

DISTRICT
OF SOOKE

OFFICIAL COMMUNITY PLAN

Schedule “A”

Draft August 2021





HOLD - LETTER
FROM THE MAYOR



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THE VISION FOR SOOKE

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





PART 1

INTRODUCTION AND CONTEXT

This OCP is the culmination of more than one year of creative and inspiring visioning with hundreds of residents across Sooke representing diverse ages and backgrounds.

It paints a powerful picture of what Sooke will be like in 10 years and the steps that will be taken to get there.

It also sets the stage for the continued evolution of Sooke beyond that time-frame, recognizing that climate change, inequity, housing affordability, community wellbeing and ongoing relations between Indigenous and non-Indigenous Peoples require a commitment to long term action.

1.1 Purpose of This Plan

WHAT IS AN OCP, WHO IS IT FOR, AND WHY IS IT IMPORTANT?

An Official Community Plan (OCP) is a bylaw, prepared and adopted in compliance with the Provincial *Local Government Act*. It is a long-range policy plan that guides the District's decision-making related to growth and development until 2050, when the District could grow to over 12,000 more residents.

At its heart, an OCP is about managing land use and physical growth of the community. It dictates the location, type, and intensity of homes, businesses and industry, agriculture, and parks and other public spaces. As a result, an OCP influences transportation choices, housing affordability and options, community character, protection of ecological and agricultural areas, resource management, economic vitality, and financial costs associated with paying for District services such as pipes and streets.

As a living plan, the OCP is reviewed and updated at least every 10 years. Council may also authorize periodic OCP updates to proactively address or respond to changes in the community or local, regional, and global trends and opportunities. Both minor and major plan amendments are subject to a formal Council review and approval process which includes public consultation, a public hearing, and required notifications.

The OCP is for everyone with a stake in Sooke's future. It's for children and elders, and everyone in-between. It's for residents whose ancestors have been here since Time Immemorial, and for residents who will some day move or be born here. It's for residents who own homes and those who rent them, as well as residents who do not have homes at all. It's for developers and business owners, and for employers and employees. This document is for everyone because it will shape Sooke in a way that touches the lives of all people, as well as the ecosystems of which we are a part.

At its heart, an OCP is about managing land use and physical growth of the community. It dictates the location, type, and intensity of homes, businesses and industry, agriculture, and parks and other public spaces.

WHO USES IT AND HOW?

An OCP is an overarching policy document for the District of Sooke, owned and implemented by all departments. It provides guidance for Council and staff, who consider and apply OCP directions and policies to a wide range of municipal decisions such as budgeting, servicing, capital projects, and in the review of land use and development proposals. The OCP is implemented by the District through ongoing planning, decision-making, on-the-ground action, and partnerships. Its implementation also relies on annual resourcing, monitoring, and reporting on progress.

Municipal partners and stakeholders play vital roles in the OCP's implementation. This includes residents, landowners, and businesses who reference the OCP when making property and investment decisions. School districts, agencies, and community organizations rely on the OCP to guide facility planning and delivery of programs and services.

This Plan is intended to continue building a culture of holistic growth management. It addresses important inter-departmental issues in an integrated way and with a shared definition of success, as defined by the vision and goals set out in this Plan.

WHAT IS ITS REACH?

The OCP applies to the entire municipal area within the District of Sooke and supports areas of mutual understanding between the District of Sooke and T'Sou-ke First Nation..

While many voices contributed to the vision and directions contained in this document, the OCP cannot and does not represent any commitments from First Nations, other governments, or organizations to act according to community objectives.

The OCP is not intended to provide highly detailed policies on topics like transportation, parks, infrastructure, buildings, and ecological protection. Rather, those detailed policies are contained within the District's other plans and bylaws. However, as the District's umbrella document, all other District plans, strategies, and bylaws must align with this OCP, including the Zoning Bylaw.

OFFICIAL COMMUNITY PLAN

The OCP is a long-range planning document that strategically manages growth. The OCP defines policies for current land use and development, as well as addresses the needs of the future. Through Development Permit Areas, the OCP also provides guidelines for new buildings and subdivisions in specific areas. The guidelines may provide direction for form and character, environmental protection, hazardous areas, energy and water conservation, and greenhouse gas reduction.

Land Use
Designations

Policies

Development Permit
Areas

ZONING BYLAW

The Zoning Bylaw is a regulatory tool that is very specific about land use, density, where buildings are located on lots and how much lot they cover, and other issues such as landscaping.

For instance, the OCP will say "this block is designated for medium density residential use" where the Zoning Bylaw will say that a building on that specific lot will be 3 storeys tall and cover no more than 50% of the lot, and will regulate required setbacks from property lines and permitted density. The Zoning Bylaw falls under the umbrella of the OCP and therefore must be consistent with it.

1.2 Community Context

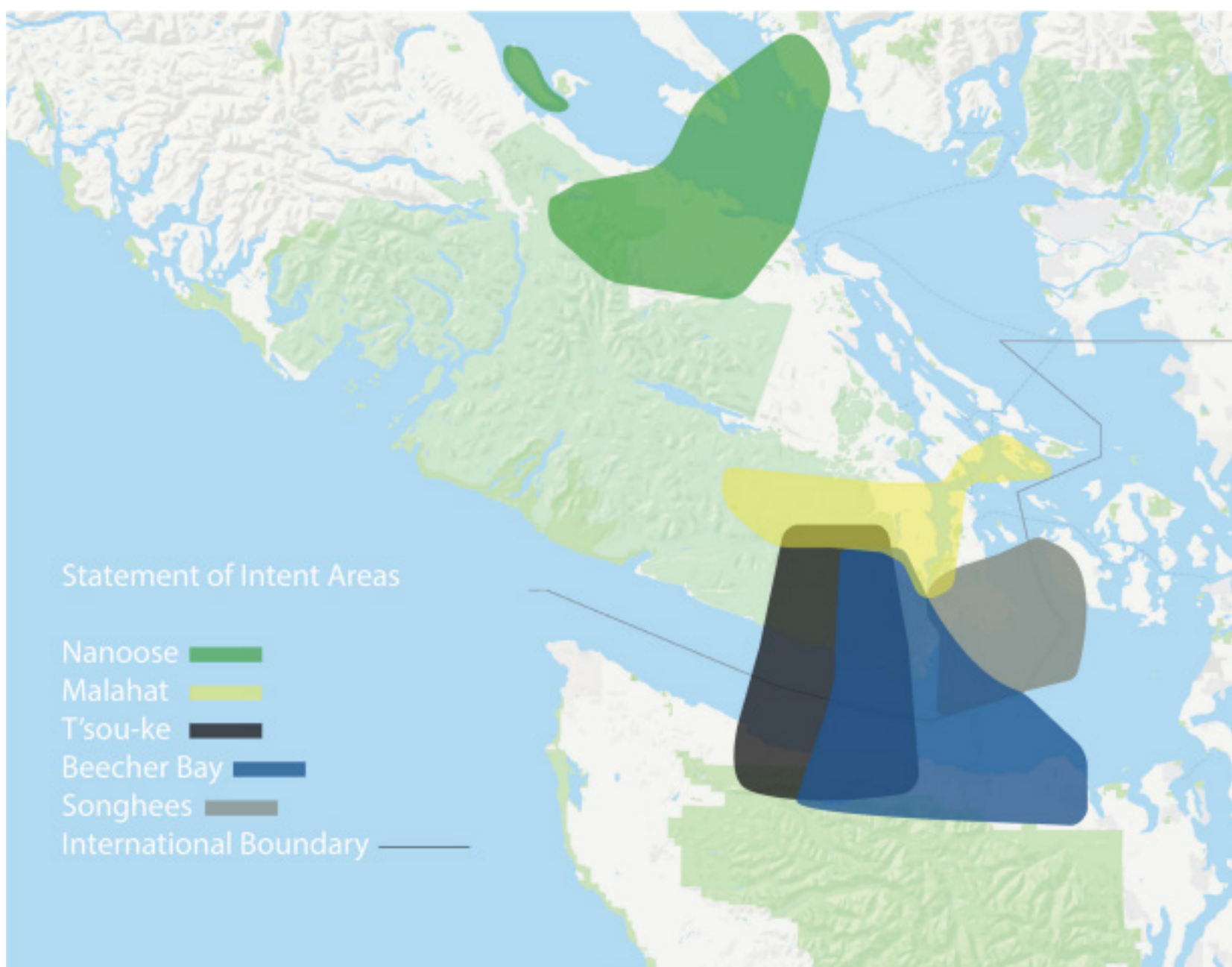


Figure 1. Map of Statement of Intent Areas. Credit: Te'mexw Treaty Association.

UNCEDDED LAND OF THE T'SOU-KE NATION

Central to Sooke's history is the acknowledgement that Sooke occupies the unceded traditional territories of T'Sou-ke First Nation and Sc'ianew First Nation, and acknowledgement of these Nations' ongoing presence, influence, and rights within the community. The ancestors of the T'Sou-ke and Sc'ianew First Nations have lived in and stewarded these lands and waters since Time Immemorial.

T'Sou-ke First Nation and Sc'ianew First Nation are both members of the Te'mexw Treaty Association, a non-profit society formed of five Coast Salish Nations – Beecher Bay, Malahat, Snaw-Naw-As, Songhees and T'Sou-ke. The Te'mexw member Nations support one another and work together under one organization to negotiate five Nation-specific modern treaties with the federal and provincial governments in the British Columbia treaty process.

Acknowledging human relationships to place is an ancient Indigenous practice that continues today.

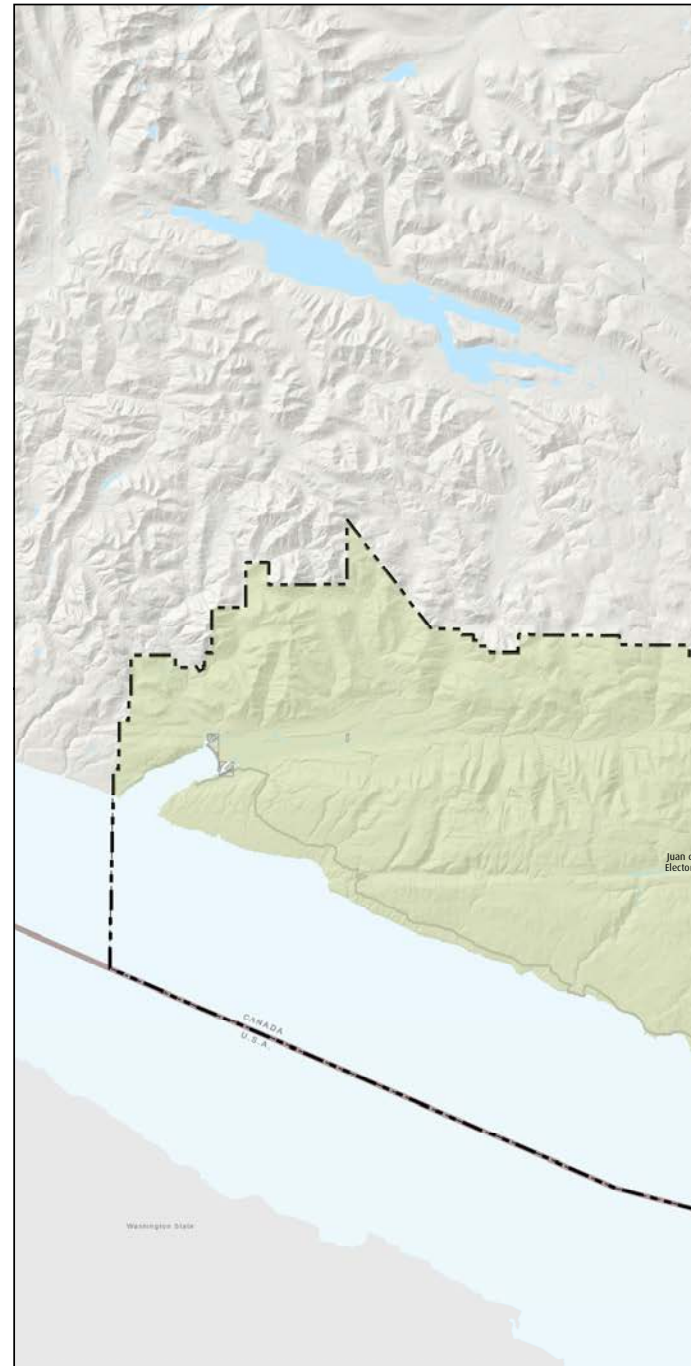
The District of Sooke makes this land acknowledgement to raise awareness of ongoing Indigenous presence and land rights in the territory that includes and encompasses Sooke. It invites us, a settler government, to reflect on how we may perpetuate colonial processes that are ongoing – and from which we have benefited – as well as the changes we must make to honour the Indigenous peoples and their lands that we inhabit.

REGIONAL CONTEXT

The District of Sooke is within the Capital Regional District (CRD).

The CRD was originally formed in 1966 as a federation of 7 municipalities and 5 electoral areas. Today, the CRD is a federation of 13 municipalities that are located on the southern tip of Vancouver Island, including Central Saanich, Colwood, Esquimalt, Highlands, Langford, Metchosin, North Saanich, Oak Bay, Saanich, Sidney, Sooke, Victoria and View Royal.

Included in this federation are also 3 electoral areas, including Juan de Fuca, Southern Gulf Islands and Salt Spring Island. The CRD provides regional governance and services for the entire Capital Region, such as distributing water supply, disposing of sewage and managing garbage and recycling. The CRD creates partnerships between a combination of member municipalities and electoral areas for services or projects that are specific to only a portion of the region.



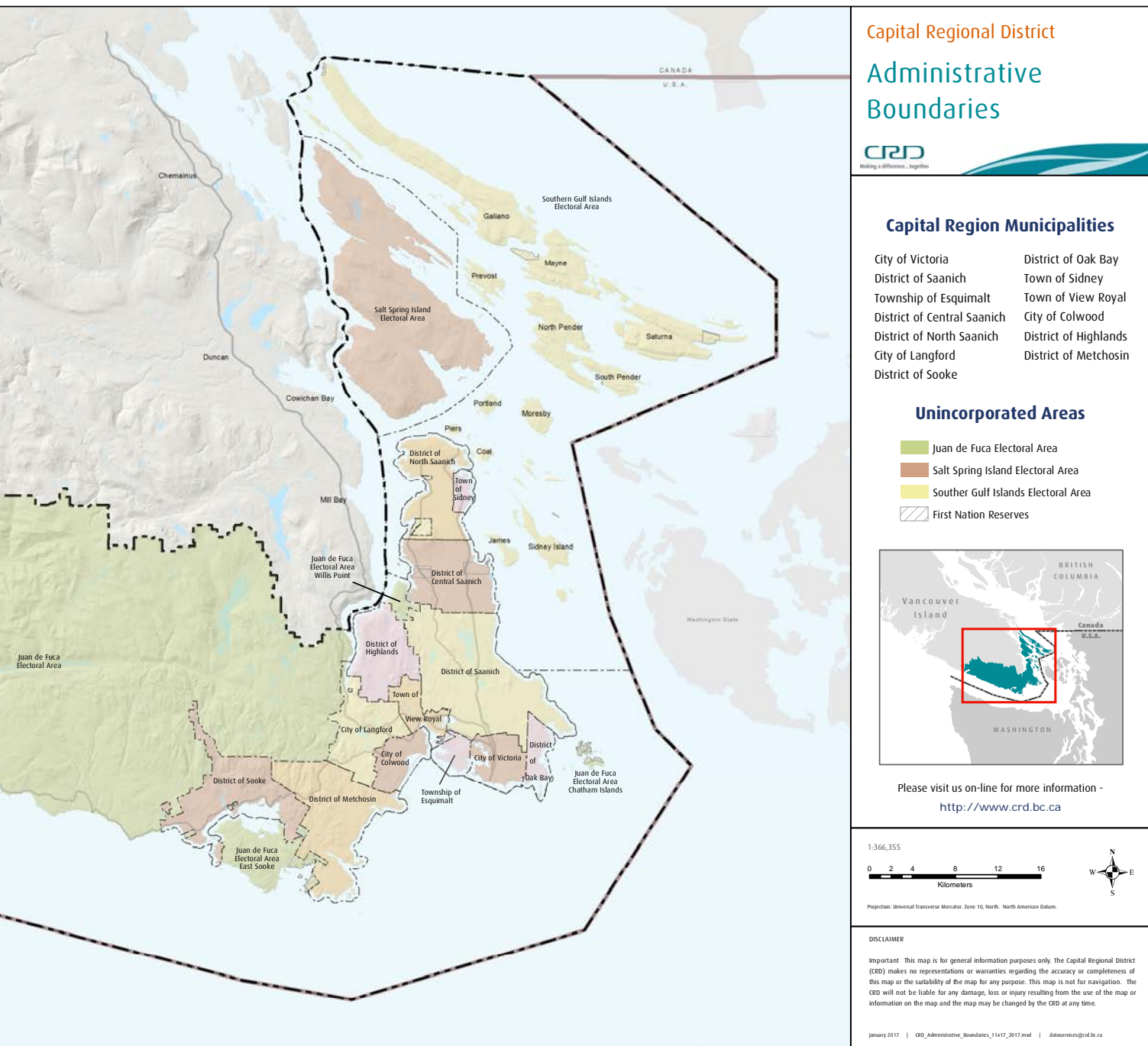


Figure 2. Capital Regional District Administrative Boundaries | Source: CRD.

HISTORICAL CONTEXT

The land upon which Sooke has been established has been stewarded by the T'Sou-ke and Sc'ianew peoples since Time Immemorial. In the SENĆOTEN language, the word "T'Sou-ke" is the name of the stickleback fish that lives in the estuary of the river. The word "Sc'ianew" (pronounced CHEA-nuh) translates from the Klallum language as "the place of the big fish". These names reflect the richness of the land and waters that have sustained Indigenous communities.

When the Hudson's Bay Company's fur trading fort was established at Camosun (now Victoria) in 1843, European immigration and land acquisition followed. The Colony of Vancouver Island was established in 1849.

In July of 1864, gold was discovered on a tributary of the Sooke River by Lieutenant Peter John Leech. In honour of his discovery, the river was named Leech River. Miners flocked to the area. By the end of the year, over 1,200 miners, and several thousand other people were living and working in the area, eventually named Leechtown. The gold rush reached its peak only a year later. Mining activity gradually declined over the following decade and the economy transitioned to forestry.

The first independent immigrant to purchase land in the new colony of Vancouver's Island, at Sooke harbor in 1849, was Captain Walter Colquhoun Grant. Grant's property was eventually sold to John Muir who, along with his wife Anne and their four sons and daughter, had significant impact on the development of the area. The Muirs had a steam sawmill operating by 1855, established a productive farm, and built a number of ocean going vessels. People from the T'Sou-ke



The land upon which Sooke has been established has been stewarded by the T'Sou-ke and Sc'ianew peoples since Time Immemorial.





Muir's Sooke Sawmill

worked at the sawmill, at the barrel stave production, and at gathering bark for the tanning industry. During the early 1900's the vast rainforests in the area's watersheds attracted the interest of far-off businessmen, and the logging of the Douglas-fir, Western redcedar, Sitka spruce and hemlock began in earnest. Leechtown was a thriving logging community through the 1940s and 1950s, but it was slowly abandoned and little remains today.

In 1902 the Canadian government permitted canneries to construct commercial fish traps along southern Vancouver Island, while banning fish traps designed and used by Indigenous peoples. Commercial fish trapping became the mainstay of Sooke's economy. By mid-century, fleets of independent fishing boats overtook the monopoly of the fish traps industry.

The arrival of World War I renewed an interest in mining in the region, as copper ore was required for smelting and use in manufacturing munitions and electrical components.

Although resource extraction no longer dominates Sooke's local economy, the legacy of colonization, logging and commercial fishing is present in Sooke's urban structure, and architectural character and understanding of heritage today.

While several incorporation studies had taken place since 1963, it was only in 1999 that the residents of the District of Sooke voted to become a municipality and, upon incorporation, elected their first Mayor and Council. This first Council began the ongoing task of establishing bylaws and policies for the planning for the community's future and for the provision of services.

POPULATION AND DEMOGRAPHICS

The District of Sooke had an estimated population of 13,060 as of the 2016 Statistics Canada Census with an average age of 41.4. By 2050, the population is expected to grow at an estimated annual rate of 2.9% to reach a total of 18,521 by 2030, 22,065 by 2040, and 25,792 by 2050.

The population is expected to continue aging, with substantial growth among those aged 65 and over. Although the entire province is expected to age during the projection period, it is expected that Sooke will continue to have a slightly older average age and decreasing working age population ratio when compared to larger urban centres on Vancouver Island, such as Victoria and Nanaimo, which consistently attract a younger demographic due to more employment, housing and education opportunities.

Sooke is experiencing a slowly increasing reliance on in-migration, primarily from other areas of the Province, as well as a small amount of immigration from those born outside of Canada.

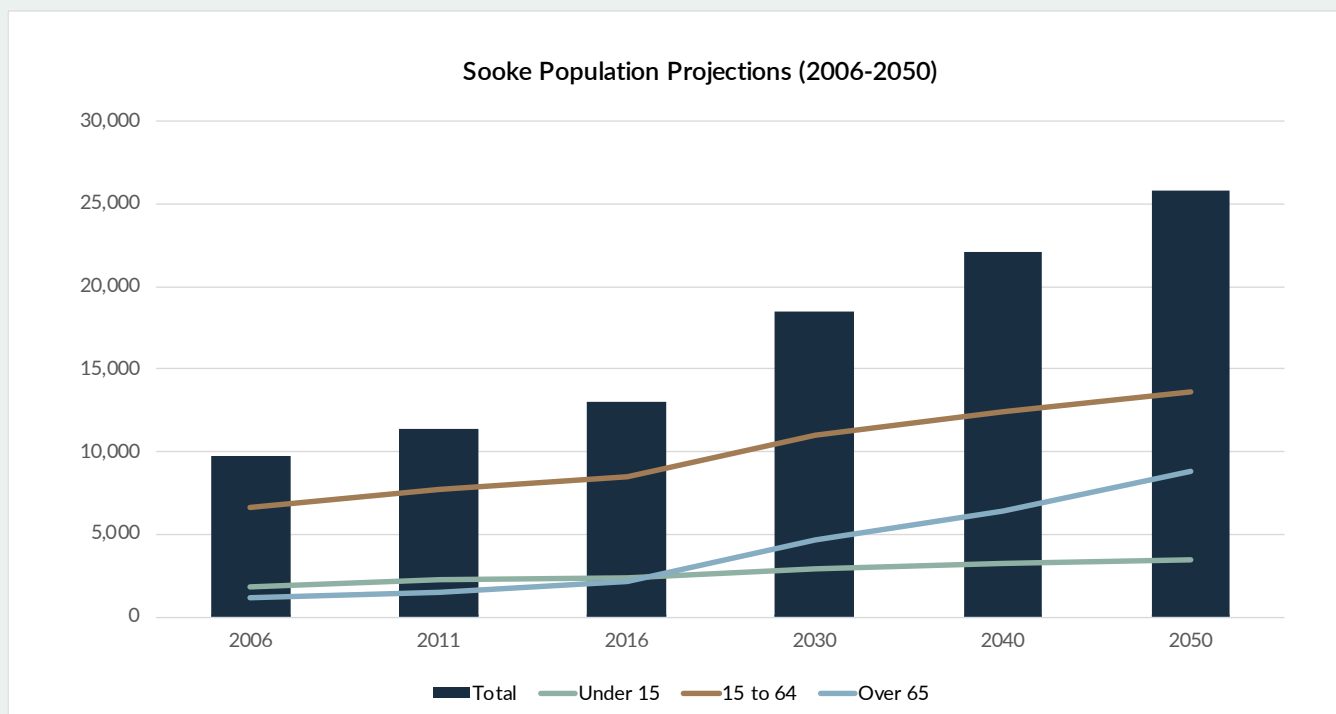


Figure 3. Sooke Population Projections (2006-2050)

EMPLOYMENT

Sooke is expected to continue being a tertiary employment market consisting primarily of locally serving industries. This is evident from the high proportion of jobs in the retail trade (13%), health care and social assistance (13%), and public administration (12%) sectors. Many of these jobs exist outside of Sooke, with 54% of residents commuting outside of the District of employment in 2016.

Under the assumption that the participation rate and unemployment rate will remain relatively steady over the life of this OCP, approximately 80 new jobs are expected per year.

Sooke Housing Statistics (2016 Census)				
Structure Type	Total	Owners	Renters	Average Value
Occupied Private Dwellings	5,250	4,105	1,150	\$412,192
Single-Detached House	3,440	3,041	399	\$442,606
Semi-Detached House	375	301	74	\$341,246
Row House	275	145	130	\$343,843
Apartment, Duplex	490	258	232	\$444,437
Apartment < 5 Storeys	260	95	165	\$347,607
Apartment > 5 Storeys	n/a	n/a	n/a	n/a
Other	360	317	43	n/a
Period of Construction	Total	%		
1960 or Before	415	8%		
1961 to 1980	1,515	29%		
1981 to 1990	670	13%		
1991 to 2000	800	15%		
2001 to 2005	445	8%		
2006 to 2010	800	15%		
2011 to 2016	615	12%		
Condition of Dwelling	Total	%		
Needs only Regular Maintenance	2,765	68%		
Needs Minor Repairs	1,060	26%		
Needs Major Repairs	240	6%		

Table 1. Sooke Housing Statistics (2016 Census).

HOUSING

There was a total of approximately 5,250 dwelling units within Sooke at the time of the last Census (2016). Seventy-eight percent were owned and 22% were rented. The large majority (66%) of homes were in the form of single-detached houses, 5% were in apartments of under five storeys, 5% were townhouses, 9% were duplexes, and 7% were secondary suites.

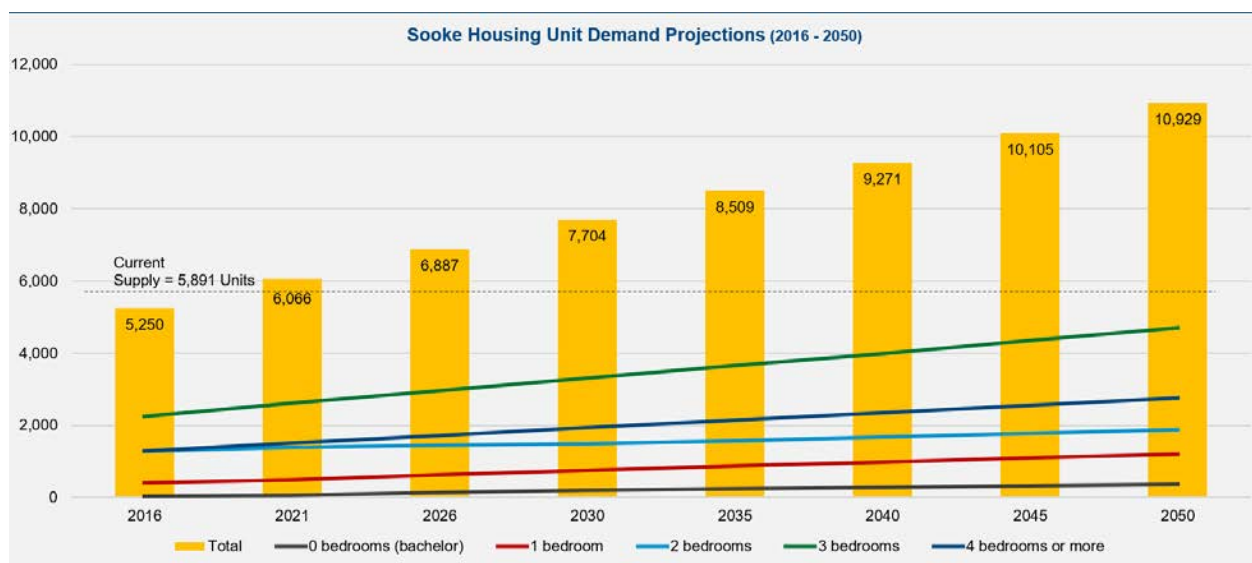


Figure 4. Sooke Housing Unit Demand Projections (2016-2050)

Sooke Housing Demand Projections					
Total Bedrooms by Bedroom Size	2016	2030	2040	2050	Annual Growth
0 Bedrooms (Bachelor)	30	202	278	372	10
	0.60%	2.60%	3.00%	3.40%	
1 Bedrooms	395	744	983	1,202	23
	7.50%	9.70%	10.60%	11.00%	
2 Bedrooms	1,285	1,490	1,669	1,880	17
	24.50%	19.30%	18.00%	17.20%	
3 Bedrooms	2,250	3,319	3,994	4,709	70
	42.90%	43.10%	43.10%	43.10%	
4+ Bedrooms	1,290	1,949	2,345	2,764	42
	24.60%	25.30%	25.30%	25.30%	
Total	5,250	7,704	9,271	10,929	162
Owner Occupied Units	4,090	6,105	7,388	8,749	133
Renter Occupied Units	1,160	1,599	1,883	2,180	29
Estimated Units Built Since 2016	641				
Surplus Unit Demand		1,813	1,567	1,658	

Table 2. Sooke Housing Demand Projections Summary Table

FUTURE RESIDENTIAL DEMAND

It is estimated that Sooke will experience demand for an additional 1,813 residential units by 2030, an additional 1,567 units between 2030 and 2040, and an additional 1,658 units between 2040 and 2050.

CLIMATE

The climate of the District is characterized as a warm-summer Mediterranean climate according to the Köppen-Geiger classification system. Spring, fall, and winter seasons are wet, with high levels of precipitation mainly in the form of rain (snow is infrequent but more common at higher elevations). Summers tend to be dry, and average yearly precipitation levels for the past 30 years have been above 1400mm. Temperatures historically average between 4.3°C in December and 14.6°C in August. Climate change is anticipated to change these normals with longer, hotter summers showing less precipitation, and winters characterized by higher temperatures and more varied storm occurrences.

Impact of Climate Change

Climate change modeling estimates a median increase of 1.55°C to the annual mean temperature in Sooke by 2050, relative to the 1993-2013 climate period. Extreme heat days above 30°C are anticipated to be more frequent, from less than 1 day per year, to 2-3 days per year. This is accompanied by a 9-14% increase in annual precipitation, although dry spells are expected to increase. Annual snowfall in the region is expected to decrease substantially, resulting in a significantly reduced winter snow pack.

Seasonally, monthly temperatures are anticipated to increase for all months of the year. Winter precipitation is expected to increase, while summer precipitation is expected to decline, increasing drought and fire risk.

	Historical (1983-2013)	Low Warming (2050)	High Warming (2050)
		Ensemble Median RCP4.5	Ensemble Median RCP8.5
Growing Degree Days (above 10C)	650.78	1006	1114
Frost Days	28.83	11	10
Heating Degree Days	3137.63	2528	2404
Mean Temp (deg C)	9.45	11	11
Days above 30C	0.59	2	3
Total precipitation (mm)	1312	1430	1491

Table 3. Summary of projected climate change for District of Sooke. Data Source: Climate Atlas of Canada. Sooke Climate Data.

JOURNEY TO NET-ZERO

Human activity in cities is responsible for 70% of global greenhouse gas emissions. This means that municipalities have an important role to play in controlling or influencing emissions production. Globally, municipalities are enacting policy to reduce emissions within their borders, contributing to the worldwide action required to avoid climate catastrophe. As described in Part 3, the District of Sooke has committed to achieving net zero greenhouse gas emissions by 2050.

Strategies for achieving net zero emissions in Sooke are integrated throughout this OCP in its policies and guidelines. A starting place for creating those strategies is benchmarking our status at the time of creating this OCP.

Using the internationally recognized Global Protocol for Cities (GPC) framework, the Capital Regional District (CRD) has facilitated the delivery of BASIC+ greenhouse gas inventories, which provide the basis for trending GHG emissions in Sooke and the Capital Region. These inventories represent the best available information and improve upon previous Community Energy and Emissions Inventories conducted by the Province of BC.

Figure 6 outlines Sooke's greenhouse emissions profile for the year 2018, however it should be noted that this figure does not include emissions sequestered by various land use types.

*On-road transportation accounted for approximately 54% of Sooke's 2018 greenhouse gas emissions.**

**This value does not include greenhouse gas emissions sequestered by various land use types.*

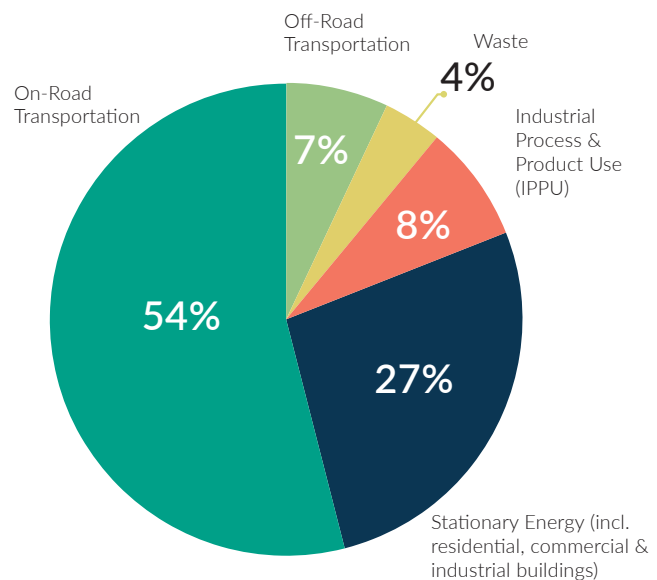


Figure 5. Sooke's 2018 BASIC+ GHG Emissions Profile (Excluding Land-Use)

Source: Capital Region District - Municipalities and Electoral Areas 2007 Base Year and 2018 Reporting Year Energy & GHG Emissions Inventory.

What is Net Zero?

Net Zero is the target of completely negating the amount of greenhouse gases (GHGs) produced by activity through the reduction of greenhouse gas emissions and absorbing carbon dioxide from the atmosphere.

There is international scientific consensus that greenhouse gas emissions must be reduced to zero by 2050 at the latest in order to stabilize global temperatures and avoid catastrophic climate change impacts. Canada committed to this target in the 2015 Paris Agreement, which is a legally binding international treaty on GHG reductions.

5-Year Greenhouse Gas Emissions Reduction Targets

The ability of Sooke to meet its near net zero emissions target by 2050 hinges on significant efforts and GHG reductions between now and then. In order to meet the 2050 target and follow this OCP's low-carbon scenario emissions reduction trajectory, the District of Sooke commits to the following 5-year GHG reduction targets:

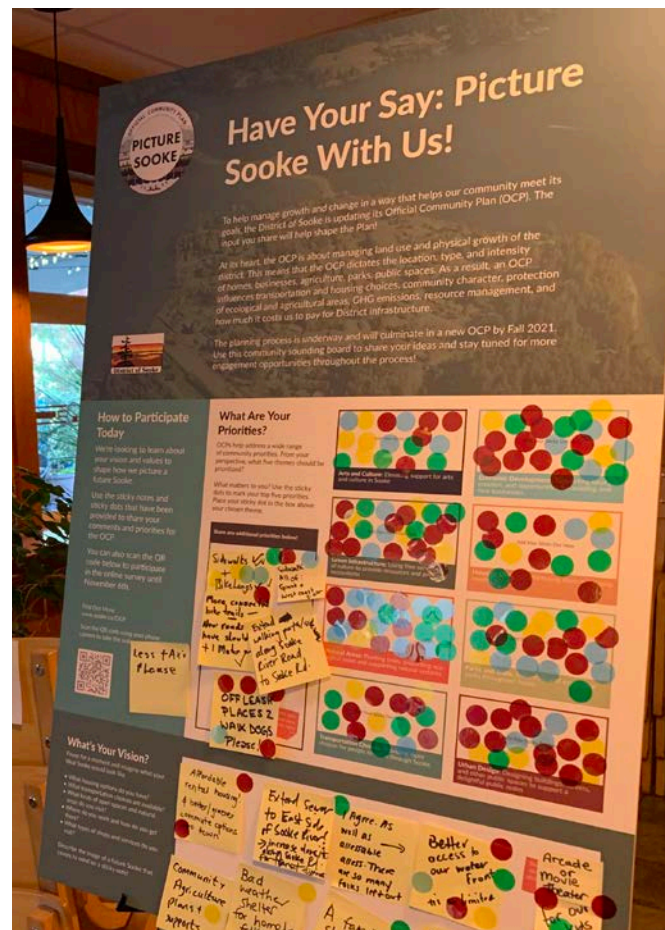
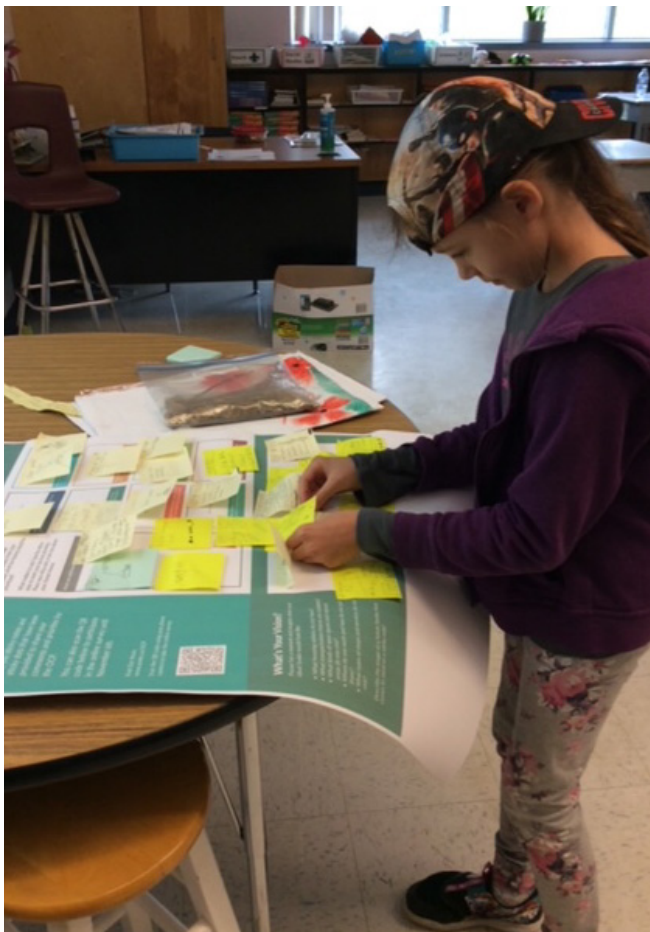
Target Year	2025	2030	2035	2040	2045	2050
tCO ₂ e Reduced from 2007	-7,238	-19,719	-25,943	-32,168	-38,392	-44,616
Percentage emissions reduction from 2007	-14.7%	-40%	-52.6%	-65.3%	-77.9%	-90.5%

The 40% emissions reductions by 2040 target aligns with Canada's most recent stated commitment on greenhouse gas emissions reductions. The baseline year of 2007 is the same used by the Province of BC.

