

APPENDIX A

ENGAGEMENT MATERIALS



Open house panels



WELCOME!

Why are we here?

WE ARE SEEKING YOUR INPUT ON THE DRAFT OCP!

Over the last 12 months, we have been working with the community to craft a vision and updated Official Community Plan for Sooke. This long-range regulatory policy plan will guide the District's growth and development direction until 2050, when the District could see a rise in population by 12,000 residents.

We have heard from many of you over the course of the project process, despite the hurdles of COVID-19 limiting engagement to virtual platforms. Today we get the pleasure of hearing from you in person and we want to know if we've missed anything. Share your input!

WHAT IS AN OCP - OFFICIAL COMMUNITY PLAN?

A BYLAW

An Official Community Plan (OCP) is a long-range policy plan. It is prepared and adopted as a bylaw, in compliance with the Provincial Local Government Act.

A LAND USE TOOL

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

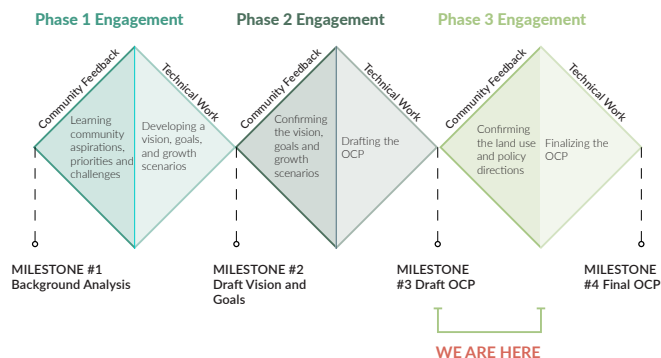
A LIVING PLAN

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 substantial changes and opportunities. Any amendments are subject to a formal Council review and approval process which includes public consultation, a public hearing, and required notifications.

ACTIVELY IMPLEMENTED

The OCP guides Council and staff, who consider and apply OCP directions and policies to municipal decisions such as budgeting, servicing, capital projects, and in the review of land use and development proposals. Municipal partners and stakeholders play roles in the OCP's implementation when making property and investment decisions or using the bylaw as a guide for facility planning and delivery of programs and services.

PROJECT PROCESS



OCP STRUCTURE

VISION

Describes the "picture" or end-state we aspire.

GOAL AREAS

Provide a framework for goal setting.

GOALS

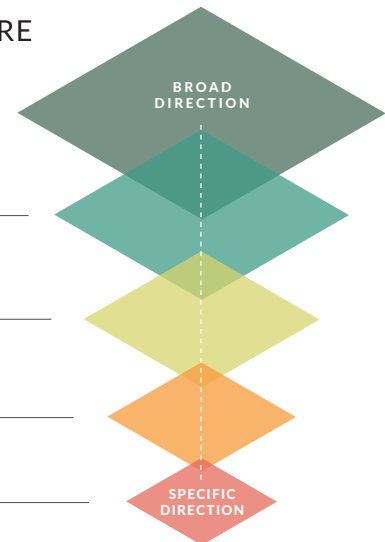
Describe the directions that will lead to the vision.

OBJECTIVES

Create a framework for detailed policy.

POLICIES

Provide detailed actions that will chart us towards the goals.



If we dream big and act boldly, what can this OCP accomplish for Sooke?



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DISTRICT POLICY

How does the OCP relate to other District policy documents?

AT A GLANCE



The OCP is a high-level regulatory document. It is an umbrella document that provides visionary direction for land use.



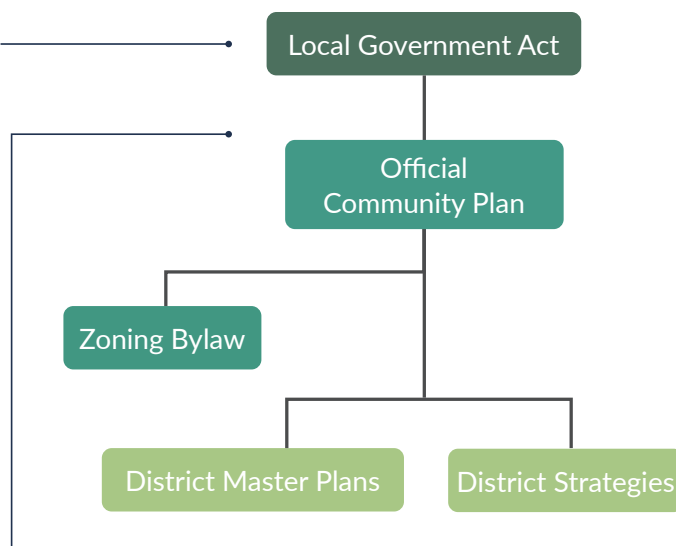
The Zoning Bylaw is a detailed regulatory document that **implements the directives in the OCP** through defining precise standards for land use and development.



District Master Plans and Strategies provide focused direction to achieve District goals and plan infrastructure and services. For example the Transportation Master Plan and Climate Action Strategy.

ADMINISTERED BY
THE PROVINCE

ADMINISTERED BY THE
DISTRICT



THE NITTY GRITTY

LOCAL GOVERNMENT ACT

The Local Government Act is the primary legislation for regional districts and improvement districts, setting out the framework for structure and operations, as well as the main powers and responsibilities. The Local Government Act also covers important authorities for both municipalities and regional districts, such as planning and land use powers and statutory requirements for administering elections.

ZONING BYLAW

The Zoning Bylaw is a regulatory document that is very specific about the use and development of buildings and land. It helps to implement the objectives described in the Official Community Plan. For instance, the OCP will say "this block is designated for medium density residential use" where the Zoning Bylaw will describe precise standards for how close a building is to lot lines, the height and form of structures and requirements for open space and more.

DISTRICT MASTER PLANS

Master Plans are long-range plans for the layout of infrastructure, open spaces and facilities in the District. They provide more detail than an OCP to guide specific land uses, location of future parks, trails, sidewalks, bicycle connections and more. Master Plans should be in alignment with the objectives set out in the OCP. The recently completed Transportation Master Plan and Parks and Trails Master Plan are examples of these plans.

OFFICIAL COMMUNITY PLAN

The OCP is a long-range regulatory planning document that strategically manages physical growth. 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. 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 emissions reduction.

DISTRICT STRATEGIES

Strategies provide strategic guidance to help the District meet goals and objectives described by regulatory documents and the community. Unlike the OCP, Zoning Bylaw and Master Plans, their focus expands beyond physical features of the District and may include directions for services, operations and more.



Open house panels



SOOKE TODAY

Community Context - 1

NAMING OF THE LAND

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 Kallum language as "the place of the big fish". These names reflect the richness of the land and waters that have sustained Indigenous communities.

ENVIRONMENTAL CONTEXT

Sooke is uniquely wrapped by coastline on multiple sides. It has access to several shoreline types: fronting on a basin, harbour, inlet, bay, and strait. The Sooke River is a large source of inland nutrient transport, and although modified by stream flow impacts over the years, still forms a productive estuary in Sooke Harbour. Traditionally the T'Sou-ke Nation harvested shellfish in this as well as other coastal areas, and many species still return from the ocean to travel upstream.

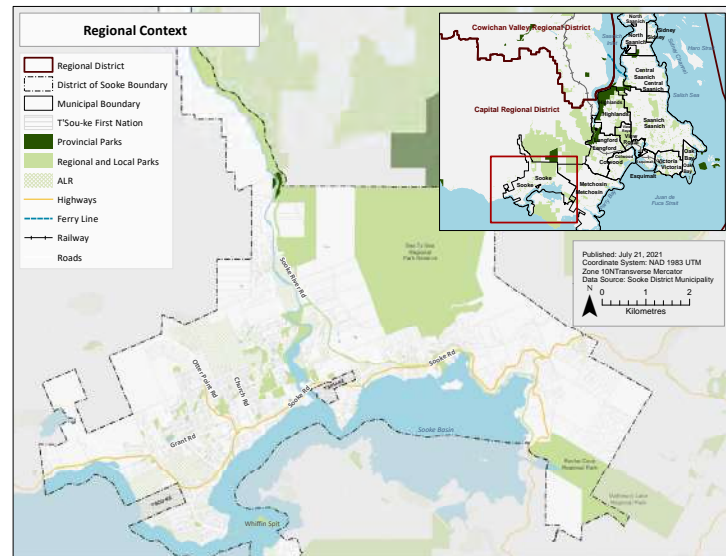
Twenty-eight watersheds empty into Sooke Bay!

The Sooke River flows through the centre of the District, empties into the harbour and extends even further along Whiffin Spit, granting lots of maritime protection and recreational accessibility for the community.

The forests of the Sooke Hills and Mount Wells Regional Parks to the North contain important wildlife habitat, and form one of the largest continuous areas of remaining habitat on South-East Vancouver Island. They support species such as Columbian black-tailed deer, black bears, pileated woodpeckers, and marbled murrelets.

REGIONAL CONTEXT

The District of Sooke sits on the South West coast of Vancouver Island. It is located within the Capital Regional District (CRD).



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 Kallum 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. 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.

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.



Open house panels



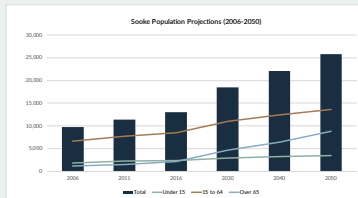
SOOKE TODAY

Community Context - 2

STATISTICS

POPULATION

In 2006
 *District pop. ~ 13,060
 *Average age: 41.4
 Projected for 2050
 *District pop. ~ 25,792
 (annual growth rate of 2.9%)
 *Aging pop - slightly higher avg. than more urban centres on Vancouver Island.



Sooke Population Projections (2006-2050)

EMPLOYMENT

A tertiary employment market consisting primarily of locally serving industries.

Over 50% of residents commute outside of the District for employment

Approximately 80 new jobs are expected per year

Based on 2016 census data

HOUSING

78% of homes are owned vs 22% rented

66% of homes are detached dwellings - the rest a mix of apartments, townhouses, duplexes, & secondary suites

An additional 1,813 residential units are anticipated by 2030

Based on 2016 census data

CURRENT STATE OF AFFAIRS

TRANSPORTATION & URBAN FORM

Lack of connectivity for all transportation modes within the street network - a result of urban form.

A relatively low walking and cycling mode share, possibly attributed to the lack of sidewalks in the transportation network.

Low density residential development patterns, limiting walkable access to day-to-day destinations.

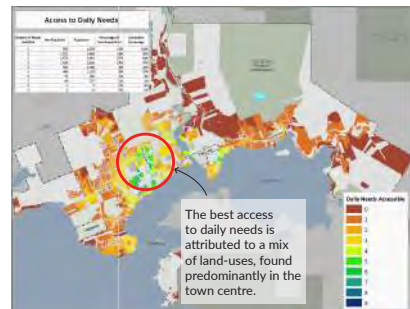
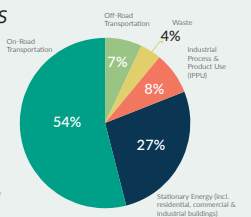
The presence of a highway corridor through the centre of town, contributing to the prioritization of vehicles over active modes of transportation.

A rural road design with wider street widths and lack of sidewalks prioritizes vehicular travel.

GHG EMISSIONS

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



CLIMATE AND ECOLOGICAL CHANGE

Much of the forests have been cleared over time, replaced with residential, industrial, recreational, and transportation developments. Land classified in the Agricultural Land Reserve (ALR) also occupies a significant footprint within the District.

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 30C are anticipated to increase from less than 1 day per year, to 2-3 days, accompanied by a 9-14% increase in annual precipitation, and dry spells are expected to increase.

JOURNEY TO NET-ZERO

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 the OCP in its policies and guidelines.

In order to meet the 2050 target and follow the OCP's low-carbon scenario emissions reduction trajectory, the District of Sooke commits to the following 5-year GHG reduction targets:

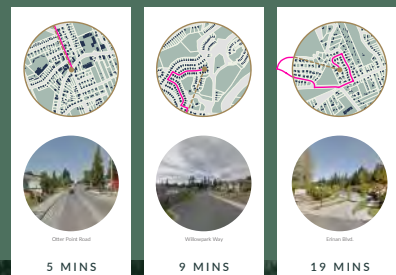
Target Year	2025	2030	2035	2040	2045	2050
tCO2e Reduced from 2007	-7,238	-19,719	-25,943	-32,168	-38,392	-44,616
Percentage emissions reduction from 2007	-14.7%	-40%	-52.6%	-65.3%	-77.9%	-90.5%

Example policy (no.3.3.6) that supports the net-zero journey

Foster an active, accessible, and diverse public realm, improving pedestrian and cycling connections and contributing to Sooke's sense of place.

It should take 5 minutes to walk from points A to B but the design of street patterns defines the quality of connectivity and dictates the real time it takes to walk that path, as demonstrated through the pink lines.

Providing more direct and shorter connection routes supports active transportation, lowering car use and in turn reducing GHG emissions.





THE VISION STATEMENT

In 2050 ...

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.



OCP DIRECTIONS

Vision and Goals

The OCP VISION and GOALS embody the values, priorities, and aspirations of the community, based on extensive input from residents and stakeholders throughout the project process.



THE VISION

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.

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, train 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.





OCP POLICY AREAS

Transportation

Draft Policy Direction TRANSPORTATION

YOU TOLD US

“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

GOALS

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

POLICY OBJECTIVES

- 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.

LEARN MORE

Read about all the policies and actions for transportation on pages 61-71 of the Draft OCP



Did we hear you right? Have your say!

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OCP POLICY AREAS

Natural Environment

Draft Policy Direction NATURAL ENVIRONMENT

YOU TOLD US

“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

GOALS

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

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

Create a safe and resilient community for all.

POLICY OBJECTIVES

- 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.

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

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

- Prepare for the impacts of climate change.

LEARN MORE

Read about all the policies and actions for natural environment on pages 73-79 of the Draft OCP



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OCP POLICY AREAS

Parks and Trails

Draft Policy Direction PARKS AND TRAILS

YOU TOLD US

“ Parks and green space and trails - these should be treasured, encouraged and expanded as much as possible...
... they must be a priority. ”

Community Feedback

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.

POLICY OBJECTIVES

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

LEARN MORE

Read about all the policies and actions for parks and trails on pages 81-85 of the Draft OCP



Did we hear you right? Have your say!

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OCP POLICY AREAS

Green Building

Draft Policy Direction GREEN BUILDING

YOU TOLD US

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

Community Feedback

GOALS

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.

POLICY OBJECTIVES

- 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.

LEARN MORE

Read about all the policies and actions for green buildings on pages 87-89 of the Draft OCP



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OCP POLICY AREAS

Agriculture and Food Systems

Draft Policy Direction AGRICULTURE AND FOOD SYSTEMS

YOU TOLD US

“ ... how to provide for food security by allowing for urban agriculture, providing for allotment gardens in new developments and supporting affordable and accessible housing. More thought needs to be put into this component. ”

Community Feedback

GOALS

Support and enjoy local food.

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

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.

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.

POLICY OBJECTIVES

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

LEARN MORE

Read about all the policies and actions for agriculture and food systems on pages 97-103 of the Draft OCP



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OCP POLICY AREAS

Infrastructure

Draft Policy Direction
INFRASTRUCTURE

YOU TOLD US

“

We need to stay compact in order to maximize infrastructure costs and the environment.

”

Community Feedback

GOALS

Create a safe and resilient community for all.

Create civic infrastructure and landscaping that is both high-performing and delightful.

POLICY OBJECTIVES

- Improve the resilience of existing infrastructure.
- Use a holistic decision-making approach that accounts for full lifecycle costs when making infrastructure investments.
- Plan new infrastructure efficiently.

LEARN MORE

Read about all the policies and actions for infrastructure on pages 91-95 of the Draft OCP



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OCP POLICY AREAS

Community Economic Development

Draft Policy Direction COMMUNITY ECONOMIC DEVELOPMENT

YOU TOLD US

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

Community Feedback

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.

POLICY 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.

LEARN MORE

Read about all the policies and actions for community economic development on pages 105-109 of the Draft OCP



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OCP POLICY AREAS

Arts and Culture

Draft Policy Direction
ARTS AND CULTURE

YOU TOLD US

“ We should add to and enrich what makes Sooke unique and special. Support small local business, arts, culture, and provide access to and preserve green spaces. ”

Community Feedback

GOALS

Elevate Sooke's dynamic arts and culture scene.

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.

POLICY OBJECTIVES

- Leverage arts and culture in shaping Sooke's identity.
- Make space for arts and culture in the community.
- Honour and amplify Indigenous cultural knowledge and presence.

LEARN MORE

Read about all the policies and actions for arts and culture on pages 111-113 of the Draft OCP



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OCP POLICY AREAS

Housing

Draft Policy Direction HOUSING

YOU TOLD US

“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

GOALS

Keep Sooke affordable; provide housing choices for all.

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

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

POLICY OBJECTIVES

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

LEARN MORE

Read about all the policies and actions for housing on pages 115-121 of the Draft OCP



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Open house panels



OCP POLICY AREAS

Recreation and Community Services

Draft Policy Direction
RECREATION AND
COMMUNITY SERVICES

YOU TOLD US

“...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

GOALS

Create civic infrastructure and landscaping that is both high-performing and delightful.

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.

POLICY OBJECTIVES

- 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.

LEARN MORE

Read about all the policies and actions for recreation and community services on pages 123-127 of the Draft OCP



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OCP POLICY AREAS

Equitable Community

Draft Policy Direction
**EQUITABLE
COMMUNITY**

YOU TOLD US

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

Community Feedback

GOALS

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.

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.

OBJECTIVES

- Continue to strengthen relationships with T'Sou-ke First Nation and other Indigenous communities through initiatives and processes to advance and support reconciliation.
- Apply an equity lens to planning decisions and resource allocation.
- Prioritize equity and representation in community participation processes.

LEARN MORE

Read about all the policies and actions for an equitable community on pages 129-131 of the Draft OCP



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TRANSPORTATION & ROAD SAFETY

TODAY'S COST OF TRANSPORTATION

\$15,102

AVERAGE HOUSEHOLD YEARLY TRANSPORTATION COST

54%

OF SOOKE'S GHG EMISSIONS ARE ASSOCIATED WITH ON-ROAD TRANSPORTATION

COMMUNITY FEEDBACK

"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."

CAR DEPENDENCY = TRAFFIC CONGESTION



80% of streets in Sooke do not have a dedicated sidewalk on both sides of the street. Compared to other communities on the Westshore and elsewhere very few Sooke residents walk to reach their destinations.



10% more residents use transit for inter-community travel compared to travel in the District. Over time, even more people are using transit to get to other communities. Yet, the portion of people using transit for trips in the District remains the same.



Sooke has a sprawling residential development pattern which causes transit to be inefficient and makes it challenging for most residents to walk to day-to-day destinations.



75% of streets do not have a dedicated bike path. The limited active transportation activity is assumed to be a reflection of the lack of safe, connected walking and cycling infrastructure, steep topography, as well as trip distances that are longer than some residents are willing to make.

HOW THE OCP SUPPORTS TRANSPORTATION AND SAFETY IN SOOKE

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

OCP GOALS

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.

COMPLEMENTARY OCP TRANSPORTATION POLICY OBJECTIVES

- 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.



HOUSING AFFORDABILITY AND CHOICE

DEFINING AFFORDABILITY

30%

ACCORDING TO THE CMHC, IN CANADA, HOUSING IS CONSIDERED 'AFFORDABLE' IF IT COSTS LESS THAN 30% OF A HOUSEHOLD'S BEFORE-TAX INCOME.

COMMUNITY FEEDBACK

"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."

HOW THE OCP SUPPORTS HOUSING AFFORDABILITY AND CHOICE

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.

This Plan supports a diversity of housing types throughout the District's Community Growth Area.

TODAY'S HOUSING PROFILE



About 82 %of Sooke residents are expected to be unable to afford purchasing a detached home, the most common dwelling available in the community



78% of households own their home, compared to 22% of households that rent. Sooke is facing an extremely tight rental housing market with a limited supply of rental housing in the community. As a result, overall rents have significantly increased and several households are facing significant difficulty in securing appropriate housing.



5% of total occupied housing is non-market housing. According to Sooke's Housing Needs Assessment, there are limited affordable units that are appropriate for one-person households, lone-parent households, and seniors who want to stay in the District as they age. Because Sooke's population is getting older, Sooke will likely increase the need of seniors housing as well as Assisted Living.



Multi-family rental housing provides more choice within the District. One of the obstacles faced by the District is the cost of developing rental housing and corresponding affordability of rental homes. Sooke must be willing to embrace denser built forms to provide affordable housing in multi-family buildings, including duplexes, fourplexes and apartment buildings.

OCP GOALS

Keep Sooke affordable; provide housing choices for all.

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

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

COMPLEMENTARY OCP HOUSING POLICY OBJECTIVES

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

NATURAL AREAS



ACCESS TO GREEN SPACE

90%

OF SOOKE RESIDENTS ARE WITHIN WALKING DISTANCE OF A MUNICIPAL OR REGIONAL PARK

COMMUNITY FEEDBACK

"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."

HOW THE OCP SUPPORTS NATURAL AREAS IN SOOKE

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.

NATURAL AREA CONTEXT



The forests of the Sooke Hills and Mount Wells Regional Parks to the North form one of the largest continuous areas of remaining habitat on South-East Vancouver Island.



Freshwater habitat zones are important for semi-permanent species as well as those that return from the ocean to feed and spawn. One of these - the three-spined stickleback (*Gasterosteus aculeatus*) - in the SENĆOTEN language is called "T'Sou-ke," and helped to give the area its name.



Sooke is uniquely wrapped by coastline on multiple sides. It has access to several shoreline types: fronting on a basin, harbour, inlet, bay, and strait. The Sooke River is a large source of inland nutrient transport, and although modified by stream flow impacts over the years, still forms a productive estuary in Sooke Harbour. Traditionally the T'Sou-ke Nation harvested shellfish in this as well as other coastal areas, and many species still return from the ocean to travel upstream.

OCP GOALS

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

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

Create a safe and resilient community for all.

COMPLEMENTARY OCP NATURAL ENVIRONMENT POLICY OBJECTIVES

- 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.
- Preserve and restore Sooke's Harbour and Basin for its environmental, traditional, cultural, spiritual, and recreational values.
- Improve the health of Sooke's air, water, and land.
- Prepare for the impacts of climate change.

GREENHOUSE GAS (GHG) EMISSIONS REDUCTION



CLIMATE CHANGE IMPACTS

Less frost and warmer weather will result in **longer growing seasons**

Decreased snowpack will mean less water for the summer months, **increasing drought risk**

More frequent and intense storms

Increased coastal erosion and seawater ingress as a result of sea level rise

Increased risk of wildfire and airborne pollutants as a result of drought

WHY NET ZERO?

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.

HOW THE OCP SUPPORTS SUSTAINABILITY AND GHG REDUCTION

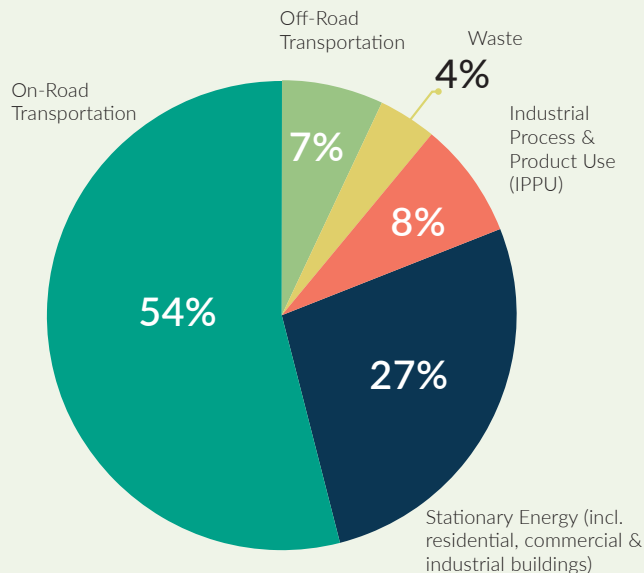
The ability of Sooke to meet its near net-zero emissions target by 2050 hinges on significant efforts and GHG reductions between now and then. In order to meet the 2050 target and follow this OCP's low-carbon scenario emissions reduction trajectory, the District of Sooke commits to the 5-year GHG reduction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

POPULATION DENSITY AND GHG EMISSIONS

INCREASED DENSITY
When we live closer together, buildings have the potential to be more energy efficient, we produce less transportation-related GHGs and we have less of an impact on natural areas.

INCREASED SPRAWL
When we live further apart, buildings are significantly less energy efficient, we produce more transportation-related GHGs and we have a negative impact on natural area protection.

TODAY'S EMISSIONS PROFILE



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

5-YEAR GREENHOUSE GAS EMISSIONS REDUCTION TARGETS FOR SOOKE

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.

The OCP's 40% emissions reductions by 2030 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 OCP's integrated policies and actions for land use, green building, transportation, infrastructure, and natural environment protection and Development Permit Area guidelines are ways the OCP can meaningfully support the Sooke's' net-zero journey.

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%

ARTS AND CULTURE



WHAT IS CULTURE?

CULTURE IS WHO A PEOPLE ARE.

It speaks to values, traditions, and expressions. Sooke is rich with culture, including the living cultures of the T'Sou-ke and Scia-new First Nations, as well as diverse settler cultures.



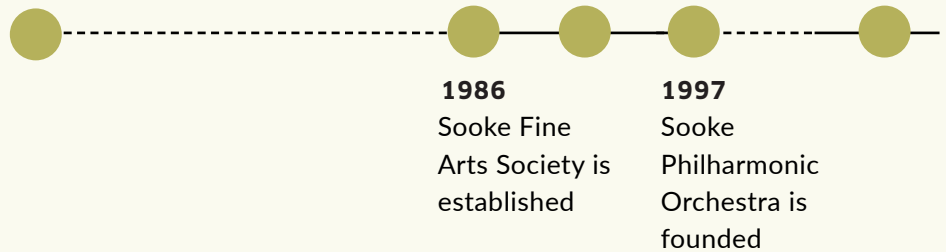
HISTORY OF ARTS AND CULTURE IN SOOKE

T'Sou-ke and Scia'new First Nations' living cultures have been established in this region since Time Immemorial

TIME IMMEMORIAL

Sooke Arts Council is founded
1987

Sooke Fine Arts Society celebrates its 35th Fine Arts Show
2021



COMMUNITY FEEDBACK

"[My ideal Sooke is] a quiet attractive stress-free town where walking is encouraged, traffic flow are minimal, homelessness does not exist and arts and culture flourish within an expanded public parks system."

COMMUNITY FEEDBACK

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

COMMUNITY FEEDBACK

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

HOW THE OCP SUPPORTS 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.

OCP GOALS

Elevate Sooke's dynamic arts and culture scene.

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.

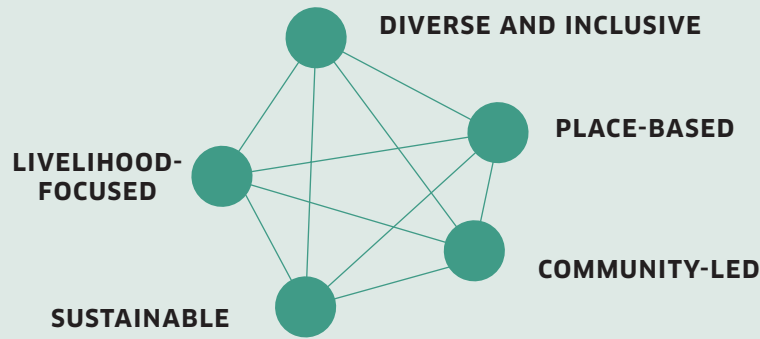
COMPLEMENTARY ARTS AND CULTURE POLICY OBJECTIVES

- Leverage arts and culture in shaping Sooke's identity.
- Make space for arts and culture in the community.
- Honour and amplify Indigenous cultural knowledge and presence.

COMMUNITY ECONOMIC DEVELOPMENT



COMMUNITY ECONOMIC DEVELOPMENT



COMMUNITY FEEDBACK

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

54%

OF WORKING-AGE SOOKE RESIDENTS COMMUTE OUTSIDE OF THE DISTRICT FOR EMPLOYMENT

WHERE SOOKE RESIDENTS WORK



12%
PUBLIC ADMINISTRATION



13%
RETAIL



13%
HEALTHCARE & SOCIAL ASSISTANCE



12%
CONSTRUCTION

HOW THE OCP SUPPORTS 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.

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.

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 POLICY 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.

EQUITABLE COMMUNITY



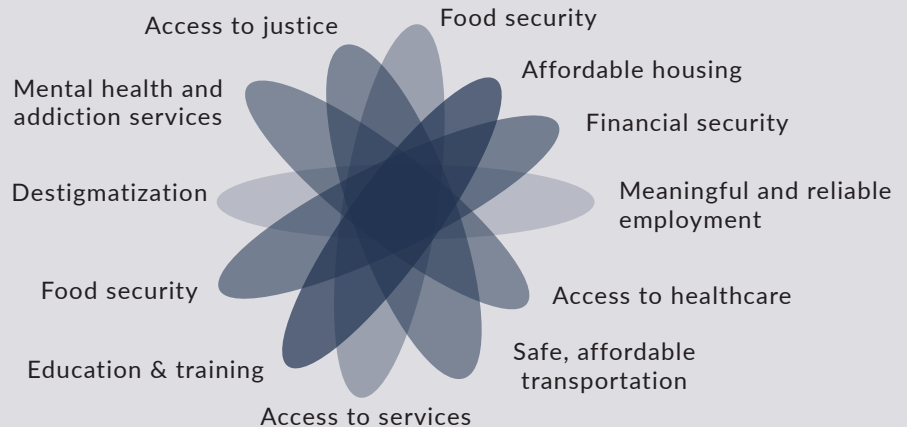
DEFINING EQUITY VS EQUALITY



Equality has to do with giving everyone the exact same resources, whereas equity involves distributing resources based on the unique needs of the community.

BC'S KEY SOCIETAL ISSUES

Every community has a hand to play in lifting up our society. According to BC's Poverty Reduction Strategy (2019), BC has 12 priorities for addressing poverty.



COMMUNITY FEEDBACK

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

COMMUNITY FEEDBACK

"Housing for all - no homelessness."

COMMUNITY FEEDBACK

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

HOW THE OCP SUPPORTS AN EQUITABLE COMMUNITY

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

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.

OCP GOALS

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.

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.

COMPLEMENTARY EQUITABLE COMMUNITY POLICY OBJECTIVES

- Continue to strengthen relationships with T'Sou-ke First Nation and other Indigenous communities through initiatives and processes to advance and support reconciliation.
- Apply an equity lens to planning decisions and resource allocation.
- Prioritize equity and representation in community participation processes.

Over 2,000 comments shared by Sooke residents so far!

NOW THAT YOU'VE
PICTURED SOOKE
WITH US...

Tell us what
you think of
the draft OCP!

Check out the engagement calendar on the back
of the paper!



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

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

The planning process is underway and will culminate in a new OCP by early 2022. Join us for engagement events across the District.



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.

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.

Visit picturесоoke.ca for more ways to engage!

GOAL AREA 2: ENJOYABLE AND DISTINCT

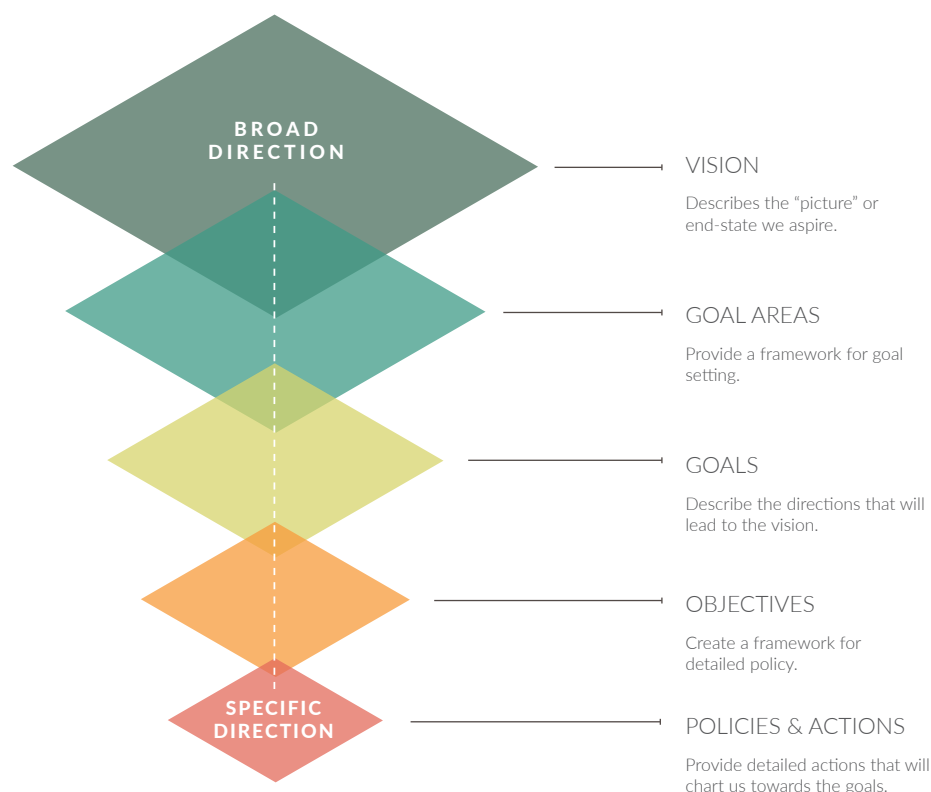
- Goal 2.1:** Bolster streetscapes, homes and destinations in the Town Centre, the bustling heart of Sooke.
- Goal 2.2:** Protect and connect, physically and visibly, with the waterfront, the Soul of Sooke. Keep it public.
- Goal 2.3:** Support and enjoy local food.
- Goal 2.4:** Treat streets as a place 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.

OCP Policy Structure

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



Transportation

Natural Environment

Parks and Trails

Green Building

Infrastructure

Agriculture & Food Systems

Community Economic Development

Arts and Culture

Housing

Recreation & Community Services

Equitable Community

Policy & Action Areas

The OCP policy and actions are grouped into 11 different themes based on priorities we heard during the Picture Sooke engagement process.

Visit picturesooke.ca for more ways to engage!



MARK YOUR CALENDAR!

HAVE YOUR SAY ON THE DRAFT OFFICIAL COMMUNITY PLAN



**Sept
14**

ONLINE ENGAGEMENT LIVE -
VISIT LETSTALK.SOOKE.CA/OCF

**Sept
18**

DRAFT OCP OPEN HOUSE
AT JOHN PHILLIPS
MEMORIAL PARK

**Sept
21**

STAKEHOLDER
WORKSHOPS

**Sept
25**

COMMUNITY POP UP AT
SOOKE COUNTRY MARKET

**Oct
2**

COMMUNITY POP-UP AT
SOOKE COUNTRY MARKET

**Oct
6**

COMMUNITY POP-UP AT
WESTERN FOODS

**Oct
7**

DRAFT OCP OPEN HOUSE AT
SOOKE MUNICIPAL HALL
COUNCIL CHAMBERS

**Oct
17**

ONLINE ENGAGEMENT CLOSES
ON LETSTALK.SOOKE.CA/OCF

Visit picturesooke.ca and discover more ways to engage!

APPENDIX B

COMMUNITY CORRESPONDENCE

October 13, 2021

Mayor and Council

District of Sooke

205 Otter Point Road

Sooke, BC, V9Z 1J2

Your Worship and Members of Council:

Re.: Comments Regarding Sooke's Draft Official Community Plan (OCP)

Following are preliminary comments on Sooke's recently released draft OCP.

I am the former municipal planner for Sooke and have a connection to the community in that way as well as Sooke being the 'town' where I shop, visit the medical clinic, do my banking, go to restaurants, etc. My interest in the OCP is from both professional and personal interests. I also consult on planning matters for clients in Sooke however this letter to Council expresses my concerns and is not represent my clients' positions in and of itself – it is my statement of concern. What happens in Sooke in terms of future development and growth is important to me.

I'm concerned that public engagement initiatives in the OCP review are being treated as public consultation. The draft's availability since September for public comment and the Open House on October 7th last has been the first opportunity for public consultation where residents and others could view policies, respond to what was presented, provide comments and discuss them with staff. The engagement prior to the release of the draft OCP has not been public consultation due to the evident lack of public dialogue. I have participated in virtual meetings, one specifically oriented to the development community and other than for our group comments there was little opportunity to dialogue or consult with staff or the consultant during these sessions.

As an example of the shortcomings of the engagement process to date is the change in designation of lands in Sooke without, to my knowledge, consultation with the owners. Lands to the north and east of Sunriver and lands in the Otter Point Road/Sellars Road area had their designation changed from Community Residential under the current OCP to Rural Residential under the draft OCP. The development potential of these lands will be adversely affected by this change if it is approve. Nonetheless land owners were not consulted when this change was made. This indicates a serious shortcoming of the public consultation aspect of the OCP review process.

There is a need to increase public consultation in order to make the proposed policies of the draft OCP and their implications known to residents and the community. The OCP

review process has resulted in a draft OCP with a 'set' land use layout which focuses densities in the TC and TC-T. The draft has not been presented to the public in an open session with an explanation of the implications and possible consequences of the draft OCP being approved. Residents and landowners in Sooke should have the opportunity to hear how the OCP affects their interests and be able to discuss the impacts of the Draft OCP on the community in an open, public consultation and dialogue.

The draft OCP densities transition Sooke into a dense, urban community with little of the small town character or the big heart stated in the OCP's vision statement. The densities proposed for the TC and TC-T areas are disconcertingly high. Although intended to help reduce GHG emissions, these densities limit housing choices in Sooke and can drive people away from the core and the community. Some may choose to live in denser TC housing whereas others may want to live in a single detached house elsewhere in Sooke. However, future opportunities to develop single detached residential subdivisions are generally eliminated in Sooke by the draft OCP and result in reduced housing choices. Sooke's attractiveness as a small town with a big heart is thus reduced further.

The current OCP has permitted higher residential and development densities to be located in the TC. The two seniors' co-op housing projects and the development at Mariner's Village at permitted TC densities. There are large undeveloped areas of land in the TC with higher density designations that have not been developed since the adoption of the current OCP. It is unclear how further increases in densities in the TC will stimulate development at those densities in the TC when so few developments have actually been built to date under the current OCP.

What direction will Sooke take if the proposed residential densities do not materialize in the TC? There are few, if any other areas available for development under the new OCP. The draft OCP represents an accelerated approach to urbanizing Sooke which seems to come at the expense of development on the periphery as well as at the potential lack of affordable housing. Density and affordability through infill is difficult to achieve and does not fit with the character that has evolved in Sooke, a rural service centre, surrounded by nature with a small-town character which attracts people here.

The consequences of high density development in the TC and TC-T have significant implications on the capacity of Sooke's sewage treatment plant to accommodate the additional volume. Can the plant actually accommodate the proposed densities and the development of 1,800 residential units plus commercial and office development by 2030? Has the sewage volume generated by this new development been calculated and the impact on the plant determined? Will the improvements proposed for the plant and sewer infrastructure under funding from senior governments facilitate the proposed development? How will servicing to the rest of Sooke be affected by increased servicing needs in the TC and TC-T?

Little public consultation has occurred on the actual draft of the proposed OCP to date. Is it desirable to Sooke residents to have as significant a change implemented on their community without public consultation on the nature of potential development and the potential implications of the changes on the community? It's unclear whether there is a clear understanding, let alone knowledge, of the impacts of the proposed urbanized character and lack of development of single family subdivisions by Sooke residents.

There are fundamental questions for Council to consider and resolve; these include the following:

1. What is the reason for increasing densities in the TC when current high densities have not been built out under the current OCP?
2. Are there incentives provided to developers to attract development to the TC?
3. If the TC and TC-T designations do not develop or amplify as proposed in the draft OCP where is development to go?
4. What are the land use and other repercussions for Sooke if the proposed densities get built or do not get built?
5. What about public consultation and input in the process; how will the goals, objectives and designations be made known to residents, discussed with them and responded to if there are any concerns?

If Sooke is to remain as a small town with a big heart these and many other questions need to be answered before heading in the new urbanizing/urbanized direction as proposed in the draft OCP. The 'big heart' of Sooke is made up of its people and the communities within it. Sooke includes T'Souke First Nation as well as recent arrivals; established business and the gig-economy; all segments of society living together on an equitable and respectful basis.

The draft OCP should not proceed further without additional public consultation and dialogue on the important issues that shape its future; those discussions have not happened yet. We need to start a new conversation on the new OCP; we need to talk about the appropriate location of residential uses and higher residential and commercial densities; we need to talk about the location of different types of housing for everyone – apartments, both rentals and condominiums, single detached and attached housing; we need to talk about affordable housing and including it in developments in a practical way. We need to talk about the community we want Sooke to be in the future – its character, form, its respect for diverse identities and its resilience.

