

# A SUSTAINABLE DEVELOPMENT STRATEGY



***FOR THE DISTRICT OF SOOKE***

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## Introduction

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### **A community at a threshold of the 21st century**

One of the important steps taken by the District of Sooke toward becoming a leader in sustainable community development is the initiation of this Sustainable Development Strategy (hereafter referred to as the Strategy).

The District of Sooke is a unique and special place with a significant range of widely acknowledged assets and a long history as a coastal community. The context for Sooke is changing rapidly as growth moves out from Victoria and surrounding areas and begins to impact the community. Sooke is, simply put, at a crossroads. Sooke can become another town just like many others struggling with development that creates unremarkable sameness, undermining the community's current beauty, character ("sense of place") and uniqueness, committing it to inefficient and expensive infrastructure and vehicle dependency, and structuring the community to have to work uphill for decades to achieve its sustainability goals. Alternatively, Sooke can proactively create a vision of the kind of place that its residents not only want to live in but will also provide a strong foundation for sustainable prosperity throughout the 21<sup>st</sup> century. This second vision will not occur by itself as all the forces of the market are driving toward the first "sameness" option. The second vision is a coauthored story of leadership and the community, drawing on the best of what exists now and the best from other places, to chart a different course for Sooke. Sooke can become an example for all other small coastal communities of a vibrant small community, prospering in the 21<sup>st</sup> century as many others struggle.

Growth is not a question for Sooke – it is inevitable because of its location, and thus the questions of growth management and sustainability will be part of any future path for the community. Communities that try to stop growth face a host of unintended consequences including unaffordable housing, struggling small businesses, few community facilities, a lack of competitiveness, inefficient and insufficient infrastructure, and others. The question is therefore not whether, but "how" and "where" that growth occurs.

The problems that many fear around growth is that they believe it will destroy much of what is valued about a community at this time – and there are many examples to point to as evidence of communities that managed growth without a vision of character and sustainability. Sooke can benefit from lessons learned elsewhere of what to do or what not to do, and create its own future that offers experiences, opportunities and character that other towns have lost through growth.

Because Sooke has not grown significantly in the past several decades due to infrastructure constraints and other reasons, it is in a far better position to author its future than many other communities. As we enter the next several decades, uniqueness, green infrastructure, pedestrian accessibility, local village shopping experiences, artisan products and many other similar patterns are emerging as the most desirable characteristics in a town – both for those who live there now and those who want to move into the town.

The future of Sooke will be established through incremental decisions; if "greatness" is to be achieved, a shared vision of that greatness needs to be articulated to serve as a compass toward sustainable prosperity for the community.

## The Role of this Strategy

This Strategy does not delve into the many aspects of a shared “vision” of character for Sooke, but it establishes a foundation for sustainable prosperity from which Sooke can build that vision.

The District has existing plans and policies that address environmental, social and economic challenges and opportunities. However, it does not have a comprehensive and integrated sustainable development framework to inform future operations, planning, policy work and corporate decision-making. This Strategy aims to provide that framework and thereby provide additional support to current planning initiatives and established community visions.

This Strategy highlights key opportunities for pursuing sustainable development within the community, and identifies recommended actions and practical tools for implementation. Most of the actions have strong synergies with the Capital Regional District’s Growth Strategy, which provides a larger context for change in Sooke.

This Strategy was created through integrating core sustainable development knowledge areas and experience from the HB Lanarc, combined with the direction and ideas from a diverse multi-stakeholder workshop with Mayor and Council, District staff, and a wide range of community members.

The ultimate goal of this strategy is to assist Sooke in preparing to prosper in the face of the challenges that the 21st century will likely bring, including:

- Climate change and associated impacts;
- Restrictions in the supply of fossil fuels, especially oil, leading to increased energy costs;
- Water demands that may outstrip local supply;
- Increased pressures on natural ecological systems and resource availability;
- Increased pressures on foreign food supplies and growing support for healthy local food;
- Changes in economic patterns and stability;
- Demographic changes, including an aging population;
- Housing affordability and other social issues.

These issues suggest a set of sustainability goals or directions that the District of Sooke could work towards including:

- Reducing greenhouse gas and other air emissions;
- Shifting to renewable, efficient energy sources and reducing fossil fuel consumption;
- Reducing resource consumption and effectively managing wastes;
- Supporting a more sustainable food system including increased local food production, processing, and consumption;
- Reducing negative impacts on ecological systems and biodiversity, and enhancing these systems where possible;
- Providing stable, diverse and prosperous local economic opportunities;

- Shaping vibrant, inclusive neighbourhoods; and
- Creating healthy communities and individuals.

## **Control over change**

There are a number of areas over which municipalities have control or influence that can be used to leverage change and work towards these sustainability goals. These include:

- Land use, density, and the physical layout and patterns of blocks and streets, as well as rural and agricultural lands;
- Transportation systems including pedestrian, bicycle and transit infrastructure, street design, and parking standards;
- Building and site design, and performance standards;
- Infrastructure;
- Open space design and programming, including local food systems;
- Social programs and community facilities;
- Economic development; and
- Management and operations of the corporation.

## **Eight Pillars of Sustainable Development**

This Strategy focuses on eight sub-strategies, or patterns, that emerge after examining what a municipality can do to achieve the sustainability goals within the areas it has control or influence. These can be referred to as the “Eight Pillars of a Sustainable Community” as they are fundamental to future prosperity, quality of life and reducing our collective ecological footprint (see Appendix A for more details on the process used to establish these Pillars).

1. Complete, Compact, Livable Neighbourhood Centres
2. Efficient, Innovative Transportation
3. Advancing Green Buildings & Site Design
4. Open Space and Local Food Systems
5. Efficient, Integrated Infrastructure
6. Building a Strong, Healthy Community
7. Sustainable Economic Development
8. Progressive and Integrated Management

This Strategy, using the above structure, outlines a way for the District of Sooke to move toward sustainable prosperity.

## **Creating this Strategy**

The development of this Strategy has been informed by a number of people and initiatives, including:

- Consultation with the community, City Council, and other key stakeholders (see Appendix A for workshop feedback);
- A baseline assessment of existing policies and initiatives in Sooke, completed by District staff; and
- The British Columbia Climate Action Charter, to which the District of Sooke is a signatory.

## A Shared Vision for a Sustainable Future

The following are important aspects of the District of Sooke's vision for its community, which emerged during the consultations for the development of this Strategy:

- A compact, vibrant, diverse, beautiful downtown;
- Opportunities to live, work, and play in the community;
- A walkable community with strong mixed-use neighbourhood nodes;
- A reduced emphasis on the private automobile;
- Places for face-to-face encounters and social gatherings;
- A strong local food system, including civic agriculture;
- Protection and celebration of the area's agricultural roots;
- A prosperous, locally-oriented economy that supports green initiatives/businesses;
- An enhanced transit system and innovative options for drivers;
- Recreational and housing opportunities for youth and young adults;
- Partnership development with other governments and stakeholders;
- Affordable housing opportunities;
- Healthy community lifestyles;
- Maintenance of existing character;
- A sense of community and identity;
- An enhanced network of pedestrian and cyclist infrastructure;
- Green buildings and infrastructure, including reduced water and energy consumption;
- Many community institutions, including health, arts and sports facilities;
- A network of secure and healthy green spaces;
- An inclusive community dialogue and consultation process; and
- A strong foundation of renewable energy and resources.

## Priorities

Through the development of this Strategy, the Shared Vision was distilled into a number of priorities that reflect the desired focus for first steps toward action. They are:

- **Protect what is most valuable** – Identify treasured assets and ensure they are protected as growth occurs;
- **Build on existing strengths** – Rather than competing with Langford, develop an economy that focuses on Sooke's assets, including art, food and the ocean front. Become a cultural centre;
- **Engage local businesses** – Ensure business owners, including those that do not reside in Sooke, are a part of the vision;
- **Enhance the pedestrian environment** – Maintain and improve sidewalk infrastructure, as well as trails and connections throughout Sooke;
- **Create a dynamic west coast character** – Define a powerful and attractive west coast character for the downtown, and create design guidelines and a mix of uses to ensure this occurs;
- **Celebrate food** – Enhance restaurants and other opportunities for food; reinvigorate the "Island Grown" program;
- **Manage storm water** – Ensure proper stormwater infrastructure performance and no not increase impermeable surfaces;
- **Enhance existing neighbourhoods** – Change subdivision character to focus on pedestrians; and
- **Define an identity** – Establish and clearly define an identity for Sooke that everyone wants it to be: attractive and unique.