The policies, actions, and guidelines required to achieve these targets are integrated throughout this OCP.

1.3 Broad Community Engagement

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 the engagement process, it was our ambition to highlight how an OCP is a useful and relevant tool for everyone it impacts. Engagement activities welcomed the imagination and creativity of all community members, stakeholders and partners with the goal of creating an OCP document that is reflective of and responsive to current and future Sooke residents' unique needs and ambitions.





PICTURE SOOKE

The engagement process was given the name Picture Sooke as an invitation to residents to envisage the character of the community that the OCP should support. Community feedback was foundational to creating this document; the outcomes of each engagement milestone were combined with technical analysis to build out the Plan. The engagement events started by exploring vision and goals, then determining where and how Sooke might accommodate new population growth, and finally reviewed the land use and policy directions of the draft OCP.

The engagement process took place during the COVID-19 pandemic, a time when many individuals and communities were finding new ways to stay connected. Communications efforts and engagement activities were adaptive to public health protocols to keep residents involved throughout the process. Several hundred residents provided their feedback through many avenues: online surveys, in-person sounding boards, school newsletters, print surveys and postcards and more. Participation cut across age groups, gender representation, ethnic backgrounds and income groups, and represented people who live, work, study, and/or own a business in Sooke.

A SHARED COMMUNITY VISION

Strong themes emerged from the community input. While there were many different views, as is the case in any engagement process, consistent themes transcended engagement activities and demographic groups. These themes are the building blocks of the vision, goals and objectives in this Plan. Detailed information about the process can be found at: www.PictureSooke.ca.

1.4 Regional Context Statement

The District of Sooke is within the Capital Regional District (CRD).

The CRD was originally formed in 1966 as a federation of 7 municipalities and 5 electoral areas. Today, the CRD is a federation of 13 municipalities that are located on the southern tip of Vancouver Island, including Central Saanich, Colwood, Esquimalt, Highlands, Langford, Metchosin, North Saanich, Oak Bay, Saanich, Sidney, Sooke, Victoria and View Royal.

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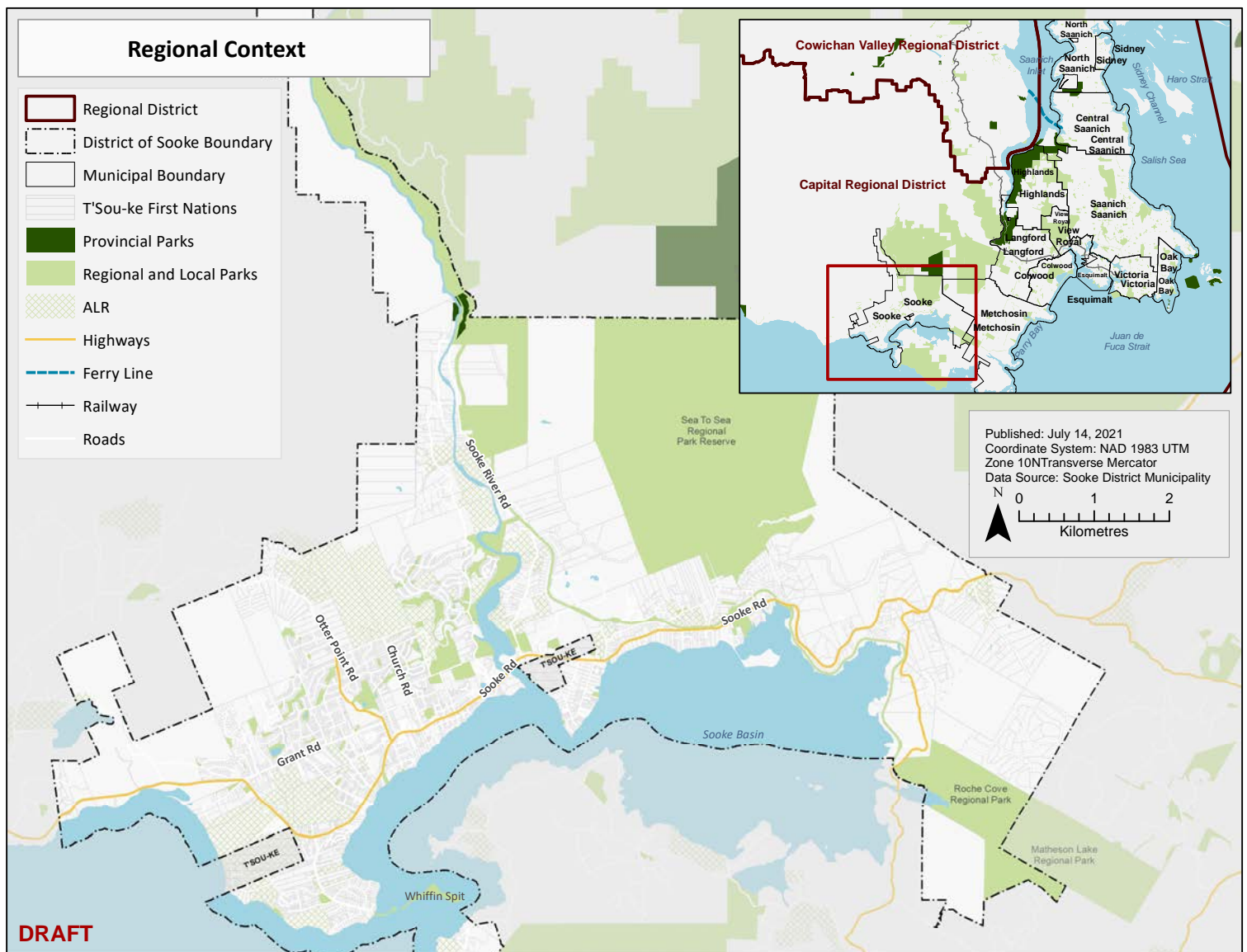


Figure 6. Regional Context Map

Formal Regional Context Statement to be developed in consultation with the Capital Regional District





PART 2

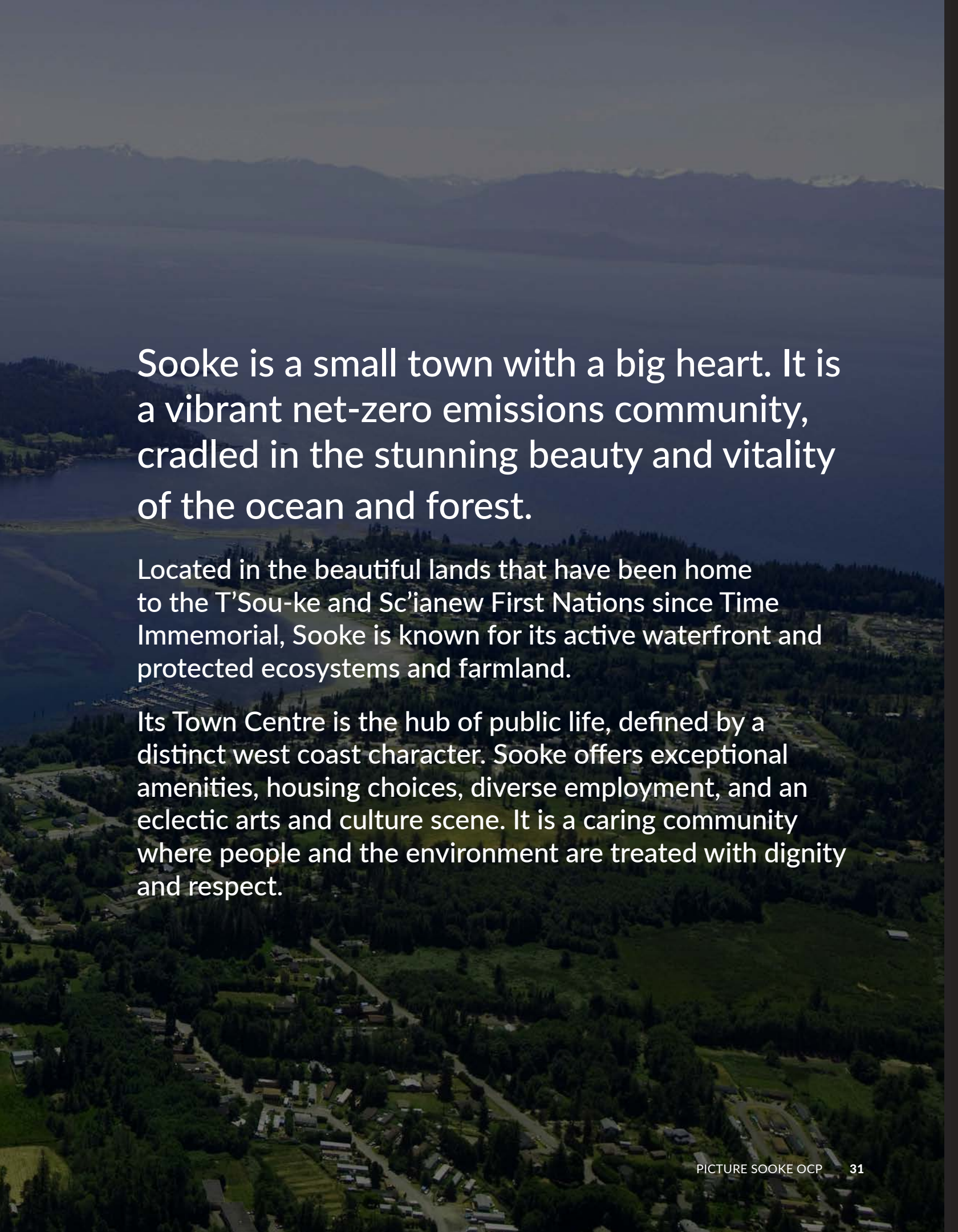
OUR VISION FORWARD

The vision and goals represent the ideas, insight and values of hundreds of Sooke residents that took part in the Picture Sooke engagement process. The vision acts as a north star, it describes the future state of our community that we should be working towards through every decision we make. The goals are more tangible, they describe the directions that will lead to the vision.

An aerial photograph of a large lake, likely Sooke Lake, surrounded by dense green forests and rolling hills. In the foreground, a small town or village is visible with some buildings and parking lots. The sky is overcast with soft, grey clouds.

THE VISION FOR SOOKE

The OCP vision and goals embody the values, priorities, and aspirations of the community, based on extensive input provided by hundreds of residents. All of the policies, guidelines, and actions in this OCP were developed to bring to life this vision and set of goals.



Sooke is a small town with a big heart. It is a vibrant 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 Sc'ianew 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 distinct west coast character. 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.

THE GOALS FOR SOOKE

Goal Area 1: Green and Net-Zero

- Goal 1.1:** Mobilize to address the climate emergency head-on; achieve a 40% reduction in greenhouse gas emissions (GHGs) by 2030, 60% reduction in GHGs by 2040, and net zero GHGs by 2050.
- Goal 1.2:** Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.
- Goal 1.3:** Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.
- Goal 1.4:** Create civic infrastructure and landscaping that is both high-performing and delightful.
- Goal 1.5:** Expand and protect parks and green space throughout the community for the well-being of current and future generations.

Goal Area 2: Enjoyable and Distinct

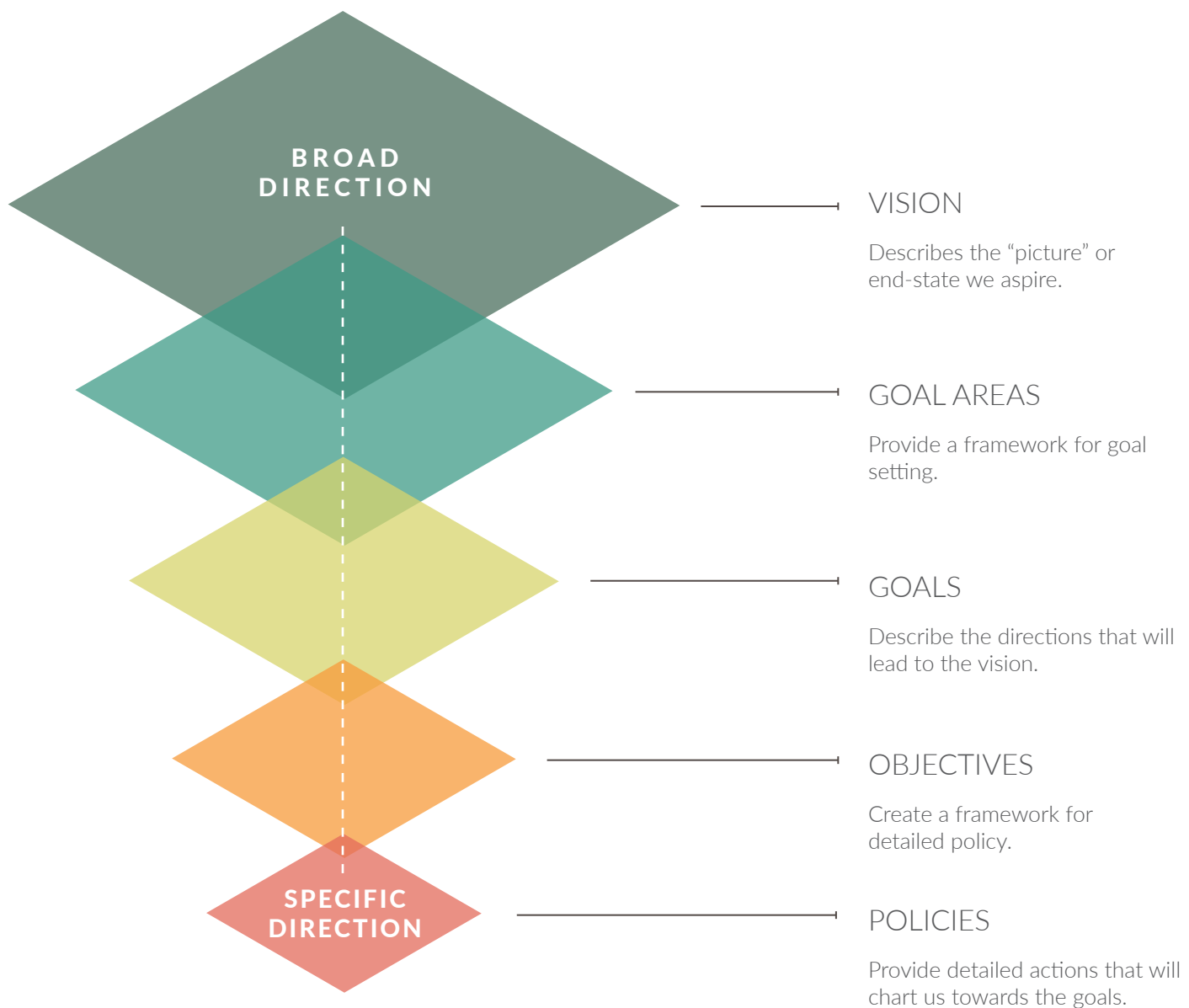
- Goal 2.1:** Bolster streetscapes, homes and destinations in the Town Centre, the bustling heart of Sooke.
- Goal 2.2:** Protect and connect, physically and visibly, with the waterfront, the Soul of Sooke. Keep it public.
- Goal 2.3:** Support and enjoy local food.
- Goal 2.4:** Treat streets as a place for people and public life.
- Goal 2.5:** Support existing local businesses, and encourage the establishment of new businesses and employment. Foster community economic development that respects ecological limits.
- Goal 2.6:** Elevate Sooke's dynamic arts and culture scene.

Goal Area 3: Equitable and Respectful

- Goal 3.1:** 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.
- Goal 3.2:** Keep Sooke affordable; provide housing choices for all.
- Goal 3.3:** Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.
- Goal 3.4:** Create a safe and resilient community for all.

2.1 Policy Structure

The OCP's policy structure reflects a hierarchy that increases in specificity, from the broad community vision, to goal areas, goals, and objectives. This structure ensures that directions of the OCP are actionable today, while ultimately being tied to the Sooke we envision in 2050.







PART 3

GROWTH MANAGEMENT AND LAND USE

When a municipality's population grows, new housing, services, amenities, green spaces, and institutions are developed to meet demand. We call the strategic stewardship of the location, amount, type and character of development "growth management."

Growth management through land use policies enables local governments to strategically direct and shape development to align with a community's vision and goals. The policies in this section describe a compact growth strategy put forward to protect ecological and agricultural areas, offer more housing and transportation choices, support economic prosperity and diversity, reduce the cost of municipal infrastructure, enhance community wellbeing, and more.

3.1 Growth Management

Growth management is one of the most powerful mechanisms to guide change in a way that supports a community's priorities. At the core of this OCP is a growth management concept and land use plan that have been developed to reflect Sooke's collective vision for the future and respond to the evolving and diversifying needs of the community.

Policies in this OCP seek to strategically focus future growth to protect ecological and agricultural areas, offer more housing and transportation choices, support economic prosperity and diversity, prioritize sustainable municipal infrastructure planning, enhance community wellbeing, and more.

FOCUSED RESIDENTIAL GROWTH

The greatest residential intensities and majority of residential growth are focused within and around the Town Centre, complemented by commercial, civic, and cultural uses and a renewed relationship with the waterfront.

OTHER RESIDENTIAL GROWTH

Outside of the Town Centre and Town Centre Transitional areas, moderate residential growth and some limited small scale local-serving commercial opportunities are supported in established lower density neighbourhoods.

INFRASTRUCTURE

With new residential and commercial growth focused in areas serviced by municipal sewer infrastructure, community growth supports a sustainable relationship with the District's long term asset management and reduces the impact of land uses on Sooke's significant ecosystems.

FUTURE NEIGHBOURHOOD PLANNING

To better understand neighbourhood scale dynamics, evaluate infrastructure and servicing options, and ensure focused, meaningful engagement with community partners, this OCP identifies an opportunity to develop a Kaltasin/Billings Spit Neighbourhood Area Plan.

COMMERCIAL AND EMPLOYMENT LANDS

As a key community priority to foster complete neighbourhoods, mixed-use commercial development and expanded employment opportunities are focused within the Town Centre and existing employment lands.

AGRICULTURAL LANDS

Agricultural lands – specifically those in the Agricultural Land Reserve and properties that permit Agriculture as a principal use – are protected from non-agriculture development and are not intended to accommodate urban development that is not in support of agriculture.

PARKS

Parks are not intended for future growth or development, but rather are established to help maintain important ecological characteristics and natural areas within the community and to provide access to diverse recreation and leisure opportunities.

3.2 Land Use

A diverse land use mix is central to achieving the vision and goals established by the OCP. In short, land use diversity supports compact, complete, and connected communities – which offer more diverse housing and transportation choices, increased access to services, amenities, and jobs, reduce greenhouse gas emissions, and support community well-being.

The OCP includes a range of land use designations to guide long term planning decisions. The table below summarizes the details of OCP land use designations and associated densities. Maximum densities within each designation will be informed by the policy direction of the OCP and the site-specific zoning provided in a new Zoning Bylaw. Detailed policies for each designation are provided within this section.

LAND USE SUMMARY TABLE

OCP DESIGNATION	LAND USE	MAXIMUM HEIGHT	MAXIMUM DENSITY
Town Centre	Mixed-use residential and commercial	6 storeys	2.5 FAR 125 units per ha
Town Centre Transitional Residential	Multi-unit residential with neighbourhood scale commercial	4 storeys	2.0 FAR 110 units per ha
Waterfront Area	Mixed-use residential and commercial, recreation, tourism	3 storeys east of Macgregor Park, scaling up to 4 storeys moving westward	2.0 FAR 110 units per ha

Table 4. Land Use Summary Table

What is FAR?

Floor Area Ratio (FAR) is calculation of a building's floor area in relation to the size of the land parcel on which it is located. It divides the total area of the building by the total area of the parcel, which helps convey the bulk of a building.

LAND USE SUMMARY TABLE CONTINUED

OC DESIGNATION	LAND USE	MAXIMUM HEIGHT	MAXIMUM DENSITY
Community Residential	Single-detached and multi-unit residential mix with neighbourhood scale commercial	3 storeys	1.5 FAR 70 units per ha
Gateway Residential North	Large lot single detached residential, agriculture	3 storeys	Minimum lot size: 1 ha
Gateway Residential South	Large lot single detached residential with some opportunities for limited infill, recreation, and tourism	3 storeys	Minimum lot size: 0.25 ha
Rural Residential	Large lot single-detached residential, agriculture	3 storeys	Minimum lot size: 4 ha
Comprehensive Development	As per Area Plan process	As per Area Plan process	As per Area Plan process
Employment Lands	Mix of employment-oriented uses, including commercial, light, general, and heavy industrial	N/A	N/A
Agricultural	Farming and agri-tourism	N/A	As per ALC approval.
Parks and Trails	Active and passive parks, trails, fields, recreation facilities, community gardens. Preserved natural open spaces.	N/A	N/A

OCP Land Use Designations

- District of Sooke Boundary
- Community Growth Area
- T'Sou-ke First Nation
- Regional and Local Parks

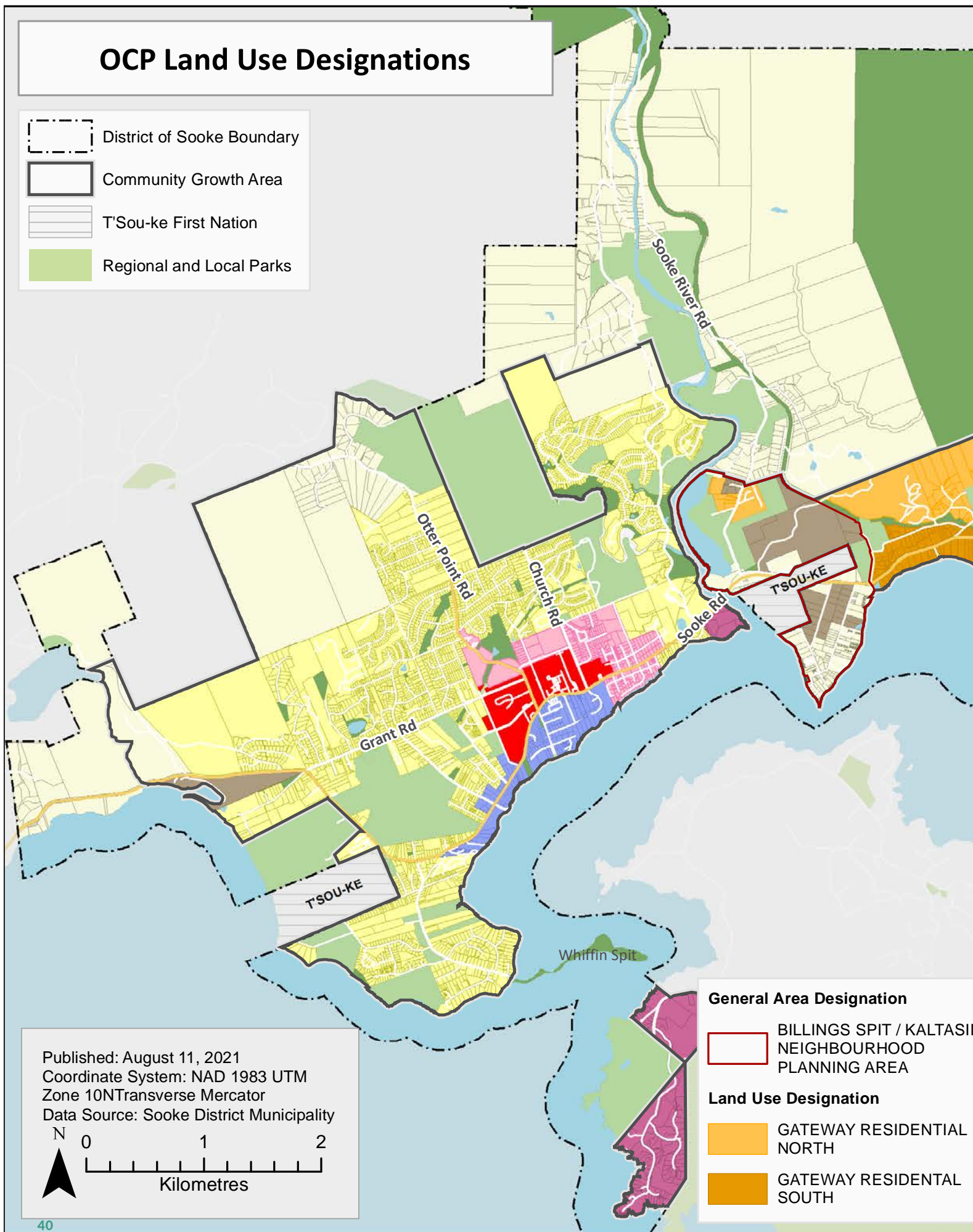
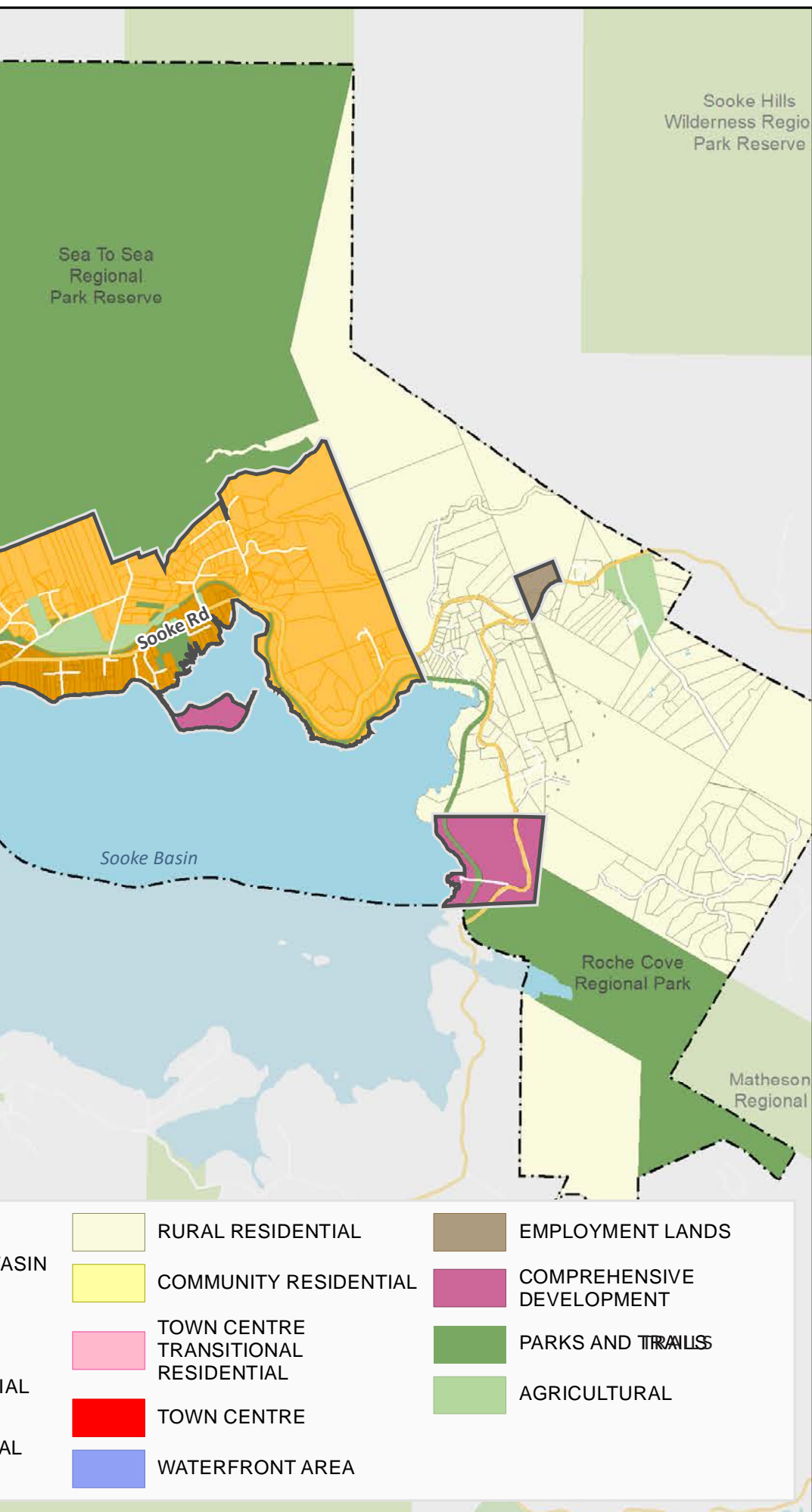


Figure 7. OCP Land Use Designations



3.3 General Land Use Policies

- Policy 3.3.1** Prohibit urban sprawl, which is the non-contiguous, low-density expansion of urban areas.
- Policy 3.3.2** Concentrate new residential development in existing developed areas, in areas currently serviced by municipal infrastructure.
- Policy 3.3.3** Support mixed use development, such as commercial with residential above the ground floor, in areas that are served well by existing infrastructure, transit, major roads, and trails.
- Policy 3.3.4** Support the establishment of compact, neighbourhood-scale commercial activities in Community Residential and Town Centre Transitional designations, adhering to the following parameters: to primarily serve neighbourhood residents in meeting their daily needs by walking or rolling; and ideally situated on a corner at a controlled intersection.
- Policy 3.3.5** Take an integrated approach to all land use and transportation planning, consistent with the District of Sooke Transportation Master Plan (2020).
- Policy 3.3.6** Foster an active, accessible, and diverse public realm, improving pedestrian and cycling connections and contributing to Sooke's sense of place.
- Policy 3.3.7** Provide and encourage a range of housing types, tenures, and densities – as well as affordable and attainable housing opportunities – to meet the diverse needs of individuals and families of varying income levels and demographics.
- Policy 3.3.8** Support home-based businesses to operate from residential homes.

- Policy 3.3.9** Require new development to protect and enhance natural amenities including tree stands, view potential, natural features, creeks, rivers, wetlands, and view corridors.
- Policy 3.3.10** Prohibit negative impact of development on the natural environment and avoid hazardous land conditions and environmentally sensitive areas.
- Policy 3.3.11** Require development along the waterfront to take advantage of topographic variations, prioritizing stepped building heights to preserve views and minimize visual impact of the built environment.
- Policy 3.3.12** Hold the preservation and protection of the Sooke Harbour and Basin and foreshore as a priority for any future development.
- Policy 3.3.13** Require the use of green infrastructure for rainwater management in all land uses including groundwater infiltration, rainwater detention and rain gardens in landscaped areas.
- Policy 3.3.14** Encourage food production opportunities to be integrated into public and private lands and buildings throughout the District. Examples include community gardens, Indigenous harvesting spaces, edible landscaping, and small-scale farms.
- Policy 3.3.15** Encourage the use of the Leadership in Energy and Environmental Design LEED-ND (Neighbourhood Development) rating system or equivalent, in exchange for density bonuses or Development Cost Charge (DCC) rebates.
- Policy 3.3.16** Encourage underground or concealed parking in exchange for incentives such as density bonuses.

The following objectives are specific to each land use designation and are intended to assist in interpretation of built form and use policies.

3.4 Community Residential

PURPOSE

- To support low to medium density ground oriented residential uses, including gentle infill opportunities that increase housing choice and retain existing neighbourhood character.
- To focus residential growth within the Community Growth Boundary, where most municipal services can be provided or accessed in an efficient manner – ensuring future and existing residential development minimizes the impact on municipal infrastructure and protects existing natural areas.
- To allow for some appropriately scaled local serving commercial opportunities. These spaces will serve as neighbourhood focal points, offering greater access to daily needs such as grocery stores, pharmacies, and social settings.

USES

- Single-detached residential
- Suites, attached and detached
- Ground-oriented residential, including townhouses, rowhouses, and duplexes
- Limited small-scale neighbourhood-serving commercial and mixed use (Refer to Policy 3.3.4)
- Institutional

BUILT FORM

- Attached and detached buildings up to 3 storeys

MAXIMUM DENSITY

- 1.5 FAR
- 70 unit per ha

3.5 Gateway Residential North

PURPOSE

- To preserve the mixed residential/rural character of the area while allowing for some new housing in the form of low-density residential growth.
- To encourage a balanced mix of rural agriculture and single detached residential uses.
- To ensure future and existing residential development minimizes the impact on municipal infrastructure and the natural environment.
- To create a welcoming, rural, and accessible gateway to Sooke.

USES

- Single-detached residential
- Suites, attached and detached
- Duplexes
- Farming

BUILT FORM

- Attached and detached buildings up to 3 storeys

MAXIMUM DENSITY

- Minimum lot size: 1 ha

ADDITIONAL DIRECTIONS

- Work with the Ministry of Environment and Climate Change Strategy and Vancouver Island Health Authority (VIHA) towards agreement on appropriate on-site sewage disposal options for proposed rezoning and subdivision applications in the area. The agreement will be based upon the recommendations in the District of Sooke Liquid Waste Management Plan and regulated through the Sooke Zoning Bylaw regulations.

3.6 Gateway Residential South

PURPOSE

- To encourage a balanced mix of rural agriculture, single detached residential, recreation, and appropriately-scaled commercial.
- To preserve the rural and agricultural character of this area.
- To ensure future and existing residential development minimizes the impact on municipal infrastructure and the natural environment
- To create a welcoming, vibrant, and accessible gateway to Sooke.

USES

- Single-detached residential
- Suites, attached and detached
- Duplexes
- Farming
- Tourism, including bed and breakfasts, farm tours, horseback riding, or similar land uses

BUILT FORM

- Attached and detached buildings up to 3 storeys

MAXIMUM DENSITY

- Minimum lot size: 0.25 ha

ADDITIONAL DIRECTIONS

- Encourage agri-food system activities and businesses, such as local food production and processing and agri-tourism, as well as other tourism uses.
- Support improved pedestrian and cycling connections to existing trails within the area, including the Galloping Goose Trail, in conjunction with CRD Parks.
- Work with the Ministry of Environment and VIHA towards agreement on appropriate on-site sewage disposal options for proposed rezoning and subdivision applications in the area. The agreement will be based upon the recommendations in the District of Sooke Liquid Waste Management Plan and regulated through the Sooke Zoning Bylaw regulations.

3.7 Rural Residential

PURPOSE

- To preserve the rural and agricultural character of the lands in this area.
- To ensure future and existing residential development minimizes impact on municipal infrastructure and services by limiting development in rural areas.
- To provide opportunities for sustainable rural development such as farming and agricultural tourism.
- To protect and maintain the natural environment.

USES

- Single-detached residential
- Suites, attached and detached
- Duplexes
- Farming
- Agricultural-related tourism, including bed and breakfasts, farm tours and farm education, horseback riding, or similar land uses

BUILT FORM

- Attached and detached buildings up to 3 storeys

MAXIMUM DENSITY

- Minimum lot size: 4 ha

ADDITIONAL DIRECTIONS

- Encourage agri-food system activities and businesses, such as local food production and processing and agri-tourism, in alignment with ALC Act where applicable.
- Encourage small-scale agricultural uses as well as community gardens.
- Work with appropriate government agencies to inventory sensitive habitat and wildlife within rural areas.

3.8 Town Centre

PURPOSE

- To be the primary focus of major commercial and residential growth, and home to the District's highest density residential development and the primary commercial hub of the community.
- To create more options for homes and enhance the Town Centre as a self-sustaining neighbourhood unto itself.
- To be the primary focus of new government facilities and office development.
- To enliven the waterfront, improving access to Sooke's basin and harbor for residents and visitors alike.
- To enable job growth and strengthen the Town Centre as a major employment area.

USES

- Multi-unit residential
- Mixed use
- Commercial
- Institutional

BUILT FORM

- Multi-unit buildings up to 6 storeys

MAXIMUM DENSITY

- 2.5 FAR
- 125 units per ha

3.9 Town Centre Transitional Residential

PURPOSE

- To provide a transition in building forms and densities from the Town Centre to surrounding existing neighbourhoods.
- To support housing choices and a greater concentration of people within a short walk or roll to the commercial services and community spaces of the Town Centre.