Yours truly,

Original signed by:

PERSONAL INFORMATION REDACTED

Sooke OCP comments October 2021

PERSONAL INFORMATION REDACTED

Thank you for the opportunity to comment on this well-conceived plan, with which we have one major disagreement, followed by some suggestions, and a number of points of agreement.

Sooke – Wild by Nature (the town's tourism slogan)

A. Overall recommendation against the basic thrust of this plan:

The plan is based on population projections that are too high.

Higher population means more construction of housing and infrastructure and a higher number of people travelling to and from Victoria for work. This would make the annual **emissions reductions targets** quite unattainable, a political fantasy and a planning formality.

For Sooke to remain "wild by nature," it needs to refrain from zoning more small-lot development and stick with Rural Residential (preferably ~1ha) lots, allowing for more green space and tree cover. We should concentrate on all-season tourism facilities and businesses, and not on increased suburban population.

Let Victoria and Langford absorb growth in population and housing density. Do not encourage emissions-increasing sprawl out to Sooke. Keep Sooke "wild by nature", a sought-after oasis, as the pandemic has already proved it to be.

- B. We very much want the above overall recommendation to be taken seriously and acted on. However, even if it is not, we make the following recommendations:

1. "Unceded" territory

To say that Sooke is **on the traditional territory** of the T'Sou-ke and Sc'ianew First Nations seems true, and it is vital to show the people of the First Nations sincere respect and to include them as part of the community.

However, is it true that Sooke is **on "unceded" territory**? Copies published on the Internet of treaties made on 1 May 1850 with [Sooke](#), [Chewhaytsum](#) and [Ka-ky-aakan](#) (the latter two now being the Sc'ianew) state that the land around Sooke and Metchosin was sold by the three First Nations to the Hudson's Bay Company. The First Nations retained their village sites and enclosed fields, and the right to fish as before and to hunt on unoccupied land.

This suggests that Sooke is not on unceded land. It may be that legal decisions in the intervening years have rendered this a wrong interpretation, but could you please have someone look into this?

If in fact the land is not technically unceded, including the word "unceded" either makes the statement false, or makes it an empty formality with no meaning. This would show disrespect to all concerned.

2. Green and open to Nature

- a. Increase requirement for tree cover in all development, small and large.

3. Transportation

- a. Rush-hour traffic is unacceptable. Improvement of Sooke Road will just make this worse. More routes into Sooke from Victoria are needed. Preferably a second crossing of Sooke River, but at least one good through-route via Drennan or Charters to Grant Road.

- b. We disagree with policy 4.1.2.1 making single-occupant vehicles the lowest priority. This is an unrealistic policy and a recipe for increased traffic congestion. Not everyone can or will roll or cycle, and business depends on vehicle use. Punishing vehicle-users is a recipe for social and political trouble.
- c. On the other hand, we think it is worth investing in separate paths for rolling/cycling. Cars and bicycles really do not safely mix on roads like ours.
- d. Re policy 4.1.4.1, please give up the idea of forcing drivers to be "good". Please start from society as it is, not from some unrealistic ideal that is not doable until Sooke becomes much more developed.
- e. We support the idea of abundant EV charging stations. Is it possible work with senior governments and companies? A publicized demonstration project could make this a tourism plus.
- f. More downtown public parking, especially near waterfront businesses, when they appear.
- g. Use of Galloping Goose for Hydrogen/EV buses or even small (highly subsidized) LRT?
- h. We highly approve of making strong efforts to figure out how to integrate micromobility vehicles safely.

4. CO2 reduction

- a. Reduce population increase
- b. Encourage work-from-home by working with senior governments and telecommunications companies to ensure reliable, high-quality, low-cost Internet and cell service. Demonstration project?
- c. Abundant EV charging stations (work with senior governments and companies). Demonstration project? Make this a tourism plus.
- d. Require more tree cover, preferably original native cover.
- e. We highly approve of requirement for energy-efficient building materials, but have the numbers been crunched to show that this will make a significant difference to our emissions?

5. Town Centre

- a. Sprawl along the highway is to be avoided. Limit length of downtown and increase depth of commercial centre, using Brownsey Blvd., Goodmere Rd. and Wadams Way.
- b. The long extension of the Waterfront land-use area toward the west will almost inevitably lead to extension west of Town Centre area. Town Centre should therefore stop in the east at Church Rd. A tight and walkable downtown bounded by Church Road and Caldwell, Wadams/Grant and Goodmere/Horne.
- c. "Neighbourhoods" in plan background document suggest a long sprawl of Town Centre from Sooke River to Sooke Bay (Town Centre East to Town Centre West). This is precisely what should be avoided.
- d. A sense of constriction and tight spaces should be avoided. Set-backs and step-backs should be used to create a feeling of space and freedom. The 2.5 FAR may be too high, especially right along Sooke Road.
- e. Sight-lines to the water have to be considered, especially when building along Sooke Road.

6. Town Centre Transitional

- a. Avoid feeling of enclosure and constriction by using set-backs and step-backs.

7. Waterfront

- a. Sight-lines to water from buildings further inland must be considered in planning and siting.

8. Natural Environment

- a. We highly approve of intense effort to prepare for climate change. This could be a life-saver. Second crossing of Sooke River? Emergency measures as part of daily life? Organized reserve food supplies?

- b. Whiffin Spit Park is one of the greatest jewels of Sooke. Yes, investigate the feasibility of a flushing channel, but do not interrupt the Park's use, which is massive every day. We remember when the Spit would break through every few years. It was solidified with riprap in the early 1990s -- against the advice of an oceanographer, we believe – but has now become the most used park in Sooke, and also a magnet for tourists.

Overall

This document has much to recommend it, including, chiefly Goal statement 1.1 (p. 32) to “mobilize to address the climate emergency head-on”. Despite my critique below, this is a bold statement and an appropriate goal for these times.

Critique

Structure

In the opening “Community Context” sections, Climate follows, rather than precedes, Housing, Demographics and Employment. This gives the impression that Climate is a challenge of the same magnitude as the other three, while in fact the other three DEPEND on a livable climate. If the OCP addressed Climate first, people would understand that Housing, Demographics, Employment and everything else that follows would be situated in the context of the climate. Thus, the urgent need for the many excellent climate friendly actions contained in the body of the OCP would be highlighted.

I find the placement of Land Use policies so far from the section on Development Permit Areas, discombobulating, as the two are closely related. I think a more accessible format would list the DPAs first, then the Land Use Policies and Actions; then other policy areas such as employment, housing and equity.

Missed References to District’s Ongoing Work

The OCP document contributes to a common institutional problem of “silo thinking” because it does not reference current work ongoing by District staff and voluntary committees such as the Climate Action Committee (CAC) and the Community Economic Development Committee (CEDC). This leaves OCP readers with a sense of confusion as to how some of the goals for climate will be met. The CAC’s draft Climate Action plan and 7% solution are very clear and contain tables which could illuminate the OCP; similarly while the CEDC has no plans as yet, there is a definite direction, which OCP should highlight.

Examples of these missed opportunities include:

Climate

- The table on page 26 concerning 5-year Greenhouse Gas Emissions Reduction Targets does not reference the work of the CAC around the 7% solution, already adopted by Council.
- Further, Sooke’s Goal Area 1-- Green and Net-Zero-- contains a target that is at odds with the District’s own, approved Climate Action Committee Plan. The targets contained in the OCP — 40% reduction of GHGs by 2030-- are different from and less than the District’s own Climate Action Plan which mandates such a 50% reduction by 2030, achieved through reductions of 7% per year.

Dialog has explained this gap by clarifying that the 40% goal listed in the OCP is consistent with Provincial law. However, the 50% goal is consistent with the most recent Intergovernmental Panel on Climate Change (IPCC)’s directive that GHG emissions must be reduced by 50% by 2030 if we are to avoid more and more, longer lasting extreme weather events leading to catastrophic, run-away climate change.

Employment

- On page 19, this introductory Employment section draws on a historical snapshot of Sooke as a community where over half the people commute outside daily and seems to set the stage in the OCP for more of the same. Sooke Council and the Community Economic Development Committee are currently engaged in community economic development planning that will stand this “bedroom community” description on its head, by bolstering local businesses, increasing local employment, and reducing the need to commute. The OCP document should include reference to this intent in this section.

Passive Language and Confusing Numbers

This OCP uses vague language in several sections, particularly concerning commercial development in residential neighbourhoods (p. 38). Definitions of terms such as “moderate”, “appropriately scaled” and “limited” are needed to ensure broad understanding—perhaps through the use of a glossary.

In places the OCP uses passive language when discussing climate threats. Saying that “monthly temperatures are anticipated to increase” (p. 21) sets this increase off in some distant future. It should instead acknowledge that the current reality of massive temperature fluctuation, drought and increased fire risk is very much a present concern.

To help Sooke citizens recognize the seriousness of the climate emergency and get behind an OCP which tries to deal with it, real numbers of tons of CO₂e, should be used. The CAC’s plan documents contain all the numbers Dialogue would need. In this way, the emergency will be made concrete and tangible, and therefore something that can be addressed. For example:

- In the section “Journey to Net-Zero”, (p.22) a chart shows a percentage breakdown of different GHG sources. Without accurate reference to Sooke’s actual GHG emissions the chart is interesting but not very useful. Including the real numbers next to the percentages in the chart and including the current grand total -- 48,386 tons t CO₂e per year-- would help people to grasp the issue. Similarly, page 26 contains a table showing emissions reductions targets in 5-year increments. On their own, these data are meaningless. If, however, the OCP also included the CAC’s 7% solution table showing reduction of 15,735 tons of GHGs by 2026 at 7% per year, I believe people would begin to see possibility in the targets.

Growth Projections, Growth Rates, RGS, Growth Management section

This OCP is based on the premise that Sooke will continue its recent massive growth. “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.” (p. 18). This accepts growth projections from senior jurisdictions (CRD, BC, Canada) that may not be manageable or sustainable, for the local government, given climate change. The OCP uses the Sooke Housing Demand Projections Summary Table (p. 20) which predicts a need for 162 new dwelling units per year. This is based on a report by Colliers in previous years which does not consider the impacts of the Climate emergency.

This assumption that growth can continue without consequences is ludicrous. We know that Sooke already carries a substantial burden of CO₂e. We know that every new construction increases emissions. Unless Sooke develops a rigorous carbon budget to ensure that for every emission “spent”, the same

amount is “saved”, all developed envisioned by this OCP will make it impossible for Sooke to ever meet its emissions targets.

Land Use General Land Use Policies

These 16 policies, contained on page 45-6 and given flesh on subsequent pages:

- Keep new developments compact (complete community model) and mostly restricted to the core, prohibit development which has a negative impact on the natural environment, protect the waterfront, encourage of food production, support rainwater conservation, LEED designs and developments designed to enhance and encourage active transportation rather than a car orientation. Unfortunately use of climate friendly building materials is not included in the general policies, although it is repeated throughout the section on Development Permit Areas as follows:
- “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” (p.165)

Land use policies generally keep densities outside the town centre area low and building heights to a maximum of 3 storeys, while allowing new and in-fill development in the town centre increased densities of 110-125 units per hectare and building heights to 6 storeys. In the waterfront area, density of 110 units per hectare, building heights are restricted to 3 storeys in the downtown area east of Ed Macgregor Park, rising to 4 storeys to the west. There is nothing very surprising in this, but it does show a marked increase in both density and building heights which causes one to wonder whether the policy will actually achieve the vision of a small-town feel.

FARs of 2.5 in the town centre and 2.0 in the Town Centre’s Transitional Residential and Waterfront areas could result in a lack of green space in developments, and lots of tiny yards or no yards at all, unless the District allows clustering of homes and creative finding of green space.

Development Permit Areas

While I’m happy about much contained in the Permit Area regulations, I think that they could go much further in identifying preferred building materials and methods for use in Sooke to combat climate change. Including the orientation of roof lines to allow for solar arrays, rainwater harvesting, EV charging infrastructure on all new developments are just a few possible additions that should be made for all Development Permit Areas.

Comprehensive Development Zones

There are three Comprehensive Development areas identified in the OCP—East Sooke, Goodridge Peninsula and next to Roche Cove Regional Park—which have been carried forward from previous years. These developments, if allowed, would go against the objective of keeping development in the core. Further, as each of these impact parks and waterways and will be impacted by sea level rise due to

climate change, it seems clear that they are no longer desirable for Sooke's future. The OCP reference the problematic nature of these zones.

Statements that will come into effect until after they have been contravened

Page 40 of the OCP makes clear that agricultural lands, and parks "are not intended to accommodate urban development not in support of agriculture or for future growth or development". And yet Council has before it an application for a shopping mall on an RU 2 property on Eustace that will likely be approved under the old OCP. As well, Council is entertaining a potential lease arrangement to develop 1.9 acres of John Phillips Memorial Park for a Lion's clubhouse. Neither of these options would be allowed under the new OCP but will continue, regardless.

It would be useful for the OCP to contain some acknowledgement that a backlog of new development will be decided under the old OCP and rolled out after the new OCP is confirmed. Some discussion as to how to minimize the deleterious effects of this would be useful.

This is not sectioned and numbered but follows as life and life systems do. I hope the readers will see fit to put the suggestions where they belong in the Draft OCP or committees.

The stats used in the Draft OCP are not accurate and should more accurately reflect the reality of Sooke and region growth which has already happened and is going to increase rapidly in the next decade and more. The OCP uses Stats Canada **population projection numbers from 2016** instead of the more accurate 2021 CRD population numbers and percentages. I'd like to think this was an oversight on the part of the people who put together the Draft OCP and not an assumption that the people would not see the difference and the inaccuracy. The CRD notes the increase in population will increase more than the estimate percentages in the OCP. It is vital the numbers are accurate as this reflects the amount of GHGs emitted and thus the numbers we need to decrease to meet the 7% Solution. We also need accurate accounting of the emissions from Sooke now and in the future to measure our progress, of lack thereof, in fighting climate change. As in "2021 Emissions from (various sources and using a reputable system of measurement) to a total of and percentage decrease (or increase) of; 2022 Emissions from (various sources) to a total of, etc." This is not something we can afford to wing it on.

A fairy tale: "The Emperor's New Clothes" by Hans Christian Andersen describes the claim that Sooke is reducing the carbon footprint and GHG emissions while at the same time building. The claim that Sooke is decreasing emissions and fighting climate change to the extent of our share is completely negated by any building going on and planned. The building of a shopping area to both employ local people and provide goods and services locally is laudable as it helps build community, keeps the money in the community and should drastically reduce the car and truck commuting to Langford and Victoria. Also the building of low cost non-market housing is a good social action and shows a government that cares about its people. But how do you decrease your current carbon footprint and emissions by 7% while building and providing more places for people to live and work? The construction of the Charters and Drennan projects, according to B.C.Housing, will contribute 4.944 Tons of CO₂/yr and 13.663 Tons of CO₂/yr. respectively for a total of 18.607 Tons/yr. Therefore either Sooke is building or Sooke is reducing the carbon footprint and emissions - not both at once.

Since we are on the topic of the new building, it needs to be noted that not only should any building be back from the shore but up from the shore as we are facing rising sea levels and a combination of king tides and windy weather already is causing water to come over the roads in places like Gordon's Beach and has done so for decades according to the old timers. The climate scientists are noting the Eastern Seaboard of the USA is already under threat and the New York subway system floods at least once a year now. Entire streets of towns in eastern England are tumbling into the ocean. It will affect Sooke and area as well.

There is no mention in the OCP of green building materials and only a passing mention of solar panels, rainwater harvesting, rain catchment gardens, heat pumps and other intelligent climate mitigating building plans. In fact, again sourcing B. C. Housing, the new low cost non-market housing has parking spaces planned but no EV chargers. This seems to suggest there is no plan to offset the additional fossil fuel pollution from these new residents. No solar panels for powering space heat and hot water and baseboard heaters with no provision for cooling. Baseboard heating is fossil free which is good but it is also expensive and these units are for low income people? With the record setting heat dome we had this summer and the scientists' assurance it was the first of many more to come, those housing units will escalate from unbearable to death traps in extreme heat in a very few days. Invariably the bedrooms are upstairs in townhouse units so are the hottest rooms and top floor apartment units are almost impossible to cool. Statistically people in low cost rental housing are young families, the elderly and people on disability pensions- the most vulnerable of our society. I ask you to think this through again. Otherwise, add to the budget the cost of a spacious local morgue with a good cooling system and a contingency fund for litigation.

Parking in town: Walkability with good sidewalks and bike lanes are excellent ideas and a good way forward but not the be all and end all. Sidewalks and bike lanes and not decreasing parking spaces and increasing EV chargers in parking lots is the better answer. On our street of thirteen houses in Otter Point we have four houses with solar panels, one EV car and one hybrid. The heating is all electric with either wood stove or propane back up for power outages. We are trying to do our bit. There is no local transit so we all drive to Sooke to shop. Any decrease in parking spaces along with increased density in Sooke may make our lives so difficult to find shopping in Sooke we will just drive on through to the West Shore and Langford Malls. We do try to limit our vehicle trips to one a week at most and if all the seniors are shopping on seniors' discount day, any decrease in parking will almost ensure we drive right through and the money has just left the community. At present, we drive to Langford once a month or less for chicken food and bedding since we cannot find a source for these in Sooke anymore. So we would join the ranks of commuters in the Sassenos crawl which some days reaches as far as Connie Road and will only get worse with more development here, even when the Sookehalla continues to Port Renfrew which is on the books now.

Lastly do not house the elderly away from the town centre. As people age, their mobility decreases as does their bladder capacity and people either lose their right to drive or feel unsafe so give up their vehicles. Moving the elderly away from their shopping and socialization is a sentence to slow death. As a stake holder for Sooke Region Lifelong Learning in the OCP Meetings I cannot stress more strongly that if the intent is to house the elderly in the low cost rental housing with no cooling combined with heating or reliable transport to city centre, their doctor or shops, then it is extremely ill advised.

Thank you for your consideration of these points.

PERSONAL INFORMATION REDACTED

New comments on the draft OCP October 13, 2021

Here is another way for Sooke to meet its goals in the Draft OCP:

Create a new version of taxes that will benefit the homeowner and Sooke's need to set aside land for climate mitigation. Here is how that might work. Larger tracts of land would be taxed only on the developed portion of the land. Any land left (of over one acre) would be signed in a climate covenant to the District. The covenant would forbid the development of that land. Owners would see on their tax bill a cost for the value of their developed land and house, and the suspended cost and value for their covenant land.

If they or future owners wish to develop the covenant land they would ask for a variance and if granted the full amount of suspended taxes would become due.

This pulls together several threads in the OCP. Action 4.2.1.5 an updated inventory of existing biodiversity. Action 4.2.1.10 private stewardship of lands. Policy 4.2.3.1 preserving shoreline in the Sooke basin area. Policy 4.2.3.3 reducing pollutants in runoff. It would allow Sooke, through the joint "ownership" on the covenant land to increase the amount of land used for offsetting GHG emissions through the use of natural carbon sinks in the district, and help maintain critical factors of bio-diversity, natural environments, reduction of air temperatures, and control of water runoff. It supports Action 4.2.2.4 et al on the Urban forest Strategy.

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Policy 4.2.4.1 Land use. As a stakeholder participant representing the Sooke Region Lifelong Learning, the segregation of seniors away from the city centre and Highway 14 is regressive thinking. Seniors provide a more naturally diverse population. Pulling them away from easily accessible commercial centres and transportation corridors puts them at a disadvantage when it comes to active participation in the community. It does not increase their personal health, rather the opposite, and it diminishes the social capital of the community.

Section Page 86 "Green Building" is woefully short considering the importance that development will play in the future of Sooke. This section, even if we cannot predict the "future", states that green building will become a reality by 2023 – the future is not that distant. Thus we need very clear ideas now to set Sooke on the path to zero-emission buildings that will not increase the GHG's of Sooke. If you insist on the BC Step code then all new buildings as of 2023 must meet the Step 5 of the BC Step Code. These at least are clearly laid out for developers to follow. Through the building permit process that Sooke has at its disposal, require that all new building and development in Sooke meet, as stated in the draft OCP, "... the net-zero emissions standards, meeting 100% of energy demand through renewable electrical means.". At the very least this would disallow fossil fuels as the primary source of electricity and heating. As I understand it the District **can** require the building permit to include EV chargers (which are mentioned elsewhere in the document as a goal) and solar panels for the production of electrical energy and hot water, both of which support the goals of "Green Buildings" and

zero emissions. Nothing is mentioned about the choice of green building materials in this section's policies or actions.

Policy 4.4.2.2 – Embodied Carbon

However, clearly indicate that as of 2023 building permits will not allow buildings which contain a high level of embodied carbon such as through the use of cement and steel as the primary structural materials. This would likely alter the design of buildings being planned for Sooke between 2023 and 2030.

The whole section lacks the current scientific breakdown of emissions which will be needed to determine in the future if Sooke is making any progress toward this goal.

Action 4.4.3.1 – Water use.

Clearly state building permits will require as of 2023, water efficiency leading to 100% water recycling within identified development. These efficiencies can be obtained through progressive rain water catchment using the building envelope to distribute and recycle water. Additional savings and energy efficiency can be found in the use and recycling of grey water. Composting toilets may be a significant water and sewer saver for some developments. Retro-fit programs might assist established buildings to meet these standards again through the use of prioritized building permits as mentioned.

Some of the above items are mentioned in Section 6 of this draft and that is a start in this direction.

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Action 4.2.1.5 Inventory existing biodiversity – needs a start date and responsibility attached.

Action 4.2.1.10 – Private stewardship – needs a review of land taxes built in to reassess value of land not used for development in the future. Only developed land should carry a full tax load. If a taxpayer has five acres of land and signs a covenant to preserve two acres then the taxes should be based on three acres of land and buildings.

Policy 4.2.2.1 – Sooke should “require” developers to “design and construct integrated rainwater management solutions, such as bioswales, rain gardens, green roofs, and stormwater detention ponds.” This will require developers to be more sensitive to all of the environmental impacts their development will have on the existing environment.

Policy 4.2.3.1 – No indication of how this might be done or the cost of buying shoreline. See Private Stewardship section above for suggestions.

Policy 4.2.3.3 – Reduce pollutants section – see and implement the Policy 4.2.2.1 to deal with the cleaning of runoff and pollutants.

Action 4.2.3.4 – second channel through Whiffin Spit. No need, rising sea levels will wash whiffin Spit away within 50 years time.

Green Building section - Page 86 – This is a very short section and needs substantial additional actions if “green building” is to become required by 2023.

Action 4.4.1.1 – All new municipal buildings to be “to net-zero emissions standards, meeting 100% of energy demand through renewable electrical means.” I hope that this goal will be required in the building permits for any new structures in John Phillips Memorial Park.

This whole section requires specific numbers if there is any hope of measuring GHG reductions.

Policy 4.4.2.1 - last bullet – what does “All buildings built in 2023 onward will use low carbon electrical energy systems” mean? Spell out the options.

Agricultural and Food systems section Page 96

All sounds very good until you look at how much farm land has already been destroyed through development. This means, for example that the development of the Eustuse road property should not be approved for building anything other than a farmer’s market/local co-operative and market garden.

Comments on the Proposed District of Sooke OCP October 2021

Downtown

In the last OCP the downtown plan was to be established on the water side of Highway 14 in a compact area the center of Sooke creating a community with living, medical and commercial all in a walkable area. The new draft OCP seems to contradict this in proposing larger/commercial developments to the west of Ed Macgregor Park and to the east in Saseenos. The T'Souke Nation is already planning commercial development to the east of the downtown core in Saseenos making ribbon type development along Highway 14 and in no way contributing to a walkable, livable community.

What happened to our expensive town center plan? Constructing large commercial buildings on the north side of Highway 14 in flat areas without proper storm drains will not work. There is currently no storm drain infrastructure north of Highway 14. Without storm drains we cannot have underground parking which means that the majority of future developed lots north of Hwy 14 will be taken up with large paved parking lots (not exactly the green this document is striving for). The existing downtown plan recognized that development in a sloped area (as is the case to the south of Hwy 14) provides effective drainage. If the District of Sooke is expecting developers to pay for the cost of municipal storm drain infrastructure all future development will be stymied. As well the existing town center plan included water access and water views.

Waterfront Properties

As individual property owners we are the stewards of our lands and many of the proposed policies in this document adversely affect the rights of these owners and as well devalues their properties. This document seems to center around increasing the riparian and protected areas to all waterfront (saltwater and freshwater) properties in Sooke for the purpose of public walkways. The proposal in the draft OCP would mean that waterfront property owners would no longer have the authority to amend the vegetation from within 30 meters to 45 metre (150 feet) setback from the high water mark. This setback provision will see further restrictions and prohibitions as to the use of people's waterfront lands. This means that the DOS is planning to remove the private waterfront portion of all future waterfront development. Does this also mean that these properties will no longer be taxed as waterfront?

Riparian Areas

Why does the District of Sooke council and staff feel they have the knowledge and qualifications to override all standing Qualified Environmental Professional Studies and to implement their own setback rules? (Already underway) Both the foreshore and riparian requirements in this draft OCP document are oppressive in their scope. Riparian areas on private land are best looked after by the property owners who can do a much better job than the district of Sooke. We are not aware of any problems with the existing covenanted lands so why the heavy hand?

Development Permits

Steep slopes should be reviewed by a professional geotech only. They should not be addressed by way of a development permit. Note that the CRD now accepts a Geotech report rather than asking for a

development permit in such matters, as the professional review and reporting process saves council/staff time and an actual expert is making the recommendations.

All properties below 550 m2 will require a development permit? For what purpose is this? Currently all single family and duplexes are exempt from needing development purposes. Just another added expense when the draft OCP document seems to be geared towards finding affordable housing solutions. Requiring all new developments to provide building plans at the time of subdivisions means that you will stop all single small lot owners (your taxpayers) and hand over Sooke to the big business! as well as inflating the cost of housing

Building

Orientation of lots and subdivisions is done in a case-by-case basis - we cannot expect to lay out every house for the best solar gain.

Consider that we are asking for net zero , Step Code 5 , and affordable housing in the same breath -- Note the building code is now defining "affordable housing" as smaller and smaller rental suites added to houses, duplex's and multiple family because you cannot have both affordable - and expensive Step Code 5 / net zero in the same breath instead you might offer "affordable housing" to be built with Step code 1 or 2 versus trying to increase to Step Code 5.

There are countless policies in the proposed OCP which if enacted or used as a guide, would increase the cost of development and building significantly, while reducing supply. We in the building community who build and develop as a way of making a living, will always pass along increased costs to the end user or buyer. We must. We otherwise have no way of continuing to run our businesses. When the cost cannot be passed along, meaning we absorb those costs and no profit is realized, we no longer are able to continue to build that product.

If many of these policies are followed, although seemingly positive in nature, many geared towards net zero, environmental protection etc, the community must understand that there is a significant cost involved which they will ultimately pay for. If net zero must be achieved, then we collectively must realize that the cost of housing will rise significantly. This is no debate, it will happen. For every batt of fibreglass insulation that is replaced with spray foam, with every window purchased with an extra pane of glass, there is a cost. With every new policy created and every new fee paid, there is a cost. While there will continue to be significant innovation and creation of building materials, products and ways in which housing is designed and built, but we must not fool ourselves, we are creating an environment in which less housing will be built and developed, creating a further supply issue, resulting in an accelerating escalation of pricing, the likes of which we are now beginning to witness. The smaller builders and developers who live in the community will be the first to go, while the larger mega developers move in and take advantage of an industry operating on ever thinning margins.

The unintended (or perhaps intended by some) reduction in new housing inventory will lead to a community where future generations are forced to relocate due to the high cost of housing. This community will be reserved for the financially elite, much the same way that

Whistler has become. Arguably, this transition is already occurring. The cost of a new single family home is approaching the million dollar mark in Sooke and older housing stock is become unaffordable for the average family. The only affordable housing that will exist will be subsidized housing. Government funded and not for profits will not and cannot fill the need alone. With a growing community such as Sooke, a lack of supply, and growing costs to build new homes, there is a major disconnect between meeting the climate and environmental goals outlined in the draft OCP, and providing a remotely balance supply of housing.

Simply put, for every policy that has an impact on the cost of building or development, without a strategy in place for determining how to off-set or mitigate those costs, the business case for development becomes less and less viable.

Other Considerations

TREE MANAGEMENT BYLAW -Why is this item in the proposed draft OCP document when the recently proposed tree bylaw was recently defeated?

Street Network plan -- there is nothing here to support the Grant Road connector - bypass route thru Sooke that has been agreed upon with MOTB by previous councils maybe staff is unaware of this - as they seem to be writing the plan - page 63

Action 4.4.1 - Sooke is going to renovate their office building to "Net Zero" Where is the money for this costly renovation going to come from? More raised taxes to the Sooke property owners? Or is it the three million in Covid Relief funds provided to Sooke?

Action 4.9.23 - It seems that the District of Sooke has not supported private sector builders in creating rental housing to date --- even though they have collected thousands of dollars for affordable housing - and all previous OCP's have asked for this.

Policy 4.9.3.1 - Developments Contributing to Affordable Housing - They have collected these monies from developers for years (since Sooke was CRD) –where have these funds been spent?- - no accountability -

Action 4.9.3.9- Discussion with developers, private non-profits, property owners. If the District of Sooke could start these discussions on a regular basis our community would be enriched for all stakeholders in many aspects beyond affordable housing.

Action 4.9.3.9 Put something in the plan where this money collected can only be spent on affordable housing and stop it from going into general revenue.

There are a lot of things to do in this plan requiring a lot of money but there is nothing to say where all the money will come from - I suspect everyone can expect a huge increase in taxes coming up -

Phase 3: Draft OCP

PERSONAL INFORMATION REDACTED

VISION

The IPCC has challenged the world to act boldly in meeting GHG reduction targets. That's why the District of Sooke, the CRD, the province, and the nation must grasp the singular imperative to reduce GHGs and grow the natural carbon sink.

Rewriting Sooke's OCP at this pivotal point in history, begs for bold, decisive directions in every aspect of our lives. I appreciate what a challenge it is for Dialog to write a new OCP when all the stakes have changed. The old approaches to land use and growth are no longer sustainable.

When Dialog asks me to dream big, envision Sooke in the future, I dream of my children and grandchildren surviving climate change. The OCP, as a roadmap to survivability, must be comprehensive and unambiguous. Clear and decisive language throughout will assist council to write bylaws and implement actions.

That's why I would like to pick up the OCP and feel that my council has a good roadmap to guide the next 10-year journey.

AREAS OF CONCERN

1. CLIMATE FIRST– meeting the climate emergency “head on” (Goal Area 1)

Dialog has missed the progress that the District has made in the past year towards reducing its GHGs. The District set its target at 50% carbon emission reduction from 2018 to 2030, and the 7% Solution as a way to get there. There is a confusing table on p23 and a statement that says the District commits to a 5-year incremental plan using 2007 as the baseline.

It's easier to see a Climate First direction in the sections on transportation and buildings, but the land use section is problematic. Sooke needs to preserve all the undeveloped land in the District, while finding a way to increase the carbon sink. We have squandered our carbon sink, having lost not only trees, wetlands and natural drainage with our developments, we have lost soil.

2. Limit growth: while Sooke is dealing with the huge task confronting the present population.

Dialog needs to acknowledge that policies leading to an increase in carbon emissions through growth do not lead to its vision. An OCP is not “agnostic” to growth when the provincial government has decreed a severe reduction in GHGs.

Stable population: In order to deal with the climate emergency, Sooke needs to have a stable population that is committed to reducing its carbon footprint to 50% in 8 years. The 1200 new dwellings that will be built put considerable pressure on our resources as we must recalculate our footprint with each new building.

3. Equity: Look after the **vulnerable people** first. These will be very difficult years for low- and no-income people in Sooke. They need safe shelter and secure food. Sooke must consider needs-based subsidies for EVs and heat pumps. No one left behind (Goal Area 3).

We do not need a “diversity of homes” in Sooke. We already have sufficient stock of market homes. What we need are non-market or subsidized homes to make sure everyone in Sooke is housed. We have no obligation to build houses for people who might want to move to Sooke. There is enough housing stock to ensure a stable population.

4. Indigenous Peoples and Colonists: The history of Sooke consists of a single paragraph covering “time immemorial,” when the rainforest met the sea. But there are 8 paragraphs honouring environmental exploitation during 175 years of colonization.

The OCP could at least acknowledge how little time it took colonists to be in the present “environmental overshoot.” When will we stop talking about restoring nature and enhancing the carbon sink, while at the same time cutting trees for houses and highways? Perhaps the OCP could suggest we learn about sustainability from the First Nations.

The vision for the OCP does not include the T’Sou-ke. It seems peculiar to “stick in” one goal in a goal area that respects indigenous peoples. Are the T’Sou-ke only worth one paragraph in the history, no mention in the vision, and one nod under “Equitable and Respect?”

SECTIONS

THE GOALS FOR SOOKE (p32)

Goal 1 is about carbon emissions and carbon sinks.

1.1 change 40% to 50%

1.2 could be specific to Sooke (i.e. instead of “urban” growth, which could mean anything, focus on low-carbon economic development and social housing)

1.3 although I like the idea of a train to Sooke, I think it’s way beyond 2030

1.4 remove “high performing and delightful” and replace with “climate resilient.”

1.5 I don’t think “expand” is really hitting the nail. How about “purchase and protect parkland and greenspace”

Goal 2 is about a distinct place. The important thing to people in Sooke is keeping it a SMALL TOWN. So why not title this goal: *Resilient Small Town*.

2.1 I have no idea what “bolster streetscapes, homes and destinations” means. Remove “bustling.” Keep in mind the real goal of maintaining “small town” (people are friendly and chatty, not bustling and preoccupied with busyness and business). How about collapsing with 2.4: *Maintain a small town feel in the town centre by enhancing the streets for people and public life.*

2.2 remove “soul of Sooke.” How about: *“Protect our sense of place as a coastal community by maintaining visual and physical connection to the waterfront.”*

2.3 remove “enjoy.” How about: *“Support and promote local food production and distribution.”*

2.5 People in Sooke would like to see more small, independent and local businesses that would employ local people. A lot of thought is being put into a resilient, local, low-carbon economy. This goal could be: *“assist local, independent businesses, existing and establishing, to become low-carbon resilient (LCR).”*

Goal 3 could say: Equitable and Safe

3.2 doesn’t make sense. Sooke is no longer affordable. What does “housing choices for all” mean?

How about: *“Provide affordable non-market and social housing for its low and no-income population, to ensure safety and well-being, especially in this climate emergency.”*

GROWTH MANAGEMENT (3.1, P. 36)

Consider Transition Sooke’s Scenario D. It is aligned with the OCP vision of a low carbon resilient, small town that is working hard to reduce its GHGs. Growth is restricted to a rate of .5%, occurring predominantly in the town centre and consisting of affordable, non-market housing and judicious development of LCR commercial and industrial space. Slowing growth to .5% will protect more land from development, keep the population stable and preserve more carbon sink for years to come.

The section on demographics and housing could be placed at the beginning of the growth section in order to explain the reasons for accommodating more growth and more GHGs (buildings and transportation).

It is clear that growth projections from historical trends (Colliers 2019) will critically undermine DoS’s efforts to reduce its emissions by 2030. Therefore, the Regional Context Statement must be revised to set a low rate of growth.

It is my concern that this section will lead council to believe it can continue to approve uncontrolled growth, when the people say they don't want to lose the small town and the government says you have to severely reduce carbon emissions.

LAND USE (3.2, p.38)

(There are two pages with the same title: Land Use 3.2)

GENERAL LAND USE POLICIES (3.3 p. 42-43)

The numbering between the Goals and the Land Use Policies is confusing.

According to the LGA, the OCP policies are supposed to show how carbon reductions will lead to the 2030 target. Residents of Sooke have a reasonable expectation that the policies should show how the "small town" will be maintained. How will you do this when there is no estimate for the number of CO₂e that will be reduced as a result of the collective policies?

Policy 3.3.1 is increasing rather than reducing GHGs. While it prohibits urban sprawl, there is a disconnect with the Gateway North and South and Kaltiesin non-contiguous, low-density expansions of urban areas.

You can almost hear the collective gasp as residents observe the clearing of neighbourhood green areas to make way for infill or large developments. Densification in greenfields, in Sooke as in Langford, has brought urban woes with the urban sprawl.

The other policies in this section are merely suggestive, leaving the council to figure out if any of the policies reduce or add to the carbon footprint. Not exactly the OCP called for by the LGA.

Land, in particular undeveloped land and land capable of food production, is our climate emergency resource. Land provides the carbon sink, the ability to grow food, the ability to shelter homes, the ability to manage water, and provides the habitat and parkland for a healthy ecosystem.

Developers may not be happy with an OCP that maintains a small town and meets its carbon emission targets. Therefore, the OCP must support the council to write bold zoning and building requirements.

P37 Future Neighbourhood Planning: You can't manage GHG emissions by building more market housing. Sooke therefore has to manage low growth.

P 37 Parks: There is too much discretion permitted in the designation of activity in parks. There are recreational and leisure activities that don't have to be in parks. It's increasingly difficult to reserve large enough parcels of land for people to enjoy greenspace and the peace of mind it brings. There needs to be provision for deciding what activities are appropriate.

P 37 Agricultural Lands: Saving land that has the potential to grow food, whether it's currently under cultivation or not, must be protected from non-agricultural development. This is a critical part of sustainability and climate resilience.

P38 Height: I would limit the height of buildings to 3 storeys to keep Sooke's small town feel.

P38, 39 Density: Although density became the buzzword for so-called smart growth, increasing density means more households and more GHGs. Density diminishes natural assets by occupying more surface. Infilling in Sooke has seen much of the urban forest sacrificed. This is not smart growth in a climate emergency.

FAR values are too dense for town centre/transitional, waterfront, and community residential.

P48 Rural residential: To protect and maintain the natural environment **add** "including aquifers, drainage, and wildlife habitat"

P48 Built form: add "no multiplexes" and "carbon neutral"

P49 3.8 Town Centre: If everyone had their way, there would be unimaginable disruption and enormous GHGs over the next 10 years. That's the timeframe for reducing our GHG emission by 50%. So we can't be adding much at all, given the huge efforts involved in dealing with what we already have.

Transition Sooke's Scenario D focusses residential growth in the town centre and limits overall growth to .5% per year. The town centre is the appropriate location for non-market, affordable housing that is accessible for seniors and disabled persons.

We need to define small-town scale, so that the town centre and transition area don't lose the feel of friendliness and community. Buildings 4 or more storeys create visual barriers and a sense of isolation. If you want to preserve the town core values and make it a supportive environment for our least mobile residents, you need it to feel neighbourly.

P51 Waterfront Area: This seems to ignore much of what people said in the engagement. Residents would like the waterfront's natural features protected from development, and sightlines preserved for the enjoyment of everyone. Given the climate emergency, sea level rise will claim much of the present shoreline, so we need to be preserving land well back from the shoreline.

Remove the second bullet. While there are already residences in the waterfront area, we don't need any more. Tourists don't need to "stay" in the waterfront area as they will all have personal vehicles.

DEVELOPMENT PERMIT AREAS

There are a lot of good directions about energy conservation and green buildings. Serious GHG reductions would occur if fossil fuels are eliminated from new and old housing.

Rebuild and repurpose current commercial buildings before taking up more land surface with new construction. Economic development need not cover more ground than absolutely necessary.

Retrofit all buildings with heat pumps. Support the switch to EVs. In order to get a handle on our emissions we must aggressively cut from transportation and building space heating and cooling. That's the first step and not a baby step. It is a leap.

IMPLEMENTATION OF OCP

Hire a full time **Climate Specialist to implement Sooke's Climate Action Plan** and update every 5 years. Sooke can do this with the expert help of volunteer committees and organizations. Sooke is well known for its volunteerism.

The intention of the OCP policies must be clear and terms succinctly defined. do not help staff or council to write detailed policies, and enact bylaws and plans.

Avoid discretionary loopholes that leave staff to interpret. For example, P53 3.12 Agriculture. Who decides what "capable and suitable" and "sufficient buffers" mean?

Avoid broad inclusive language such as "for all." Equity is not based on everyone getting what they want. Difficult decisions must be made.

Dialog has positioned its OCP as a document that plans for the "evolving" Sooke and the newcomers. I think enough has been said the incongruous plans to grow and increase GHGs.

.....

Comments on the OCP draft

PERSONAL INFORMATION REDACTED, October 17, 2021

General

Growth - There are many references to growth in the document and the OCP is primarily based on Sooke continuing to grow. There is also a statement that the Regional Context Statement, which is part of the Regional Growth Strategy, will become part of the OCP. But then on the final page, it states that the plan is “agnostic to whether population growth should be seen as positive, negative, or neutral; it neither creates population growth targets nor creates policies to explicitly encourage or prevent the population from expanding.” I believe that the OCP should in fact weigh-in on growth, especially given that it is supposed to provide GHG emission targets and how to attain them. If we continue to grow, we cannot meet our greenhouse gas targets.

GHG emissions – I don’t see any numerical analysis on what the GHG targets should be on how we get to them.

Rising sea level – I don’t see anything in here on the need to not build within xx vertical feet of the present sea level.