From the Shared Vision and Priorities, the following core strategies support sustainable development across the District of Sooke:

**Strategy 1: Create neighbourhood centres and a downtown waterfront that are compact and complete.**

**Strategy 2: Develop a transportation system that provides viable opportunities for non-automobile transportation and transit use.**

**Strategy 3: Support low-impact, energy efficient, healthy buildings in which to live, work and play.**

**Strategy 4: Celebrate cultural and ecological assets through programming and managing open spaces and the public realm.**

**Strategy 5: Develop low-impact, efficient and green infrastructure.**

**Strategy 6: Foster a healthy, resilient, and supportive community.**

**Strategy 7: Promote jobs and businesses that contribute to a locally-oriented, green economy.**

**Strategy 8: Promote a healthy, sustainable, local food system.**

## **Strategy #1: Create neighbourhood centres and a downtown waterfront that are compact and complete.**

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### **WHY IS THIS IMPORTANT?**

Creating a complete and compact community will assist the District of Sooke in delivering on its OCP community goal of providing a visually attractive, walkable, more densely developed community. It involves clustering future residential and commercial development into mixed-use nodes – both within existing neighbourhoods and in areas slated for new development, such as the proposed downtown – at densities that strongly support transit and non-motorized travel modes.

A complete and compact community that is focused on the downtown, waterfront and mixed-use neighbourhood centres is important to meeting sustainability goals in Sooke because it can:

- **Increase Walkability** – Increase opportunities for people to live, work, shop, play and meet their daily needs within walking distance of their homes, which increases quality-of-life and public health.
- **Improve Transit** – Provide greater support for an economically viable and expanded transit system.
- **Reduce Emissions** – Provide for a significant reduction in the emissions associated with vehicular transportation.
- **Support the Local Economy** – Support Sooke's local businesses through the development of a critical density of shoppers and workers.
- **Enhance the Public Realm** – Enhance the safety, diversity and attractiveness of the public realm, building upon Sooke's character.
- **Increase Affordability & Building Efficiency** – Provide for attached buildings (e.g. townhouses, apartments, etc), which tend to be more affordable and accessible, and are inherently more energy efficient than single-family dwellings.
- **Improve Cost-Effectiveness** – Provide for more efficient infrastructure that consumes fewer resources and assists in diversifying tax revenues with fewer costs associated with expansion.
- **Support Green Infrastructure** – Increase the viability of alternative renewable energy infrastructure such as district energy systems.

### **WHAT ARE SOME OF SOOKE'S CURRENT ACHIEVEMENTS IN THIS AREA?**

- **Natural Assets** – Sooke is geographically-blessed and has a strong sense of identity.
- **Existing Supportive OCP Policies** – Existing OCP policies support pedestrian-oriented design and an attractive, compact urban form, especially targeting the existing downtown.
- **New OCP Directions** – The OCP is being reviewed at this critical time to strengthen sustainability principles.
- **Future Plans** – A new Downtown Plan is underway – integrated with the Transportation Master Plan – and a Parks and Trails Master Plan is proposed.
- **Accessibility** – An accessibility assessment and strategy have been completed.
- **Non-Motorized Transportation** – There are new trail connections in Broomhill and the Galloping Goose provides pedestrian connections to North Sooke and Saseenos.
- **New Public Spaces** – The John Philips Memorial Park, Ed McGregor Park & Boardwalk have been acquired and developed.
- **Charter Signatory** – As part of their commitment to the British Columbia Climate Change Action Charter, the District has pledged to encourage land use patterns that promote increased density, smaller lot sizes, encourages mixed uses and reduced GHG emissions.



**ACTIONS, KEY TASKS and CATALYST PROJECTS**

Action	Key Tasks & Catalyst Projects	Implementation Tools
<b>Policy Directions</b>		
<p><b>A mixed use village and community</b> – Review and update District policies as needed to ensure that they promote a fine grained mix of land uses to permit all residents to live, work, shop, play, and meet their daily needs within easy walking, cycling or transit distance of their homes.</p>	<p><b>Pedestrian oriented shopping and employment areas</b> - Strongly support small-scale, pedestrian-oriented commercial uses in all centres in the community with a special focus on the new Downtown as the primary commercial area.</p>	<p>OCP/ Zoning Bylaw Development Permit Guidelines</p>
	<p><b>Retrofitting existing areas</b> - Where single use areas or developments now exist (residential, commercial / light-industrial, etc), integrate other land uses into and around them to make these areas more “complete” neighbourhoods, well-linked by transit and multi-use trails.</p>	<p>OCP/ Zoning Bylaw</p>
<p><b>A great village character</b> – Undertake a range of actions including new design guidelines, incentives or others, to ensure new development in Sooke reflects the vision of a vibrant, sustainable, west coast seaside community.</p>	<p><b>An attractive vision</b> – Create a vision of an attractive village character that will distinguish Sooke from other communities nearby and build pride and a strong sense of identity in Sooke.</p>	<p>OCP</p>
	<p><b>Building on existing waterfront asset</b> – Focus growth and town development toward the water, which is a unique Sooke asset.</p>	<p>OCP</p>
	<p><b>Design guidelines</b> - Implement urban design and architectural guidelines to promote attractive and pedestrian-oriented village and open space areas to make the walking experience pleasant and to make the village area attractive to businesses and tourists.</p>	<p>OCP Zoning Bylaw Development Permit Guidelines</p>
	<p><b>Gathering place</b> –Create a public space – such as a plaza – to encourage social interaction and build upon the existing sense of community.</p>	<p>District Initiative Developer Amenity Contribution</p>

<p><b>Concentrate density –</b> Structure development density into strategic areas and through appropriate infill strategies to support transit and commercial uses in concentrated areas throughout the community so as to provide services and transit to every neighbourhood while maintaining character and encouraging beautification.</p>	<p><b>Target densities</b> - Establish target densities required to support frequent transit service in the downtown and around neighbourhood nodes<sup>1</sup>. A reference to start with is 16 homes or units / acre overall distributed amongst different housing types (single family, duplexes, townhouses and apartments). This should also include the establishment of reduced minimum lot sizes.</p>	<p>OCP Zoning Bylaw</p>
	<p><b>Infill strategies</b> – Develop strategies to support “infill development” where possible, including secondary suites, coach houses or others that absorb growth in existing neighbourhoods, provide a greater diversity of housing, increase housing affordability and keep the neighbourhood character largely unchanged overall (except in locations where change is desired). This includes reducing the prevalence of low-density residential development at Sooke’s periphery.</p>	<p>OCP Zoning Bylaw</p>
<p><b>A diversity of housing</b> - Develop a strategy for supporting the development a wide diversity of housing overall across the community as well as in all new development projects.</p>	<p><b>Incentives</b> - Introduce incentives that support the development of secondary suites, live/work spaces, and flex housing to respond to diverse needs in the community and to increase rental availability, which is currently low in Sooke.</p>	<p>Incentives<sup>2</sup></p>
<p><b>Places for people –</b> Contribute to an attractive public realm that encourages social interaction.</p>	<p><b>Attractive public realm</b> –Assist in beautifying public places, especially in the newly planned downtown and around neighbourhood centres. Examples include the provision of public art, urban agriculture, street benches, street trees, and garbage receptacles. Develop street design guidelines that contribute to a beautiful public realm.</p>	<p>District Initiative Developer Amenity Contribution OCP Zoning Bylaw</p>

<sup>1</sup> A neighbourhood node is a mixed-use and/or commercial component of a neighbourhood to which all residents can walk (i.e. ideally within 400 m of all residences).

<sup>2</sup> Incentives include temporary partial or full tax exemptions, fast-tracked development/building applications, reduced development control charges, and density/height bonusing where appropriate.

## **Strategy #2: Develop a transportation system that provides viable opportunities for non-automobile transportation and transit use.**

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### **WHY IS THIS IMPORTANT?**

An increased focus on pedestrians, cyclists, and transit users would serve to enhance the local transportation system and support a number of environmental and social objectives in Sooke, especially given the dominant role of the automobile in the region.

More specifically, shifting the emphasis away from the car to other modes of transport would:

- **Increase Social Interaction** – Provide the opportunity for more chance encounters on the street and in the public realm, which builds social cohesion and fosters a sense of community.
- **Reduce Oil Dependency** – Decrease reliance on constrained supplies of fossil fuels, particularly oil, which will reach its global supply peak in the near future, rapidly driving prices upward.
- **Reduce Emissions** – Decrease the high levels of per capita fossil fuel consumption associated with personal automobile use.
- **Increase Community Health** – Encourage human-powered modes of transport, such as walking and cycling, which contribute to a more active, healthier population.
- **Reduce Infrastructure Costs** – Avoid some of the new costs associated with constructing and maintaining an expanding, vehicle-oriented road network.