USES

- Multi-unit residential
- Neighbourhood-scale commercial and mixed use (refer to Policy 3.3.4)
- Institutional

BUILT FORM

- Multi-unit residential up to 3-4 storeys

MAXIMUM DENSITY

- 2.0 FAR
- 110 units per ha

3.10 Waterfront Area

PURPOSE

- To foster an active, pedestrian-oriented waterfront that offers diverse destinations and activities throughout the day, week, and seasons.
- To encourage a diversity of residential uses, including housing choices and densities that support waterfront commercial uses, diverse household types, and visitor accommodation opportunities.
- To enable commercial development that provides a differentiated and complimentary commercial experience relative to the Town Centre.
- To protect and restore ecological values through remediation of contaminated foreshore and uplands, land use and the design of buildings, open spaces, and infrastructure.

USES

- Multi-unit residential
- Mixed-use development
- Commercial, including retail and visitor accommodation
- Institutional
- Recreational

BUILT FORM

- Multi-unit residential up to 3 storeys east of Ed Macgregor Park, with heights scaling up to 4 storeys moving westward

MAXIMUM DENSITY

- 2.0 FAR
- 110 units per ha

3.11 Employment Lands

PURPOSE

- To support a diverse local economy, including commercial, industrial, and service uses with a focus on employment generation and low carbon resilience.
- To encourage industries that are consistent with the objectives outlined in Part 4, Section 1.7: Community Economic Development.
- To ensure the provision of sufficient land to meet the economic requirements of the community, and open up additional employment opportunities to current and future Sooke residents.

USES

- Industrial
- Commercial

BUILT FORM

- N/A

MAXIMUM DENSITY

- N/A

ADDITIONAL DIRECTIONS

- Encourage and promote the development of:
 - o Jobs that offer living wages at a minimum
 - o Environmentally friendly industries and protection of the environment
 - o The development of an eco-industrial park and/or business park.
- Support office and commercial uses in industrial areas, which complement light industrial redevelopment.
- Associate and implement the policies and actions in Part 4, Section 1.7: Community Economic Development on Employment Lands designated properties.
- Apply special consideration for properties adjacent to residential and mixed-use areas, including but not limited to the T'Sou-ke First Nation Reserve. Ensure compatibility of neighbouring uses and appropriate buffering if applicable.

3.12 Agriculture

PURPOSE

- To preserve and utilize capable and suitable agricultural lands to foster food self-reliance, promote food security, protect the environment, and improve economic diversity.
- To protect and expand the agricultural industry in Sooke.
- To ensure the continuation of small-scale farms, encourage local small-scale agricultural production, and options for increased agri-tourism.

USES

- Farming and agricultural tourism
- Single detached residential
- Suites, attached and detached

BUILT FORM

- Farming with detached buildings up to three storeys

MAXIMUM DENSITY

- As per ALC approval.

ADDITIONAL DIRECTIONS

- Encourage agri-food system activities and businesses, such as local food production and processing and agri-tourism, in alignment with ALC Act where applicable.
- Encourage organic and other sustainable farming practices.
- Ensure sufficient buffers, including roads and rights-of-way, between agricultural lands and adjacent, non-agricultural properties; use of 'best practices' guides from the ALC should be considered during the planning or development processes, e.g. Ministry of Agriculture and Land's Guide to Edge Planning and Ministry of Agriculture and Land's Guide to Using and Developing Trails in Farm and Ranching Areas.

3.13 Park

PURPOSE

- To preserve, connect, and enhance access to natural areas, open spaces, and outdoor recreation and stewardship opportunities.
- To protect and expand active and passive parks, trails, fields, recreation facilities, and supporting infrastructure.
- To sustainably manage park resources for the protection of their natural features, inherent ecological value, recreation or stewardship opportunities, and to support equitable population health outcomes.
- To ensure the continued and improved ecological function of Sooke's lands and waters, through initiatives such as sustainable forest and watershed management and biodiversity enhancement.
- To assist in implementing the District of Sooke's Parks and Trails Master Plan (2020).

USES

- Recreation
- Protected ecological areas
- Institutional
- Accessory dwellings and outbuildings

BUILT FORM

- Variable to support park use

MAXIMUM DENSITY

- N/A

3.14 Comprehensive Development

PURPOSE

- To allow for flexible, innovative development options for larger parcels of land targeted for development within Community Growth Areas (CGA).
- To ensure that proposed developments within Comprehensive Development (CD) designated areas shall be planned, designed, and constructed in alignment with the goals, objectives, and policies of the OCP.
- To integrate commercial, residential, recreational, and institutional land uses, where appropriate
- To leverage development opportunities to secure community amenities and infrastructure.

USES

- To be determined through Area Plan process

BUILT FORM

- To be determined through Area Plan process

MAXIMUM DENSITY

- To be determined through Area Plan process

ADDITIONAL DIRECTIONS

- Comprehensive development zoning proposed outside of the CD designation is permitted but must meet with the policies detailed in the designation within which they are located.
- As CD lands have been identified as culturally significant for the T'Sou-ke First Nation, consent from the T'Sou-ke First Nation for development must be given as part of the application and planning process.
- Comprehensive developments proposed in areas without access to sewer shall be required to provide on-site options that protect the harbour, basin, and environment, and must be approved by the District and VIHA.
- Comprehensive development areas will require preparation of an Area Plan by the applicant that details land uses, built forms, densities, servicing, amongst others.
- An Area Plan will establish site specific Design Guidelines to be used in evaluating future development applications.

3.15 Billings/Kaltasin Neighbourhood Area Plan

PURPOSE

- To support a meaningful engagement process with T'Sou-ke First Nation, existing residents, and business owners.
- To explore sewer expansion opportunities, with the goal of improving water quality in Sooke Harbour and Basin.
- To seek complementary land uses that support a shared community vision for the area and honour T'Sou-ke First Nation's priorities for this land.

ADDITIONAL DIRECTIONS

- Uses, built forms, and densities will be determined through a detailed Area Plan process. The Area Plan process shall give due consideration to the extensive shoreline and must include sea level rise and storm surge analysis.





PART 4

POLICIES

In addition to diverse land uses, a community is made up of a complex system of physical, ecological, and socio-economic infrastructure. Part 4 is comprised of policies and actions to help bring this OCP's vision to life, providing direction for transportation, natural environment stewardship, parks and trails, green buildings, infrastructure, agriculture and food systems, community economic development, arts and culture, housing, recreation and community services, and equity.



TRANSPORTATION

4.1 Transportation

By encouraging a range of transportation options, the District will achieve multiple benefits including alleviating traffic congestion, improving quality of life, and strengthening economic development.

As outlined in the District’s Transportation Master Plan, the vision for our community’s transportation network is one where all ages and abilities meet their day-to-day mobility needs using a variety of travel options that are convenient, safe, connected and support our community’s aspirations to be healthy, vibrant and sustainable. To achieve this vision, we will need to provide greater transportation choices that not only make it easier and more efficient to move around the community, but also reduce our greenhouse gas emissions to respond to the climate emergency.

This OCP supports a mix of transportation solutions throughout the District’s Community Growth Area, with specific mobility choices for the Town Centre.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS

COMPLEMENTARY TRANSPORTATION OBJECTIVES

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

Create a safe and resilient community for all

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

Treat streets as a place for people and public life.

Mobilize to address the climate emergency head-on; achieve a 40% reduction in GHG emissions by 2030, 60% reduction in GHG emissions by 2040, and net zero emissions by 2050.

- Implement the District of Sooke Transportation Master Plan (2020).
- Establish modal priority.
- Improve and expand transit service and infrastructure.
- Modernize approach to public and private parking.
- Minimize the climate impact of the transportation sector and support the expansion of new mobility.

TRANSPORTATION POLICIES & ACTIONS

The District of Sooke Transportation Master Plan (TMP) provides detailed guidance for pedestrian, cycling, transit, and complete street networks. To avoid redundancy, the actions and policies included in the TMP have not been included in this chapter. All transportation actions and policies that are included in this chapter serve to supplement the TMP in alignment with the goals of this OCP.

Objective 4.1.1

Implement the District of Sooke Transportation Master Plan (2020).

Policies

- Policy 4.1.1.1

Implement the actions and policies within the District of Sooke Transportation Master Plan (2020) to realize the goals of this OCP, particularly those that relate to:

 - Reducing care dependency and offering more transportation choices, with priority given to walking, cycling, transit use, and goods movement;
 - Creating a safe and resilient community for all;
 - Creating civic infrastructure and landscaping that is both high-performing and delightful;
 - Bolstering streetscapes, homes, and destinations in the Town Centre;
 - Treating streets as a place for people and public life; and
 - Mobilizing to address the climate emergency head-on, achieving the District's GHG emission reduction targets.

Actions

- Action 4.1.1.2

Align decision-making and investment in multi-modal mobility infrastructure consistent with the District of Sooke Transportation Master Plan (2020), and as shown in the following figures in this chapter:

 - Figure 8 - Complete Streets Network
 - Figure 9 - Walking and Rolling Network
 - Figure 10 - Cycling Network

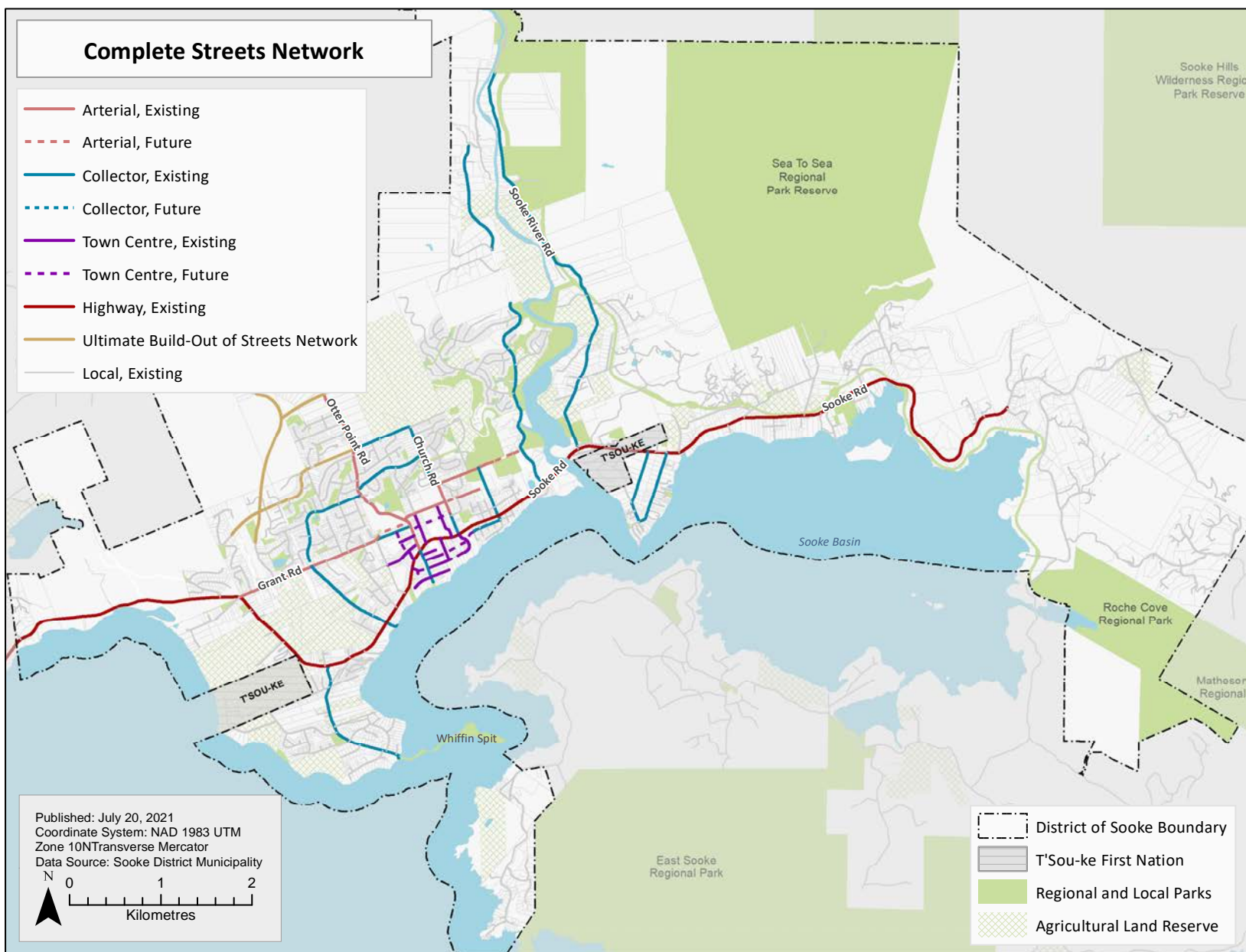


Figure 8. Complete Streets Network Map

TRANSPORTATION POLICIES & ACTIONS CONTINUED

Objective 4.1.2 Establish modal priority.

Policies

- Policy 4.1.2.1** Transportation decisions related to investment, space allocation, and improvements will be based on the following priority hierarchy: walking / rolling, cycling, public transit, goods movement, multi-occupant vehicles and single-occupant vehicles.
- Policy 4.1.2.2** Create “complete streets” that provide safe, comfortable operating conditions for all travel modes.
- Action 4.1.2.3** Update the existing MoU with the Ministry of Transportation in order to realize shared multi-modal objectives for Highway 14, the Grant Road Connector, and associated municipal streets.



Getting around in Sooke is particularly suited to cars. More needs to be done to improve pedestrian and cycling safety as well as the serious accessibility issues that exist for the mobility challenged. Street safety needs improvement to enable residents to comfortably move around Sooke on foot or cycle.

Community Feedback

TRANSPORTATION POLICIES & ACTIONS CONTINUED

Objective 4.1.3 **Improve and expand transit service and infrastructure.**

Actions

- | | |
|-----------------------|--|
| Action 4.1.3.1 | Provide funding to make improvements to existing bus stops, which would include accessible boarding pads and other passenger amenities such as shelters and benches. Bus stop improvement priorities will align with those identified in the Sooke Local Area Transit Plan that are on District roads. |
| Action 4.1.3.2 | Continue to work with BC Transit and the Ministry of Transportation and Infrastructure to identify, plan, and construct transit priority measures along the Island Highway and other strategic corridors to support the faster movement of transit passengers through areas of congestion and reduce transit travel times. |
| Action 4.1.3.3 | To support the implementation of the new local transit routes, work with BC Transit to support the implementation of the Wadams Way Transit Exchange. |
| Action 4.1.3.4 | In alignment with the Sooke Local Area Transit Plan, work with BC Transit to expand regional transit service to Langford, downtown Victoria, and other parts of Greater Victoria. This will include additional service hours on the Route 61 on both weekdays and weekends. |

TRANSPORTATION POLICIES & ACTIONS CONTINUED

Objective 4.1.4 Modernize approach to public and private parking.

Policies

Policy 4.1.4.1

Pursue opportunities to influence travel behavior and reduce vehicle reliance through transportation demand management.

Actions

Action 4.1.4.2

Update off-street parking requirements in the Zoning Bylaw to align with current trends and best practices.

Action 4.1.4.3

Undertake a review of the District's on-street parking management practices to reflect the changing population and to explore the following topics:

- Residential parking permit program
- Time limited parking in areas with existing and planned mixed-use development
- Passenger loading stalls areas with existing and planned mixed-use development
- Accessible parking stalls include design standards and locations where they are most appropriate

Action 4.1.4.4

Complete a Town Centre parking management study that includes public consultation with Town Centre businesses and the general public, and an inventory of locations that may be suitable for municipal owned parking areas.

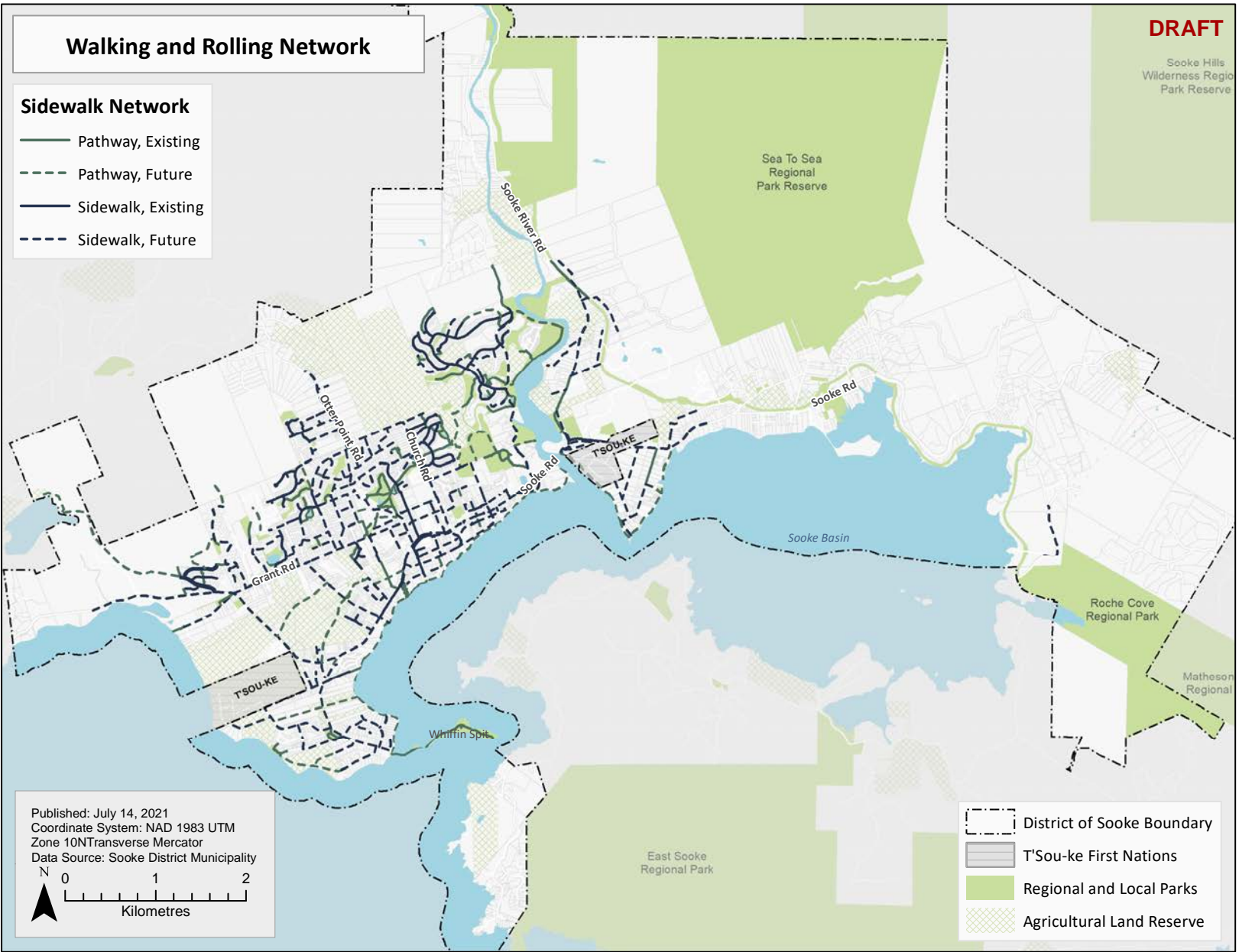


Figure 9. Walking and Rolling Network Map

TRANSPORTATION POLICIES & ACTIONS CONTINUED

Objective 4.1.5 Minimize the climate impact of the transportation sector and support expansion of new mobility.

Actions

- Action 4.1.5.1** Continue to expand the public EV charging station network by adding new Level 3 charging stations along Highway 14. Specific locations will align with the recommendations in the Capital Region Electric Vehicle and Electric Bicycle Infrastructure Planning Guide, which include SEAPARC Leisure Complex and the new Sooke library.
- Action 4.1.5.2** Continue to monitor provincial e-bike incentive programs and consider providing a top-up incentive to increase uptake of electric bicycles.
- Action 4.1.5.3** Address ride-hailing and other “new mobility” options as they begin to emerge in Sooke.
- Action 4.1.5.4** Explore the feasibility of a micromobility readiness assessment to determine what bylaws need to be changed, identify similarities/ differences from pedestrians/cyclists, where micromobility vehicles should be allowed, what the risks and mitigation exist, and provide a framework for what a private shared system could look like if permitted. Following the assessment, the District will apply to the provincial government’s Micromobility Pilot, either to allow private use of the devices or to allow private operators

“

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

Community Feedback

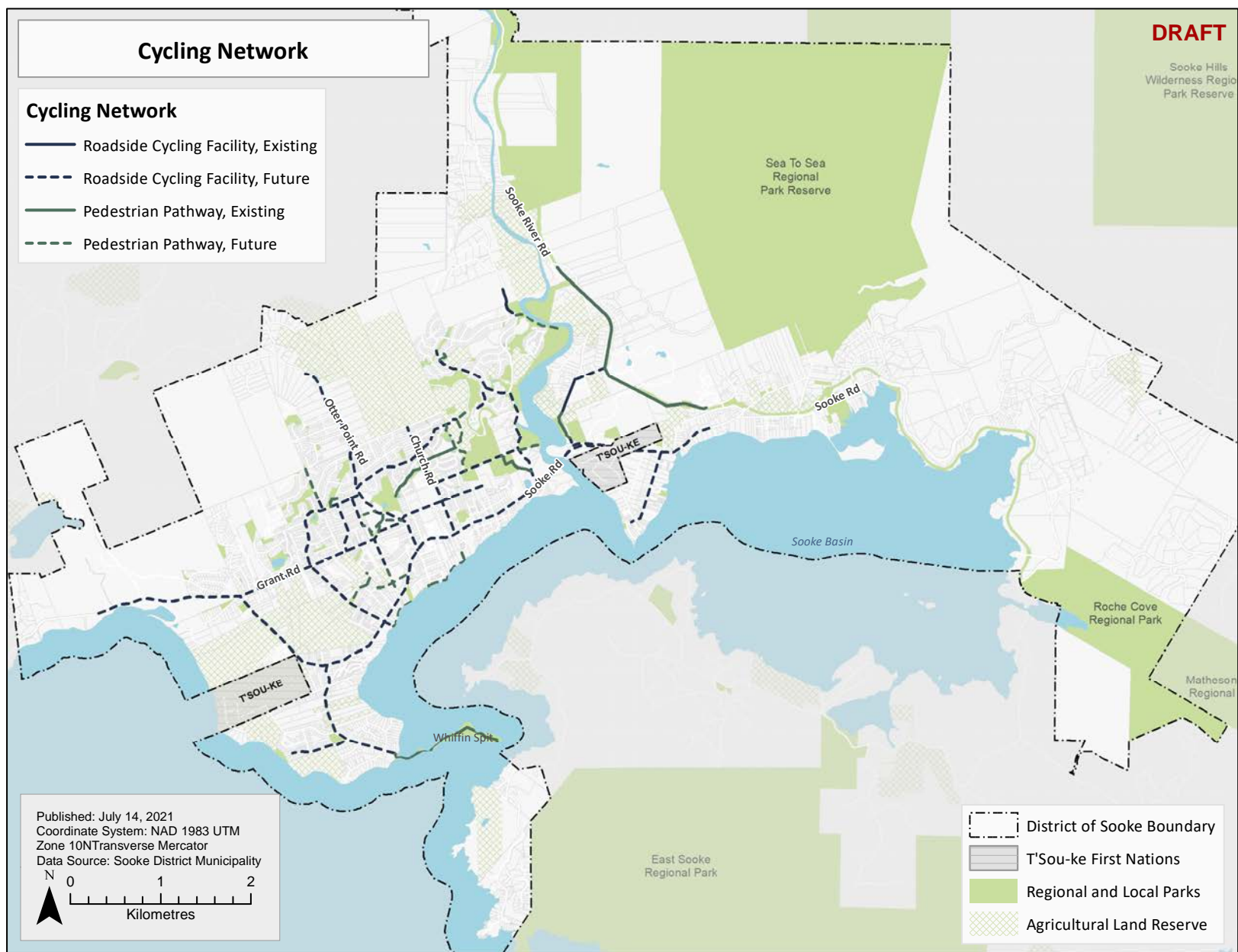


Figure 10. Cycling Network Map

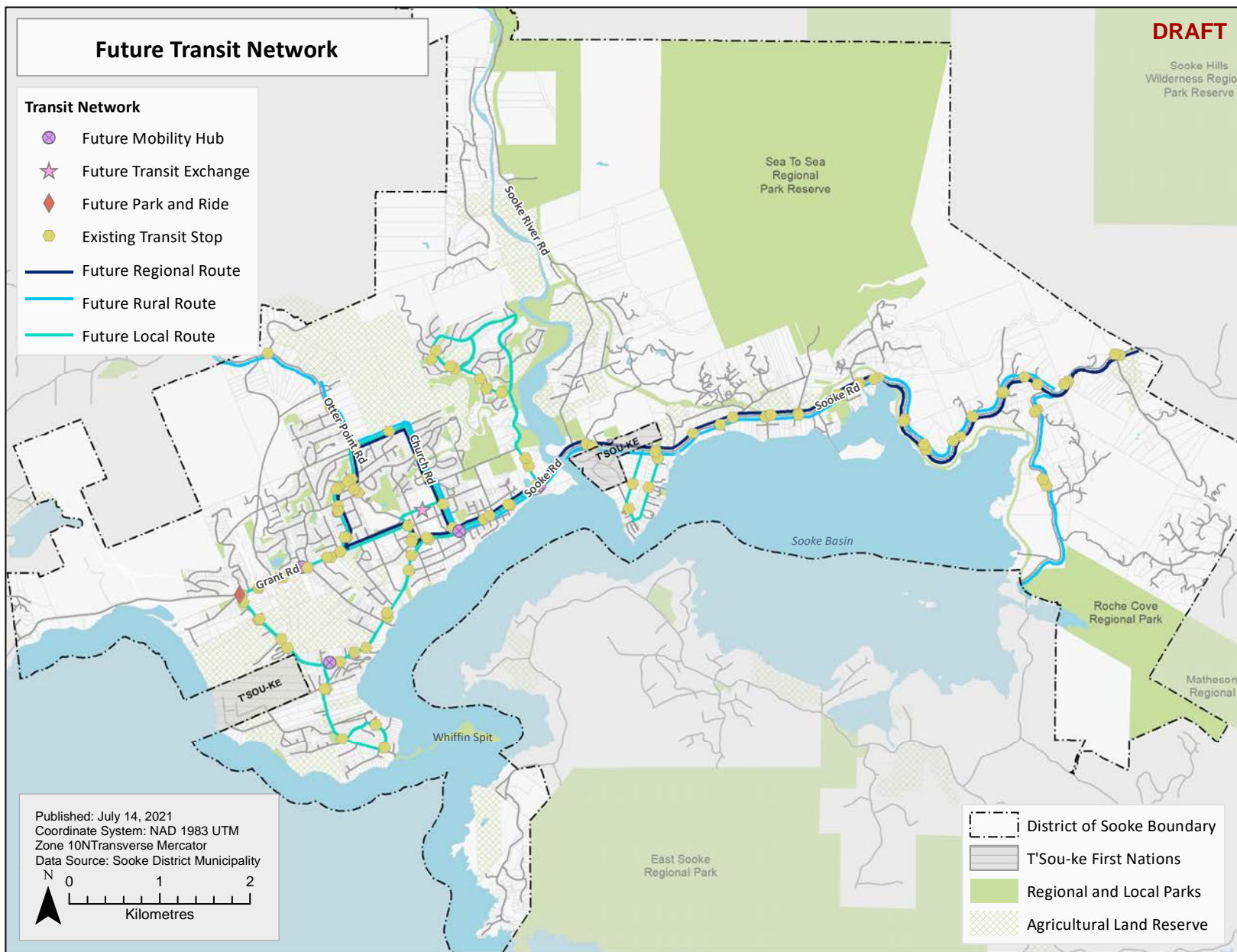


Figure 12. Future Transit Network Map



NATURAL ENVIRONMENT

4.2 Natural Environment

Sooke's sense of place is inherently connected with its natural setting. Natural spaces are cherished by residents and visitors alike as places for recreation, cultural practice, stewardship, and restoration.

By protecting and restoring ecosystem health, the District can support community wellbeing while securing the essential services these ecosystems provide, such as water retention and infiltration and air purification. All community members have an important role to play in stewarding Sooke's land and waters, through actions such as habitat creation, biodiversity enhancement, and restoration of degraded ecosystems. Actions such as these are powerful local responses to climate change mitigation and adaption.

The T'Sou-ke First Nation and other Indigenous people have been managing and caring for local land and waters since Time Immemorial. As such, there is already tremendous traditional knowledge about local stewardship that must be drawn upon into the future.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS	COMPLEMENTARY NATURAL ENVIRONMENT OBJECTIVES
Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.	<ul style="list-style-type: none">• Protect existing sensitive ecosystems and restore lost or degraded ecosystem functions.• Proactively and responsibly manage Sooke's ecological assets, enhancing opportunities for connections to place.
Protect and connect, physically and visibly, with the waterfront, the soul of Sooke. Keep it public.	<ul style="list-style-type: none">• Preserve and restore Sooke's Harbour and Basin for its environmental, traditional, cultural, spiritual, and recreational values.
Create a safe and resilient community for all.	<ul style="list-style-type: none">• Improve the health of Sooke's air, water, and land.• Prepare for the impacts of climate change.

NATURAL ENVIRONMENT POLICIES & ACTIONS

Objective 4.2.1 **Protect existing sensitive ecosystems and restore lost or degraded ecosystem functions.**

Policies

- Policy 4.2.1.1** Require, by way of development, restoration of already degraded ecosystems and ensure extensive restoration work occurs where sites are altered.
- Policy 4.2.1.2** Require that subdivision and development plans complement the natural topography, while also ensuring pedestrian/cycling connectivity and retention of key topographic features.
- Policy 4.2.1.3** Avoid the use of retaining walls in visually dominant areas such as street frontages or in hillside areas. Where retaining is unavoidable, vegetation must be incorporated to visually soften the wall and restore the site.
- Policy 4.2.1.4** For any new developments and redevelopment along riparian areas or in other environmentally sensitive areas, require the protection of sufficient land needed to maintain the environmental resources and an adjacent public trail.



NATURAL ENVIRONMENT POLICIES & ACTIONS CONTINUED

Actions

- | | |
|------------------------|--|
| Action 4.2.1.5 | Inventory, protect, and enhance environmentally sensitive areas (ESAs), including natural watercourses, riparian, and steep or unstable slopes. More extensively map environmental resources, especially in future development areas. |
| Action 4.2.1.6 | Work with T'Sou-ke First Nation, CRD, senior levels of government, and other non-profit stakeholders to identify, inventory, and protect provincially and federally listed species at risk and wildlife habitat areas. |
| Action 4.2.1.7 | Encourage preservation of culturally significant vegetation. Work with T'Sou-ke First Nation and other Indigenous communities to seek opportunities to preserve areas with culturally significant plants and ecology. |
| Action 4.2.1.8 | Building upon the ESA inventory, develop a natural areas strategy to help preserve and maintain the biodiversity of ecosystems, including the Sooke Harbour and Basin, for future generations. |
| Action 4.2.1.9 | Require meaningful collaboration with other government and non-government agencies, including T'Sou-ke First Nation, when land use discussions and decisions are being undertaken within and adjacent to the District of Sooke. |
| Action 4.2.1.10 | Encourage private stewardship of environmentally sensitive areas. Encourage landowners to protect, preserve, and enhance environmentally sensitive areas on private property through conservation tools such as conservation covenants, land trusts, and eco-gifting |

NATURAL ENVIRONMENT POLICIES & ACTIONS CONTINUED

Objective 4.2.2

Proactively and responsibly manage Sooke's ecological assets, enhancing opportunities for connections to place.

Policies

Policy 4.2.2.1

Highlight the natural processes and values of rainwater management facilities in parks and look for new opportunities to integrate rainwater management in parks and trails beyond the stormwater management facilities provided by developers.

Policy 4.2.2.2

Encourage developers to design and construct integrated rainwater management solutions, such as bioswales, rain gardens, green roofs, and stormwater detention ponds.

Policy 4.2.2.3

Support public educational programs that enhance awareness of Sooke's collective environmental responsibility and encourage voluntary environmental protection, restoration, and stewardship. Partner with local schools on environmental education initiatives.

Actions

Action 4.2.2.4

Prepare an Urban Forest Strategy that evaluates the existing tree canopy across the District and establishes a target and measures to improve Sooke's tree canopy.

Action 4.2.2.5

Prepare a Tree Management Bylaw, requiring the protection of significant trees and trees in environmentally sensitive areas, and replacement trees for new developments and projects.

Action 4.2.2.6

Update Bylaw No. 404 Subdivision and Development Standards Bylaw, 2014, to include standards for tree planting and maintenance.

Action 4.2.2.7

Incorporate natural assets as part of the District's Asset Management Planning.

NATURAL ENVIRONMENT POLICIES & ACTIONS CONTINUED

Objective 4.2.3

Preserve and restore Sooke's Harbour and Basin for its environmental, traditional, cultural, spiritual, and recreational values.

Policies

Policy 4.2.3.1

Conserve the remaining natural shoreline.

Policy 4.2.3.2

Perform adaptive measures to environmentally restore the Sooke Harbour and Basin, working in conjunction with multi-jurisdictional government agencies and stakeholders in the area.

Policy 4.2.3.3

Reduce pollutants entering Sooke's Harbour and Basin and manage upland activities to reduce possible source pollutants.

Actions

Action 4.2.3.4

Investigate the feasibility of a second "flushing channel" in Whiffin Spit and at Goodridge Peninsula in collaboration with T'Sou-ke First Nation, Department of Fisheries and Oceans, and Ministry of Environment and Climate Change to allow for the natural and historical cleansing of Sooke Harbour and Basin areas through tidal action.



NATURAL ENVIRONMENT POLICIES & ACTIONS CONTINUED

Objective 4.2.4 Improve the health of Sooke's air, water, and land.

Policies

- Policy 4.2.4.1** Encourage land uses that house vulnerable populations (e.g. seniors, children, clinically vulnerable) to be located away from major point sources of air pollution such as industrial activity or Highway 14.
- Policy 4.2.4.2** Provide clean, fresh drinking water for the entire community of Sooke.
- Policy 4.2.4.3** Ban the use of cosmetic pesticides (i.e. non-essential pesticides used to improve the appearance of non-agricultural green spaces) on all lands within Sooke, starting with municipal lands. Educate the public regarding organic alternatives to conventional pesticides.

Actions

- Action 4.2.4.4** Collaborate with the Capital Regional District (CRD) and other non-profit stakeholders for air quality monitoring and implementation of measures to improve air quality (i.e. policies, fines, green energy, enhanced education, etc.).
- Action 4.2.4.5** Collaborate with the CRD and other non-profit stakeholders to protect the quality and quantity of the District of Sooke's vital water resources, including watersheds and wetlands.
- Action 4.2.4.6** Provide municipal leadership and education in promoting water conservation.
- Action 4.2.4.7** Promote the development of a facility for the discharge of sewage from holding tanks on recreational vehicles to the sewage collection system (sani-dump).
- Action 4.2.4.8** Promote further development of facilities for the discharge of sewage from holding tanks on boats to the sewage collection system (dockside vacuum system).
- Action 4.2.4.9** Promote the establishment of a yard waste composting facility.

NATURAL ENVIRONMENT POLICIES & ACTIONS CONTINUED

Objective 4.2.5 Prepare for the impacts of climate change.

Actions

- Action 4.2.4.10** Develop a Climate Action Adaptation Strategy that addresses severe wildfire season, seasonal water shortages, heat waves, ocean acidification, sea level rise, and flood risk at the local level.
- Action 4.2.4.11** Ensure the District has appropriate strategies to manage the hazards, risks, and vulnerabilities of the community through an integrated Emergency Management Plan.
- Action 4.2.4.12** Work proactively in conjunction with the CRD to better understand the local effects of climate change and identify adaptation measures, taking into consideration an integrated approach to environment, social, economic, and human safety.



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

Community Feedback



PARKS AND TRAILS

4.3 Parks and Trails

A diverse and connected parks and trails system contributes positively to the protection of Sooke’s ecology, improves access to services and amenities, and supports recreational activities from the rainforest to the sea. It also is paramount to the health and well-being of Sooke’s residents.

Parks and trails are critical elements of a healthy built environment and support a holistic approach to climate change mitigation and adaptation. As Sooke continues to grow, the District will expand and diversify its parks and trails network to improve connectivity, add amenities and infrastructure, and support more equitable access.

We will leverage future development to facilitate new park acquisition and support enhanced social wellbeing. Investment will reflect unique local character, including Sooke’s Harbour, Basin, River, and Hills.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS

Expand and protect parks and green space throughout the community for the well-being of current and future generations.

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.

Protect and connect, physically and visibly, with the waterfront, the soul of Sooke. Keep it public.

COMPLEMENTARY PARKS AND TRAILS OBJECTIVES

- Implement the District of Sooke Parks and Trails Master Plan (2020).
- Enable a diverse approach to park design.
- Provide equitable access to parks.

PARKS AND TRAILS POLICIES & ACTIONS

The District of Sooke Parks and Trails Master Plan (2020) provides strong, detailed guidance for the management of the District's system of parks, trails, and green spaces. To avoid redundancy, those actions and policies have not been included in this chapter. All parks and trails actions and policies that are included in this chapter serve to supplement the Parks and Trails Master Plan in alignment with the goals of this OCP.

Objective 4.3.1

Implement the District of Sooke Parks and Trails Master Plan (2020).

