's future use. To not consider purchasing this waterfront property holding would be a mindless, civic blunder to not preserve and protect these fantabulous viewpoints; these crown jewels, before they are lost forever. Doing nothing, or skirting around the issue will be a sorrowful, shameful reminder that we squandered this historical opportunity to provide a lasting, for time immemorial, legacy of our town's enchanting seaside beauty.

Yes, extend the sewer to Kaltiesin serve T'Sou-ke #1, the two schools, the area's light industrial M2-zone properties, and the densely populated stretches of Kaltiesin and Glenidle. The upsides: i) securing the environmental health (OCP priority #1) of a basin that is home to T'Sou-ke aquaculture operations and marine recreation; ii) significant upgrades and opportunities for new business in the light-industrial zones (think value-added, cooperative businesses utilizing local resources, artisan workshops, warehouses, office space, full-service recycling depot); and iii) replacing aging septic systems in the Kaltiesin area that threaten to pollute the Billings Spit area. The downside is the loss of affordable housing for those along Kaltiesin. Also the matter of future sea-level rise in Sooke's most vulnerable neighbourhood.

I do have concerns for the T'souke Nation people around Lazzar Road area. How will they feel about the development surrounding them?

Would like more focus on downtown area, developing a beautiful boardwalk along waterfront, which would include residences, businesses and restaurants

Billings Spit is not appropriate for this amount of growth. At high tide, properties flood. Funky neighbourhood would be destroyed!

The appropriate boundaries need to come in to question here If Otter point district is tapped in to there can be some more development out that way Definitely some sewer in the Saseenos area but again not waterfront chaos and not 3 stories and higher!

We are long overdue to expand the sewer system into the Kaltasin and Billings Spit areas.

It would help take some of the strain off of the core, and invite residents and visitors to see more of our beautiful town

The only addition required: Sewers need to be installed (as promised) down Whiffen Spit. Older septic fields are leeching into surrounding waters. It was promised quite some time ago. It's time to clean up our waters that surround us.

How does the T'Sou-ke nation feel about this and other options?

There is no chance of walking from T'Souke area walking to jobs or shops. 55% increase along oceanfront is too high for quality of life that Sooke is supposed to represent

I can't be more than neutral about this because I don't know what's planned for the Kaltasin Billings Spit area. It's a logical place for some light industry, but it's also very much a part of Sooke's character. The marine industries there. Being able to walk along the Spit. The quirky houses. The affordable condominiums. Sooke is in a place of natural beauty but its buildings and developments DO NOT match or seem to even take into account that beauty. It's the biggest disappointment I have with living in Sooke, that the town itself isn't more attractive and able to capitalize on the viewpoints above and the harbour and waterfront below. If the Kaltasin area is just going to become another development cash cow with no thought to the industrial heritage of the area, the natural beauty of the spit and the affordability of its present housing then I would not support development here. But if developers were to take all that into account and make it a place Sooke could be proud of, then perhaps. Whenever I get an opportunity to talk about development in Sooke I'm afraid I sound quite angry because I've been here almost 20 years and I have not liked how it has developed. All these single family dwellings but no real increase in services. There isn't even a decent pub in that true neighbourhood pub kind of model. I know councils are at the mercy of who decides to come and develop here but is it possible to try to lure better developers here, ones with a modicum of vision and creativity? And is it possible to turn down places if they don't look like they're what's good for the town? Mariner's Village, as an example/ It's a mess, crammed into that tiny space, blocking the view, no public access, and the rest of the land growing up in weeds. Why do developers have so much power, to come in and redraw our town, make a mess and then leave. That's why this OCP process is so important, I know. Sorry for the grumpiness and thank you for the opportunity to comment.

I like the idea of building up the Kaltasin area if it is on sewers

Hopefully this will limit the growth in Sooke to keep its flavour and appeal.

Growth is inevitable, but must be constrained by our collective values of mitigating climate crisis by building a connected, caring community. No scenario is ideal, but this one seems to create opportunity for balancing of a number of important needs. I'm very concerned that we keep a variety of housing options- integrating different levels and needs. Understand that high-end developments help pay for public amenities and lower cost developments, but don't want them to 'hog' the best of everything. Housing for the low end can't be pushed out.

like non-impact on natural areas and spreading out expansion into new serviced area

- - -

Secondary choice - secondary hub would be further from town core and not set up for business success

I prefer having the city centre and waterfront hub integrated to start and saving the potential hub here for future development if Sooke keeps growing enough to warrant starting a second hub of activities with a slightly different vibe.

Good idea if we want to be a bedroom community to Victoria. We can be so much more.

Still too much focus on increasing the density of the residential. Increased density isn't bad. But it shouldn't be forced by preventing people from building homes in rural areas.

I like the wilder nature in the Kultas area and am slightly concerned about that changing.

Again I like the idea of neighbourhood hubs... and not over densifying one area only. I'd love to see the works yard across from Saseenos school gone. It is an eyesore. I like the idea of not bringing all the traffic across the bridge. Need to understand more... but interesting. Then we work on turning our town centre into a place we actually want to hang out... keeping the oceanfront a public space... protect our views... vibrant community atmosphere... a place for locals and tourists

I prefer this scenario best

It's a good plan, but I'm biased as I live to the west of Sooke and would rather see a stronger Sooke core than development in the Kultas area, which I would be less likely to drive to..

We don't agree impacting the surroundings of the Tsouke Nation and increasing population in a very sensitive ecosystem: The mouth of Sooke river, Sooke basin and Billing Spit, which has sandy and leachy soil.

I believe the densification and redevelopment of the Billings Spit area would be very valuable for the community and future development within the Sooke region

Kultas is a beautiful area, would be nice to see it cleaned up. Water and sewer needs to be extended past Copper Cove to help develop land in this area to help populate new neighborhood hub.

Why is Sooke destined to grow? Is there not a climate emergency? Sooke should put all of its resources into maintaining its existing natural areas and supporting local business development so the people already here can work here and not commute.

I like the idea of a new neighbourhood area as if future growth continues it doesn't make sense to increase density all in existing neighbourhoods. If progress is to happen then unfortunately sacrifices to natural areas is an inevitability.

I like this scenario more things are getting way better and I don't see any downsides

As part of this plan, consideration must be given to the fact that we have only one highway in and out of Sooke. That is completely unacceptable in any type of emergency situation and should no longer be considered legal.

You state that Sooke is a zero emissions community. Did you miss calculating all of the wood smoke? Between inversions and extreme quantity of wood smoke, Sooke's air quality is dangerous. Do something about this before you decide to add more people to this community.

Scenario C is not as effective as Scenario B because it adds a Neighbourhood Hub that draws resources away from the waterfront and the town centre which both need lots of attention. Again, focus on your greatest needs: Sooke badly needs a town centre and your greatest asset is the waterfront. The required housing would be better accommodated in Scenario B.

Kaltasin road area has lots of room for improvement.

This would also work well.

As this does not impact the natural and rural areas this scenario is also more favourable than A.

I think the development is way too much and way too fast Slow it down !! There is no thought to the infrastructure example sidewalks bike lanes and amenities The waterfront should be kept natural No high buildings over 3 stories anywhere on the water side of the road Keep the waterfront buy it back from development Keep high density in Westhills and Langford Whiffen spit park is the type of good waterside use Make smaller lots towards and in Saseenos and Whiffen Spit but away from water

Kaltasin area is totally inappropriate for any development. better to enhance natural carbon sequestration as this area is subject to flooding. Climate change will reclaim this area to nature.

Prefer not to spread out too far in a strip east or west.

LIKE keeping commercial development in town centre. DON'T LIKE sprawling eastward.

QUESTION: What is T'souke's reaction to this scenario?

My concern is that of west Sooke where in the last OCP our area (Gillespie, Nagle) was down zoned and made this nonconforming for almost every household. I was assured in 2018 that this would be taken care of in the next OCP but see nothing to that effect.

The 23% number east of the Sooke River is challenging ... sewers are needed in this area to protect the harbour from failing, low-bank septic fields and also to serve the First Nation, area schools and to create a context for full, job-creating development of our small selection of commercial and industrial zoned land. The currently zoned residential areas should, I believe, remain as they are with no additional residential zoning that would repurpose existing commercial/industrial lands.

Putting sewers over to Saseenos would be the desired development. continuing the push toward Otter Point...all of these keeping away from the waterfront...STOP THE HIGH RISE BUILDINGS THAT WOULD BLOCK VIEW OF WATER FROM SOOKE...All these scenarios are so limited and bad that it's difficult to choose one as better. NOTHING should be given as private property of any description. Town of Sooke should buy waterfront property back from developers..expropriate it and make it public...anything else is a disgrace and shameful and counter to the interests of future people. We need many more bikeway paths and trails. We want to establish and maintain a SEASIDE ambience and not be like Langford.