### **WHAT ARE SOME OF SOOKE'S CURRENT ACHIEVEMENTS IN THIS AREA?**

- **Transit Enhancements** – The existing bus service has been expanded, bus stops have been paved and improved, and a new drop-off point has been established at École Poirier.
- **Existing OCP Policies** – “Increasing Transportation Choice” is highlighted as being important in the District’s OCP, and a number of policies provide a good foundation.
- **Transportation Forum** – The Transportation and Health Initiative explored the links between transportation and health and developed a set of recommendations for Sooke and the region.
- **Future Plans** – A Transportation Master Plan, and a Trails and Parks Master Plan will be developed this year.
- **Park n’ Ride** – Commuters take advantage of the Park n’ Ride transit program by parking their vehicles at designated locations.
- **Accessibility** – An accessibility committee has been established, and an accessibility assessment has been completed.
- **Galloping Goose** – The Galloping Goose Trail connects the community to the rest of the region, and forest trails and trail connections have been developed in Broom Hill, all of which provide the opportunity for non-motorized transport modes.
- **Discussions with Other Jurisdictions** – The Ministry of Transport has been engaged to begin addressing some of the transportation issues and opportunities associated with Highway 14.
- **Charter Signatory** – As part of their commitment to the British Columbia Climate Change Action Charter, the District has pledged to encourage transit-oriented developments, create alternative transportation opportunities, integrate transportation and land use planning, and to be carbon-neutral in their municipal operations (including their fleets) by 2012.

**ACTIONS, KEY TASKS and CATALYST PROJECTS**

Action	Key Tasks & Catalyst Projects	Implementation Tools
<b>Policy Directions</b>		
<p><b>Enjoying Sooke on foot, bicycle and transit</b> – Encourage transportation forms other than the personal automobile.</p>	<p><b>Parking caps</b> – As a way to beautify the public realm and reduce the dominance of the vehicle, limit maximum allowable parking spaces to existing minimum requirements. Conceal parking underground or behind buildings in all new multi-unit and commercial developments, especially in the downtown and other commercial centres.</p>	<p>OCP/ Zoning Bylaw</p>
	<p><b>Transit-friendly densities</b> -Promote densities that are high enough to support transit service. Aim for an overall density of 12 homes or units per acre, and distribute it among various housing types (single family, duplexes, townhouses and apartments).</p>	<p>OCP/ Zoning Bylaw</p>
	<p><b>Place-making for pedestrians</b> – Build on Sooke’s existing sense of place through the enforcement of design guidelines, especially in the new downtown (i.e. as indicated in Section 6 of the OCP). For example, in residential areas, reduce the prominence of garages on the streetscape.</p>	<p>OCP/ Zoning Bylaw Development Permit Guidelines</p>
	<p><b>Live/work opportunities</b> – Permit or require live/work units in new development projects in order to reduce commuting to other communities in the region.</p>	<p>OCP/ Zoning Bylaw Incentives<sup>3</sup></p>
<p><b>People-friendly streets</b> – Change local roadway standards and procedures to promote non-motorized modes of transport. Focus these efforts in Sooke’s core.</p>	<p><b>Shared streets</b> – Designate streets as multi-modal corridors, with separate lanes for buses and bicycles. Look at working toward a car-free area in the downtown.</p>	<p>Transportation Master Plan District Policy/ Initiative</p>
	<p><b>Safe streets</b> – Regulate the dimensions of streets, boulevards and sidewalks to increase the enjoyment and safety of non-motorized travellers. For example, narrow streets by providing bicycle lane and generous sidewalks in the right-of-ways.</p>	<p>Transportation Master Plan Parks &amp; Trails Plan OCP/ Zoning Bylaw</p>

<sup>3</sup> Incentives include temporary partial or full tax exemptions, fast-tracked development/building applications, reduced development control charges, and density/height bonusing where appropriate.

	<p><b>Managing Highway 14</b> – Calm traffic and beautify Highway 14 in an effort to give it a village character, and make it a safer and friendlier place for pedestrians.</p>	<p>District Initiative/ Partnership with Province</p> <p>Downtown Plan</p> <p>OCP / Zoning Bylaw</p> <p>Development Standards Bylaw</p>
	<p><b>Pedestrian-friendly shopping</b> – Focus new commercial growth on development that is small-scale and locally-oriented to give the community the feel of a vibrant village.</p>	<p>OCP / Zoning Bylaw</p> <p>Downtown Plan</p> <p>Development Permit Guidelines</p>
<p><b>Green streets</b> – Promote low-impact streets and parking areas.</p>	<p><b>Eco-friendly resources</b> – Wherever possible, ensure that streets and parking areas in new developments include permeable, non-toxic materials such as gravel, porous pavement, or recycled resources. Given local concerns about costs for green streets, determine how to encourage developers to incorporate these features.</p>	<p>Sustainability Checklists</p> <p>Incentives</p> <p>District Initiative</p>
<p><b>Directed investment</b> – Focus municipal resources on enhancing pedestrian and cyclist infrastructure.</p>	<p><b>Strong trail network</b> – Create a comprehensive walking and cycling network that provides direct connections to the downtown, commercial uses, natural areas and important community amenities such as the SEAPARC Leisure Complex. Explore the feasibility of constructing a bridge for the exclusive and safe enjoyment of pedestrians and cyclists across the Sooke River</p>	<p>District Initiative</p> <p>Developer Amenity Contribution</p> <p>Parks &amp; Trails Master Plan</p>
	<p><b>Galloping Goose through Sooke</b> – Build an extension to the Galloping Goose that routes through Sooke, the downtown and all the way to western Sooke.</p>	<p>District Initiative</p> <p>Developer Amenity Contribution</p> <p>Parks &amp; Trails Master Plan</p>
	<p><b>Bicycle infrastructure</b> – Provide bicycle facilities (e.g. secure storage, change rooms, showers) and racks throughout the community, especially near important centres such as Edward Milne Community School, SEAPARC, and the downtown.</p>	<p>District Initiative</p> <p>Developer Amenity Contribution</p>

	<p><b>Traffic calming</b> – Implement a traffic calming program that includes elements such as traffic bulges, roundabouts, speed bumps, and on-street parking – the last of which also provides a physical safety buffer between pedestrians and traffic.</p>	<p>District Initiative Developer Amenity Contribution Transportation Plan</p>
	<p><b>Inter-community service</b> – Begin discussions with other municipalities and/or the Province to partner or leverage funding for an inter-community transit service that strengthens commuter connections to regional hubs.</p>	<p>Regional and/or Inter-Governmental Agreements</p>
<p><b>Options for drivers</b> – Explore opportunities for make driving less damaging to the environment.</p>	<p><b>Community car pool</b> – Launch and advertize a community car pool program that allows people to share the ecological footprint and costs associated with driving.</p>	<p>District Initiative</p>

## **Strategy #3: Support low-impact, energy-efficient, healthy buildings in which to live, work and play.**

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### **WHY IS THIS IMPORTANT?**

The material components and configurations of built, living spaces have a significant impact on community fabric and the environment. Given the amount of time people spend in buildings, and the significant role they play in the consumption of energy, materials and water, the development of a green built environment has a number of important social and environmental benefits.

Better design, construction and siting of buildings can:

- **Reduce Emissions** – Increase energy efficiency and reduce energy consumption, thereby decreasing the amount of greenhouse gas emissions associated with the built environment, and reducing dependency on declining supplies of natural gas.
- **Promote Health** – Support healthier, more hospitable environments with increased air quality and natural lighting.
- **Conserve Resources** – Reduce resource consumption through the efficient use of more environmentally-sound materials.
- **Support the Local Economy** – Encourage the use of local resources – both in terms of materials and skills – in building construction.
- **Protect Ecosystems** – Respect surrounding wildlife corridors and water systems through appropriate building placement.

### **WHAT ARE SOME OF SOOKE'S CURRENT ACHIEVEMENTS IN THIS AREA?**

- **Building Capacity** – There is growing knowledge and interest among the District's staff in green buildings and energy efficiency.
- **Potential Beacon Project** – The proponents of the local Nott's Creek development have committed to include green building practices, such as Leadership in Energy and Environmental Design (LEED) and built green technology.
- **Ecosystem Protection** – The OCP requires that developments be set back from sensitive ecological features, such as wetlands, natural vegetation, and the ocean. The Zoning Bylaw includes the same requirements, and has a Rural Watershed and Forest Reserve Zone that serves to protect watersheds and forest land.
- **Charter Signatory** – As part of their commitment to the British Columbia Climate Change Action Charter, the District has pledged to develop policies and processes to encourage green developments (e.g. creation of incentives).