Policies

Policy 4.3.1.1

Implement the actions and policies within the District of Sooke Parks and Trails Master Plan to realize the goals of this OCP, particularly those that relate to:

- expansion and protection of parks and greenspace;
- equally honouring the diverse identities and lived experiences of residents in public spaces;
- creating a safe and resilient community for all; and
- protecting and connecting residents with – and improving public access to – the waterfront.

Objective 4.3.2

Enable a diverse approach to park design.

Policies

Policy 4.3.2.1

Recognizing that the design of parks – including their programming, geometries, and functions – are by-products of the cultures that create them, follow the following guidelines for new and updated parks:

- Allow design languages to evolve beyond euro-colonial notions of park space, including the common 'trees in a field' approach.
- Incorporate Indigenous perspectives and worldviews in the formation of park types, layouts, and purposes.
- Promote the planting of local species, and the restoration of local habitats in park spaces.
- Support the removal of oppressive symbols such as plaques or monuments that pay tribute to the figures colonialism, racism, and other forms of oppression.

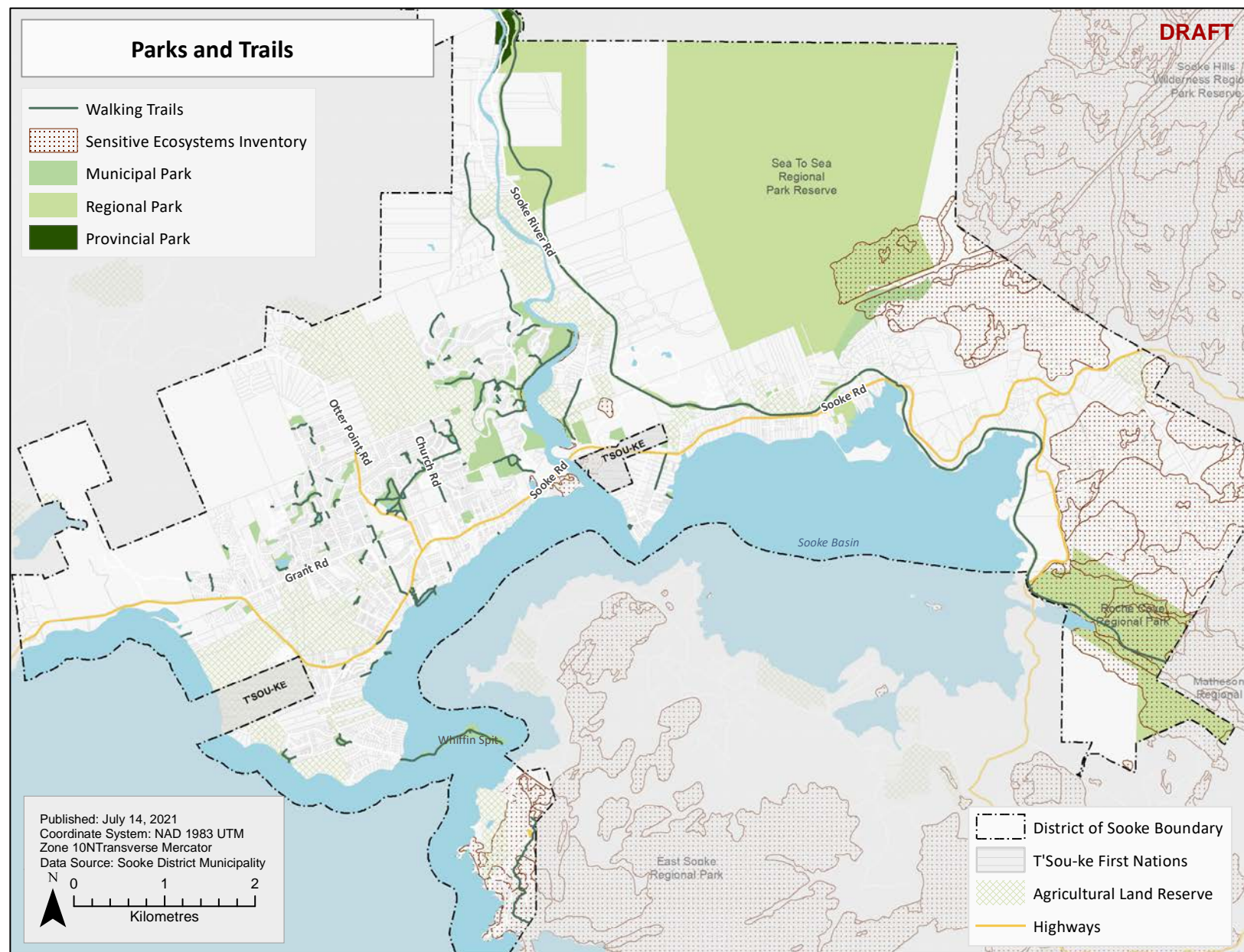


Figure 13. Parks and Trails Map

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*Maintaining green spaces while
 Sooke grows must be a priority.*

Community Feedback

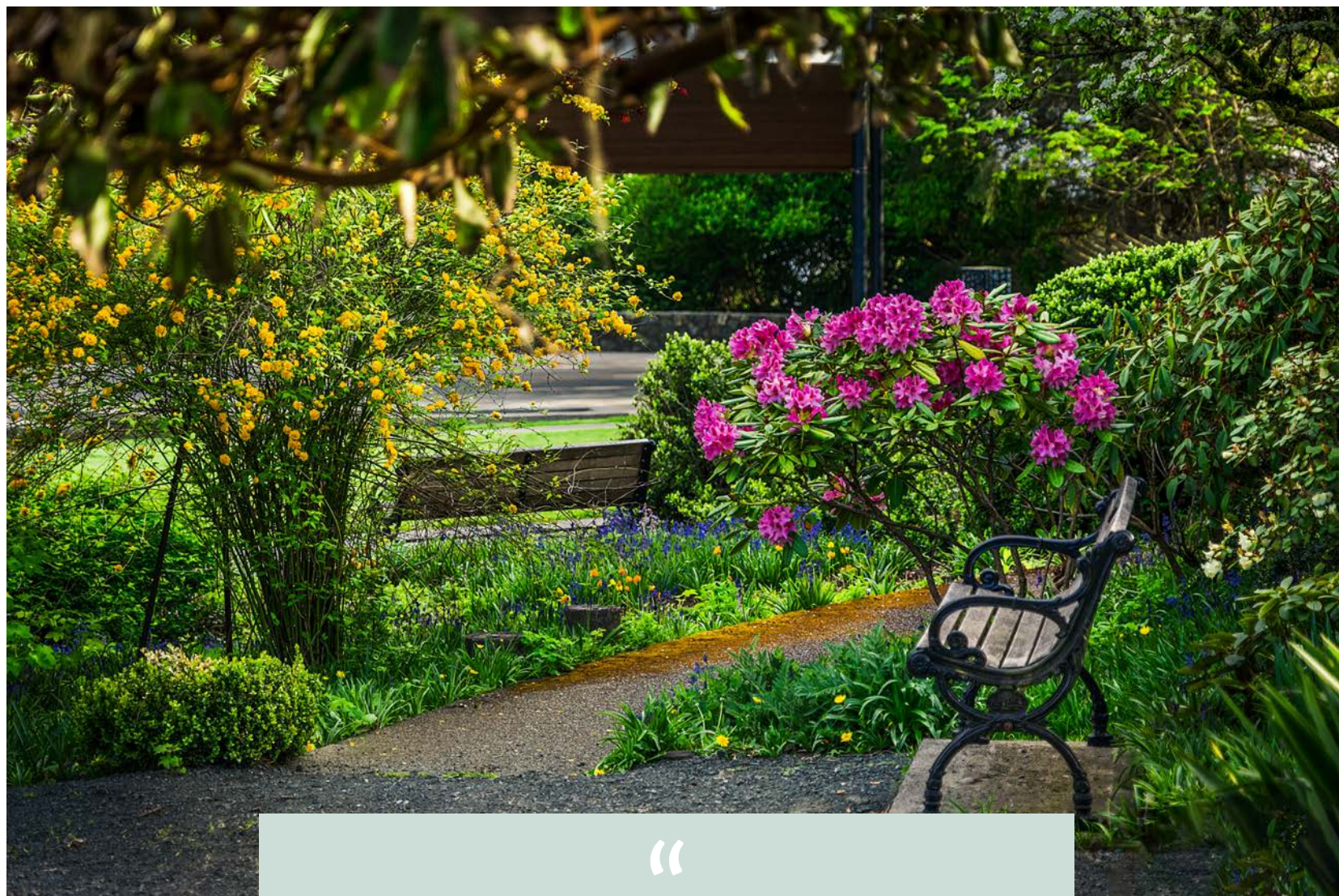
PARKS AND TRAILS POLICIES & ACTIONS CONTINUED

Objective 4.3.3 Provide equitable access to parks.

Policies

- Policy 4.3.3.1** Ensure that park spaces reflect the diverse identifies and needs of the communities in which they are located by incorporating meaningful input from youth, seniors, equity-seeking groups in park visioning, planning, and construction stages. Equity-seeking groups including Indigenous and racialized peoples, persons with disabilities, low income residents, those without homes, single parent households, 2SLGBTQIA+, residents, and women and girls.
- Policy 4.3.3.2** Allowing for community stewardship of parks.
- Policy 4.3.3.3** Applying universal design principles to allow all ages and abilities to access and enjoy parks, and to use their amenities.
- Policy 4.3.3.4** Expand the traditional notion of what a park is and can accommodate, allowing for flexible use.
- Policy 4.3.3.5** Apply an evidence-based approach for designing for equity-seeking groups and others who are traditionally overlooked in park planning and design. An evidence-based approach draws upon research and demonstrated best practices.





“

*Parks and green space and trails - these
should be treasured, encouraged and
expanded as much as possible*

Community Feedback



GREEN BUILDING

4.4 Green Building

Buildings contribute to one quarter of Sooke’s annual greenhouse gas emissions. As our community evolves, we will need to address the ways in which we heat, cool, and power our buildings.

BC’s Energy Step Code provides guidance on improving building energy performance over the next decade. Accelerating its adoption ensures greater energy efficiency gains and fewer emissions sooner. We will leverage Sooke’s local development industry to design and construct new buildings that eliminate fossil fuel powered energy systems, avoiding continued reliance on fossil fuels. Retrofitting existing buildings is imperative to reducing buildings emissions and energy costs, and improving overall comfort for residents.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS	COMPLEMENTARY GREEN BUILDING OBJECTIVES
Mobilize to address the climate emergency head-on; achieve a 40% reduction in GHG emissions by 2030, 60% reduction in GHG emissions by 2040, and net zero emissions by 2050.	<ul style="list-style-type: none">• Lead by demonstrating municipal buildings net-zero emissions achievement.• Construct new buildings to net-zero emissions standards.• Upgrade existing buildings to higher energy efficiency standards and low-carbon energy systems.

GREEN BUILDING POLICIES & ACTIONS

Objective 4.4.1 Lead by demonstrating; achieve net-zero emissions for municipal buildings

Actions

- | | |
|-----------------------|---|
| Action 4.4.1.1 | Build all new municipal buildings to net-zero emissions standards, meeting 100% of energy demand through renewable electrical means. |
| Action 4.4.1.2 | Provide at least 10% of new municipal buildings' energy through on-site renewable energy generation. |
| Action 4.4.1.3 | Reduce energy use by at least 30% across the municipal building portfolio. Conduct a portfolio-wide energy audit and develop a retrofitting plan for all municipally-owned buildings, in alignment with asset management and strategic financial plans. Review the retrofitting plan every 5 years to evaluate progress and make necessary adjustments to meet high energy efficiency and net-zero emissions targets. |
| Action 4.4.1.4 | Retrofit all municipal buildings' space and water heating energy sources to electrical heat pump systems. |



Example solar panels

GREEN BUILDING POLICIES & ACTIONS CONTINUED

Objective 4.4.2

Construct new buildings to net-zero emissions standards.

Policies

Policy 4.4.2.1

Accelerate adoption of the BC Energy Step Code for all new buildings:

- Part 9 buildings will achieve the (Mechanical Energy Use Intensity) MEUI and Thermal Energy Demand Intensity (TEDI) targets of Step 4 by 2023 and of Step 5 by 2025.
- Part 3 buildings will achieve the MEUI and TEDI targets of Step 3 by 2023 and of Step 4 by 2025.
- All buildings built in 2023 onward will use only low-carbon electrical energy systems.

Policy 4.4.2.2

Require new industrial, commercial, institutional, and multi-unit buildings' development permit applications to demonstrate 40% embodied carbon reductions as compared to a standard building of the same design.

Objective 4.4.3

Upgrade existing buildings to higher energy efficiency standards and low-carbon energy systems.

Actions

Action 4.4.3.1

Establish and/or promote water efficiency and building energy efficiency retrofit incentive programs such as rebates or financing mechanisms (such as property-assessed clean energy – PACE). Coordinate with others offering such programs to cover gaps and maximize uptake.

Action 4.4.3.2

Prioritize building renovation permits targeting higher energy and emissions performance in the building permit application queue.



INFRASTRUCTURE

4.5 Infrastructure

Integrated municipal infrastructure systems are imperative to the stable livelihood of Sooke’s residents and businesses.

Many of these systems deliver or require energy to operate and therefore produce greenhouse gas emissions. As population, industry, and employment grow in the coming decades, municipal infrastructure systems must be improved strategically to support the community’s development while reducing environmental impacts and ensuring financial sustainability. Infrastructure serving the Town Centre and other key growth areas will be the focus of future investment.

Climate change risks threaten the regular operation of many infrastructure systems in Sooke. To ensure that municipal infrastructure continues to support the health, wellbeing, and safety of the community, the District must address the resilience of these systems to projected climate shocks and stresses, such as reduced water supply, extended drought conditions and more frequent and severe storms.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS	COMPLEMENTARY INFRASTRUCTURE OBJECTIVES
Create a safe and resilient community for all.	<ul style="list-style-type: none">• Improve the resilience of existing infrastructure.
Create civic infrastructure and landscaping that is both high-performing and delightful.	<ul style="list-style-type: none">• Use a holistic decision-making approach that accounts for full lifecycle costs when making infrastructure investments.• Plan new infrastructure efficiently.

INFRASTRUCTURE POLICIES & ACTIONS

Objective 4.5.1 Improve the resilience and sustainability of existing infrastructure.		
Actions	Action 4.5.1.1	Conduct a risk and vulnerability analysis of municipally owned and operated infrastructure at the asset class and system level to determine the climate change impact vulnerability of municipal infrastructure and identify priority assets for adaptation interventions.
	Action 4.5.1.2	Establish a time-bound program of climate change adaptation measures to implement on local and regional infrastructure, according to the priority established in the assessments. Ensure that the program has a full suite of “green infrastructure” interventions.
	Action 4.5.1.3	Install or upgrade to zero-emissions back-up power in critical infrastructure (e.g. battery electric storage, hydrogen, RNG).
	Action 4.5.1.4	Develop inspection procedures for high-risk infrastructure to identify damage resulting from extreme weather events.
	Action 4.5.1.5	Replace water and wastewater pumps at their end of life with more energy efficient models.
	Action 4.5.1.6	Upgrade streetlights to use LED bulbs.
	Action 4.5.1.7	Continue to support and expand programs that divert solid waste from landfills, including yard waste, recyclable materials, and kitchen organics.
	Action 4.5.1.8	Continue to support and expand local and regional efforts to decrease waste generation. This includes, but is not limited to, demand-side management measures such as single use plastic restrictions and supporting landfill bans on materials that have viable local diversion options.
	Action 4.5.1.9	Continue to support and expand local and regional water use demand-side management efforts including outdoor water use restrictions, development and building bylaws, universal water metering, and rainwater harvesting.

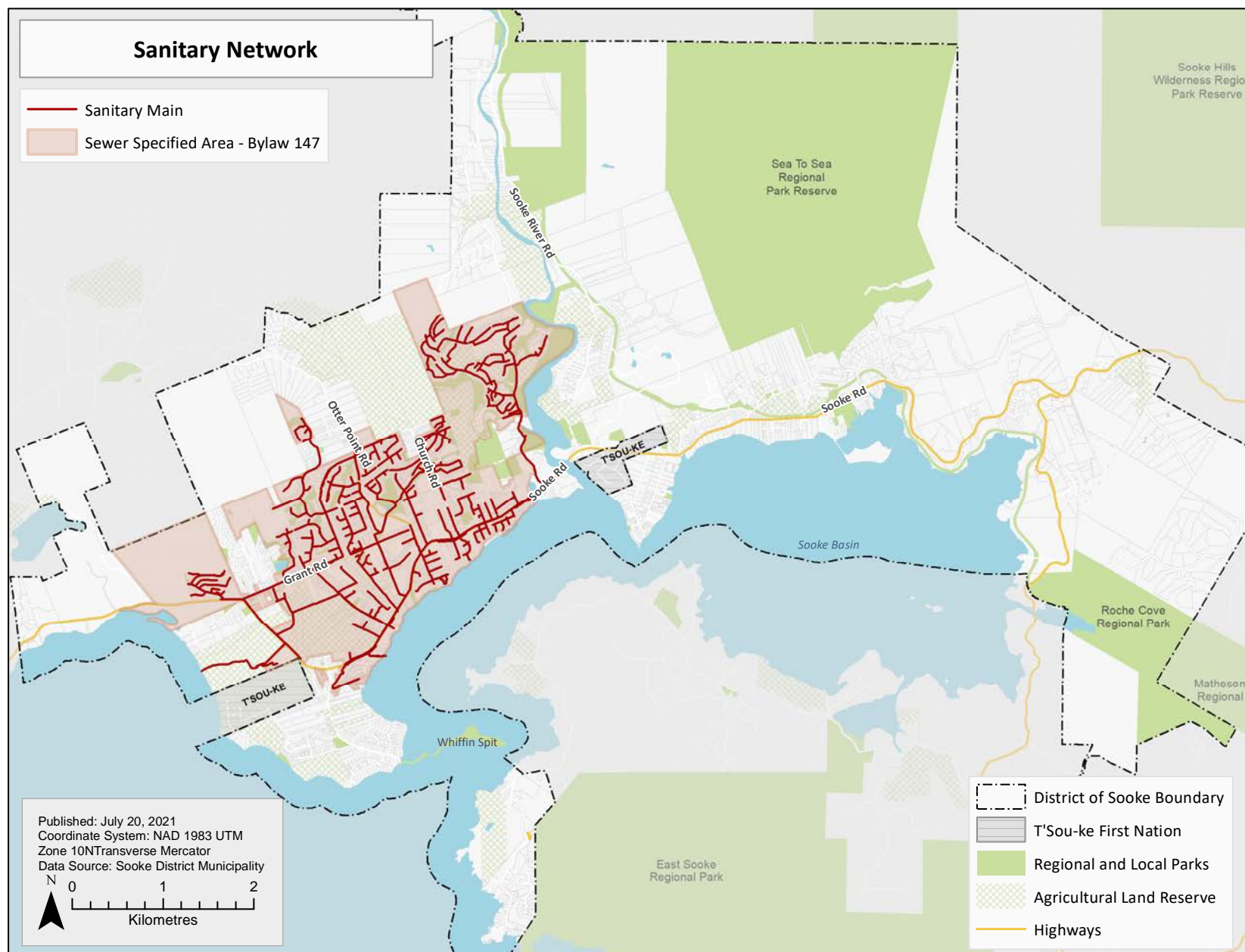


Figure 14. Sanitary Network

INFRASTRUCTURE POLICIES & ACTIONS CONTINUED

Objective 4.5.2 Use a holistic decision-making approach that accounts for full lifecycle costs when making infrastructure investments.

Policies

Policy 4.5.1.10

When planning new infrastructure, account for:

- Public health and safety;
- Energy and emissions impacts;
- Resilience to climate change impacts;
- Environmental responsibility;
- Regulatory need;
- Asset management principles;
- Economic efficiencies and impact.

Policy 4.5.1.11

Apply the concepts of natural capital, green infrastructure, and multiple uses to new infrastructure development to ensure it is achieving multiple community goals and functions.

Objective 4.5.3 Plan new infrastructure efficiently.

Policies

Policy 4.5.2.1

Limit community sewer service expansion into rural residential areas and agricultural lands except where infrastructure is needed to address public or environmental health issues and protection of natural assets as identified by the District or other levels of government.

Policy 4.5.2.2

Continue to disallow new septic systems for new development within the SSA.

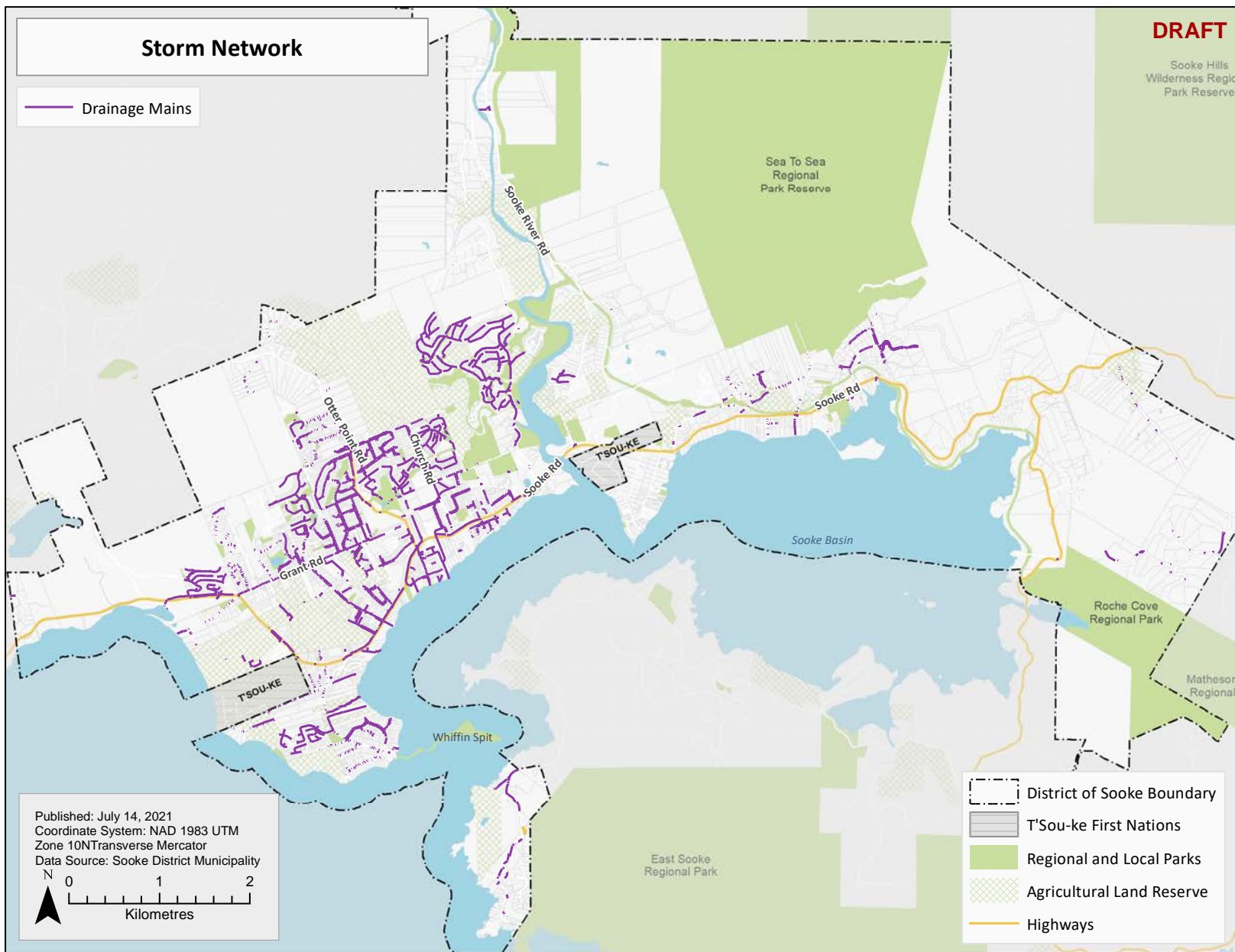


Figure 15. Storm Drainage Network Map



AGRICULTURE AND FOOD SYSTEMS

4.6 Agriculture and Food Systems

Food production and harvesting is an important part of Sooke’s identity.

Since Time Immemorial, T’Sou-ke’s lands and waters have been stewarded by Indigenous Peoples as landscapes rich for food harvesting and cultivation, and more recently, agriculture has become an important part of Sooke’s local economy. In an era of uncertainty, investing in the security of our local food system by protecting of food production lands and reducing food system environmental impacts is paramount to Sooke’s resilience.

Beyond food production, the District will take action on food security by supporting improved access to nutritious, locally produced, culturally appropriate, and planet-friendly foods. This has potential to create economic opportunity by supporting agri-food system businesses, and to benefit communities and individuals by expanding opportunities to experience growing, preparing, sharing, and celebrating food.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS

COMPLEMENTARY AGRICULTURE AND FOOD SYSTEMS OBJECTIVES

Support and enjoy local food.

- Support access to nutritious, locally produced, culturally appropriate, and planet-friendly foods.
- Provide opportunities to experience the growing, preparing, sharing, and celebrating of food.
- Enable agri-food system businesses to contribute significantly to the local economy.

Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.

- Protect food production lands.

Commit to addressing the urgent need to respect and promote the inherent rights of Indigenous peoples including their rights to the land, territories, and resources.

- Work with Indigenous community members including T’Sou-ke First Nation to support food sovereignty, and to protect and restore access to traditional foods and food harvesting.

Mobilize to address the climate emergency head-on; achieve a 40% reduction in GHG emissions by 2030, 60% reduction in GHG emissions by 2040, and net zero emissions by 2050.

- Support and enable a sustainable Sooke food system that contributes to a circular economy.

AGRICULTURE AND FOOD SYSTEMS POLICIES & ACTIONS

Objective 4.6.1 **Support access to nutritious, locally produced, culturally appropriate, and planet-friendly foods.**

Policies

- Policy 4.6.1.1**

Plan for food-friendly neighbourhoods where residents can meet their daily need for healthy food within an easy walk or roll of their homes.
- Policy 4.6.1.2**

Where appropriate, encourage large multi-unit developments to include ground floor retail commercial uses such as small grocery stores.

Actions

- Action 4.6.1.3**

Support, expand, and work with Sooke Country Market to identify a permanent farmers' market location, which provides site amenities such as loading zones, public washrooms, access to potable water, electricity, and accessible parking.
- Action 4.6.1.4**

Align Sooke's Zoning Bylaw provisions for farm retail sales with the current ALC Act and Regulations. In particular, allow limited sales of off-farm products on ALR parcels.



AGRICULTURE AND FOOD SYSTEMS POLICIES & ACTIONS CONTINUED

Objective 4.6.2 Provide opportunities to experience or interact with growing, preparing, sharing, and celebrating food.		
Policies	Policy 4.6.2.1	Integrate food producing spaces into public and private lands and buildings. Permit non-commercial community gardens where feasible in parks, rights of way, and public vacant lots.
	Policy 4.6.2.2	Support opportunities in the public realm for gathering, ceremony, and celebration around food.
	Policy 4.6.2.3	Require that residential developments with yards have sufficient space for a garden.
Actions	Action 4.6.2.4	Consider creating a food and agriculture advisory body to support the implementation of agriculture and food security policies.
	Action 4.6.2.5	Consider updating Sooke's Zoning Bylaw to implement an appropriate minimum on-site or off-site requirement for food growing space such as community gardens or allotment gardens based on proposed gross floor area for larger multi-unit and mixed-use developments.

AGRICULTURE AND FOOD SYSTEMS
POLICIES & ACTIONS CONTINUED

Objective 4.6.3 Enable agri-food system businesses to contribute significantly to the local economy.		
Policies	Policy 4.6.3.1	Encourage and support farming models that strengthen connections between growers and the marketplace, as well as cooperatives, incubator farms, allotment gardens, and community-based farming.
	Policy 4.6.3.2	Support food processing, warehousing, and distribution activities throughout the District.
Actions	Action 4.6.3.3	Establish District-specific food production targets, linked to a self-sufficiency goal, and enable them by supporting a thriving urban farming sector (whether indoor, rooftop, industrial, ALR, and in-ground models).
	Action 4.6.3.4	Advocate to senior governments for policy change to better support the slaughter and processing of locally raised livestock.

AGRICULTURE AND FOOD SYSTEMS POLICIES & ACTIONS CONTINUED

Objective 4.6.4

Protect food production lands.

Policies	Policy 4.6.4.1	Support the objectives of the Agricultural Land Commission and encourage the preservation of lands which have farming capability and suitability, including in existing agricultural areas falling outside of the Agricultural Land Reserve..
	Policy 4.6.4.2	Ensure sufficient buffers, including roads and rights-of-way, between agricultural lands and adjacent, non-agricultural properties; use of ‘best practices’ guides from the ALC should be considered during the planning or development processes, e.g. Ministry of Agriculture, Food and Fisheries’ Guide to Edge Planning..
	Policy 4.6.4.3	Discourage subdivision of agriculture land into smaller parcels, except where significant positive benefits to agriculture can be demonstrated.
Actions	Action 4.6.4.4	Create a District policy for ALR exclusions.
	Action 4.6.4.5	Explore opportunities for local property tax and other incentives to encourage food land preservation and production.

AGRICULTURE AND FOOD SYSTEMS POLICIES & ACTIONS CONTINUED

<div> <div>Objective 4.6.5</div> <div> Work with Indigenous community members to support food sovereignty, and to protect and restore access to traditional foods and food harvesting. </div> </div>		
Policies	Policy 4.6.5.1	Support Indigenous food sovereignty and access to food and medicines through tools such as land access and co-management, habitat restoration, reducing barriers for harvesting and processing, and increasing access to food system infrastructure.
	Policy 4.6.5.2	Eliminate contamination of the Sooke Harbour and Basin to re-establish the local shellfish industry and traditional harvesting practices.
Actions	Action 4.6.5.3	Collaborate with T'Sou-ke First Nation and other Indigenous community members to identify and protect lands and waters supporting gathering and harvesting of traditional foods.
	Action 4.6.5.4	Collaborate with T'Sou-ke First Nation and other Indigenous community members to develop Indigenous gardens that focus on the cultivation of culturally important species of plants for food, medicine, and ceremony, and provide opportunities for complementary programming or education.

AGRICULTURE AND FOOD SYSTEMS
POLICIES & ACTIONS CONTINUED

Objective 4.6.6 Support and enable a sustainable Sooke food system.

Policies

Policy 4.6.6.1 Promote sustainable farming and landscaping practices such as organic or regenerative.

Actions

Action 4.6.6.2 Partner with the CRD to educate about and minimize food waste, and leverage agri-food system by-products as resources for the circular economy.

Action 4.6.6.3 Explore opportunity to develop a Sooke composting facility.

Action 4.6.6.4 Update the District procurement policy to address social procurement objectives including local food acquisition opportunities.



COMMUNITY ECONOMIC DEVELOPMENT

4.7 Community Economic Development

Sooke’s economic wellbeing will be supported by investing in relationships with each other, with regional partners, and with the land, water, and air.

Community economic development will: optimize environmental, social, and economic co-benefits for all residents; strengthen a vital relationship with the T’Sou-ke First Nation; and be focused on action on climate change.

By defining economic success holistically, Sooke will support both people and businesses to thrive and foster an equitable economic system in which prosperity is shared. While respecting ecological limits, the District strives to support existing businesses, encourage economic diversity, and create the conditions to attract new businesses and employees.

The Town Centre will continue to host Sooke’s largest concentration of commercial land use. The District will leverage new mixed-use development opportunities in the Town Centre to foster a vibrant public realm, improve access to shops and services, and renew Sooke’s relationship with the waterfront. Concentrating economic development in the Town Centre, and maximizing connectivity and multi-modal transportation options, helps minimize the ecological impact of our economy.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS

Support existing local businesses and encourage the establishment of new businesses and employment. Foster community economic development that respects ecological limits.

Mobilize to address the climate emergency head-on; achieve a 40% reduction in GHG emissions by 2030, 60% reduction in GHG emissions by 2040, and net zero emissions by 2050.

Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.

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

COMPLEMENTARY COMMUNITY ECONOMIC DEVELOPMENT OBJECTIVES

- Encourage a diverse, thriving local economy that respects ecological limits.
- Improve civic infrastructure and services that will attract, support, and maintain local economic activity.
- Strengthen economic development relationships and networks.
- Align economic activity with climate and equity goals.
- Support economic activities in the appropriate locations.

COMMUNITY ECONOMIC DEVELOPMENT POLICIES & ACTIONS

Objective 4.7.1

Encourage a diverse, thriving local economy that respects ecological limits.

Policies

Policy 4.7.1.1

Continue to support the traditional economic base of resource and service sectors, including forestry, manufacturing, fishing, and agricultural practices. At the same time, recognize and support a shift towards emerging sustainable resource management opportunities such as green technology, tourism, education, and value-added industries.

Policy 4.7.1.2

Maintain tourism in Sooke as an important economic driver of the community and grow its potential through appropriate land use and policy decisions.

Actions

Action 4.7.1.3

Commission a hotel and tourism study to study the tourism sector in depth and identify the viability of attracting a major recreation-oriented land use which can serve as a catalyst for expanded hospitality, tourism, hotel, and conference facility investment by the private sector.

Objective 4.7.2

Improve civic measures that support local economic activity.

Actions

Action 4.7.2.1

Create a user-friendly development process guide that clarifies development application requirements and design, permitting, and construction processes. Align this document with guidelines for Development Permit Areas.

Action 4.7.2.2

Develop a comprehensive signage and wayfinding plan that enables accessible and consistent wayfinding for residents and visitors throughout the District.

COMMUNITY ECONOMIC DEVELOPMENT POLICIES & ACTIONS CONTINUED

Objective 4.7.3

Strengthen economic development relationships and networks.

Policies

Policy 4.7.3.1

Support partnership opportunities with local private and public sector organizations, including T'Sou-ke First Nation and other Indigenous peoples, to advance ongoing community improvements, offer local business support, attract external investment, and undertake joint marketing initiatives.

Policy 4.7.3.2

Encourage a unified economic development mechanism for Sooke.

Actions

Action 4.7.3.3

Create a reserve fund to be used for community economic development initiatives.

“

Town Core Development is critical for a flourishing and healthy business environment. Work/live/play all with in walking distance is a preferred scenario

Community Feedback

COMMUNITY ECONOMIC DEVELOPMENT POLICIES & ACTIONS CONTINUED

Objective 4.7.4 Align economic activity with climate and equity goals.

Policies

- | | |
|-----------------------|--|
| Policy 4.7.4.1 | Support businesses and entrepreneurship activities led by equity-seeking community members including Indigenous, Black, people with disabilities, women, 2SLGBTQIA+, and others. |
| Policy 4.7.4.2 | Support businesses and sectors of the economy that contribute to climate action and mitigation, such as renewable energy industries, circular economy businesses or social enterprises, local food production and sales, eco-tourism, and green manufacturing entrepreneurs. |
| Policy 4.7.4.3 | Enable access to quality and affordable childcare. Prioritize co-location of childcare spaces that offer easy access to suitable employment sites. |

Actions

- | | |
|-----------------------|--|
| Action 4.7.4.4 | Explore cost-reduction mechanisms, such as tax incentives and DCC rebates, to support implementation of low-carbon and climate adaptation strategies. |
| Action 4.7.4.5 | Enable the arts, culture, and non-profit sectors to increase their impact on the local economy by offering support mechanisms such as granting, access to spaces, and capacity building opportunities. |
| Action 4.7.4.6 | Collaborate with new immigrant, training, and employment organisations to support incoming workforce. |

COMMUNITY ECONOMIC DEVELOPMENT POLICIES & ACTIONS CONTINUED

Objective 4.7.5 Support economic activities in appropriate locations.

Policies

Policy 4.7.5.1

Position the Town Centre as the commercial heart of the community.

Policy 4.7.5.2

Prioritize pedestrian-oriented ground floor retail activity along Otter Point Road in the Town Centre, Murray Road and Brownsey Boulevard.

Actions

Action 4.7.5.3

Strengthen incentives for new and existing mixed use commercial development in the Town Centre, including amenity zoning and/or density bonus provisions.

Action 4.7.5.4

Complete a comprehensive parking plan for the Town Centre that responds to a reduced dependency on personal vehicles and prioritizes pedestrian, cycling, and the use of transit within the community.

Action 4.7.5.5

Continue to support and modernize the regulation for home-based businesses to provide local services and employment opportunities in residential areas.

Action 4.7.5.6

Prepare an Employment Lands Strategy through testing the viability of Employment Lands

Action 4.7.5.7

Reaffirm the importance of the High Streets within the Town Centre and Waterfront Area through the integration of urban design elements. Planning and Engineering departmental staff should undertake a coordinated review of Development Permit Application design drawings.



ARTS AND CULTURE

4.8 Arts and Culture

Continuing to invest in and diversify Sooke’s vibrant and evolving arts and culture sector will bolster our economy, advance equity and reconciliation, and support community wellbeing.

Sooke’s identity has long been rooted in arts and culture. To build on this strong foundation, the District will further invest in cultural infrastructure, collaboration and capacity building with local organizations, and prioritize those representing more diverse communities.