Warming – I don’t see anything in here on the air conditioning value of trees, heat pumps and insulation for cooling occupants during heat spells.

Page-by-page

Pg 12 – It makes little sense to have the Te’mexw Statement of Intent and map in the OCP. Most of these nations are nowhere near Sooke. Only the Sou-ke First Nation and the Scia’new First Nation have unceded traditional territories that overlap with the District of Sooke. There could be some reference in the text that these two nations are part of the treaty process with three other nations.

Pg 13 - The title ought to say: the uncaded lands of the Sou-ke Nation and the Scia’new Nation. The second paragraph on page 13 should be deleted. And while we are getting picky, “time immemorial” is not capitalized and note the placement of the ‘ in Scia’new (although a Google search will reveal a number of different options on this!)

Pg 18 – “estimated annual rate of 2.9%” reference? This is one of the many growth “expectation” references in the OCP.

Pg 20 – Demand for residential housing is 1,813 by 2030. If you multiply that by an average of 2.5 people per household, that represents an increase in population by 2030 of 34%

Pg 22 – This is a rather sad little climate section somewhat buried in the OCP. It is always bothersome when the GHG emissions are talked about as actual emissions reductions over most years and then when you get to 2050 it is “net-zero emissions.” Particularly if we keep building on all our vacant land, what will we use for “absorbing CO₂ from the atmosphere”?

Pg 23 – Should reference and align with the 7% Solution.

Pg 26 – The title is “Regional Context Statement” but the paragraphs below say nothing of that or the Regional Growth Strategy, just a bunch of bumph about CRD, which should be deleted. How can the OCP include a Regional Growth Statement when in fact the OCP is not supposed to address growth?

Are there any OCPs out there that do truly manage growth rather than the outcome of growth? An OCP that sets a carrying capacity for the population of a community based on carbon sinks, garden space, wildlife corridors, biodiversity goals, parks and trails, etc.

Densification is not the answer. Smart growth is yesterday’s thinking. More people, no matter what space they occupy, and no matter how efficient they are, means an increase in GHGs.

Pg 32 – Goal 1.1 mixes up actual emission reductions with net-zero reductions. I think net zero as a concept should be turfed!

Pg 34 – Part 3 – So here we have a whole section titled “Growth Management.” If the OCP does not address growth then how can it talk about growth management? More appropriately, it’s managing the outcome of unplanned growth.

Pg 38 and 40 – I note that the Eustace Road development is in the red zone. Bad news. There is a pile of non-ALR agricultural land there and maybe it could have a combination of community gardens, a food and agricultural hub and small locally owned and independent shops geared to raw and value-added agricultural products.

Pg 39-40 – Community Residential – I live in this yellow zone. I see that maximum density is the equivalent of 7 dwellings per ¼ acre. I live in one dwelling on ¼ acre. Perhaps this is greedy, but there are always statements in OCPs that say that new houses should “fit in” (not actual words). The development above me on Winfield Road does not “fit in” with anything in the original neighborhood. Densification and the accompanying “uglification” resulted in no vegetation whatsoever, no room for vegetable gardens, no green space, one sad little park and no wildlife corridors (they mostly use the streets!). OK that is my NIMBY piece but it is very real. Surely densification does not need to look like this and why is there such densification here when it is outside the town core?

Pg 45-46 – I think the concepts of these two Gateway zones does not make any sense. There is some suggestion that the Sooke sewage system will be extended out to this area (and to the

Kaltasin area) but I am not sure this makes any sense either. As soon as there are sewers and water, the pressure to develop will be massive.

Pg 51 – Waterfront – This should be an area for the people — parkland, walkways, maybe some small shops. And can we distinguish between the preferred small, local, and independent retail businesses from the small box, big box and franchise businesses that suck money out of the community?

Pg 62- There should be a separate section on what the muni will do regarding transportation including converting all vehicles to electric, not hybrids. The Master plan says Sooke should “consider” EVs for the fleet; the OCP needs to override this.

Pg 78- Natural Environment. There are very few mentions of “wildlife” in the whole document and two of those are in comments from the public. Where are wildlife corridors in this plan? Where is the importance of birds and wildlife for personal well-being. Good to see the cosmetic use of pesticides ban; maybe one day it will happen!

Pg 87 – Good stuff on green buildings. I’d like to see more “must haves” in here. Ramp up the part on retrofitting municipal buildings to include active solar (photovoltaic). These buildings are important “demonstrations” to the rest of the community.

Pg 98 – Agriculture - Incorporate idea of a Food Hub in here (SRCHN) and a commercial kitchen.

Pg 101 - Protect non-ALR agricultural land (i.e., Eustace Road property)

Pg 102- 4.6.5.2 is a mammoth undertaking! 4.6.5.4 is embarrassing. Indigenous gardens are the wildlands, where Indigenous peoples have gathered food and medicinal plants for thousands of years. Much of these lands are being rapidly destroyed.

Pg 105 – Need to link to Colliers projections in Dialog’s background report. Colliers gives actual needs projections for Sooke in 2030 of 18,000 square feet of retail space. As an example, the Eustace Road proposal includes 140,000 square feet of retail and there are other proposals as well. Is there not a way to say this is what the community will need so we should base our assessment of commercial development proposals on those estimates?

Pg 116 – I think you need to hit the nail on the head and say that the only way we will see affordable, non-market housing is if those houses are built by the partnerships of the District of Sooke, community groups, church groups, BC Housing, CMHC, etc. We will not see truly affordable, non-market housing built by the private sector.

Pg 119 – strongly support regulation of short-term rentals like Air BnB. (4.9.3.4)

Pg 142 – Where are the numbers here and elsewhere? All buildings should be zero emission.

Pg 145 – Language needs to be more regulatory: projects “required” to do a whole building lifecycle assessment; locally sourced materials “must” be used wherever possible; existing building materials “must” be used whenever possible, etc.

Pg 151 – Is this where something needs to be said about no development below xx feet above sea level (See: <https://www2.gov.bc.ca/assets/gov/environment/climate-change/adaptation/resources/slr-primer.pdf>)

Pg 176 – The building drawings for the waterfront are inappropriate. The waterfront is for the community and visitors — parkland with uninterrupted views. Most of the retail development and restaurants should be up the hill a bit but connected to the waterfront. This is not a place for high-end condos or high-end co-housing units.

Revised OCP (no page numbers) – There seems to be a lack of clarity around the Regional Growth Strategy. This Strategy began in the late 1990s as a way for municipalities to put a “cap” on growth, basically decide where growth would take place in their communities (urban containment) and decide how much that growth would be including putting a cap on population (carrying capacity). A number of municipalities have essentially done that — Oak Bay, Highlands, Metcheson, etc. — but a number of municipalities — Langford, Sooke and Colwood — resisted the whole process and over the years the RGS has become a watered-down version of its former self.

It is very unclear who can change the Regional Context Statement. Does a municipality have the ability to do that or do CRD Directors have to approve the statement? What role does the province play in all this? Sooke should be able to say, “this is how much we are going to grow over the next few years. No other level of government should be able to tell Sooke what it can and cannot do.

In the very last line of the District of Sooke response, there is a very significant statement from Sooke’s planning staff: “The demand for 1813 new homes by 2030 are being projected based on Colliers report and projections provided by the CRD which are historical trends. There is potential for 1,200 new homes based on current zoning and proposals where unit counts have been provided; however, these 1,200 new units are not anticipated for completion in 2021. Build out will be based on demand for those units leaving an additional +600 units to be planned and built as part of future land use proposals leading up to 2030. These projections highlight the need for proper growth management and policies within the OCP that support housing demand.”

When Sooke hits 1,800 dwellings approved by council, how does it stop any further development. If Sooke Council said they will not entertain any more development above a certain number, could it be sued by developers?

These are conversations and analyses that must take place.

September 29, 2021

October 14, 2021

Matthew Pawlow
District of Sooke
2205 Otter Point Road
Sooke, BC
V9Z 1J2

Dear Matthew,

Thank you for our discussion on October 7, 2021. As you know, I am quite concerned over this proposed plan for Sooke. In some cases, it is the general attitude or tone that gives me serious concern, in other cases it is specific policies that I feel are unpragmatic and without justification.

For example, regarding climate change, on Journey to Net-Zero (pages 22-23), reference to “commitment” is made many times. This is all well and good while climate change remains a threat; however, should new technology dismiss the threat, it would be silly for the District to continue such specific actions. At this stage it is largely a matter of semantics. I would encourage you to phrase this in the terms of goals as opposed to commitments. A community plan is supposed to be a goal-oriented document, as opposed to specifically detailed commitments, which normally come later through the process of zoning. There are many examples of this woven throughout this whole plan.

3.2 Land Use

The next issue to which I would like to draw your attention is that of densities. I am shocked at the increase in densities. In some cases, you have gone from a density of 10 units per hectare to 70 units per hectare and this would probably be a complete destruction of the total fabric of the community. In the town centre, you have increased the density more than four times, going from 30 dwellings per hectare to 125 units in the town centre. This is not what I want for Sooke, and I doubt that the majority of people, should they understand it, would want it either. People do not come to Sooke to live in boxes in the sky; therefore, I am clearly opposed to the densities in this plan. Sooke is an extremely large municipality compared to others, and densities should cover a range of housing opportunities that reflect the composition of the municipality.

There are three other points in this OCP relating to densities that are profoundly serious. The District’s sewer capacity is nowhere near capable of handling these densities, either now or in

the foreseeable future. To project this now, at this time, is tantamount to a false promise. Inviting people, which is what an OCP does, to develop to this density and then denying them because you don't have the sewer capacity is not a way to enhance Sooke's reputation.

The same point exists with the transportation system. We do not have anywhere near sufficient road structure to handle this kind of density within the district of Sooke. The promise that you will build it is not sufficient. It is putting the cart before the horse.

The third point that I bring to your attention is something that, through personal experience, I know exists. The increased densities are going to attract the attention of the BC Assessment Authority, which has the legal right, as proven in case law, to use the OCP as a justification for higher assessments and, thus, higher taxes. The proposed unrealizable densities will affect everyone, be they young or old, poor or wealthy, individuals or corporations, resulting in financial hardship, in many cases. This is a reality which I have brought to the attention of the council in the past. OCPs today are taken more seriously than they were in the past, and council should be aware of that.

3.7 Rural Residential

The Rural Residential classification largely identifies large acreage, rural land. Although it lists agriculture as a usage, it ignores forestry uses, a bona fide sustainable agriculture practice and something for which Sooke is historically known.

4.5 Infrastructure

Another concern is that it appears that the municipal government, through 'universal water metering,' wishes to control private wells and ponds for residential use. First, this is a provincial responsibility, and the Province has not taken any steps to control wells for residential use. Second, the Province's introduction of well regulation on commercial, industrial, and farming activities has been a disaster which has led to unintended consequences which the Province now admits needs to be fixed. I fail to see the need for this clause. Furthermore, any individual who owns a well or pond will always take care of his own conservation, as his supply of water depends upon him doing so. This step of the District's is not necessary.

4.11 Equitable Community

I have no issue with equitable community policies but would prefer that such representation by any group on a committee be based upon knowledge and experience in the subject matter. Most matters that local government deal with are technical matters (deliveries of utilities and management of development) and it is important that the best advisors are sought in developing policies and programs affecting the municipality.

6.5 DPA 3 – Foreshore Area

My next area of concern is the change of foreshore setback. I have yet to see a case where a 15-metre setback was not sufficient to protect any foreshore. Increasing this to 30 metres will not provide any more protection than the 15-metre setback will. All it will do, in the case of commercial and industrial use, is create havoc for those activities that use the foreshore, be it a dock, marina, pedestrian boardwalk, etc. For residences, it will provide less enjoyment and quiet use of property. There is no justification for such an increase. I suspect, strongly, that this is a case of extreme ideology. One result will be to decrease the taxes to the municipality as the land – either commercial, industrial, or residential - will be less valuable. Assessment values of properties will be reduced as a result of this setback. Property values will go down.

The whole tenor of this section seems to be to reduce the enjoyment and use of such property. I don't think that is what the community wants. Furthermore, even in the existing regulation, there is no mention of elevation differences. I would argue that if the elevation difference is over 5 metres, for example, then the setback should be less than it is now. Height does make a difference to the condition of the foreshore.

The specific clauses in this plan under "Drainage and Landscaping" are impractical. People buy residential waterfront in order to view the foreshore/ocean. Industrial and commercial uses also need access to it. All of these uses wish to take advantage of it in some way, not ignore it.

Along with this is the issue of shoreline protection. This is a subject that I have substantial experience in, and I can clearly say that the points put forth in this document are idealistic and impractical. I have participated in many foreshore projects, both personal and for others, and without such intervention, much land would have been lost. Rip rapping portions of the foreshore has been a practical and necessary case in various parts of Sooke. It also has many environmental advantages.

Again, the idealistic, impractical, untried policies riddling this document are not useful to Sooke.

6.7 DPA 5 - Steep Slopes

When we come to the issue of steep slopes, we come into another issue of conflict between some peoples' idealism and some peoples' practicality and wishes. On one hand, we say we don't want to build on flat land – which, in Sooke, is in short supply – while most of Sooke is filled with slopes, gullies, and rocks. People like building on slopes and rocks as they wish both privacy and views. If we are not to build on the flat, potentially agriculturally productive land, this is where housing must go. It will involve driveways, retaining walls, and doing things that are not encouraged in your Steep Slopes guidelines. They have been done safely in the past and can be done again. Development on slopes can be done sensitively and in harmony with the environment. Again, the manner of this language is prescriptive in the style of a zoning bylaw, as opposed to a general direction that a community plan should give.

6.12 DPA 9 - Employment Lands

The section on Employment Lands, certainly as far as industrial usage goes, shows an uncomfortable lack of understanding of how employment lands work. Whatever section of land is put aside for business, particularly industrial, must be functional to the nature of the business. For example, public walkway access in many instances is impractical and, indeed, potentially dangerous. It is wrong to make such generalized statements. A further example is the siting of commercial/industrial buildings. They must be functional to the business, not to some esthetic design put forth by a community plan. The landscaping and nature of parking areas must relate to the flow of goods and materials, or services related to those businesses.

In summary:

Generally, this OCP is very different from any in the past. It is too detailed and too prescriptive as to what should or should not happen. OCPs are for a broad look at the direction of land use. It is, generally, not to deal with social issues, but with land use. This plan takes on tones of partisan policies. It lacks a sense of practicality, concentrating on theoretical idealism, which it tries hard to cement in the future of Sooke.

Municipal governance is usually about land use, streetlamps, and delivery of utilities, and not many of these issues woven into this plan. OCPs are usually about going in a direction, not “we shall prohibit this, and we shall only allow that.” It is for these reasons, and those of the increased densities, that I cannot support this plan, as written.

I would be happy to discuss these issues, in detail, or do further necessary analysis with someone. However, the deadline for comment on this plan must be extended another month or two in order for that to happen. Given that the District has had several years to work on this document and we, the public, have had less than two months to respond, I don't think my request is unreasonable. I am, as usual, always at your service.

Sincerely,

PERSONAL INFORMATION REDACTED

cc: Norm McInnis



We know the market & the community.....



www.sookeshometeam.com

October 12, 2021

Attention Council, District Staff & OCP Advisory Committee:

I have been selling real estate here in our community for over 2 decades in that time several topical issues and decisions have arisen and faced the community. Often, they have initially been received with some scepticism as was the case of changing the core to municipal sewer from septic field. A vocal minority at the time tried to block the change, fortunately the community recognized the improved sanitation argument which won on referendum day.

The Sooke Road bypass with heavy funding offered in the form of government grants was not so fortunate, losing in a vote keeping the status quo. The result of which is what we all complain about when we get stuck in traffic in the 3:00 p.m. to 6:00 p.m. time frame on weekdays that will continue to have a lingering effect for years to come.

In a time of unprecedented housing shortage in the broader Victoria market that is exacerbated here in Sooke to change the zoning of the current community residential to the less dense rural residential zoning makes literally no sense. How will this help affordability? The current shortage and impact on pricing are in large part due to the simple fact we do not have enough land freed up to accommodate the kind of housing required here, mostly single-family homes.

The developer at West Ridge Trails has in good faith at the behest of the district ensured the sewer station has the capacity to handle the flow based on community residential zoning density of the 100 acres. In addition, a main feeder road, Ridgecrest Way, also deemed to be required to accommodate the increased traffic flow under the current OCP Zoning.

Make no mistake we have never seen as severe a housing shortage as we have the current market which is anticipated to continue for the foreseeable future. Without increased supply of new housing, primarily single-family homes, prices will continue their rapid rise unabated. The key to slowing the price increase in the resale market is providing a substantially increased number of available properties that can accommodate new homes.

A backward move, reducing the supply of the current OCP zoning of community residential to the much less dense rural residential will have exactly the opposite effect of increasing affordability. I would kindly ask that you choose affordability for Sooke and maintain the current OCP Zoning, community residential.

Sincerely,



Oliver Katz



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October 7, 2021

District of Sooke
2205 Otter Point Rd
Sooke, BC V9Z 1J2

Dear OCP Committee:

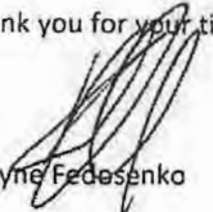
RE: West Ridge Trails development with in the OCP

I am writing in support of changing or upgrading the original OCP zoning from 10 acre lots to any sort of high density, single family dwellings, duplex, townhomes or condominiums.

I believe that anything that has potential to be on sewers should be and if it is, should be high density. We have enough land that will never be feasible to go on sewers that can remain rural. In high density Sooke will get far more amenities, sidewalk, parks and infrastructure and most importantly "Affordable Housing" and a huge tax return to go back to the District for other projects, or hire more staff or increase wages.

In this development they have done a very good job, not seen in any other small lot subdivisions to keep a rural aspect that compliments what people envision when they come to Sooke.

Thank you for your time.


Shayne Fedosenko

Good afternoon Official Community Plan Committee Members

My name is Don Blais. I am a licensed residential builder. I am currently building homes on Clarkson Place. I am very near completion of these homes. My Realtor has been telling me how busy the market is for buyers trying to purchase new homes.

I have seen in the proposed Official Community Plan draft that you are down grading the zoning of the Burr Road (West Trail Court future phases) from Community Residential to Rural Residential. I think the property should continue to be slated for Community Residential zoning. The downgrading of this zoning will eliminate many of the

necessary lots that I need to build the houses that young families want and can afford. Burr Road was required to make the roads and the sewer pipes larger to be able to accommodate the increased density of the Community Residential zoning. I think the draft should be changed back to Community Residential for the subdivision

development.

Thank you for your consideration!

Yours truly,

Don Blais

**Thank you,
Don Blais,
Blaze Construction Ltd.**

Our Vision: Healthy thriving communities within the Sooke Region

Our Mission: To support healthy lives in healthy communities through innovative, collaborative development and improvement of services for everyone



October 14, 2021

Attention: District of Sooke OCP Review Team

From: Sooke Age-Friendly Committee

Re: Feedback to Draft OCP

Thank you for this opportunity to submit comments.

We note that the OCP states that it is an "overarching policy document" that is not intended "to provide highly detailed policies ... which are contained within the District's other plans and bylaws."

On that point, **we would like to see explicit reference to the Sooke Age-Friendly Action Plan (2015) alongside other plans in OCP Part 7: Implementation "Plans to Update" (pg. 205).** In due course, we expect to see this plan reviewed and refreshed.

Given its central focus in our committee's work, we welcome inclusion of **Action #93 (4.10.1.8)** reaffirming Sooke's commitment to a "new multi-purpose youth and seniors centre in the Town Centre." **We would appreciate, however, if this item was revised to capture the project's correct name and specific location.**

The project is officially known as the **"Sooke Region Elders' Complex."** It will be a community space where seniors can gather, socialize and access services. The space will also incorporate a youth/intergenerational component and will be rentable to the larger community for events. **The District has dedicated the northeast corner of Lot A for the complex.** The committee would like to express its gratitude to the District for its support of the Elders' Complex project.

Space for youth and funds to coordinate these activities identified by youth service providers was highlighted in the Youth Activities consultation (2021). Work needs to be done to work on the barriers of sharing space. The MoU between the DoS and SD62 might be a catalyst for this discussion.

Safe and accessible pathways and transportation for all demographics remains a key issue.

Finally, several important points highlighted in the Age-Friendly Action Plan have been missed in the draft OCP. We believe these merit inclusion:

*** Support the expansion of Ayre Manor**

*** District of Sooke to allocate or contract staff time dedicated to Age Friendly work**

(We appreciate the support the District is currently providing but would welcome a review considering the amount of work the Age-Friendly Committee and SRCHN as a whole does for the District and the community.)

This committee would like to also have recognition for its work towards making connections within the community, especially among support service providers. As the population grows, more services are needed. The need to include this in the infrastructure planning is crucial. **The OCP should refer to those needs and what the District aims to do about it, at least in broad terms.** Issues to broach: homelessness, First Nations, seniors, youth, people with varying abilities, Mental Health, young families etc.

It is recommended that though the OCP is using general language, including reference to various groups and terms can show how inclusive the community aims to be. By this we mean terms such as "expectant parents," "young families," "people of different abilities," "isolated seniors," and "marginalized youth." What is good for one demographic is often good for another.

Recognizing that non-profits and support services support not only community members but provide local employment and contribute financially to the business community as local businesses are prioritized.

Overall, we applaud the draft policies and actions. The OCP captures the desire of residents for an inclusive, caring small-town Sooke that will develop according to smart growth principles and which bids to leave no one behind.

We are pleased to note that many of the Age-Friendly Action Plan recommendations are cited in broad-brush terms in the draft OCP policy sections on Transportation, Agriculture & Food Systems, Community Economic Development, Housing, Recreation & Community Services and Equitable Community.

Objective 4.9.4 ("Support family-friendly, accessible and seniors housing") and its matching actions ("set standards for accessible, barrier-free housing and incentivize universal design standards") is appreciated.

Again, thank you for this opportunity. The **Sooke Age-Friendly Committee** is a working group of the Sooke Region Communities Health Network. It was founded in 2015 following Sooke's official recognition as a BC Age-Friendly Community. The committee continues to meet nine times a year with the mandate of fostering "a community where everyone enjoys a safe, enriched and dignified life."

In addition to the Lot A Elders' Complex/BC Housing proposal, the committee's scope also includes youth service activities; seniors issues; Sooke Region Lifelong Learning; ongoing advocacy with ICBC for Enhanced Roadside Testing in Sooke; and the facilitation of dialogue between community groups and organizations, among them SRCHN, the Sooke Seniors Drop-In

Centre Society, SEAPARC, SD #62, VIRL Sooke, the EMCS Society and the Sooke Multi-Belief Initiative.

As Age-Friendly Committee chairperson Roy Brown explains, "The committee is relevant to all in the Sooke region, from birth to death. We note that we have members representing the education of children, the learning and interests of seniors, and recreational opportunities for everyone in Sooke. We appreciate all efforts by the District to bring a life-span perspective to the OCP and all its planning documents, policies and decisions."

Sincerely,

Christine Bossi,
Executive Director
Sooke Region Communities Health Network
on behalf of the Sooke Age-Friendly Committee

PERSONAL INFORMATION REDACTED

17th October, 2021

TO : Sooke OCP Committee, Staff, Mayor & Council, Town Planners and Communications Depts.

Further to the ongoing engagement process for the Sooke Official Community Plan for the next 10 years, I would like to make the following comments :

My view as well as many others in the community believe that the future goals can only be realized in part by changing certain inherent aspects of the past 10 years and previous OCP that did not attack the climate situation aggressively enough and allowed for hap hazard growth (prior to finalizing the completion of 2021 OCP) above and beyond the reality of accommodating negative climate change effects and maintaining Sooke as a place enhancing quality of life for its' existing residents and a sensible controlled amount of new residents and therefore transport infrastructure.

The building permit process and regulations to builders and developers **need** to include items such as EV stations, green building materials and other green electrical methods in conjunction with B.C. Hydro and eventually gas if that assists the climate issues etc. Home owners grants and options for effective outcomes to be included.

During the next 10 years with changes in Sooke Mayors and Councils, variances by staff and council should follow strict guidelines created within the new OCP so that there is little opportunity for deviation. It will definitely need strong policy statements included towards this aim to guide decision makers.

An idea of rewarding landowners for keeping sections of land green is also a good idea. For those ranging from a modest 0.4 acres to larger lots with a good portion that is green based with lots of trees, plants, shrubs and vegetables should be encouraged.

A 0.5 % growth for Sooke as per scenario D as put forward by the Transition Sooke Committee should be the target - the 3.5% will obviously not work based upon targets already included in the OCP draft to be finalized. 1200 houses rushing through non new OCP - conformities only leaves 600 to conform and is easily reached, not in 10 years but within about 2 years.

Small town growth but with local benefits like waterfront beautification and use (Pacific West Trail Tofino?) but including green related places of interest like boutique, non-chain restaurants, attractive boardwalks and gathering places for the 15,000 - 1200 homes/1800 extra buildings / 2500 homes/another 4000 residents already here / "committed" in the short term then let the rest of the next 10 years really mean something special instead of being a constant source of conflict, confusion and aggravation to the people that came here for a quality of life away from other cities and larger town amongst a non polluted, "small town with a big heart" vision in Sooke

PERSONAL INFORMATION REDACTED

rice in Sooke



Comments on the OCP draft – October 17, 2021

Preamble

While our comments are offered to Dialog, the consultant responsible for developing the OCP, they are also offered to Council. Council set the direction for this OCP with the wording of the Request for Proposal (RFP) and has overseen planning staff throughout the OCP development process.

Over the past year, Transition Sooke has addressed the pivotal issues of climate and growth in relation to the OCP:

1. In September 2020, Transition Sooke addressed Council on the need to make the climate emergency an over-arching theme in the OCP.
2. In February 2021, we presented a clear message to the OCP Advisory Committee — if Sooke continues to follow current growth trends, it will create more and more greenhouse gas emissions and destroy its carbon sinks. Meeting targets for GHG reductions will be impossible.
3. In early March 2021, Transition Sooke offered a definition of Climate First to assist council with the implementation of CAC's Work Plan 2020. Transition Sooke also prepared a comparison between its proposed Climate First and the District's Low Carbon Resilience (LCR).
4. In early April 2021, Transition Sooke issued a news release with an alternative to the three growth scenarios (A, B and C) that were developed by Dialog as part of phase 2 of the engagement process. Transition Sooke prepared a Scenario D to focus on low carbon and low growth. Scenario D allocates most of the low growth to the Town Centre of Sooke. It envisions a combination of subsidized, affordable, zero-energy housing, independent and local commercial businesses, and lots of access to the ocean for the community to enjoy.
5. Also, in April 2021, Transition Sooke offered a more sustainable approach to a proposed massive shopping plaza on Eustace Road, highlighting low carbon, local, made-in-Sooke businesses.

6. On June 26, Transition Sooke held a virtual Town Hall titled: “To Grow or Not to Grow: Developing a Liveable Sooke in a Climate Emergency” that featured “Growing Pains,” a video of Sooke residents speaking to the issue.
7. On August 17, Transition Sooke wrote a letter to Council praising its unanimous passing of the Climate Action Committee’s Climate Mitigation Strategy, the 7% Solution. The letter highlighted the tough decisions Council would need to make in order to implement the 7% Solution and offered Transition Sooke’s assistance in the work. Transition Sooke urged Sooke Council to proceed and act with the urgency that a declared climate emergency demands and that our children and grandchildren have every right to expect.

(Note: information on all these initiatives 1 – 7 can be found in more detail here: <https://transitionsooke.org/official-community-plan-and-climate-action-team/>)

The two main challenges for Sooke in the next 10 years appear to be Small Town – Small Carbon Footprint. We have to keep our town small while reducing our carbon emissions.

If you interview residents in Sooke, you will probably get a range of descriptions of Sooke as a “small town.” What makes Sooke a small town now? How can you keep it a small town? What is the height limit for a small town? Can this small town meet its GHG target and become climate resilient? These are the follow-up questions to the phase 1 engagement that weren’t asked.

This document summarizes Transition Sooke “big picture” thoughts on the draft OCP.

Structure of the draft OCP

There should be an executive summary of the OCP that credits where Sooke is today and supports its efforts to meet the climate emergency “head on.” The summary should state how each section of the OCP will reduce carbon emissions over the next 10 years, so that the cumulative reduction meets or exceeds the GHG target.

An executive summary should also guarantee that the vision of Sooke as a small, friendly town with abundance of wildlife habitat and green space is not swallowed up by a contrary vision of a bustling and vibrant town centre with 4-6 storey buildings and a traffic jam right past Connie Road.

In the opening “Community Context” sections, Climate follows, rather than precedes Housing, Demographics and Employment. This gives the impression that Climate is a challenge of the same magnitude as the other three, while in fact the other three depend on a livable climate. If the OCP addressed Climate first, people would understand that Housing, Demographics, Employment and everything else that follows would be situated in the context of the climate emergency. Thus, the urgent need for the many excellent climate friendly actions contained in the body of the OCP would be highlighted.

The placement of Land Use policies so far from the section on Development Permit Areas is challenging, as the two are closely related. A more accessible format would be to list the DPAs first, then the Land Use Policies and Actions, and then other policy areas such as employment, housing and equity.

Climate emergency

The climate emergency is not a dress rehearsal. We don't get another chance.

The province has mandated that OCPs set a target for reduction of CO_{2e} (GHGs) by 2030 and create policies that will achieve the target. We now have the District of Sooke's target of 50% reduction by 2030. The draft OCP's 40% target is inconsistent with the District's current commitment. We suggest removing the inconsistency.

Transition Sooke suggests that Climate Emergency should be the primary focus for an OCP that spans the next 10 years.

To help Sooke Council and citizens recognize and respond to the seriousness of the climate emergency, we need an OCP that deals with GHG reductions, as directed by the Local Government Act.

In places the OCP uses passive language when discussing climate threats, as though there is no urgency to the remaining 8 years before 2030. Saying that "monthly temperatures are anticipated to increase" (p. 21) sets this increase off in some distant future. It should instead acknowledge that the current reality of massive temperature fluctuation, drought and increased fire risk is very much a present concern.

The inconsistency of real numbers of tonnes of CO_{2e} is very confusing. The Climate Action Committee's plan to reduce GHGs by 50% contains all the numbers Dialog needs.

In the section "Journey to Net-Zero" (p.22) a chart shows a percentage breakdown of different GHG sources. Without reference to Sooke's actual GHG emissions, the chart is interesting but not very useful. We suggest using the 7% Solution numbers next to the percentages in the chart and including the current grand total — 48,386 tonnes CO_{2e} per year.

Page 23 contains a table showing emissions reductions, based on 2007 data, and sets targets in 5-year increments. These numbers are inconsistent with the 7% Solution that council has adopted. Unless Dialog can include a reason to include it and explain the discrepancy, we suggest removing it.

The draft OCP doesn't reference measures to address rising sea levels. A number of buildings in the district currently run the risk of flooding as sea levels continue to rise.

There is no clear statement about the warming effects of climate change and the value of both natural vegetative and topographic features for cooling as well as human-made features of housing design.

Greenhouse gas (GHG) emissions and growth

Transition Sooke has presented the dilemma of reducing Sooke's current GHGs while expanding its population. Clearing land to build new houses, diminishes Sooke's ability to store carbon. In addition, each new household contributes more GHGs to Sooke's current load, challenging further the resources of Sooke to meet its commitment.

According to the chart on page 11, "the OCP is a long-range planning document that strategically manages growth." While the draft OCP makes many references to Sooke continuing to grow at the current rate, the project consulting team states that the plan is "agnostic to whether population growth should be seen as positive, negative, or neutral; it neither creates population growth targets nor creates policies to explicitly encourage or prevent the population from expanding." (p 221, answers to the OCP Advisory Committee's concerns)

We wonder if there is such a position as "agnostic" in a climate emergency. Why wouldn't the OCP strategically weigh in on the impact of growth on attaining GHG emission targets? Why couldn't an OCP provide an estimate of the increased GHGs under different growth rates.

The OCP uses Statistics Canada information for estimating population growth in Sooke. In 2016, the last census, Stats Can reported that the size of population in Sooke was 13,060 in 2016. Using the estimate of 2.9% growth, they estimated the following: 18,521 by 2030; 22,065 by 2040; and 25,792 by 2050 (p 18).

We feel these projections are way too low— because our growth in the past couple of years is way more than 2.9%, according to CRD numbers. In the chart "CRD Demographics: Population Estimates July 1 Capital Region Fact Sheet (updated March 2021)" the following growth in Sooke is documented since 2011:

2011: 11,702

2016: 13,306

2017: 14,027 – growth rate from 2016 to 2017: 5.4%

2018: 14,438 – growth rate from 2017 to 2018: 2.9%

2019: 14, 573 – growth rate from 2018 to 2019: less than 1%

2020: 15,083 – growth rate from 2019 to 2020: 3.5%

These numbers reveal a rapid growth rate in Sooke between 2019 and 2020. The speculation is that growth between 3 and 5% will continue if uncontrolled.

Population projections and housing needs are based on speculation rather than planning. A growth rate of 3-5% must be changed to a rate that Sooke can manage given the current carbon emissions. We are aware that 1,200 residential units have been approved and will be constructed without the regulations necessary to maximize carbon reduction. What Transition Sooke proposes in Scenario D, is a change in future growth rate to 0.5%, mainly in the town core, and primarily low-cost, non-market, affordable housing.

Regional Growth Strategy/Regional Context Statement

The Regional Context Statement (RCS), which is part of the Regional Growth Strategy (RGS), will become part of the OCP. The RCS needs to align with the mandate to reduce carbon emissions. The draft OCP reserves a space for a revised RCS, but will the RCS be materially different?

There seems to be a lack of clarity around the RGS. The RGS began in the late 1990s as a way for municipalities to put a “cap” on growth, basically decide where growth would take place in their communities (urban containment) and decide how much that growth would be based on the number of people and the carrying capacity of the area). A number of municipalities have essentially done that — Oak Bay, Highlands, Metchosin, etc. — but other municipalities — Langford, Sooke and Colwood — resisted the whole process.

Land use

Land use is the main purpose of the OCP but with the climate emergency declared by Sooke, CRD and the province, it is critical that land use be situated within the climate emergency.

Land in Sooke has a high monetary value for developers, but it has an even higher value for carbon reduction over time. It is our one resource that supports our efforts to meet the climate emergency “head on.”

The OCP needs to highlight the importance of land in the climate emergency by creating policies that preserve land while eliminating loopholes that would sacrifice land.

The OCP needs to strictly protect undeveloped land, especially non-ALR agricultural land.

A made-in-Sooke OCP should focus on the vision of a “small town” with a small carbon footprint that can adapt to climate change rather than open up land to developers.

Land use can be aligned with the vision of a low carbon resilient small town if growth is held at 0.5% (Scenario D), allowing new development of affordable, non-market housing and LCR development of commercial and industrial space, without compromising the carbon sink.

Incentives for protecting our carbon sink

A number of threads in the OCP directly or indirectly support the protection of carbon sinks:

- Action 4.2.1.5 – an updated inventory of existing biodiversity

- Action 4.2.1.10 – Private stewardship of lands

Policy 4.2.3.1 – Preserving shoreline in the Sooke basin area

Policy 4.2.3.3 – Reducing pollutants in runoff

Action 4.2.2.4 – Urban forest Strategy

The OCP could specify the need for the District of Sooke to develop a tax incentive to benefit homeowners and Sooke's need to set aside land for a carbon sink. Larger tracts of land would be taxed only on the developed portion of the land. Any land remaining (over one acre) could be designated by a "climate covenant." The covenant would forbid development on that land. On their tax bills, landowners would see a cost for the value of their developed land and house, and the suspended cost and value for their covenant land.

This would allow Sooke, through the joint "stewardship" of the covenant land, to increase the amount of land used to drawdown GHG emissions through the use of natural carbon sinks in the district, and help maintain critical factors such as biodiversity, natural environments, reduction of air temperatures, and control of water runoff.

Zero-emission buildings

Section Page 86 "Green Building" is woefully short considering the importance that development and retrofitting existing buildings could play in the future of Sooke. This section, even if we cannot predict the "future," states that green building will become a reality by 2023 – the future is not that far away.

CAC's 7% Plan focusses on reducing GHGs from Buildings and Transportation. However, the sections pertaining to Buildings misses the urgent need to retrofit the housing stock and also seems a little soft on requirements for new builds.

We need very clear ideas on how to set Sooke on the path to zero-emission buildings that will not increase Sooke's GHGs. The BC Step code will not get us to zero carbon, but it is a step in the right direction. However, all new buildings as of 2023 should meet Step 5 of the BC Step Code. This is clearly laid out for developers to follow. Through the building permit process that Sooke has at its disposal, require that all new building and development in Sooke meet, as stated in the draft OCP "... the net-zero emissions standards, meeting 100% of energy demand through renewable electrical means."

The District should require the building permit to include EV chargers (which are mentioned elsewhere in the document as a goal) and solar panels for the production of electrical energy and hot water, both of which support the goals of "Green Buildings" and zero emissions.

Nothing is mentioned about the choice of green building materials in this section's policies or actions. Policy 4.4.2.2 – Embodied Carbon — should clearly indicate that as of 2023 building permits will not allow buildings that contain a high level of embodied carbon such as in cement

and steel as the primary structural materials. This would likely alter the design of buildings being planned for Sooke between 2023 and 2030.

Missed references to district's ongoing work

The OCP document does not reference current work ongoing by District staff and voluntary committees such as the Climate Action Committee (CAC) and the Community Economic Development Committee (CEDC). OCP readers might have the impression that Sooke has no idea how some of the goals for climate will be met.

The CAC's draft Climate Action plan and 7% solution are very clear and contain tables that could illuminate the OCP. Similarly, the CEDC's draft Economic Development Strategy could provide needed direction for the economic development parts of the OCP.

Specific examples of these missed opportunities include:

- CAC 7% solution to 2030, already adopted by Council, could be presented on page 23 instead of the five-year Greenhouse Gas Emissions Reduction Targets.
- Goal Area 1 (page 32)— Green and Net-Zero — Goal 1.1 should reference a climate action plan and the 7% Solution to reach 50% emissions reduction by 2030.
- Dialog has explained that the 40% goal referenced in the draft OCP is consistent with Provincial law. However, the District of Sooke has committed to the 50% goal, which is consistent with the most recent Intergovernmental Panel on Climate Change (IPCC)'s directive that GHG emissions must be reduced by 50% by 2030 if we are to avoid more and more, longer lasting extreme weather events leading to catastrophic, runaway climate change.
- On page 19, the introductory Employment section draws on a 2016 snapshot of Sooke as a community where over half the people commute outside daily and seems to set the stage in the OCP for more of the same. Sooke Council and the Community Economic Development Committee are currently engaged in community economic development planning that will stand this "bedroom community" description on its head, by bolstering local businesses, increasing local employment, and reducing the need to commute. The OCP document should reference the new direction in this section.

Will anything change?

How does the district put OCP policies into practice?

According to the chart on page 11, 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." 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."

The OCP policies need to have a very clear intent so successive councils can write bylaws with unwavering specifics. We find that the language in some of the policies is very vague and non-committal.

Many of the General Land Use Policies (page 42-43) use vague words such as encourage, foster or support. For example, Policy 3.3.14 “Encourage food production opportunities to be integrated into public and private lands and buildings throughout the District.” Each time Council deliberates on a developer’s proposal, staff would have the very difficult task of reading the proposal with an eye to whether it actually integrates food production opportunities or not.

And what happens if a particular proposal that Council is deliberating on doesn’t fit a policy in the OCP? The answer seems to be rezoning and variances. We need a policy statement that there are no rezoning or variances for a specific number of years after the adoption of an OCP.

The OCP will be around for 10 years, and likely there will be an entirely new Council trying to interpret this OCP. Thus, the more concise and prescriptive the OCP can be, the easier it will be for subsequent Councils to interpret.

October 17th, 2021

District of Sooke Municipal Hall,
2205 Otter Point Road,
Sooke, BC
Email: ocp@sooke.ca

Regarding: **Official Community Plan DRAFT 2021**

Dear OCP Advisory Committee Members,

I am pleased to submit my comments regarding my questions/clarification issues on several portions of the District of Sooke OCP DRAFT 2021.

Downtown

In the last OCP the downtown plan was to be established on the water side of Highway 14 in a compact area the center of Sooke creating an community with living, medical and commercial all in a walkable area. The new draft OCP seems to contradict this in proposing larger/commercial developments to the west of Ed Macgregor Park and to the east in Saseenos. The T'Souke Nation is already planning commercial development to the east of the downtown core in Saseenos making ribbon type development along Highway 14 and in does not seem to be contributing to a walkable, livable community.

What happened to our expensive town center plan from 2009? I was enamored with the suggestions by the Victoria architect and planning companies!

Constructing large commercial buildings on the north side of Highway 14 in flat areas without proper storm drains will not work. There is currently no storm drain infrastructure north of Highway 14. Without storm drains we cannot have underground parking which means that the majority of future developed lots north of Hwy 14 will be taken up with large paved parking lots (not exactly the green this document is striving for).