Same answer as plan B. Let's spread out and have more room. This is Sooke not the Vancouver Westend.

Impact to natural resources is a concern.

Still a scenario for creating a densely developed sewer area all which is accessed by a highway that gets more ineffective by the month for the amount of traffic it carries

The new neighbourhood hub would take advantage of areas close to the water that are not well used now. I like that natural and rural areas would be protected

I still wish there weren't going to be so many homes.

This tempers the densification and allows more opportunity for people to live midway between core services and access to peripheral green space

Do not like this scenario as it really doesn't accomplish anything other than make Sooke more disjointed than it is. Don't have a problem with expanding residential into the Kaltasin area but not commercial. However, once again not enough detail on what building plans are???

See note above, I feel equally happy about this one, as it protects natural spaces.

This is planning for congestion. People want space and a by-pass Road.

Can we please have a low-growth, low-carbon option? Why is this degree of growth inevitable?

If we create another SunRiver residential type area, it will encourage shopping in Langford instead of supporting local businesses.

Print Media Responses

Print Survey

Comments on the Emerging Vision

Housing choices should be thoughtfully interspersed throughout the community- Avoid concentrating in one area. Must develop employment lands so people living in Sooke can also work in Sooke

I would like to see Sooke buy up and own what little green space is left. This requires bold vision and leadership while interest rates are low. Also would like to see existing parks and green space better maintained and usable i.e. the potential trail through Brrom hill park from Quartz and

Otter Point Road. I really like the new Stickleback trail. Priority would be a large and vibrant dedicated market space.

We cannot be Sidney because our stores are spread so far apart. Somehow brighten up our malls and strip line storefronts

In 1976, sooke was a little self-contained fishing and logging village and a trip to Victoria was a day long adventure. There was no Langford to speak of. Over the years it feels like developers ran the show and created a bedroom community for Victoria with no regards to creating community. Glad to see the focus has now changed to make Sooke more than just a suburb

Sadly, some disastrous construction has occurred recently, for example, the development of properties on maple street and broom hill. There is now very little room for trees or greenery. Who approves these developments?

Vehicle travel flows well through and within the community at both rush hours and throughout the day. Each neighbourhood has green spaces which residents can readily access. The town centre includes a central square or plaza.

Staying compact and beautifying the core is the highest priority over the next few years

Protect green space. Stop allowing developers to destroy landscape. Protect trees. Don't turn Sooke into another Langford

Active Waterfront' could do with a bit of work. However, it is evolving and moving in the right direction. P.S. I appreciate the opportunity for this sort of input rather than online- Thank you!

Then why is our only big hotel look like it belongs in southern USA. I had to go to Saanich for a decent paying job as there was nothing here? There is no public life here. Arts and culture do not interest me. I just live and sleep here on MY property, so leave me alone, because you have not treated me with dignity or respect. Fix the roads as they are more important than your little-used trails.

Inclusive and green vision?

Excellent!

Sooke needs more trees downtown and fewer cars, more small locally owned businesses and way fewer 'chain' type stores. Please make it more friendly to pedestrians and cyclists

I agree with everything said here except for the active waterfront which is lacking, missing. Lots of waterfront areas could be developed to give access to more people, places to sit, walk and meet the community. I would like to get involved.

Keep housing heights terraced so harbour views are not obscured. A central square possibly at the new library property. Small shops, no cars.

Love this vision statement...love the vision. The Regional Context Statement...including new goal of climate action and food supplies now included (Notice of public hearing- Thursday Sept 24, 2020, Sooke News Mirror) 2050 is too late! We will be dead or dying. would like to see net zero

emissions by 2030-2035. Think about seniors and electric scooters. Attractive public space on waterfront and brand the town as waterfront.

I agree with the emerging goals below. In addition, I would prefer to see local artists work in making the town core and surrounding area more colourful and inviting. The Sooke bridge would look a lot more inviting if it were painted- perhaps rainbow colours? or at least an ocean blue. Artwork on cement walls near Evergreen Mall and bare wall artwork in parks. I'd like to see more 'flashing light' crosswalks in school and residential, high-traffic areas- much safer for walkers!

Architecture specific to Sooke, creating something unique to our area

Re: Protect Ecological areas: That's why council rezones agricultural lands for residential development with tiny lots. RE: Create Green Infrastructure: That's why the council tries to develop green parks, like John Phillips, putting more unnecessary structures there? Re: Respecting ecological limits: That's why our housing lots are getting smaller and smaller? Soon no nature will be left here and sooke will be like Langford or (Illegable)

We have the most beautiful harbour and basin! People are drawn to water if they can access it. We are close to trails, fishing, kayaking opportunities to attract those who enjoy these outdoor activities. We are a great (illegable) community and have a wonderful small town vibe. I'm so excited to see what we become and build on what we already have

We have such a long way to go. When I moved here, no one made me feel welcome. Not much has changed. I find neighbours stay away from each other. I am sure we can do better with more spaces to be outside comfortably-outdoor market, a more walkable town core. Stop letting lots be subdivided- it is ruining our spaces.

A splendid place to live

Replace 'bustling net-zero emissions' with 'vibrant, environmentally sustainable.' - 'Bustly sounds too confused - surely there is more focus than just reduced emissions - Waste, water, energy could all be sub-goals. Add in Mountains to "ocean and forests-" If we're going to be 'cradled' then don't forget the mountains.

I find one of these emerging goals to be laughable. The one about protecting agricultural lands for farming, yet land on Waddams Way was taken out of the ARL for high density housing. Houses should be built on land (rock) where you cannot grow food. The developer really lucked out on this decision.

These goals all seem to be good ones that are achievable.

Agree on options "Emerging Goals" and "Enjoyable and Distinctive Street Areas" *Etc. The Indigenous Peoples and Their Treaty rights should be respected but not promoted by council.

If priority is given to walking then Sooke needs more and improved sidewalks. All major streets need proper sidewalks - like: from museum to Whiffen Spit along Sooke Road; Otter Point Rd to municipal hall; Church rd where new development is happening; Grant rd and any other main thoroughfares. Proper and real sidewalks - not just a paved strip. Invest now (borrow if necessary) as it won't be cheaper in the future

The Statement serves as an excellent vision but needs additional infrastructure to support visitors, accomodation and facilities such as dinning, parks and shopping will be needed but transportation may be a challenge.

There is no public waterfront. Yet another piece of waterfront sold into private hands (behind RBC). Other than a commercial centre, ther is no town centre, no main street with small businesses- not like any town I've ever seen or lived in.

What active waterfront?? This town has allowed almost all waterfront to be held in private hands; unlike Victoria, there is no waterfront area that is public. There are few public marina places; other than the rotary boardwalk, there is nothing

I'd like to see more pedestrian town centre, more safe sidewalks heading into Sooke centre. Remove that horrible Tim Horton's (sign at least). It is so embarassing to live on the west coast with so much beauty and now we have that horrid sign as the most visable in Sooke!!! An arcrylic nail shop??? Who approves these? Are they really needed -growth is obviously desired here. The best scenario offered is B

You can't have a small town 'feel' or 'heart' with a big highway, huge density and a higher skyline/ profile. Let's keep it low and slow and human scale. We talk about moving when we hear and see plans for development. It is the developers who make money and leave-not the Sooke families and residents.

Respectfully requesting that developments on the waterfront leave a 50 or 100 meter buffer zone between the foreshore and the buildings for wildlife/pathways etc, so the 'rainforest' (or nature) can still "meet the shore."

I feel the protection and use of agricultural land should be a prime objective. Actual farming of the land should be encouraged, also farmer's markets and businesses.

Love the vision. Please don't let development \$s distract you from the importance of a green net-zero - In fact, look for ways to incorporate our environmentally friendly approach as a tourist attraction.

The more desification you allow, the more cars will come and go on Sooke Road. It is a fact that people will always commute to work both ways. What a shame to put housing on farmland near Waddams Way. Not good planning for the goals.Allowing 3 or more story housing on the downside of Sooke Road blocks the views of all the uphill people. Most of Sooke area is on the upside of Sooke Road with better access and gravity sewer lines. Waterstreet area is also a refuge for wildlife- deer, raccoons and quail.

Please restrict same old development model - follow current circular economy model - No waste agriculture in Sooke needs much higher focus. To prepare for the needs of the future, we need to grow our own food wherever we can and create 'industry' jobs focused on seaweed food production and education.

Keep sea available to all eg. seawall like Campbell River, Victoria (on Dallas Road) and Vancouver's Stanley Park. Reduce urban sprawl. High density housing in downtown area and

keep areas of parkland around. Waterfront access and reduce residential growth in undeveloped land. Leave undeveloped land as is with walkways and bike trails.

We need to be proud of Sooke and respectful of our environment. I believe we can accomplish both and be a destination.