As a critical component of our commitment to reconciliation, Sooke will honour and amplify the original and living cultures of Sooke’s lands and waters by uplifting Indigenous cultural knowledge and practices.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS	COMPLEMENTARY ARTS AND CULTURE OBJECTIVES
Elevate Sooke’s dynamic arts and culture scene.	<ul style="list-style-type: none">• Leverage arts and culture in shaping Sooke’s identity.• Make space for arts and culture in the community.• Support capacity building and collaboration within the arts and culture sector.
Commit to addressing the urgent need to respect and promote the inherent rights of Indigenous peoples including their rights to the land, territories, and resources.	<ul style="list-style-type: none">• Honour and amplify Indigenous cultural knowledge and presence.

ARTS AND CULTURE POLICIES & ACTIONS

Objective 4.8.1

Leverage arts and culture in shaping Sooke’s identity.

Policies

Policy 4.8.1.1

Seek opportunities to involve artists in community planning processes, such as artist-in-residence programs, arts-based engagement methods, and artist-initiated public art programs.

Actions

Action 4.8.1.2

Work with all cultural partners including T’Sou-ke First Nation and other Indigenous communities to create an updated Arts and Culture Plan that provides a foundation for partnership models, cultural development processes, cultural asset investment and management. This Plan will replace the District of Sooke’s Municipal Arts Program Policy (2009) and Sooke Region Cultural Plan (2011).

Objective 4.8.2

Make space for arts and culture in the community.

Policies

Policy 4.8.5.1

Support the integration of public art in the design of public and private buildings and open spaces, including the waterfront, Town Centre, parks, and street rights of way. Public art may include permanent or temporary installations, performances, festivals, and exhibitions, and should reflect local culture and the District’s priorities.

Policy 4.8.5.2

Encourage the development of arts and cultural spaces in the Town Centre that support both local and regional needs.

ARTS AND CULTURE POLICIES & ACTIONS CONTINUED

Objective 4.8.3 Honour and amplify Indigenous cultural knowledge and presence.		
Policies	Policy 4.8.3.1	Explore opportunities to support T'Sou-ke First Nation and other Indigenous communities' self-determined artistic and cultural practices.
	Policy 4.8.3.2	Engage T'Sou-ke First Nation and other Indigenous artists to implement significant public art projects as a part of public and private development processes.
	Policy 4.8.3.3	Incorporate Indigenous naming, signage, and visibility across Sooke.
Actions	Action 4.8.3.4	Collaborate with T'Sou-ke First Nation and other Indigenous communities to identify, steward, and educate around places of cultural significance.
	Action 4.8.3.5	Participate in the scoping and exploration of a District-wide colonial audit model to review existing programs and approaches, either specific to the District or through partnership with the CRD.



HOUSING

4.9 Housing

By encouraging a range of housing types, unit sizes, and forms of tenure, including new rental units and non-market housing, the District of Sooke will improve opportunities for all in finding appropriate and affordable homes into the future.

Sooke’s housing mix, which is currently made up of mostly single-detached houses, has not kept pace with the community’s evolving needs and desires. To support the health, wellbeing, and resilience of residents, we will need to provide more diverse and affordable housing choices for seniors, young singles, families, and those that are most vulnerable within the community.

This Plan supports a diversity of housing types throughout the District’s Community Growth Area, with: higher densities and mixed-use developments concentrating in the Town Centre, Town Centre Transitional, and Waterfront Area designations; medium density residential development in Community Residential designations; and lower density and some infill opportunities within Gateway areas.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS	COMPLEMENTARY HOUSING OBJECTIVES
Keep Sooke affordable; provide housing choices for all.	<ul style="list-style-type: none">• Address non-market housing needs.• Address market-rate housing needs.• Enhance supply of rental housing.• Enhance housing affordability.• Support family friendly, accessible, and seniors housing.
Bolster streetscapes, homes, and destinations in the Town Centre, the bustling heart of Sooke.	<ul style="list-style-type: none">• Support diverse housing types and offer new housing choices within already developed areas, while minimizing pressure on outlying ecological and agricultural areas.
Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.	

HOUSING POLICIES & ACTIONS

Objective 4.9.1 Address non-market housing needs.

Policies

Policy 4.9.1.1

Allow supportive housing in all areas of Sooke. Supportive housing combines housing and services for those who face complex challenges, including individuals and families who are confronted with homelessness, poverty, and persistent issues such as mental or physical health challenges, disabilities, and substance abuse disorders.

Actions

Action 4.9.1.2

Advocate for increased senior government support for local non-market housing initiatives, and work with other levels of government, community agencies, and the development community to support seniors housing and below market-rate rental housing.

Action 4.9.1.3

Partner with non-profit agencies to enhance the support services for the homeless population.



“

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

Community Feedback

HOUSING POLICIES & ACTIONS CONTINUED

Objective 4.9.2 Enhance supply of rental housing.

Policies

- Policy 4.9.2.1** Consider exempting rental floorspace from maximum density allowances, in cases where maximum density has been achieved according to the Zoning Bylaw, subject to servicing, parking, traffic, urban design, building height/massing review.
- Policy 4.9.2.2** Encourage the development of building designs with a variety of innovative unit types and tenures, subject to detailed design review.

Actions

- Action 4.9.2.3** Continue to enhance rental supply through the creative use of municipal incentives, density bonus, selective DCC discounts, reduced parking requirements, and other programs.
- Action 4.9.2.4** Review the Zoning Bylaw and consider amendments that support purpose-built rental unit development.

“

I feel growth is needed to accommodate families, and providing a variety of housing opportunities will help house people.

Community Feedback

HOUSING POLICIES & ACTIONS CONTINUED

Objective 4.9.3 Enhance housing affordability.

Policies

- Policy 4.9.3.1** Require that all new developments contribute to supporting affordable housing in Sooke.
- Policy 4.9.3.2** Encourage the development of smaller units in line with the projected increase in one-person and two-person households in the community.
- Policy 4.9.3.3** Recognize the value that manufactured homes offer to housing affordability.
- Policy 4.9.3.4** Regulate short-term rentals, which are those rented for fewer than 30 days.

Actions

- Action 4.9.3.5** Consider using District of Sooke land for future development that supports realization of housing objectives.
- Action 4.9.3.6** Explore tax exemptions, Development Cost Charge reductions, and other funding mechanisms to support housing affordability.
- Action 4.9.3.7** Assess Development Cost Charges to incent smaller size units and more compact developments.
- Action 4.9.3.8** Prepare an affordable housing contribution policy.
- Action 4.9.3.9** Facilitate discussion between private non-profits, developers, and landowners concerning new affordable housing developments.
- Action 4.9.3.10** Review existing Housing Reserve Fund to determine its effectiveness in developing and retaining affordable housing for households with no, low, or moderate incomes.
- Action 4.9.3.11** Set targets for affordable housing units based on current rates of owners and tenants paying 30 percent or more on shelter.
- Action 4.9.3.12** Attract development partners that will leverage the Housing Reserve Fund contributions to facilitate rental housing, seed funding to initiate developments, and purchase land for affordable housing development.

HOUSING POLICIES & ACTIONS CONTINUED

Objective 4.9.4 Support family-friendly, accessible, and seniors housing.

Policies

Policy 4.9.4.1

Encourage secondary suites and a broader variety of dwelling types in existing neighbourhoods to allow residents to stay within their community throughout their lives.

Actions

Action 4.9.4.2

Support the needs of households with children in multi-unit buildings by establishing the following requirements in the Zoning Bylaw:

- Minimum outdoor amenity spaces
- Minimum number of two- and three-bedroom units

Action 4.9.4.3

Set standards for accessible, barrier-free housing, and incent universal design standards in new residential developments.

“

In my vision there would be affordable housing options for a variety of different people in Sooke. There would be busses that run at convenient times and reach more areas of Sooke to allow for younger people or people without cars to be able to safely travel through the community.

Community Feedback

HOUSING POLICIES & ACTIONS CONTINUED

Objective 4.9.5

Support diverse housing types and offer new housing choices within already developed areas, while minimizing pressure on outlying ecological and agricultural areas.

Policies

Policy 4.9.4.4

Encourage infill within existing lots already serviced by municipal infrastructure.

Policy 4.9.4.5

Encourage the development of ground-oriented buildings, including duplexes, triplexes, fourplexes, and townhouses in existing neighbourhoods

Policy 4.9.4.6

Continue supporting small lot sizes in the Zoning Bylaw to increase densification of existing and future lots.





RECREATION AND COMMUNITY SERVICES

4.10 Recreation and Community Services

Sooke’s recreation and community infrastructure should provide welcoming, safe, and exciting opportunities for people of all ages, abilities, and identities to access services and experience leisure, sport, and learning.

To meet the needs of a growing and diversifying population, the District will enhance the capacity, quality, and diversity of recreation and community facilities. In addition, we will seek opportunities to support partners to offer programming and services that enhance community well-being. Recreation and community services will be delivered equitably to benefit all people with an emphasis on providing services to those that need them most.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS	COMPLEMENTARY RECREATION AND COMMUNITY SERVICES OBJECTIVES
Create civic infrastructure and landscaping that is both high-performing and delightful.	<ul style="list-style-type: none">• Provide equitable access to Sooke’s recreation and community facilities, and increase their capacity, quality, and diversity.• Support partners to offer programming and services that enhance community well-being.
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.	

RECREATION AND COMMUNITY SERVICES POLICIES

Objective 4.10.1 Provide equitable access to Sooke's recreation and community facilities.

Policies

- Policy 4.10.1.1** Require universal design principles in the design and construction of all new community facilities and any major facility retrofits.
- Policy 4.10.1.2** Align community programming to meet the needs of the diversity of Sooke's residents, with a priority on under-served groups.
- Policy 4.10.1.3** Continue to support and pursue the development of a medical and health facility in the Town Centre.
- Policy 4.10.1.4** Encourage the inclusion of childcare centres in new civic facilities (i.e. schools, community centres, and Municipal Hall), and encourage private development projects to include childcare.

Actions

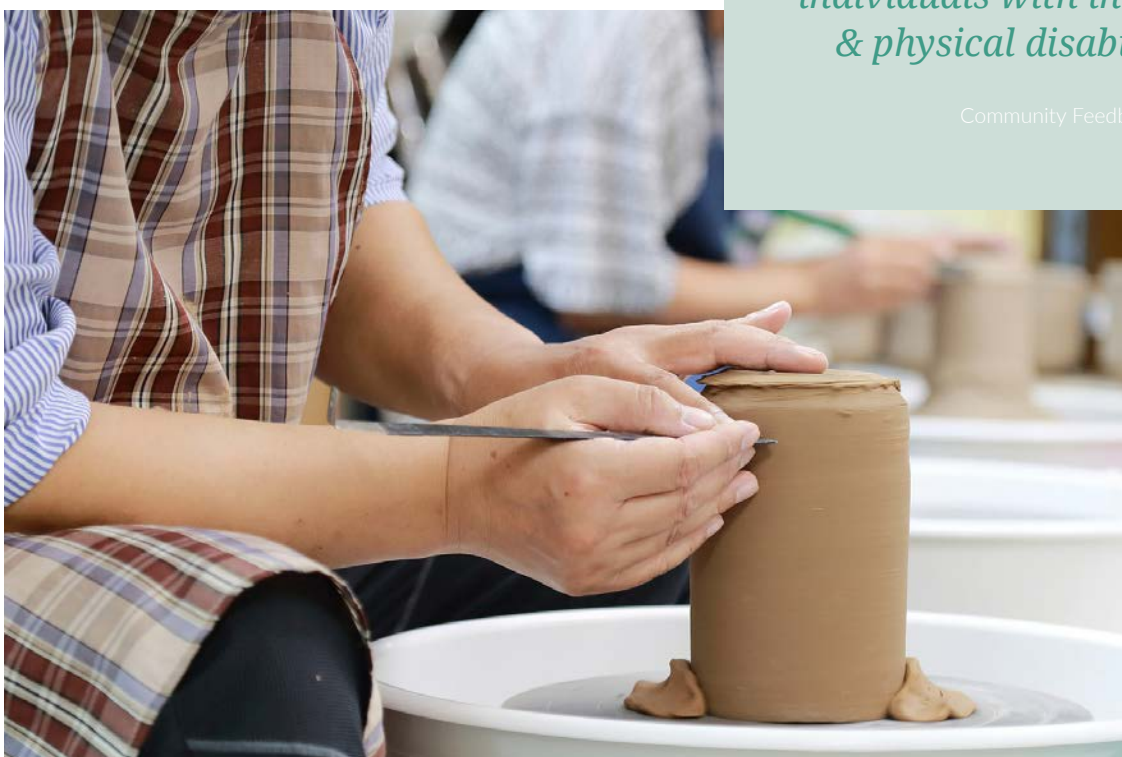
- Action 4.10.1.5** Develop a comprehensive recreation and community facilities master plan that evaluates Sooke's current needs, identifies strategies to expand access, and proactively responds to diverse demands based on expected future growth and evolving demographics.
- Action 4.10.1.6** Complete an accessibility audit of all District of Sooke facilities and implement associated recommendations.
- Action 4.10.1.7** Work with the CRD, Sooke Community Association, SEAPARC and other non-profit organizations to expand recreational programming opportunities within existing facilities and secure new facilities where feasible.
- Action 4.10.1.8** Explore the feasibility of developing a new multi-purpose youth and seniors centre in the Town Centre. Collaborate with local youth services, community organizations, T'Sou-ke First Nation, and other Indigenous communities to establish guiding principles for this project.



“

...more recreational infrastructure including a gymnasium at Seaparc for sports activities including basketball, soccer, etc.; a bowling alley; a movie theatre & more recreation programs, especially for individuals with intellectual & physical disabilities...

Community Feedback



RECREATION AND COMMUNITY SERVICES POLICIES CONTINUED

Objective 4.10.2 Support partners to offer programming and services that enhance community well-being.

Actions

- | | |
|------------------------|---|
| Action 4.10.2.1 | Continue to support community-based organizations in delivering priority programming through Sooke's Community Grants Program. |
| Action 4.10.2.2 | Strengthen and expand partnerships with the CRD, Vancouver Island Health Authority (VIHA) and community organizations, to build capacity and clarify roles in the delivery of community services. |
| Action 4.10.2.3 | Explore the District's role and capacity as it relates to regulating, coordinating, and delivering on social infrastructure needs. |

What is Social Infrastructure?

Social infrastructure refers to facilities and services that help individuals, families, groups, and communities meet their social needs, maximize their potential for development, and enhance community well-being.

Examples of social infrastructure include:

- Neighbourhood houses
- Family places
- Youth centres
- Seniors' centres
- Immigrant-serving organizations
- Social enterprise
- Indigenous healing and wellness centres
- Informal gathering spaces
- Food-related infrastructure



EQUITABLE COMMUNITY

4.11 Equitable Community

Sooke strives to be a vibrant place where everyone belongs, is respected, and thrives.

Sooke's diversity of identities and cultures, and our relationship with Indigenous partners, is key to realizing the community's vision. Currently however, structural inequities mean that not everyone in our community has access to the same opportunities or experiences.

To support a more just and equitable community, the District will analyze current policies to understand who benefits and who is excluded, and take meaningful action to support more positive outcomes. Sooke commits to a strong relationship with T'Sou-ke First Nation and other Indigenous communities through initiatives and processes that advance and support reconciliation.

GOALS AND OBJECTIVES SUMMARY

OCP GOALS	COMPLEMENTARY EQUITABLE COMMUNITY OBJECTIVES
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.	<ul style="list-style-type: none">• Continue to strengthen relationships with T'Sou-ke First Nation and other Indigenous communities through initiatives and processes to advance and support reconciliation.
Create civic infrastructure and landscaping that Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.	<ul style="list-style-type: none">• Apply an equity lens to planning decisions and resource allocation.• Prioritize equity and representation in community participation processes.
Create a safe and resilient community for all.	

EQUITABLE COMMUNITY POLICIES

Objective 4.11.1 **Continue to strengthen relationships with T'Sou-ke First Nation and other Indigenous communities through initiatives and processes to advance and support reconciliation.**

Actions

- Action 4.11.1.1** Review and implement applicable Calls to Action from the Truth and Reconciliation Commission Reports and Reclaiming Power and Place: The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls.
- Action 4.11.1.2** Through the MoU Working Group between the District and T'Sou-ke First Nation, commit to developing an action plan to implement UNDRIP locally.
- Action 4.11.1.3** Collaborate with T'Sou-ke First Nation and other Indigenous communities on initiatives that reduce systemic inequities and support self-determination.

Objective 4.11.2 **Apply an equity lens to planning decisions and resource allocation.**

Actions

- Action 4.11.2.1** Provide justice, equity, diversity, and inclusion (JEDI) training for all District staff and Council.
- Action 4.11.2.2** Commit to prioritizing engagement with under-represented groups in all planning initiatives.
- Action 4.11.2.3** Conduct a JEDI audit of District services and programs to identify systemic barriers and emerging best practices.
- Action 4.11.2.4** Report on implementation of Sooke's Accessibility and Inclusiveness Study (2008) and update the study to incorporate principles of equity and intersectionality.
- Action 4.11.2.5** Implement the recommendations from the Poverty Reduction Strategy for the District of Sooke.

EQUITABLE COMMUNITY SERVICES POLICIES CONTINUED

Objective 4.11.3 **Prioritize Equity and Representation in Community Participation Processes**

Actions

- | | |
|------------------------|---|
| Action 4.11.2.6 | Require that advisory committees be representative of the community, including youth and elders, as well as equity seeking groups such as but not limited to: Indigenous peoples; racialized people; persons with disabilities; LBGTQ2S+ people; low income people; and residents without homes. People who rent their homes should also be proportionally represented. |
| Action 4.11.2.7 | Allow for the compensation of equity-seeking groups for their time and expertise, recognizing that they often face additional barriers to participation. |
| Action 4.11.2.8 | Ask people from equity seeking groups how they would like to be safely and comfortably engaged. |
| Action 4.11.2.9 | Ensure reciprocity in engagement processes, whereby participants – as well as the District – benefit from participation. |





PART 5

TEMPORARY USE PERMITS

A Temporary Use Permit is a special permit that may be issued by Council that allows a land use not permitted in the current zoning. When a Temporary Use Permit has been issued by Council, the permit holder has the right to use the land that is subject to the permit until it expires or three years after the permit was issued. This section describes the uses that are supported for issuance of a Temporary Use Permit.





5.1 Temporary Use Permits

Temporary Use Permits (TUPs) allow a use of land, on a temporary basis, not otherwise permitted in the Zoning Bylaw. TUPs may be issued for a period of up to three years and may be renewed once subject to application and approval. Upon expiry, the temporary use of land, buildings and structures shall cease to exist

Council may choose to issue temporary use permits in accordance with the Local Government Act in order to:

1. Allow a commercial use in an industrial designation or an industrial use in a commercial designation;
2. Allow a non-residential use in the gateway residential north and south designation;
3. Allow seasonal uses in commercial areas;
4. Allow non-agricultural uses on agricultural land as a means of augmenting or supplementing farm income;
5. Allow residential use in the form of Temporary Shelter and Supportive Services in a commercial or industrial designation; and,
6. Outside of the Town Centre land use designation and excluding CD zones, allow Cannabis Production - Micro, as defined in the Zoning Bylaw, on Rural zoned properties that permit Agriculture - Intensive as a use, and on all commercially-zoned properties.

In consideration of the issuance of a temporary use permit, Council shall be satisfied that the temporary use does not adversely affect adjacent or surrounding properties in terms of pollution, odour, noise, light, traffic, viewscapes, parking or loading.





PART 6

DEVELOPMENT PERMIT AREAS

A Development Permit Area (DPA) is a set of development regulations pertaining to specific areas. Any proposed building and/or subdivision within a DPA requires the issuance of a development permit. The authority for local governments to establish DPAs is set out in the Local Government Act, Sections 919.1 and 920.

The purpose of a DPA may be to: protect development from hazardous conditions; protect agricultural land; protect the natural environment, its ecosystems and biological diversity; revitalize an area in which a commercial use is permitted; establish objectives for the form and character of intensive residential development, establish objectives for the form and character of commercial, industrial or multi-family residential development; and/or establish objectives to promote energy conservation, water conservation, and reduce greenhouse gases.

The flexibility of DPA guidelines allow Council to fairly exercise its discretion in granting or refusing a permit on a case by case basis, while providing objective principles to guide Council's conditions for approving or refusing a DP application.¹

[1] Rutherford, Susan, 2006. Green Buildings Guide. West Coast Environmental Law



6.1 Introduction

Unless exempted under 6.2.2 of this plan, any proposed building and subdivision within a Development Permit Area (DPA) requires the issuance of a development permit. The authority for local governments to establish DPAs is set out in the Local Government Act, Division 7. The purpose of a Development Permit Area (DPA) may be to:

- Protect development from hazardous conditions;
- Protect agricultural land;
- Protect the natural environment, its ecosystems and biological diversity;
- Revitalize an area in which a commercial use is permitted;
- Establish objectives for the form and character of intensive residential development, and/or to establish objectives for the form and character of commercial, industrial or multi-family residential development; and
- Establish objectives to promote energy conservation, water conservation and reduce greenhouse gases.

When Development Permit Areas promote energy and water conservation, the scope of this legislation includes the following:

- Window glazing and orientation for solar energy gain;
- Southerly exposure for proposed buildings;
- Landscaping that requires less water;
- Drainage by infiltration and increasing permeability;
- Use of natural vegetation to reduce cooling nodes;
- Siting of buildings;
- Energy efficiency;
- Form and character of exterior of buildings;
- Specific sustainability features in the development; and
- Machinery, equipment and systems which are external to buildings.

6.2 General Policies

Unless exempted by Section 5.2.2 or by specific exemptions contained in each Development Permit Area, all proposed development, redevelopment and subdivision are required to obtain a Development Permit prior to any construction, alteration or subdivision of land.

Where land is subject to more than one Development Permit Area designation, development will be subject to all the requirements of all applicable development permit guidelines.

6.2.1 Development Approval Information Requirements

In consultation with the District, applicants for a Development Permit may be required to submit appropriate reports certified by a qualified professional indicating land use suitability for their proposal which should also include any mitigation recommendations from the qualified professional in relation to the proposed development. Although not an exhaustive list, professional reports may include the following:

- Geotechnical report: for properties having any slopes greater than 30%;
- Environmental report;
- Wildlife Study;
- Shadow Study;
- Landscape Plan;
- Rainwater Management Plan;
- Archaeological Impact Assessment;
- Traffic Impact Assessment; or
- Wildfire hazard assessment for lands larger than 4 hectares (10 acres), lands abutting properties greater than 4 hectares (10 acres), or for properties abutting the municipal boundary.
- In addition, prior to completion of a comprehensive view corridor study, significant development applications for new buildings 9m or higher should provide a view impact study. The design should mitigate impacts to public realm view corridors to the Sooke Basin.

6.2.2 General Exemptions for Development Permit Areas

All proposed developments, redevelopments and subdivisions are subject to a Development Permit unless specifically exempted by this section.

A Development Permit will not be required provided that at least one of the following exemptions is met. Exemptions to Development Permit:

- a. Subdivisions creating four or fewer new lots zoned for single detached homes, lot line adjustment, parcel consolidation, or a subdivision for park or heritage protection;
- b. The development is for the purpose of:
 - constructing a single-detached dwelling on a lot greater than 550m²,
 - an accessory building, building addition, or sundeck that is less than 30m², or,
 - a farm building,unless the designations of Foreshore (DPA#3), Riparian (DPA #4), Steep Slopes (DPA #5) apply;
- c. Planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification;
- d. Structural alteration of legal or legal non-conforming buildings and structures within the existing footprint;
- e. Construction within a building, including internal renovations, that does not require exterior alterations;
- f. Building envelope remediation and/or replacement of exterior finishes using the same or similar materials and colours so long as there are no changes to the appearance or design of the exterior when the remediation of the building envelope and/or replacement of exterior finishes is complete;
- g. Works authorized by a Temporary Use Permit;
- h. Renovations made to comply to the BC Building Code and safety requirements;
- i. Trail projects approved by the District;
- j. For the replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided that they are in full compliance with the Sign Bylaw or an existing Development Permit; and,
- k. Access to docks until such time that District standards for docks are developed.

6.3 DPA 1 - Energy and Water Conservation and Greenhouse Gas Emissions Reduction

6.3.1 Intent

The following sections include guidelines for energy and water conservation and greenhouse gas reduction in new developments. The guidelines will be used by the District of Sooke in evaluating development applications. The purpose of these guidelines is to address the climate emergency head-on and make meaningful strides towards the District's Net-zero emissions targets through the reduction of building-related emissions.

6.3.2 Designation

The Energy and Water Conservation and Greenhouse Gas Emissions Reduction Development Permit Area (DPA #1) applies to all in Sooke. The Energy and Water Conservation is permitted, as per Division 7 section 488 (1) of the Local Government Act for the purposes of:

- establishing objectives to promote energy conservation
- establishing objectives to promote water conservation
- establishing objectives to promote the reduction of greenhouse gas emissions

A Development Permit is required as per Division 7 section 489 and 491 of the Local Government Act, prior to land alteration, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with guidelines as noted below.

6.3.3 Objectives

- a. Maximize building energy performance.
- b. Design landscapes to support building energy efficiency.
- c. Construct new buildings to net-zero emissions standards.
- d. Reduce building-related water consumption.
- e. Support stormwater infiltration and capacity of landscaped areas.
- f. Reduce the embodied carbon of the built environment.

6.3.4 Guidelines

6.3.4.1 Energy Conservation

- a. Employ an integrated design process to identify opportunities to reduce building energy consumption.
- b. Maximize the insulation effectiveness of the assembled building envelope, including glazing, to reduce heat loss. Design building massing and solar orientation to improve the passive performance of the structure
- c. Maximize overall building energy performance and interior thermal comfort through a combination of passive design strategies, including, but not limited to:
 - the sizing and placement of windows and the incorporation of operable windows to increase opportunities for natural ventilation, reducing the reliance on mechanical HVAC systems
 - Where the uses of a building are heat generating and will result in the need for cooling, reduce passive solar gain by minimizing west- and south-facing windows, concentrating glazing on the north and east sides of the building.
 - Glazing on south and west facing elevations should be punched or recessed slightly to reduce heat gain in summer.
 - Design spaces to have access to operable windows on at least two sides of the building to enable passive cooling through cross ventilation.
 - the orientation of buildings to take maximum advantage of site-specific climatic conditions, especially for solar access and wind flow
 - the use of thermally broken window frames and concrete balcony slabs
 - the use of high-performance glazing
 - the incorporation of roof overhangs, fixed fins, awnings, or other solar shading devices to ensure that south facing windows are shaded from peak summer sun but enable sunlight penetration during winter months
- d. Reduce the heat island effect of a building's roof and heat transfer into the building through various measures, including green roofs; Energy Star-rated or high albedo roofing material.

- e. Maximize opportunities for the distribution of natural daylight into a building's interior spaces to reduce the requirement for electric lighting use. Avoid the use of heavily tinted or reflective glazing that reduces the penetration of daylight and increases exterior glare.
- f. Incorporate narrower building forms and floor plans that maximize corner and through units (dwellings with exterior access on two sides), e.g. via a central courtyard or mews.
- g. Where possible, incorporate greater floor to ceiling heights to increase the amount of interior space that can be day-lit from windows, and to allow for vertical air ventilation, particularly for units with exterior walls on only one side.
- h. Orient roofs and main axes of buildings within 15 degrees of due south to optimize solar energy collection through the use of solar thermal and photo voltaic (PV) modules.
- i. A minimum of 10% of building electricity demand shall be provided by a combination of solar thermal or solar photovoltaic (PV) technologies. Solar PV installations can include both roof or wall mounted arrays or cladding systems.
- j. Design mechanical systems to enable interconnection to future district energy systems in those areas identified by the District as having potential for such systems.
- k. Prioritize high efficiency heat recovery ventilation systems and electric heat pump technologies.
- l. Design on-site landscaping to promote opportunities for passive heating/cooling without negatively affecting the potential for solar thermal or solar electric systems on the site and on surrounding properties. For example, a deciduous tree planting arrangement that provides shade in the summer months, while allowing solar exposure in the winter months.
- m. Incorporate daylight-responsive controls in all regularly occupied spaces sited adjacent to windows/skylights.

6.3.4.2 Water Conservation

- a. Use an integrated design process to identify opportunities to reduce building water consumption and incorporate strategies for the capture of stormwater for re-use purposes, including but not limited to irrigation and toilet flushing.
- b. Manage rainwater and building water discharge on site. Measures can include:
 - maximizing pervious surfaces to enhance stormwater infiltration opportunities
 - incorporating bioswales and rain gardens for infiltration
 - using drought-tolerant and native plants and other xeriscaping techniques to minimize the need for landscape irrigation
- c. maximizing the use of topsoil or composted waste for finish grading to assist in infiltration and increase the water holding capacity of landscaped areas.
- d. Utilize automated control systems where temporary or permanent mechanical irrigation systems are required.

6.3.4.3 Greenhouse Gas Emissions Reduction

- a. Projects are encouraged to complete a whole-building lifecycle assessment, reporting life-cycle equivalent carbon dioxide emissions (i.e. global warming potential impact, or 'embodied carbon') of each building, in kilograms of carbon dioxide equivalents per square metre (kgCO₂e/m²). Projects should reduce the embodied carbon associated with building design and construction.
- b. Prioritize local or regionally sourced building materials with low embodied emissions. These include heavy timber, rammed earth, biofibre, straw bale, and hempcrete.
- c. Prioritize the reuse of existing building materials.
- d. Design buildings for durability, with a service life greater than 60 years.
- e. Design buildings for disassembly – building materials which may be reused or recycled upon building demolition should be selected.
- f. Develop and implement a construction waste management plan that identifies materials to be diverted from disposal and whether materials will be sorted on-site or commingled. Track construction waste and implement strategies to reduce the amount of materials landfilled or incinerated.
- g. Select building products with low, or no-VOC off-gassing potential.
- h. Use insulations that do not require GHG-based propellants.

6.4 DPA 2 - General Environmental Protection

6.4.1 Intent

The following sections include guidelines for environmental protection in new developments. The guidelines will be used by the District of Sooke in evaluating development applications. Environmentally sensitive areas all provide invaluable environmental functions. The intent of these guidelines is to protect and preserve the natural features and function of these environments from the impact of residential, commercial and industrial development.

6.4.2 Designation

The General Environmental Protection Development Permit Area (DPA #2) applies to all areas within the District. A Development Permit is required as per Section 489 prior to land alteration, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with guidelines as noted below.

6.4.3 Objectives

- a. Protect the natural environment, its ecosystems, habitat and biological diversity from the impacts of development, and restore lost or degraded ecosystem functions.
- b. Proactively and responsibly manage Sooke's ecological assets, enhancing opportunities for connections to place.
- c. Foster ecological resilience in the natural environment to support a natural environment that is adaptive to the changing climate.
- d. Mitigate environmental impacts in environmentally sensitive and protected areas, and ensure the continued existence of these areas.

6.4.4 Exemptions

An Environmental Protection Development Permit shall not be required in the following instances:

- a. Emergency procedures to prevent, control or reduce immediate threats to life or property, including:
 - Emergency actions for flood protection, erosion protection, and clearing of obstructions from watercourses;
 - Emergency works to protect, repair or replace public utilities;
 - Clearing of an obstruction from a bridge, culvert or drainage flow;
 - Repairs to bridges or safety fences; and
 - Removal of a tree when there is an imminent danger of the tree falling and causing an injury to persons or property, or when a tree failure has already occurred as a result of a natural cause and presents an immediate hazard.
 - All actions used to resolve emergency situations must be reported to The District of Sooke Engineering Department, and the appropriate federal and provincial authorities immediately. Any emergency works are to be undertaken in accordance with the Provincial Water and Wildlife Acts and the Federal Fisheries Act.
- b. The planting of native species trees, shrubs or ground covers for the purpose of enhancing the habitat values and/or soil stability within the development permit area, provided the planting is carried out in accordance with best practices.
- c. Removal of invasive non-native vegetation (including gorse, Scotch broom, knotweed, hogweed, common fennel, purple loosestrife, knapweed, blessed milk thistle, carpet burweed, English ivy, daphne, yellow-flag iris, butterfly bush, and poison hemlock) and its immediate replacement with vegetation native to the surrounding ecosystem or the temporary soil stabilization with mulch or other suitable material until a qualified professional deems it suitable for replanting with native species.
- d. Ecological restoration and enhancement projects undertaken or approved by the District of Sooke, the Ministry of Environment or Fisheries and Oceans Canada.
- e. Park or trail improvements within a dedicated park undertaken or approved by the District of Sooke.

- f. Renovations to existing buildings and structures that are situated within the Development Permit Area provided the footprint of the building is not expanded and that no development of the land apart from such renovations is occurring. All development to existing footprints shall minimize and mitigate impact of construction activities on surrounding lands.
- g. Maintenance of existing permanent infrastructure within its established footprint including existing paved surfaces, trails, parking areas, driveways, and utilities where no further impacts to the natural environment or drainage will be affected.
- h. Yard or garden work within an existing landscaped area.
- i. Agricultural use in the Agricultural Land Reserve.
- j. Normal agricultural practices, on land appropriately zoned for such activities, as defined by the Farm Practices Protection Act.



6.4.5 Guidelines

6.4.5.1 General Environmental Protection

- a. Incorporate Provincial best-practice guidelines pertaining to aquatic habitats, groundwater management and drinking water protection.
- b. Locate buildings, structures and paved surfaces:
 - Away from areas subject to erosion, sloughing, flooding, landslide or damage;
 - At such a distance from watercourses and/or foreshore areas as to prevent erosion, sloughing, flooding, landslip, excessive run-off or siltation and protect lands and the fisheries resource; and,
 - To preserve the natural vegetation on steeper slopes and sensitive ecosystems;
- c. Put in place measures to:
 - Direct surface run-off away from areas subject to erosion and sloughing and to handle storm water runoff appropriately; and,
 - Contain any excessive run-off, erosion, or siltation at the clearing and construction stage, and for the completed development.

6.4.5.2 Landscaping and Restoration

- a. A Qualified Environmental Professional (QEP), in conjunction with a landscape architect, is required to provide a landscape plan if the proposed area to be developed was previously cleared of native vegetation or is cleared during the process of development or construction
- b. Select vegetation species used in replanting, restoration and enhancement to suit the soil, light and groundwater conditions of the site. Species must be native or climate adaptive to the District of Sooke. All replanting shall be maintained, including with adequate water, by the property owner for at least 2 years from the date of completion of the replanting. This may include removal of invasive, nonnative weeds and irrigation. Unhealthy, dying or dead vegetation will be replaced with healthy vegetation at the owner's expense within that time during the next planting season.
- c. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge); and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).

6.4.5.3 Habitat Protection

- a. Provide a report prepared by a Qualified Environmental Professional (QEP) that considers any potential impact of proposed development in Environmentally Sensitive Areas. Include relevant features such as:
 - Flood hazard;
 - Stormwater drainage;
 - Tree stand integrity, hazardous trees, removal and replacement;
 - Wildlife species;
 - Invasive species;
 - Buffering and minimum setbacks from natural features for proposed buildings and structures; and,
 - Construction sequencing, timing and mitigation approaches.
- b. Retain existing trees and significant stands of trees, other native vegetation, and significant geophysical features on undeveloped properties to the fullest extent possible to minimize disruption to the environment. Revegetate disturbed sites using plant materials native to the area. Provide a landscape plan identifying and including vegetation to be retained prepared by an appropriate qualified professional.
- c. Identify and protect important denning and nesting habitat areas. Minimize net loss of habitat due to development, pursuing no net loss.

6.5 DPA 3 - Foreshore Area

6.5.1 Intent

The intent of these guidelines is to protect and preserve the natural features and function of the Foreshore Area from the impact of residential, commercial and industrial development.

6.5.2 Designation

The Foreshore Area Development Permit Area (DPA #3) applies to areas identified in Figure 17. A Development Permit is required as per Section 489 prior to land alteration, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with guidelines as noted below.

6.5.3 Objectives

- a. Protect the ecological function of marine shorelines, foreshore and the adjacent upland.
- b. Preserve, restore and manage foreshore areas as a public resource for their environmental, traditional, cultural, spiritual, and recreational value.
- c. Protect against flooding, erosion and potential sea level rise in ways that do not lead to loss of environmental and recreational values.

6.5.4 Exemptions

- a. Fences 30m or more from a watercourse or foreshore which do not result in the removal of native vegetation.
- b. Yard or garden work within an existing landscaped area.
- c. Unpaved paths or trails which are less than 2m wide, and which do not result in the removal of native vegetation, disruption of soils or wildlife, and are not within 30m of a watercourse or waterbody, including the foreshore.
- d. Development situated on natural, unaltered bedrock formations (with exemptions only to the foreshore guidelines).
- e. Access paths and marine structures, as approved by DFO & QEP.

6.5.5 Guidelines

- a. Provide an assessment report prepared by an appropriate qualified professional. The assessment report will include:
 - Evidence of the professional's qualifications and good standing within their

- professional association including experience in shoreline restoration;
 - Existing shoreline processes, including erosion and deposition of land and beach materials;
 - Existing and anticipated shoreline processes, including erosion and deposition of land and beach materials, given projected environmental trends including climate change and sea level rise;
 - The long-term safety of existing and proposed shoreline protection works, dwellings and other buildings on the subject parcel from natural hazards including shoreline erosion, landslip and flooding;
- b. An environmental impact assessment report prepared by a Qualified Environmental Professional may be required including;
- Information regarding fish habitat, shoreline vegetation and other ecosystem conditions; and,
 - Identification of the potential impacts of the proposed development on the shoreline abutting and within the vicinity of the subject parcel, and mitigation options and design alternatives.
- c. Maintain a 30-metre setback landward of the high water mark that is to remain free of development, buildings, and structures. This setback is subject to setback variance requests in consultation with Natural Resource Officers (NROs) and the Department of Fisheries and Oceans (DFO), with alternate setbacks explored where based on scientific research and professional observation. Exceptions to this are permitted for access and certain marine structures, as approved by DFO & QEP. Where possible, explore opportunities to expand the setback to 45m.
- d. Determine the sequence and timing of any construction or development through recommendations from a QEP to minimize negative impacts on the foreshore area including consideration for bird nesting and wildlife denning seasons.
- e. Restoration of foreshore areas that have been previously damaged may be required as indicated in an Environmental Impact Assessment report.