**ACTIONS, KEY TASKS and CATALYST PROJECTS**

Action	Key Tasks & Catalyst Projects	Implementation Tools
<b>Policy Directions</b>		
<p><b>Buildings that contribute to quality-of-life</b> – Review and update policies as needed to ensure that innovations in green building are strongly encouraged.</p>	<p><b>Green building list</b> – Develop a vision to guide policy development for green buildings in Sooke. Include considerations that have multiple benefits, including promotion of the local economy (e.g. encourage use of local building materials) and symbiosis with the natural world (e.g. provision of on-site bird habitat).</p>	<p>Sustainability checklist<sup>4</sup> Incentives<sup>5</sup> Statutory Building Schemes<sup>6</sup></p>
	<p><b>Green requirements</b> – Where legally possible, phase in green building requirements, with an early emphasis on easily achievable targets. For example, require new buildings and developments to be oriented in such a way that they take advantage of the “free services of nature” provided by the sun (i.e. passive heating).</p>	<p>OCP Zoning Bylaw Subdivision &amp; Development Standards Bylaws</p>
	<p><b>Supporting innovation</b> – Ensure existing standards do not prohibit or discourage innovations, including renewable energy supply systems. For example, Sooke’s Subdivision Bylaw currently does not allow certain green features such as composting toilets.</p>	<p>OCP Zoning Bylaw Subdivision &amp; Development Standards Bylaw</p>
	<p><b>Adaptable buildings</b> – Given potential financial and/or cultural barriers in Sooke to green building requirements, begin by ensuring that buildings are encouraged to be adaptable (e.g. designed to accommodate future installation of renewable technologies such as solar hot water heaters or photovoltaic cells).</p>	<p>Sustainability checklist Incentives Statutory Building Schemes</p>

<sup>4</sup> While local governments do not have the authority to require green building standards, a checklist will communicate the local government’s priorities. The local government can use the checklist to determine whether they will support a rezoning and development permit application, which provides the developer/applicant with some degree of confidence.

<sup>5</sup> Incentives include temporary partial or full tax exemptions, fast-tracked development/building applications, reduced development control charges, and density/height bonusing where appropriate.

<sup>6</sup> This involves the establishment of a covenant that “runs with the land” after it is sold. This is relevant for the promotion of green buildings when a municipality owns the land.



<p><b>Green building incentives</b> – Increase the viability and attractiveness for developers to adopt green building practices.</p>	<p><b>Incenting innovation</b> – Provide incentives for developments that meet a high standard of green building innovation to help with financing.</p>	<p>Incentives</p>
	<p><b>Stacking incentives</b> – Research how the District’s potential green building incentives might be “stacked” with other programs to make efforts more viable. Educate and advertize these opportunities.</p>	<p>District initiative Incentives</p>
<p><b>Educating for positive behavioural change</b> – Build on existing enthusiasm and knowledge by educating the public and those involved in the building sector about green opportunities in Sooke.</p>	<p><b>Metering</b> – Incorporate water and energy-metering into multi-family buildings to educate, empower, and encourage positive behavioural change.</p>	<p>District initiative Incentives</p>
	<p><b>Green building champions</b> – Develop a program to educate key staff like building inspectors and on-the-ground stakeholders like local trades-people to be champions for green buildings and successful implementation of the new BC Green Building Code. Educate the public on how green building development can be viable for individuals and families.</p>	<p>District Initiative</p>

## **Strategy #4: Celebrate cultural and ecological assets through the management of open spaces and the public realm.**

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### **WHY IS THIS IMPORTANT?**

Open spaces and an attractive public realm foster a sense of place and community as they provide recreational opportunities and connect people to one another and local landscapes. Sustainable management of open spaces and the public realm serves to:

- **Provide Recreational Opportunities** – Contribute to community health and vibrancy by offering opportunities to recreate and interact with others in the community.
- **Preserve Natural Beauty** – Enhance the appearance and attractiveness of Sooke through the preservation of its rainforest legacy and other natural assets.
- **Beautify the Public Realm** – Enhance the appeal of the built environment by promoting cultural qualities unique to Sooke, including heritage features and the presence of a strong arts scene (e.g. through public art).
- **Create a Sense of Community** – Contribute to a sense of identity that is place-based and specific to the local culture and character.
- **Maintain Ecosystems** – Ensure that local ecosystems remain diverse, stable and productive. In Sooke, these ecosystems include wetlands, marine environments, forests and other areas comprising native vegetation.

### **WHAT ARE SOME OF SOOKE'S CURRENT ACHIEVEMENTS IN THIS AREA?**

- **Thriving Arts and Culture Scene** – There is strong community support for arts and culture. Events and groups include the Philharmonic, Sooke River Bluegrass Music Festival, Community Arts Council, Film Society, Art in the Park, Fall Fair, Community Theatre, and Historical Society.
- **Plentiful Open Space** – Existing parks offer space for recreation and community interaction.
- **Recreational Opportunities for Youth** – The skate park offers an example of a youth-friendly space that invites and celebrates the presence of youth in the public realm.
- **Clubs and Initiatives** – Volunteers are working to promote stewardship of natural systems. Examples include annual bird counts and the Salmon Enhancement Society.
- **Supportive Regulations** – Riparian Areas Regulations were adopted last year.

**ACTIONS, KEY TASKS and CATALYST PROJECTS**

Action	Key Tasks & Catalyst Projects	Implementation Tools
<b>Regulatory</b>		
<p><b>A sense of place –</b> Build on Sooke’s character and ensure existing policies support local culture and identity.</p>	<p><b>Heritage values –</b> Honour Sooke’s historical legacy by protecting and restoring heritage sites and buildings. Develop urban design and architectural guidelines to ensure that new development compliments existing heritage and character in the built environment. Place priority on the exciting opportunities presented by the new downtown.</p>	<p>OCP/ Zoning Bylaw Development Permit Guidelines Heritage Revitalization Bylaw</p>
	<p><b>Public art –</b> Develop incentives for developers who incorporate public art into their developments. Examples of incentives include partial tax exemptions and density bonusing.</p>	<p>Developer Amenity Contribution Incentives</p>
	<p><b>Vibrant downtown –</b> Permit and encourage arts, culture, and entertainment uses in the downtown. Continue the support of Sooke’s well-loved community festivals and events.</p>	<p>OCP/ Zoning Bylaw District Initiative Downtown Plan</p>
<p><b>Unique recreational opportunities –</b> Develop and implement recreation strategies which build on Sooke’s natural character.</p>	<p><b>Value and incorporate natural assets –</b> Design a recreation strategy that utilizes and preserves local agricultural and ecological assets – both of which are unique to Sooke – while maximizing access for pedestrians and cyclists.</p>	<p>District Initiative Trails and Parks Master Plan</p>
	<p><b>Linking open spaces –</b> Incorporate open space considerations and the linking of green ways in the newly developing Trails and Parks Master Plan, as a way to connect recreational corridors and natural areas with pedestrian paths.</p>	<p>Trails and Parks Master Plan</p>
<p><b>A local and regional conservation strategy –</b> Develop a conservation strategy to preserve key ecosystem, agricultural and recreational areas in the District.</p>	<p><b>Conservation cooperation –</b> Work with local residents and groups as well as other levels of government to identify lands in the District that together can form an interconnected ecosystem preservation network. Integrate this plan with the agricultural lands in the District, as well as with key recreation areas and the District’s parks and trails network.</p>	<p>OCP/ Zoning Bylaw District Initiative Development Permit Guidelines Development Approval Information Areas</p>

	<p><b>Rainforest legacy</b> – Limit tree removal in an effort to celebrate natural assets that contribute to Sooke’s ecological integrity and sense of place. Undertake community forestry initiatives.</p>	<p>District Initiative Tree Protection Bylaw</p>
	<p><b>Educational opportunities</b> – Develop an educational campaign that provides Sooke residents with information on their role in protecting natural open spaces and ecosystems, including participation in programs like Bear Aware or Streamkeepers that focus on minimizing human impact on wildlife and natural areas</p>	<p>District Initiative Partnership</p>
<p><b>Ecosystems and community health</b> – Review and amend policies as needed to ensure they protect Sooke’s greatest assets: its people and environment.</p>	<p><b>Natural landscaping</b> – Restrict or impose a full-ban on cosmetic pesticide use in the District to promote a healthy community and environment.</p>	<p>District Bylaw</p>
	<p><b>Minimizing impact</b> – Regulate so that new developments are designed to minimize impact on terrestrial and aquatic habitats.</p>	<p>OCP/ Zoning Bylaw Development Approval Information Areas Development Permit Guidelines</p>

## **Strategy #5: Develop low-impact, efficient, green infrastructure.**

### **WHY IS THIS IMPORTANT?**

Conventional approaches to infrastructure in the 20<sup>th</sup> century focused on single-owner, single-source systems for electricity, heat, water, waste management and wastewater. However given current challenges – including climate change, fossil fuel depletion, and resource over-consumption – a more diverse approach is required that integrates decentralized, small-scale, renewable systems with existing large-scale systems.