Sidewalks, green spaces and trees are essential. Spend time on improving access into and out of Sooke. Put roads away from schools that stop traffic or change access to them. Plan for alternate routes out of Sooke for the future.

Sooke has beautiful geography but so little waterfront access! Town centre has been allowed to develop with ugly big box stores. Trails and parks are wonderful. We need more! Need another route into Sooke. There are long lines of traffic backed up to Sasseenos. Need a second bridge and bypass of town core.

Don't lose any park space. It is a shame the Wadams farm was not kept as a park. Do not allow camping in parks. Good sidewalks are necessary downtown and on main connection roads, but not on residential side streets. We love the 'country lane' feel of our street. We want safe neighbourhoods, not more concrete. Adequate policing is more important.

If Sooke "is known for its active waterfront," why do we not have a waterfront hub for restaurants, casual walks, shops, small craft moorage? Thinking of how Cowichan Bay has such a waterfront access to public.

We live in Sunriver- the bridge accross DeMamiel Creek seems to be taking so long. This is much needed if council wishes to support walkability for it's residents.

The trail system is great and should keep being developed. However, all ages and users need access -steep hills are extremely challenging for many people.

There would no need to extend the boardwalk. Sooke does not have good walkability (accessability) for the less able. The area south of Royal Bank could be developed with a pedestrian only boulevard above the basin with cafes, pubs, restaurants, using part of it for outside seating, residential above. These businesses and multi stories toward the highway with ample parking would draw visitors.

Take back more land for farming and planting gardens for healthy eating, vegetables and fruits. For all the younger generations (and all) environment being cleaned up is the most important!!

Too many idling vehicles in the mall parking lots. Ban drive thrus! Bold statement of good intentions. far from what is happening. Too many trees cut down.

Too many cars parked in subdivisions.! A bylaw regarding cars parked on roads instead of driveways. Continued blasting and clearing of terrain (Broomhill) is an absolute dessication!!! Overdevelopment of this community goes against 'net zero omission. Remove all drive thru services-idling Vehicles big NO NO!

Sooke assperations and plans are modern and appropriate.

We all need to have all new housing with parking!!! It is a disaster walking down some streets on the weekends or weeknights. It is not safe now for children, animals or old people.

1st Scenerio C-extends sewer coverage and will keep the town centre more approachable. 2nd Option B. Hopefully this wouldn't mean large apartment blocks downtown. I think it's important not to have the town sprawl move up the sides of nearby mountains/hills.

The ditch at 2358 Otter Point Road is a mess with course bushes. I have asked 3 years in a row for you to clear it out. Why hasn't this been followed through? When will it be attended to? Before we build new houses, we need to address the traffic patterns in the town core. Too much traffic gong straight thru to Westcoast Road or Otter Point Road

Very laudable goals. Would love to have Sooke's waterfront available to the public

Stop taking lands out of the ALR for residential developments. We live on an island so need to be more self sufficient in food production. If our food chain ever gets interrupted, we will be in big trouble. At what point do we say "we cannot support a denser population?" More amenities such as recreation, parks, trails are needed. Stop cutting the trees.

Sooke needs waterfront space which is attractive to residents and visitors (giving visitors more reason to stop here, not just drive through). Waterfront space should be public not for expensive real estate development that few can afford and only those few can enjoy. There should also be a back lane into Evergreen mall from Waddams' way to help allieviate the mess that is the new parking lot.

Bike lanes, trails, sidewalks

We have provided planning for low income housing but have not provided planning for high income families and housing. We need to provide a neighbourhood that would encourage Doctors, teachers, other medical professionals, etc, to want to live in Sooke and not commute from Victoria.

Coopers Cove water for all Sooke Residents please. Larger lots outside of the downtown core, lets bring our professionals home to Sooke from Victoria. People move up to larger lots...leaving 'starter' lots for entry level buyers.

There is much that is lovely about Sooke- much that is enjoyable, carefree and honest! Please don't set about creating a vision based on how others live in so many other small towns. Each town falls under much due to the whims of how developers build, how staff and council think, input from those living there and monies available. There is much offered by allowing these mitigating circumstances room to change. Options include removing the thinking that a town should continue to develop regardless of it's capacity and lack of infrastructure. The thinking that most have is based on the monies received through property tax revenues; should we continue this way, there will be no green spaces available for the enjoyment of others!!! Model change- place yourself opening how best to create thinking that seeks resources from other means. A municipality that is open to recognizing the beauty it can invest to create capacity for it's citizens will be aware of the balance that lies at the heart of the matter. Structures require space but can be mitigated by both wildlife corridors and people corridors. Everything needs it's space, place to live, food to eat. Be bold- recognize there is much you can do to make Sooke lovely without needing to sacrifice beauty for the dollars required. Invest in your thinking in how best

to replace property tax revenues with other income more suited to the needs of the world at hand. Look forward to see what type of municipal infrastructure could be created by the use of recycling depots, education, native plant and other plant propagation, the partnering with other municipalities for specific projects able to produce revenue for ongoing needs- Jobs and companies that invest in 'cradle to grave' thinking, are accountable to those they serve and developers who choose longterm thinking, solid well made homes and green spaces over non-accountability, badly built homes with cheap building materials and no thought around how they will last and serve the community...Finding a different infrastructure frees the community from the most rigid infrastructure of little choice over where to find revenue able to be used for the health and welfare of those living there. Setting up a role model frees up other communities to see how they can adopt and think differently, giving others the freedom to create healthier spaces for all!!!

Most people do not know how to get the waterfront, Whiffen Spit being a possible exception (and it is usually impossible to find a parking spot!) How about making this into something fantastic? Goodrich Peninsula offers a great potential for Sooke. Don't ignore it. We have been in Sooke since the 40's- more water activities then! Where is this 'hub of public life?' Near the power pole at #14 and Otter Point Road? Atrocious would best describe the state of parking now-very poor planning. Bolstering streetscapes would be nice. The state of many residential and commercial yards is embarrassing. Let's not become known as a receptacle for low cost housing.

Sounds idyllic. Sooke, along with many other communities, needs more services for at risk communities/ vulnerable population.

Sounds overly fluffy. Does not plan for new real needs for the future. We need to plan for 4 separate corridors of transportation, including air travel. Where will these transportation devices travel? Where will they park?

Sounds lovely

Slow and steady wins the ?

Housing

I do not see the waterfront as 'active' So much more could be going on. There is hardly a boat on the basin.

Would be nice to have more visual views of the waterfront and large waterfront walkways, put another hotel with marina- more public fishing warfs- like Nanaimo but better

Protect and preserve our waterfront and farmlands. The last four sentences of the Green and Net Zero goal do not reflect what is happening to Sooke anymore.

A small town getting bigger every year. The stunning beauty of the ocean is being obliterated by buildings and the forest being decimated for more subdivisions. The older homes/buildings are being replaced by ugly, modern structures. No west coast persona left.

Nice

Would hate to see Sooke lose its small town charm and west coast feel.

I agree carbon reduction should be a priority but net zero is too extreme! As the first listed goal this will be extremely costly and development to be practically unachievable. This goal will be largely inconsistent with other listed priorities. Suggest you change or provide a definition that allows a more balanced approach between environment and development

Nice words, I hope the OCP addresses much more than the land use maps and goals stated but has strategies to implement. Build a more equitable community providing social, mental, emotional and physical support for people of all ages to assist them to live more meaningful lives and contribute to the wellbeing of our local community. Keep a West Coast feel. Do not copy Langford's plastic attempt.

Some people who moved to Sooke 15-20 years ago have moved because of the traffic.

The OCP is a 'toothless' visionary document unless it is actually tied to and reflective of a set of town centre design guidelines that have a dedicated westcoast architectural theme prescriptively laid out, and then vigorously reinforced as a caveat to every development and building permit (such as the town centre design guidelines developed by and presented to council in 2016 by the Sooke Chamber of Commerce's Board members Terry Cristall and Michael Nyikes). At the time, town council didn't adopt these guidelines...Big mistake because it clearly laid out what Sooke has been asking for and needs in place.

It's getting harder and harder to see the ocean when driving into town due to all the buildings. Why would visitors want to stop in Sooke if they can't see the ocean from the road? They would not be tempted to stop being unaware of the beauty.

I see Sooke as having a vibrant waterfront, accessible to all, with parks, cafes and small stores with individual character. Also easily accessible through walking and a community bus service, from neighbourhoods such as Sunriver, Broomhill and Whiffen Spit. The goals set out are wonderful.

I would love to see the property off of Sooke Road, below Church (the big open area upon the water) made into a public park. The view to Sooke basin is spectacular and makes residents and visitors to Sooke see the beauty of Sooke.