Drainage and Landscaping

- f. A Stormwater Management Plan is required, complete with recommendations for implementation that address water quality, water quantity, storm water discharge rate and erosion control, to minimize impacts on the natural shoreline ecology and beach processes.
- g. A Construction Environmental Management Plan may be required that outlines the sequence and process of any construction or development to minimize negative impacts to seasonal wildlife migration and/or intertidal processes on the foreshore.

- h. A Vegetation and Landscape Plan is required, outlining access points, and what vegetation species are to be used in replanting, restoration and enhancement. All vegetation must be native to the west coast climatic region, and be selected for erosion control and preservation of the shoreline ecology.
- i. Retain, restore and enhance existing tree and native vegetation within 30m upland of the high water mark so as to minimize habitat disturbance, supply food and nutrients to marine habitat, protect intertidal species, reduce wave energy, control stormwater runoff and guard against erosion and slope failure. Existing trees and shrubs shall be clearly marked prior to any development, and temporary fencing installed at the drip line to protect them during any development processes.
- j. Plant new trees and vegetation upland of beach areas where no trees or vegetation currently exist to control erosion and protect banks in alignment with the Vegetation and Landscape Plan. Planted areas should average of 15 metres wide (with a five metre minimum) over a minimum 50 percent of shore length.

Shoreline Protection

Shoreline protection is the range of potential modification actions that can be taken to develop the shoreline for the purpose of protection against erosion. Structural protection methods are often referred to as “hard” and “soft.” The range of actions from softer to harder include vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, anchor trees, gravel placement, rock (rip rap) revetments, gabions, concrete groins, retaining walls or bulkheads, and seawalls. In general, the harder the construction measure, the greater the impact on the shoreline ecosystem and processes.

- k. Where shore protection measures are necessary, make use of soft structural methods and beach nourishment designs which add appropriately sized material to the upper beach, creating a natural beach slope and beach protection.
- l. Apply Green Shore principles, including:
 - Preserve or restore physical processes – the natural actions of water and sediment movement that maintain healthy shorelines.
 - Maintain or enhance habitat function and diversity along the shoreline.
 - Prevent or reduce pollutants entering the aquatic environment.
 - Avoid or reduce cumulative impacts – small individual effects that add up to large impacts on shoreline environments.
- m. Avoid shore protection measures such as gravel placement, rock (rip rap) revetments, gabions, concrete groins, retaining walls or bulkheads, and seawalls.
- n. Where “hard” structural shore protection measures are proposed, provide a geotechnical and biophysical report that includes conclusive evidence that:

- The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage associated with the proposed or existing development;
 - All possible on-site drainage solutions away from the shoreline edge have been exhausted;
 - Non-structural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient to address the stabilization issues; and,
 - The shore protection measure will not result in a net loss of shoreline ecological functions (i.e. any unavoidable damage to shoreline habitat will be more than off-set by habitat compensation works).
- o. Use materials consisting of inert materials for shoreline stabilization. Stabilization materials should not consist of debris or contaminated material that could result in pollution of tidal waters. The size and quantity of materials used should be limited to that necessary to withstand the estimated energy of the location's hydraulic action and prevent collapse.
 - p. Avoid placement of fill upland of the high water mark (HWM). Placement of fill upland of the HWM will be considered only where it is necessary for restoration of shoreline processes and ecological functions.
 - q. Use filter cloth to aid drainage.
 - r. Locate structures parallel to and landward of the natural boundary of the sea, as close to any natural bank as possible.
 - s. Design structures to allow the passage of surface or groundwater without causing ponding or saturation.
 - t. Construct structures of stable, non-erodible materials that preserve natural shoreline characteristics. Adequate toe protection including proper footings and retention mesh should be included. Beach materials should not be used for fill behind bulkheads.

6.6 DPA 4 - Riparian Areas

6.6.1 Intent

The intent of these guidelines is to protect and preserve the natural features and function of the Riparian Area from the impact of residential, commercial and industrial development.

6.6.2 Designation

The Riparian Area Development Permit Area (DPA #4) applies to areas identified in Figure 17. A Development Permit is required as per Section 489 of the Local Government Act prior to land alteration, subdivision, or building construction. Development Permit applications will allow the District of Sooke to review proposals for compliance with guidelines as noted below.

6.6.3 Objectives

- 6.6.3.1. Protect the ecological function of riparian areas.
- 6.6.3.2. Preserve, restore and manage riparian areas as a public resource for their environmental, traditional, cultural, spiritual, and recreational value.

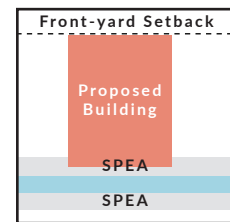
6.6.4 Exemptions

- 6.6.4.1. In-stream works conducted or authorized by the District of Sooke under the guidance of a Qualified Environmental Professional, and which have been approved by the appropriate provincial and federal bodies with respect to installation of public utilities and emergency infrastructure, sewer and water lines, stream enhancement, pipeline crossings, roads and road crossings, foot bridges, bank repairs, stormwater outfalls, and fish and wildlife habitat restoration.

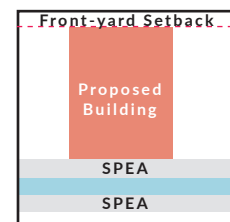
6.6.5 Guidelines

- a. Provide an assessment report prepared by an appropriate Qualified Environmental Professional (QEP) that determines the appropriate Streamside Protection and Enhancement Area (SPEA) for the proposed development. The assessment report will include:
 - Evidence of the professional's qualifications and good standing within their professional association including experience in shoreline restoration;

- Information regarding streams, fish habitat, riparian vegetation and other ecosystem conditions.
- Identification of natural features, functions and conditions that support fish life processes, along with potential impacts of the proposed development, mitigation options and design alternatives.
- The appropriate setback distance for buildings, structures and uses.
- Confirmation, through a survey by a certified BC Land Surveyor, of the top of the stream bank in relation to the property lines and existing and proposed development.
- Additional consideration of the cumulative impacts of development along the entire length of the stream or wetland
- A Stormwater Management Plan, complete with recommendations for implementation that address water quality, water quantity, stormwater discharge (impervious surfaces), erosion control, so as to minimize impacts on fish, fish and wildlife habitat, and physical riparian functions. Conditions and requirements respecting implementation of the Stormwater Management Plan will be specified in a development permit.
- A plan for the management of sediment during construction showing how the methods identified will protect stream, wetland, and any associated drainages from sediment, erosion and runoff impacts that may result from construction or land clearing activities. Conditions and requirements respecting implementation of the sediment management proposal may be specified in a development permit.



Proposed building encroaches onto SPEA under the minimum front yard setback required by the Zoning Bylaw.



Varied frontyard setback to prevent encroachment into the SPEA.

Example

- Prevent encroachment into the SPEA. Minimum setbacks specified in the zoning bylaw for buildings, structures and uses may be varied in accordance with the recommendations of a QEP to prevent encroachment into a SPEA, especially where such a variance allows for the development of the remainder of the lot. However, a variance in this DPA cannot alter the use or density of the site prior to any dedication of a SPEA.
- Determine the sequence and timing of any construction or development through recommendations from a QEP to minimize negative impacts on the SPEA. Conditions respecting the sequence and timing of construction shall be specified in a development permit.

- d. Install permanent or temporary fencing measures in order to prevent encroachment into the SPEA at the time of construction. Fencing measures will be required to be installed at the applicant's expense along the boundaries of the SPEA prior to commencement of any development activities.
- e. Retain existing trees and native vegetation within the SPEA to minimize habitat disturbance and guard against erosion and slope failure. Existing trees and shrubs shall be clearly marked prior to any development, and temporary fencing installed at the drip line to protect them during any development processes.
- f. Select vegetation species used in replanting, restoration and enhancement to suit the soil, light and groundwater conditions of the site. Species must be native or climate adaptive to the District of Sooke, and be selected for erosion control and/or fish and habitat wildlife habitat values as needed. All replanting shall be maintained by the property owner for at least 2 years from the date of completion of the replanting. This may include removal of invasive, nonnative weeds and irrigation. Unhealthy, dying or dead vegetation will be replaced with healthy vegetation at the owner's expense within that time during the next planting season.
- g. Provide a report prepared by a qualified registered professional engineer indicating that slope stability will not be jeopardized, and soil erosion and site mitigation measures can be implemented where development is proposed on a site with a slope of 30% or greater. Conditions and requirements respecting site stabilization to prevent damage to riparian areas will be specified in a development permit.
- h. If a QEP determines that the proposed development will result in harmful alteration, disruption or destruction of fish habitat as defined by Section 35(1) of the federal Fisheries Act; and the proponent has taken all opportunities available to avoid the SPEA by varying other setbacks or requirements without seriously compromising site use or neighbourhood character; then the District of Sooke may issue an Riparian Areas Development Permit after the Department of Fisheries and Oceans provides to the applicant an Authorization under the federal Fisheries Act, and an appropriate habitat compensation plan is signed off by the Department of Fisheries and Oceans. The process is as follows:
 - Notify Ministry of Environment (MOE) and Fisheries and Oceans Canada (DFO) of the RAPR report. Senior government agencies will alert the District when a report has been received, OR the District receives confirmation of authorization from the DFO.
 - All other EDP guidelines apply, at the discretion of the District, including comprehensive environmental reporting and monitoring requirements.

Environmental Protection

- DPA 3 - Foreshore Area (30m Setback)
- DPA 4 - Riparian Area (30m Setback)

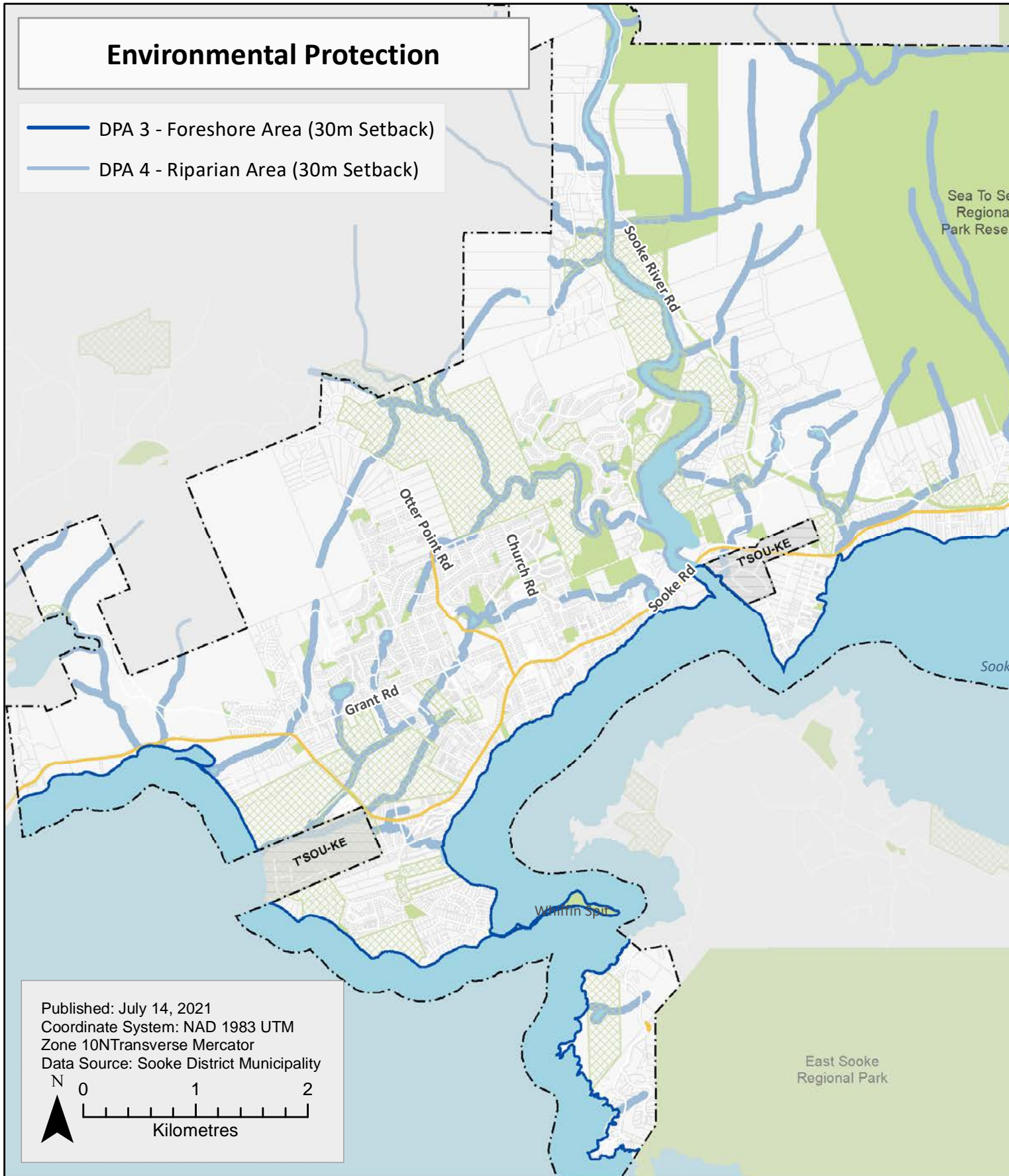




Figure 17. Environmental Protection Development Permit Areas

6.7 DPA 5 - Steep Slopes

6.7.1 Intent

Careful control of development or other alteration of steep slopes is needed to reduce the risk to life and property, to prevent erosion and potential risks to down-slope properties, to prevent destabilization of slopes and to protect the visual quality of the slopes. Land clearing, road construction, changes in slope profiles, construction of buildings or other site disturbance in these areas could increase risk to life and property and harm the environmental values of the slopes. Protection of development from steep slopes and hazardous conditions is a priority for the District of Sooke.

6.7.2 Objectives

- a. Protect lives and developments from, and mitigate impacts of, steep slopes and slope instability.
- b. Preserve the native vegetation and natural features in steep slope areas.

6.7.3 Designation

- a. A Development Permit is required as per Section 489 of the Local Government Act prior to land alteration, subdivision, or building construction in areas throughout the District that have steep slopes greater than 30% for a minimum horizontal distance of 10m.

6.7.4 Exemptions

- a. Land in the Steep Slopes Development Permit Area that is less than 30% in slope.

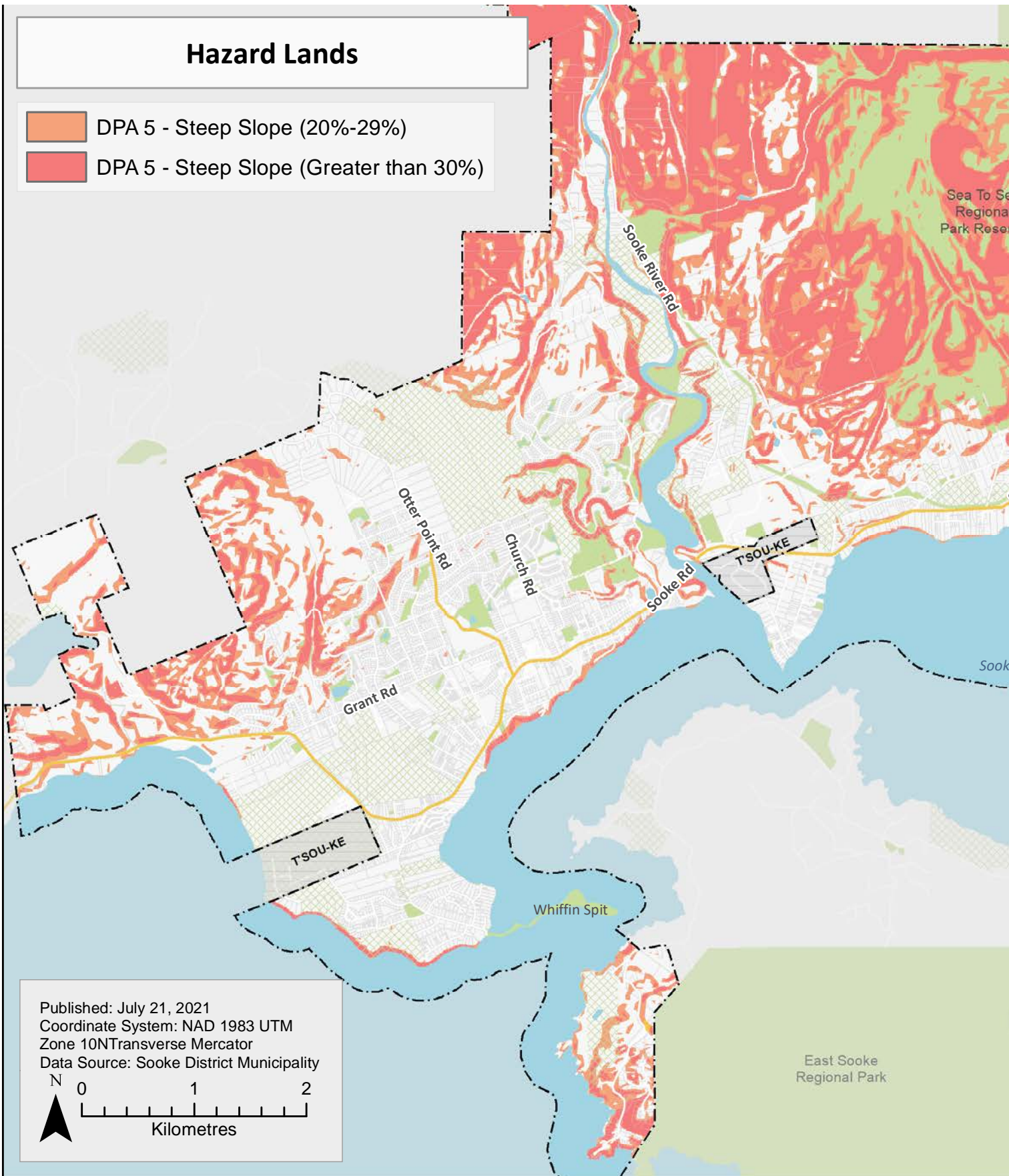
6.7.5 Guidelines

- a. A preliminary assessment report and detailed assessment report prepared by a qualified professional may be required.
- b. Any structural mitigation measures must be designed by a qualified professional.
- c. Keep potential slope hazard areas free of development, or, if that is not possible, then: a) mitigation should be undertaken to reduce risk to an acceptable level (risk for both the subject property and any adjacent or nearby lands should be addressed); and b) conditions (for example conditions relating to the permitted uses, density or scale of building) should be imposed as necessary to reduce potential hazard to acceptable levels, both as determined by a qualified professional in a preliminary assessment or detailed assessment report.

- d. Minimize any alterations to steep slopes. Design developments to reflect the site rather than altering the site to reflect the development.
- e. Use stepped and articulated building forms that integrate and reflect the natural site contours. Avoid large unbroken building masses that are unsuitable for sloped conditions.
- f. Design landscapes to follow the natural contours of the land. Avoid terracing of the slope.
- g. Maintain and/or reinstate vegetation and trees on the slopes and within any buffer zone above the slopes in order to filter and absorb water and minimize erosion. Native species, including trees, shrubs and other plants, should be used for any new planting.
 - Reinforce and revegetate disturbed slopes, especially where gullied or where bare soil is exposed. Planting should be done in accordance with the recommendations of a Landscape Architect or Registered Professional Forester.
 - Divert water away from slopes, yards and structures in a controlled manner and ponding should be avoided near slopes.
 - Contain water flow by capturing roof and pavement drainage systems.
 - Avoid the construction of structures, pathways/trails, driveways, utilities, drainage facilities, septic fields, swimming pools, hot tubs, ponds, landscaping or other uses at or near the top or base of steep slopes. A minimum ten metre buffer area from the top or base of any steep slope should be maintained free of development except as otherwise recommended by a qualified professional. On very steep slopes, this buffer area should be increased per the recommendation of a qualified professional.
 - Do not place fill, including yard clippings, excavated material, sand or soil within ten metres of the top of slopes or along pre-existing drainage channels.
 - Do not undercut the base of slopes for building, landscaping or other purposes except in accordance with the recommendations of a qualified professional and a permit issued under this section.
 - Avoid the need for retaining walls, particularly to minimize cutting of the uphill slope. Large single plane retaining walls should be avoided. Where retaining walls are necessary, smaller sections of retaining wall should be used. Any retaining structures in steeply sloped areas must be designed by a qualified professional.

Hazard Lands

- DPA 5 - Steep Slope (20%-29%)
- DPA 5 - Steep Slope (Greater than 30%)



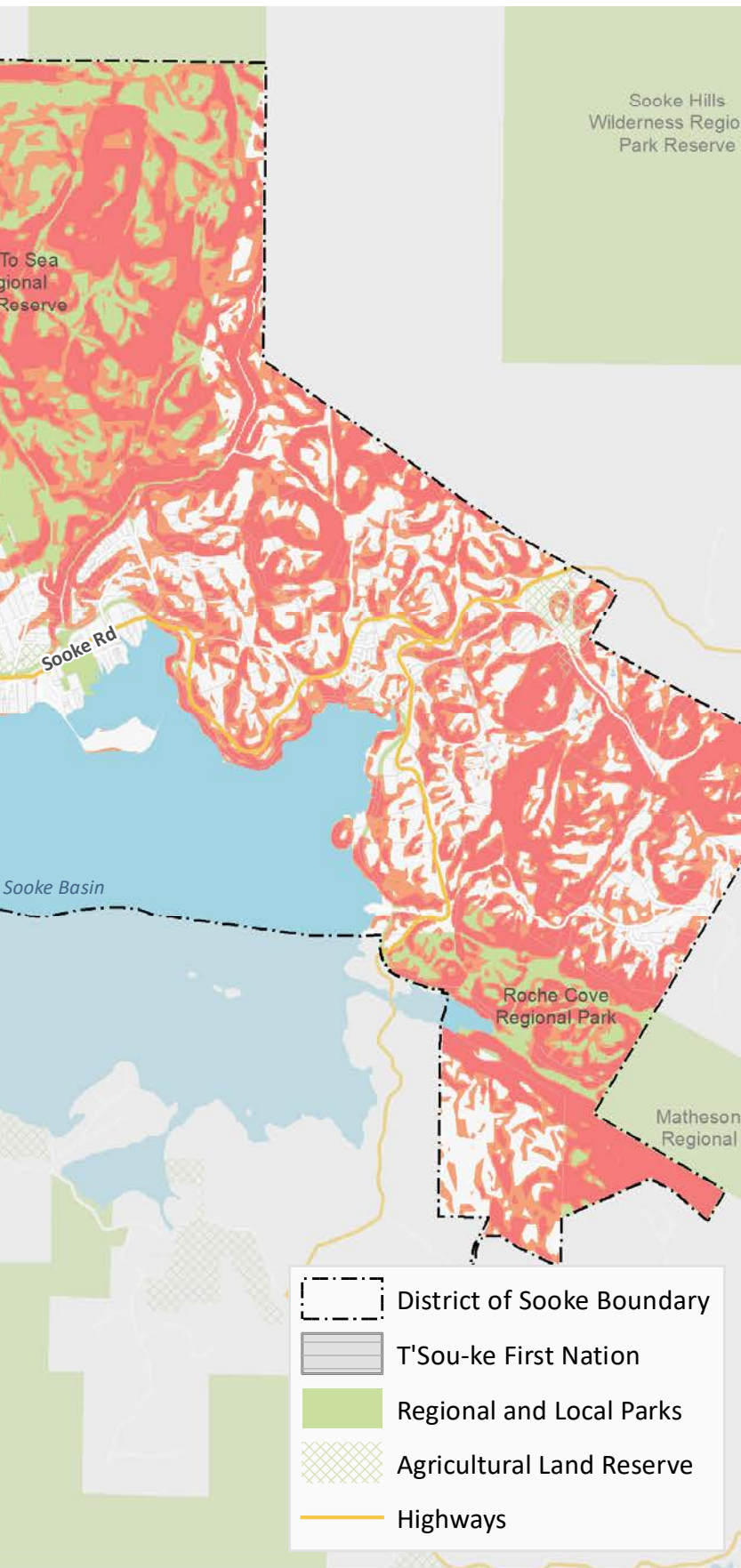


Figure 18. Hazard Lands Development Permit Areas

6.8 DPA 6 - Town Centre

6.8.1 Intent

The Town Centre north of Sooke Road is envisioned as the vibrant commercial core of Sooke. The intent of the guidelines is to generally revitalize this area and to foster walkability, an inviting public realm, and building and landscape design is sympathetic in form and character to Sooke's context.

6.8.2 Designation

The Town Centre Development Permit Area (DPA #6) applies to areas identified in Figure 19. A Development Permit is required as per Section 488.1 of the Local Government Act for the Local Government Act for the:

- revitalization of an area in which a commercial use is permitted
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development

Development Permit applications will allow the District of Sooke to review proposals for compliance with guidelines as noted in the following.

6.8.3 Objectives

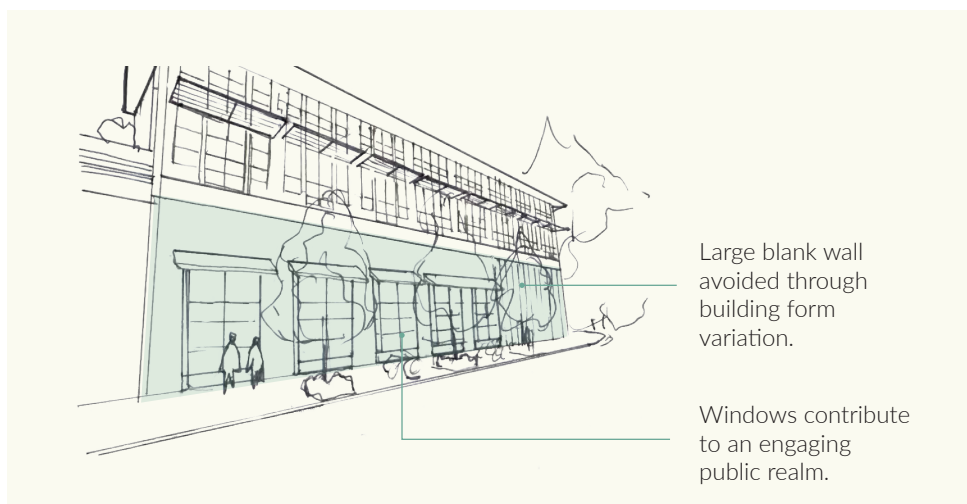
- 6.8.3.1. Create a Town Centre that is strongly connected to the waterfront;
- 6.8.3.2. Celebrate Sooke's natural beauty, and cultural and maritime history;
- 6.8.3.3. Promote development that fosters an active and vibrant public realm with an emphasis on the pedestrian experience that enhances the Town Centre as a neighborhood unto itself.
- 6.8.3.4. Support businesses such as local shops and services, and economic vitality overall.
- 6.8.3.5. Support improved transit service.
- 6.8.3.6. Support diverse housing choices, including the District's highest density options, that offer an excellent quality of life to residents.
- 6.8.3.7. Ensure parking and vehicle access does not detract from the quality of the public realm, including pedestrian safety and comfort.
- 6.8.3.8. Protect and restore ecological values through the design of buildings, open spaces, and infrastructure.
- 6.8.3.9. Provide concise and clear expectations for future development that can be equally understood by Council, District of Sooke staff, residents, and the development community.

6.8.4 Guidelines

6.8.4.1 Architectural Expression

Building Materials

- a. Reflect the natural context and character of Sooke through exterior cladding materials. Wood, stone and metal siding are recommended materials; the use of stucco, pebble dash cladding, vinyl siding and faux finishes is prohibited.
- b. Create a harmonious and consistent architectural character across all building elevations. For instance, consistency may be achieved through building materials, roof lines, windows and door treatments.
- c. While the street-facing façade of a building should be the most architecturally significant, the design of a building should read as a cohesive whole.
- d. Prioritize the selection of building materials that reflect the following characteristics:
 - Locally and regionally sourced
 - Include recycled content
 - Non-toxic
 - High quality and durable
 - Low embodied carbon emissions
- e. Blank walls must be avoided. Architectural strategies such as the use textures, patterns, colours, secondary materials, landscaping, and building form variations must be employed to break up large, blank walls.



Windows

- f. Provide ground level windows to contribute to an engaging public realm and overall wayfinding.
- g. Use clear and transparent windows for all ground floor commercial uses. Mirrored windows are not permitted.
- h. Prioritize the use of large doors and windows that open to the street for ground level commercial uses.

Awnings, Canopies and Signs

- i. Incorporate awnings and canopies at the ground-level of the street façade to provide weather protection for pedestrians and a useable outdoor space for commercial uses.
- j. Design awnings, canopies and signs to be integrated into and complementary to the overall architectural design of the building.
- k. Backlit signs are not permitted.

Village Character

High streets act as a focal point for retail and service-oriented businesses. As such, they require additional considerations to emphasize a unique village urban design character. The Village Character guidelines give specific architectural direction to developments along Otter Point Road within DPA 6.

- l. Establish a regular rhythm of commercial building frontages through the scale and articulation of buildings. Commercial units at-grade are preferred. Large at-grade commercial units must be visually broken into smaller modules using strategies such as a regular presence of windows, doorways, landscaping, roof forms, and/or variation in colour and massing.
- m. Consider the inclusion of design features at a height of 3m to 3.75 feet that bring a sense of “upper level enclosure” to the pedestrian experience. The addition of hanging lights, bracket hung signs, seasonal flower pots, banners, awnings are all appropriate and desirable elements to further the character of the high street.
- n. Where multiple outdoor seating areas are provided, at least one area should face the street.
- o. Provide a setback from the property line to create a frontage zone on the sidewalk that allows for “spill out activities” (outdoor seating, produce stands etc.) without affecting the unobstructed travel area.
- p. Articulate the corner of a building when siting it at an intersection to create a sense of visual interest, improve the visibility of the intersection, and shorten the perceived length of the block for pedestrians. Architectural strategies may include chamfered or rounded corners, projecting or recessed entrances, volumetric manipulations (for instance, additional height at the corner), enhanced window design or others that work to define a prominent corner.

Residential Units

- q. Express the front entrance of ground-oriented residential units. The use of porches, awnings and/or lighting is recommended.
- r. Distinguish residential uses from commercial uses in mixed-use developments. Employ architectural strategies such as stepped or varied building massing, articulated exterior walls and rooflines, differentiation in windows, and/or sloped roofs.
- s. Minimize privacy impacts between residential uses in the placement of windows, balconies and doors.
- t. Provide a private outdoor space facing the street or a public space. Private outdoor spaces include patios, gardens, balconies, porches and/or decks or similar outdoor spaces.

6.8.4.2 Siting and Massing

- a. Orient building frontages to face the street to promote interaction with neighbours, residents and visitors.
- b. Support a variety of ground-floor commercial uses by providing a minimum floor-to-ceiling height of 4m on the first floor of commercial spaces.
- c. Design buildings to minimize shadow impacts on the public realm. Strategies may include reducing the overall building footprint and using stepbacks at upper building levels.
- d. Incorporate exterior mechanical and electrical equipment into the overall architectural treatment of the building. Equipment shall be located away from sidewalks and pedestrian amenities and screened from view or screened to blend in with the roof and/or elevator penthousing.



6.8.4.3 Residential Outdoor Open Space

- a. Provide easy access to useable private or common outdoor amenity space for all dwelling units. 10% of the total unit area must be provided for either private or common outdoor amenity areas. This may include courtyards, decks, patios, porches, sod, or balconies. Private spaces must have a 1.2m minimum dimension, common areas must have a 3m minimum dimension. These spaces shall:
- Balance vegetated, naturalized areas with permeable hardscapes.
 - Maximize solar access.
 - Minimize noise disruption.
 - Minimize “overlook” from adjacent residential units.



- b. Design common outdoor spaces to act as a gradual transition between private and public spaces through the provision of courtyards, patios, contemplative spaces, meeting places and similar spaces.
- c. Design balconies to be usable and weather protected. Design balconies to be inset or partially inset to offer privacy and shelter, reduce bulk and minimize shadowing. A minimum dimension of 2m x 2.7m is recommended for usability.

6.8.4.4 Streetscape and Public Realm

Streetscape

- a. Contribute to a pedestrian realm that supports a sense of welcoming. Appropriate strategies include good sight lines between destinations, pedestrian-scale lighting, and a clear division of private, semiprivate and public space.
- b. Use lighting fixtures that are “Dark Skies” friendly to limit light pollution at night.
- c. Design lighting fixtures used on building façades to be cohesive with the general character of the building.
- d. Street furnishings such as benches, lamps, bike racks, and refuse containers shall be incorporated in the landscape design of commercial and mixed-use developments. These shall be required to be consistent with the architectural character of the development.
- e. Provide street trees that have the following characteristics:
 - Well adapted to urban conditions and are resilient to climate change
 - Create a large and transparent tree canopy
- f. Provide wide softscape boulevards for street trees to allow them to thrive over the long term (i.e. 3m wide). Where space is constrained, provide soil cells or structural soil for street trees to allow for healthy long-term growth.
- g. Retain mature trees and established vegetation wherever possible and especially in areas adjacent to natural features including but not limited to creeks, ponds, slopes and rocky outcroppings to maintain natural systems and to increase visual interest.
- h. Use shrubs and trees as landscaping materials between streets and buildings to enhance the development’s form and character, provide for shade, and to add natural features to a neighborhood.
- i. The use of wood or living fencing (shrubs or hedges) is permitted between neighbouring lots. When fencing is used along street frontages, it must be limited to 1.2m in height.
- j. Incorporate ‘Bear Smart’ techniques to reduce the likelihood of bear-human conflicts, e.g. providing for secure garbage units and landscaping with non-fruit bearing trees, among others.

General Planting

- k. Prioritize the use of native and climate adaptive plants in landscaping.
- l. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- m. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- n. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in rain gardens, and under building overhangs is acceptable.
- o. Planted/garden areas are to be finished with composted bark mulch.

Mid-block Connections

- p. Mixed-use developments are encouraged to include mid-block and corner plazas with opportunities to sit, socialize, and play. When locating plazas, priority should be given to locations with abundant solar access and with active adjacent uses (such as cafés) and age-friendly amenities (such as public washrooms). Plazas are encouraged to be a minimum of 9m² and include seating, trees, planting, overhead weather protection, public art, and sufficient space for strollers and wheelchairs to park.
- q. Mid-block connections are encouraged on privately owned parcels to break down the scale of longer blocks and to create finer-grained connections to open space.
- r. Where mid-block connections are provided, they should be of a sufficient width to be useable, activated spaces. This may be supported by providing half of a mid-block connection on two adjacent parcels to make best use of space constraints on narrow parcels. Design of mid-block connections should consider the following elements:
 - high-quality, durable paving materials, seating, and where suitable, planting;
 - creative and interactive programming to animate the space such as public art displays;
 - wayfinding signage; and,
 - building entrances and windows in facades facing the connection to activate the streetscape, increase pedestrian activity, and provide overlook of the space.

6.8.4.5 Parking and Access

- a. Locate off-street parking and loading areas for commercial and mixed-use buildings in the side or rear of buildings. Off-street parking between the primary frontage and roadway is not permitted.
- b. Where lane access is unavailable and multi-residential buildings have vehicular access via a public street, combined driveway access points are required.
- c. Where lane access is available, parking entrances shall be limited to lane access.
- d. Clustering buildings to minimize roadways is preferred.
- e. Where visitor parking spaces are provided, they shall be clearly identified through wayfinding and signage within each development.
- f. Shared parking between multiple units, adjacent buildings, or complementary uses by time of day, as per the Zoning Bylaw, are encouraged.
- g. Sheltered, secure, well-lit bicycle parking facilities shall be provided at grade near primary building entrances and pedestrian walkways.
- h. Screen off-street, at-grade parking areas with landscaping, including trees, to provide shade and reduce visual impact. Where parking areas have greater than 20 stalls, provide planted landscaped areas, defined by concrete curbs, between clusters of approximately ten stalls.
- i. Provide clear wayfinding and signage to indicate the location of public parking areas.
- j. Provide electrical vehicle charging connections.

Paving and Permeability

- k. Paving should be a light colour to reduce the urban heat island effect.
- l. Prioritize the use of permeable pavers such as grassed cellular paving, porous pavers, or a comparable alternative to allow stormwater infiltration.
- m. Provide accessible pedestrian paths that connect building entrances to and through parking areas and sidewalks. Distinguish pedestrian features with landscaping. Features such as distinct paving, street trees, and overhead weather protection on exterior building walls are recommended.
- n. Provide rain gardens with capacity to infiltrate the rainwater that is generated as a result of the impermeable paved area.

Bicycle Parking

- o. Provide sheltered, secure, well-lit bicycle parking facilities at grade near primary building entrances and pedestrian walkways.