The existing downtown plan recognized that development in a sloped area (as is the case to the south of Hwy 14) provides effective drainage. If the District of Sooke is expecting developers to pay for the cost of municipal storm drain Infrastructure all future development will be delayed or not happed. As well the existing town center plan included water access and water views.

Waterfront Properties

As an individual property owner, I feel that we are the stewards of our property and many of the proposed policies in this document adversely affect the rights of owners and as well potentially devalueing our properties. This document seems to promote increasing the riparian and protected areas to ALL waterfront (saltwater and freshwater) properties in Sooke for the purpose of public walkways.

The proposal in the draft OCP would mean that waterfront property owners would no longer have the authority to amend the vegetation from within 30 meters to 45 meter (150 feet) setback from the high water mark. This setback provision will see further restrictions and/or prohibitions as to the use of our waterfront lands. This means that the DOS is planning to remove the private waterfront portion of all future waterfront development or am I missing something? Does this also mean that properties will no longer be taxed as waterfront?

Riparian Areas

Why does the District of Sooke council and staff feel they have the knowledge and qualifications to override all standing **Qualified Environmental Professional Studies** and to implement their own setback rules? (Already underway) Both the foreshore and riparian requirements in this draft OCP document are oppressive in their scope. I am not aware of any problems with the existing covenanted lands so why the proposed action?

Development Permits

Steep slopes should be reviewed by a professional Geotech firms only. They should not be addressed by way of a development permit. Note that the CRD now accepts a Geotech report rather than asking for a development permit in such matters, as the professional review and reporting process saves council/staff time and an actual expert is making the recommendations.

All properties below 550 m2 will require a development permit? For what purpose is this? Currently all single family and duplexes are exempt from needing development purposes. Just another added expense when the draft OCP document seems to be geared towards finding affordable housing solutions. Requiring all new developments to provide building plans at the time of subdivisions means that you will stop all single small lot owners (your taxpayers) and hand over Sooke to the big business! as well as inflating the cost of housing

Building

Orientation of lots and subdivisions is done in a case-by-case basis - we cannot expect to lay out every house for the best solar gain.

Consider that we are asking for net zero, Step Code 5 , and affordable housing in the same breath -- Note the building code is now defining "affordable housing" as smaller and smaller rental suites added to houses, duplex's and multiple family because you

cannot have both affordable - and expensive Step Code 5 / net zero in the same breath instead you might offer "affordable housing" to be built with Step code 1 or 2 versus trying to increase to Step Code 5.

There are countless policies in the proposed OCP which if enacted or used as a guide, would increase the cost of development and building significantly, while reducing supply. We in the building community who build and develop as a way of making a living, will always pass along increased costs to the end user or buyer. We must. We otherwise have no way of continuing to run our businesses. When the cost cannot be passed along, meaning we absorb those costs and no profit is realized, we no longer are able to continue to build that product.

If many of these policies are followed, although seemingly positive in nature, many geared towards net zero, environmental protection etc, the community must understand that there is a significant cost involved which they will ultimately pay for. If net zero must be achieved, then we collectively must realize that the cost of housing will rise significantly. This is no debate, it will happen. For every batt of fibreglass insulation that is replaced with spray foam, with every window purchased with an extra pane of glass, there is a cost. With every new policy created and every new fee paid, there is a cost.

While there will continue to be been significant innovation and creation of building materials, products and ways in which housing is designed and built, but we must not fool ourselves, we are creating an environment in which less housing will be built and developed, creating a further supply issue, resulting in an accelerating escalation of pricing, the likes of which we are now beginning to witness. The smaller builders and developers who live in the community will be the first to go, while the larger mega developers move in and take advantage of an industry operating on ever thinning margins.

The unintended (or perhaps intended by some) reduction in new housing inventory will lead to a community where future generations are forced to relocate due to the high cost of housing. This community will be reserved for the financially elite, much the same way that Whistler has become. Arguably, this transition is already occurring. The cost of a new single family home is approaching the million dollar mark in Sooke and older housing stock is become unaffordable for the average family. The only affordable housing that will exist will be subsidized housing. Government funded and not for profits will not and cannot fill the need alone. With a growing community such as Sooke, a lack of supply, and growing costs to build new homes, there is a major disconnect between meeting the climate and environmental goals outlined in the draft OCP, and providing a remotely balance supply of housing.

Simply put, for every policy that has an impact on the cost of building or development, without a strategy in place for determining how to off-set or mitigate those costs, the business case for development becomes less and less viable.

Other Considerations

TREE MANAGEMENT BYLAW -Why is this item in the proposed draft OCP document when the recently proposed tree bylaw was recently defeated?

Street Network plan -- there is nothing here to support the Grant Road connector - bypass route thru Sooke that has been agreed upon with MOTM by previous councils maybe staff is unaware of this - as they seem to be writing the plan - page 63

Action 4.4.1 - Sooke is going to renovate their office building to "Net Zero" Where is the money for this costly renovation going to come from? More raised taxes to the Sooke property owners? Or is it the three million in Covid Relief funds provided to Sooke?

Action 4.9.23 - It seems that the District of Sooke has not supported private sector builders in creating rental housing to date --- even though they have collected thousands of dollars for affordable housing - and all previous OCP's have asked for this.

Policy 4.9.3.1 - Developments Contributing to Affordable Housing - They have collected these monies from developers for years (since Sooke was CRD) -where have these funds been spent?- - no accountability -

Action 4.9.3.9- Discussion with developers, private non-profits, property owners. If the District of Sooke could start these discussions on a regular basis our community would be enriched for all stakeholders in many aspects beyond affordable housing.

Action 4.9.3.9 Put something in the plan where this money collected can only be spent on affordable housing and stop it from going into general revenue.

There are a lot of things to do in this plan requiring a lot of revenue and I hope that we can expect some wonderful and inventive ideas for generating taxes however I suspect hiring an Economic Development Officer along with an Arts and Culture Officer should be investigated.

Kindest regards,

PERSONAL INFORMATION REDACTED



Farrell Estates Ltd.

A Division Of The McPhail Group
#220-6911 Graybar Road
Richmond, BC Canada
V6W 1H3

District of Sooke

OCT 07 2021

Received

Mayor & Council

Dear Sirs/Madams,

Our company, Farrell Estates Ltd. owns 120 acres in Sooke and has developed Phase 1 and Phase 2 on 20 acres adjacent to our 100 acres, called West Ridge Trails. We have been monitoring the OCP process and when the first draft came out, we were dismayed and shocked to see our 100 acres downgraded in the draft OCP from Community Residential to Rural Residential.

We would like to bring some history on our 100 acres. We applied for a rezoning in 2017. Discussions have been ongoing since that time concerning densities, affordable housing options, walking and biking trails, a community garden, parkland contributions as well as a commercial component. There were also discussions regarding advance contributions for the sewer system upgrade and for contributions to the housing affordability fund.

We have completed two phases of our subdivision. In this first phase, staff instructed us to upgrade the Sewer Pump Station in order to plan for and accommodate future development. In our second phase, staff instructed us to upgrade our road entrance to Otter Point Road so that future traffic can be supported from the 100 acres. We undertook these costly changes as part of our ongoing discussions for the 100 acres.

As we understand, the District of Sooke was featured in Communities in Bloom, achieving 5 Blooms, and showcased our subdivision as part of its submission.

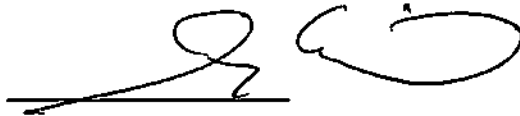
In light of these discussions, we do not understand why our lands have been downgraded. We have complied with all of staff's requests and feel we have gone above and beyond what was expected. We have brought forward innovative ideas and planned for environmentally friendly and technologically advanced improvements in the future phases.

Development of the 100 acres on services would be contiguous to existing serviced lands but requires a Sewer Service Area extension. Farrell expressed interest to extend the Sewer Service Area and discussed it at length with staff as well as with Council however an application was discouraged with a verbal commitment made at council to explore it in November 2020, which did not happen. The 100 Acres site is one of the few properties which have had development potential reduced in the Draft OCP and is believed to be the only one where a development proposal had been presented & discussed with Council. In the new OCP, an additional 1800 housing units are required by 2030, and our land could assist in reaching this goal.

In summary, we have spent considerable funds for upgrades as well as nearly 5 years in discussions with staff, only to have our site downgraded. We would kindly request that our 100-acre site be grandfathered and kept as Community Residential given that our intent to develop was established and that Community Residential was the OCP Designation in place at the time of our rezoning application.

We would appreciate a prompt reply.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'G' followed by a large, loopy 'M' and 'P'.

Gary McPhail – President
garymcp@mail@farrellestates.com

Stellar Homes Ltd.

Box 955 Sooke, B.C.
V9Z 1H9

District of Sooke

OCT 14 2021

Received

October 7, 2021

To the OCP Committee:

I'm writing to you with great concern with regards to your change in designation to the area known as the West Trails subdivision.

Sooke is a growing area in desperate need of new housing to keep up with demand. It is my understanding that the above mentioned 100 acres is being downgraded in zoning which in turn greatly reduces the number of lots allowed. The developer has spent both time and money building the proper infrastructure to allow for the volume of homes based on the current allowable zoning. Based on the estimated growth forecasts for the area, Sooke is in great need of these lots and is a very desirable area to live but currently has zero inventory for people to choose from. I urge you to take another look at the zoning and keep in mind how the supply and demand works and what it does to the house prices when there are more people wanting to live here than there are homes.

Thank you for volunteering your time to help create a better tomorrow for Sooke.

Sincerely,

Geoff Steele



October 8th, 2021

OCP Advisory Committee
Sooke District Office
2205 Otter Point Road
Sooke, BC V9Z 1J2

RE: West Ridge Trails OCP Designation Change

To Whom It May Concern at the Sooke District Office; OCP Advisory Committee:

I, Jacob Dimock, support the proposed high-density subdivision of the 100-acre lot on West Ridge Trails. The current real estate market along with the projected aggressive population growth in Sooke, proves a need for more family homes. Allowing for future phases of high-density subdivision of the 100-acre lot will help contest the housing supply shortage in Sooke. The change of land designation from community residential to rural residential further adds to Sooke's affordability crisis. Granting this development will impact choices in housing types and affordability. There is an evident need for development of more single-family homes in Sooke and supporting developments of this kind would be a logical expansion of Sooke's community growth.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Dimock", with a stylized flourish at the end.

Jacob Dimock Personal Real Estate Corporation
Dimock Property Group
Royal LePage Coast Capital Realty
6739 West Coast Road
Sooke, BC V9Z 1A5

OCP Advisory Committee
Sooke District Office
2205 Otter Point Road
Sooke, BC V9Z 1J2

RE: Support of West Ridge Trails High Density Subdivision

OCP Advisory Committee,

My name is Kevin Maycock and I am a general contractor here in Sooke. I have been building homes here in Sooke and supporting local trades for over 20 years. This said, I recently heard about the District of Sooke's proposed OCP re-designation for the remainder of land that is West Ridge Trails. Sooke is in need of more homes. We have a massive lack of inventory, and we cannot supply enough homes to match the demand. By changing the OCP designation from community residential to rural residential, there will be a significant reduction in the potential supply of homes in Sooke, thus further raising prices. That said, I am in support of the proposed high-density subdivision of the remaining 100-acre lot in West Ridge Trails. I believe this property should remain community residential and support the development of high density single family homes at West Ridge Trails.

Best Regards,

A handwritten signature in black ink, appearing to read 'K. Maycock', with a stylized flourish at the end.

Kevin Maycock
Island Elite Homes Ltd.
k.maycockcontracting@gmail.com



District of Sooke Climate Action Committee Comments on Draft OCP

(Version 3.0, final; Oct. 14, 2021)

The Climate Action Committee appreciates this opportunity to contribute feedback on the Official Community Plan. We recognize the skills and leadership of the OCP Advisory Committee, District planners and the consultancy team. Our comments here, both general and specific, are offered with a particular perspective on how each OCP component will affect our climate future.

Contents

- A. Assessment of OCP main concepts
- B. Assessment of OCP against climate action objectives to 2030
- C. Additional considerations
- D. Additional detailed notes

A. Assessment of OCP main concepts

- **GHG Target:** We are happy to see reiteration of the GHG emissions reduction target throughout the OCP. **We assume this target will be updated to 50% cuts by 2030 from a 2018 baseline in line with Council's resolution.**
- **Growth:** If accepted passively, as this OCP seemingly does, predicted growth would result in total failure to meet community GHG emissions reduction targets. The OCP should explicitly state that CRD growth projections "provide planners with a possible scenario of the future size and demographic cohorts of the population." These projections are "to be considered against government policy, economic development, land use and zoning and emissions reductions targets." (quotes from *Regional Growth Strategy Fact Check* released by the CRD on June 16, 2021). **We interpret this to mean that the District and its councils have license and may choose to challenge RGS projections in determining future growth in Sooke.** The tension between growth and lowering GHG emissions must be acknowledged openly.
- **Location of Future Density:** Although the OCP emphasizes new development in the Town Centre, in reality two additional development areas called "town centre transitional" and "waterfront" are projected to be only slightly less dense than the Town Centre proper. The addition of these two areas for new density expands the high-density areas of Sooke considerably beyond the smaller town centre footprint identified in the 2010 OCP.

B. Assessment of OCP against climate action objectives to 2030:

The CAC believes Sooke will need to meet the following five objectives in order to be successful in addressing the climate emergency.

Objective 1:	Cut current GHG pollution by 50% by 2030
Objective 2:	Eliminate GHG pollution from new development
Objective 3:	Protect and enhance Sooke's carbon sinks/reservoirs
Objective 4:	Establish carbon accounting for municipal decision-making, and improve local GHG emissions data
Objective 5:	Prepare for the risks of climate change (Adaptation)

It is the Climate Action Committee's recommendation that these objectives (or words to their overall effect) be captured in a **Climate Action Plan for Sooke. The creation of such a plan is not cited in the OCP and is absolutely required.**

Following is an assessment of the draft OCP in relation to four of these objectives.

Climate Action Objective 1: Cut current GHG pollution by 50% by 2030 (via the 7% Solution)

Assessment:

- There is a good emphasis on local, **active travel** here and throughout the OCP; Objectives 4.1.2 and Policy 4.1.2.1 are particularly strong in establishing modal priority. Active travel infrastructure in a rural community will take a long time to develop, and local travel emissions are not the bulk of our emissions. Therefore, **we can't count on this for significant progress towards GHG emission reduction targets.**
- Stop Subsidizing Vehicles: Going beyond the OCP's excellent recommendation for modal priority, District capital expenditures for travel-related infrastructure should be planned so that **more than 50% of all District capital spending directly creates active travel infrastructure rather than vehicular infrastructure.**
- The draft OCP contains almost no explicit reference to commuter travel in particular, which is our largest source of transportation emissions and a central part of CAC's 7% Solution. Implied only in Action 4.1.3.4: "... work with BC Transit to expand regional transit service...." **More could be done in the OCP to support work-from home, teleworking spaces in the town centre, car-pooling, MODO car share, or other initiatives to reduce commuter travel.**

- Building energy: We appreciate that the Draft OCP clearly supports 7% Solution initiatives around building energy, as in Objective 4.4.3, p. 89. However, the associated actions do not include **group purchasing programs as outlined in the 7% Solution, or heat pump incentive top-ups from the District**. Please address these omissions.

Climate Action Objective 2: Eliminate GHG pollution from new development

Assessment:

- Overall: it's good to see that the draft OCP puts new development in existing developed areas and tries to connect it to active travel opportunities. Also good to see an effort throughout to limit emissions from new development. For example, Objective 4.4.2 p.89. **The associated policies need to also address emissions from land clearing and blasting, and embodied carbon in residential buildings.**
- The draft OCP is not truly “agnostic” about growth, but instead is predicated on the assumption of continued growth, which must increase emissions. Sooke cannot meet its GHG emissions target with the amount of growth projected in this OCP. **We need an explicit acknowledgement that our community can choose to limit growth.**
- After putting limits on growth, the **single largest thing the district can do to reduce emissions from new development** would be to **ban greenfield development in all land-use zones, including land clearing and blasting**. For all developments, we could also consider a specific limit on the impermeable surface - buildings, parking and roads - for example max. 1/3 of the property. Permeable and natural areas could be aligned with neighbouring developments to create natural corridors, and green assets should “design the block”.
- The second largest thing the District could do to reduce emissions from new development would be to develop a **District-wide commuter denormalization strategy** - including mandating work from home capacity in all new development.
- The third largest thing the District could do to reduce emissions from new development would be to **ban the use of fossil fuels or wood as the primary heat source for any building**. That would start with banning all new NG hookups (as Vancouver has just done) and disallow the combination of electric baseboard heaters + fireplace as the only heating system.
- 6.3 Development Permit Area 1 outlines guidelines that new development will be encouraged to meet for conservation and GHG emission reduction goals. It's excellent that DPA 1 applies to all of Sooke. Can these guidelines be mandated instead of suggested? (i.e. **replace words like "consider" and "recommend" with "require."**) We must be assertive to meet our OCP goals.
- It is good to see faster implementation of BC's Step Code for new buildings. We propose faster implementation in the adaptation section below. Step Code 5 is just “net zero ready” and does not actually have all technology installed to cut emissions, so it will not allow us to “eliminate fossil fuel powered energy systems”. To that end, it would be

necessary to **revise P. 144, k)** so that **“Prioritize high efficiency heat recovery ventilation systems and electric heat pump technologies”** is instead **“required”**. Building energy is a large proportion of Sooke’s current emissions and we can’t afford to add to them.

- The meaning of Policy 4.4.2.1, p. 89 is unclear: “All buildings built in 2023 onward will use only low-carbon electrical energy systems”. **Does this means heat pump technology in all buildings, or solar, fully installed?** “Low carbon energy systems” can sometimes be interpreted (erroneously) as including NG. New NG installations should be explicitly disallowed.

Climate Action Objective 3: Protect and enhance Sooke’s carbon sinks/reservoirs

Assessment:

- The OCP approach to protecting ecosystems specifically mentions **exceptional ecosystems** - but we need policies that recognize the value of the natural world that goes beyond small parcels designated as culturally significant, endangered or environmentally sensitive. For Objective 4.2.1, p. 74: “Protect existing sensitive ecosystems and restore lost or degraded ecosystem functions”: we believe the **associated policies are too weak/limited and need to be beefed up**.
- Action 4.2.2.7 states "incorporate natural assets as part of the District's Asset Management Planning." Further policies and actions are required to indicate how this will be achieved. **Clarity is needed in stating how natural areas are a form of priceless civic "infrastructure" that serve multiple purposes**, including stormwater management and the carbon storing/reservoir function of land.
- Further, objectives and policies around protecting the natural environment need to make specific reference to the **carbon storing/reservoir function of land**.
- Development Permit Area 1: 6.3.3 Objectives should include protecting and enhancing the land’s carbon sink/reservoir function. as well as addressing foreseeable climate impacts. As one example, DPA 1 should therefore include limits to land clearing and blasting to protect carbon storage function of land. **We need to emphasize redevelopment, rather than greenfield development**.
- Additional policies to **protect carbon sinks**: Protect all Old Growth trees, stands and forests in Sooke. Protect and enhance existing marshland, peatland and marine coastline marshes.

Climate Action Objective 4: Establish carbon accounting for municipal decision-making, and improve local GHG emissions data

Assessment:

- The draft does not address local GHG emissions data, but Policy 4.5.1.10, p. 94 is excellent. We need to see the same requirement to **account for GHG emissions for all new development applications**.

Climate Action Objective 5: Prepare for the risks of climate change (Adaptation)

To protect District residents from the significant risk to health and life from adverse climate events, some of the policies that would have the greatest effect are as follows.

Area of Risk: Ongoing heat waves and drought in the summer,

1. Requiring heat pump technology installation in all new builds effective immediately (can provide inexpensive, life-saving cooling during heat waves);
2. Protecting and increasing the urban tree canopy, particularly with fire-resistant and deciduous species;
3. Mandating rainwater and grey water collection and use.

Area of Risk: Increased power outages during the winter because of summer drought damage to trees as well as winter storms.

1. Could require Step Code 5 (passiv haus standard) for all new builds effective immediately (allows for passive solar gain and heat retention during loss of power events).

It's more cost-effective to meet these goals during the initial construction phase rather than relying on expensive and inconvenient retrofitting after the fact, when the District has less ability to require the changes needed.

Area of Risk: Earthquake and wildfire readiness: This requires development as its own section in the OCP. While the document refers repeatedly to a **"safe and resilient" Sooke**, it is unclear if this is referring generally or if this is referring to **climate resilience**, which should be explicitly mentioned. There has not been near enough development of the climate changes that are already locked in and how Sooke can be prepared for all eventualities, from wildfire to drought to heat waves and extreme winter storms.

The CAC's draft Climate Action Plan will start to detail the needs in **fire security, water security, energy security, heat protection, extreme rain resilience, and extreme wind resilience**, alongside sea level rise, storm surge protection and food self-sufficiency which are mentioned. However, the OCP should have a vision for how this might be achieved explicitly.

Wildfire is the number one risk to Sooke. Our suggestion is to concentrate on fire ecology, particularly using fire in low-risk times to reduce fuel load in the high-risk areas,

firesmarting the parks system, expand the FireSmart program as is already occurring, and encourage homeowner sprinkler systems.

Establishing as many **neighbourhood pods** as possible for both climate action, earthquake/tsunami education, and emergency and evacuation education as well as emergency preparation purposes is also vital. Every citizen should know what to do and how to provide for themselves for 72 hours and more.

Sooke does not have enough **cooling stations** for heat wave occurrences, in that only one public building is air conditioned...SeaParc. At least three other buildings require air conditioning (via heat pump technology) to act as cooling stations, including one for T'Souke citizens.

There is also little preparation for **emergency centers**, particularly involving the four schools. Each school should have adequate emergency food, water, cots and emergency generators for either student use if they must shelter in place, or to use as an emergency center. With any major emergency, Sooke will likely be cut off from all external sources of goods. At the moment, there is only plans for a reception centre, not a centre to house evacuees and offer emergency rations and medical services.

C. Additional considerations

Presentation of Climate Action as the top District priority in the OCP

- We appreciate the prominence of climate action in the vision statement ("a vibrant net-zero emissions community") and the fact that "Green and Net Zero" is identified as Goal Area 1 with its five important sub-goals. We also recognize that these goals are addressed comprehensively throughout the OCP policies, actions and Development Permit standards.
- The "**Journey to Net Zero**" page (pg. 22) is underwhelming. As the OCP Advisory Committee has recommended, it **needs to be rewritten and expanded considerably**. The fact that the District has formally declared a climate emergency and that this OCP includes necessarily aggressive measures to address it must be stated at the outset.
- This same page should explicitly point to the policies and actions that will get us to Net Zero, not least the **7% Solution strategy**.
- This same page should also include reference to how the District will work with the **LCR (Low Carbon Resilience) model** and its 27 social, environmental and economic co-benefits. How will these co-benefits be utilized in decision-making? We recognize that these are early days with LCR in Sooke, however to date there has been little reference to them in staff reports nor has a standardized use of them been established to guide staff and council in their deliberations.

- **The 5 Zeros** ~ The C40 Cities has adopted the 5 Zeros as the expression of what it means to be net-zero. This could be integrated into the OCP as well. They are: i) Zero emissions energy grid; ii) Zero emissions buildings; iii) Zero emissions transport; iv) Zero waste; v) Zero waste of water
- Pending development of a Climate Action Plan, the **OCP should cite the multiple plans and reports that are guiding District climate action**, namely:
 - BC Climate Action Charter (2008);
 - Sooke Sustainability Development Strategy (2008)
 - Climate Energy & Emissions Plan (2014)
 - Preliminary Strategic Climate Risk Assessment for BC (2019)
 - Territorial Analysis of Local Government Priorities for Climate Action (2020)
 - Modernizing BC's Emergency Management Legislation (2020)
 - UBCM Special Committee on Climate Action Proposed Recommendations (2020)
 - Climate Action Committee Work Plan (2020)
 - Low Carbon Resilience "green lens/climate first" lens (2021)
 - 7% Carbon Reduction Strategy (2021)

Climate Action Plan

- **As already stated, a Climate Action Plan (CAP) is required for Sooke.** We appreciate the inclusion of Action 4.2.4.10 ("Develop a Climate Action Adaptation Strategy"). In contrast, a CAP, to quote the exemplary District of Saanich plan, "lays out a pathway to reducing emissions and increasing resilience. It lists strategies and actions to pursue in areas where the District has either control or influence, to assist with achieving the objectives outlined. It also notes where people and organizations need to take action, and where action is needed from other levels of government and industry in order to succeed."
- We note on **pg. 205 (Implementation Plan under "Alignment with District Policies")** that the second paragraph states that "*The following neighbourhood and other plans do not exist and would further support the vision, policies and regulations of the OCP.*" No list of recommended plans follows this statement; **a CAP must be prominent as this list is developed.**
- The CAC is dedicating many volunteer hours with some much-appreciated staff assistance in preparing a **first draft of a CAP framework** for presentation to council in December. We would appreciate reassurance that this work will be treated as a strong, defining foundation for a final plan developed by District staff and/or third-party consultants in the short term.

Climate Action Coordinator

- The hiring of a full-time Climate Action Coordinator for the District of Sooke (or the dedication of at least one FTE-equivalent combination of staff positions within the District's organizational chart to climate action) is essential to execute the CAP in association with multiple District departments and community partners. This position must be cited as a short-term action in the OCP.

Green Development Checklists

- This is one of the valuable but sadly unrealized recommendations made in the **2008 Sooke Sustainability Development Strategy** (see pg. 16 under *Strategy #3: Support low-impact, energy-efficient, healthy buildings in which to live, work and play.*) A "sustainability checklist is the first recommended action in providing **clear guidance to the development community and to give staff/council a scorecard by which to measure applications.**
- The LCR Co-Benefits model provides guidelines at a high level, but a green checklist would specify concise, best-practice recommendations from the District. **The CAC has submitted a rough draft of such a list based on existing lists in Port Coquitlam and Parksville; a further revision will be presented to council before year-end.**
- The **2010 OCP** reaffirms the need. On pg. 111 under "implementation Plan" is a request for two checklists: i) "Green Energy Checklist for Subdivisions, Comprehensive Development and Building Permits; and ii) "Sustainability Checklist (Sooke Build Green Checklist; Sooke Smart Growth Checklist).
- Action required: Include District adoption of a Sustainability checklist in appropriate policy section.

View Corridors

- It's good to see the OCP recommends a view corridor study. Protecting views is critical not just for livability and enjoyment of the essential Sooke, but also for protecting the environment. We are unlikely to protect what we can't see. This aspect of the OCP should be strengthened.
- Goal Area 2: Add: **protecting existing view corridors for Sooke's natural assets** like the waterfront, Sooke hills and parks.

Waterfront Development

- During the OCP consultation, Sooke residents chose the photos showing the most green space and most publicly accessible area to express what they want on the waterfront. P. 38 and 51 show a waterfront development area with the second-highest density of the district and allows development of multiple types up to four stories, which will maintain private ownership of much of the waterfront and further privatize its views even if concessions are made to public access immediately on the foreshore.
- **What does “protection of the waterfront” mean** if we allow significant development all along it? This important question requires **further community discussion**.

Development Phasing

When increased density is most effective at reducing GHG pollution, it creates the critical mass necessary to support better transit and local commercial and work opportunities.

However, increasing density through new development in the District will be a long and expensive process. If multiple areas are zoned for potential increased density in the District at the same time, new development will be spread throughout and it will take much longer for critical mass to be achieved in any one area.

To avoid a delay in reaping the benefits of increased density, it will probably be **important for the OCP to identify phases for development. First priority should be new development in the Town Centre.** In other areas, the emphasis should be on improvements to active travel networks and connections, as well as small-scale, neighbourhood sized local services, particularly small-scale grocery stores (not convenience stores), as well as local work opportunities. **Only after sufficient density has been achieved in the Town Centre should increased density be considered in the Transitional Zones.**

Affordable Housing

This is a climate solution. As Councillor St. Pierre noted in a June Council meeting, a \$700,000 new home in Sooke is a commuter home, as the jobs to pay for that kind of housing cost are not common in Sooke. The OCP’s contribution to affordable housing needs strengthening. The OCP suggests affordable housing should be in all neighbourhoods but plans to achieve this mainly by allowing increased density for affordable housing with the wish that “hopefully more rental” will result (Dialog presentation). **Affordable housing needs to be assured, not hoped for.**

-No redevelopment of affordable housing units (such as mobile home parks or manufactured homes) to replace with less affordable, market housing.

-Objective 4.9.2, p. 118 **“Enhance supply of rental housing.” Related actions are limited** and not clear enough about whether they include use of local government’s authority to zone whole areas specifically for rental units. Instead, the actions imply rental can only be achieved by ignoring the density targets set in the OCP.

Food Security

A solid array of initiatives is captured in the OCP, however **we recommend that the creation of a Food & Agriculture Advisory Body (Action #59) be reprioritized for the short-term (not mid-term)**. The Sooke Region Food Security Report (2021) echoes the Sooke Agricultural Plan (2012) in calling for an advisory Food Policy Council that could coordinate stakeholders and advocate with, for instance, the BC Ministry of Agriculture for a westshore food processing hub.

We are pleased to see that a **review of the Sooke Agricultural Plan (2012)** is included under "Plans to Update" (pg. 205) and that the need for a **composting facility** is cited for food waste (Action #61) and yard-waste (Action #25) streams.

Wastewater Treatment

Sooke's Wastewater Treatment Plant provides secondary treatment. An **upgrade to a tertiary treatment system** should be added as a mid-to-long-term action to reassure citizens that Sooke remains committed to improving the environmental health of the ocean -- the "soul of Sooke," as the OCP states.

Implementation

We recommend that an **OCP Implementation and Monitoring Committee** comprised of District staff, council and public representatives be struck following adoption of the OCP to ensure the District is following its recommendations in the years ahead.

The Blue-Green Economy

As was stated during the public engagement process, the Soul of Sooke is the marine ecosystem. Sooke should strive to be a **Blue-Green Economy Leader**. One of the biggest initiatives that would enhance the economy, health and vitality of Sooke is a marine food system. **Marine permaculture or seaforestation** by farming seaweed forests interspersed with shellfish is **an economic driver waiting to happen**.

Seaweed farms contribute nutritious food for humans, animal feed, pharmaceutical production, biofuel, and coastal storm protection. We could invite the T'Souke to teach their Traditional Knowledge with kelp forests. We could also invite the University of Victoria to carry out a pilot study to determine viability and locations. Everywhere in the document that refers to agriculture, should also include marine permaculture, or land and sea agriculture, or land and ocean farming, or regenerative ocean and soil farming. We would then have **local food from sea and shore, augmenting food security**, which should be mentioned throughout the document.

The second part of the marine ecosystem is carbon sequestration and buffering ocean acidification. By setting up **MPAs or Marine Protected Areas** where absolutely no harvesting is permitted, these areas can sequester more heat and carbon than any other single source. Within a system of carbon trading, Sooke could be paid for its maintenance of this carbon

sequestering area. Again, this would need to be assessed by marine biologists in terms of location and processes.

These areas have significant spillover effects by increasing fish habitat and thereby populations for small scale fishing and terrestrial ecosystem health, rebalancing ocean ecosystems as part of a regenerative economy, and coastline protection. These two initiatives could drive a very different form of tourism...that is not as destructive as existing models. Our tourism could be predicated on **ecotourism based on land and sea**.

Significantly, more **interpretive signage and interpretative centres** could augment the education of families not only about salmon but about the oceans and innovative new farming on land and sea as well as Traditional Ecological Knowledge, coastline protection and many other aspects of life in Sooke.

A further implication of this is **biofuel** which could provide Sooke with a clean energy alternative that is dependable and accessible. This would provide **energy security**.

We should then refer to **Employment Lands and Sea** throughout the document. This would uphold the traditional and historical orientation of Sooke. Reconsidering the sea as a new source of innovative employment would also **create significant jobs** here in Sooke.

We should host a **Blue-Green Business Incubator Conference** to attract young and innovative entrepreneurs. We should be ready to offer connections to venture capital, angel investor groups, microloans, and other capital investment and loan organizations as well as prioritize grants and tax incentives to entrepreneurs creating work that meets our green and net-zero goals.

(See Paul Hawken's books Drawdown or Regeneration, for chapters by Green Wave, the work of the Climate Foundation and NatureCanada. Canada does have a Blue Economy strategy which would likely provide accessibility to funding and innovation starts.)

Dark Skies Policies and Actions

Streetlight canopies should be consistently mentioned along with LED bulbs as part of the Dark Skies movement to assist migrating birds and protect night skies from unnecessary light pollution.

Telework

Promotion of telework and especially a permanent telework centre will form a major part of our climate emissions reduction plan, so mentioning this more prominently as part of the net-zero program would lay some groundwork for the Climate Action Plan. We hope that this can be a centre that includes daycare, a coffee shop, gym, and a few other essentials that make telework an attractive option to commuting.

Language

Using the language of Climate Mitigation as part of the emissions reduction priority and the language of Climate Adaptation in terms of adjusting to new realities, would help lay the groundwork for the Climate Action Plan.

D. Additional suggested line edits

Goals

- 1.2 ADD: protect waterfront and views
- 1.2 CLARIFY: Protect ecological areas for habitat (whose habitat?) - could read as human habitat.
- 1.4: CLARIFY: “high performing and delightful” does not tell us performing for what, and delightful for whom. ADD: explicit link to mitigation and adaptation/responding to risks of climate change here as well.
- 1.2 or 1.5: ADD “and to protect and enhance carbon sinks”

Transportation

- Policy 4.1.4.1: “Pursue opportunities to influence travel behaviours and reduce vehicle reliance through transportation demand management.” Related actions could be stronger. Carshare and carpooling initiatives should also be mentioned.
- Add EV charger infrastructure in all new residential/commercial development
- Policy 4.1.2.2 “Create “complete streets” that provide safe, comfortable operating conditions for all travel modes” clashes with Policy 4.1.2.1 a bit, as 4.1.2.2 implies that cars come first and other uses fit around that primary use, design-wise.

Waste

- Action 4.2.4.9, p. 78: Promote the establishment of a yard waste composting facility. ADD “or biochar”. Composting still produces GHG emissions; biochar locks in carbon.

Building Energy and New Development

- One concern would be with Policy 3.3.13 (p. 43) 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. Meeting community environmental expectations should not be considered something that requires a reward. LEED is not the best summary of those community enviro expectations. LEED Gold buildings release only about a third less GHG emission of conventional housing. (<http://leed.usgbc.org/leed.html>)
- P. 145: “Projects should reduce the embodied carbon associated with building design and construction” - weak wording.
- In Development Permit area: “Design buildings for durability, with a service life greater than 60 years” Great idea to include this, but proper ambition is lacking - time span could be longer.
- DPA 1, Objective a) “Maximize building energy performance,” meaning is unclear.

- P. 141. “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...” Why would this be exempt? Especially when so many important considerations underlie a development permit, including ecological and GHG emission concerns?

Environmental Protection

- 6.7.5 (d), p. 161. Nice to see “Minimize any alterations to steep slopes. Design developments to reflect the site rather than altering the site to reflect the development.” Specific reference to limiting blasting would be a critical addition.
- Policies in support of Objective 4.2.2 “Proactively and responsibly manage Sooke’s ecological assets, enhancing opportunities for connections to place” do not seem to add up to achieving the objective.
- Good to see Action 4.2.2.4 p. 76: “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.” But Action 4.2.2.5, p. 76 for a Tree Management Bylaw is again focused on exceptional trees (significant, environmentally sensitive) and not the urban forest we need.
- 6.5.5 (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.” Latter phrase provides too much room for setback variances.
- 6.6.5 (b), p. 156: Meaning unclear. It is too easy for developer’s QEP report to recommend a variance to minimum setback requirements, resulting in an encroachment on the SPEAs

Views

- Policy 3.3.11 (p. 43) ~ “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.” This is a good start, but it will work mostly for people in those buildings, not for the people who don’t own that (probably expensive) real estate, and are living and walking behind them. Could actually put the highest view barrier up closest to the people with the least access.
- P. 140: “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.” Good to have this in. 9m is too high given the low elevation rise of much of Sooke.

Waterfront

- Development areas, Gateway residential north and south: why is all the heavier potential development along the waterfront? Does not meet Policy 3.3.1 p. 42: “prohibit urban sprawl” and protecting the waterfront.
- P. 31 Vision: “active waterfront”: Preferable: “publicly accessible waterfront”, and “protected ecosystems, farmland, waterfront and views”.
- Policy 3.3.12: “Hold the preservation and protection of the Sooke Harbour and Basin and foreshore as a priority for any future development.” Awkward wording. Is this supposed to

mean “Ensure the natural ecosystem of the Sooke Harbour and Basin is preserved and protected when any development in the District is considered”?

- 6.5.4 (d): Exemption - would allow development on bedrock right up to tidal line? p. 151 meaning unclear.
- Proposed comprehensive development areas on the North side of the harbour - highly likely to be affected by sea level rise and ocean storm damage. Waterfront development sections do not consistently mention sea level rise or storm surge as part of considerations, and need to do so. P. 57: Billings Spit/Kaltasin Area Plan process is one exception.

Agriculture and Food

- p. 37: “Agricultural lands ... are protected from non-agriculture development and are not intended to accommodate urban development that is not in support of agriculture.” DELETE “that is not in support of agriculture.” Should be not intended to accommodate urban development, full stop.
- Gateway Residential South: to preserve agricultural and rural character, but minimum lot size is 0.6 of an acre. No sustainable agricultural venture on 0.6 of an acre.
- Action 4.6.4.4, p 101. “Create a District policy for ALR exclusions”. ADD “that meets objective of discouraging subdivision of agriculture land into smaller parcels, except where significant positive benefits to agriculture can be demonstrated.” OR some other statement of overall purpose such as protecting agricultural lands. (Policy 4.6.4.3.)
- Policy 4.6.1.1, p. 98: Plan for food-friendly neighbourhoods where residents can meet their daily need for healthy food within an easy walk or roll of their homes. This is very strong and welcome.

Other Notes

- p. 22 Journey to Net Zero: mention of emissions from cities; would be best to be talking about emissions in rural communities more specifically.
- p. 56 Area Plan for comprehensive development areas - to be prepared by the applicant/developer? Any such neighbourhood plans must include broad community consultation and specific engagement of all area stakeholders (the District of Squamish's current Garibaldi Estates Neighbourhood Plan appears to offer a best-practice approach).
- Policy 4.8.1.1, p. 112. Include “visioning” in the range of ways artists could be involved in community planning processes.
- Include grey water storage and re-use.

Prepared for: Town of Sooke

Prepared by:

Matthew Dixon
Senior Development Manager
Rendition Developments



Issue: Town Centre Plan

UPH Does not allow for FAR Maximization

The following case study details a hypothetical development scenario under proposed density increase.



Hypothetical Site Size

0.2677 Acres

Current OCP Proposal

OCP Suggestion

FAR Building Area	29,155	SF
Total Commerical	8,000	SF
Total Residential	21,155	SF

FAR Building Area	29,155	SF
Total Commerical	8,000	SF
Total Residential	21,155	SF

Max Residential Units	14 UNITS
Unit Size Required to Max FAR	1,562 SF

Max Residential Units	26 UNITS
Unit Size Required to Max FAR	800 SF
Typical Unit Size	800 SF

1,500 SF units are too big - Cannot rent for cost of building them.

Therefore - Typical Unit Size	800 SF
Actual Density Built	18,834 SF

Let the FAR dictate how many units can be built.

Actual Density Built 29,155 SF

Result:
Three Storey Building.
FAR Not utilized

Commercial: 8,000 SF

Result:
Six Storey Building
FAR Fully utilized

Residential: 5 Units
Residential: 6 Units
Residential: 6 Units
Residential: 9 Units
Commercial: 8,000 SF

Example

Main and 41st, Vancouver, BC
11,000 SF Site size
3.5 FAR - 46,000 SF mixed use
Construction type: Cross laminate timber



M41N

MAIN+
FORTY
FIRST



BUILDING VIEW @
41 st AVE & MAIN STREET



BUILDING VIEW @
MAIN STREET & WOODSTOCK AVE



BUILDING VIEW @
41 st AVE & LANE



BUILDING VIEW @
WOODSTOCK AVE & LANE



M41N

MAIN+
FORTY
FIRST

Click Thumbnail to View Video Below



www.renditiondevelopments.ca

From: [REDACTED]
To: [OCP](#)
Subject: Comments on the 2021 Draft Community Plan
Date: Sunday, October 17, 2021 4:27:01 PM

Hello

First let me say that I appreciate the efforts of all of those involved to envision a vibrant community in this draft OCP.