Agree with this page. Would love to see downtown developed with businesses on ground floor and upper floors have room for seniors, low income people, artists and Sooke young adults. Keep the rest of Sooke natural. Spaces for families with young children

Your buzzword bingo display with stock images decreases your credibility. The lofty net-zero goal needs to remove ten thousand (?) powered vehicles. Good luck!

Stop building on raw land. Net 0 means no more housing developments and land speculation.

How do we get net-zero with the growth predicted? Also, I thought the goal was 2030 and so far Sooke has made zero progress from what I can tell- so I guess move the goalpost?

I have lived in Sooke since 1996! Here are my most important points: Better road system, more trails for pedestrians and cyclists! More affordable housing and lastly...let's get the Sooke River bridge PAINTED!!

Not quite there yet...active waterfront? no pub? no coffee shops? no retail? Exceptional amenities? West coast persona? Otter point road?

Great statement to work towards but we are nowhere close to this yet. Missing: Active waterfront, amenities, west coast vibe.

More walking and bike friendly please!

We need a hospital!!! Like the one on Saanich Peninsula ER open 24/7. We need our pedestrian bridge over Sooke River. We need beach access to launch canoes and kayaks at more than Cooper's Cove and Whiffen Spit. Drop the speed limit and ENFORCE IT. Ask T'Souke band what they are planning, then support it and make it possible. We need to promote bicycle use and footpaths. We need more bus routes in Sooke area, and more bus stops accessible for wheelchairs etc. We need food security- growing it, raising animals. Enable purchase and installation of solar panels and heat pumps for most homes and all new ones. We need regular ferry to Esquimalt and Victoria. Support plans of local First Nations. Emissions goal should be 2040 or sooner.

OCP should plan for better transportation corridors around and through Sooke. Being more electrically self-reliant, eg. wind, solar or nuclear power. Tidal power might work at Billings or Whiffen Spit. Zoning needs to be provided for these activities

Your emerging vision statements paint a picture of a vibrant town, however, it appears to be a big stretch. Currently, there are only two strip malls and some shops in the town centre; the only exceptional amenity Sooke has ever had was the Sooke Harbour House; the employment opportunities are far from diverse; and the arts and culture scene far from eclectic. Sooke has a long way to go to meet these emerging visions (Victoria does not offer diverse employment).

BS- The DOS may claim to be net-zero but the town sure isn't.

Comments on the Growth Scenarios

It makes more sense to develop in a way that builds community- walkable downtown, shops, take advantage of the waterfront and build Sooke as a destination to visit. While Sooke is beautiful, there is no community feel in the downtown core. It has no feeling and doesn't bring a lot of (SME's?) wanting to invest. Right now there are too many brand names,

Create a permanent public market. Create a downtown playground to make downtown kid and family friendly. Create a downtown entertainment district. Set up a downtown bike share program. Free WIFI downtown core. Access made easy by boat, bike, foot. Boat festivals, fish markets, performances on floating stages

Preferred scenario would be 'B.' Having said that, thought needs to be given to developing a shovel-ready industrial park in addition to commercial and office space

Connecting boardwalks. Oceanside cafes and shops for pedestrian strolling. Easy access. Quaint buildings not high rises

If you see Cowichan Bay that promotes tourism and shops, it is such an opportunity to have the same next to the water. It would be such an asset for tourism and places along the water for coffee and restaurants. To lose this opportunity would be criminal. Embrace what is possible

Scenerio C if that means more public waterfront- fewer condos and businesses. Trails and green space at the waterfront would be ideal. The few shops would ideally be arts or local food oriented. Like a trail to connect the downtown with the boardwalk and Whiffen Spit. This would be a true gem of a town representing it's world class location

Waterfront protected so pedestrians and cyclists have access with a boardwalk to First Nations at Sooke River Road-Waterside Trail

Scenerio A cannot continue with its unplanned march and gobble up all the land with no regard to managing traffic flows among other things. A permanent home for the farmers market should be developed. Also complete a trail through Brromhill park. It is a forgotten little gem, lost in town. The waterfront must remain public

I would like to see development with natural areas. No blasting of entire sections. Concentrated development in the core but some space for single homes. Too much low cost housing is not desirable for anyone

I like Scenerio B because it will shift the growth towards the beautiful (currently under-utilized) waterfront and tourism will grow more if there is an accessible waterfront with commercial amenities.

We need to stay compact in order to maximize infrastructure costs and the environment.

When adding 132 units along Church and Wadams there must be consideration given to Church Road access from side streets- i.e. Country Road, Throup Road

Prefer Scenerio A -Think we should spread out through existing neighbourhoods.

Reducing car dependency is a good goal. However, please consider seniors with mobility problems and pwd(?) when planning access to trails, scenic lookouts etc. I need more information to have a preferred scenerio

None of them. Growth must include the sewer, or you will pollute the area. Your growth scenerios are already behind sewer expansion. Get caught up in that and fix roads, improve transit first, before expanding town. Get the library finished, it is long overdue. Build a theatre and some long overdue amenities. Expand slowly and wisely. Protect the farmland

I prefer Scenerio B because it maximizes access to the water. Hopefully there would be parking (accessible) and greenspace (with picnic tables and benches) along the water.

I like density in small area, where there's sewer already. Prefer preserving underdeveloped land. Especially wish pedestrian-friendly waterfront, small business retail spaces.

I would consider scenerio B preferable if there were an extension of the existing boardwalk to lessen the impact of increased private waterfront access. Also, the district needs to pay more attention to drainpipe and protecting the harbour.

Definitely Scenerio B. Sooke is a lovely town but as it is a coastal town we must develop the waterfront to make it more accessable, more inviting, more costal. The potential is here, let's make it happen but make it right. So much needed in terms of places to walk, meet friends and people...

Congestion should be out of main town centre. Until there's infrastructure (roads and services) it doesn't seem logical to have everything in the same spot. Parksville became so congested until another highway was built. Sooke only has limited space, not like upper island.

To try keeping some of the older homes and rural feel to the areas outside of the centre. Supplying sewer east of the bridge will enable an explosion of 'Langford style' development.

We both would like to see growth concentrated in town (Scenerio B) with sewer specified area expanded along West Coast Road to 'fill in' what is not currently included and down to Whiffin Spit.

Scenerio A is ,ost appealing to me. I do not wish to see the waterfront of Sooke town-core over-populated by new incoming people with more money to purchase our waterfront and view we wish to enjoy more of as (long time) residents

Scenerio B- Making the waterfront part of the town centre with public walkways, boardwalks, restaurants and other amenities available for all to enjoy the beautiful bay and sceanery. Focus on creating an artist colony- see Ojai California for ideas.

Stop intensive development! Enough people live here, especially in the cuty core and with the proposed developments on Otter Point Road, Church Road, Charters Road, etc, the town will look like a Chinese Ghetto soon! Is that the community vision! (Illegible)

Before we grow too much, we need another bridge. We have one old bridge serving most of Sooke, we need two- look over the river or the basin

Scenerio B is my choice. Our waterfront is amazing. We need to focus our town centre and activities there. Waterfront should be accessable to everyone and not just to those who can afford to buy homes there. If we build shops, restaurants with living above, along the water, people will come ! Spend! and enjoy! Then more businesses will follow!

Reduce development pressure on the core and develop unattractive area near Idlemore Road

Scenerio B is preferred in order to take advantage of what could be a vibrant commercial/public space close to the waterfront and welcoming flow along the main arteries. Scenerio A is too willy nilly

We do not need more homes along the water or in the town centre. These 2 areas should be for everyone to enjoy, not just a few priviledged home owners. Everyone should have access to the water and town centre. Highway 14 needs wider shoulders, pedestrian sidewalks and bike lanes. Traffic is dangerous.

We would like to see the sewer area extended past Helgesen Rd. We feel that scenerio B will do the most for our downtown area

Prefer 'Scenerio A' which appears to control the expected future growth yet builds on the continuing and familiar town centre. The large and diversified housing development on Church Rd/ Waddams Way on farmland will reduce quality of life for existing owners and contribute to traffic congestion.

I prefer plan B- to develop the waterfront- with extended boardwalk from Mariners Village to Maple Ave. Create a town centre there. Take ideas from Sidney waterfront and also include a gathering space (open area-town square) on property near new library, where people would want to gather, markets could happen - A nice space to be!

We think scenerio B makes the most sense. There needs to be more emphasis put on the waterfront. It is a world class view across the Sooke Basin and the Strait.

Scenerio B, if one has to be done. Why bother? Town council just threw the last OCP under the bus, with the 'driver' fiasco- Sidewalks built at great expense, but everyone drives. No more housing! With our ever expanding traffic problem, council just keeps handing out building permits; more cars, more pollution, more aggravation. The population here is big enough

Scenerio B is the lesser of the 3 evils; that being said, the town council has been completely irresponsible in allowing rampant housing development. I do not want more residents here. There is already ridiculous traffic problems and council is greedy for more property tax revenue but has done nothing but exacerbate it. 1.5 parking spaces/unit?? Who drives half a car?