A community's infrastructure includes: energy systems; water, sewer and stormwater management systems; solid waste management; and integrated infrastructure systems (such as eco-industrial developments<sup>7</sup>). Focusing on the integration of decentralized, small-scale and renewable systems will:

- **Reduce Water & Resource Consumption** – Recover and recycle water and solid waste, resulting in reduced consumption of water and other resources.
- **Increase Energy Security & Reduce Emissions** – Allow for an increased reliance on efficient, local, renewable energy, which reduces the energy security risks associated with dependency on fossil fuels; and reduce associated greenhouse gas emissions.
- **Increase Savings** – Reduce the infrastructure costs associated with rising energy and resource costs, and allow savings to be redirected elsewhere.
- **Reduce Impacts** – Minimize the negative impacts on local ecosystems.

### **WHAT ARE SOME OF SOOKE'S CURRENT ACHIEVEMENTS IN THIS AREA?**

- **Existing Plan** – The District of Sooke is working on stage three of a sanitary plan and stages two and three of a stormwater management plan.
- **New Infrastructure** – The District recently opened its first sewer systems and wastewater treatment plant, where secondary sewage treatment provides environmental benefits by removing 90% of total suspended solids and high levels of other contaminants.
- **Building Capacity** – The District's staff is interested and supportive of green infrastructure development.
- **Potential Beacon Project** – The proponents of the local Nott's Creek development have committed to showcase green infrastructure practices.
- **Success Stories** – Green infrastructure examples are showcased in local projects, including bio-permeable parking areas at Sooke Harbour House, and holding ponds and bioswales in some new developments.
- **Charter Signatory** – As part of their commitment to the British Columbia Climate Change Action Charter, the District has pledged to develop policies and processes that encourage green development (e.g. including incentives).

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<sup>7</sup> An eco-industrial development embraces a systems approach and lessons from nature. In practice, it creates collaborative relationships (networks) between businesses, governments, and communities to more efficiently use resources, such as materials and energy, but also including land, infrastructure, and people. ([www.ecoindustrial.ca](http://www.ecoindustrial.ca))

**ACTIONS, KEY TASKS and CATALYST PROJECTS**

Action	Key Tasks & Catalyst Projects	Implementation Tools
<b>Policy Directions</b>		
<p><b>Innovative policies &amp; procedures</b> – Ensure policies and application processes support the development of green infrastructure.</p>	<p><b>Championing innovation</b> – Review the Zoning and Subdivision Bylaws to ensure it does not prohibit or discourage green infrastructure (e.g. on-site energy production for net-metering back to the grid).</p>	<p>Zoning Bylaw  Subdivision &amp; Development Standards Bylaw</p>
	<p><b>Incentives</b> – Develop incentives for developments that provide green infrastructure elements. Begin where there is expressed interest in the community, including water conservation strategies. Incentive examples include partial or full tax-exemptions, reduced development control charges, “fast tracking” permit processes, and reducing maximum densities (i.e. “density-bonusing”).</p>	<p>Incentives</p>
<p><b>A community energy strategy</b> – Design a community energy and emissions infrastructure strategy that includes a focus on action.</p>	<p><b>Focusing on priority areas</b> – At the outset of the development of a strategy, undertake a baseline assessment to help focus on areas in Sooke that need the most attention. Moving forward, tap into a network of communities that are taking action on energy management to gain access to ideas and lessons learned (e.g. FCM’s Partners for Climate Protection).</p>	<p>District Initiative</p>
	<p><b>Local champions</b> – Since Sooke’s OCP currently does not provide direction on energy management, create policies to provide a mandate to staff and council to engage in energy strategies at the civic and community-wide scales, including in the areas of energy conservation, energy efficiency, renewable energy, and greenhouse gas reduction.</p>	<p>OCP</p>
	<p><b>Energy and land use</b> – Include energy objectives in Sooke’s OCP that make explicit links to land use, and provide direction for energy management on both the demand (e.g. neighbourhood and site design) and supply (e.g. district heating systems) sides.</p>	<p>OCP  Incentives  Sustainability Checklist<sup>8</sup>  Franchise Agreement</p>

<sup>8</sup> While local governments do not have the authority to require green building standards, a checklist will communicate the local government’s priorities. The local government can use the checklist to determine whether they will support a rezoning and development permit application, which provides the developer/applicant with some degree of confidence.

	<p><b>Neighbourhood Utilities</b> – Explore the feasibility of establishing a neighbourhood energy utility for district heating, using biomass or heat recovery from sewers. (The latter would involve building on Sooke's pride in its wastewater infrastructure). Establish a bylaw to create a district heating service area with a requirement that all new or retrofitted buildings over a certain size be connected to and use the system. The new downtown may provide an opportunity for such an initiative.</p>	<p>OCP Zoning Bylaw Sustainability Checklist Incentives District Initiative Franchise Agreement</p>
	<p><b>Green infrastructure checklist</b> – Develop a green energy infrastructure checklist for use in rezoning and major development permits. Checklist examples should emphasize the links between energy consumption and land use / site design (e.g. and encourage a mix of uses and housing types, higher densities, infill development, passive solar gain, etc).</p>	<p>Green Infrastructure Checklist</p>
<p><b>Building momentum</b>– Increase the number of people involved in the promotion of green infrastructure.</p>	<p><b>Educational opportunities</b> – Host workshops, provide information packages, and develop educational programs to ensure staff, developers and local trades-people are aware of waste reduction and green infrastructure elements and opportunities.</p>	<p>District Initiative</p>
	<p><b>Green leadership</b> – Create a Green Advisory Committee or business leadership group to work together to develop green infrastructure initiatives, such as zero-waste strategies.</p>	<p>District Initiative</p>
<p><b>Beacon projects</b> – Develop pilot projects that reduce energy and resource consumption.</p>	<p><b>Preserving water resources</b> – Incorporate water-wise landscaping into civic parks as a way to reduce water consumption, offer learning opportunities, and build pride. Incorporate permeable paving into public surface parking and consider public street design alternatives that reduce runoff.</p>	<p>District Initiative Water Conservation Bylaw</p>
	<p><b>Redirect waste</b> – Develop a small-scale composting program as an organic household waste reduction project. Collaborate with local food and ALR initiatives to develop a biowaste solids composting project.</p>	<p>District Initiative</p>

## **Strategy #6: Foster a healthy, resilient, and supportive community.**

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### **WHY IS THIS IMPORTANT?**

Strong communities are supportive of their local identities, and provide for healthy and engaged citizens. Local identity is expressed in local arts and culture, and safe and interesting public spaces. Building an inclusive, equitable, healthy, vital and resilient community with a strong identity is essential for sustainability as it will:

- **Foster Social Capital** – Strengthen the connections and good will within and between social networks.
- **Enhance Quality-of-Life** – Enrich the lives of individuals by providing opportunities for social interaction in public places, engagement in arts and culture, and access to health and education.
- **Value Community Diversity** – Ensure that opportunities exist to value the contributions of all community members and accommodate different needs where required, including the areas of physical accessibility and housing affordability.

### **WHAT ARE SOME OF SOOKE'S CURRENT ACHIEVEMENTS IN THIS AREA?**

- **Volunteerism** – The District of Sooke enjoys a high level of volunteerism with its many service clubs, associations, societies, groups, councils, and sports teams
- **Community Programs** – A large range of community programs exist, including minor sports such as soccer, hockey and softball, church groups, park watch, walking clubs, philharmonic orchestra, community choir, fine arts show, disabled sailing, a graffiti task force, programs at the seniors centre and through the Sooke Community Association, and more.
- **Facilities** – A large number facilities promote a healthy and supportive community in Sooke, including the SEAPARC Leisure Complex, the museum, Edward Milne Community School, the skate park, Sooke Co-operative Association of Service Agencies (CASA), and the medical clinic and the planned VIHA wellness centre.
- **Social Programs** – A number of programs and services are available for individuals requiring support, including a crisis centre, the Sooke Works Employment Centre, and SEAPARC's access programs for low-income earners.
- **Sooke Country Market** – The local farmer's market provides the opportunity for residents in the Sooke area to access fresh, locally-grown food.
- **Strong History of Support** – Sooke enjoys a history of self-sufficiency and co-operation.
- **International Links** – Sooke shares international links with communities in Japan and Mawali.