I try to live as a responsible steward of the planet through my daily actions and choices and I would like others to practice this as well, including the District of Sooke where possible. This OCP includes a long wish list of green initiatives that are certainly admirable in theory, but on practical terms how will we afford them? Housing is unaffordable for most now without bringing in the most stringent green building practices. What kind of additional burden will be put on the taxpayer? Perhaps slowly over time we can make these changes in an affordable way. I hope that in the future our grandchildren can still afford to live in Sooke if they so choose.

I don't agree with the new proposed areas allowing commercial development in a ribbon along Highway 14 from the Prestige Hotel area east to Saseenos. How is that promoting walking/rolling? This potentially developed stretch which must encompass at least 6 kilometres and will encourage us to use our cars to access them. Keep the commercial in the town center.

The OCP mentions the possible expansion of sewers to the Billings/Kaltasin area - my neighbourhood. The reason given is to improve the water quality of the harbour and basin. Do sewers not mean an increased density, smaller lot sizes and more people residing there, impacting the harbour and basin we are trying to protect? The plan mentions entering into meaningful engagement with the residents - why are the surveyors already working in the Kaltasin, Idlemore, and Glenidle area with the intent to lay out the sewer system? Will we really have any input??

The OCP mentions making space for arts and culture. What does this mean? I envision planning for an (actual) dedicated physical space (an arts venue) for all of the community arts groups/artists to share in. This has been done in many towns much smaller than ours. Can we not work towards this over time? Can this please be clearly stated in the plan?

I am also including these points that I agree with:

Waterfront Properties

As individual property owners we are the stewards of our lands and many of the proposed policies in this document adversely affect the rights of these owners and as well devalues their properties. This document seems to center around increasing the riparian and protected areas to all waterfront (saltwater and freshwater) properties in Sooke for the purpose of public walkways. The proposal in the draft OCP would mean that waterfront property owners would no longer have the authority to amend the vegetation to within a proposed 45 metre (150 feet) setback from the high water mark. This setback provision will see further restrictions and prohibitions as to the use of people's waterfront lands. This means that the DOS is planning to remove the private waterfront portion of all future waterfront development.

TREE MANAGEMENT BYLAW

Why is this item in the proposed draft OCP document when the recently proposed tree bylaw was defeated?

Thank you in advance for your consideration of the above,
PERSONAL INFORMATION REDACTED

From: [REDACTED]
To: [OCP](#)
Cc: [REDACTED]
Subject: Draft master plan
Date: Saturday, October 16, 2021 11:13:44 PM

A. Overall goals

The Official Community Plan runs contrary to the goals set out for Sooke:

1. "a small town" - 13,000 population and growing at an alarming speed;
2. "green with 0 % emissions" - impossible to achieve with hundreds of new homes, people, and cars added every year.

Soon, the town will look like Langford, with mushrooming apartment buildings and people living one on top of another, with hardly any space to breathe. Especially Sooke centre, which is slated for high growth development, while already breathing with difficulty in the dense traffic of trucks and trailers spewing diesel exhausts all around.

Future development (if any) should take place in the low and very low growth area, which can still accommodate some development without much detriment to the environment or residents' health. There was a community group that opposed any future development, was their input ignored? Climate crises can no longer be ignored.

B. Transportation

Transportation plan indicates realignment of Otter Point Road and Wadams. However, it's not clear from the map if it's the same realignment that was specified in the 2006 Master Plan, which shows Otter Point Road moved deep into John Phillips Memorial Park - to the border of private property and parkland. The latter realignment would then go right across two last houses on Townsend before the intersection of Otter Point and Wadams. Which seems hardly feasible.

C. John Phillips Memorial Park

The council used flawed APP instead of referendum to "obtain elector approval" to lease one quarter of public parkland for \$1 a year to the Lions Club to build a two-storey club house with a 300-person banquet hall, industrial kitchen, concessions, offices, and parking for hundreds of cars to obtain "an ongoing revenue stream for Lions Centre".

Moreover, the plan includes a sound stage and more parking for music venues. Which practically takes away from Sooke residents one quarter of the dedicated parkland and turns it into a huge parking lot with noisy businesses.

It all contradicts clearly stated goals to protect the environment, parks and vegetation.

AAP was flawed because there never was full public engagement or wide information of the

sudden project. The council's constant references to the 2006 Master Plan are not feasible either because 16 years have passed and Sooke has greatly changed.

The 2006 plan for JPMP is clearly overcrowded - not surprising since the population was roughly half of what it is today. Luckily, many things planned for the park have found better places.

So let's find better places for the needed services. The Lions can easily build their meeting offices with ample parking on their property on Murray. Alternatively, they can use the new library's meeting rooms, or the planned seniors centre. The daycare can be located at the Youth, Child, and Family Centre, which has a big green lot and sufficient parking.

As to the weddings and music venues in the park, the 2006 Master Plan wisely noted that the "residents adjacent to the park are to receive special consideration in the design" - in view of the issues of privacy and noise (loud music till 11 pm).

The present draft also includes children's playground in north JPMP (6.14), which is not a good place in view of the same issues of privacy and noise because the houses form a tight half circle there.

What the present plan can borrow from the 2006 one is a special consideration of the park's pond, which is "a potential jewel within our community, offering wildlife habitat", so "great care must be taken to protect the existing aquatic species and plants". While the present council doesn't care for biodiversity.

We need alternative visions for the park, with full public engagement, discussion, and referendum (required by the law).

PERSONAL INFORMATION REDACTED

Sooke



"great care must be taken to protect the

From: [Info](#)
To: [OCP](#)
Subject: FW: new building lots
Date: Friday, October 15, 2021 8:22:48 AM

From: [REDACTED]
Sent: October 14, 2021 6:33 PM
To: Info <info@sooke.ca>
Cc: [REDACTED]
Subject: new building lots

Good afternoon Official Community Plan Committee Members:

My name is Don Blais. I am a licensed residential builder. I am currently building homes on Clarkson Place. I am very near completion of these homes. My Realtor has been telling me how busy the market is for buyers trying to purchase new homes.

I have seen in the proposed Official Community Plan draft that you are down grading the zoning of the Burr Road (West Trail Court future phases) from Community Residential to Rural Residential. I think the property should continue to be slated for Community Residential zoning. The downgrading of this zoning will eliminate

many of the necessary lots that I need to build the houses that young families want and can afford. Burr Road was required to make the roads and the sewer pipes larger to be able to accommodate the increased density of the Community Residential zoning. I think the draft should be changed back to Community Residential

for the subdivision development.

Thank you for your consideration!

Yours truly,

Don Blais

From: [REDACTED]
To: [OCP](#)
Subject: Feedback on OCP Draft
Date: Sunday, October 17, 2021 8:54:25 AM

Comments on the Proposed District of Sooke OCP October 2021

Downtown

In the last OCP the downtown plan was to be established on the water side of Highway 14 in a compact area the center of Sooke creating a community with living, medical and commercial all in a walkable area. The new draft OCP seems to contradict this in proposing larger/commercial developments to the west of Ed Macgregor Park and to the east in Saseenos. The T'Souke Nation is already planning commercial development to the east of the downtown core in Saseenos making ribbon type development along Highway 14 and in no way contributing to a walkable, livable community.

What happened to our expensive town center plan? Constructing large commercial buildings on the north side of Highway 14 in flat areas without proper storm drains will not work. There is currently no storm drain infrastructure north of Highway 14. Without storm drains we cannot have underground parking which means that the majority of future developed lots north of Hwy 14 will be taken up with large paved parking lots (not exactly the green this document is striving for). The existing downtown plan recognized that development in a sloped area (as is the case to the south of Hwy 14) provides effective drainage. If the District of Sooke is expecting developers to pay for the cost of municipal storm drain infrastructure all future development will be stymied. As well the existing town center plan included water access and water views.

Waterfront Properties

As individual property owners we are the stewards of our lands and many of the proposed policies in this document adversely affect the rights of these owners and as well devalues their properties. This document seems to center around increasing the riparian and protected areas to all waterfront (saltwater and freshwater) properties in Sooke for the purpose of public walkways. The proposal in the draft OCP would mean that waterfront property owners would no longer have the authority to amend the vegetation from within 30 meters to 45 metre (150 feet) setback from the high water mark. This setback provision will see further restrictions and prohibitions as to the use of people's waterfront lands. This means that the DOS is planning to remove the private waterfront portion of all future waterfront development. Does this also mean that these properties will no longer be taxed as waterfront?

Riparian Areas

Why does the District of Sooke council and staff feel they have the knowledge and qualifications to override all standing Qualified Environmental Professional Studies and to implement their own setback rules? (Already underway) Both the foreshore and riparian requirements in this draft OCP document are oppressive in their scope. Riparian areas on private land are best looked after by the property owners who can do a much better job than the district of Sooke. We are not aware of any problems with the existing covenanted lands so why the heavy hand?

Development Permits

Steep slopes should be reviewed by a professional geotech only. They should not be addressed by way of a development permit. Note that the CRD now accepts a Geotech report rather than asking

for a development permit in such matters, as the professional review and reporting process saves council/staff time and an actual expert is making the recommendations.

All properties below 550 m2 will require a development permit? For what purpose is this? Currently all single family and duplexes are exempt from needing development purposes. Just another added expense when the draft OCP document seems to be geared towards finding affordable housing solutions. Requiring all new developments to provide building plans at the time of subdivisions means that you will stop all single small lot owners (your taxpayers) and hand over Sooke to the big business! as well as inflating the cost of housing

Building

Orientation of lots and subdivisions is done in a case-by-case basis - we cannot expect to lay out every house for the best solar gain.

Consider that we are asking for net zero , Step Code 5 , and affordable housing in the same breath -- Note the building code is now defining "affordable housing" as smaller and smaller rental suites added to houses, duplex's and multiple family because you cannot have both affordable - and expensive Step Code 5 / net zero in the same breath instead you might offer "affordable housing" to be built with Step code 1 or 2 versus trying to increase to Step Code 5.

There are countless policies in the proposed OCP which if enacted or used as a guide, would increase the cost of development and building significantly, while reducing supply. We in the building community who build and develop as a way of making a living, will always pass along increased costs to the end user or buyer. We must. We otherwise have no way of continuing to run our businesses. When the cost cannot be passed along, meaning we absorb those costs and no profit is realized, we no longer are able to continue to build that product.

If many of these policies are followed, although seemingly positive in nature, many geared towards net zero, environmental protection etc, the community must understand that there is a significant cost involved which they will ultimately pay for. If net zero must be achieved, then we collectively must realize that the cost of housing will rise significantly. This is no debate, it will happen. For every batt of fiberglass insulation that is replaced with spray foam, with every window purchased with an extra pane of glass, there is a cost. With every new policy created and every new fee paid, there is a cost. While there will continue to be been significant innovation and creation of building materials, products and ways in which housing is designed and built, but we must not fool ourselves, we are creating an environment in which less housing will be built and developed, creating a further supply issue, resulting in an accelerating escalation of pricing, the likes of which we are now beginning to witness. The smaller builders and developers who live in the community will be the first to go, while the larger mega developers move in and take advantage of an industry operating on ever thinning margins.

The unintended (or perhaps intended by some) reduction in new housing inventory will lead to a community where future generations are forced to relocate due to the high cost of housing. This community will be reserved for the financially elite, much the same way that Whistler has become. Arguably, this transition is already occurring. The cost of a new single

family home is approaching the million dollar mark in Sooke and older housing stock is become unaffordable for the average family. The only affordable housing that will exist will be subsidized housing. Government funded and not for profits will not and cannot fill the need alone. With a growing community such as Sooke, a lack of supply, and growing costs to build new homes, there is a major disconnect between meeting the climate and environmental goals outlined in the draft OCP, and providing a remotely balance supply of housing.

Simply put, for every policy that has an impact on the cost of building or development, without a strategy in place for determining how to off-set or mitigate those costs, the business case for development becomes less and less viable.

Other Considerations

TREE MANAGEMENT BYLAW -Why is this item in the proposed draft OCP document when the recently proposed tree bylaw was recently defeated?

Street Network plan -- there is nothing here to support the Grant Road connector - bypass route thru Sooke that has been agreed upon with MOTM by previous councils maybe staff is unaware of this - as they seem to be writing the plan - page 63

Action 4.4.1 - Sooke is going to renovate their office building to "Net Zero" Where is the money for this costly renovation going to come from? More raised taxes to the Sooke property owners? Or is it the three million in Covid Relief funds provided to Sooke?

Action 4.9.23 - It seems that the District of Sooke has not supported private sector builders in creating rental housing to date --- even though they have collected thousands of dollars for affordable housing - and all previous OCP's have asked for this.

Policy 4.9.3.1 - Developments Contributing to Affordable Housing - They have collected these monies from developers for years (since Sooke was CRD) --where have these funds been spent?- - no accountability -

Action 4.9.3.9- Discussion with developers, private non-profits, property owners. If the District of Sooke could start these discussions on a regular basis our community would be enriched for all stakeholders in many aspects beyond affordable housing.

Action 4.9.3.9 Put something in the plan where this money collected can only be spent on affordable housing and stop it from going into general revenue.

PERSONAL INFORMATION REDACTED

From: [REDACTED]

Sent: Sunday, October 17, 2021 10:19:57 AM

To: Matthew Pawlow <mpawlow@sooke.ca>

Subject: OCP review

Hi Matthew

Here is my summary of what I feel needs to be addressed in the draft OCP. I have ranked the list in order of my importance.

1. Down town

The down town zone needs to connect to the water as per the long standing dream and plan for this community going back many OCPs. Take the red felt and re-draw the map on page 41 to designate lands at the very least from mariners Village to Horne rd back into the "Town core" designation.

- this is essential for a liveable walkable town which get mentioned many times in the document
- this might help avoid what is becoming a drive through town stretching commercial from the the Pestigo to Kaltasin.
- allowing for density and height in the core might actually attract proper town core architecture with walkable street scapes ,underground parking, owner run businesses.
- put back strong wording to encourage the extension of the Sooke board walk

2. Over protectionism

There are many areas that reach too far into the rights of existing land owners. It seems to push agendas that have been rattled around the District but not yet endorsed. The OCP creates Development permit areas out of near everything which: costs in time, costs in the hiring of professionals , render some properties obsolete and requires more staff to address and process every proposal.

- DPA 5. 30m setback on the foreshore should without question remain 15m. If allowed 30m setback would make 80% of existing waterfront structures non-conforming. And it certainly does not aid in getting a down town core to the water. Remove "explore opportunities to expand foreshore to 45m"

- DPA 1 I do not understand how this does not require every person to be subject to a green checklist outside of building code or local bylaws perhaps an unachievable goal for some pursuing affordable housing, or on limited budget. As well this DPA has no exemptions?

4.2.2.5. Sooke already said we did not want or need a tree bylaw...why is it back in OCP?

-page 141...D.P. on lots below 550 sq m This I find confusing, does that not push single family dwellings into a DP requirement, that can't be right as it creates so much work and needless effort and cost for both developer and district. Seems an excessive control measure

3. Cars will certainly be the biggest issue for this town's infrastructure going forward. This draft leaves out any reference to alternative concepts or bypass routes

- second bridge
- connection of Throup rd.
- bypass route using Grant rd.

4 Housing

So much attention is given to the idea of Affordable housing, I feel if the town gets too subsidized, increased rental and "affordable", an in-balance will occur causing less of a tight community: more people travelling out of town by car to both work and shop, less chance of Sooke owned businesses, more traffic. "Affordable" right now does not really exist with costs of everything related to housing. This OCP commendably pushes hard for green initiatives; unfortunately they counter further the concept of affordable housing.

-4.9.3.1 "Affordable housing contribution". This has been collected for years but seems just an "illegal tax", if not allocated by the district into a housing fund that gets used for its purpose.

- step code 5 is great but it does not dovetail with affordability
- affordable housing meaning more suites in everything will put more strain on side street parking.
- 4.4.3.2. this permit queue has been ridiculous. 2-4 months for a permit in Sooke. 48 -72 hrs in Langford. This action item gives preferential treatment where it shouldn't be.

Thanks for sending forth my comments where they will be considered in the final writing of the OCP.

PERSONAL INFORMATION REDACTED

From: [REDACTED]
To: [OCP](#)
Subject: Green House Gas Reduction
Date: Sunday, October 17, 2021 12:22:56 PM

The initiatives for Green Buildings and Infrastructure are positive.

One thing that might stand in the way of reducing greenhouse gases is wood burning stoves. Shortly into October every year the smell of wood smoke is apparent and continues throughout the winter.

I understand why a homeowner may want to use a wood stove versus electric, gas or oil heat. We chose electric baseboard heaters when our house was built (1987) as it was touted as a clean "affordable" method of heating our home. It was affordable for a long time but the constant increases by BC Hydro over the last four years (due to usage tiers) have made heating in the winter very expensive. For the same usage, what was \$500 for two months in 2008 is now over \$1000 in 2021. We have a well insulated home (2 x 6) construction and no visible leaks. We chose not to use a wood stove for environmental reasons but others in the same position may not be able to afford such steep BC Hydro rates and therefore use wood stoves to offset the cost.

Until such time that BC Hydro lowers rates for electric heating; attaining the GHG reductions may be difficult to attain.

PERSONAL INFORMATION REDACTED
Sooke, B.C.

From: [REDACTED]
To: [OCP](#)
Subject: OCP Item 4.2.4.3
Date: Sunday, October 17, 2021 3:32:17 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi.

I note under policies: 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.

But I do not see a corresponding item under Action items?

Thanks.

“There are no human rights without Mother Nature’s Rights”

PERSONAL INFORMATION REDACTED

From: [REDACTED]
To: [OCP](#)
Subject: [REDACTED]
Date: Sunday, October 17, 2021 3:30:21 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor , Council and staff,

My husband Mike, our son Beau, and I, live on approximately 5 acres with 1500 feet of waterfront in Hutcheson Cove. We live in our home and operate a small bed and breakfast and cabin rental. We have lived on our property for the past 23 years , worked at our B&B and supported our 2 sons through Sooke hockey , education and graduation from Edward Milne.

Our son Beau is attending Camosun College in heavy duty mechanics in January and apprenticing for H2X located in Langford. We have always planned on working and living in Sooke but most likely will be unable to provide housing for our son. Our property has been recently re-zoned to allow a dwelling for our son, but sadly a wood framed home is unaffordable. We have read the proposed OCP and would request a few things:

- 1) **One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors.** This is the policy of the neighboring CRD (Otter Point and East Sooke) for lots over 1 hectare. Their definition is : TRAVEL TRAILER means a recreation vehicle designed to be towed behind a vehicle and meeting CSA Standards

We believe that given the opportunity to support 1 travel trailer on our property with approved septic, water and hydro would provide our son a temporary home until he could afford to purchase a home on his mechanic salary.

I quote from the draft OCP:

Goal 3.2: Keep Sooke affordable; provide housing choices for all.

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 4.9.3.3 Recognize the value that manufactured homes offer to housing affordability

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

- 2) We would hope you will allow us to build in the future closer than 30 meters from the ocean if a qualified engineer approves. Our property is solid rock but not wide enough to support a

building and a 30 meter setback.

Thank you for your consideration

PERSONAL INFORMATION REDACTED

From: [REDACTED]
To: [Katherine Lesyshen](#)
Subject: RE: Draft OCP - Early review
Date: Friday, October 15, 2021 9:15:06 AM
Attachments: [image001.png](#)
[image002.png](#)

File #2021-05487

Good Morning Katherine,

Thank you for the opportunity to provide early comment on the upcoming changes to the OCP. The Ministry's transportation planning department has reviewed the draft OCP and have no major comments to provide at this juncture.

However, prior to Sooke accepting the OCP, the Ministry asks that the MOU be updated to address the relevant items in the draft Transportation Master Plan.

Once further discussion regarding the OCP and MOU updates are warranted, please send all further review invitations directly to me. Peter Webber has moved into a new position and is no longer the appropriate Ministry review contact.

Best Regards,

Owen Page
Development Officer
Ministry of Transportation and Infrastructure
Vancouver Island District
[REDACTED]



WEBSITE FOR DEVELOPMENT APPROVALS:

www.th.gov.bc.ca/Development_Approvals/home.htm | MINISTRY WEBSITE: <http://tranbc.ca/>

From: [REDACTED]
To: [Editor](#)
Cc: [REDACTED]
Subject: Re: Lions club will enhance park
Date: Sunday, October 17, 2021 3:13:12 PM

SNM, Oct. 14th issue, p.8

Title: Is it all about money?

Subtitle: Lions club house or a community hall?

John Phillips Memorial Park may be aesthetically pleasing from some distance, though ungainly in some places at closer look - lots of debris, never collected by Sooke parks this year (park users themselves have to drag huge branches to the bushes, making some trails inaccessible or unsafe), cigarette butts and other trash litter the ground, especially near picnic tables (shortage of garbage bins and regulatory signage), dog waste left by some irresponsible owners.

Nonetheless, it's the best green space in downtown allowing respite from noise and pollution of surrounding traffic and accessible both to seniors and wheelchair users thanks to easy slopes.

The "wings" of the park (areas adjacent to Otter Point) may have some dry areas but also some marshy ones - e.g., the area along the backyards of houses on Townsend, which will be the parking lot in the Lions plan.

On the whole, the area between Otter Point and the pond is actively used by people for walking, jogging (two most popular recreational activities), socializing, dog-walking, bicycling, picnicking, bird-watching, and exercising.

It is less attractive than the other parts of the park because it badly needs TCL- more trees, bushes, and plants to enhance it - like the beautiful landscaping at the city hall. But not a two-storey club house with a 300-person banquet hall, industrial kitchen, concessions, delivery trucks, and hundreds of cars spewing exhaust fumes - right in some residents' backyards. While the 2006 Master Plan noted that "residents adjacent to the park are to receive special consideration in the design" as "privacy and noise issues should be dealt with".

Whether the pond is man-made is beside the point - it's now an integral part of the park and, in the 2006 Master Plan, was called a "potential jewel within our community", "offering wildlife habitat", so "great care must be taken to protect the existing aquatic species and plants". Moreover, if Otter Point Road is realigned north, a sound barrier and/or vegetation buffer will be needed.

What I see the Lions project doing:

Points 1, 2, 5: Turning dedicated public parkland into a parking lot with outdoor toilets. -

While 35 public parking spots, including for disabled, are already planned - between the apartment complex with 121 parking stalls and the city hall (next to the present outdoor toilets).

Point 3: Providing an emergency gathering point in case of disaster. - For all 15,000 residents and their cars? Or just for those living nearby? We can walk to the city hall or the new library.

Point 4: Providing meeting rooms for Lions. - They have property on Murray and can start building disabled-access club house with ample parking today. Or they can soon use the new library's and new seniors' centre meeting rooms.

Not enough park users? No worries - There will soon be much more people using the park - from 77 apartments next to the pond, 150 houses across Otter Point, and hundreds from the developments on Church and Charters. They shouldn't lose 1.9 acres of parkland we now enjoy.

But the main focus-pocus seems that by leasing 1.9 acres of public parkland for \$1 a year, the Lions will build a huge structure that they don't need for their meetings, but which will provide them with "an ongoing revenue stream".

The same idea seems to be shared by the council, which advertises the structure as a 'community hall' (not Lions club house) and hopes to build a huge sound stage (with another parking lot and outdoor toilets) to attract all possible music festivals for revenue.

Sooke residents have the right to be asked how they want the park to be used. Not through a negative approval process of just one, rushed, project, but through a real full engagement, discussion of different options and proposals, and a referendum of all the residents.

A petition for which can be found at: change.org/SaveJohnPhillipsPark. Many thanks to all who signed.

PERSONAL INFORMATION REDACTED

Sooke

[REDACTED]

From: [REDACTED]
To: [OCP](#)
Subject: Response to OCP Draft Aug 2021 version
Date: Sunday, October 17, 2021 11:45:46 AM

Hi,

Thank-you for giving the public an opportunity to provide commentary on the latest version of the OCP for Sooke.

My main concern is the use of faulty projections based on stats from 2016 Stats Can census. The Stats Can 2016 projection, (as mentioned in the “Community Context” section of the document, page 18) states an estimated growth rate of 2.9% to reach a total of 18,521 by 2030, 22,065 by 2040, and 25,792 by 2050.

The actual stats published by the CRD paints a different picture. Stats Can in 2016 could not predict the booming economy on the island and the subsequent lack of affordable housing in Victoria, resulting in large movement of families to settle in the outlying areas, such as Sooke. Nor did it anticipate the high rate of inter-provincial movement of people from the Prairies to BC; especially attracted to Sooke the “small town with a big heart, vibrant net-zero emissions community, cradled in the stunning beauty and vitality of the ocean and forest.”

The CRD stats indicate that the % of population growth in Sooke far exceeds what was projected by Stats Can in 2016. The CRD stats come from their latest information: “CRD Demographics: Pop East. July 1st Capital Region Fact Sheet”, updated March 2021.” Their findings indicate that Sooke is the second largest growing community in British Columbia (Langford being #1); and that Sooke’s growth rate from 2019 to 2020 was **3.5%**.

If we take an annual growth rate of 3.5% every year from 2021 to 2030, our total population will reach **21,274 in 2030** (which is 2,753 more people than that projected by Stats Can 2016 quoted in your OCP document.)

Using outdated stats undermines the accuracy of the “Growth Management” section of your report. It particularly affects how Sooke will need to respond to rapid population growth: more housing for an increased population, higher transportation needs, more infrastructural support; more roads to handle the growing traffic, etc. With the development of Gateway Residential North and South, as proposed in this OCP, there will soon be a need to twin the bridge over the Sooke River in order to handle the increased traffic load of residents travelling back and forth from their homes to the town centre.

It will also affect projections for GHG emissions for Sooke. The 7% solution that was approved by the Sooke Council will only work if the population growth is kept to a steady state in Sooke. It cannot handle the increased GHG emissions that will result from an annual population growth of 3.5%.

Sincerely,
PERSONAL INFORMATION REDACTED

From: [REDACTED]
To: [OCP](#)
Subject: Sooke OCP
Date: Saturday, October 16, 2021 9:34:56 PM

Hi, as a longtime resident and property owner with third generation family roots in Sooke I feel I have to speak up against some of the outrageous recommendations brought forward in planning the new OCP.

I find it difficult to understand why there appears to be a need to expand and dilute the commercial component of our town center by pushing the boundaries East and West.

A comprehensive town center plan was created in 2009. This plan is very clear in stating, No rezoning of property outside of the identified town center. This plan called for development of the waterfront. Unfortunately, for the past eleven years Mayor, council and Staff have basically disregarded this plan and the "Jewel" of our town, the waterfront remains undeveloped. Now there is talk of pushing development elsewhere?? People have changed their lives to accommodate this plan.

The taxpayers of Sooke paid close to \$150,000 for a plan that is to be decimated or at least diluted to the point that we may never see a waterfront center. Where are the priorities?

As a waterfront home owner I cannot believe that there is language pertaining to riparian rights, or shall I say the degradation of land owner's riparian rights. How is it someone believes that they have the scientific background to even tread there. How on earth could this possibly benefit the town of Sooke? There is already punitive Provincial and Federal regulation in place controlling this. Taking this in context with the fact that our Mayor has made an agreement with the Provincial Government to stop "any" development on the Harbour and Basin, is it that there is a push for no development of the waterfront at all? Seriously, what is the thought process here? Where is the pressure coming from to make development more difficult for our downtown waterfront? Who is pushing this agenda? I would truly like to hear back from you with some answers to these questions.

I hope my thoughts are expressed clearly and I believe I speak with a common mind with other waterfront owners.

Respectfully PERSONAL INFORMATION REDACTED.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [OCP](#)
Subject: Strengthen Response to Climate Change Emergency
Date: Monday, October 18, 2021 7:52:56 AM

The world health organization just announced that climate change is now the biggest threat to human health. We owe it to our children, grandchildren, and future generations to act like adults and protect them.

We are writing in support of Transition Sooke's submission. Please limit development, adopt the highest possible green building standards, and enforce these rigourously.

Thank you

PERSONAL INFORMATION REDACTED

[REDACTED]

Sooke

From: [REDACTED]
To: [OCP](#)
Subject: feedback OCP Draft
Date: Sunday, October 17, 2021 8:30:32 PM

Comments on the Proposed District of Sooke OCP October 2021

Downtown

In the last OCP the downtown plan was to be established on the water side of Highway 14 in a compact area the center of Sooke creating an community with living, medical and commercial all in a walkable area. The new draft OCP seems to contradict this in proposing larger/commercial developments to the west of Ed Macgregor Park and to the east in Saseenos. The T'Souke Nation is already planning commercial development to the east of the downtown core in Saseenos making ribbon type development along Highway 14 and in no way contributing to a walkable, livable community.

What happened to our expensive town center plan? Constructing large commercial buildings on the north side of Highway 14 in flat areas without proper storm drains will not work. There is currently no storm drain infrastructure north of Highway 14. Without storm drains we cannot have underground parking which means that the majority of future developed lots north of Hwy 14 will be taken up with large paved parking lots (not exactly the green this document is striving for). The existing downtown plan recognized that development in a sloped area (as is the case to the south of Hwy 14) provides effective drainage. If the District of Sooke is expecting developers to pay for the cost of municipal storm drain infrastructure all future development will be stymied. As well the existing town center plan included water access and water views.

Waterfront Properties

As individual property owners we are the stewards of our lands and many of the proposed policies in this document adversely affect the rights of these owners and as well devalues their properties. This document seems to center around increasing the riparian and protected areas to all waterfront (saltwater and freshwater) properties in Sooke for the purpose of public walkways. The proposal in the draft OCP would mean that waterfront property owners would no longer have the authority to amend the vegetation from within 30 meters to 45 metre (150 feet) setback from the high water mark. This setback provision will see further restrictions and prohibitions as to the use of people's waterfront lands. This means that the DOS is planning to remove the private waterfront portion of all future waterfront development. Does this also mean that these properties will no longer be taxed as waterfront?

Riparian Areas

Why does the District of Sooke council and staff feel they have the knowledge and qualifications to override all standing Qualified Environmental Professional Studies and to implement their own setback rules? (Already underway) Both the foreshore and riparian requirements in this draft OCP document are oppressive in their scope. Riparian areas on private land are best looked after by the property owners who can do a much better job than the district of Sooke. We are not aware of any problems with the existing covenanted lands so why the heavy hand?

Development Permits

Steep slopes should be reviewed by a professional geotech only. They should not be addressed by

way of a development permit. Note that the CRD now accepts a Geotech report rather than asking for a development permit in such matters, as the professional review and reporting process saves council/staff time and an actual expert is making the recommendations.

All properties below 550 m2 will require a development permit? For what purpose is this? Currently all single family and duplexes are exempt from needing development purposes. Just another added expense when the draft OCP document seems to be geared towards finding affordable housing solutions. Requiring all new developments to provide building plans at the time of subdivisions means that you will stop all single small lot owners (your taxpayers) and hand over Sooke to the big business! as well as inflating the cost of housing

Building

Orientation of lots and subdivisions is done in a case-by-case basis - we cannot expect to lay out every house for the best solar gain.

Consider that we are asking for net zero , Step Code 5 , and affordable housing in the same breath -- Note the building code is now defining "affordable housing" as smaller and smaller rental suites added to houses, duplex's and multiple family because you cannot have both affordable - and expensive Step Code 5 / net zero in the same breath instead you might offer "affordable housing" to be built with Step code 1 or 2 versus trying to increase to Step Code 5.

There are countless policies in the proposed OCP which if enacted or used as a guide, would increase the cost of development and building significantly, while reducing supply. We in the building community who build and develop as a way of making a living, will always pass along increased costs to the end user or buyer. We must. We otherwise have no way of continuing to run our businesses. When the cost cannot be passed along, meaning we absorb those costs and no profit is realized, we no longer are able to continue to build that product.

If many of these policies are followed, although seemingly positive in nature, many geared towards net zero, environmental protection etc, the community must understand that there is a significant cost involved which they will ultimately pay for. If net zero must be achieved, then we collectively must realize that the cost of housing will rise significantly. This is no debate, it will happen. For every batt of fibreglass insulation that is replaced with spray foam, with every window purchased with an extra pane of glass, there is a cost. With every new policy created and every new fee paid, there is a cost. While there will continue to be significant innovation and creation of building materials, products and ways in which housing is designed and built, but we must not fool ourselves, we are creating an environment in which less housing will be built and developed, creating a further supply issue, resulting in an accelerating escalation of pricing, the likes of which we are now beginning to witness. The smaller builders and developers who live in the community will be the first to go, while the larger mega developers move in and take advantage of an industry operating on ever thinning margins.

The unintended (or perhaps intended by some) reduction in new housing inventory will lead to a community where future generations are forced to relocate due to the high cost of housing. This community will be reserved for the financially elite, much the same way that

Whistler has become. Arguably, this transition is already occurring. The cost of a new single family home is approaching the million dollar mark in Sooke and older housing stock is become unaffordable for the average family. The only affordable housing that will exist will be subsidized housing. Government funded and not for profits will not and cannot fill the need alone. With a growing community such as Sooke, a lack of supply, and growing costs to build new homes, there is a major disconnect between meeting the climate and environmental goals outlined in the draft OCP, and providing a remotely balance supply of housing.

Simply put, for every policy that has an impact on the cost of building or development, without a strategy in place for determining how to off-set or mitigate those costs, the business case for development becomes less and less viable.

Other Considerations

TREE MANAGEMENT BYLAW -Why is this item in the proposed draft OCP document when the recently proposed tree bylaw was recently defeated?

Street Network plan -- there is nothing here to support the Grant Road connector - bypass route thru Sooke that has been agreed upon with MOTM by previous councils maybe staff is unaware of this - as they seem to be writing the plan - page 63

Action 4.4.1 - Sooke is going to renovate their office building to "Net Zero" Where is the money for this costly renovation going to come from? More raised taxes to the Sooke property owners? Or is it the three million in Covid Relief funds provided to Sooke?

Action 4.9.23 - It seems that the District of Sooke has not supported private sector builders in creating rental housing to date --- even though they have collected thousands of dollars for affordable housing - and all previous OCP's have asked for this.

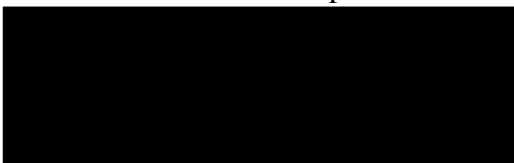
Policy 4.9.3.1 - Developments Contributing to Affordable Housing - They have collected these monies from developers for years (since Sooke was CRD) --where have these funds been spent?- - no accountability -

Action 4.9.3.9- Discussion with developers, private non-profits, property owners. If the District of Sooke could start these discussions on a regular basis our community would be enriched for all stakeholders in many aspects beyond affordable housing.

Action 4.9.3.9 Put something in the plan where this money collected can only be spent on affordable housing and stop it from going into general revenue.

--

Marlene Arden
Personal Real Estate Corporation



From: Laurie [REDACTED]
Sent: Sunday, October 17, 2021 8:32 AM
To: Info <info@sooke.ca>
Subject: Draft OCP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a Residential and Commercial taxpayer, I am pretty concerned with some of the new actions and policies laid out in the document especially the ones directed at the building industry who (besides raising property taxes) are DOS main source of revenue.

I work everyday in the industry and am hearing over and over how hard it has become to work in Sooke and all the added expenses that this document will put on the smaller building companies will only force them to look elsewhere to make their income.

Please read through the following document stating the concerns that we have with this document

PERSONAL INFORMATION REDACTED

-----Original Message-----

From: [REDACTED]

Sent: Sunday, October 17, 2021 11:20 PM

To: Info <info@sooke.ca>

Subject: OCP

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To members of the counsel

Regarding the OCP. I believe this has been in the works since 2009. The documents run over 200 pages. I trust the recently elected members exercise judgement to reflect recent and long standing residents of the community. These points of view not always track in the same direction. Voters may not support counsel decisions that take Sooke towards what might be considered pie in the sky wishes and aspirations. I would expect our elected members to make logical and practical decisions regarding the basic community needs. Beyond police and fire, I believe that the following needs attention:

1. Roads - Hwy 14 is a mess. A second bridge and Grant Road needs to be developed.
2. Development and planning are in need of review. Sooke District really makes it a difficult process and it appears that the District feels it has no responsibility to offer guidance to developers.
3. Over reach in some areas: It appears owners of waterfront properties may lose control of their stewardship. When there are federal and provincial policies in place, DOS should not attempt to override these regulations in some attempt that "we know better."
4. Affordable housing - the only way to try to make housing affordable is to keep building and land costs low. DOS can not control the costs of building materials nor land values. They can however, strive to work towards decent basic design and construction on smaller footprints. Well intended efforts to maximize environmental design will in essence not allow construction to be affordable.

While I certainly don't have all the answers, I would urge DOS to apply common sense not politics towards enacting the Community Plan. Roy Sinke

Hi.

I've thought and thought about how I could convey my vision for Sooke and how to convey that vision.

This video does an amazing job. 50+ people live in this beautiful place and it is nearly self sufficient. Also so beautiful so good for the human spirit.

A bit long but worth the time.

<https://youtu.be/iCGXVt-cBVk>

“There are no human rights without Mother Nature's Rights”

PERSONAL II

From: [REDACTED]
To: [OCP](#)
Subject: Budget
Date: Sunday, September 26, 2021 11:31:30 AM

PLEASE fix Connie Road! It is an embarasment and very dangerous to walk on!
It hasn't been improved in the 20 years that we've lived on it.
PERSONAL INFROMATION REDACTED

[REDACTED]
Sooke

Sent from my iPad

From: [REDACTED]
To: [OCP](#)
Subject: Comment Card
Date: Wednesday, October 13, 2021 11:06:59 AM

A 'small town'? When it's growing at an alarming speed, putting and end to its former attractive features, like green spaces and agricultural areas. There are lots of apartment buildings in Langford and we don't want to compete with them. Living in an anthill is harmful for humans.

From: [REDACTED]
To: [OCP](#)
Subject: Comment Cards
Date: Wednesday, October 13, 2021 11:21:41 AM

Blindness or 'true lies?'

Goal 1: Green and net-zero. Wishful thinking, with extensive construction all over, taking out green spaces (e.g. the farm on Church). With every house bringing more people, more heat, more cars – 10% more emissions every year at least!

Goal : Expand and Protect Parks and Green Space. By 'disposing' of public parkland (e.g. JP Park), agricultural land (re-zoning to residential)?

From: [REDACTED]
To: [OCP](#)
Subject: Connie Road
Date: Sunday, September 26, 2021 7:29:01 AM

Please Fix Connie Rd !!!

Sent from my iPhone


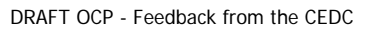
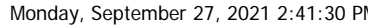
From: [REDACTED]
To: [OCP](#)
Subject: Connie Road
Date: Sunday, September 26, 2021 11:32:57 AM

Please fix Connie Road. It is a very busy street, and is desperate for improvement.
We have never seen improvement in the 20 years we have resided on Connie Road.
Please take advantage of the fact that it is an optimum time for this improvement, re the construction adjacent to us on Highway 14.


Thanks,

PERSONAL INFORMATION REDACTED

[REDACTED]

From: 
To: 
Cc: 
Subject: DRAFT OCP - Feedback from the CEDC
Date: Monday, September 27, 2021 2:41:30 PM

Hi Matthew and Katherine,

At the CEDC meeting September 24, the Committee reviewed the attached document which you already have:  [Attachment 1 - DRAFT OCP - Alignment with DRAFT CED Strategy.docx](#).

In addition to those comments/suggestions, they had the following comments about the Community Economic Development chapter of the DRAFT OCP:

- there was discussion about how we can use District tools like the OCP to provide guidance and determine what development looks like in Sooke. The following question is in the document linked above:
 - should there be objectives in DPA9- Employment Lands around 1) climate action/Low Carbon Resilience and 2) fair business practices towards employees?

If the answer is "yes", this could help the District to shape the business and jobs that will be attracted to development on Employment Lands. This would align with one of the Strategic Goals in the DRAFT CED Strategy:

STRATEGIC GOAL 3:
To attract new businesses and organizations
that are Low Carbon Resilient.
Definition of Low Carbon Resilient
businesses are those that, to the
greatest extent possible:

- **contribute to a circular economy,**
- **protect natural resources and sinks,**
- **provide protection from climate risks,**
- **either compensate for their GHG emissions, or do not increase GHG emissions,**
- **Identify social, environmental and economic co-benefits as part of the business vision.**
- **encourage businesses that have fair business practices especially towards their employees**

- the social aspect is not addressed enough. social/health/government services provide employment and contribute to jobs and the economy.
- there was discussion about the need for the District to take the lead on things, provide direction, and make sure action is taken. there was also support for talking more about partners, grassroots, organizations, home based businesses.
- come up with common sense solutions with business so workers can stay here, be employed here, have housing. there are many common sense solutions that can arise from our community.

Many thanks for the opportunity to review this at the CEDC meeting. Take care,

Sue

From: [Planning](#)
To: [REDACTED]
Subject: FW: OCP Community Input
Date: Monday, September 27, 2021 9:32:36 AM

From: Info <info@sooke.ca>
Sent: Monday, September 27, 2021 8:25 AM
To: [REDACTED]
Subject: FW: OCP Community Input

From: [REDACTED]
Sent: September 26, 2021 8:54 AM
To: Info <info@sooke.ca>
Subject: OCP Community Input

I support the previous language regarding hunting, fishing, and backcountry access but do not see that in your draft. My input would be to retain this language to ensure I and others continue to enjoy full access to the Sooke region.