Please do not grow too fast!! Or, too tall!! Or too dense! There is not an infrastructure to support excessive development, we don't have doctors, schools, roads, stores-nor do we need or want them. Let's not develop a bedroom community here in Sooke where we work, shop and go to school in Langford or Victoria.

In Scenerio A - already the waterfront is too restricted. Scenerio B- Please protect the foreshore and give a buffer zone for all to enjoy! The new motto = Welcome to Sooke where the condos meet the sea!

I like plan B with the greater public access to the waterfront. I also would encourage the collection and processing of sewage.

We like B - and can envision a public recreation waterfront with recreation areas (swings, playground, maybe tennie, volleyball etc.) as well as possibly even a beach area like in Vancouver where they brought in sand (Jericho Beach Area). Unique local shops that would attract visitors (along the lines of Granville Island) would generate economic development here.

I support Scenerio B wholeheartedly- lived in Sooke 30 years - concerned about loss of harbour view along Hwy 14 with development. It is essential to have a waterfront hub and scenerio B places that hub in the ideal spot. Parking at Whiffen Spit appears to be already at capacity at peak afternoon hours.

The town centre's border should end at Mariners Village and expand to the west to join up with the boardwalk and Prestige Hotel. Development between Mariners Village and Sooke River should remain low profile and residential with parks and trails.

I would love to see scenerio B take effect as it allows everyone access to our beautiful waterfront, not just those with money who can afford to buy waterfront. This will make Sooke a destination city for visitors. I envision unique stores, boutiques, cafes, restaurants and added green space. Incorporate any/all environmental green initiatives where possible.

I prefer B as special entry to the town. I would love to see a boardwalk that would take pedestrians and disabled residents to the waterfront. Minimal car access please. Local farm market with year round shelter, reasonable stall rental - would be an excellent tourism point.

B-Scenerio. Residential growth in undeveloped is less. Keep undeveloped land as it is, with some beaches not residential housing by the waterfront. Maybe a few stores, walks, trails by the ocean front. Keep town centre and waterfront for a few stores, beaches and walkways not large homes having the view. Beach access to walk by the sea.

We need a place to drive to not through!!!

An area near the waterfront with shops, boutiques, galleries, restaurants, bistros, parking and grass(lawn)!!!

As we residents and visitor travel to the town centre it should look beautiful and take advantage of that- the water, the mountains. Take a page out of Langford planning: roads into and out have sidewalks, trees, grass and nicely paved.

We live on a beautiful coast yet don't do anything to promote it.

My preferred option is scenerio C because it has less concentration of population in the core. Irrespective of the option chosen, the main opstical to a successful doubling of Sooke's population is traffic. Boubling the traffic into Sooke could add 30 minutes to Victoria by land. I suggest you look at making Otter Point Road a bypass route and have it extend around Sooke centre.

Housing density is too high along Church St. and above firwood. There is too much on-street parking. Some houses have 4 vehicles! Town houses only have one space. You are allowing duplexes on single lots and each duplex has a suite, so that is basically a 4-plex on one lot! Don't allow developers to set their own rules. Will scenerio B have waterfront access or will Village Foods developer make more \$\$\$ with high density housing?

I have owned one of the approximately 45 waterfront 'tent' lots on Water Street since the late 90s, and my wife's late uncle owned several lots since the 1940s. Our lots were legally surveyed in approximately 1860 and extend to the low tide line, as per our provincial Land Title department accepted legal surveys. The present Sooke OCP was changed in recent years via Bylaw #600, and now seemingly prevents development of our lots. All of our lots have always been zoned for residential development, so I do not understand how the Sooke municipality could have changed the OCP to take away our right to residentially develop our properties. Our waterfront/low tide line, pre BC Confederation lots are almost unique in BC, and I believe are an opportunity for a unique development that would greatly benefit Sooke. With appropriate zoning and development permit controls, an amazing residential/commercial waterfront

development could happen there. If an effort was made to get several adjacent lots to cooperate with the municipal planners, a clean, thoughtful and well organized project could happen, as opposed to individual lots developing randomly on their own. Our lots and their property rights predate BC and all provincial Land Acts, so I feel that the Sooke OCP needs to acknowledge this, contact and listen to the owners, and set out special zoning to allow for a well organized redevelopment of all our Water St. tent lots.

Stop spreading out into wilderness, affecting our wildlife and destroying the beauty surrounding Sooke. Keep development low, 4 stories at most, to retain our small community look and feel. That is why we chose Sooke 30 years ago.

Sooke includes Silverspray developments (for better or worse)- Make East Sooke Road wider with bike lanes to access ALL of Sooke. East Sooke supports Sooke region.

Scenario B or C as long as the waterfront area has planned access for walkways, boardwalks etc.

Keep services central with public transportation options

We moved from Edmonton - a sprawling city. Urban sprawl creates so many problems. I would love it if Sooke developed its town core and made it more walkable. We live in Sunriver and walk into town often - this will be difficult as we age. We need waterfront access.

Scenario A or C are preferable to B because extensive development to Whiffen Spit would destroy the wildlife corridor. Macgregor Park seems like a good spot to have intensive development to the east, and leave the area to the west to the pretige below 14 less developed. Scenario C is interesting, the neighbourhood hub is a good idea.

Somewhat confusing? Less blasting along many roadways. Safe crossing areas for deer and other animals. Less building along the waterfront areas.

Use best environmental practices for any and all development. Make it 'pedestrian friendly' and keep the water view open. Thanks for the opportunity to add input.

Development is only servicing the almighty dollar!! Why expect 12,000 new residents, Is there a scheduled plan for transit to accomodate the growth?

For those in Strats here, we need the services and managment of growth in a balanced way

Don't really care where the growth is, just at waterfront make sure the space is for all people to do walking on the waterfront and parking!

It is vital to a healthy community to keep green spaces and walking trails intact. The emerging goals are all on the right track. Hopefully development will not lead to compromising those goals.

I think more public waterfront areas should be developed. Whiffen Spit is the area most popular and parking is very limited. A boardwalk or trail along the beach basin, like the short boardwalk at McGregor Park. Why aren't there picnic tables there? We have no activities for families or friends old and young. What about a mini-golf set up? Lots of people could use it in all seasons. We need a better, more comprehensive hardware store. We are forced to go to Lagford.

Scenario C so as not to block the overall waterview too much

B is first choice, C is second choice

I believe town centre should be more inland than close to the ocean. Keep ocean area as natural as possible. The town is already dissected by the highway with most traffic funneling through. It should be gravitating more towards the new library area where it could somewhat look like your picture of "enjoyable and distinct."

Growth is getting too dense in one area. Need to spread out, bearing in mind there is only one way in and one way out, development has to be spread out. Need for wider Highway 14 to allow pedestrians and cyclists to use both sides due to heavy traffic with increased population.

Downtown is congested enough. Nice size lots for Coopers Cove area

Scenario A is best of the three choices. People who live here now and who want to move here, want space. They do not want to live on top of one another or in close proximity.

Scenario A-continuing as usual. Large lots in the Coopers Cove area. There is a lack of higher end, larger lots for professionals in Sooke...many teachers, doctors, dentists, etc, commute from Victoria.

A commercial/public waterfront focused development. Sidewalks developed connecting existing residential sidewalks with town centre. Expand sewer system each year to eventually include all current residents.

Scenario C seems to create the most balance while doing the least harm.

There are some very nice subdivisions in the district (eg Erinan). Some are unbelievably ugly (eg. Winfield). The entrance into the town centre- with all those houses crammed together- is not well thought out and will be with us forever! Poor community planning is not something that just started recently (eg. the heavy industrial zone on the river road, in the middle of residential!) How are we ever going to manage the traffic problem?

There are homes in option A that still need water and sewer services. Further growth and expansion of services in these areas would help improve quality of life for residents and open up spaces for new families to build a home with a yard and space to grow their families.

Scenario A combined with waterfront in scenario B would be optimal of the 3 choices.

Option A: Expanding Sewer and water into growth areas would help attract new families that are looking for yard space for their growing families.

Housing is important

Be cautious

I would like to see more public access to the waterfront to walk, sit, drink coffee or wine. Please don't cram buildings close. We want to see the water. The view across the water is so important.

B Because the town centre captures more of the waterfront for public use. This will make Sooke a go to destination.

Nice waterfront

Scenerio C will spread more evenly the residential growth while maintaining the town core. Not too crowded, it could be added to the waterfront section

Slow down with the growth of new homes and shops. We are losing our small town appeal.

Leave well enough alone. The small and relaxing town feels like it has been bulldozed off the map and been replaced by a pop up mess. No parking available for visitors, very little character and charm left.

Develop Coopers Cove Area!!