**ACTIONS, KEY TASKS and CATALYST PROJECTS**

<b>Action</b>	<b>Key Tasks &amp; Catalyst Projects</b>	<b>Implementation Tools</b>
<b>Policy Directions</b>		
<p><b>Inclusive policies –</b> Ensure existing policies support people with disabilities and those who experience affordability challenges.</p>	<p><b>Accessible homes and neighbourhoods –</b> Build on the existing “Measuring Up Process” and adopt accessibility (e.g. Universal Access) guidelines to provide for a range of physical needs and allow people to stay in the same neighbourhood as they age.</p>	<p>OCP/ Zoning Bylaw Incentives Developer Amenity Contribution</p>
	<p><b>Affordable housing –</b> Make existing affordability policies more effective by engaging the development industry in discussions about how to best incorporate affordable housing into new development projects. Try introducing incentives (e.g. partial tax exemptions) for developments that include affordable housing, and research and promote incentives offered by other government programs.</p>	<p>OCP/ Zoning Bylaw Incentives Developer Amenity Contribution Affordable Housing Strategy</p>
<p><b>Celebrating diversity –</b> Seek out opportunities to celebrate and elevate the visibility of diverse groups in the community.</p>	<p><b>Collaborating with First Nations –</b> Find opportunities to partner with the First Nations community on projects and events, such as Salmon Days.</p>	<p>District Initiative</p>
	<p><b>Space for youth –</b> Build on existing initiatives such as the Skate Park to reach out to youth and ensure their presence in the community is celebrated, including investing in new facilities such as Youth centre to provide youth-orientated spaces.</p>	<p>District Initiative Developer Amenity Contribution</p>
	<p><b>Community events –</b> Support and promote community events, especially those that celebrate qualities that are unique to Sooke. For example, the community has identified an interest in bringing back “Sooke Days”.</p>	<p>District Initiative</p>
<p><b>Public spaces –</b> Help foster a sense of community by providing shared spaces.</p>	<p><b>Community square –</b> Explore the feasibility of creating a central, outdoor, public place that encourages chance encounters and social interaction.</p>	<p>District Initiative Developer Amenity Contribution</p>
	<p><b>Renewed community centre –</b> Look at building on the strengths of existing facilities through the support of a multi-use community centre that includes programming and spaces for diverse interests in the community.</p>	<p>District Initiative Developer Amenity Contribution</p>

<p><b>A Healthy community</b> – Promote opportunities for greater access to health in Sooke</p>	<p><b>Integrated health centre</b> – Explore the feasibility of supporting the development of an integrated health centre, which has been identified by the community as an opportunity area for improvement.</p>	<p>District Initiative Partnership</p>
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## **Strategy #7: Promote jobs and businesses that contribute to a locally-oriented, green economy.**

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### **WHY IS THIS IMPORTANT?**

The economy is sustained, contained and provisioned by the environment<sup>9</sup>. Accordingly, all economic activity should address issues of resource consumption and waste production within the context of “one planet”. A locally-oriented economy that maximizes the long-term prosperity of the whole community while minimizing the impact on the planet and local vulnerability to external threats, will:

- **Support Local Livelihoods** – Provide economic opportunities for individuals selling local products and services. People involved in Sooke’s vibrant arts and culture, agricultural and resource-based industries are examples of individuals who will benefit.
- **Maximize Long-Term Stability** – Reduce dependency on essential resources from distant locations by focusing the economy on local assets and resources, including energy sources.
- **Enhance Vibrancy & Uniqueness** – Capitalize on Sooke’s existing assets through the support of interesting, small-scale businesses that are unique to Sooke and contribute to a pedestrian-oriented environment and strong sense of place.
- **Promote Diversity** – Focus on a range of economic sectors and jobs, resulting in increased self-reliance and protection against external threats.
- **Encourage Investment** – Attract visitors and enhance the local tourism sector.
- **Reduce Emissions** – Reduce local per capita greenhouse gas emissions by decreasing the transportation distances associated with trade.

### **WHAT ARE SOME OF SOOKE’S CURRENT ACHIEVEMENTS IN THIS AREA?**

- **Supportive Organizations** – A local Economic Development Commission and local Chamber of Commerce have been established.
- **Small-Scale, Locally-Oriented Businesses** – An independent spirit exists in Sooke, and several strong businesses are locally-owned and/or support the local economy. The use of local food sources by local restaurants is an example.
- **Economic Development & the Public Realm** – There is an existing interest in linking economic development with public realm considerations, including the minimization of large-format retail.
- **Tourism Industry** – The local tourism sector is alive, and contributes to the community’s vibrancy. Boutique-style bed and breakfasts in Sooke are examples.
- **Local Culture** – Existing economic events such as arts and crafts-based functions help capitalize on Sooke’s local strengths and cultural character.

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<sup>9</sup> As noted by Ecological Economist Herman Daly.

**ACTIONS, KEY TASKS and CATALYST PROJECTS**

Action	Key Tasks & Catalyst Projects	Implementation Tools
<b>Policy Directions</b>		
<p><b>An attractive business presence</b> – Ensure land use policies encourage businesses that contribute to an attractive public realm.</p>	<p><b>Economic Development Strategy</b> – Develop a comprehensive economic development strategy that fosters investment in Sooke and build a more sustainable local job base</p>	<p>District Initiative</p>
	<p><b>Complimentary policies</b> – Review and amend policies where necessary to focus commercial activity in the downtown and in small-scale, pedestrian-oriented neighbourhood nodes (rather than in large format retail environments).</p>	<p>OCP/ Zoning Bylaw Development Permit Guidelines</p>
	<p><b>Downtown waterfront</b> – Ensure land use regulations focus commercial activity in the new downtown. Building activity around the harbour will attract visitors, and serves to highlight and capitalize on this asset.</p>	<p>OCP/ Zoning Bylaw Downtown Plan</p>
<p><b>Green businesses</b> – Ensure policies support small-scale, locally-oriented businesses and companies that meet triple-bottom line<sup>10</sup> objectives.</p>	<p><b>Eco-industrial development</b> – Explore the feasibility of designating an area for the establishment of an eco-industrial development to reduce energy and resource consumption.</p>	<p>OCP/ Zoning Bylaw</p>
	<p><b>Incentives</b> – Provide start-up aid and/or other incentives for businesses that meet criteria for size, local-orientation, and social and environmental responsibility.</p>	<p>Incentives</p>
<p><b>Existing economic assets</b> – Build on Sooke’s existing natural and economic assets.</p>	<p><b>Green Business Council</b> – Establish a Green Business Council or non-profit Community Development Corporation that compliments the existing Chamber of Commerce.</p>	<p>District Initiative</p>
	<p><b>Eco- and agri-tourism</b> – Focus efforts on community economic development opportunities that capitalize on Sooke’s uniqueness, including eco-tourism and agri-tourism. Partner with other centres in the region.</p>	<p>District Initiative/ Partnership  Incentives</p>

<sup>10</sup> Triple-bottom line refers to expanding the traditional accounting framework in business practices to take into account environmental and social performance in addition to financial performance.

	<p><b>Branding Sooke’s assets</b> – Nurture and communicate an identity for Sooke that focuses on its food and cultural assets, which will promote the community to visitors and region residents as a destination for food, arts and crafts.</p>	<p>District Initiative/ Partnership  OCP/ Zoning Bylaw</p>
<p><b>A locally-oriented economy</b> – Develop strategies that celebrate and promote the local economy.</p>	<p><b>Buy local campaign</b> – Develop a “buy local campaign” that promotes local businesses and educates the public on the benefits of supporting a local economy.</p>	<p>District Initiative / Partnership</p>
	<p><b>Local skills</b> - Establish an apprenticeship program that links trades education and local businesses as a way to create employment opportunities for youth and to support local trades.</p>	<p>District Initiative / Partnership</p>

## **Strategy #8: Promote a healthy, sustainable, local food system.**

### **WHY IS THIS IMPORTANT?**

A sustainable food system strengthens human connections to the land and to each other, as they connect consumers with producers and the local landscapes that nourish them. A sustainable food system serves to:

- **Increase Energy and Food Security, and Reduce Emissions** – Reduce fossil fuel consumption given the high inputs and large distances between the points at which conventional food is produced and consumed. Organic agriculture is especially important in this context as it requires fewer energy and resource inputs, and protects environmental and community health by eliminating pesticide application.
- **Support the Local Economy** – Increase the prosperity and number of jobs in the local food economy, including all points of the food system: production, processing, preparation, transportation, consumption, and waste management.
- **Develop Links to the Land** – Connect consumers of local food with nearby landscapes and food producers, who are in turn also connected to the land.
- **Beautify the Public Realm** – Enhance the appearance of Sooke through the incorporation of urban agriculture into open spaces and the built environment.
- **Encourage Health** – Promote diets that include the consumption of local organic foods, which are fresh, delicious and rich in nutrients.