PERSONAL INFORMATION REDACTED

[REDACTED]

From: [REDACTED]

Sent: October 1, 2021 3:10 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: Proposed Sooke OCP: Town Centre Density Clarification

Hi Tara,

Thanks again for the call today.

Attached is a deeper explanation into what we're trying to ascertain with regards to the Town Centre proposed density in the OCP. We generally support the initiatives and intent behind the overall document and believe that it will produce some fantastic, considered densification in the area.

However, as the density portion is currently written (with stipulated UPH for residential) it seems like a bit of a missed opportunity. Hopefully my graphic illustrates why.

Please reach out if you have any questions or clarifications!

Thank you,



Matthew Dixon
Senior Development Manager
Rendition Developments Inc.
45 West 7th Avenue
Vancouver, BC, V5Y 1L4
[REDACTED]

****PLEASE NOTE WE HAVE MOVED. OUR NEW ADDRESS IS NOTED IN SIGNATURE****

From: [Info](#)
To: [OCP](#)
Subject: FW: new building lots
Date: Friday, October 15, 2021 8:22:48 AM

From: [REDACTED]
Sent: October 14, 2021 6:33 PM
To: Info <info@sooke.ca>
Cc: [REDACTED]
Subject: new building lots

Good afternoon Official Community Plan Committee Members:

My name is Don Blais. I am a licensed residential builder. I am currently building homes on Clarkson Place. I am very near completion of these homes. My Realtor has been telling me how busy the market is for buyers trying to purchase new homes.

I have seen in the proposed Official Community Plan draft that you are down grading the zoning of the Burr Road (West Trail Court future phases) from Community Residential to Rural Residential. I think the property should continue to be slated for Community Residential zoning. The downgrading of this zoning will eliminate

many of the necessary lots that I need to build the houses that young families want and can afford. Burr Road was required to make the roads and the sewer pipes larger to be able to accommodate the increased density of the Community Residential zoning. I think the draft should be changed back to Community Residential

for the subdivision development.

Thank you for your consideration!

Yours truly,

Don Blais

From: [REDACTED]
To: [OCP](#)
Subject: Fwd: John Phillips Park at the council meeting
Date: Thursday, October 14, 2021 12:33:36 PM

----- Original message -----

From: [REDACTED]
Date: 2021-10-13 9:41 AM (GMT-08:00)
To: Editor <editor@sookenewsmirror.com>
Cc: [REDACTED]
Subject: John Phillips Park at the council meeting

"Nice backdrop" or done deal?

Watching the council meeting of Sept. 20th, one could easily see that they're dead intent on forging ahead with disposing of one quarter of John Phillips Park (dedicated parkland, owned by Sooke residents) to fill it with two huge parking lots, a huge sound stage, and a monstrosity of a "community hall" with a 300-person banquet hall, offices for four private clubs, concessions, a 50-children daycare, and emergency services centre.

Instead of holding a referendum, required by law, to seek electoral approval, the council found a way around, with the so-called 'alternative approval process' (AAP), shifting the weight to those who oppose the project to register their opposition (in a restricted way).

Without widely informing all the residents about the project. Two ads in the Sooke News Mirror and the info on the crowded city website cannot count as wide information. Nonetheless, after counting the votes (less than a hundred short of the needed 10%), the council has announced that "the elector approval has been obtained". Receiving 0 votes of approval.

So how is that "the process as it stands now allows for much more community input" or "it's up to the community" (St-Pierre)? Since the council has demonstrated that 7 councillors can do whatever they want (using the AAP), inspite of the opposition of more than 1,000 residents.

The latest questionnaire, offered by the council in winter, had questions about more trees, trails, signage, benches, picnic tables, etc., in the park. There was nothing about huge parking lots and huge buildings with multitude of services. For which the park will be "a nice backdrop" (M. Tait).

The need for "more modern facilities" seem to be lack of air conditioning (three to six days a year with 30 degrees in Sooke), wheelchair access, and parking at the present Community Hall on Shields Rd. So instead of renovating the present facilities (with air conditioning and access easily added), the council decided to turn public parkland into a huge parking lot - two parking lots for the "approved" project on one side of the pond in addition to the two parking lots (121 stalls for the apartment buildings and 35 stalls for the park) on the other side of the pond.

Reducing biodiversity around the pond is not the council's concern (St-Pierre), but the "deep need for walkable amenities" for people living in the houses around is. But if we can walk to those amenities, why do we need parking for hundreds of cars? Besides, people living around the park can walk to the present amenities (the community hall, daycare, library, shopping and medical centres, etc.) with no problem.

So the parking is for the residents who live farther, and who, at present, have to drive across town for the daycare (Tait), or to Langford for weddings in 300 cars (St-Pierre), blocking and polluting the highway. Sure, let them come and pollute our beautiful park, which will be "a nice backdrop" for drinking, smoking, and yelling crowds!

Nice vision the council has for Sooke, indeed!

Instead, the new community hall with modern facilities can be better placed on district land next to the new library. As to the senior center (planned for that location), senior programs can be easily accommodated both in the new community hall and the new library. As to the proposed day care, it could nicely fit in at the Family and Child Services, which have a big green lot (in addition to the building with "modern facilities", the council is so concerned with) and ample parking.

WHO says climate change is the biggest threat to human health, so protecting the environment, green spaces (not destroying them) and even increasing them in cities (minister Dicks) is a must. Is the council blind or ignorant of the climate emergency we face?

PERSONAL INFORMATION REDACTED

Sooke



From: [South Island Recreation Association via Change.org](#)
To: [OCP](#)
Subject: New petition to you: Why was language supporting backcountry access deleted from the Sooke OCP?
Date: Tuesday, September 28, 2021 8:56:41 AM



District of Sooke: you've been listed as a decision maker

South Island Recreation Association started a petition on Change.org and listed you as a decision maker. Learn more about South Island Recreation Association's petition and how you can respond:



South Island Recreation Association is petitioning District of Sooke

Why was language supporting backcountry access deleted from the Sooke OCP?

As anyone with children can attest, recent events have contributed to extremely harmful screen addictions that consume all capacity for directed attention and make everything else "boring." Getting kids outside and engaged with an activity that is stimulating enough to...

[View the petition](#)

WHAT YOU CAN DO

1. View the petition: [Learn about the petition and its supporters.](#)

You will receive updates as new supporters sign the petition so you

can see who is signing and why.

2. Respond to the petition: [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue: Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more.](#)

This notification was sent to ocp@sooke.ca, the address listed as the decision maker.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help centre.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: [REDACTED]
To: [OCP; Maja Tait](#)
Subject: OCP - AAP - JPMP
Date: Tuesday, September 28, 2021 9:31:02 AM

Hello Mayor Tait and OCP Committee:

I just finished reading the OCP (all 219 pages). It is a well written document and the ideas and concepts in it are well thought out.

I did find one disconnect, though. The OCP talks in great detail about the parks, how we need to expand and protect the land for future generations. How we need to protect ecosystems and native habitat, how green space is important. So I do not understand how there could be any consideration to remove 1.9 acres from the park to erect the Lions building and parking lot, which would destroy the sensitive habitat of many bird species and animals. With small building lots and even smaller yards, residents need as much open space as possible for their health and well being.

PERSONAL INFORMATION REDACTED
Sooke, B.C.

Below I have noted excerpts (with page numbers) from the OCP regarding parks. After the excerpts I listed the 84 bird species that use the park either year round, for nesting purposes and during spring/fall migrations:

Page 32

Goal 1.5: **Expand and protect parks and green space** throughout the community for the well-being of current and future generations.

Page 37

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.

Page 39

Parks and Trails Active and passive parks, trails, fields, recreation facilities, community gardens. Preserved natural open spaces. Maximum Height N/A, Maximum Density N/A

Page 43

Policy 3.3.10 **Prohibit negative impact of development on the natural environment** and avoid hazardous land conditions and environmentally sensitive areas.

Page 54

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).

Page 73

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.

Page 75

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

Page 81

OCP Goals

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

Bird Species

[Snow Goose](#)

[Greater White-fronted Goose](#)

[Cackling Goose](#)

[Canada Goose](#)

[Northern Shoveler](#)

[Eurasian Wigeon](#)

[American Wigeon](#)

[Mallard](#)

[Northern Pintail](#)

[Green-winged Teal](#)

[Ring-necked Duck](#)

[Lesser Scaup](#)

[Bufflehead](#)

[Hooded Merganser](#)

[Common Merganser](#)

[California Quail](#)

[Rock Pigeon](#)
[Eurasian Collared-Dove](#)
[Anna's Hummingbird](#)
[Virginia Rail](#)
[Killdeer](#)
[Least Sandpiper](#)
[Western Sandpiper](#)
[Wilson's Snipe](#)
[Marbled Murrelet](#)
[Short-billed Gull](#)
[Western Gull](#)
[California Gull](#)
[Glaucous-winged Gull](#)
[Common Tern](#)
[Double-crested Cormorant](#)
[Great Blue Heron](#)
[Turkey Vulture](#)
[Cooper's Hawk](#)
[Bald Eagle](#)
[Red-tailed Hawk](#)
[Rough-legged Hawk](#)
[Barred Owl](#)
[Belted Kingfisher](#)
[Red-breasted Sapsucker](#)
[Downy Woodpecker](#)
[Hairy Woodpecker](#)
[Northern Flicker](#)
[Merlin](#)
[Hutton's Vireo](#)
[Steller's Jay](#)
[American Crow](#)
[Common Raven](#)
[Chestnut-backed Chickadee](#)
[Tree Swallow](#)
[Violet-green Swallow](#)
[Barn Swallow](#)
[Bushtit](#)
[Ruby-crowned Kinglet](#)
[Golden-crowned Kinglet](#)
[Red-breasted Nuthatch](#)
[Pacific Wren](#)
[Marsh Wren](#)
[Bewick's Wren](#)
[European Starling](#)
[Varied Thrush](#)
[American Robin](#)
[Cedar Waxwing](#)
[House Sparrow](#)

[Evening Grosbeak](#)
[House Finch](#)
[Purple Finch](#)
[Red Crossbill](#)
[Pine Siskin](#)
[American Goldfinch](#)
[Chipping Sparrow](#)
[Fox Sparrow](#)
[Dark-eyed Junco](#)
[White-crowned Sparrow](#)
[Golden-crowned Sparrow](#)
[Savannah Sparrow](#)
[Song Sparrow](#)
[Lincoln's Sparrow](#)
[Spotted Towhee](#)
[Red-winged Blackbird](#)
[Brewer's Blackbird](#)
[Orange-crowned Warbler](#)
[Yellow-rumped Warbler](#)
[Wilson's Warbler](#)

From: [REDACTED]
To: [OCP](#)
Subject: ocp
Date: Tuesday, September 28, 2021 1:13:02 PM

I don't know how your going to combat affordability by limiting single family development. Two thirds of housing in sooke is single family, and it creates the dcc's required to fund housing. You cant force people to live in the city centre.

Gary McPhail
President
Farrell Estates Ltd.
Mcphail properties
Tugboat annies

www.farrellestates.com

From: [REDACTED]
To: [OCP](#)
Subject: OCP - Transportation
Date: Wednesday, September 29, 2021 1:01:04 PM
Attachments: [Screenshot \(77\).png](#)
[Screenshot \(78\).png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello OCP Committee:

I read the OCP (all 219 pages) and appreciate that there will be discussions with BC Transit to improve bus service. I have lived in Sooke for 42 years and the first 28 years were spent travelling from my home to CFB Esquimalt. I never took the bus because, at that time, it was much faster taking my car. When I considered taking the bus, it would add an extra hour to my commute, including walking a KM and involving several bus changes. Then I would have to back track once I got home to do my grocery shopping. I felt it wasn't the best use of my time.

Suggestion:

I think we should work with BC Transit to initiate a survey to find out the needs of potential passengers; how do they know what people need if they aren't asked? Although there may have been surveys in the past I do not recall ever being asked by BC Transit what my transportation needs are. BC Transit can plan routes based on ridership but maybe only those people that find those routes convenient use them. They could be missing a larger ridership.

There could be many people who would like to ride from their neighbourhood directly to their place of business or university without changing buses. The thought of changing buses or walking blocks to catch another in all kinds of weather, carrying briefcases, etc. discourages them from taking public transport. I think many people want convenience.

















If there are going to be discussions with BC Transit, could the idea of "destination" buses be introduced. For example, based on riders' needs for timing, a bus could start its route in Sooke destined for CFB Esquimalt. It could pick up passengers all along the route. This route could be reversed in the afternoon.

Please see the example below. When I worked at CFB Esquimalt my hours were 7:30 to 3:30. Based on current routes and timings this is the best I could find; travelling time over 3 hours. If I could have driven 5 minutes to a Park & Ride and taken a direct bus to work, I would have.

Please acknowledge that you got this email.
thanks

PERSONAL INFORMATION REDACTED
Sooke, B.C.

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.

+ ROUTE INFORMATION	+ ROUTE INFORMATION
- TRIP PLANNER	- TRIP PLANNER
TRIP SUMMARY	TRIP SUMMARY
 2587 Otter Point Rd, Sooke, BC V9Z 0J1, Canada	 231 Esquimalt Rd, Victoria, BC V9A, Canada
 231 Esquimalt Rd, Victoria, BC V9A, Canada	 2587 Otter Point Rd, Sooke, BC V9Z 0J1, Canada
Distance: 42.9 km Time: 6:08am to 7:48am (1 hour 40 mins)	Distance: 36.4 km Time: 3:36pm to 5:01pm (1 hour 26 mins)
INSTRUCTIONS	INSTRUCTIONS
 2587 Otter Point Rd, Sooke, BC V9Z 0J1, Canada	 231 Esquimalt Rd, Victoria, BC V9A, Canada
 Walk to Quartz at Gatewood for 15 mins (1.2 km)	 Walk to Esquimalt at Lyall for 4 mins (0.3 km)
 Take transit 61 Downtown from stop Quartz at Gatewood to Douglas at Saanich (6:23am - 7:12am).	 Take transit 46 Westhills Exch from stop Esquimalt at Lyall to Colwood Exchange - Westshore Rec Ctr (3:40pm - 4:04pm).
 Walk to Boleskine at Douglas for 2 mins (0.1 km)	 Take transit 61 Sooke from stop Colwood Exchange - Westshore Rec Ctr to Quartz at Otter Point (4:10pm - 4:48pm).
 Take transit 26 Dockyard Via Tillicum from stop Boleskine at Douglas to HMC Dockyard Terminal (7:23am - 7:45am).	 Walk to 2587 Otter Point Rd, Sooke, BC V9Z 0J1, Canada for 13 mins (1.1 km)
 Walk to 231 Esquimalt Rd, Victoria, BC V9A, Canada for 3 mins (0.3 km)	 2587 Otter Point Rd, Sooke, BC V9Z 0J1, Canada
	PLAN AGAIN

From: [REDACTED]
To: [OCP](#)
Subject: OCP 2021 draft Attn: Matthew Pawlow
Date: Tuesday, October 12, 2021 2:38:03 PM
Attachments: [ocpfig7requesthb.pdf](#)

Matthew Pawlow

Director of Planning and Development, Sooke

Oct. 11, 2021.

Dear Sir,

I am the owner of [REDACTED]. In reviewing the 2021 draft Official Community Plan of the municipality of Sooke, it has come to my attention that your proposed plan divides my property by inserting a northward protrusion of "Community Growth Area" into the middle of my "Rural Residential" zoned lot.

This awkward extension onto my rural property at the far western edge of Sooke has not been at my request and I have no development plans for this lot that would require any such upgrading. Nor does it seem to fit your own guidelines (Land Use, sec. 3.2) that future growth should strive to be "compact, complete and connected" in area, presumably to facilitate services in a cost effective way and to prevent "urban sprawl" (sec 3.3.1).

This property (Lot B) has almost continuous forest cover with many mature trees (fir, cedar, maple), riparian vegetation and important wildlife corridors. Intrusive development would fracture the forest cover and negate your goal of "prohibiting negative impact of development on the natural environment" (sec. 3.3.10).

Therefore I respectfully ask that the part of Lot B that you have designated as a "Community Growth Area" be withdrawn, in conformance with the remainder of this lot. I have included a map of your current designations as shown in Figure 7, on which I have shaded in red the problem area and noted my request for the retreat of the "Community Growth Area" line to the southernmost boundary of my lot.

Thank you,

PERSONAL INFORMATION



From: [REDACTED]
To: [OCP](#)
Subject: OCP PUBLIC INPUT
Date: Sunday, October 10, 2021 7:49:31 AM

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OCP Public Input

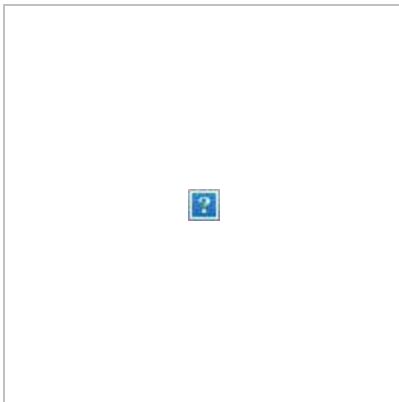
I have a question regarding the emission reduction targets that appear in the draft OCP on page 23 and in the approved 7% solution plan on page 115 of its report. There is a discrepancy of over 6,144 co2 between these amounts for the 2021-2025 timeframe and I am unable to compare figures for the 2025- 2030 timeframe.. The OCP references the 2007 emissions which I cannot find detailed or their source? The 7% solution refers to the 2018 figure of 48,386 which is detailed in its report.

The climate section of 1.2 community context states that the “emission reduction will be met through actions and policies outlines throughout the document”, I can find no references to emission amounts that can be attributed back to the stated goals.

I would also suggest that the OCP in the climate section reference the 7% solution as the start in a Sooke climate strategy. Also an emission budget accountability statement or policy that can pause any development approval activity in both the public and private sectors would give credibility to the urgency to meet our goals. The DPA section in particular give numerous ways to evade participation in solutions for emission accountability. They include various exemptions, QEP Qualified Environmental Professional reports with no climate emission requirements, and District Discretion approval exemptions.

PERSONAL INFORMATION REDACTED

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From: [REDACTED]
To: [OCP](#)
Subject: Objective 4.1.4
Date: Monday, October 4, 2021 8:55:56 AM

Interesting read.

I am sure the residents will have lots to say on the topic of parking – particularly time-limited parking. Keeping in mind that this will dramatically increase the work load of those that will have to enforce this – the taxes will obviously have to increase to facilitate ‘parking enforcement officers’. Having said this, I am sure this has already been considered.

PERSONAL INFORMATION REDACTED

[REDACTED]

From: 
To: [OCP](#)
Subject: Official community plan
Date: Thursday, October 7, 2021 2:29:59 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sooke council,

My name is Calala Beckers and I am a student at Edward Milne community school. I am in a program called eco academy and this week one assignment for us was to write feedback about what we think sooke could use and what we want sooke to look like in the next 10 years. This is my feedback.

Things I would like to see in Sooke

- No more chains and big companies!!!! Sooke has way too many ugly unhealthy restaurants (mcdonalds, tim hortons, a&w, etc.) and big corporation drugstores or liquor stores. Also, during Covid a lot less people are going out to restaurants or cute little shops and this makes it really hard for the owners to make money so they can support their families, whereas the big companies are already making a ton of money and it doesn't matter if they lose a few customers.
- Support businesses like Cathy's corner, the stick, and sooke brewing company.
- Make room for small cute cafes and small business or non chain restaurants.
- Maybe we could put some nice parks around the center of Sooke with lots of outdoor, public, safe, places for young children and families.
- We should make Sooke a place people want to visit.
- It would be nice to have different types of houses rather than the same design that all of the new developments have.

Thank you for reading this and have a great day!

PERSONAL INFORMATION REDACTED

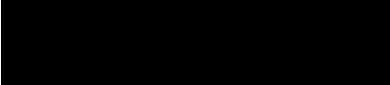
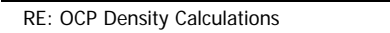
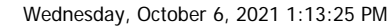
From: [REDACTED]
To: [OCP](#)
Subject: Question
Date: Thursday, October 7, 2021 1:58:22 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I wonder if environmental assessment has been done in respect of the proposed development of John Phillips Park? Thank you.

N. A.
Sooke

From: 
To: 
Cc: 
Subject: RE: OCP Density Calculations
Date: Wednesday, October 6, 2021 1:13:25 PM

Good morning Katherine and thank you very much for providing the document in the attachment and the links in the email below regarding housing demand, residential growth and densities.

I unfortunately have not yet been able to review the information. A close friend visiting from the USA has been hospitalized and his time here with his wife has been shortened as a result. Brenda and I have been helping them negotiate the myriad of hospital and health insurance hurdles they had to deal with. Fortunately they had an excellent travel insurance policy. In brief, my, and Brenda's focus has been on helping our friends for most of this week. I will be attending the Open House tomorrow and look forward to seeing you and Matthew there.

I am going to be looking at the document you sent this afternoon. I will try to be prepared to discuss my concerns with you in more detail should they not be resolved with my review of the document. One of my concerns is whether there is sufficient land to accommodate the forecast number of units, and the resulting population, within the areas designated to receive development.

Secondly, what will be the impact on the existing, and future limited amount of single detached housing proposed, when the Community Residential area and likely the Community Growth Area are reduced in size? If the laws of supply and demand apply it would be logical to anticipate the price of single detached dwellings in Sooke rise significantly as there will limited growth in that housing type, likely putting it out of reach for families and those simply desiring a house and yard in a family-oriented residential neighbourhood, a desired housing alternative many young families I speak with express.

Third, and again this is without looking at the documents and links you sent me, what will the impact be of the increase in residential densities be on the Town Centre and reduced Community Residential area of Sooke. I ask this in terms of the character of neighbourhoods and the form and size of housing provided/required/desired? The draft OCP mentions a development approach that introduces 'back lanes' for access to residential uses and blocks. I don't have the extensive experience others may have with this form of development in residential areas in 2021 but I have lived in older areas of Toronto and Vancouver with and without laneways at the rear of residential lots and yes they worked to some degree for those areas – Bloor St. West and High Park in Toronto and Vancouver's West End.

The areas I lived in were mostly developed in the late-1940's and 1950's when demand for single detached housing was significant and the use of private cars was increasing. Accommodation was made to provide for narrower streets with less parking as garages at the rear of residential lots could

be accessed from laneways. Notwithstanding this there was still a lot of traffic on the streets and considerable on-street parking, ironically some of it available only to residents by permit despite having rear-lot laneway access. The approach to use laneways also reduced the usable land area of the lot for family-use because of the very small rear yards created for these houses. Vancouver lots seemed to have the same issues. What I observed in my experience was that residents used the back lanes for 'deliveries' – groceries, furniture, etc., and parked their vehicles on the street thus creating traffic movement issues for everyone from neighbours (who also parked on the street) to emergency vehicles requiring access.

To some degree the laneway concept, although attractive in some ways, actually add to the area of hard-surfaced asphalt and concrete areas and contributed to decreased areas of useable space on the lot. If access to secondary housing units is to be provided via laneways, or regular street access for that matter, the amount of useable lot space will also be limited. As a result the character of Sooke neighbourhoods will undoubtedly be changed (that may be good, the jury's not out yet) and higher density goals will be achieved – which will be good in terms of 'filling' the TC; but, will the character that makes Sooke "... a small town with a big heart." still be there. I don't have a definite answer but I have doubts and question what it is Sooke as a community wants.

Someone at the end of the last virtual (Developers') OCP meeting said 'We don't want Sooke to look like Langford'. My picture of the TC though is close to that given the proposed form, character and density of commercial and residential development proposed for it. In your mind, turn right off Veterans' Memorial Parkway and drive down Goldstream Avenue toward Colwood Corners and observe the commercial and residential uses. That's the form of dense development I see, possibly wrongly, that will evolve in the TC as a result of the proposed policies in the draft OCP. I question whether the forecast number of residential units to 2050 can be accommodated in the TC and the reduced Community Residential designation. Perhaps a review of the documents you sent me will convince me otherwise. And, even if the densities can be accommodated as proposed, does Sooke still remain '... a small town with a big heart.'? These are concerns for me as Sooke is where I shop and use services.

I still have questions on where the forecasted population for Sooke to 2050 is going to be employed within Sooke. I know the gig-economy and work-from-home opportunities will accommodate many but there will still be a significant need for place-of-work employment opportunities in Sooke to reduce commuting to outside employment centres and help reduce GHG emissions as proposed. I do not see where outside-the-home places of employment are going to be in the policies of the OCP.

Thanks for wading through my ramble. I look forward to seeing you, and hopefully meeting Matthew, tomorrow afternoon.

Best regards,

PERSONAL INFORMATION REDACTED



[REDACTED]

From: Katherine Lesyshen [mailto:klesyshen@sooke.ca]

Sent: October 1, 2021 12:50 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: OCP Density Calculations

Hi Gerard,

I'm glad you were able to attend and provide some feedback at the building community workshop. I am happy to arrange a follow up call if you have further questions.

I've attached the presentation that was provided by Colliers at the Building Community workshop in March that outlines the methodology they used in future demand modelling. The three scenarios presented to the community were tested in a GIS model that explored three different levels of land consumption - to match future development with future demand. Based on feedback received, the land use map in the draft OCP includes a hybrid of those scenarios as we address the goals of the community, while also accommodating that projected demand.

You may also want to have a look at the housing needs assessment that was prepared at the end of 2019. [HOUSING NEEDS REPORT \(sooke.ca\)](#)

The economic analysis, also complete in 2019 is available here: [Sooke Economic Analysis](#) .

Of note, while Sooke's population is on the rise, the ratio of the working age population is actually on the decline. The growth of the 65 and over age cohort is most notable. And to clarify, while many jobs may be located in Employment Lands, we expect many others will be located in other land uses (particularly the Town Centre) including retail, office, tourism jobs as well as home-based businesses within our neighbourhoods.

I hope that helps. Perhaps Matthew and I can reach out early next week to discuss further, and please feel free to attend the Oct 7 Open House at municipal hall if you'd like to see us in person.

Thanks,

Katherine

From: PERSONAL INFO [REDACTED]

Sent: Wednesday, September 29, 2021 1:32 PM

To: Katherine Lesyshen <klesyshen@sooke.ca>

Cc: [REDACTED]

Subject: OCP Density Calculations

[REDACTED]

Good afternoon Katherine.

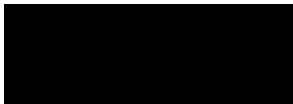
Thank you for your comments and explanations at yesterday's meeting on the information in the OCP Review Background Reports on population projections and future land requirements to accommodate residential growth to 2050. That was a helpful reminder of where to look for that information.

I believe it was Jennifer who pointed out that Colliers had 'tested out' the adequacy of the land supply in the TC, waterfront, Community Residential and, possibly, Kaltasin/Billings Spit areas to accommodate the projected number of future residential units to 2050 as part of the OCP Review process. I'm following-up on the request I made during the meeting to receive the reports dealing with the calculations completed by Colliers on the densities and how the lands identified in the OCP can accommodate this substantial growth as identified in the draft OCP. Receiving the reports that provide the assumptions for the growth projections, the required land areas to accommodate the housing required by that population and explanations of the calculations and the test methodology results demonstrating that all that is proposed can in fact be accommodated on the land areas identified in the OCP would be helpful and useful.

I'm also interested in having whatever similar reports that were produced as part of the OCP process determining the adequate supply of Employment Lands to provide work opportunities for a very large work force seeking employment in Sooke (resulting from the projected population growth).

Thank you for your help in enabling me to access this information.

PERSONAL INFORMATION REDACTED

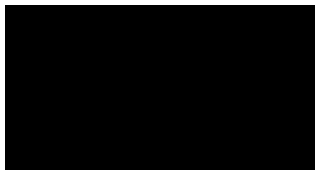


From: [Terrance Martin](#)
To: [Carolyn Mushata](#)
Cc: [Sarah Temple](#); [Chandra Frobøl](#); [Corporate Services](#); [Matthew Pawlow](#); [Katherine Lesyshen](#); [Christina Moog](#)
Subject: RE: OCP submission: Request to appear as a delegation
Date: Saturday, October 9, 2021 6:10:33 AM

Thank you for the prompt reply. I trust our submission has been forwarded through the correct channel to be included as public input to the OCP, as the list of signatures on our petition continues to grow.

Best regards,

Terrance Martin
South Island Recreation Association



From: [Redacted]
Sent: [Redacted]
To: [Redacted]
Cc: [Redacted]
Subject: RE: OCP submission: Request to appear as a delegation

Mr. Martin,

Thank you for request to appear as a delegation to discuss the Official Community Plan. Unfortunately, your delegation is not permitted under the Council Procedure Bylaw as the Official Community Plan will have its own opportunity for public input will be the Public Hearing anticipated in early 2022. Section 31(14) of the Council Procedure Bylaw is as follows:

(14) Neither public input nor delegations are permitted on subject matters which will be provided their own opportunity for public input (ie. grant applications, bylaws for which public input will be sought, etc.) or on issues only contained within the minutes for adoption.

Opportunities for Public Input on the draft OCP are currently available and listed on the following webpage: [Official Community Plan \(sooke.ca\)](http://sooke.ca/OfficialCommunityPlan) Please note there is an open house at the District Hall this Thursday, October 7 between 2:30 and 7:30 pm.

Carolyn Mushata, CMC

Director of Corporate Services



District of Sooke

2205 Otter Point Road, Sooke, BC V9Z 1J2

Direct: 250-642-1607

Web: sooke.ca Email: cmushata@sooke.ca

From: [REDACTED]
Sent: Tuesday, October 5, 2021 11:41 AM
To: Corporate Services <corp@sooke.ca>
Subject: OCP submission: Request to appear as a delegation

Hello

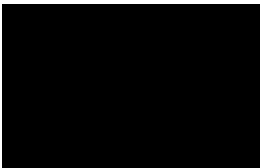
The objective of this email is two-fold:

1. I would like our submission for OCP public input received before the deadline (petition attached)(online link with signatures here: <https://chnng.it/PRLcMPnKFR>)
2. I would like to request registration to appear as a delegation to speak to the submission at an upcoming council meeting.

There are two additional documents being prepared, which are the list of signatures to the petition and my speaking notes, that I will provide in due course. The request to appear lists a power point, but if the overhead can directly project the pdf attachments that will suffice. If I need to provide a power point file, please advise.

Best regards,

Terrance Martin
South Island Recreation Association



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]
Date: Wednesday, October 13, 2021 5:26:01 PM

Hi Neil,

Thank you so much. I am cc'ing Katherine and Mathew here to make sure that your comments are received by the best people!

Talk soon, Chandra

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]

Hi Chandra, here are my suggestions. If it doesn't make it into the meeting as it is coming late, I can forward it to the OCP committee directly. Apologies for missing this meeting. Thanks!

I have two key suggestions:

My main suggestion: is to think further about the wording around integrating sustainable and restorative “best Practices” into the the built urban environment.

On P77. It reads, “encourage developers to” construct following best practices like rain garden, permeable hard surfaces etc.

Would it be possible to make this language less soft, and change it to something like:

“Require developers to adopt integrated ecosystem best practices such as rain gardens, permeable hard surfaces etc,”

I think this same language should be used in relation to public urban development plans that “require” urban development to follow best practices.

In both cases history shows that these best practices will be too often ignored to keep costs down if it is left to the discretion of the people doing the planning/budgeting. It offers more hope to actually have these best practices realized make this official policy.

Rain gardens and permeable hard scapes are top of mind for me as there are so many old growth Red Cedar around Sooke (and in many cities on the island) that are slowly dying due to a lack of opportunity for soils to be saturated from increased asphalt/nonpermeable hard surface coverage and climate change.

A secondary suggestion: To rethink the language repeated in the OCP of “working with the T’Souke Nation on...”. Could we add more detail about this relationship? From my experience, these relationships of “working with” First Nations is often unpaid even in the cases when vital knowledge is shared by communities that are socio-economically depressed. Could there be official paid consulting positions created? Could there be official planning positions created

with the city of Sooke focussed on reconciliation and accessing valuable knowledge from the Nation? More detail about what “working with” T’souke might be helpful to create a better relationship with the Nation moving forward and tap into the insight and vital knowledge held within the community.

On Mon, Oct 11, 2021 at 9:06 AM PERSON [REDACTED] EDACTED

Dear Ms. Lesyshen

Sorry, I wrote the comments because I was unfortunately unable to the open house.

Comment 5 was written because I have watched Council, over the past few years, consistently approve rezoning and variance applications. I think at the last meeting Jeff Bateman indicated 47 applications for rezoning had been approved in the past few years, which is a very large number for a small town like Sooke.

Watching Council's recorded meetings, approvals for rezoning often came with the comments from Councillors that the rezoning was needed because it had been so many years since the last OCP review or because there was an expectation on the developer's part that the rezoning would be approved because of previous rezoning in the neighbourhood. I know in one recent case, the developer had actually put in a fully paved road with streetlights prior to asking for the RU4 to RU5 rezoning which seemed to indicate quite concretely that the rezoning was already a done deal prior to the rezoning application being submitted.

I think that with the new OCP and its extensive public input, the community could expect that the constant rezoning and variance approvals would stop. Communities as diverse as Metchosin and Oak Bay seemed to have successfully limited their growth and their rezoning and variance approvals. Sooke with its overcommitted Hwy 14 and the limits imposed by our bridges already has 1200 homes approved with existing zoning, adding an expected 1800 cars on the road each day (1.5 cars per home). This is more than enough growth for Sooke particularly when coupled with the District's declaration of a Climate Emergency.

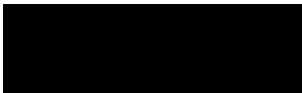
I would like to see Sooke find a legislative answer to limit rezoning and variances in the years immediately following the new OCP, thus taking away any chance for arbitrary decisions that support the needs of developers over the needs of residents. Perhaps conversations with planning staff in Metchosin and Oak Bay can tell us how they successfully managed to limit their growth.

I am completely aware of the CRDs growth strategy but see that municipalities like Langford, Metchosis and Oak Bay have managed to ignore the growth projections to develop local community-based guidelines to growth. I see that North Saanich in their draft OCP review seems to be on the same track. I would like to see Sooke take the same approach.

We need to realize we can not support the current rate of growth and still remain within the boundaries set by our environment, the welfare of our residents and needs to mitigate catastrophic climate change.

Sincerely

PERSONAL INFORMATION REDACTED



On Thu, Oct 7, 2021 at 11:17 AM OCP <ocp@sooke.ca> wrote:

Thank you for taking the time to provide your feedback.

It has been received and will be forwarded to our consulting team who will be making revisions to the document over the coming months.

I do have a clarification for #5 if you have time for a quick chat. Or if you have time today, you can come up to Council Chambers and attend our open house 2:30-7:30 and we can discuss in person. If you do, note that masks are required.

Further, to stay informed, check out the project website or you can subscribe for updates [Picture Sooke OCP – Picture Sooke](#)

With appreciation,

Katherine Lesyshen, RPP, MCIP

Senior Planner - District of Sooke

2205 Otter Point Road, Sooke BC V9Z 1J2

Email: klesyshen@sooke.ca

Direct (250) 642-1626

1.

Language is important as is saying clearly what will be done in way that allows residents, the Town, Council and developers to have a shared understanding of what is required by the OCP and it's related zoning. Please tighten up all of the loose language which provides opportunity to do exactly the opposite of what is being legislated.

Substitute Required for considered, could, suggested, etc.

Must be for may be, etc.

Will be for should be

Eliminate comments such as unless otherwise decided by Council.

2.

Riparian setbacks.....

Eliminate comment to reduce riparian setbacks based on advice of a biologist hired by the developed, builder or subdivider. The riparian setbacks supplied by the province are based on the unbiased, best advice of the countless, professional riparian biologists employed by the the province to provide oversight and management of BCs natural water resources and the environment. It is unnecessary and introduces prodeveloper bias to adjust the setbacks based on advice of an individual hired and paid for by the developer, builder, subdivider.

All professional biologists should also be required by Sooke to use climate change as the central lens for adjudicating environmental impacts. At the moment, the biological reports filed for subdivisions and rezoning do not consider the impact of the proposed development on climate change or the impact of impending climate catastrophes on the proposed development.

Add riparian 30m setback from the ocean. In the main, the slopes leading to the shoreline are clay based. With rising sea levels and predominate clay soils, the clay at the shoreline will quickly be undercut with rising sea level wave action which will in turn quickly cause catastrophic slumping of the clay. There are several videos which show this dramatic undercut, most notable with rising flood waters but we will have the same affect with rising sea levels and clay slopes.

<https://blogs.agu.org/landslideblog/2013/06/10/a-new-landslide-video-showing-the-transition-from-a-soil-slump-to-a-soil-slide/>

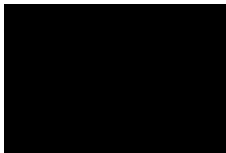
3. Develop a Tree Bylaw that protects specific trees as well as the overall canopy needed to help mitigate the affects of climate change.

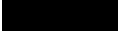
4. Eliminate any street plan that does not provide connectivity. There are countless comments on in Dialog on the need for streets to be more bike and pedestrian friendly. Cul de sacs and designs that do not tie into overall schemes for non motorized transportation should not be approved.

5. The OCP has been drafted with lengthy professional, public and community input. Legislation mandating that rezoning and variance applications will be refused for the next 4 years with the understanding that the new zoning in the new OCP is what everyone wants and has approved. To do otherwise would be to negate all of this public, professional and community input under the mistaken belief that local politicians are more knowledgeable and aware of what is needed.

Sincerely,

PERSONAL INFROMATION REDACTED



From: 
To: [OCP](#)
Subject: Re: Comments re OCP
Date: Wednesday, October 13, 2021 8:22:12 PM
Attachments: [image001.png](#)

Thank you for your very prompt response and your useful information

Sincerely

PERSONAL INFORMATION REDACTED

On Wed, Oct 13, 2021 at 10:41 AM OCP <ocp@sooke.ca> wrote:

Good morning Ms. Kent,

Thank you for the follow up email and attached information. Sooke is not using the same consultant as North Saanich in the preparation of our OCP; we are using the services of Dialog. As you've mentioned, the draft Sooke OCP has had extensive public input and participation over the last 12+ months.

The project has involved extensive community, partner, and stakeholder involvement. A summary of all of the community engagement opportunities and the raw data associated with the engagement is available online.

Phase 1 Engagement Summary [Sooke-OCP-Draft-Engagement-Summary-V06-With-Appendix.pdf](#)

Phase 2 Engagement Summary [Picture-Sooke-Phase-2-Engagement-Summary-FINAL-with-Appendix-Reduced-File-Size2.pdf](#)

We are currently in Phase three, so another subsequent engagement summary will be forthcoming next month.

The OCP is a growth management tool, and our job is to take projected growth in the context of our land inventory, and create supporting policy to achieve community aspirations as growth occurs. Change can certainly be difficult – but some of the problems identified by the community (housing choice, climate change, locating more jobs in Sooke, lack of town centre vibrancy etc) can only be solved by doing things in a new way. If growth is managed well, sustainable communities can emerge.

The communities you mentioned in earlier correspondence contain some of the highest priced homes in the region - currently in the ballpark of \$1.2 million more than Sooke, on average. In addition, many of those same places have predominantly single family homes that do not address the ability for people of varying income levels to remain in their hometown; to age-in-place, for a young adult to rent, or for single parent households, amongst many other life circumstances. The intent of the OCP is to locate new types of housing in locations that meet additional community objectives, such as being able to walk to school, or for groceries, or to catch a bus. Increased housing choice responds to Sooke's Housing Needs Assessment which was completed in 2019. [HOUSING NEEDS REPORT \(sooke.ca\)](http://sooke.ca)

To deliver the services community members are consistently asking for (examples: bike lanes, sidewalks, parks, playing fields, trail connections, a vibrant town centre with waterfront access), and to address climate change we need to invest in our community and we will require developers to contribute their fair share toward costs of community growth, and to create a community that is safe and convenient to get around. That improved infrastructure is critical to reducing our ghg emissions by reducing on-road vehicle transportation within the community –our primary source of ghg emissions.

I hope that provides some additional context. I am available to discuss further if you have follow up questions.

Kind regards,

Katherine Lesyshen, RPP, MCIP

Senior Planner - District of Sooke

2205 Otter Point Road, Sooke BC V9Z 1J2

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Direct (250) 642-1626

Cell (250) 415-6550

Fax (250) 642-0541 web: <http://www.sooke.ca>

The District of Sooke is within the Coast Salish territory, on the lands of the T'Sou-ke

Nation. I am grateful for the T'Sou-ke Nation's generosity and hospitality while we live, learn and work in their territory.