Prefer A, could live with C but please not B. Leave town centre and waterfront as untouched and accessible as possible

As a very new resident, I am discovering the trails and resources pf Sooke. A centre with arts, history and access to the water is key in Sooke's future I hope! Also. please, please keep the trees and green spaces, and be careful about ugly, mass development. People want to be here because of the beauty, don't sacrifice it for \$

Population concentration brings services/commercial viability and transportation efficiencies. HOwever, parking is important. Lots of people and commercial spaces and visitors need lots of parking. Do not let 'green agenda' squeeze parking spaces/ infrastructure. Also DFO restriction on waterfront development in cove area should be pushed back.

Facilitate local farms in the 2% area to be included in the ALR, rezone other properties to RU5, and use flexible, commonsense rather than blind application rules! Make Sooke a leader in its fleibility and innovative managment of its resources and advocacy for sustainable government support from other levels of government.

Town centre and waterfront hub

Sooke and the Province of BC need to work on a bypass route through the town core. If you live on the west side of Sooke, it takes 20-30 minutes to get through during the afternoons (3:30-5:30)

Commercial development concentration in town centre and waterfront keeps businesses thriving in a centralized location and creates a walkable shopping hub in the centre of town where exisiting buusinesses are already established, which is ideal for drive-through traffic from tourists. District should buy waterfront land to better control development and themed archetectual designs (West Coast Theme).

Scenerio A preferred. Not sure about C. Definitely not scenerio B- Save the waterfront for green space. Ocean scenery and beauty is useless if you can't see it or walk along it because of buildings blocking it.

Definitely not scenerio B as we are losing waterfront already. If we have no access to waterfront we may aswell be in Langford. Don't miss the opportunity to acquire public waterfront

I highly commend the district of Sooke for striving to make the community and net-zero emissions by 2050. Decisions on residential development and infrastructure and business development should take into account the above goal as a priority.

Keep as much natural space as possible. Even make a certain percentage affordable family housing.

The least horrible of all your horrible of all your horrible options is B. Why does Sooke need 12,000 new residents? Is there no limit on your suburban sprawl dreams?

Why are we expecting that growth? Do we have no control? Who has determined this? Why aren't we being asked if we want 12,000 new residents?

This growth seems to be driven by land speculators. We moved to Sooke 20 years ago to a rural area, not Langford, for a reason.

C is the best of both options- develops downtown while allowing growth of residential living in neighbourhood hubs. This will allow spaced out housing and hopefully extend the sewer system to Billings Spit area.

I live in Saseenos area but I prefer to keep it more semi-rural. Do you plan on buying up residential properties along the waterfront to build up commercial business along the same corridor?

Spread out the town core. Maximize waterfront for commercial/ recreational purposes.

Most emphasis on waterfront = greatest strength.

Expand out from the core. Cooper's Cove area development. Phase 3 alternate highway 14 plan in behind.

Option D from transition Sooke- minimal growth in population, mostly in core area of 'downtown Sooke' which is zoned for buildings with commercial ground floor and 2 storey of condos or apartments. Get CRD to help stop developers off Otter Point Road and the province for highway 14!

I prefer the scenerio put forward by transition Sooke based on low carbon/ low growth principles. Land that has soils, trees, vegetation, and animal habitats must be preserved. As much growth as possible in existing town core

Scenerio A meets the criteria below: There is currently a great suburban migration. People want to live with personal space now. They are leaving the cities to do this now. We need to plan for this.

Scenerio B would concentrate on the town centre and waterfront, focusing on improving what is there. People are drawn to the waterfront but the public can only access a minor percentage of it. Sooke really needs a town centre. (Scenerio C's neighbourhood hub would distract from creating a vibrant and enticing town.

C is as close to good as I can see here. Transition Sooke is circulating a 'Scenerio D' that looks better than any of these.

Community Inspiration – Waterfront

Sidney By The Sea, Kairns, Auckland and Sydney Australia

Sidney BC

Sidney

Cowachin Bay

Courtney, Victoria's Dallas Road, Comox

Sindney

Courney, Victoria, Stevenson, Vancouver's English Bay

Victoria

Victoria

Dallas Road, Mill Bay, Cowichan Bay

Victoria, Sidney

Sindney

Parksville, Port Alberni, Port Angelas, Squamish

James Bay, Sidney (waterfront) Tofino, Qualicum Beach

Granville Island, False Creek, Victoria Inner Harbour, Telegraph Cove, La Conner WA

Campbell River, Sidney

Sidney

Parksville, Sidney

Ganges Harbour on Saltspring (You can see the harbour)

Ganges Saltspring Island, Sidney

Witty's Lagoon, Tofino

Victoria, Alfred waterfront - Cape Town South Africa

San Antonio TX

Ste-Anne-de-Bellevue QC-boardwalk along canal with restaurants and living spaces above.
Really welcoming & active yet relaxing!

Gibsons Landing, Granville Island, Victoria Harbour

Parksville, Nanaimo, Qualicum Beach

Parksville

Langford

Victoria- public open spaces, not like here

Victoria Harbour Front

Cowichan Bay, Prince Rupert, Saltspring

Dallas Road, Salmon Arm, Where access to the foreshore is all along the waterfront

Sidney

Cowichan Bay, Ganges

Nanaimo, Qualicum Beach, Sidney, Tofino, Dallas Street and Water front of Victoria

Sidney-Lockside Drive where the area is all parks, ocean and trails

Sidney, Fort Langley

Crofton, Ucuelet

Victor's Dallas Road and the Inner Harbour, Campbell River, Port Hardy

Gibsons, La Conner WA, Edmonds WA, Gig Harbour WA, White Roack-beach area

Victoria

Colwood

Horsehoe Bay, West Vancouver, Dallas Road

Sidney- cute shops/stroll to waterfront

Sidney, Ladysmith, Qualicum, Parksville, Campbell River

Shawnigan Lake, East Sooke Park

Sidney- waterfront walkway

Sidney

Qualicum Beach

Cowichan, Parksville - beach boardwalk

Port Renfrew

Shirley, Port Renfrew, Jordan River

Chemanius

Sidney, Tofino-lots of water trails

Parksville

False Creek

Sidney

Peachland

Peachland, Vananda

Deep Cove- Royal Bank to water- pedestrian mall/ tables with umbrellas, plants, trees. Goodrich Peninsula park like Port Moody

Sidney

Sidney

Sidney has done well, Langford has paid attention to water accesses and Parks Colwood has great potential

Deep cove, Peachland, Port Moody - a town built around a thriving ecosystem and wetlands

Jordan River

Ganges- Saltspring Island

Parksville

Sidney- I love how the main street ends at the water

Nanaimo, Victoria, Sidney

Jordan River

Parksville

Victoria

Sidney

Victoria

Stevenston, Sidney

Sidney

Sidney

Osoyoos, Brentwood Bay, Victoria, Peachland, Tofino, Gibsons, Sidney, Sechelt

Sidney- because of the long walkway along the water

Victoria-Dallas Road, harbourfront, Oak Bay, Sidney, all have great waterfront access. Sooke does not have the vision to acquire this waterfront for the public

Oak Bay, Willows Beach, Estavan Village

Sidney, Downtown Victoria, Tofino

Sidney, Vancouver, Stanley Park

Jordan River

Port Hardy

Tofino, Parksville, Ucluelet, Sidney, Victoria

Canon Beach, Steveston, Tofino, Parksville, Sidney

Deep Cove

I like shoreline parks, bridges, trails like Cadboro Bay

Mill Bay

East Sooke, Tofino, Hornby Island

Community Inspiration: Main Street or Town Centre

Sidney By The Sea, Cairns and Auckland Australia

Ladysmith BC

Qualicum

Cowichan Bay

Fernie's 2nd Ave, Kimberly, Courtney's 5th street

Sidney, Chemanius

Nelson, Kimberly, Courtney

Sidney

Sidney on the Sea

Duncan, Fernie, Parksville

Sidney

Sidney

Honolulu Hawaii, San Juan PR, Shawnigan Lake, Duncan

Langford

Niagara on the Lake ON, Paris, Amsterdam, Harlem, Kitsilano, San Jose del Cabo

Nelson, Sidney, Courtney, Comox

Ganges Salt Spring Island

Chemanius, Sidney, Ladysmith

Nelson B.C.

Summerland, Fort Langley, Gov't Street Victoria

Langford

State Street- Santa Barbara, Ojai California

San Antonio TX

Sidney-The mainstreet has lots of activity-shops etc. Lower down (closer to the water) is more pedestrian friendly and accessible. Also Ladner BC has a central main street with one of a kind shops, services, restaurants, museum etc. Very walkable!