### **WHAT ARE SOOKE'S EXISTING ACHIEVEMENTS IN THIS AREA?**

- **Local Production and Processing** – Many local farmers are growing and selling organic produce at competitive rates. Bee-keeping, mead-making, and food production at Sooke Harbour House are examples of local production and processing activities.
- **Farmer's Market** – A Saturday market provides the opportunity for members of the community to purchase local food and develop relationships with local producers.
- **Urban Agriculture** – Local gardening clubs exist and lands have been designated for community gardens.
- **Protection of Agricultural Land** – The OCP supports the protection of agricultural land and the Food CHI (Community Health Initiative), as a Food Strategy was recently developed for the Sooke Region.
- **Existing Initiatives** – Opportunities exist to celebrate and enhance the food system, including through the Community Health Initiative, Salmon Enhancement Society, and Sooke Fall Fair.
- **Charter Signatory** – As part of their commitment to the British Columbia Climate Change Action Charter, the District has pledged to encourage community gardens and urban forestry.

**ACTIONS, KEY TASKS and CATALYST PROJECTS**

Action	Key Tasks & Catalyst Projects	Implementation Tools
<b>Policy Directions</b>		
<p><b>A food system strategy</b> - Develop and implement a sustainable food system strategy that creates new opportunities and builds upon Sooke's existing food assets.</p>	<p><b>Strong rural-urban links</b> – Develop and strengthen links between producers and consumers by promoting opportunities for interaction. For example, ensure that local farmers markets are a permitted land use in as many areas of Sooke as possible.</p>	<p>OCP/ Zoning Bylaw</p>
	<p><b>Urban agriculture</b> – Promote and provide spaces for urban agriculture, building upon Sooke's three existing community gardens. For example, offer incentives to developers who incorporate edible landscaping (e.g. fruit trees), extensive green roofs and other forms of urban agriculture into their developments. Community gardens can provide opportunities for residents of multi-family units where space is limited, and home gardening should also be encouraged and supported.</p>	<p>OCP/ Zoning Bylaw  Incentives  Developer Amenity Contribution  Sustainability Checklist</p>
	<p><b>Local processing</b> – Promote and provide spaces for local food processing, encouraging the development of new value-added food industries. Cheese production is an example that has worked well in the nearby Cowichan Valley.</p>	<p>OCP/ Zoning Bylaw  Incentives  District Initiative/ Partnership</p>
	<p><b>Agriculture Land Protection</b> – Develop a strategy for protecting viable agricultural land and ensuring affordable access to new and existing farmers.</p>	<p>Partnership/ Collaboration with the Agricultural Land Commission</p>
	<p><b>Supportive Policy</b> – Review and amend policy where necessary to ensure that policies do not limit the ability of food producers to grow, produce, process, store, distribute and sell local foods.</p>	<p>OCP/ Zoning Bylaw</p>
	<p><b>Wild Food Access</b> – Work to restore, preserve and obtain access to wild food harvesting areas (e.g. fishing areas, shellfish harvesting, mushroom collecting, hunting)</p>	<p>OCP/ Zoning Bylaw  Parks &amp; Trails Master Plan</p>
<p><b>Informed consumers</b> – Educate the public about the importance of food self-reliance.</p>	<p><b>Educational campaign</b> – Develop an educational campaign that provides Sooke residents with information on the benefits of a sustainable local food system, and their role in it.</p>	<p>District Initiative/ Partnership</p>

	<p><b>Demonstration projects</b> – Develop demonstration projects (e.g. demonstration gardens) in highly visible locations to raise awareness and celebrate local food production. Co-locate facilities that are heavily-programmed so that they build on one another’s activity.</p>	<p>District Initiative</p> <p>Incentives</p> <p>Development Amenity Contribution</p> <p>Sustainability Checklist</p>
<p><b>Identifying with food</b> – Attract tourists by fostering and communicating a sense of identity that includes an emphasis on Sooke’s local food economy.</p>	<p><b>Promotional Campaign</b> – Initiate and support a “branding” campaign that identifies and promotes Sooke as an artisan food destination for locals and tourists. Use the corporate website, tourism information, and visible landmarks (e.g. street signage) to promote local food products.</p>	<p>District Initiative/ Partnership</p>
	<p><b>Celebrating food in the public realm</b> – Develop and support public events that celebrate local food (e.g. festivals, expanded farmer’s market, etc).</p>	<p>District Initiative/ Partnership</p>
	<p><b>Food precinct</b> – Consider developing a “food precinct” in Sooke, which makes all elements of the food system highly visible in a specific area of the community. These elements include production, processing, preserving, preparing, consuming and composting.</p>	<p>OCP/ Zoning Bylaw</p>
	<p><b>Agri-tourism</b> – Promote tourism activity in and around Sooke through the support of Bed and Breakfasts, farm tours, and food and beverage tasting events.</p>	<p>OCP/ Zoning Bylaw</p> <p>District Initiative</p>



## Municipal Management Systems

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### WHY IS THIS IMPORTANT?

Communities – regardless of their size – can become leaders in sustainability through community engagement, internal management, and collaboration with other organizations and levels of government to break down systemic barriers to sustainable change. Implementing any of the eight strategies will require that local government staff and political leaders build internal capacity, ensure sufficient resources, and forge partnerships.

The District of Sooke has already engaged in the following:

- **Discussions with Partners** – The District has already commenced discussions with other governments on critical planning issues, including transportation issues associated with Highway 14 and regional commuter trends.
- **Capacity-Building** – Interest and expertise in community sustainability is growing within the District of Sooke's administration.
- **Supportive Policies** – The existing OCP provides a foundation on which to develop a more results-focused regulatory framework.

### KEY CORPORATE TASKS:

The District of Sooke can move forward on internal actions for each of the eight strategies:

#### **Strategy 1 – Create neighbourhood centres and a downtown waterfront that are compact and complete.**

- **Account for full costs** – Consider environmental, social, economic and cultural objectives in decision-making and asset management. (e.g. Incorporate full costs into calculations informing Development Cost Charges). This could include ensuring DCCs are lowest in and near neighbourhood centres and the downtown.

#### **Strategy 2 – Develop a transportation system that provides viable opportunities for non-automobile and transit use.**

- **Establish a car-pool program** – Develop a car-pool program for the District's employees as a way to reduce commuting and share the carbon footprint of vehicular travel.
- **Develop a green fleet** – Build upon the District's existing initiative and further utilize green fleet products and services, which include the use of energy efficient technologies and renewable fuels.
- **Eliminate financial incentives to vehicle driving** – Examine the District's compensation package to ensure that equal, or greater, incentives exist for non-automobile alternatives (e.g. free bus passes in addition to free parking spaces, mileage payments for site visits conducted by bicycle).
- **Monitor transportation emissions** – Measure and report on the community's greenhouse gas emissions profile, which is part of the District's commitment to the British Columbia Climate Change Action Charter.
- **Encourage alternatives to the vehicle** – Make cycling more attractive to District employees by providing secured bike storage and showers at District Hall. An enhanced cycling network

that links neighbourhoods to the downtown (see Strategy 2 of this document) will also support this effort.

**Strategy 3 – Support low-impact, energy-efficient, healthy buildings in which to live, work and play.**

- **Showcase best practices** – Retrofit Sooke’s City Hall and/or other civic buildings to meet sustainability targets, either immediately or as renovations/ replacements are required. This responds to District’s commitment to implementation actions outlined in the British Columbia Climate Change Action Charter.
- **Work with other governments** – Partner with other levels of government to retrofit or construct green buildings, and to help become carbon-neutral by 2012. The Province has committed to help municipalities pursue this goal through the development of options and actions.

**Strategy 4 – Celebrate cultural and ecological assets through the management of open spaces and the public realm.**

- **Showcase natural landscaping** – Protect local natural assets by using ecological landscaping and yard maintenance on civic properties, including the use of native species.
- **Promote local artists** – Commission local artists to create and install public arts at civic locations, such as parks, District-owned buildings and boulevards.