PICTURE SOOKE with us: participate in the OCP Review [here](#)

From: [REDACTED]
Monday, October 11, 2021 11:34 AM **To:**
OCP <ocp@sooke.ca>
Subject: Re: Comments re OCP

Dear Ms Leyshen

Below is a letter that has been circulating on social media regarding growth, the OCP and North Saanich, written by Alice Finall, a long time mayor.

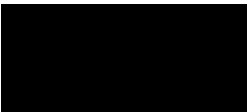
Part of the letter's focus is the OCP survey design for North Saanich. The letter alleges that the North Saanich survey design was skewed toward development in the individuals and entities that their consultant, Dialog, choose to survey. My question is - was Sooke's OCP survey design similar, were non resident groups, individuals and entities surveyed? We're developers interviewed confidentially? Were responses from mythical future residents incorporated? Did Sooke use the same consultant as North Saanich?

I ask because, similar to North Saanich, Sooke also seems to be pushed in its new OCP to development levels that will lead to unsustainable growth. Almost everyone I talked to have said they are not comfortable and not supportive of Sooke's rapid growth. They feel they are losing or have already lost, the town they knew. They cite traffic chaos, environmental destruction, inordinate monies spent on roadways and lack of health services as contributors to these feelings of loss. They are frustrated, angered and feel powerless.

Your answers and perspective would be appreciated.

Sincerely,

PERSONAL INFORMATION REDACTED



Quote re survey design. The letter in its entirety may be found below.

In the case of North Saanich, the Project Team determined it was important to engage far beyond the borders and the residents of the District, inviting an unprecedentedly wide array of individuals and organizations – including developers and the Urban Development Institute – to participate. **“Future Residents” were perhaps the most startling additional interviewees, defined as people who might want to move to North Saanich within the next 20 years.** [my emphasis, I have heard Dialog say this in its presentation of the draft OCP]

The Project Team's first residential survey showed that most respondents rated

Environment and Natural Spaces, Agriculture and Food Security, Climate Change, and Marine and Foreshore as their top four priorities. Housing was fifth.

Nevertheless, from the beginning of the process, increasing residential density has been – and continues to be – the overarching focus of the OCP Review, on the page of the District website and of all ensuing workshops and engagements. Some actions with this focus have been the invitation of developers to a working session closed to the public, and a solicitation of the participation of the Urban Development Institute.

Density and OCPs in North Saanich: A Short History

By Alice Finall, former long-time Mayor of North Saanich

Eds.: We are very thankful to Alice for taking the time to write this important historical perspective on OCPs in this municipality. We expect the next few weeks to be eventful. If you like what you're reading, please consider [donating to the cause](#).

Important background facts

Developed and issued by the Capital Regional District (CRD), the Regional Growth Strategy (RGS), is “a vision for the future of the capital region, guiding decisions on regional issues such as transportation, population growth and settlement patterns.”

The current Regional Growth Strategy (RGS) was adopted in March, 2018 after no less than 12 years of review, public consultation and, finally, a three-day mediation. Among its primary objectives is keeping urban settlement compact and protecting the integrity of rural communities. The RGS characterizes North Saanich as a rural, rural/residential municipality.

The RGS also designates a specific area in the Capital Regional District to accommodate new regional growth. Known as the Urban Containment Policy Area (UCPA), it consists of the core CRD municipalities - Victoria, Saanich, Esquimalt, Oak Bay, View Royal – along with the West Shore and Sidney – and is contained within a border called the Urban Containment Boundary (UCB).

(Had enough initials yet?)

Happily, North Saanich is outside the Urban Containment Policy Area, and on the safe, rural side of the Urban Containment Boundary. Out here, the RGS's

provisions for “Complete Communities” specifically don’t apply. (And so the District’s OCP Project Team now promotes “Healthy Communities,” instead.)

Still, the overarching intention of the Regional Growth Strategy is to reduce development pressures on the Saanich Peninsula and other rural areas “to ensure that they remain strongly rooted in the agricultural...land base”. . . allowing the rural countryside and natural landscape to remain as a durable fact of life in the Capital Region”.

As a Rural/Rural Residential municipality, North Saanich is part of a regional plan that recognizes and supports the regional benefits North Saanich provides. The people of North Saanich are stewards of important resources: the agricultural lands that feed us, the trees that provide oxygen for us to breathe and mitigate the effects of climate change, the parks that enrich and restore our spirits, the marine ecosystems that provide food, carbon storage, recreational opportunities and spiritual nourishment.

Those resources have no voice. They rely on us to speak for them, to protect and enhance them, for the good of our community and all of the region. There are few municipalities in the region able to continue providing these essential benefits. The people of North Saanich have a clear, historical record of protecting these values and resisting continual development pressures.

History of Development Pressures

The 2003 Regional Growth Strategy document contains the following statement:

“Situated at the northerly tip of the Saanich Peninsula approximately 27 kilometres north of downtown Victoria, the District of North Saanich is a collection of coastal focused neighbourhoods which surround agricultural lands. The community’s long term development plans are based on the desire of residents to retain rural character and safeguard environmental qualities. External demands for housing growth are not accommodated. The District’s policies reflect a strong commitment to preserve the agricultural land base and agricultural activities in the municipality.”

In 2006, during the review of our current OCP, a draft North Saanich OCP contained a provision for 4 "Village Centres": including one at the corner of McTavish and East Saanich Roads, another at the corner of Wain and West Saanich. Over 850 people attended a Public Meeting with Council to express their strong opposition, filing a petition signed by over 1100 residents. The provision for village centres was subsequently removed from the current OCP.

More recent Council density initiatives

During the 2011 to 2014 Council term the District was subjected to drastic changes by a council majority pursuing increased urban density:

- Seven motions to create an Affordable Housing Policy were voted down by four pro-development councillors. Local developers, the Chamber of Commerce and the Sidney North Saanich Industrial Group also opposed an Affordable Housing Policy.
- Three urban density developments were approved, falsely touting ‘affordability’, becoming Canora Mews, Eaglehurst (built on farmland), and Regatta Park, none of which are affordable by any definition. Eaglehurst homes were promoted at planning stage to sell at \$425,000 but actual prices started at \$800,000 and rose to \$1.2-million
- “Areas 1 (McTavish) & 2 (McDonald Park/Tsehum)” were established to accommodate future urban densities.
- 87% of over 400 citizen submissions to Council and to the CRD were opposed to these changes. Approximately 400 residents attended the public hearing, most to speak in opposition. The bylaw allowing the proposed densities passed 4-3.
- The incumbent councillors who supported the increased densities were roundly rejected at the 2014 election.

Efforts toward Affordability

Achieving genuinely affordable housing requires complete subsidization in one form or another, usually through a combination of funding sources. Contributions by other levels of government, efforts by non-government, usually charitable bodies, and philanthropic efforts all add to the mix. Due to the character of our community, North Saanich cannot play an extensive role in this effort. However, through a number of years, North Saanich has approved 109 truly affordable housing units, a significant number for a municipality of this size.

These address a variety of needs: family rentals and progressive family purchases, seniors housing and other special needs. Except for the upzoning granted for the ten Habitat for Humanity units, these all have been achieved without broad fundamental changes to our OCP and zoning bylaw. The provisions of the Local Government Act in Sections 472 and 473 provide for this type of localized special density increase for affordable and special needs, which includes senior housing needs.

Over the past 16 years North Saanich has contributed over \$500,000 to the Regional Housing Trust Fund, established to increase affordable housing in the

region, and was one of the first regional municipalities to participate in this initiative.

The 2014 – 2018 Council made ongoing efforts toward addressing housing affordability. It resolved to allow:

- Secondary suites in almost all areas of North Saanich except where inhibited by geographic conditions. This type of initiative is recognized by housing experts as one of the most effective and extensive ways to provide affordable accommodation.
- Guest cottages on lots 1 acre and over in size, making North Saanich one of the first municipalities in BC to do so.

These bylaws potentially allow for over 4000 secondary suites and over 3000 guest cottages, if fully built out. Then in 2018, Council resolved that all future density housing in Areas 1 and 2 must be 100% affordable.

North Saanich has no documented need of additional market housing nor for changes in zoning to expand the supply. Extensive new housing and construction pursued by the 2011 – 2014 Council show a rate of market construction well beyond the projected growth of our community for years to come. Zoning already in place under the terms of the 2007 OCP, before the inclusion of Intensification Areas 1 & 2, provides for possible new market construction more than adequate to the future needs of our municipality.

There is no groundswell of community support that could justify the excessive focus by the Project Team (PT) on increasing housing density in North Saanich; in fact, the reverse is true.

Progress of OCP Review

In 2020, North Saanich Staff interviewed and engaged Modus Consultants to conduct an OCP Review, and Modus personnel joined District planning staff to comprise the Project Team. The Project Team holds line responsibility – that is, does the actual work – of the OCP Review, devising and implementing the forms of engagement, and, at least theoretically, using the information thereby obtained to develop the concepts and plans for OCP.

In the case of North Saanich, the Project Team determined it was important to engage far beyond the borders and the residents of the District, inviting an unprecedentedly wide array of individuals and organizations – including developers and the Urban Development Institute – to participate. **“Future Residents” were perhaps the most startling additional interviewees, defined as people who might want to move to North Saanich within the next 20**

years. [my emphasis, I have heard Dialog say this in its presentation of the draft OCP]

The Project Team's first residential survey showed that most respondents rated Environment and Natural Spaces, Agriculture and Food Security, Climate Change, and Marine and Foreshore as their top four priorities. Housing was fifth.

Nevertheless, from the beginning of the process, increasing residential density has been – and continues to be - the overarching focus of the OCP Review, on the page of the District website and of all ensuing workshops and engagements. Some actions with this focus have been the invitation of developers to a working session closed to the public, and a solicitation of the participation of the Urban Development Institute.

In May 2021, the North Saanich Residents Association (NSRA), responding to concerns expressed in the community that the consultation had a strong development bias, conducted their own survey, open to anyone to participate. Their full survey, its design, integrity, promotion, results, etc. can be found [here](#). In brief:

- Their results show a general support for our current OCP vision with 83% “Strongly Agreeing” or “Agreeing” with this statement: “North Saanich should limit housing to sites allowed in the current OCP, with emphasis on the Secondary Suite program and allowance for Guest Cottages. Addressing housing needs in this manner allows for retention of our rural environment, has low environmental impacts and can be integrated into neighbourhoods.”
- Only 17% “Strongly Agreed” or “Agreed” with this statement: “North Saanich should supply a range of services, amenities and housing options similar to those of other nearby municipalities.”

Throughout the region, the core municipalities and Sidney are increasing residential densities at an unprecedented rate; Colwood, for example, intends to build some three thousand new units on its border with Metchosin in the next several years.

These initiatives are ignoring transportation, policing, medical care, water and all sorts of other community infrastructure needs for both the immediate and long term future. And they are making the need for protection of rural communities more acute.

The amount of ALR land remaining in the region is only 5.6% of the Growth Management Area, diminishing from 12,085 hectares in 1974 to 10,624 hectares in 2007 and increasingly at risk. This whole region is truly and increasingly a region on the edge.

There is no strong identified community demand [my emphasis] pressing Council and the Project Team to be taking this direction. Council needs to reconsider the entire process and its timing. It is manifestly unfair to our residents to be proceeding through the constraints and anxieties of the pandemic and before the population information available from the 2021 Census can be accessed.

From: [REDACTED]
To: [OCP](#)
Subject: Sooke OCP feedback,
Date: Tuesday, October 5, 2021 3:30:07 PM

Hello

I have been watching Sooke's rapid growth since moving here in 2016. With that growth has come some serious parking issues. In particular I am concerned about parking on streets with poor visibility and/or narrow lanes such as Churchill Drive from Church Road to Aaronwood Drive.

A possible solution that I would like to see included in the OCP draft would be 'Parking on one side of the street only'. This should be included in OCP action 4.1.4.3 on page 66 .

Thanks for considering my request.

PERSONAL INFORMATION REDACTED

[REDACTED]

From: [REDACTED]
To: [OCP](#)
Subject: Why are the hunters and fishers not included in this OCP
Date: Tuesday, September 28, 2021 8:56:40 AM

After reading the OCP it seems a large portion of the Sooke population are not being considered. There is no mention of fishing and hunting in this OCP. Why is this the case? Hunting and fishing has been an integral part of Sooke for as long as Sooke has existed. My father took me shooting in the Sooke hills when I was ten years old. I am now sixty. This omission from the plan is not something that is fair or right. Head down to Sooke river in the next couple of weeks and see how much fishing is part of Sooke. Many people put in thousands of hours working in the hatchery and many others hunt the Sooke hills. These people, and these activities, should be recognized in the OCP.

Best regards
PERSONAL INFORMATION REDACTED
Sooke B.C.

From: [REDACTED]
To: [OCP](#)
Subject: backroads access
Date: Tuesday, September 28, 2021 8:56:18 AM

Why has hunting, fishing, and backcountry access been stricken from the OCP??????

From: [REDACTED]
To: [OCP](#)
Subject: Additional Comments Following Stakeholder Meetings
Date: Thursday, September 23, 2021 3:51:52 PM

Hello all,

I received the notes from Tuesday's two stakeholder meetings—thank you. I do feel heard by Dialog.

However I do have a few more comments about the draft that I'd like to include that I didn't raise at the meeting.

Passive Language

This OCP uses vague language in several sections, particularly concerning commercial development in residential neighbourhoods (p. 38). Definitions of terms such as “moderate”, “appropriately scaled” and “limited” are needed to ensure broad understanding. (the need for a glossary was mentioned in the meeting but wasn't recorded in the notes.

In places, passive language in the document when discussing climate threats undermines its message. Saying that “monthly temperatures are anticipated to increase” (p. 21) sets this increase off in some distant future, as opposed to acknowledging that the current reality of massive temperature fluctuation, drought and increased fire risk is very much a present concern. A more blunt “monthly temperatures are increasing” would probably suffice.

Density

On Page 41, the density concept, FAR, is explained in such a way that minimized the question of land coverage, when it talks about building massing. The explanation should make clear that a FAR of 1 totally covers the lot with construction, while FARs of 2 and 2.5 completely cover the lot with multiple stories.

I am concerned that the marked increase in density and building heights (FARs of 2.5 in the town centre and 2.0 in the Town Centre's Transitional Residential and Waterfront areas) could result in a lot of tiny yards or no yards at all, unless the District allows clustering of homes and creative finding of green space, or mandates gets serious acquiring more park space in those areas.

Oh—and throughout the document, where the District is instructed to “encourage” developers, builders and owners to take a course of action, please change that to “require”. In a fire you don't say “would you like to think about getting the fire extinguisher?”

Riparian Areas

I like the reference (p. 156) to *maintaining awareness of the cumulative impacts of development*

along the entire length of the stream or wetland and am wondering how the District would operationalize that, what indicators they would use.

Comprehensive Developments

Very concerned about comprehensive developments on Goodridge Peninsula, impacting Ayum Creek, and encroaching on Roche Cove Regional Park! These are inherited from previous plans and are no longer appropriate for a host of reasons, not least the District's Collaboration with T'Sou-ke First Nation on improvements to the basin.

Good intentions that will come into force after they have been contravened

Page 40 of the OCP makes clear that agricultural lands and parks "are not intended to accommodate urban development not in support of agriculture or for future growth or development". Yet Council has before it an application for rezoning for a shopping mall on an RU 2 property on Eustace that will likely be approved under the old OCP. As well, Council is entertaining a potential lease arrangement to develop 1.9 acres of John Phillips Memorial Park for a Lion's clubhouse and emergency command centre. Both of these may go ahead before this OCP is implemented; ditto some 1200 housing units that will NOT be constructed according to the new OCPs Development Permit Guidelines, listed below:

- 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" (p.165)

Is there any way that this OCP can give guidance on this area?

Also, information I put into the chat is pasted below, in case it got lost:

To help Sooke citizens recognize the seriousness of the climate emergency and get behind an OCP which tries to deal with it, real numbers of tons of CO₂e, should be used. The CAC's plan documents contain all the numbers Dialogue would need. In this way, the emergency will be made concrete and tangible, and therefore something that can be addressed. For example:

- In the section "Journey to Net-Zero", (p.22) a chart shows a percentage breakdown of different GHG sources. Without accurate reference to Sooke's actual GHG emissions the chart is interesting but not very useful. Including the real numbers next to the percentages in the chart and including the current grand total -- 48,386 tons t CO₂e per year would help people to grasp the issue. Similarly, page 26 contains a table showing emissions reductions targets in 5-year increments. On their own these data are meaningless. If, however, the OCP also included the CAC's 7% solution table showing reduction of 15,735 tons of GHGs by 2026 at 7% per year, I believe people would begin to see possibility in the targets.

Actual numbers for the GHG Percentages presented on page 22 are:

Current Total (100%) 48,386 tons

Off road transportation	7%	3387.02
On Road Transportation	54%	26,128.44
Stationary Energy	27%	13,064.22

Industrial Process and Product Use	8%	3870.88
Waste	4%	1935.44

From: [REDACTED]
To: [OCP](#)
Subject: Connie Road
Date: Sunday, September 26, 2021 11:32:57 AM

Please fix Connie Road. It is a very busy street, and is desperate for improvement.
We have never seen improvement in the 20 years we have resided on Connie Road.
Please take advantage of the fact that it is an optimum time for this improvement, re the construction adjacent to us on Highway 14.

Thanks,

PERSONAL INFORMATION REDACTED

[REDACTED]

[REDACTED]

From: [Christina Moog](#)
To: [REDACTED]
Cc: [Katherine Lesyshen](#)
Subject: RE: Draft OCP Available for Public Feedback
Date: Friday, September 24, 2021 8:52:06 AM

Hi PERSONAL INFORMATION REDACTED – thanks for taking the time to provide your comments.

By way of cc'ing, I am including the project manager in this correspondence. Feedback will continue to be received on the draft bylaw, until October 17th, as feedback is incorporated a revised iteration of the plan is developed.

A few comments on the next steps – Our team will continue to revise the draft before it proceeds to the first reading of bylaw, likely by year-end. Note that once in the bylaw stage, after the first and second reading, there will be a public hearing for further citizen input. After the public hearing, final discussion with Council takes place during the third reading – and then, the bylaw proceeds to adoption. I mention this as you will be able to see how we are responding to the feedback provided by citizens into the next iteration of the plan.

I would be remiss if I did not ask, have you ever completed a [Citizen Budget survey](#)? This survey will close on Sunday (September 26) and is being used to assist staff in our 2022 budget. Philips Road Corridor is planned for 75% design completion by year-end, Thrup Road Connector and Little River Bridge Crossing are other projects that will be integrated into the five-year financial plan. These projects are identified within the Transportation Master Plan (TMP), so while direct mention of them is not listed in the draft OCP – implementation of the TMP is. This was done to avoid redundancy.

While we cannot do everything at once, the District is committed to improving communication with residents so you see how your tax dollars are used within the five-year financial plan. By participating in the budget survey, you can share insights from your neighbourhood and help us with prioritizing investments of particular projects in our community. If you have general comments on the budget, I can also receive these via email – by Sunday – and ensure they are included in the staff report to Council on budget 2022.

To participate in the Citizen Budget survey, click here:
<https://sooke2022.ethelo.net/>

I hope this additional information is helpful. If you have further thoughts on the OCP, we will continue to receive feedback until October 17th.

Thanks again for being an active participant in our community and sharing a valued perspective as a resident of Sunriver.

With appreciation,
Christina

Christina Moog | Communications Coordinator
District of Sooke | 250-642-1634 ext. 678
2205 Otter Point Road

The District of Sooke is within the Coast Salish territory, on the lands of the T'Sou-ke Nation. I am grateful for the T'Sou-ke Nation's generosity and hospitality while we live, learn and work in their territory.

PICTURE SOOKE with us: participate in the OCP Review at picturesooke.ca.

For the latest on District of Sooke activities, visit sooke.ca or follow us on [Twitter](#)!



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PRIVILEGED AND CONFIDENTIAL The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you are not the intended recipient it may be unlawful for you to read, copy, disclose or otherwise use the information in this communication. If you received this transmittal in error, please contact the sender and delete the material immediately.

From: [REDACTED]
Sent: Thursday, September 23, 2021 8:25 PM
To: Christina Moog <cmoog@sooke.ca>
Subject: Re: Draft OCP Available for Public Feedback

Hi Christina; I tried to find my way through this document to provide feedback but get lost down the rabbit hole, I'm afraid. I just want to point out two concerns that I have with the transportation-related aspects of the OCP. First, concentrating the lion's share of the effort on the town centre and essentially ignoring the outlying areas such as Sunriver with its 700+ homes plus other similar subdivisions located away from the town centre flies in the face of reality. The subdivisions are here to stay and, I might add, contribute heavily to the residential tax base on which the district relies for revenues. So ignoring the transportation needs of those of us located in the 'burbs is a major mistake. Second, concentrating infrastructure spending on the town centre and not servicing the needs of suburbs like Sunriver means that little or nothing is apparently planned to provide an alternate access street to the north of Sunriver. This means that over 700 tax-paying homes could well be isolated with no alternate access/egress should the Demamiel Creek bridge(s) be damaged or destroyed in some adverse weather or geological event. The OCP is so opaque on these issues that I cannot find the answers to these concerns so I would appreciate it if you could pass my comments on to the appropriate District official. Thx. Randy

On Sep 21, 2021, at 9:32 AM, cmoog@sooke.ca wrote:



Where the rainforest meets the sea

Did we hear you right?
Draft OCP Available for Public Feedback



Draft Official Community Plan Available for Public Feedback

The draft [Official Community Plan \(OCP\)](#) is available and the public is invited to [provide feedback online](#) and through upcoming in-person open house events.

The draft OCP has been shaped by a series of public engagement opportunities over the last 12-months, starting with the development of our community vision – [Picture Sooke](#). This final phase of OCP engagement builds on these conversations and explores a range of topics specific to how our community grows, such as growth management, transportation and safety, greenhouse gas emission reductions, natural areas, community economic development, arts and culture, and recreation and community services.

“Sooke’s draft OCP is the culmination of community participation,” shares Katherine Lesyshen, Senior Planner with the District and Project Manager. “We are really looking forward to checking in with the community and asking if we heard you correctly – do you feel the policy direction and actions captured in this draft will effectively support Sooke’s vision of a small town, with a big heart?” Lesyshen adds.

The OCP provides a policy framework for Council to address issues such as housing, transportation, infrastructure, parks, equity, and the natural environment. Reexamining the OCP allows us to update land uses, mapping and policies to reflect the community’s vision now and into the future.

Public feedback will help refine and finalize the plan which will then be presented into a bylaw early next year.

The public can provide input through online discussion forums at letstalk.sooke.ca/ocp – which will remain open until October 17th or participate at an upcoming open house.

Next Open House:

- Date/time: Thursday, October 7th, 2:30 p.m. to 7:30 p.m.
- Location: Sooke Municipal Hall, Council Chambers, 2205 Otter Point Road
- Note: Indoor event, registration required – [register here](#) or call 250.642.1634 to

register.

Learn more and participate:

- picturesooke.ca
- [Draft Official Community Plan](#)
- Draft OCP Discussion Forums: letstalk.sooke.ca/ocp



Hi, Neighbour!

We're grateful for the opportunity to connect with residents around town!

Community chats hosted by District Council and staff are a great way to have your questions answered and learn more about District activities. We'd love for you to say "hello" when you see us out and about! Can't connect with these in-person opportunities? Give us a call at 250.642.1634 or join conversations online through letstalk.sooke.ca.

Upcoming:

- Wednesday, September 22, 10:00 a.m. to 12:00 p.m., Little Vienna Bakery, 6726 W. Coast Road
- Thursday, September 23, 9:30 a.m. to 11:30 a.m., Road 2 Sooke, 6929 W. Coast Road
- Friday, September 24, 9:30 a.m. to 11:30 a.m., Serious Coffee, 104-6661 Road
- Saturday, September 25, 10:00 a.m. to 2:00 p.m., Sooke Country Market at John Phillips Memorial Park
- Tuesday, September 28, 9:00 a.m. to 11:00 a.m. at Whiffin Spit
- Saturday, October 2, 10:00 a.m. to 2:00 p.m., Sooke Country Market at John Phillips Memorial Park
- Wednesday, October 6, 10:30 a.m. to 12:30 p.m., Western Foods

Notice: District of Sooke Municipal Hall Close September 29th & 30th, [learn more >>](#)

[View online](#) - [Share on Facebook](#) - [Share on Twitter](#) - [Share on LinkedIn](#)

October 13, 2021

Mayor and Council

District of Sooke

205 Otter Point Road

Sooke, BC, V9Z 1J2

Your Worship and Members of Council:

Re.: Comments Regarding Sooke's Draft Official Community Plan (OCP)

Following are preliminary comments on Sooke's recently released draft OCP.

I am the former municipal planner for Sooke and have a connection to the community in that way as well as Sooke being the 'town' where I shop, visit the medical clinic, do my banking, go to restaurants, etc. My interest in the OCP is from both professional and personal interests. I also consult on planning matters for clients in Sooke however this letter to Council expresses my concerns and is not represent my clients' positions in and of itself – it is my statement of concern. What happens in Sooke in terms of future development and growth is important to me.

I'm concerned that public engagement initiatives in the OCP review are being treated as public consultation. The draft's availability since September for public comment and the Open House on October 7th last has been the first opportunity for public consultation where residents and others could view policies, respond to what was presented, provide comments and discuss them with staff. The engagement prior to the release of the draft OCP has not been public consultation due to the evident lack of public dialogue. I have participated in virtual meetings, one specifically oriented to the development community and other than for our group comments there was little opportunity to dialogue or consult with staff or the consultant during these sessions.

As an example of the shortcomings of the engagement process to date is the change in designation of lands in Sooke without, to my knowledge, consultation with the owners. Lands to the north and east of Sunriver and lands in the Otter Point Road/Sellars Road area had their designation changed from Community Residential under the current OCP to Rural Residential under the draft OCP. The development potential of these lands will be adversely affected by this change if it is approve. Nonetheless land owners were not consulted when this change was made. This indicates a serious shortcoming of the public consultation aspect of the OCP review process.

There is a need to increase public consultation in order to make the proposed policies of the draft OCP and their implications known to residents and the community. The OCP

review process has resulted in a draft OCP with a 'set' land use layout which focuses densities in the TC and TC-T. The draft has not been presented to the public in an open session with an explanation of the implications and possible consequences of the draft OCP being approved. Residents and landowners in Sooke should have the opportunity to hear how the OCP affects their interests and be able to discuss the impacts of the Draft OCP on the community in an open, public consultation and dialogue.

The draft OCP densities transition Sooke into a dense, urban community with little of the small town character or the big heart stated in the OCP's vision statement. The densities proposed for the TC and TC-T areas are disconcertingly high. Although intended to help reduce GHG emissions, these densities limit housing choices in Sooke and can drive people away from the core and the community. Some may choose to live in denser TC housing whereas others may want to live in a single detached house elsewhere in Sooke. However, future opportunities to develop single detached residential subdivisions are generally eliminated in Sooke by the draft OCP and result in reduced housing choices. Sooke's attractiveness as a small town with a big heart is thus reduced further.

The current OCP has permitted higher residential and development densities to be located in the TC. The two seniors' co-op housing projects and the development at Mariner's Village at permitted TC densities. There are large undeveloped areas of land in the TC with higher density designations that have not been developed since the adoption of the current OCP. It is unclear how further increases in densities in the TC will stimulate development at those densities in the TC when so few developments have actually been built to date under the current OCP.

What direction will Sooke take if the proposed residential densities do not materialize in the TC? There are few, if any other areas available for development under the new OCP. The draft OCP represents an accelerated approach to urbanizing Sooke which seems to come at the expense of development on the periphery as well as at the potential lack of affordable housing. Density and affordability through infill is difficult to achieve and does not fit with the character that has evolved in Sooke, a rural service centre, surrounded by nature with a small-town character which attracts people here.

The consequences of high density development in the TC and TC-T have significant implications on the capacity of Sooke's sewage treatment plant to accommodate the additional volume. Can the plant actually accommodate the proposed densities and the development of 1,800 residential units plus commercial and office development by 2030? Has the sewage volume generated by this new development been calculated and the impact on the plant determined? Will the improvements proposed for the plant and sewer infrastructure under funding from senior governments facilitate the proposed development? How will servicing to the rest of Sooke be affected by increased servicing needs in the TC and TC-T?

Little public consultation has occurred on the actual draft of the proposed OCP to date. Is it desirable to Sooke residents to have as significant a change implemented on their community without public consultation on the nature of potential development and the potential implications of the changes on the community? It's unclear whether there is a clear understanding, let alone knowledge, of the impacts of the proposed urbanized character and lack of development of single family subdivisions by Sooke residents.

There are fundamental questions for Council to consider and resolve; these include the following:

1. What is the reason for increasing densities in the TC when current high densities have not been built out under the current OCP?
2. Are there incentives provided to developers to attract development to the TC?
3. If the TC and TC-T designations do not develop or amplify as proposed in the draft OCP where is development to go?
4. What are the land use and other repercussions for Sooke if the proposed densities get built or do not get built?
5. What about public consultation and input in the process; how will the goals, objectives and designations be made known to residents, discussed with them and responded to if there are any concerns?

If Sooke is to remain as a small town with a big heart these and many other questions need to be answered before heading in the new urbanizing/urbanized direction as proposed in the draft OCP. The 'big heart' of Sooke is made up of its people and the communities within it. Sooke includes T'Souke First Nation as well as recent arrivals; established business and the gig-economy; all segments of society living together on an equitable and respectful basis.

The draft OCP should not proceed further without additional public consultation and dialogue on the important issues that shape its future; those discussions have not happened yet. We need to start a new conversation on the new OCP; we need to talk about the appropriate location of residential uses and higher residential and commercial densities; we need to talk about the location of different types of housing for everyone – apartments, both rentals and condominiums, single detached and attached housing; we need to talk about affordable housing and including it in developments in a practical way. We need to talk about the community we want Sooke to be in the future – its character, form, its respect for diverse identities and its resilience.

Yours truly,

Original signed by:

PERSONAL INFORMATION REDACTED

Good afternoon Official Community Plan Committee Members

My name is Don Blais. I am a licensed residential builder. I am currently building homes on Clarkson Place. I am very near completion of these homes. My Realtor has been telling me how busy the market is for buyers trying to purchase new homes.

I have seen in the proposed Official Community Plan draft that you are down grading the zoning of the Burr Road (West Trail Court future phases) from Community Residential to Rural Residential. I think the property should continue to be slated for Community Residential zoning. The downgrading of this zoning will eliminate many of the

necessary lots that I need to build the houses that young families want and can afford. Burr Road was required to make the roads and the sewer pipes larger to be able to accommodate the increased density of the Community Residential zoning. I think the draft should be changed back to Community Residential for the subdivision

development.

Thank you for your consideration!

Yours truly,

Don Blais

**Thank you,
Don Blais,
Blaze Construction Ltd.**

October 17th, 2021

District of Sooke Municipal Hall,
2205 Otter Point Road,
Sooke, BC
Email: ocp@sooke.ca

Regarding: **Official Community Plan DRAFT 2021**

Dear OCP Advisory Committee Members,

I am pleased to submit my comments regarding my questions/clarification issues on several portions of the District of Sooke OCP DRAFT 2021.

Downtown

In the last OCP the downtown plan was to be established on the water side of Highway 14 in a compact area the center of Sooke creating an community with living, medical and commercial all in a walkable area. The new draft OCP seems to contradict this in proposing larger/commercial developments to the west of Ed Macgregor Park and to the east in Saseenos. The T'Souke Nation is already planning commercial development to the east of the downtown core in Saseenos making ribbon type development along Highway 14 and in does not seem to be contributing to a walkable, livable community.

What happened to our expensive town center plan from 2009? I was enamored with the suggestions by the Victoria architect and planning companies!

Constructing large commercial buildings on the north side of Highway 14 in flat areas without proper storm drains will not work. There is currently no storm drain infrastructure north of Highway 14. Without storm drains we cannot have underground parking which means that the majority of future developed lots north of Hwy 14 will be taken up with large paved parking lots (not exactly the green this document is striving for).

The existing downtown plan recognized that development in a sloped area (as is the case to the south of Hwy 14) provides effective drainage. If the District of Sooke is expecting developers to pay for the cost of municipal storm drain Infrastructure all future development will be delayed or not happed. As well the existing town center plan included water access and water views.

Waterfront Properties

As an individual property owner, I feel that we are the stewards of our property and many of the proposed policies in this document adversely affect the rights of owners and as well potentially devalueing our properties. This document seems to promote increasing the riparian and protected areas to ALL waterfront (saltwater and freshwater) properties in Sooke for the purpose of public walkways.

The proposal in the draft OCP would mean that waterfront property owners would no longer have the authority to amend the vegetation from within 30 meters to 45 meter (150 feet) setback from the high water mark. This setback provision will see further restrictions and/or prohibitions as to the use of our waterfront lands. This means that the DOS is planning to remove the private waterfront portion of all future waterfront development or am I missing something? Does this also mean that properties will no longer be taxed as waterfront?

Riparian Areas

Why does the District of Sooke council and staff feel they have the knowledge and qualifications to override all standing **Qualified Environmental Professional Studies** and to implement their own setback rules? (Already underway) Both the foreshore and riparian requirements in this draft OCP document are oppressive in their scope. I am not aware of any problems with the existing covenanted lands so why the proposed action?

Development Permits

Steep slopes should by reviewed by a professional Geotech firms only. They should not be addressed by way of a development permit. Note that the CRD now accepts a Geotech report rather than asking for a development permit in such matters, as the professional review and reporting process saves council/staff time and an actual expert is making the recommendations.

All properties below 550 m2 will require a development permit? For what purpose is this? Currently all single family and duplexes are exempt from needing development purposes. Just another added expense when the draft OCP document seems to be geared towards finding affordable housing solutions. Requiring all new developments to provide building plans at the time of subdivisions means that you will stop all single small lot owners (your taxpayers) and hand over Sooke to the big business! as well as inflating the cost of housing

Building

Orientation of lots and subdivisions is done in a case-by-case basis - we cannot expect to lay out every house for the best solar gain.

Consider that we are asking for net zero, Step Code 5 , and affordable housing in the same breath -- Note the building code is now defining "affordable housing" as smaller and smaller rental suites added to houses, duplex's and multiple family because you

cannot have both affordable - and expensive Step Code 5 / net zero in the same breath instead you might offer "affordable housing" to be built with Step code 1 or 2 versus trying to increase to Step Code 5.

There are countless policies in the proposed OCP which if enacted or used as a guide, would increase the cost of development and building significantly, while reducing supply. We in the building community who build and develop as a way of making a living, will always pass along increased costs to the end user or buyer. We must. We otherwise have no way of continuing to run our businesses. When the cost cannot be passed along, meaning we absorb those costs and no profit is realized, we no longer are able to continue to build that product.

If many of these policies are followed, although seemingly positive in nature, many geared towards net zero, environmental protection etc, the community must understand that there is a significant cost involved which they will ultimately pay for. If net zero must be achieved, then we collectively must realize that the cost of housing will rise significantly. This is no debate, it will happen. For every batt of fibreglass insulation that is replaced with spray foam, with every window purchased with an extra pane of glass, there is a cost. With every new policy created and every new fee paid, there is a cost.

While there will continue to be been significant innovation and creation of building materials, products and ways in which housing is designed and built, but we must not fool ourselves, we are creating an environment in which less housing will be built and developed, creating a further supply issue, resulting in an accelerating escalation of pricing, the likes of which we are now beginning to witness. The smaller builders and developers who live in the community will be the first to go, while the larger mega developers move in and take advantage of an industry operating on ever thinning margins.

The unintended (or perhaps intended by some) reduction in new housing inventory will lead to a community where future generations are forced to relocate due to the high cost of housing. This community will be reserved for the financially elite, much the same way that Whistler has become. Arguably, this transition is already occurring. The cost of a new single family home is approaching the million dollar mark in Sooke and older housing stock is become unaffordable for the average family. The only affordable housing that will exist will be subsidized housing. Government funded and not for profits will not and cannot fill the need alone. With a growing community such as Sooke, a lack of supply, and growing costs to build new homes, there is a major disconnect between meeting the climate and environmental goals outlined in the draft OCP, and providing a remotely balance supply of housing.

Simply put, for every policy that has an impact on the cost of building or development, without a strategy in place for determining how to off-set or mitigate those costs, the business case for development becomes less and less viable.

Other Considerations

TREE MANAGEMENT BYLAW -Why is this item in the proposed draft OCP document when the recently proposed tree bylaw was recently defeated?

Street Network plan -- there is nothing here to support the Grant Road connector - bypass route thru Sooke that has been agreed upon with MOTM by previous councils maybe staff is unaware of this - as they seem to be writing the plan - page 63

Action 4.4.1 - Sooke is going to renovate their office building to "Net Zero" Where is the money for this costly renovation going to come from? More raised taxes to the Sooke property owners? Or is it the three million in Covid Relief funds provided to Sooke?

Action 4.9.23 - It seems that the District of Sooke has not supported private sector builders in creating rental housing to date --- even though they have collected thousands of dollars for affordable housing - and all previous OCP's have asked for this.

Policy 4.9.3.1 - Developments Contributing to Affordable Housing - They have collected these monies from developers for years (since Sooke was CRD) -where have these funds been spent?- - no accountability -

Action 4.9.3.9- Discussion with developers, private non-profits, property owners. If the District of Sooke could start these discussions on a regular basis our community would be enriched for all stakeholders in many aspects beyond affordable housing.

Action 4.9.3.9 Put something in the plan where this money collected can only be spent on affordable housing and stop it from going into general revenue.

There are a lot of things to do in this plan requiring a lot of revenue and I hope that we can expect some wonderful and inventive ideas for generating taxes however I suspect hiring an Economic Development Officer along with an Arts and Culture Officer should be investigated.

Kindest regards,

PERSONAL INFORMATION REDACTED



Farrell Estates Ltd.

A Division Of The McPhail Group
#220-6911 Graybar Road
Richmond, BC Canada
V6W 1H3

District of Sooke

OCT 07 2021

Received

Mayor & Council

Dear Sirs/Madams,

Our company, Farrell Estates Ltd. owns 120 acres in Sooke and has developed Phase 1 and Phase 2 on 20 acres adjacent to our 100 acres, called West Ridge Trails. We have been monitoring the OCP process and when the first draft came out, we were dismayed and shocked to see our 100 acres downgraded in the draft OCP from Community Residential to Rural Residential.

We would like to bring some history on our 100 acres. We applied for a rezoning in 2017. Discussions have been ongoing since that time concerning densities, affordable housing options, walking and biking trails, a community garden, parkland contributions as well as a commercial component. There were also discussions regarding advance contributions for the sewer system upgrade and for contributions to the housing affordability fund.

We have completed two phases of our subdivision. In this first phase, staff instructed us to upgrade the Sewer Pump Station in order to plan for and accommodate future development. In our second phase, staff instructed us to upgrade our road entrance to Otter Point Road so that future traffic can be supported from the 100 acres. We undertook these costly changes as part of our ongoing discussions for the 100 acres.

As we understand, the District of Sooke was featured in Communities in Bloom, achieving 5 Blooms, and showcased our subdivision as part of its submission.

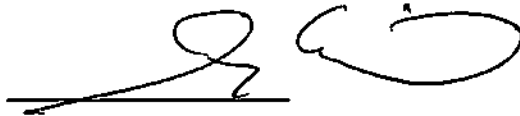
In light of these discussions, we do not understand why our lands have been downgraded. We have complied with all of staff's requests and feel we have gone above and beyond what was expected. We have brought forward innovative ideas and planned for environmentally friendly and technologically advanced improvements in the future phases.

Development of the 100 acres on services would be contiguous to existing serviced lands but requires a Sewer Service Area extension. Farrell expressed interest to extend the Sewer Service Area and discussed it at length with staff as well as with Council however an application was discouraged with a verbal commitment made at council to explore it in November 2020, which did not happen. The 100 Acres site is one of the few properties which have had development potential reduced in the Draft OCP and is believed to be the only one where a development proposal had been presented & discussed with Council. In the new OCP, an additional 1800 housing units are required by 2030, and our land could assist in reaching this goal.

In summary, we have spent considerable funds for upgrades as well as nearly 5 years in discussions with staff, only to have our site downgraded. We would kindly request that our 100-acre site be grandfathered and kept as Community Residential given that our intent to develop was established and that Community Residential was the OCP Designation in place at the time of our rezoning application.

We would appreciate a prompt reply.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary McPhail', written over a horizontal line.

Gary McPhail – President
garymcp@mail@farrellestates.com

From: Picture Sooke OCP <sooke_web@sooke.ca>

Sent: Monday, October 18, 2021 11:20 AM

To: Ryan Reinsch <rreinsch@sooke.ca>; Christina Moog <cmoog@sooke.ca>; Katherine Lesyshen <klesyshen@sooke.ca>

Subject: New message from "Picture Sooke OCP"

First Name: PERSONAL INFORMATION REDACTED

Last Name: PERSONAL INFORMATION REDACTED

Your Email: [REDACTED]

Share your ideas:: Maintain a small community atmosphere. Overcrowding (high density) contributes to stress and a loss in neighborly interaction. Create building structures where neighbors can see each other coming and going through common outdoor spaces. Bjorn Ingels has some creative designs in this regard even for condos.