6.9 DPA 7 - Waterfront

6.9.1 Intent

The lands located in the Waterfront Area offer an opportunity to support a vibrant waterfront that distinguishes Sooke from other communities in the region. The intent of the guidelines is to foster greater connectivity between the Town Centre, the waterfront, and the District as a whole through increased walkability, amenities and services. Additionally, the design guidelines provide direction on building and landscape design that is sympathetic in form and character to the waterfront and West Coast setting while maintaining the views of the water that define Sooke.

6.9.2 Designation

The Waterfront Development Permit Area (DPA #7) applies to areas identified in Figure 19. A Development Permit is required as per Division 7 488.1 of the Local Government Act for the Local Government Act for the:

- revitalization of an area in which a commercial use is permitted
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development

Development Permit applications will allow the District of Sooke to review proposals for compliance with guidelines as noted in the following.

6.9.3 Objectives

- a. Create a waterfront that is strongly connected to the Town Centre.
- b. Celebrate Sooke's natural beauty, and cultural and maritime history.
- c. Foster an active, pedestrian-oriented waterfront that offers diverse destinations and activities throughout the day, week, and seasons.
- d. Support the growth of tourism and other economic activities related to the waterfront.
- e. Protect and restore ecological values through the design of buildings, open spaces, and infrastructure.
- f. Support improved transit service.
- g. Support diverse housing choices, including high density options, that offer an excellent quality of life to residents.
- h. Ensure parking and vehicle access does not detract from the quality of the public realm, including pedestrian safety and comfort;
- i. Provide concise and clear expectations for future development that can be equally understood by Council, District of Sooke staff, District of Sooke residents and the development community.

6.9.4 Guidelines

6.9.4.1 Architectural Expression

Building Materials

- a. Reflect the natural context and character of Sooke through exterior cladding materials. Wood, stone and metal siding are recommended materials; the use of stucco, pebble dash cladding, vinyl siding and faux finishes is prohibited.
- b. Create a harmonious and consistent architectural character across all building elevations. For instance, consistency may be achieved through building materials, roof lines, windows and door treatments.
- c. Design the street-facing façade of a building as most architecturally significant while in keeping with the design of a building as a whole.
- d. Prioritize the selection of building materials that reflect the following characteristics:
 - Locally and regionally sourced
 - Include recycled content
 - Non-toxic
 - High quality and durable
 - Low embodied carbon emissions
- e. Avoid blank walls. Architectural strategies such as the use of textures, patterns, colours, secondary materials, landscaping, and building form variations must be employed to break up large, blank walls.

Windows

- f. Provide ground level windows to contribute to an engaging public realm and overall wayfinding.
- g. Use clear and transparent windows for all ground floor commercial uses. Mirrored windows are not permitted.
- h. Prioritize the use of large doors and windows that open to the street for ground level commercial uses.

Awnings, Canopies and Signs

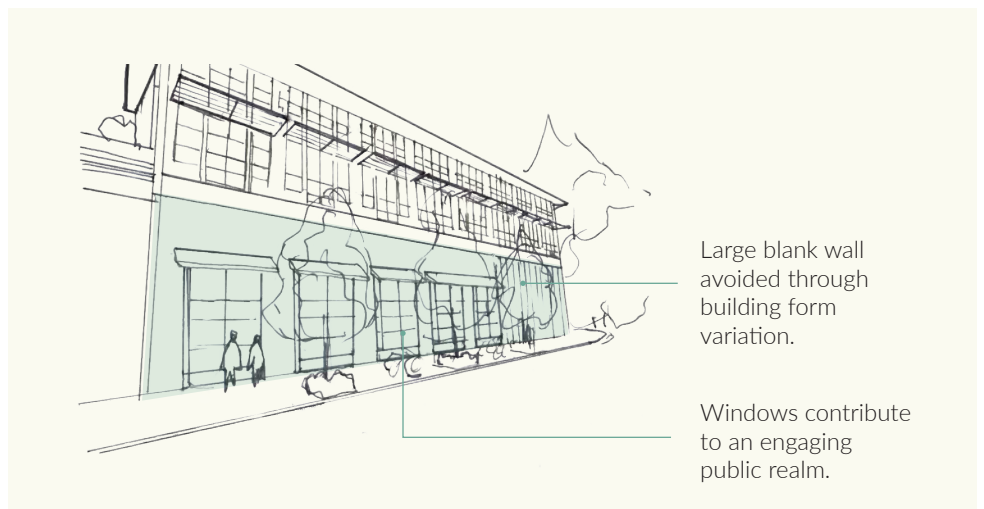
- i. Incorporate awnings and canopies at the ground-level of the street façade to provide weather protection for pedestrians and a useable outdoor space for commercial uses.
- j. Design awnings, canopies and signs to be integrated into and complementary to the overall architectural design of the building.
- k. Backlit signs are not permitted.



Village Character

High streets and commercial nodes act as a focal point for retail and service-oriented businesses. As such, they require additional considerations to emphasize a unique village urban design character. The Village Character guidelines give specific architectural direction to developments in the following areas within DPA 7 that have been identified as high streets and commercial nodes:

- Murray Road
- Goodmere Road between Murray Road and Brownsey Boulevard
- Brownsey Boulevard
- the intersection of Maple Avenue South and West Coast Road



- l. Establish a regular rhythm of commercial building frontages through the scale and articulation of buildings. Commercial units at-grade are preferred. Large at-grade commercial units must be visually broken into smaller modules using strategies such as a regular presence of windows, doorways, landscaping, roof forms, and/or variation in colour and massing.
- m. Consider the inclusion of design features at a height of 3m to 3.75 feet that bring a sense of “upper level enclosure” to the pedestrian experience. The addition of hanging lights, bracket hung signs, seasonal flower pots, banners, awnings are all appropriate and desirable elements to further the character of the high street.
- n. Where outdoor seating is provided, it should face the street. Where multiple outdoor seating areas are provided, at least one should face the street.
- o. Provide a setback from the property line to create a frontage zone on the sidewalk that allows for “spill out activities” (outdoor seating, produce stands etc.) without affecting the unobstructed travel area.
- p. Articulate the corner of a building when siting it at an intersection to create a sense of visual interest, improve the visibility of the intersection, and shorten the perceived length of the block for pedestrians. Architectural strategies may include chamfered or rounded corners, projecting or recessed entrances, volumetric manipulations (for instance, additional height at the corner), enhanced window design or others that work to define a prominent corner.

Residential Units

- q. Express the front entrance of ground-oriented residential units. The use of porches, awnings and/or lighting is recommended.
- r. Distinguish residential uses from commercial uses in mixed-use developments. Employ architectural strategies such as stepped or varied building massing, articulated exterior walls and rooflines, differentiation in windows, and/or sloped roofs.
- s. Minimize privacy impacts between residential uses in the placement of windows, balconies and doors.
- t. Provide a private outdoor space facing the street or a public space. Private outdoor spaces include patios, gardens, balconies, porches and/or decks or similar outdoor spaces.



6.9.4.2 Siting and Massing

- a. Setback and design human-made waterfront structures in complement with the landscape so as not to dominate the waterfront.
- b. Protect and incorporate views to the water into new development through a building's siting and massing.
- c. Support a variety of ground-floor commercial uses by providing a minimum floor-to-ceiling height of 4m on the first floor of commercial spaces.

- d. Design buildings to minimize shadow impacts on the public realm. Strategies may include reducing the overall building footprint and using stepbacks at upper building levels.
- e. Incorporate exterior mechanical and electrical equipment into the overall architectural treatment of the building. Locate equipment away from sidewalks and pedestrian amenities and screened from view or screened to blend in with the roof and/or elevator penthousing.

6.9.4.3 Marine Uses

- a. Locate marine-oriented uses within water lots outside the navigable channel.
- b. Construct docks of stable materials that will not degrade water quality. Docks shall not use unenclosed plastic foam or other non-biodegradable materials. The use of creosote pilings is discouraged.
- c. Design docks to serve multiple users; individual private docks are not supported.

6.9.4.4 Residential Outdoor Open Space

- a. Provide easy access to useable private or common outdoor amenity space for all dwelling units. 10% of the total unit area must be provided for either private or common outdoor amenity areas. This may include courtyards, decks, patios, porches, sod, or balconies. Private spaces must have a 1.2m minimum dimension, common areas must have a 3m minimum dimension. These spaces shall:
 - Balance vegetated, naturalized areas with permeable hardscapes.
 - Maximize solar access.
 - Minimize noise disruption.
 - Minimize “overlook” from adjacent residential units.
- b. Design common outdoor spaces to act as a gradual transition between private and public spaces through the provision of courtyards, patios, contemplative spaces, meeting places and similar spaces.
- c. Where balconies are offered, they must be usable and weather protected. Design balconies to be inset or partially inset to offer privacy and shelter, reduce bulk and minimize shadowing.

6.9.4.5 Streetscape and Public Realm

Streetscape

- a. Contribute to a pedestrian realm that supports a sense of welcoming. Appropriate strategies include good sight lines between destinations, pedestrian-scale lighting, and a clear division of private, semiprivate and public space.
- b. Use lighting fixtures that are “Dark Skies” friendly to limit light pollution at night.
- c. Design lighting fixtures used on building façades to be cohesive with the general character of the building.
- d. Street furnishings such as benches, lamps, bike racks, and refuse containers shall be incorporated in the landscape design of commercial and mixed-use developments. These shall be required to be consistent with the architectural character of the development.
- e. Provide street trees that have the following characteristics:
- f. Well adapted to urban conditions and are resilient to climate change
- g. Create a large and transparent tree canopy
- h. Provide wide softscape boulevards for street trees to allow them to thrive over the long term (i.e. 3m wide). Where space is constrained, provide soil cells or structural soil for street trees to allow for healthy long-term growth.
- i. Retain mature trees and established vegetation wherever possible and especially in areas adjacent to natural features including but not limited to creeks, ponds, slopes and rocky outcroppings to maintain natural systems and to increase visual interest.
- j. Use shrubs and trees as landscaping materials between streets and buildings to enhance the development’s form and character, provide for shade, and to add natural features to a neighborhood.
- k. The use of wood or living fencing (shrubs or hedges) is permitted between neighbouring lots. When fencing is used along street frontages, it must be limited to 1.2m in height.
- l. Incorporate ‘Bear Smart’ techniques to reduce the likelihood of bear-human conflicts, e.g. providing for secure garbage units and landscaping with non-fruit bearing trees, among others.

General Planting

- m. Prioritize the use of native and climate adaptive plants in landscaping.
- n. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- o. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- p. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in rain gardens, and under building overhangs is acceptable.
- q. Planted/garden areas are to be finished with composted bark mulch.

Mid-block Connections

- r. Mixed-use developments are encouraged to include mid-block and corner plazas with opportunities to sit, socialize, and play. When locating plazas, priority should be given to locations with abundant solar access and with active adjacent uses (such as cafés) and age-friendly amenities (such as public washrooms). Plazas are encouraged to be a minimum of 9m² and include seating, trees, planting, overhead weather protection, public art, and sufficient space for strollers and wheelchairs to park.
- s. Mid-block connections are encouraged on privately owned parcels to break down the scale of longer blocks and to create finer-grained connections to open space.
- t. Where mid-block connections are provided, they should be of a sufficient width to be useable, activated spaces. This may be supported by providing half of a mid-block connection on two adjacent parcels to make best use of space constraints on narrow parcels. Design of mid-block connections should consider the following elements:
 - high-quality, durable paving materials, seating, and where suitable, planting;
 - creative and interactive programming to animate the space such as public art displays;
 - wayfinding signage; and,
 - building entrances and windows in facades facing the connection to activate the streetscape, increase pedestrian activity, and provide overlook of the space.

Lighting of Water Areas

- u. Minimize lighting of any built structures over the water surface. Light fixtures should be simple, unobtrusive in design, and avoid spillage of light onto other areas beyond the area to be illuminated. Fixtures should not result in glare when viewed from areas that overlook the water.

6.9.4.6 Parking and Access

- a. Locate off-street parking and loading areas for commercial and mixed-use buildings in the side or rear of buildings. Off-street parking between the primary frontage and roadway is not permitted.
- b. Where lane access is unavailable and multi-residential buildings have vehicular access via a public street, combined driveway access points are required.
- c. Where lane access is available, parking entrances shall be limited to lane access.
- d. Clustering buildings to minimize roadways is preferred.
- e. Where visitor parking spaces are provided, they shall be clearly identified through wayfinding and signage within each development.
- f. Shared parking between multiple units, adjacent buildings, or complementary uses by time of day, as per the Zoning Bylaw, are encouraged.
- g. Sheltered, secure, well-lit bicycle parking facilities shall be provided at grade near primary building entrances and pedestrian walkways.
- h. Screen off-street, at-grade parking areas with landscaping, including trees, to provide shade and reduce visual impact. Where parking areas have greater than 20 stalls, provide planted landscaped areas, defined by concrete curbs, between clusters of approximately ten stalls.
- i. Provide clear wayfinding and signage to indicate the location of public parking areas.
- j. Provide electrical vehicle charging connections.

Paving and Permeability

- k. Paving should be a light colour to reduce the urban heat island effect.
- l. Prioritize the use of permeable pavers such as grassed cellular paving, porous pavers, or a comparable alternative to allow stormwater infiltration.
- m. Provide accessible pedestrian paths that connect building entrances to and through parking areas and sidewalks. Distinguish pedestrian features with landscaping. Features such as distinct paving, street trees, and overhead weather protection on exterior building walls are recommended.
- n. Provide rain gardens with capacity to infiltrate the rainwater that is generated as a result of the impermeable paved area.



Bicycle Parking

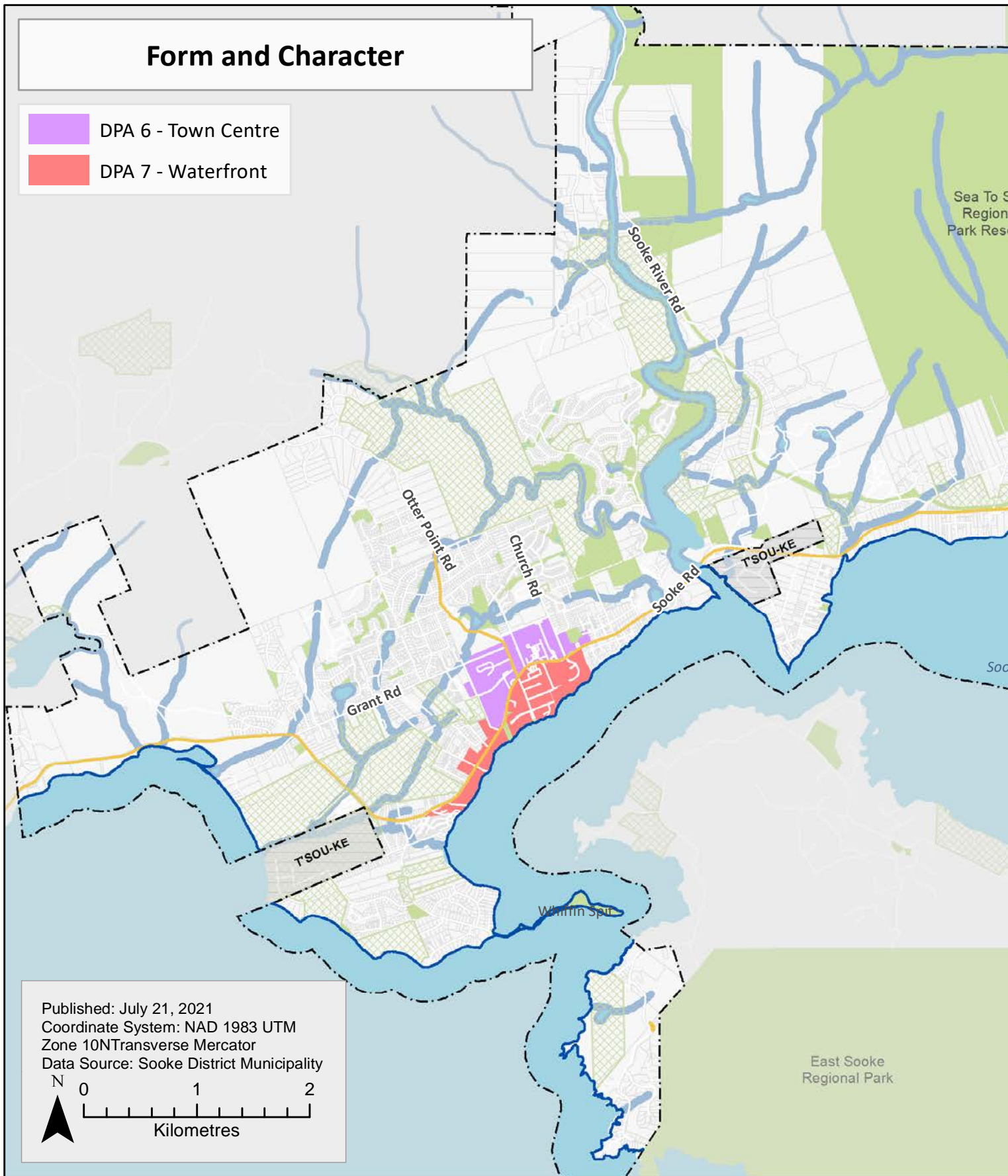
- o. Provide sheltered, secure, well-lit bicycle parking facilities at grade near primary building entrances and pedestrian walkways.

Waterfront Access

- p. Where lots intersect with the Existing and Potential Shoreline Access points identified in the Parks and Trails Master Plan (2020), provide barrier free and environmentally sensitive pedestrian access to beaches and natural features.
- q. Pedestrian access points that have inclined walkways or ramps with a gradient exceeding 1:10 must have handrails.
- r. Provide amenities including bike and vehicle parking, washrooms, garbage cans, and seating at Existing and Potential Shoreline Access points
- s. Provide wayfinding and signage to identify Existing and Public Shoreline Access points.
- t. Where commercial or private marine uses require secure access, gates and fences shall not interfere with views from the public access point or waterfront walkways.

Form and Character

-  DPA 6 - Town Centre
-  DPA 7 - Waterfront



Published: July 21, 2021
Coordinate System: NAD 1983 UTM
Zone 10N Transverse Mercator
Data Source: Soke District Municipality

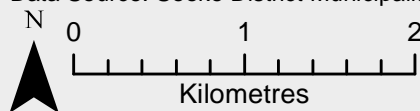




Figure 19. Form and Character Development Permit Areas

6.10 DPA 8 - Intensive Residential

6.10.1 Intent

The intent of these guidelines is to provide direction for walkable, vibrant, safe and distinguished neighbourhoods within the Community Growth Boundary that improve connectivity to residents' daily needs. The guidelines direct the form and character of new development so that neighbourhoods evolve harmoniously with the existing natural and built context.

6.10.2 Designation

The Intensive Residential Development Permit Area (DPA #8) applies to the:

- construction of, addition to, or alteration of a building or structures in multifamily/ multi-unit developments including duplexes or single-detached residential developments where the minimum lot size is less than 550m² (5920.1 ft²)
- subdivision of land for single-detached residential developments where the minimum lot size is less than 550m² (5920.1 ft²)

Development Permit applications will allow the District of Sooke to review proposals for compliance with guidelines as noted below. Issuance of a general development permit for the site layout of a comprehensive or phased development project does not absolve applicants from the requirement for subsequent development permit(s) to address the form and character of individual buildings or environmental/hazardous conditions within the project site or to acquire additional required permits.

6.10.3 Objectives

- a. Promote a high level of design quality and design creativity for buildings in the Community Growth Area and in Comprehensive Development Areas.
- b. Support diverse housing choices and affordability in both already developed Neighbourhoods and new neighbourhoods.
- c. Introduce new forms of housing that sensitively integrate with and evolve the character of existing neighbourhoods.
- d. Introduce higher density forms of housing that offer residents a high quality of life.
- e. Promote pedestrian connectivity throughout the District and within new developments.
- f. Create the sense of distinct neighbourhoods within Sooke.
- g. Integrate small-scale neighbourhood-serving commercial uses into the residential context.
- h. Support improved transit service;
- i. Provide concise and clear expectations for future development that can be equally understood by Council, District of Sooke staff, District of Sooke residents and the development community.

6.10.4 Guidelines

6.10.4.1 Site Planning for Small Lot Subdivisions

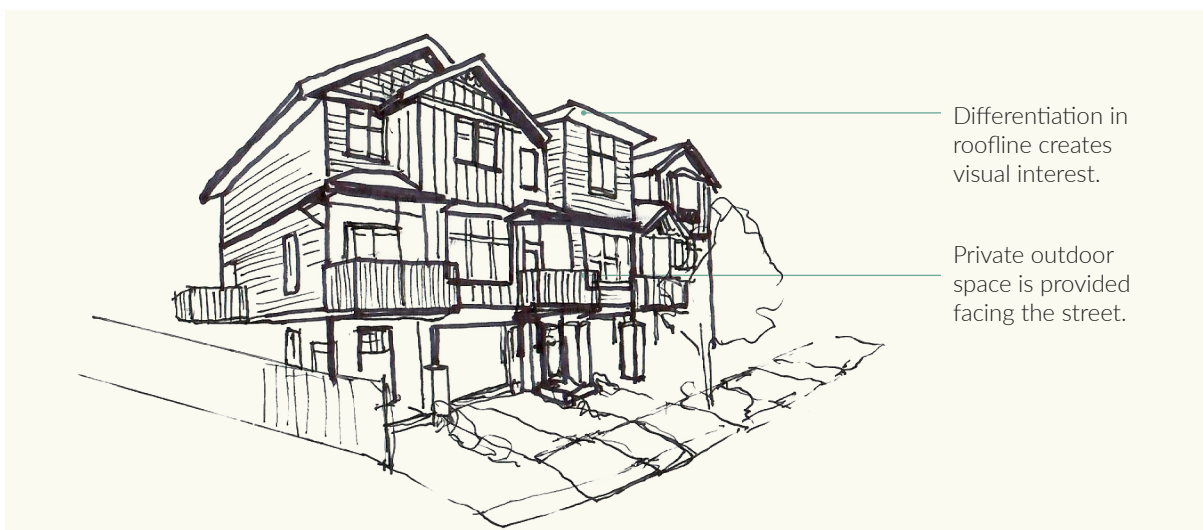
- a. Site buildings to frame and preserve distant views and view corridors from the public realm. Terminate near views with prominent architectural features or landscape features.
- b. Incorporate natural site features into site planning. For instance, follow the natural contour lines of topography, minimize disruption of rock outcroppings, and preserve sensitive ecosystems, mature trees and culturally significant features.
- c. Provide laneway access to private parking areas to minimize pedestrian and vehicle conflict on sidewalks and to provide on-street parking.
- d. Create blocks to be between 100m and 150m in length for optimal pedestrian connections.
- e. Connect new streets and pedestrian/cyclist pathways with existing or planned streets and pedestrian/cyclist pathways in surrounding areas.
- f. Avoid cul-de-sacs and other physical barriers to pedestrian and cyclist movement unless a through connection would compromise natural site features.
- g. Where cul-de-sacs are necessary, include a pedestrian or bicycle through connection from the end of the cul-de-sac.

6.10.4.2 Architectural Expression

Building Materials

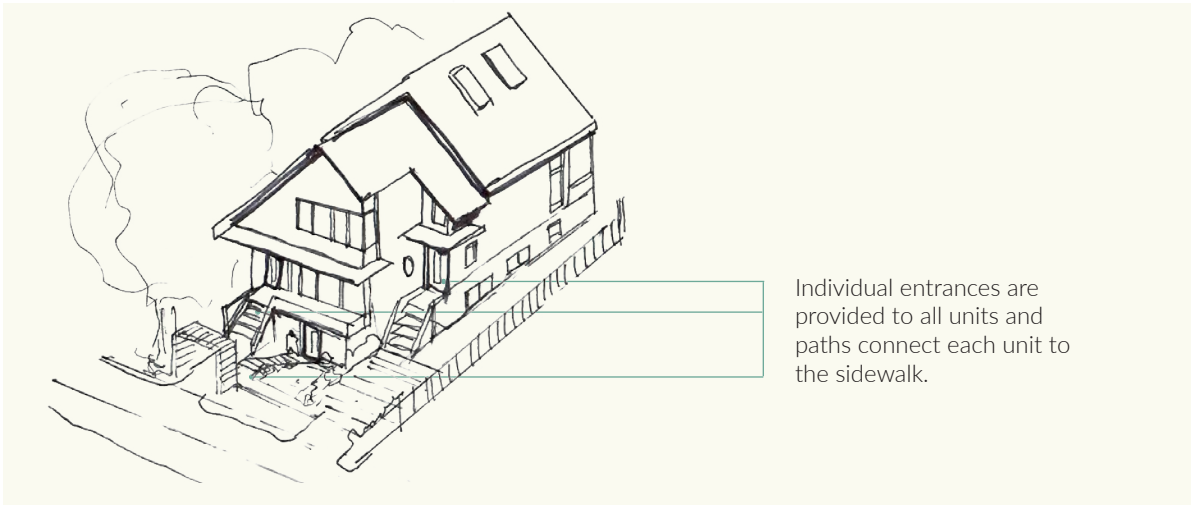
- a. Reflect the natural context and character of Sooke through exterior cladding materials. Wood, stone and metal siding are recommended materials; the use of stucco, pebble dash cladding, vinyl siding and faux finishes is prohibited.
- b. Create a harmonious and consistent architectural character across all building elevations. For instance, consistency may be achieved through building materials, roof lines, windows and door treatments.
- c. Use consistent roofing material across principal and accessory buildings, including garages.

- d. Design the street-facing façade of a building as most architecturally significant while in keeping with the design of a building as a whole.
- e. Prioritize the selection of building materials that reflect the following characteristics:
- Locally and regionally sourced
 - Include recycled content
 - Non-toxic
 - High quality and durable
 - Low embodied carbon emissions
- f. Minimize privacy impacts between residences in the placement of windows, balconies and doors.
- g. If attached or detached garages are provided, they should not be the dominant housing feature visible from the street and shall be accessed by lane if one exists. In the absence of the lane, the visual dominance of the garage should be minimized. Where garage entries are provided from the front yard, recess relative to pedestrian entries (ie. the primary front door).



Multi-Unit Developments

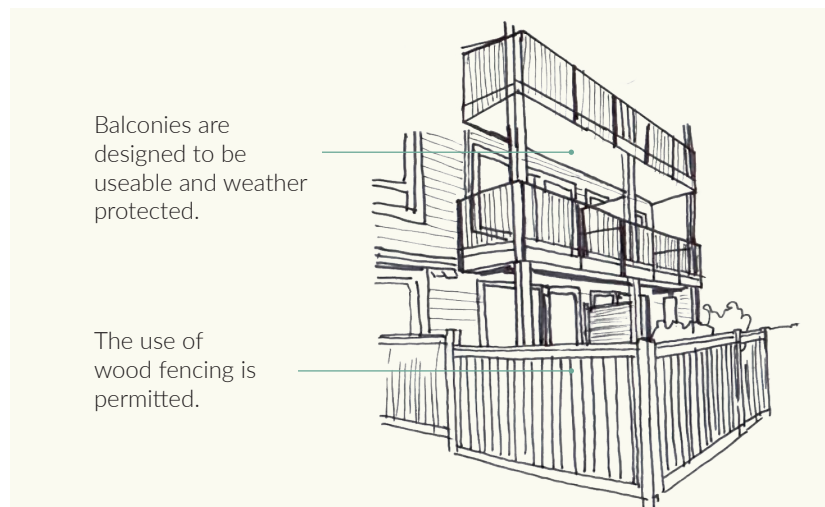
- h. Where multiple buildings are proposed, distinguish each façade. Distinguishing elements may include gables, porches, roof overhangs, eaves, and exterior finish colour, material, textures. Avoid “mirror image” front façades.



- i. Express individual units in attached housing (townhouses, rowhouses or duplexes). Strategies may include differentiations in massing, stepbacks, rooflines, colours or materials.

6.10.4.3 Siting and Massing

- a. Orient building frontages to face the street to promote interaction with neighbours, residents and visitors.
- b. Design buildings to minimize shadow impacts on adjacent properties. Strategies may include staggering the locations of buildings on adjacent lots, reducing the overall building footprint, and using stepbacks at upper building levels.
- c. Consider the compatibility with neighbouring buildings in the siting and massing of new development.



Multi-Unit Developments

- d. Provide individual at-grade building entrances to all ground-floor units.
- e. Provide paths from the adjacent street or public walkway to building entrances.

6.10.4.4 Private Open Space

- a. Provide a 10m² minimum (with 2m minimum dimension) of private, useable outdoor space for each dwelling unit. Outdoor spaces may include any combination of green space, decks, porches, balconies and patios. These spaces shall:
 - Balance vegetated, naturalized areas with permeable hardscapes.
 - Maximize solar access.
 - Minimize noise disruption.
 - Minimize “overlook” from adjacent residential units.
- b. Design balconies to be usable and weather protected. Design balconies to be inset or partially inset to offer privacy and shelter, reduce bulk and minimize shadowing. A minimum dimension of 2m x 2.7m is recommended for usability.

Multi-Unit Developments

- c. Common open spaces may be provided to accommodate the minimum private open space per dwelling unit requirement in guideline 6.10.4.4.a.
- d. Connect common open spaces to public walkways
- e. Situate all common areas to have sunlight exposure. Locate the primary common open space in an area with a southerly or westerly orientation whenever possible.
- f. Provide landscape enclosures such as garden walls, fences, hedges and shrubs to define the semi-private open space of each ground-oriented unit.

6.10.4.5 Streetscape and Public Realm

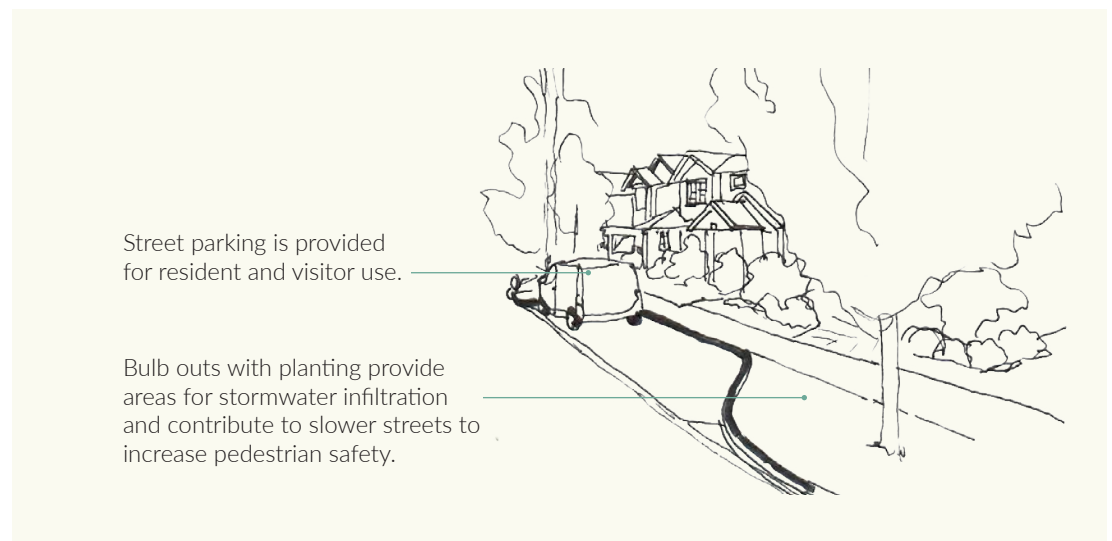
Streetscape

- a. Contribute to a pedestrian realm that supports a sense of welcoming, inclusivity and safety for all. Appropriate strategies include good sight lines between destination and pedestrian-scale lighting.
- b. Use lighting fixtures that are “dark skies” friendly to limit light pollution at night.

- c. Design lighting fixtures used on building façades to be cohesive with the general character of the building.
- d. Provide street trees that have the following characteristics:
 - Well adapted to urban conditions and are resilient to climate change
 - A large and visually permeable tree canopy (ie. not a dense conifer)
- e. Provide wide softscape boulevards for street trees to allow them to thrive over the long term (i.e. 3m wide). Where space is constrained, provide soil cells or structural soil for street trees to allow for healthy long-term growth.
- f. Retain mature trees and established vegetation wherever possible and especially in areas adjacent to natural features including but not limited to creeks, ponds, slopes and rocky outcroppings to maintain natural systems and to increase visual interest.
- g. Use shrubs and trees as landscaping materials between streets and buildings to enhance the development's form and character, provide for shade, and to add natural features to a neighborhood.
- h. The use of wood or living fencing (shrubs or hedges) is permitted between neighbouring lots. When fencing is used along street frontages, it must be limited to 1.2m in height.
- i. Connect subdivisions to adjacent developments through a clearly defined street grid and pedestrian connections between streets in the form of sidewalks and/or trails. Cul-de-sacs are not permitted.
- j. Incorporate 'Bear Smart' techniques to reduce the likelihood of bear-human conflicts, e.g. providing for secure garbage units and landscaping with non-fruit bearing trees, among others.
- k. Where feasible, landscaped areas should be irrigated with an automatic irrigation system.

General Planting

- l. Prioritize the use of native and climate adaptive plants in landscaping.
- m. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- n. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- o. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in rain gardens, and under building overhangs is acceptable.
- p. Planted/garden areas are to be finished with composted bark mulch.



6.10.4.6 Parking and Access

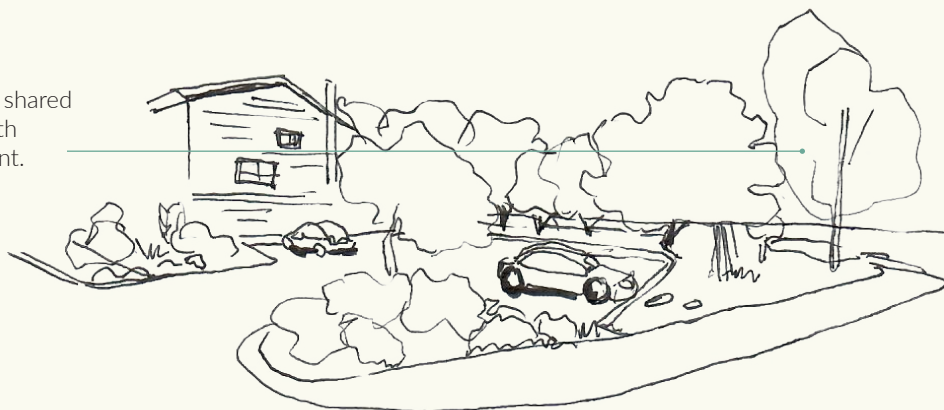
On Street Parking

- a. On street resident and visitor parking is encouraged to allow more interior and exterior useable space on the parcel.
- b. On street parking is encouraged to provide a buffer for pedestrians from traffic and minimize the amount of curb cuts bisecting the sidewalk
- c. Design bulbouts with planting and seating between groups of on-street parking spaces to reduce the apparent width of the streetscape and provide areas for stormwater mitigation.

Off Street Parking

- d. Provide laneway access in new subdivisions.
- e. Where a garage is provided, minimize the front-yard setback to encourage vehicle parking in the garage.
- f. Where a lane-accessed garage is provided, minimize the amount of paved driveway areas to the size of one parallel parking stall to prioritize the use of interior garage space for vehicle parking, reducing the amount of paved outdoor surfaces.
- g. Locating detached parking garages near the rear property line, subject to zoning bylaw siting requirements is encouraged.

Buffer the edge of shared surface parking with landscape treatment.



Paving and Permeability

- h. Paving should be a light colour to reduce the urban heat island effect.
- i. Prioritize the use of permeable pavers such as grassed cellular paving, porous pavers, or a comparable alternative to allow stormwater infiltration.
- j. Provide accessible pedestrian paths that connect building entrances to and through parking areas and sidewalks. Distinguish pedestrian features with landscaping. Features such as distinct paving, street trees, and overhead weather protection on exterior building walls are recommended.
- k. Ensure accessible pathways are provided alongside where permeable pavers are used.

Bicycle Parking

- l. Where a garage is not provided, provide sheltered, secure, well-lit bicycle parking facilities at grade near a building entrance.

Multi-Unit Developments

- m. Where multi-unit buildings have vehicular access via a public street, combined driveway access points are required.
- n. A shared parking area is encouraged, with pedestrian paths connecting individual units. Where relevant, shared driveways are also encouraged.
- o. Buffer the edge of shared surface parking areas with a landscaping treatment. Wood and living fencing may be used providing it does not exceed 1.2m in height.
- p. Provide pedestrian-scaled lighting within the parking lot to improve nighttime visibility and circulation.
- q. Where visitor parking spaces are provided, they shall be clearly identified through wayfinding and signage within each development.

6.11 DPA 8 - Neighbourhood Commercial

6.11.1 Intent

The OCP supports the inclusion of neighbourhood-serving commercial uses within predominately residential areas.

Neighbourhood commercial areas are catalysts for wellbeing. They can become social magnets, providing places for neighbours to meet while they meet their daily needs. They support physical wellbeing by giving residents access to amenities and services within a short stroll from their home. And, by making it easier to meet residents' needs without the use of a car, Sooke can lower transportation-related GHG emissions.

The intent of the Neighbourhood Commercial guidelines is to provide direction for the sensitive integration of neighbourhood-serving commercial areas so that they may contribute to vibrant, pedestrian-oriented, functional neighborhoods.