Ladysmith(which would be better if closer to their waterfront)

Qualicum Beach

Comox

Langford

Sidney BC

Sidney

Saltspring, Tofino, Bamfield

Cumberland

Ganges

Hornby Island, Granville Island

Nanaimo, Qualicum Beach, Sidney, Tofino, Dallas Street and Water front of Victoria, Ladysmith, North Vancouver

Sidney. With a Speed limit of 30km

Sidney, Fort Langley

Cowichan Bay, Chemainus

Chemainus (hobby shops)

Sidney

Gibsons, La Conner WA, Edmonds WA, Gig Harbour WA, White Roack-beach area

Kamloops, Langford

Langford

Oak Bay, Horseshoe Bay

Sidney- cute shops/stroll to waterfront

Sidney, Ladysmith, Qualicum, Parksville, Campbell River

Ladysmith, Qualicum Beach

Creston, Neslson -concentrated main centre

Greenwood

Sidney, Creston, Nelson

Lots in Europe

Qualicum Beach

Ladysmith, Courtney, Old Duncan Core

Old town Duncan, Ladysmith, Chemainus, Sidney

Clinton - Still has a village green

Sidney

Langford- easy access to store

Duncan

Chemanius, Almonte ONT

Qualicum Beach

Sidney

Beaumont AB, Kimberly

Sidney, Campbell River

Kimberly-pedestrian amll, fountain, creek, trees, sidewalk cafes, concerts, activities etc

Sidney, Qualicum Beach

Sidney, Whitehorse, Yukon, Cumberland

Sidney, Kimberly Plaza

Beaumont

Squamish

Parksville

Victoria, Sidney

Langford

Oak Bay

Sidney- but close off a block- fountain, trees, etc

Chemanius

Ladysmith

Sidney

Oak Bay

Qualicum Beach

Qualicum Beach- excellent example of thoughtfully themed town centre, architectural themeing/design

Sidney

Sidney

Cadboro Bay, Ladysmith

Chemanius, anything with boulevards, trees and flowers

Granville Island, Chemanius

Ganges

Saltspring

Kaslo

Qualicum Beach, Tofino, Sidney, Duncan, Ladysmith

Qualicum Beach, Canon Beach, Duncan, Sidney, Ladysmith

Kimberly- no car traffic

Ladysmith is walkable in the core and their waterfront park. Nelso has a few nice business streets in their core.

Coombs

Mill Bay

Duncan, Chemainus

Community Sounding Board Comments

I prefer scenario B. I'd like to see us identify in the town centre to maximize infrastructure and walkability. Development towards the waterfront will connect our community to this underutilized asset. I'd like to see all growth and development done in an environmentally conscious manner to protect the harbour and our rural areas.

Any scenerio with less growth in the area serviced by sewers is enough already!! I am still paying for the sewers- Why? I was told they'd be paid off within 3 years!! Back when they were forced on us. Council and Mayor just seem to want more development so I am stuck in a trap with no improvements in sight.

Too much growth already! Stop turning a picturesque village into ghetto-style town like what Langford is becoming! People come here attracted by nature, which you get rid of! These are already awful places for development on Charters, Church and Otter Point. 11% development in each area will be more than enough! Do you want Canada to be like China, or even Toronto? From what people are excaping from-unhealthy living conditions.

Stop. No More

Developing the waterfront would provide a focal point and help to develop walking routes along the water's edge. I hope that Broomhill to Kemp Lake will remain forrested and rural areas will be protected for wildlife and the many beautiful trails. We need to keep Sooke 'wild by nature' and preserve these natural lands for all to enjoy.

It would be great for Sooke to develop the waterfront. Sidney is an example of a pleasant waterfront where locals and tourists can walk. This will generate income and jobs for the community. I could see a nice walkway along the waterfront with cafes. Flat- Ther are some

inaccessible areas at present. Also protect further destruction of precious rural areas. Please leave Broomhill to Kemp Lake.

Please develop somewhere other than Broomhill and Grant Road area. Enough already!

Thank you for putting out these communications. I hope that you've gotten some good, useful feedback. It cannot be easy to decide the future with so much pressure for growth and development. It seems the way of the world and no one seems to be concerned about climate change, like it is not happening at all or we don't care. Good luck

Picture Sooke Website

Comments on Qualities to Protect

I'm surprised that I don't see anyone mention the idea that it is a horrible plan to have a major highway run right through the center of our town.

Greenspace, shared waterfront access (think Richmond dykes where you can walk for miles around the city), small local businesses

Sooke must remain a small semi-rural village. A 4-lane highway from Victoria and Langford scale developments would be a disaster for Sooke residents, and the planet.

Qualities to preserve: low carbon emissions, local forests, wild spaces, carbon sinks, LOCAL economic development. Residential growth should be conditional on those.

We have so many Seniors. What is there for them? Nothing

Tiny Homes allowed. As a resident of over 25 yrs, I'm leaving b/c of this bias. We must have a "homeless shelter". I'm seeing more young adults trying to stay warm in the ATM areas.

Protect Sooke's identity as a seaside village destination and maintain this unique character. More promotion of local business and fewer chain stores.

Please protect the views of the Basin (going beyond physical access). These views are what make Sooke stunning and should not be blocked off and privatized.

A "Sooke Days" festival once a year would be fun

As Sooke grows our Pacific Coastal Flavour should indeed be maintained. Where we are is "Where the Rainforest meets the Sea."

More public access to the waterfront

Our forests, rivers and streams must be protected. Slow the growth of our expansion and keep Sooke more rural like Metchosin not like Langford.

Sooke still has a good quantity of natural forest streams and beaches that needs protection from development. We have enough land already designated for human development. Keep it that way.

Our natural resources such as the parks, trails and waterfront must be maintained and even enhanced to ensure current and new residents are able to enjoy the quality of life they expect.

Please protect and enhance air quality. Please protect and enhance all aspects of water quality, both fresh water and salt water. Please focus on healthy pedestrian corridors to access city parks and greenways. Please provide pedestrians with protection from all wheeled transportation. Too much municipal efforts everywhere are focused on the wars between motorists and cyclists. Please focus on pedestrians first and foremost. Do not favour one wheeled transportation mode over the other. Provide quality infrastructure for all wheeled transportation modes without compromising pedestrian mobility and safety. When I go to the City of Victoria I now have to watch for my safety and the safety of those I walk with not only from motor vehicles but especially bike lane users as they are now closer to the sidewalks than motor vehicles and those users are increasingly adopting the bad behaviours of roadway users.

Comments on Changes to Make With Population Growth

We need to decide the boundaries of the town in a generous way and then run all the highway traffic along that freeway...with roads then coming down to the town from there for local access. If we don't think of this now, then the roundabout area (center of town) is going to be chock a block full. It's like building a beautiful building on no foundation. I'm surprised this is not even being discussed. That's what a long term plan is.

Regional land subdivided for purchase by Sooke residents for building. More retail stores. It seems home hardware is over priced and the only choice for buying materials for DIY projects or drive all the way into Victoria or Langford.

Old golf course property across from municipal hall on Otter Point Road for affordable housing. More public access to the waterfront.

I don't want Sooke to forever be a "bedroom" community. It existed as long as Victoria. Larger businesses, more business diversity and activity for its population. Think Nelson BC, think Squamish. They have much better shopping/stores/access and still maintain a vibrant community. 14,000 people and most things take an hour drive? see large numbers of delivery trucks from stores that could be coming from Sooke instead. Every time I see a delivery truck, I see potential tax revenue going to Langford instead.

We must learn to reduce our carbon emissions equal to or exceeding those coming from any developmental growth, or Sooke's carbon footprint will be higher in 2030 than now!

Diesel bus service. Fast food and drive throughs

We need more roads so food can come in. The LACK/scarcity makes people shop in Westshore. Better Policing. I barely see them & many of them just park & look at their devices!

we must accept this is NOT a quaint, small town anymore! We must build to prep for incoming.

We must build more affordable housing. People are tucked away/hidden in RVs everywhere b/c rent is too high. Homes are being sold w/in a week. We need more roads, unfortunately. So many cars from Victoria driving through on route to Jordan River every weekend.

We need to continue to prioritize sidewalks, outdoor eating areas, walking paths and outdoor areas like Harbourview that are reserved for specific sports!

Population doesn't have to grow. Growth should only occur in zero-carbon developments, in small-scale polycentric design, and in cases where growth allows us to reduce GHG emissions (ie: through better transit access and 5-minute communities) and north of the Highway, with south of the highway protected from further development and made public access.

I would love to see the waterfront more accessible to residents. Extending the existing boardwalk to the empty lot across from Mariners village. A park by the huge Gary oak tree. Having a central greenspace would be a treasure for Sooke. One with water access. I would hate to see the area completely developed with taller housing units obscuring the gorgeous view we residents have even if its just driving by.