Share Your Ideas:: Sooke has a lot of traffic for its size and automobiles are not going away. To keep a small town feel we must develop alternate travel routes to reduce Sooke Road's congestion. Biking and walking are a good idea but shouldn't be integrated with car traffic. Neighborhoods should have minimal service roads for vehicles and separate trails (i.e. Goose) through them for people. The old design of back alleys had potential if the alleys were wider incorporating guest parking and the front streets then converted to public spaces for gardens, trails and playgrounds. Why should people have to travel a mile to get to a public space. No more culdesac roads - stupidest idea ever! We need family friendly living spaces designed specifically for people, not for cars. Urban sprawl is better for people than high-rise living, so lets develop it properly.

Share your ideas:: How much greener can you get than Sooke. We have lots of trees and clean air. Allow for slightly higher density development along Sooke Road to take advantage of the bus route by extending the sewer. Have a frequent public shuttle in the core zone and along Sooke Road. BC Transit just doesn't cut it. For tourism consider changing our name from just Sooke to Sooke Harbour - its more descriptive and will appeal as a destination.

Date: October 18, 2021

Time: 6:20 pm

From: [Christina Moog](#)
To: [REDACTED]
Subject: Re: Updated Link: Draft OCP Stakeholder Sessions
Date: Wednesday, September 22, 2021 7:41:49 AM

Hi Eric - thank you for joining us yesterday evening and for your incredibly thoughtful correspondence.

Your perspective as a member of North Sooke Community Association is valued and appreciated. Your correspondence below contributes meaningfully as we to develop a true community plan. Your insights are a notable contribution, and again, I express my appreciation for the honesty and clarity you have shared for how the plan can be more equitable and inclusive for all residents in Sooke.

We will continue to receive feedback on the current iteration until October 17. Should you have further comments, please do not hesitate to connect. I welcome your continued involvement throughout the process.

With gratitude,
Christina

Christina Moog, Communications Coordinator
District of Sooke
Tel: 250.642.1634, ext 678

On Sep 21, 2021, at 10:39 PM, [REDACTED]

Thank you for the invitation to participate in the OCP session this evening.

In terms of summarizing my input on behalf of the North Sooke Community Association:

As the Community Plan Vision starts out with the statement: "Sooke is a small town..." I trust you will understand that for the 10% of the population residing in rural residential areas and outside of the "small town", the "Community" Plan would appear not to represent us. When reviewing the content of the plan it is apparent that there isn't much consideration given to this section of the community. In terms of equity and inclusion this might be a shortcoming.

One approach to making the plan more inclusive might simply be to acknowledge that the plan for the future of the District of Sooke has some common themes however there will be significant regional differences within the

District due to geography and land use. Thereafter perhaps summarize the 3 types of regional diversity. The plan for the town core is developing well. The rural residential areas might be characterised as important in sustaining the rural nature of Sooke, are reasonably stable in terms of population density and construction, and that future plans tend towards sustaining and promoting what now exists and very limited development in future. In terms of actionable steps this might translate into sustaining existing zoning to preclude densification, resistance to strata development as a circumvention of densification, identify illegal non-conforming structures with a view to having them removed over time, protect water quality, making public transit accessible and convenient, preventing the alienation of ALR for other uses, mitigating the impact of through traffic, assist with traffic calming on major routes with reduced speed limits, prohibition of engine brakes, etc. Not being mentioned is not a plan. A plan that says: not much change is at least a plan.

The entrance to Sooke is now a freeway and the local motto is "where the rainforest meets its demise". Promoting Sooke as a healthy community begins at the doorstep. Something could be done to promote Sooke appropriately at the entrance to the District. Alternately, 5 lanes of divided blacktop might just speak for itself. Building schemes in the downtown core are interesting however a community is more than commercial store-fronts. People entering Sooke won't be forming an opinion based on pictures in a plan on a shelf. They will be forming an opinion based on what they see and experience.

I reiterate my concerns with trying to reconcile the aspirational goals outlined in the OCP with lived experience. I think I shared the views of the Transition Sooke Committee regarding the need to have some actual measures of success in the 5 year plan. These are sometimes described as condition-based planning. The only way to know if the community is on the path to achieve success is to measure it. This will take some initial and ongoing effort to achieve. Should it subsequently be determined that the conditions have changed, assumptions need to be revisited, or the plan is seen to be failing to achieve its objectives, then the plan must be modified to conform to new information. I appreciate the aspirational goals outlined in the plan however there are few measures of success and no roadmap to achieve it. The hard realities of climate change would suggest that if we are to achieve success in mitigating impact within our community, we will require some method of making decisions informed by ground truth. The plan needs to address issues which are within the scope of influence of the community while acknowledging that other issues are the responsibility of other levels of government.

Climate change adaptation might be expanded. Acknowledging that the efforts of Sooke might not be sufficient to save the planet, it would be prudent to consider appropriate steps to ensure the resilience of the community into the future.

There appears to be some discontinuity between some of the data presented and some of the aspirational goals proposed. It's hard to reconcile the predicted trend of generating only 80 local jobs per year while at the same time growing the community by several thousand per year: all while suggesting that the increased

population will be walking around a densified town centre, yet 54% of the working age population of Sooke commutes outside the community for employment. The data presented would actually tend to suggest that most of the increased growth will be in the form of working-age families that will be commuting outside the community for employment. It may be helpful to understand what is driving the growth provide information on what is driving the significant rate of growth in Sooke. If it is a continued pressure that must be accepted then it stands to reason we should identify what is driving it. As an example, if the pressure is due to affordable housing costs with proximity to city-based employment then a recommendation to disproportionately increase affordable housing might have the consequence of further increasing growth pressure. It would be objective to project the impacts of continued growth in Sooke using existing trends. Thereafter it might be possible to indicate how to mitigate these impacts using other planning strategies and initiatives to counteract these trends. Quite simply, using the data and trends presented, unless some trends change it would appear that Sooke will significantly expand its population of working-aged families with the majority of them commuting outside the community for employment. This does not correspond to the vision presented. This must be addressed.

There are tax revenue implications to some of the projections. As an example: the limited extent of projected local employment generation suggests that the community tax base will be largely residential rather than commercial. There is ample historic evidence to indicate the impacts of such an imbalance on community infrastructure planning and funding (e.g. high demand for services not adequately supported by tax revenue). The suggestion that Sooke should seek more "affordable housing" also suggests that the owners of single, detached housing (anticipated to be a more senior, retired demographic) will be facing increasing tax pressure while trying to sustain their declining standard of living and community services. A community plan without some comment on financial impacts has a major blind spot.


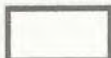
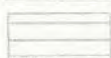

Despite the claim to be "agnostic on growth" I suggest there is evidently some bias on the part of the writers. Expectations of growth should be challenged and it would be reasonable for the writers to obtain guidance from Council on this specific issue. I suspect you are hearing the growing concern from the community regarding the rate of growth in Sooke. When reports indicate Sooke is the second fastest growing community in BC, it is clearly outside the norm. Survey data will be available soon and some projections will need to be reviewed when new information is available. The writers are revealing some bias with the response to concerns about growth with a statements such as: "well people have to live somewhere". I would suggest that this OCP is for Sooke and the people of Sooke. It should represent the aspirations and values of those that live in Sooke rather than those that might consider moving here in future. It should also address matters that the leaders in Sooke have control and influence over. Sooke can determine how much growth and what rate of growth to some extent. Sooke has the capacity to resist outside pressures when charting a course for its future - if it so chooses. It is difficult to support the premise that there is nothing that Sooke can do to limit growth but instead the emphasis should be focused on how best to manage it. The OCP should be a plan to address the needs of Sooke into the

future. If it is a good plan there might be an opportunity for those outside of Sooke to join the community over time, as resources and capacity permit. Many communities have chosen to limit growth in a manner of their own choosing. The writers may need a fresh perspective when considering this fundamental issue from first principles. Alternately, Council may need to address this issue at the next election. Is pressure to grow driving the plan or is the community planning on how to manage growth?

I mentioned that I'm not yet convinced that the North Sooke Community Association has much to contribute to the draft OCP. Currently we aren't a big consideration in the plan and other than making supportive statements like: "good for the town" I don't yet know what significant contributions we have to offer. I've outlined a few minor suggestions above. We'll keep an open mind and look forward to remaining involved in the process.

Thank you for the opportunity to provide input.

Regards,
PERSONAL INFORMATION REDACTED

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



Published: August 11, 2021
 Coordinate System: NAD 1983 UTM
 Zone 10N Transverse Mercator

General Area Designation

-  BILLINGS SPIT / KA
NEIGHBOURHOOD
PLANNING AREA

Land Use Designation

OPEN HOUSE COMMENTS

Transportation Policy

Need a plan to manage on-street parking!

Speed bumps on Whiffen Spit Road

Closer walk to services like postal

Postal box near Mariner's Point; Lyncroft Road

Arts and Culture Policy

Partnership with Sooke Arts Council on Implementation

Infrastructure Policy

Sooke can grow + projections indicate significant demand for growth. But who/how is this growth managed? [Acknowledge] that you're working on a plan for where + how it should occur. What about if it should occur, how fast, at what rate? Balanced by the growth of infrastructure required commensurate with that growth? Who is "driving the bus" in terms of growth in the community? Add my voice to the many in the community that think Sooke is growing too fast, changing too fast and too much, losing too much of the values + qualities that we cherished in Sooke. Please take care of us. Can you slow the rate of growth? How would achieve more moderate growth?

Water out to Connie Road.

Parks and Trails Policy District should purchase parcel near Mariners village for public park

Need parks in the high areas of Sooke with views. Parks that families can enjoy and above foremen height

Complete the trail/bridge connecting Sunriver to Journey M. School.

Only build on north side of waterfront streets – not private buildings – need public access

Land Use Policy

Consider a business improvement association/committee dedicated to Sassanos Area

Would the sewer extension to the T'Souke lands make an extension of the sewer in to end of Whiffen Spit

GENERAL COMMENTS

'I am somewhat bewildered as to why the Sooke Region Museum is not mentioned in the Art and Culture section? The museum is the only full time arts and culture facility in Sooke. The people of the region voted in a referendum to financially support the museum by 83%. The museum started and ran the Sooke Fine Arts Show for 20 years. The Sooke Region Museum has a public gallery space. the Sooke museum has sponsored music performances; public art all around town; writers; movies; etc., etc..... Oh and then there is the economic development aspect of the museum, over a thousand people have had employment opportunities at the museum over the years; then there is the Night Market; the museum is also the location of one of the largest wetlands in DOS... Yet despite this, it is not even listed in the OCP as and arts and culture resource. Heck the Parks and Trails plan barely mentions it.... WHY?

'This document has much to recommend it, including, chiefly Goal statement 1.1 (p. 32) to “mobilize to address the climate emergency head-on”. Despite my critique below, this is a bold statement and an appropriate goal for these times.

I have concerns about the way the OCP is structured, given Goal 1.1. In opening “Community Context” sections, Climate follows, rather than precedes, Housing, Demographics and Employment. This gives the impression that Climate is a challenge of the same magnitude as the other three, while in fact the other three DEPEND on a livable climate. If the OCP addressed Climate first, people would understand that Housing, Demographics, Employment and everything else that follows would be situated in the context of the climate. Thus, the urgent need for the many excellent climate friendly actions contained in the body of the OCP would be highlighted.

The OCP document contributes to a common institutional problem of “silo thinking” because it does not reference current work ongoing by District staff and voluntary committees such as the Climate Action Committee (CAC) and the Community Economic Development Committee (CEDC). This leaves OCP readers with a sense of confusion as to how some of the goals for climate will be met. The CAC’s draft Climate Action plan and 7% solution are very clear and contain tables which could illuminate the OCP; while the CEDC has no plans as yet, there is a definite direction, which OCP could highlight. Examples of these missed opportunities include: • The table on page 26 concerning 5-year Greenhouse Gas Emissions Reduction Targets does not reference the work of the CAC around the 7% solution, already adopted by Council. • Further, Sooke’s Goal Area 1-- Green and Net-Zero-- contains a target that is at odds with the District’s own, approved Climate Action Committee Plan. The targets contained in the OCP —40% reduction of GHGs by 2030-- are different from and less than the District’s own Climate Action Plan which mandates such a 50% reduction by 2030, achieved through reductions of 7% per year.

Dialog has explained this gap by clarifying that the 40% goal listed in the OCP is consistent with Provincial law. However, the 50% goal is consistent with the most recent Intergovernmental Panel on Climate Change (IPCC)’s directive that GHG emissions must be reduced by 50% by 2030 if we are to avoid more and more, longer lasting extreme weather events leading to catastrophic, run-away climate change.

To help Sooke citizens recognize the seriousness of the climate emergency and get behind an OCP which tries to deal with it, real numbers of tons of CO₂e, should be used. The CAC’s plan documents contain all

the numbers Dialogue would need. In this way, the emergency will be made concrete and tangible, and therefore something that can be addressed. For example: • In the section "Journey to Net-Zero", (p.22) a chart shows a percentage breakdown of different GHG sources. Without accurate reference to Sooke's actual GHG emissions the chart is interesting but not very useful. Including the real numbers next to the percentages in the chart and including the current grand total -- 48,386 tons t CO2e per year would help people to grasp the issue. Similarly, page 26 contains a table showing emissions reductions targets in 5-year increments. On their own these data are meaningless. If, however, the OCP also included the CAC's 7% solution table showing reduction of 15,735 tons of GHGs by 2026 at 7% per year, I believe people would begin to see possibility in the targets. Also, the OCP document has too much vague wording. words like "moderate", "appropriately scaled". A glossary is needed to ensure that readers and authors share a common understanding. The 16 General Land Use Policies contained on page 45-6 and given flesh on subsequent pages are generally heading in the right direction-- particularly the requirements for low carbon building contained in the section on DPAs-- "d. Prioritize the selection of building materials that reflect the following characteristics:

- o Locally and regionally sourced
- o Include recycled content
- o Non-toxic
- o High quality and durable
- o Low embodied carbon emissions" (p.165)

However, the OCP doesn't address the fact that for every structure built, Sooke must calculate the embodied and annual burden of CO2e from that structure and remove that amount of CO2e from the atmosphere IN ADDITION TO reducing its yearly burden of GHGs from 48,386 tons of CO2e, to 0.

I'm talking about the 33 acres big ocean front land on 7107 Deerlepe Rd. The old house is too old to live, there are serious security issues from drug and homeless people and forest fire hazard, this is the major concern from the neighborhood. Since the land has never run any agriculture, the City should lead to exclude this land from ALR and develop ASAP.

GROWTH MANAGEMENT AND LAND USE

"I am glad to see that we are recognizing that the promotion, creation and supporting of affordable housing is encouraged in Section 3.2.1(i), and that a major goal of the OCP is to support housing affordability. Given that BC (and specifically the greater Victoria area) is in a housing crisis (and has been in one for years) we need to make sure that these goals/objectives of affordability aren't simply 'lip service' - If we don't, I won't be able to afford a home in this community that meets my needs, or the needs of my growing family. The Draft OCP still leaves me wondering how and where Council is going to promote a variety of housing typologies to meet/exceed current and future housing needs. I implore Council and staff to carefully review Division 4, Section 473 of the Local Government Act. Section 473(a) specifically notes that this OCP must include statements and map designations respecting the

“approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years.” Council should be specific, and clearly note where this concentrated growth is going to be encouraged and how it’s going to be encouraged. Bold action is needed if we’re going to achieve a balance of growth management and supplying our current/future housing needs. More details are needed on the implementation of this plan, and Council must have a commitment for annual performance reviews by Planning staff (e.g. if we aren’t hitting our goals, Council needs to know why). To provide effective growth management, the District must up-zone key growth lands while this OCP is hot & fresh - if you wait years to do so based on applications received you will allow NIMBY and Self Serving attitudes to shape the discourse during rezoning process, and/or allow developers to alter the vision of what our housing stock should look like. Unzoning will help foster new housing starts, and it will save us taxpayers money (as I doubt the District’s cost recovery for land use applications is at 100%). Council should consider updating it’s development cost charges and subdivision servicing standards for these growth areas too. BE BOLD, don’t settle for mediocre lip service.

”

‘I am a bit confused with some of this OCP direction, especially with regard to 4.3, Parks and Trails. The draft OCP clearly states in Policy 4.3.1.1 “expansion and protection of parks and greenspace”, however a recent proposal has been brought forward to remove a section of John Philips Memorial Park for business use by the Sooke Lions. This reduction in established park space directly contradicts the draft OCP Parks and Trails direction. I find this concerning, as Council is saying one thing “save greenspace”, then pursuing the removal of 2 acres of established green space for a new building. Council needs to abide by their OCP, and create more greenspace and parks to accommodate Sooke’s growing population, not reduce park space and trails. Growth in our community is inevitable, and welcome in most cases, however it should not come at the expense of giving up established parkland that our children use to ride their bikes, run around and enjoy in the summer, and sled in the winter.

‘This proposed OCP designates a huge chunk of land, already slated for development with subdivision already underway, as rural residential. I am referring to Farrell Estates/West Ridge Trails. Phases one and two are already complete, and the development plan was presented to Council several years ago. It seems unfair and unwise to put up obstacles to development on a development that was already in the works. The development plan for West Ridge is less dense than the current OCP allows, and will create badly needed lots for builders to build on. Please reconsider this significant downgrading of OCP designation for this property. Builders have been waiting to build homes to increase supply in our very tight real estate market. Taking 100 acres of land off the market for development will do nothing to help Sooke’s housing supply crisis.

‘As a resident, parent and teacher in the town core, I applaud the growth of affordable housing opportunities in Sooke. Development and population growth is coming rapidly in the Charters Road area. Besides housing and transport, our students and future students need protected access to nearby wild areas for recreation and education on local biodiversity and stewardship. Schools in current times are charged with a mandate to bring daily outdoor learning opportunities to students. Sooke

Elementary, Journey and commuting EMCS students walk and play in the forest and trails between Throup Rd and SEAPARC every day by the dozens. These experiences are golden. Hundreds of future residents of affordable housing will soon join us in these wild areas. The rich existing biodiversity is accessible from schools and habitat to local wildlife, especially local fauna bears and deer. Hundreds of students visit this area weekly. Wildlife visits school grounds daily. Salmon spawn in Demaniel Creek. Bears frequent the wetlands along Throup Stream As growth continues schools will continue to be at maximum capacity, awaiting future expansion for years to come. With students in crowded classrooms, access to outdoor spaces during and after school is increasingly important. Students are already a part of public education in protecting and valuing this biodiversity, its complexities, traditional uses and historic significance. We are better healthier citizens and students future stewards with these experiences. Future transportation routes and development need to reflect the ongoing value and need to protect access to these nearby, wild undeveloped, areas. These spaces cannot be decimated or recreated. Future considerations need to include youth, educators and schools in their consultations. They are more than just commuters and residents. Youth are the future guardians, scientists, artists, athletes and policy makers. Wild spaces teach them lessons about growth, diversity, interdependence, resourcefulness, renewal, survival, and sustainability.

AFFORDABLE & HOUSING DISCUSSION

'Is the District going to consider a careful and thoughtful review of it's Community Amenity Contribution Policy? (https://sooke.ca/wp-content/uploads/policies/13_3-Community-Amenities-Policy.pdf). I Like that the current (decade old) policy gives developers an option to provide built amenities or cash in lieu - and that it also gives a discounted cash in lieu option for town center units - but I would be curious to know how the District came up with their cash in lieu numbers (\$) and would like to know how this is impacting the affordability of new housing starts. The Community Amenity Policy should be revisited with housing affordability in mind, and seek to only based CACs on a portion of the 'property value lift' achieved through rezoning. Further, Council should have a action plan for spending it's Amenity Reserve Fund.

'I see that the District wishes to 'continue to enhance rental supply'. If the District is seriously interested in meaningful change then it must also consider establishing an 'Anti-renoviction bylaw' - similar to the one that the City of New Westminster adopted (<https://www.newwestcity.ca/housing/renovictions-tenant-protection-and-resources>)

The District must also be creative in it's approach to encouraging purpose built rentals. Sooke is a Municipality, meaning that it has a wide-range of tools that the Regional District doesn't have. This includes the option to establish a Revitalization Tax Exemption program which could provide incentives for developers to establish purpose built rentals in exchange for a 10 year tax break from the 'lift' in property value taxes (associated with the built improvements - e.g. rental buildings). The Province has also recently clarified that Municipal revitalization property tax exemptions for eligible new purpose-built rental housing will also apply to provincial property taxes (See <https://www2.gov.bc.ca/gov/content/governments/local-governments/finance/requisition-taxation/tax-exemptions/permissive-tax-exemptions/municipal-revitalization-tax-exemptions>)

and <https://www2.gov.bc.ca/gov/content/taxes/property-taxes/annual-property-tax/municipal-revitalization>) Mayor, Council and Staff must be innovative and use every tool in their toolbox to encourage and facilitate affordable housing and affordable rentals.

'RE: Small Lot Developments Our Municipal Neighbors (Langford & Colwood) have attempted to solve housing affordability with small lot developments - but small lots alone doesn't provide affordability. Case in point: as of 2021 a small lot home in Colwood is going to cost you 1.2 million and in Langford it's going to be 1.3 million. Part of the issue in my opinion is that 'small lots' doesn't automatically mean 'small homes' - and since some small lot developments don't scale down Gross Floor Area limits, builders are developing mini-mansions rather than starter homes. Sooke must close out these loopholes to ensure that start homes are built, and that the development community isn't simply catering to the rich.

'RE: Single-Family Only Zoning The District must eliminate single-family only zoning in it's intended growth areas. Why – Single-Family only zoning is a deterrent to affordable housing. A failure to up zone will lead to a patchwork approach to re-development that is stalled through the rezoning process, adding time/costs to the detriment of affordability. The District should carefully design intensive residential development guidelines to allow for tasteful and responsible infill development in existing single-family neighbourhoods. Single-family zones should be updated to permit duplexes/triplexes provided that such developments compliment existing neighbourhood character. Further, all zones should permit detached and attached accessory dwelling units – and Council should consider a building-strata conversion policy which encourages residents to age in place. Example: Mom and Dad should be able to build their backyard cottage/suite, and sell their main home to a younger family to help fund their retirement... this would also help lessen their yard upkeep as they age). A building-strata policy could detail parking and fire-access requirements to ensure the safety of the development and that the impacts of development do not spill over into the surrounding neighbourhood.

'Sooke should consider incentivizing owners of unused or underutilized tracts of land to develop this land for housing and other community uses. For example, there are several large pieces of land in Sooke that are in the Agricultural Land Reserve that have no business being there - they have never been farmed, and never will be, and were likely included in the ALR when the government drew up the maps in the 1970s. By assisting owners and supporting their removal from the ALR, this would open up these lands to development for affordable housing projects.

RECREATION AND COMMUNITY SERVICES

'All of the former OCP language and action items around outdoor recreation and backcountry access as it is defined by non-woke people like myself that hunt, fish and generally enjoy getting into the backcountry has been stricken from the document. Why?

SUSTAINABILITY AND GHG REDUCTION

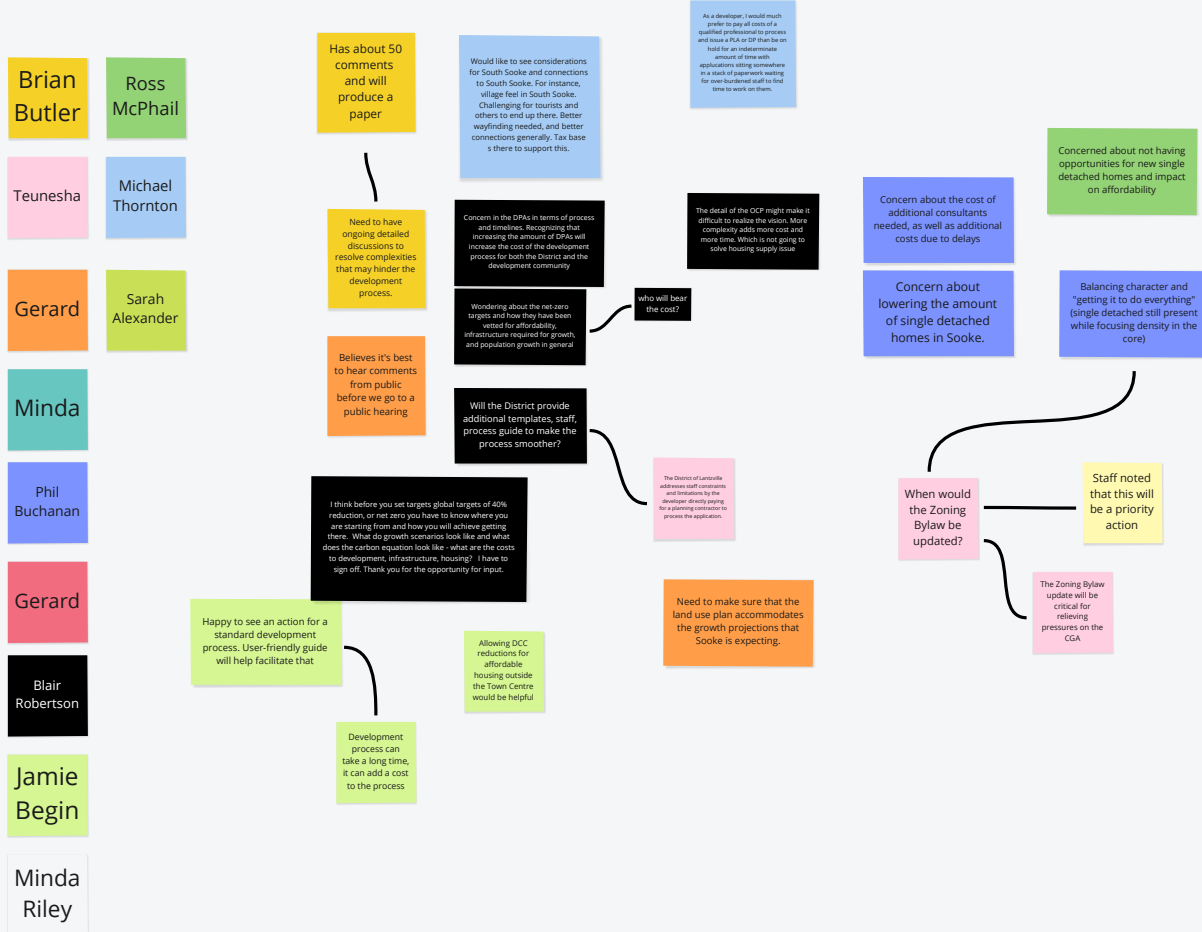
'Division 7 of the Local Government Act (Sec. 488) gives the District authority to establish development permit requirements including objectives to promote energy conservation... objectives to promote water conservation... objectives to promote the reduction of greenhouse gas emissions... Further, Sec. 491(9) clarifies that such guidelines can apply to both the landscaping and buildings. In February 2019, the Capital Regional District (CRD) Board joined many other local governments across the globe in declaring a climate emergency. On Monday, April 8, 2019, Sooke Council declared a climate emergency. In 2021, the Intergovernmental Panel on Climate Change released a new summary of Policymakers (https://www.ipcc.ch/report/ar6/wg1/downloads/report/IPCC_AR6_WGI_SPM.pdf) and it is DIRE as "Human-induced climate change is already affecting many weather and climate extremes in every region across the globe."

Council could consider a bold and brave move to establish a development permit requirement for all new development and re-development to ensure the reduction of greenhouse gases, and to promote energy and water conservation. Reducing greenhouse gas emissions in Canada's buildings necessary to meeting Paris Agreement targets... and reducing housing costs and greenhouse gas (GHG) emissions can result in long term savings for home owners.

Given that Sec. 471(3) of the Local Government act notes that the official community plan must include targets for the reduction of greenhouse gas emissions AND the proposed actions of the local government with respect to achieving those targets - a directive for a District-wide GHG reduction development permit requirement should be a no brainer.

'In line with the draft OCP, Sooke Council can and should support and encourage new higher density housing developments to be within reasonable walking distances of community garden spaces. This should be supported through developer fees and financial incentives, particularly with the new affordable housing being constructed. To my knowledge, current Sooke based community gardens are at maximum capacity, often with a waitlist. Sooke should also recognize the efforts of Food Literacy education programs, celebrating the successes of school gardens, farm to school programs, and other local educational programs. Finally, Sooke should consider novel approaches to farmland access. New and aspiring farmers cannot easily access land, particularly with skyrocketing prices. This contributes to regional food insecurity, as farming becomes a more precarious and less attractive option locally. Community farms, Farming Co-ops, Farm Village models, and other novel approaches should be welcomed and supported.

Sooke Draft OCP Development Workshop 1:30-3:30 pm, 2021-09-28



Sooke Draft OCP Stakeholder Workshop 1

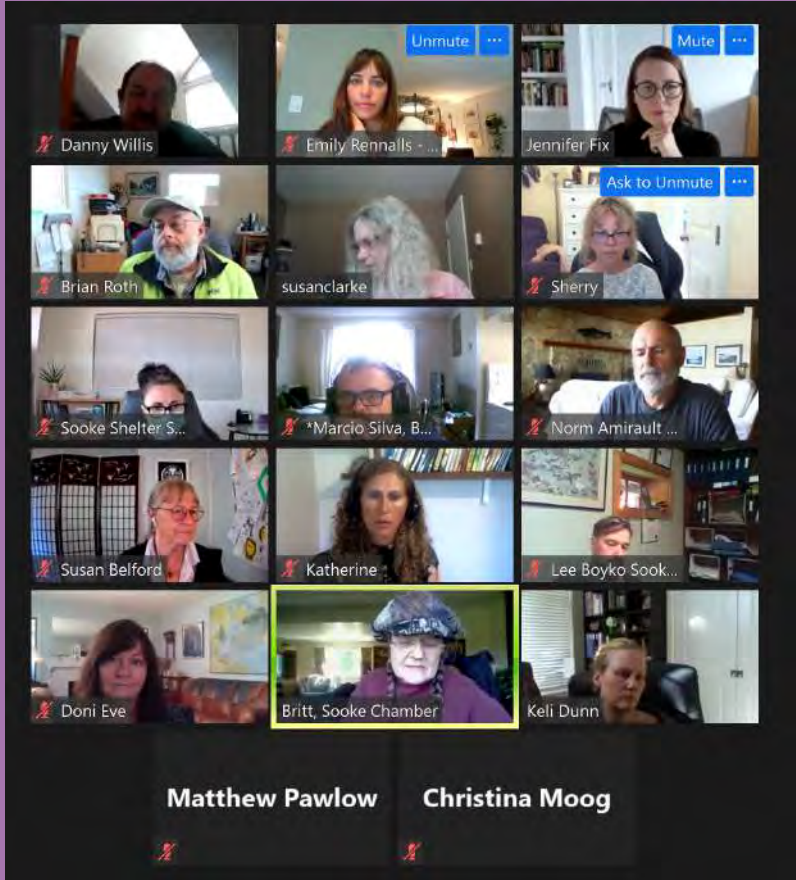
2-4pm, 2021-09-21

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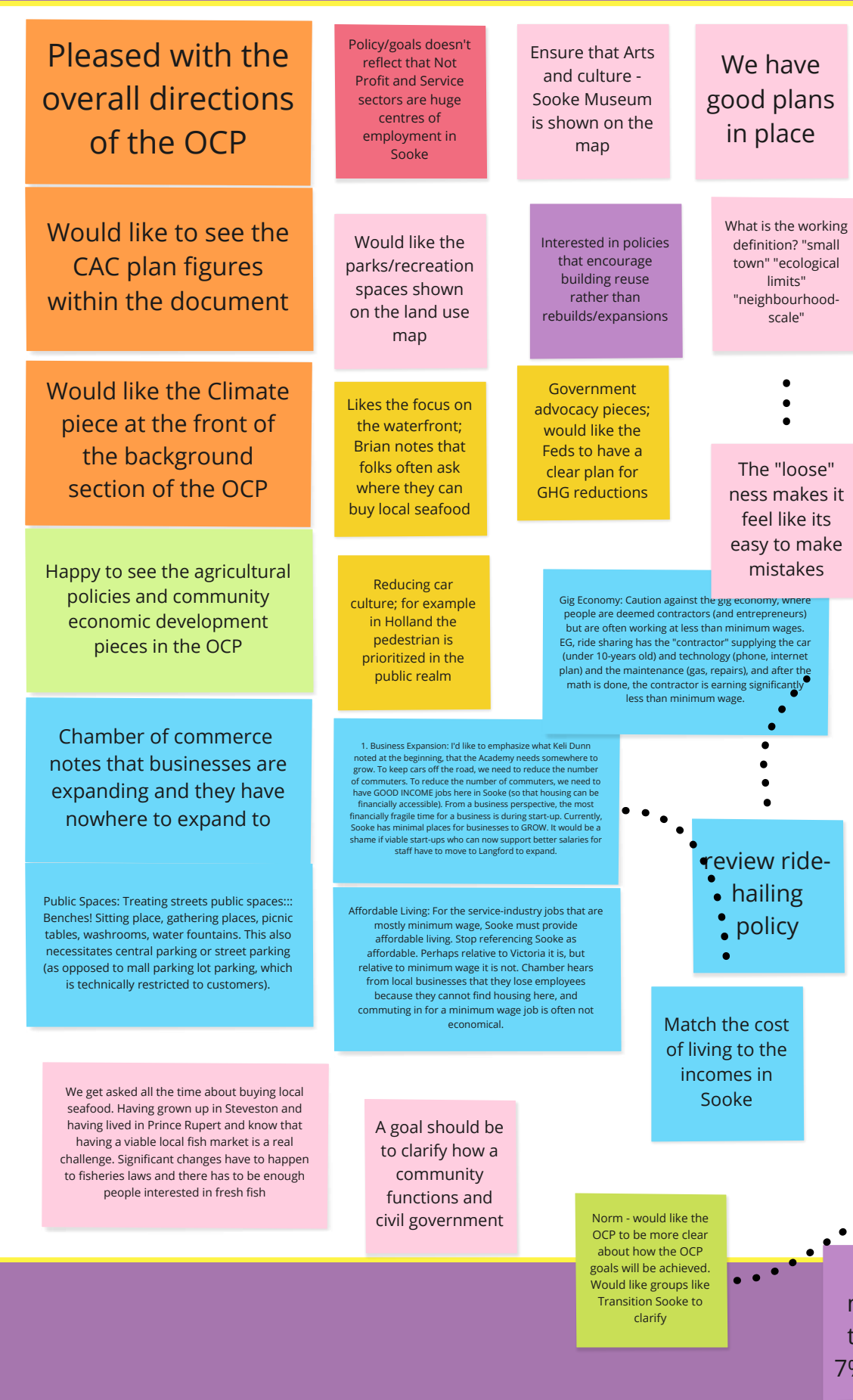
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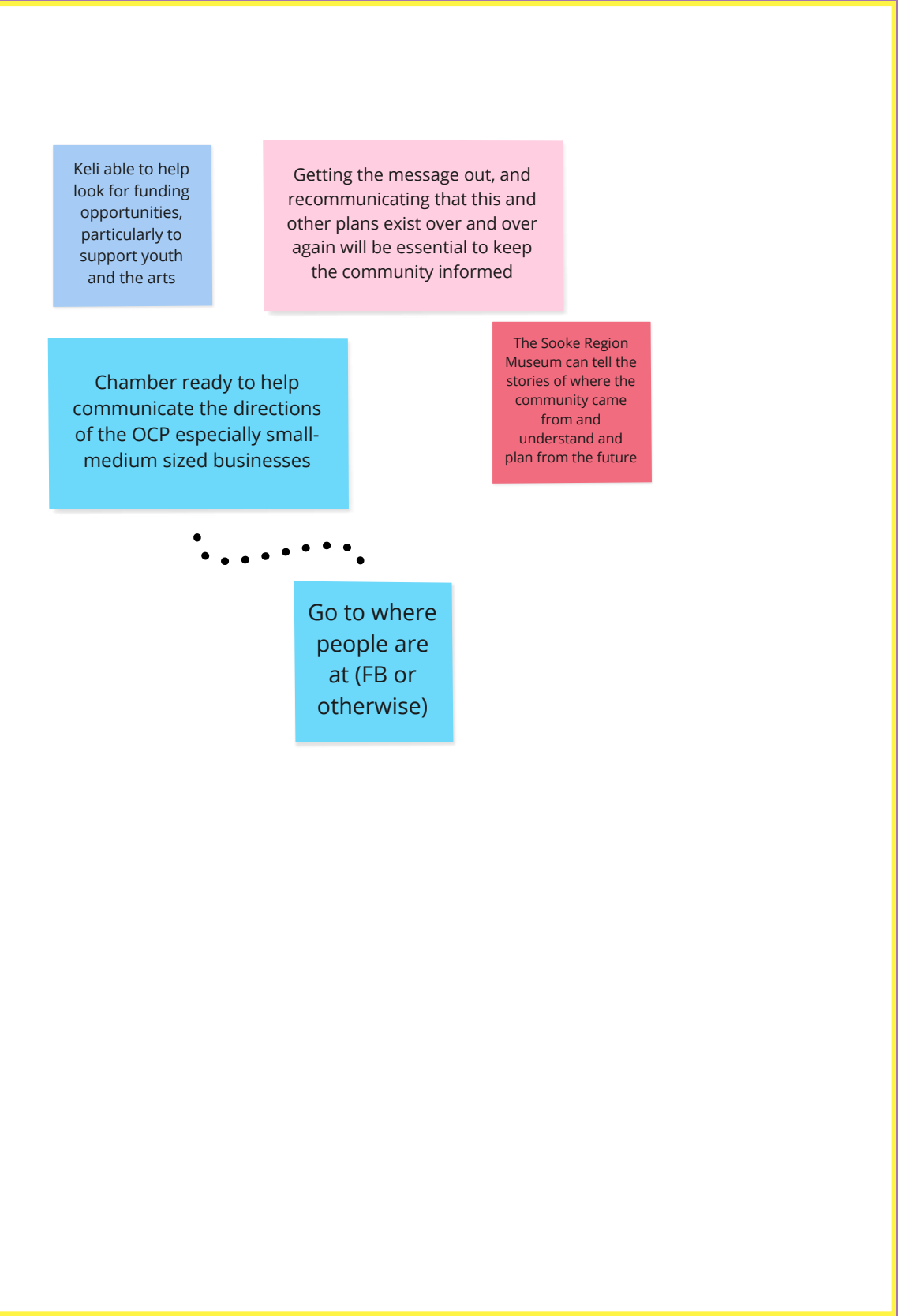
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What is your reaction to the directions outlined in the draft OCP?



What do you view as your role in implementing the OCP?



Sooke Draft OCP Stakeholder Workshop 2

6-8pm 2021-09-21



Terrie Moore

Sooke Fine Arts Society

Alan Dolan

Transition Sooke

Eric Boucher

North Sooke Community Association

Chris and Lynn Moss

Sooke Region Lifelong Learning

Roland Alcock

Transition Sooke

Linda

What is your reaction to the directions outlined in the draft OCP?

What do you view as your role in implementing the OCP?

How will we achieve our vision without limiting population growth?

A lot of good things in the OCP; alignment with retro fitting etc.

The highway cuts through North Sooke; North Sooke doesn't align with the reality today

How does rate of population growth reconcile with rate of job growth?

Is the OCP lofty or has it gone through the process of a reality check?

The bus stop just moved, making it more difficult for residents to take transit. Bike network doesn't extend out there. Feels like there is a lack District funds invested in the Rural areas

Feeling that the arts wasn't robust in the OCP; lack of physical space for arts groups and annual SFAS show.

A number of elements make "heart sing". One of the elements that is most exciting is the emphasis on the waterfront: protecting it, making it more public, making it feel more vibrant

Pleased to see the attention paid to walkability in the Plan. Even though I live in the eastern part of Sooke, could drive towards the Town Centre and walk around

Would like to see climate change brought forward in the Plan; it feels like another "item" not the primary driver

Would like to see how the actions and policies lead to the percentage decreases proposed in the Plan

Would like to see a carbon budget attached to the OCP so its clear that as the population grows, there are mechanisms to reduce community GHG emissions

CHRIS: Big actions need to be made: banning gas-powered vehicles, mandating net-zero emissions buildings,

LYNN: wildlife corridor out east. Out by Gordon Beach, living on 100 mile diet, minimizing gas powered use.

LYNN: Appreciated introduction of smaller housing. Would like to see more south facing roofs for solar access, rainwater capture

CHRIS: needs mention of aquifer

Other communities are finding ways to minimize growth

Those communities become extremely expensive and push growth to smaller communities where young families and retirees can afford to have housing options

Transition Sooke can continue to act as a watchdog to observe the implementation of the Plan and specifically the GHG emissions reduction priorities

Lynn inviting Mark Roseland to speak for Sooke Lifelong Learning

As champions of the arts, can continue to be a champion for the arts

The OCP doesn't affect the rural areas too much, and feels like we cannot affect the plan too much