6.11.2 Designation

A Development Permit is required as per Section 488.1 of the Local Government Act for the establishment of objectives for the form and character of small-scale neighbourhood-serving commercial uses in predominantly residential areas outside of the Town Centre and Waterfront DPAs. Application includes:

- The construction of, addition to, or alteration of a building or structures used for at-grade retail businesses, other than grocery stores, of 100m² in floor area
- The construction of, addition to, or alteration of a building or structures used for at-grade grocery stores not exceeding 1,000m² in floor area

6.11.3 Objectives

- a. Enable residents to meet more of their daily needs within their neighbourhood
- b. Promote social connection to strengthen neighbourhood cohesion and resiliency
- c. Improve equitable access to amenities and services
- d. Support active and sustainable lifestyles by improving walkability and rollability

6.11.4 Guidelines

6.11.4.1 Architectural Expression

- a. Prioritize the selection of building materials that reflect the following characteristics:
 - Locally and regionally sourced
 - Include recycled content
 - Non-toxic
 - High quality and durable
 - Low embodied carbon emissions
- b. Design commercial frontages to be visually distinct from surrounding residential uses.
- c. Allow opportunities for differentiation between adjacent commercial frontages to reflect each's character and use.
- d. Design the street-facing façade of a building to be the most architecturally significant while in keeping with the design of a building as a whole. Corner buildings should be sited to address both streets with a similar architectural significance on each street.
- e. Incorporate exterior mechanical and electrical equipment into the overall architectural treatment of the building. Locate equipment away from sidewalks, pedestrian amenities and patios or outdoor seating areas and screened from view or screened to blend in with the roof and/or elevator penthousing

Windows

- f. Provide clear and transparent windows at the ground level to contribute to an engaging public realm and overall wayfinding. Mirrored windows are not permitted.
- g. Prioritize the use of large doors and windows that open to the street.

6.11.4.2 Scale and Massing

- a. Support a variety of commercial uses by providing a minimum floor-to-ceiling height of 4m.
- b. Design buildings to minimize shadow impacts on the public realm and neighbouring properties. Strategies may include but are not limited to reducing the overall building footprint and using stepbacks at upper building levels.
- c. Design massing to be compatible in scale to the adjacent residential areas.
- d. Articulate the corner of a building when siting it at an intersection to create a sense of visual interest and improve the visibility of the intersection. Architectural strategies may include chamfered or rounded corners, projecting or recessed entrances, volumetric manipulations (for instance, additional height at the corner), enhanced window design or others that work to define a prominent corner.

6.11.4.3 Mixed-use

- a. Distinguish residential uses from commercial uses in mixed-use developments. Employ architectural strategies such as but not limited to stepped or varied building massing, change in materiality, articulated exterior walls and rooflines, differentiation in windows, overhangs and awnings, and/or sloped roofs

6.11.4.4 Streetscape and Public Realm

Streetscape

- a. Orient primary entrances toward the streetscape.
- b. Provide a setback from the property line to create a frontage zone on the sidewalk that allows for “spill out activities” (outdoor seating, produce stands etc.) without affecting the unobstructed travel area.
- c. Where multiple outdoor seating areas are provided, at least one area should face the street.
- d. Consider the inclusion of design features at a height of 3 to 3.75 metres that bring a sense of “upper level enclosure” to the pedestrian experience. The addition of hanging lights, bracket hung signs, seasonal flowerpots, banners are all appropriate and desirable elements to further the commercial character. Incorporate awnings and canopies at the ground-level of the street façade to provide weather protection for pedestrians and a useable outdoor space for commercial uses.
 - Design awnings, canopies and signs for commercial units to be integrated into and complementary to the overall architectural design of the building.
 - Backlit signs are not permitted.

- e. Contribute to a pedestrian realm that supports a sense of welcoming. Appropriate strategies include good sight lines between destinations, pedestrian-scale lighting, and a clear division of private, semiprivate and public space.
- f. Use lighting fixtures that are “dark skies” friendly to limit light pollution at night.
- g. Design lighting fixtures used on building façades to be cohesive with the general character of the building.
- h. Incorporate ‘Bear Smart’ techniques to reduce the likelihood of bear-human conflicts, e.g. providing for secure garbage units and landscaping with non-fruit bearing trees, among others.

General Planting

- i. Prioritize the use of native and climate adaptive plants in landscaping.
- j. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- k. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- l. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in raingardens, and under building overhangs is acceptable.
- m. Planted/garden areas are to be finished with composted bark mulch.

6.11.4.5 Parking and Access

- a. Provide bicycle parking near the front entrance of the building, and nearby any outdoor seating areas.
- b. Where unable to provide loading and service functions on-street, orient loading and service functions within or to the rear of buildings.
- c. Where parking is provided on site, it should be located underground, or to the rear of the building. Surface parking should be screened using vegetation, including shrubs and trees. Ensure that shrubs are low growing (i.e. use dwarf species that grow up to 1.2m) and use trees that provide transparency (i.e. higher canopy starting at 1.8 metres, to allow for visual connections to the sidewalk and adjacent street). Parking areas should not be located between the sidewalk and the front façade.

6.12 DPA 9 - Employment Lands

6.12.1 Intent

Employment lands are substantial land areas that require design consideration for optimal integration with surrounding land uses and transportation corridors. As employment centres, Employment Lands must be adaptable to evolving economic context while meeting the needs of employees today.

6.12.2 Designation

A Development Permit is required as per Section 488.1 of the Local Government Act for the establishment of objectives for the form and character of areas within the Employment Lands land use designation and subdivisions of lots greater than 900m² for commercial or light industrial uses.

6.12.3 Objectives

- a. Improve the adaptability of employment space by ensuring that new buildings are designed to accommodate evolving economic forces and growth of the District.
- b. Design employment lands to support organic growth, phasing and urban integration over time
- c. Create buildings and spaces that relate to and respect the public realm as well as show case functional workspace

6.12.4 Guidelines

6.12.4.1 Architectural Expression

- a. Reflect the industrial character of the area. Encouraged materials include contemporary metal cladding systems, metal siding, heavy timber structural elements, glass and steel. Prioritize materials with the following characteristics:
 - Locally and regionally sourced
 - Include recycled content
 - Non-toxic
 - High quality and durable
 - Low embodied carbon emissions

Stucco and vinyl are not permitted.

- b. Design main building entries to be clearly identifiable, transparent and accessible from the street.
- c. Avoid large expansive building elevations. Architectural strategies such as the use of textures, patterns, colours, secondary materials, landscaping, and building form variations must be employed to break up large, blank walls.
 - Feature banding to break up perceived wall height may be used to assist in achieving horizontal articulation
 - Vertical service elements, such as stair and elevator shafts, may be used to assist in articulation, as well as being expressive of their function.
- d. Distinctly mark visitor, employee and service entrances through architectural expression and wayfinding graphics.
 - Highly visible circulation and building systems are encouraged to support wayfinding.

6.12.4.2 Siting and Massing

- a. Reinforce established street orientations in the design and siting of new buildings.
- b. Take a campus approach to siting buildings on large sites. Cluster buildings to create common outdoor areas and internalized vehicular access. The siting of buildings should accommodate industrial, commercial and institutional scales.
- c. Provide an attractive near view from building entrances and along major pedestrian corridors. Near views may frame high-quality materials, architectural details, windows into workspaces, active outdoor uses and landscape elements. Visually link open spaces, building entrances and other destinations on site.
- d. Minimize opportunity for hiding places to support safety and security.

6.12.4.3 Roofscapes

- a. Design roofscapes for outdoor amenity areas whenever possible, with orientation towards hillside and ocean views.
- b. Design roof surfaces to reduce the urban heat-island effect through the use of high-albedo roofing materials and planting. Consider living roofs where possible and when visible and accessible for maintenance.

6.12.4.4 Streetscape and Public Realm

- a. Design buildings with active and engaging ground floors that showcase functional workspace.
- b. Provide opportunities for flexible and diverse building typologies and light industrial uses at grade.
- c. Design architecturally integrated, high quality awnings and canopies along all pedestrian routes. On long frontages, ensure some variety in form, and/or the ability for tenants to vary the awning. Transparent or translucent glazed canopies that permit the passage of light are encouraged.

General Planting

- d. Prioritize the use of native and climate adaptive plants in landscaping.
- e. Design landscapes to support native pollinators (i.e. native flowering plants, composted mulch/incorporate logs) and migratory song birds (i.e. include coniferous trees for refuge; include plants with persistent fruits in winter; and, design plant areas so that they have multiple layers of foliage (ex. ground cover, shrub layer and trees)).
- f. Reduce the urban heat island effect by incorporating trees with significant tree canopy to shade areas of paving. Where space is limited, provide columnar tree species.
- g. Plant all non-paved areas with sod, ground cover, perennials, shrubs or trees. Large expanses of rock and gravel are discouraged. Though, strategic use of river rock in raingardens, and under building overhangs is acceptable.
- h. Planted/garden areas are to be finished with composted bark mulch.

6.12.4.5 Lighting

- a. Integrate building entry, path and parking lighting into the site and building design.
- b. Orient exterior lights away from adjacent residential properties.
- c. For larger developments or campuses where light spill on adjacent properties is a concern, a site lighting plan should be provided.
- d. Review opportunities to use lighting design standards and guidelines that reduce negative impacts to birds and other wildlife.

6.12.4.6 Signage

- a. Design corporate signage to be subordinate to the design of the building and architecturally integrated with the development.
- b. Backlit signs are not permitted.
- c. Signage that complements the industrial character is encouraged. Examples include signs with individual letters placed directly on the building, signs that incorporate materials that reinforce industrial character (steel, glass, heavy timber).
- d. One freestanding, ground oriented pylon sign is appropriate at each entrance to a large campus site, complimented by wayfinding signage at key decision points along internal drives and paths.

6.12.4.7 Parking and Access

Bicycles

- a. Provide bicycle parking near the front entrance of the building, and nearby any outdoor seating areas.
- b. Provide direct routes between bike routes and building entrances, bike parking, and other end-of-trip facilities.

Parking

- c. Where parking is provided on site, it should be located underground, or to the rear of the building.
- d. Minimize surface parking; where surface parking is provided, design it so it can transition to work space over time as other modes of transportation improve. Surface parking should be screened using vegetation, including shrubs and trees. Ensure that shrubs are low growing (i.e. use dwarf species that grow up to 1.2m) and use trees that provide transparency (i.e. higher canopy starting at 1.8 metres, to allow for visual connections to the sidewalk and adjacent street). Parking areas should not be located between the sidewalk and the front façade.
- e. Where unable to provide loading and service functions on-street, orient loading and service functions within or to the rear of buildings.

Access

- f. Shared access between adjacent parcels is preferred to reduce the number of drive aisles.
- g. When common easements for shared access are not possible, a single point of entry to individual parcels is preferred.
- h. Design primary vehicle access points to be clearly identifiable and delineated with wayfinding signage and landscape treatment.
- i. Position loading bays and service areas access in rear or sideyards to minimize impact on the pedestrian realm.





PART 7

IMPLEMENTATION

7.1 Delivering Picture Sooke

This Official Community Plan builds on Sooke's strengths as a community and provides a future-oriented framework to meaningfully address challenges and support opportunities.

This document provides long-term direction for how Sooke will grow over the next 30 years. While the policies included in this OCP are intended to provide consistent direction, the document equally needs to be flexible and adaptable in response to evolving community needs, and be supported by a diversity of mechanisms to ensure the resilience of its implementation.

PARTNERSHIPS

Key to the implementation of this Official Community Plan will be ongoing relationship building and partnership development.

A new era of partnership has emerged where government, businesses and the community are working together to collectively plan for the future. Implementing Picture Sooke through partnerships will require a sustained and committed effort from everyone.

Budget Alignment

Central to the implementation of this OCP will be alignment with municipal budgeting processes. The District will incorporate a budget that takes a holistic approach to land use planning, establishing and documenting how proposed spending supports achieving this OCP's vision and goals.

Development Alignment

Future land use decisions will need to be consistent with the direction of this Official Community Plan.

All development proposals submitted to the District will be required to demonstrate both areas of alignment and potential inconsistencies with the goals of this OCP. This analysis will need to be comprehensive, considering the complete OCP and its overall objectives.

ALIGNMENT WITH DISTRICT POLICIES

Ensure future District plans, policies and bylaws prepared following adoption of the Official Community Plan take direction from and are consistent with this Official Community Plan. In addition, plans, policies, and bylaws adopted prior to the OCP should be updated and amended to be generally consistent with the OCP over time.

The following neighbourhood and other plans do not exist and would further support the vision, policies, and regulations of the OCP:

Plans to Update

Numerous existing plans have a direct impact on the growth and development of the District that should be updated following adoption of the OCP as part of the implementation strategy. The following are a list of District policy documents that must be updated and undergo a critical review to align with the vision, policies, and regulations of the OCP.

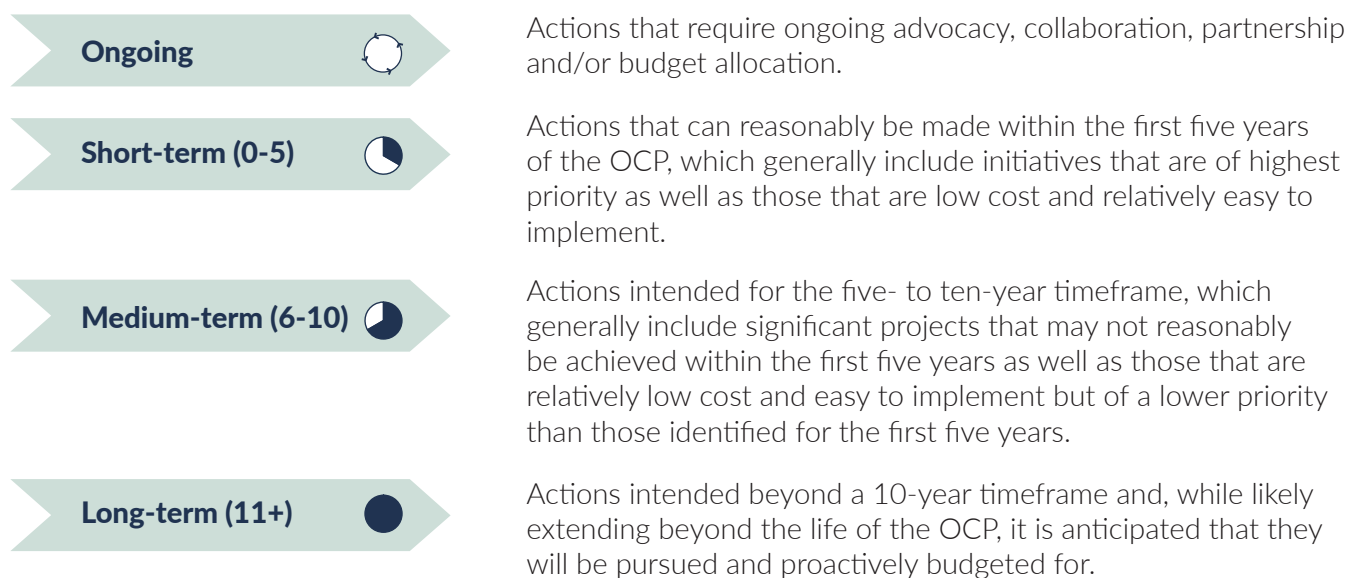
- Sooke Zoning Bylaw (2013)
- Town Centre Plan (2008)
- District Wildfire Protection Plan (2011)
- Agricultural Plan (2012)
- Community Energy and Emissions Plan (2013)
- Emergency Response & Business Continuity Plan (2013)
- Sooke Region Cultural Plan (2011)

STRATEGIC DELIVERY OF COMMUNITY POLICIES

The following section is the OCP implementation strategy. It contains itemized actions that the District intends to pursue over the life of the OCP. These include actions led by the District along with opportunities for partnership and collaboration with other organisations and government entities.

The following tables separate the actions into their corresponding policy area and include direction for the timeframe and leadership anticipated for each.

Prioritization and Phasing



Example Table

#	Implementation action number	OCP section reference number	OCP Action	Action timeframe	Action leadership
1.		4.#.#.#	Sample Action Item	Short-term	District

Corresponding OCP policy section

ACTION ITEMS | **POLICY SECTION**

Definitions

Term Used	Definition	BC	Province of British Columbia
District	District of Sooke	Canada	Federal Government of Canada
T'Sou-ke	T'Sou-ke First Nation	Non-profit	Non-profit organisation
CRD	Capital Regional District	SRCHN	Sooke Region Communities Health Network

ACTION ITEMS | LAND USE

#			Timeframe	Leadership
1.		Initiate a Neighbourhood Area Plan process for the Billings/Kaltasin area, in partnership with the T'Sou-ke First Nation.	Contingent on sewer servicing strategy	District

ACTION ITEMS | TRANSPORTATION

#	OCP Reference		Timeframe	Leadership
2.	4.1.1.2	Align decision-making and investment in multi-modal mobility infrastructure consistent with the District of Sooke Transportation Master Plan (2020).	Ongoing	District
3.	4.1.3.1	Provide funding to make improvements to existing bus stops, which would include accessible boarding pads and other passenger amenities such as shelters and benches. Bus stop improvement priorities will align with those identified in the Sooke Local Area Transit Plan that are on District roads.	Ongoing	BC Transit BC District
4.	4.1.3.2	Continue to work with BC Transit and the Ministry of Transportation and Infrastructure to identify, plan, and construct transit priority measures along the Island Highway and other strategic corridors to support the faster movement of transit passengers through areas of congestion and reduce transit travel times.	Ongoing	BC Transit BC District
5.	4.1.3.4	In alignment with the Sooke Local Area Transit Plan, work with BC Transit to expand regional transit service to Langford, downtown Victoria, and other parts of Greater Victoria. This will include additional service hours on the Route 61 on both weekdays and weekends.	Ongoing	BC Transit Province District
6.	4.1.5.1	Continue to expand the public EV charging station network by adding new Level 3 charging stations along Highway 14. Specific locations will align with the recommendations in the Capital Region Electric Vehicle and Electric Bicycle Infrastructure Planning Guide, which include SEAPARC Leisure Complex and the new Sooke library.	Ongoing	District CRD BC Hydro

Table continues on following page

7.	4.1.5.2	Continue to monitor provincial e-bike incentive programs and consider providing a top-up incentive to increase uptake of electric bicycles.	Ongoing	District CRD
8.	4.1.5.3	Address ride-hailing and other “new mobility” options as they begin to emerge in Sooke.	Ongoing	District
9.	4.1.3.3	To support the implementation of the new local transit routes, work with BC Transit to support the implementation of the Wadams Way Transit Exchange.	Short-term	BC Transit BC District
10.	4.1.4.2	Update off-street parking requirements in the Zoning Bylaw to align with current trends and best practices.	Short-term	District
11.	4.1.4.3	Undertake a review of the District’s on-street parking management practices to reflect the changing population and to explore the following topics: Residential parking permit program; Time limited parking in areas with existing and planned mixed-use development; Passenger loading stalls areas with existing and planned mixed-use development; and accessible parking stalls include design standards and locations where they are most appropriate.	Short-term	District
12.	4.1.4.4	Complete a Town Centre parking management study that includes public consultation with Town Centre businesses and the general public, and an inventory of locations that may be suitable for municipal owned parking areas.	Short-term	District
13.	4.1.5.4	Explore the feasibility of a micromobility readiness assessment to determine what bylaws need to be changed, identify similarities/differences from pedestrians/cyclists, where micromobility vehicles should be allowed, what the risks and mitigation exist, and provide a framework for what a private shared system could look like if permitted. Following the assessment, the District will apply to the provincial government’s Micromobility Pilot, either to allow private use of the devices or to allow private operators.	Long-term	District BC CRD

ACTION ITEMS | NATURAL ENVIRONMENT

#	OCP Reference		Timeline	Leadership
14.	4.2.1.7	Encourage preservation of culturally significant vegetation. Work with T'Sou-ke First Nation and other Indigenous communities to seek opportunities to preserve areas with culturally significant plants and ecology.	Ongoing	District T'Sou-ke
15.	4.2.1.9	Require meaningful collaboration with other government and non-government agencies, including T'Sou-ke First Nation, when land use discussions and decisions are being undertaken within and adjacent to the District of Sooke.	Ongoing	District
16.	4.2.1.10	Encourage private stewardship of environmentally sensitive areas. Encourage landowners to protect, preserve, and enhance environmentally sensitive areas on private property through conservation tools such as conservation covenants, land trusts, and eco-gifting.	Ongoing	District
17.	4.2.2.7	Incorporate natural assets as part of the District's asset management planning.	Ongoing	District
18.	4.2.3.4	Investigate the feasibility of a second "flushing channel" in Whiffin Spit and at Goodridge Peninsula in collaboration with T'Sou-ke First Nation, Department of Fisheries and Oceans, and Ministry of Environment and Climate Change to allow for the natural and historical cleansing of Sooke Harbour and Basin areas through tidal action.	Ongoing	District T'Sou-ke Canada
19.	4.2.4.5	Collaborate with the CRD and other non-profit stakeholders to protect the quality and quantity of the District of Sooke's vital water resources, including watersheds and wetlands.	Ongoing	District CRD
20.	4.2.4.8	Promote further development of facilities for the discharge of sewage from holding tanks on boats to the sewage collection system (dockside vacuum system).	Ongoing	District
21.	4.2.4.12	Work proactively in conjunction with the CRD to better understand the local effects of climate change and identify adaptation measures, taking into consideration an integrated approach to environment, social, economic, and human safety.	Ongoing	CRD District
22.	4.2.1.5	Inventory, protect, and enhance environmentally sensitive areas (ESAs), including natural watercourses, riparian, and steep or unstable slopes. More extensively map environmental resources, especially in future development areas.	Short-term	District BC

Table continues on following page

23.	4.2.2.5	Prepare a Tree Management Bylaw, requiring the protection of significant trees and trees in environmentally sensitive areas, and replacement trees for new developments and projects.	Short-term	District
24.	4.2.2.6	Update Bylaw No. 404 Subdivision and Development Standards Bylaw, 2014, to include standards for tree planting and maintenance.	Short-term	District
25.	4.2.4.9	Promote the establishment of a yard waste composting facility.	Short-term	District CRD
26.	4.2.4.10	Develop a Climate Action and Adaptation Strategy that addresses severe wildfire season, seasonal water shortages, heat waves, ocean acidification, seal level rise, and flood risk at the local level.	Short-term	District CRD
27.	4.2.4.11	Ensure the District has appropriate strategies to manage the hazards, risks, and vulnerabilities of the community through an integrated Emergency Management Plan.	Short term	District CRD BC
28.	4.2.1.6	Work with T'Sou-ke First Nation, CRD, senior levels of government, and other non-profit stakeholders to identify, inventory, and protect provincially and federally listed species at risk and wildlife habitat areas.	Medium-term	District T'Sou-ke CRD BC Non-profit Canada
29.	4.2.4.4	Collaborate with the CRD and other non-profit stakeholders for air quality monitoring and implementation of measures to improve air quality (i.e. policies, fines, green energy, enhanced education, etc.).	Medium-term	District CRD
30.	4.2.1.8	Building upon the ESA inventory, develop a natural areas strategy to help preserve and maintain the biodiversity of ecosystems, including the Sooke Harbour and Basin, for future generations.	Long-term	District
31.	4.2.2.4	Prepare an Urban Forest Strategy that evaluates the existing tree canopy across the District and establishes a target and measures to improve Sooke's tree canopy.	Long-term	District
32.	4.2.4.6	Provide municipal leadership and education in promoting water conservation.	Long-term	District
33.	4.2.4.7	Promote the development of a facility for the discharge of sewage from holding tanks on recreational vehicles to the sewage collection system (sani-dump).	Ongoing	CRD District

ACTION ITEMS | GREEN BUILDINGS

#	OCP Reference		Timeline	Leadership
34.	4.4.1.1	Build all new municipal buildings to net-zero emissions standards, meeting 100% of energy demand through renewable electrical means.	Ongoing	District
35.	4.4.1.2	Provide at least 10% of new municipal buildings' energy through on-site renewable energy generation.	Ongoing	District
36.	4.4.3.2	Prioritize building renovation permits targeting higher energy and emissions performance in the building permit application queue.	Ongoing	District
37.	4.4.1.3	Reduce energy use by at least 30% across the municipal building portfolio. Conduct a portfolio-wide energy audit and develop a retrofitting plan for all municipally-owned buildings, in alignment with asset management and strategic financial plans. Review the retrofitting plan every 5 years to evaluate progress and make necessary adjustments to meet high energy efficiency and net-zero emissions targets.	Short-term	District
38.	4.4.1.4	Retrofit all municipal buildings' space and water heating energy sources to electrical heat pump systems.	Short-term	District
39.	4.4.3.1	Establish and/or promote water efficiency and building energy efficiency retrofit incentive programs such as rebates or financing mechanisms (such as property-assessed clean energy – PACE). Coordinate with others offering such programs to cover gaps and maximize uptake.	Short-term	District

ACTION ITEMS | INFRASTRUCTURE

#	OCP Reference		Timeline	Leadership
40.	4.5.1.5	Replace water and wastewater pumps at their end of life with more energy efficient models.	Ongoing	District
41.	4.5.1.7	Continue to support and expand programs that divert solid waste from landfills, including yard waste, recyclable materials, and kitchen organics.	Ongoing	CRD District
42.	4.5.1.8	Continue to support and expand local and regional efforts to decrease waste generation. This includes, but is not limited to, demand-side management measures such as single use plastic restrictions and supporting landfill bans on materials that have viable local diversion options.	Ongoing	District CRD
43.	4.5.1.9	Continue to support and expand local and regional water use demand-side management efforts including outdoor water use restrictions, development and building bylaws, universal water metering, and rainwater harvesting.	Ongoing	District CRD
44.	4.5.1.6	Upgrade streetlights to use LED bulbs.	Short-term	District Province BC Hydro
45.	4.5.1.1	Conduct a risk and vulnerability analysis of municipally owned and operated infrastructure at the asset class and system level to determine the climate change impact vulnerability of municipal infrastructure and identify priority assets for adaptation interventions.	Short-term	District
46.	4.5.1.2	Establish a time-bound program of climate change adaptation measures to implement on local and regional infrastructure, according to the priority established in the assessments. Ensure that the program has a full suite of “green infrastructure” interventions.	Short-term	District CRD
47.	4.5.1.3	Install or upgrade to zero-emissions back-up power in critical infrastructure (e.g. battery electric storage, hydrogen, RNG).	Medium-term	District
48.	4.5.1.4	Develop inspection procedures for high-risk infrastructure to identify damage resulting from extreme weather events.	Medium-term	District

ACTION ITEMS | AGRICULTURE AND FOOD SYSTEMS

#	OCP Reference		Timeline	Leadership
49.	4.6.3.4	Advocate to senior governments for policy change to better support the slaughter and processing of locally raised livestock.	Ongoing	
50.	4.6.6.2	Partner with the CRD to educate about and minimize food waste, and leverage agri-food system by-products as resources for the circular economy.	Ongoing	CRD District
51.	4.6.5.4	Collaborate with T'Sou-ke First Nation and other Indigenous community members to develop Indigenous gardens that focus on the cultivation of culturally important species of plants for food, medicine, and ceremony, and provide opportunities for complementary programming or education.	Ongoing	District
52.	4.6.1.3	Support, expand, and work with Sooke Country Market to identify a permanent farmers' market location, which provides site amenities such as loading zones, public washrooms, access to potable water, electricity, and accessible parking.	Short-term	District Sooke Country Market
53.	4.6.2.5	Consider updating Sooke's Zoning Bylaw to implement an appropriate minimum on-site or off-site requirement for food growing space such as community gardens or allotment gardens based on proposed gross floor area for larger multi-unit and mixed-use developments.	Short-term	District
54.	4.6.1.4	Align Sooke's Zoning Bylaw provisions for farm retail sales with the current ALC Act and Regulations. In particular, allow limited sales of off-farm products on ALR parcels.	Short-term	District
55.	4.6.4.4	Create a District policy for ALR exclusions.	Short-term	District
56.	4.6.4.5	Explore opportunities for local property tax and other incentives to encourage food land preservation and production.	Short-term	District CRD
57.	4.6.5.3	Collaborate with T'Sou-ke First Nation and other Indigenous community members to identify and protect lands and waters supporting gathering and harvesting of traditional foods.	Short-term	District

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58.	4.6.6.4	Update the District procurement policy to address social procurement objectives including local food acquisition opportunities.	Short-term	District
59.	4.6.2.4	Consider creating a food and agriculture advisory body to support the implementation of agriculture and food security policies.	Medium-term	District
60.	4.6.3.3	Establish District-specific food production targets, linked to a self-sufficiency goal, and enable them by supporting a thriving urban farming sector (whether indoor, rooftop, industrial, ALR, and in-ground models).	Medium-term	District
61.	4.6.6.3	Explore opportunity to develop a Sooke composting facility.	Medium-term	District

ACTION ITEMS | **COMMUNITY ECONOMIC DEVELOPMENT**

#	OCP Reference		Timeline	Leadership
62.	4.7.4.5	Enable the arts, culture, and non-profit sectors to increase their impact on the local economy by offering support mechanisms such as granting, access to spaces, and capacity building opportunities.	Ongoing	District
63.	4.7.4.6	Collaborate with new immigrant, training, and employment organisations to support incoming workforce.	Ongoing	Chamber of Commerce Non-profit
64.	4.7.5.7	Reaffirm the importance of the High Streets within the Town Centre and Waterfront Area through the integration of urban design elements. Planning and Engineering departmental staff should undertake a coordinated review of Development Permit Application design drawings.	Ongoing	District
65.	4.7.5.5	Continue to support and modernize the regulation for home-based businesses to provide local services and employment opportunities in residential areas.	Ongoing	District
66.	4.7.2.1	Create a user-friendly development process guide that clarifies development application requirements and design, permitting, and construction processes. Align this document with guidelines for Development Permit Areas.	Short-term	District

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67.	4.7.2.2	Develop a comprehensive signage and wayfinding plan that enables accessible and consistent wayfinding for residents and visitors throughout the District.	Short-term	District
68.	4.7.5.6	Prepare an Employment Lands Strategy through testing the viability of Employment Lands	Short-term	District
69.	4.7.3.3	Create a reserve fund to be used for community economic development initiatives.	Short-term	District
70.	4.7.4.4	Explore cost-reduction mechanisms, such as tax incentives and DCC rebates, to support implementation of low-carbon and climate adaptation strategies.	Short-term	District
71.	4.7.5.3	Strengthen incentives for new and existing mixed use commercial development in the Town Centre, including amenity zoning and/or density bonus provisions.	Short-term	District
72.	4.7.5.4	Complete a comprehensive parking plan for the Town Centre that responds to a reduced dependency on personal vehicles and prioritizes pedestrian, cycling, and the use of transit within the community.	Short-term	District
73.	4.7.1.3	Commission a hotel and tourism study to study the tourism sector in depth and identify the viability of attracting a major recreation-oriented land use which can serve as a catalyst for expanded hospitality, tourism, hotel, and conference facility investment by the private sector.	Medium-term	CRD District South Island Prosperity

ACTION ITEMS | ARTS AND CULTURE

#	OCP Reference		Timeline	Leadership
74.	4.8.3.4	Collaborate with T'Sou-ke First Nation and other Indigenous communities to identify, steward, and educate around places of cultural significance.	Ongoing	CRD District T'Sou-ke First Nation
75.	4.8.1.2	Work with all cultural partners including T'Sou-ke First Nation and other Indigenous communities to create an updated Arts and Culture Plan that provides a foundation for partnership models, cultural development processes, cultural asset investment and management. This Plan will replace the District of Sooke's Municipal Arts Program Policy (2009) and Sooke Region Cultural Plan (2011)	Medium-term	District
76.	4.8.3.5	Participate in the scoping and exploration of a District-wide colonial audit model to review existing programs and approaches, either specific to the District or through partnership with the CRD.	Medium-term	District T'Sou-ke First Nation

ACTION ITEMS | HOUSING

#	OCP Reference		Timeline	Leadership
77.	4.9.1.2	Advocate for increased senior government support for local non-market housing initiatives, and work with other levels of government, community agencies, and the development community to support seniors housing and below market-rate rental housing.	Ongoing	District
78.	4.9.3.12	Attract development partners that will leverage the Housing Reserve Fund contributions to facilitate rental housing, seed funding to initiate developments, and purchase land for affordable housing development.	Ongoing	District
79.	4.9.1.3	Partner with non-profit agencies to enhance the support services for the homeless population.	Ongoing	District

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80.	4.9.3.9	Facilitate discussion between private non-profits, developers, and landowners concerning new affordable housing developments.	Ongoing	District
81.	4.9.3.5	Consider using District of Sooke land for future development that supports realization of affordable housing objectives.	Short-term and Ongoing	District
82.	4.9.2.3	Continue to enhance rental supply through the creative use of municipal incentives, density bonus, selective DCC discounts, reduced parking requirements, and other programs.	Short-term	District
83.	4.9.2.4	Review the Zoning Bylaw and consider amendments that support purpose-built rental unit development.	Short-term	District
84.	4.9.4.2	Support the needs of households with children in multi-unit buildings by establishing the following requirements in the Zoning Bylaw: Minimum outdoor amenity spaces; and minimum number of two- and three-bedroom units.	Short-term	District
85.	4.9.4.3	Set standards for accessible, barrier-free housing, and incentivize universal design standards in new residential developments.	Short-term	District
86.	4.9.3.6	Explore tax exemptions, Development Cost Charge reductions, and other funding mechanisms to support housing affordability.	Short-term	District
87.	4.9.3.7	Assess Development Cost Charges to incent smaller size units and more compact developments.	Short-term	District
88.	4.9.3.8	Prepare an affordable housing contribution policy.	Short-term	District
89.	4.9.3.10	Review existing Housing Reserve Fund to determine its effectiveness in developing and retaining affordable housing for households with no, low, or moderate incomes.	Short term	District
90.	4.9.3.11	Set targets for affordable housing units based on current rates of owners and tenants paying 30 percent or more on shelter.	Short-term	District

ACTION ITEMS | RECREATION AND COMMUNITY SERVICES

#	OCP Reference		Timeline	Leadership
91.	4.10.2.1	Continue to support community-based organizations in delivering priority programming through Sooke's Community Grants Program.	Ongoing	District
92.	4.10.2.2	Strengthen and expand partnerships with the CRD, Vancouver Island Health Authority (VIHA) and community organizations, to build capacity and clarify roles in the delivery of community services.	Ongoing	District CRD VIHA
93.	4.10.1.8	Explore the feasibility of developing a new multi-purpose youth and seniors centre in the Town Centre. Collaborate with local youth services, community organizations, T'Sou-ke First Nation, and other Indigenous communities to establish guiding principles for this project.	Short-term	District T'Sou-ke
94.	4.10.2.3	Explore the District's role and capacity as it relates to regulating, coordinating, and delivering on social infrastructure needs.	Short-term	District SRCHN
95.	4.10.1.5	Develop a comprehensive recreation and community facilities master plan that evaluates Sooke's current needs, identifies strategies to expand access, and proactively responds to diverse demands based on expected future growth and evolving demographics.	Medium-term	CRD SEAPARC District Community Associations
96.	4.10.1.6	Complete an accessibility audit of all District of Sooke facilities and implement associated recommendations.	Medium-term	District CRD
97.	4.10.1.7	Work with the CRD, Sooke Community Association, SEAPARC and other non-profit organizations to expand recreational programming opportunities within existing facilities and secure new facilities where feasible.	Medium-term	CRD SEAPARC District Community Associations

ACTION ITEMS | **EQUITABLE COMMUNITY**

#	OCP Reference		Timeline	Leadership
98.	4.11.1.3	Collaborate with T'Sou-ke First Nation and other Indigenous communities on initiatives that reduce systemic inequities and support self-determination.	Ongoing	District T'Sou-ke
99.	4.11.2.2	Commit to prioritizing engagement with under-represented groups in all planning initiatives .	Ongoing	District
100.	4.11.2.6	Require that advisory committees be representative of the community, including youth and elders, as well as equity seeking groups such as but not limited to: Indigenous peoples; racialized people; persons with disabilities; LGBTQ2S+ people; low income people; and residents without homes. People who rent their homes should also be proportionally represented.	Ongoing	District
101.	4.11.2.7	Allow for the compensation of equity-seeking groups for their time and expertise, recognizing that they often face additional barriers to participation.	Ongoing	District
102.	4.11.2.8	Ask people from equity seeking groups how they would like to be safely and comfortably engaged.	Ongoing	District
103.	4.11.2.9	Ensure reciprocity in engagement processes, whereby participants – as well as the District – benefit from participation.	Ongoing	District
104.	4.11.1.1	Review and implement applicable Calls to Action from the Truth and Reconciliation Commission Reports and Reclaiming Power and Place: The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls.	Short-term	District CRD T'Sou-ke
105.	4.11.2.5	Implement the recommendations from the Poverty Reduction Strategy for the District of Sooke.	Short-term	District SRCHN
106.	4.11.1.2	Through the MoU Working Group between the District and T'Sou-ke First Nation, commit to developing an action plan to implement UNDRIP locally.	Short-term	District
107.	4.11.2.1	Provide justice, equity, diversity, and inclusion (JEDI) training for all District staff and Council.	Short-term	District
108.	4.11.2.3	Conduct a JEDI audit of District services and programs to identify systemic barriers and emerging best practices.	Short-term	District
109.	4.11.2.4	Report on implementation of Sooke's Accessibility and Inclusiveness Study (2008) and update the study to incorporate principles of equity and intersectionality.	Medium-Term	District CRD