We need much more amenities in Sooke, with better hours of operation. Local shops are closed on Sundays and/or Mondays and are not feasible for those who work full-time. Family centres such as bowling alley, laser tag, movie theatre, indoor trampoline, gymnastics, cheerleading. There is nothing here. How about a gun club? or a proper clubhouse for the Sooke sailing club. Creating a resource page would be helpful, with advertising on how to find these types of resources.

As Sooke's population grows... our schools need to be able to accommodate more students and our commercial/industrial sectors need to keep up. Consideration to dropping certain large scale development fees in return for companies building sidewalks etc...

Would like to see old Sooke Trading Post site (corner of Otter Pt. Rd. & Ayre Rd). be utilized for a All Inclusive Community Centre which brings together volunteer seniors, kids/teens, young/older adults to share/build/learn important life skills (cooperation, kindness, communication, patience, perseverance, etc). from one another. This builds a strong community spirit.

Less clear cutting developments that destroy the natural landscape, if you must develop then enforce that it be done with respect to the natural environment and not become a major eyesore

Before Sooke grows anymore the infrastructure must be addressed. The Sooke road is becoming plugged with the traffic. Our downtown core now becomes blocked because of the abundance of vehicles. We need another way in and out of Sooke. We need less housing development and more concentrated effort in keeping this a place where people can raise their children in clean air, green back yards, beautiful old trees, and a vibrant down town core.

The infilstructure, pardon the spelling, is very out dated. a new highway needs to be implemented yesterday.

Growth in Sooke must be planned and then managed appropriately. A campaign to entice businesses to locate in Sooke would not only provide additional jobs to residents, it would also reduce the amount of traffic on Sooke Rd. A plan to provide community-wide broadband internet within the core area at no cost would encourage businesses to locate here providing jobs for our residents.

Transportation options and housing options must improve greatly for Sooke to grow successfully. Growth will be impossible to stop because of regional land values and the drawbridge and moat mindsets of the core cities. Sooke should study the City of Maple Ridge. Maple Ridge resembles Sooke more than any other Metro BC city I can think of with a provincial highway that slices right through and into the core of the city. Very much like Sooke, Maple Ridge is one hour from the Metro core and has one foot in the urban core (commuters) and one foot in the great outdoors. The set-ups of these two cities makes them almost twins (One major roadway in and out, unable to compete with neighbouring powerhouse cities for industrial and commercial development and poor pedestrian infrastructure). Sooke has tons of potential but we must think outside the box as it were. Focus on the empty side of Highway 14 at opposite times of the day and use that under utilized transportation portion to our advantage otherwise the congested side of Highway 14 will worsen rapidly and degrade our quality of life rapidly as well.

Tiny homes can still generate a tax base; albeit an affordable option for many who need a start into the housing market. Retirees, like myself, are also keen to downsize., would contribute as well.

We need another road. Not a straightening of the existing road. We don't need to wait until the road become untenable. We need to build it now and get ahead of the situation. Not so much to make the commute "faster", but maybe reduce the congestion so that it's the same time no matter the time. Second road. Not a widening, but a completely secondary road. Second bridge and have the road come in to the back of Sooke. A great thing for visitors and residents would be to build that boardwalk from Whiffin spit to Sooke landing marina with future plans to end at Sooke river.

Sooke needs a better town core with water access, shops and restaurants

We need to decide the boundaries of the town in a generous way and then run all the highway traffic along that freeway...with roads then coming down to the town from there for local access. If we don;t think of this now, then the roundabout area (center of town is going to be chock ablock full. It's like building a beautiful building on no foundation. I'm surprised this is not even being discussed. That's what a long term plan is.

A medical center for emergency is needed...VGH is just to far. The out laying areas are ignored....the focus needs to expand....I.e. Billing Spit Road with million dollar homes ignored for clean up after wind storms the parking area full of puddles and the trees being uprooted laying across the beach because there is no retainer wall (the homes all have retainer walls but not the area operated by the District..mud packed road sides no lines on the roadquit a disgrace for a District that seems to pride itself on looking nice.....Glenidle, Kaltasin, Billing Spit are treated as if they are not a part of the District....how about some sewage service

Sooke Rd, especially downtown Sooke traffic is congested. Somehow traffic needs to be redirected to reduce congestion.

Keep the community a community that still has small town values we choose to live out here for that reason please don't change this

I'm surprised that I don't see anyone mention the idea that it is a horrible plan to have a major highway run right through the center of our town.

Farmland needs to be protected for our food security. Are there residents who would love to have a garden but have no space? Are there farmers struggling and would like to share some of their farm space? Could we create a database to match these people?

Enjoying biking to Sooke on Galloping Goose, learning new bike trails in our visit here. Improvements could be made especially on Sooke Rd #14 to safely link downtown Sooke to these trails.

Comments on Ways to be Greener and/or More Equitable

Sooke will never have a nice green quality to it if we have a busy highway running right through the center of everything. Perhaps I have missed something? Perhaps I don't know about a new highway plan??? If not then our town will never be a people place. I thought that was the idea. Thanks so much for listening. I would love to discuss this further.

City composting facilities free end product to residents. Tidal turbines to generate power and share the cost savings with residents.

Maintain natural green spaces. Don't become Langford.

By ensuring that all new development include a lot more greenspace. Its a travesty what is happening on Broom Hill in the area next to Stoneridge Estates (not Stoneridge itself, but the huge development next to it). Its starting to feel a lot more like Scarborough than Sooke now :-(

There must be massive funded energy refits to all existing buildings and dwellings, together with electrification of all transport. If Sooke does not do its part to reduce GHG emissions by 50% by 2030 then zero equity will be achieved as large portions of our population and humanity will pay the price of catastrophic climate change. The term "equitable" must include the young and future generations and so the GHG emissions of new developments cannot be allowed to grow indefinitely without massive cuts elsewhere.

Social housing. Do everything possible - pull out all the stops - to preserve our local forests and streams.

Increase density, give tax breaks to businesses that beautify our town and take on a greener approach.

A shuttle bus to and from Langford is necessary. Many people commute daily for work or for amenities such as healthcare and groceries. Shuttle busses would help diminish single use of cars. It saves gas and the environment. Being allowed to claim a tax deduction would be an incentive for workers to use this system, similar to the transit system on the Mainland

For Sooke to be greener and more equitable, things like purchasing land like what is available beside Mariner's Village at the South-East corner of Sooke Rd & Church Rd.

Preserve the natural beauty of the greater Sooke area and continue developing only within the Sooke core.

First and foremost stop all the stripping of trees in subdivisions! Create subdivisions with space. No more tiny lots. Allow people to have a yard where they can grow their own veggies if they want. Create an outdoor eating spaces in the downtown area. Limit the amount of subdivisions.

Manage all of ourselves and everything as precious and sacred as possible.

Develop programs that reward developers that utilize carbon neutral or enhanced carbon practices in their building processes.

Sooke can become a greener and more equitable place to live and work by maximizing all choices for transportation and housing options. Provide maximum choices for both and you automatically increase the number and variety of people who will choose to make Sooke their hometown. Favour one over the other and you will create resentment and narrowmindedness. If everyone sees everyone else succeeding no matter their personal choice for transportation and housing then satisfaction will be high. Pedestrians, motorized and non-motorized wheeled transportation users, renters and home owners should be able to choose for themselves. Allow the market place to provide the options for housing. Be creative with housing. Sooke has tons of space for creative housing options. The City should plan and save ahead for all forms of transportation infrastructure. Please let us move around easily and allow us to choose how we want to do it. Carbon-free transportation is at our doorstep. Do not fall into the anti-car trap model please.

I would love to see a beautiful tiny home village. Affordable, beautiful and energy efficient!

Keep park space abundant and local, we live in Sooke for a reason, explore the outdoors and the clean fresh air controlled growth is key more Metchosin than Langford.

Sooke will never have a nice green quality to it if we have a busy highway running right through the center of everything. Perhaps I have missed something? Perhaps I don't know about a new highway plan??? If not then our town will never be a people place. I thought that was the idea. Thanks so much for listening. I would love to discuss this further.

Propose an amendment to the building code to include solar panels on all new construction. For residential structures also include a cistern to collect rainwater to water your garden.

Post Card and Written Comments

People are attracted to Sooke by it's natural beauty so let's stop rezoning agricultural areas to residential developments, especially like those on Church and Charters, where people will be living on top of one another. Keep Sooke from becoming another crowded area like Langford or China. It's not a healthy living with all germs originating there.

Re: Indigenous Tourism in Sooke, There didn't seem enough room to elaborate on all questions on the survey so this is further detail regarding a suggestion to emphasise Indigenous Tourism in Sooke. The focus would be to develop a T'Souke Native Cultural Centre. 1) A T'Souke Cultural Centre could perhaps be located near the Sooke Museum in a seperate building or on T'Souke lands near the highway. If located near the highway, such a building (perhaps designed like a

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