**Strategy 5 – Develop low-impact, efficient, green infrastructure.**

- **Leverage support** – Host workshops with other governments and stakeholders to educate and encourage support for green infrastructure elements such as zero-waste, landfill gas capture, neighbourhood energy utilities, permeable pavement, and transit-oriented eco-industrial development.
- **Seek funding opportunities for beacon projects** – In light of local concerns about the costs associated with building green infrastructure, explore funding opportunities for green community projects that showcase best practices.
- **Monitor building emissions** – Measure and report on the community’s greenhouse gas emissions profile, which is part of the District’s commitment to the British Columbia Climate Change Action Charter.
- **Pursue carbon-neutral operations** – Move toward becoming carbon-neutral in city operations by 2012, which is a part of the District’s commitment to the British Columbia Climate Change Action Charter. The Province has committed to help municipalities pursue this goal through the development of options and actions.

**Strategy 6 – Foster a healthy, resilient and supportive community.**

- **Develop social planning capacity** – Given the small size of the District’s Planning Department, explore the feasibility of hiring a student to conduct community research and support efforts in engaging youth, minorities, impoverished and special-needs individuals in the planning process.

**Strategy 7 – Promote jobs and businesses that contribute to a locally-oriented, green economy.**

- **Support local skills and resources through purchasing** – Design and implement an institutional purchasing policy that provides for the purchase of local products (e.g. construction materials, human services, food) to support the local economy.

**Strategy 8 – Promote a healthy, sustainable, local food system.**

- **Lead by example** – Develop visible demonstration projects on civic property that showcase various types of urban agriculture, including green roofs, edible landscaping and food gardens.
- **Support local food through purchasing** – Design an institutional purchasing policy that focuses on food products from local sources, both rural and urban. Begin by focusing on a few easily-sourced products, such as locally-grown fruit. For imported food products – such as coffee and sugar – design and implement a purchasing policy that promotes Fair Trade practices, which support equitable trading practices in poor countries.

## **APPENDIX A: Sooke Sustainability Workshop – Participant Responses**

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### **LAND USE**

#### **1. What is Sooke already doing well in this regard (i.e. what can be built upon)?**

- Revitalization. Unfortunately it is revitalization of existing development along highway 14, rather than moving town centre toward water.
- Causing discussions like this to take place with professional consultants.
- Small bus transit expansion.
- Several planning groups.
- Hiring Holland Barrs and opening discussion process.
- Larger properties and opportunity to basically start at point 0. We are reviewing the OCP plan.
- OCP.
- Zoning bylaw 270 – downtown plan issued to consultant.
- Transportation, trails and parks, and infrastructure planning.
- Boardwalk.
- Parks and trails master plan.
- Road plan.
- Sunriver estates – mix of housing within a countryside aesthetic.
- Emerging recreational core focus – SEAPARC, baseball, soccer ground.
- Good development for single family houses – providing variety of lot size – focus on lot size: better use of land.
- Waste water – sewer collection system – treatment plant.
- Insisting on storm water management in all new developments.
- All services underground in all new development.
- Consulting the citizens of Sooke.
- Support for arts/music.
- We've hired good staff.
- Sustainability strategy.
- Accessibility assessment and strategy.
- Staff has introduced smart growth principle.
- Planners, staff have a good understanding of how sustainable growth should work. This is starting to show in how developers are bringing their projects forward. Teaching and meeting on sustainable development are key to this process.
- Promote development along highway 14.
- Focusing on local and small businesses.
- Minimizing franchises and other mass-produced businesses.
- CASA.
- Keeping rural land.
- Sewers.
- Increase density, improve roads.
- Rural business, rural land.
- Heart and sense of place – the physical setup is superb but not easily accessible for all.
- Good access to sports resources and cultural resources.
- Linear development along key corridors – Highway 14.
- OCP downtown plan and transportation plan.
- Happening this year: transportation plan, parks and trails plan, downtown plan and sustainability plan.
- Hopefully there will be a movement of the town centre toward the water. There is a pier and now a boardwalk. The long term plan is to have the boardwalk to follow around the

- town centre area. The district staff is supporting smart, green growth but I'm not convinced council is on board.
- Creating a medical centre.
  - Building a seniors complex.
  - The boardwalk.
  - Developing the waterfront areas, should consider revitalizing all of the waterfront areas).
  - Support of local businesses.
  - Development at Sunriver that looks good, has green space and a hint of sustainable development in storm water, sewage etc.
  - Containing development within SSA.
  - Legal secondary suites in all zones.
  - Greater densities allowed in new zoning bylaw (compared with old bylaw 2040)
  - Legal detached 'small suites' in most zones.
  - John Phillips Memorial Park acquisition.
  - Sewer: responsible and progressive.
  - Sustainability: 'walking the talk' leadership.
  - Sense of community.
  - Seeking a grant for town centre – but messed up by approving Shoppers Drug mart.
  - Smart growth agenda – but have zoning bylaw that is inappropriate to current market and current community desires and omits the lifestyle and long term community, ecological and economic factors to mitigate and support high density.
  - Existing community plan 2001 had a vision to 2026
  - Town centre designation in OCP now, mixed residential/commercial uses
  - 6 storey buildings permitted in the urban core.
  - Existing preapproved and zoned residential housing supply 7 to 10 year supply based on 2.5% growth transit ridership for commuters 2<sup>nd</sup> highest in captial region

## **2. What are your long-term ambitions/goals on this topic?**

- Accommodation for young adults.
- Connected green corridors following nature's blueprint of existing riparian corridors and small ravines.
- Improve walkability – sidewalks.
- Use galloping goose for LRT.
- To have a vibrant town core – variety of specialty shops and pedestrian friendly.  
(Something like Sidney i.e. plantings, bronze sculptures, benches, wide sidewalks, minimal or one-way traffic.
- Healthy neighbourhoods.
- Green spaces/agricultural areas that enhance the community.
- Make government Wharf a hub of commerce and public interest, tourism.
- A good mixture of single family (larger lots) and smaller amount of smaller lots.
- Multiple dwellings.
- Playing parks.
- Track fields.
- Parks that generate monies, not just absorb monies.
- Developments in clusters around the community which allow homes and a commercial centre in the wheel hub.
- Downtown area – move main road south to the water.
- Build single family home with porches facing the road. Bottom storey could be commercial space for cottage industries, artists, clothing, etc in a walkable area. Roads running parallel to harbour.
- Split tax to keep businesses affordable and people living/working area to keep area safe.
- Sidewalks and streetlights – senior smart.
- Bicycle paths and racks.

- Live, work and play in Sooke, not commute to Langford and Victoria – stay in the community.
- Walkable community.
- Downtown village vision that is a postcard image.
- Greater density in town core.
- Maintain rural character/nature in outer area.
- Enhance commercial development.
- Attract light industry – enhance existing industrial land use.
- Improve form and character of town core’s commercial buildings.
- Continue to enhance access to waterfront.
- Alternate routes through Sooke – East/West.
- That social, economic, and environmental policies are developed with maximum citizen input in order to get maximum ‘buy-in’.
- Pedestrian trails away from roads on private land.
- Weave shoppers through business areas – co-operative project.
- A vibrant core/centre – not a bedroom community of endless subdivisions.
- Green space, wild space.
- Implement the plans we will be completing and educate council to understand the need for these plans and to garner their support.
- Better access to waterfront and more use of waterfront.
- Sooke has typically been a place where people end up because it is the most affordable in the region. Let’s work towards making it a place people want to desire to go.
- Maintain park land, green space, salmon and bear habitats.
- More walkable trails for people and dogs.
- More crosswalks to make walking safer.
- More residents downtown.
- Have the harbour as the centre of Sooke, with East Sooke as an integral part of town.
- Develop complete communities: mixed use, small commercial centres mixed with existing suburban development. Develop a real downtown with amenities – compact development.
- Protect agricultural land, encourage community gardens.
- An attractive, sheltered, landscaped outdoor space downtown with cafes, businesses and greenery connected to existing businesses by safe pedestrian access.
- Vibrant downtown.
- I would like to see more creative mixed use housing especially for older retirees who wish to downsize into affordable housing.
- Improved mass transit systems.
- Less single-use vehicles.
- Need for extracurricular entertainment for all ages, especially youth.
- Subdivisions that only allow tree removal for the building footprint and access streets.
- Local transit system (not part of travel outside Sooke core).
- More park ‘n’ ride locations.
- That we have a series of small economic centres (coffee shops/markets etc) that radiate out from a core of a larger centre.
- Ensure that agricultural land is actually used.
- The cemetery is rapidly filling up. Sooke needs to dedicate space for burial/cremation etc. Do we need a crematorium? Do we break from the traditional graveyard to use the sustainable version where we are buried in a biodegradable box and have a tree planted so that our graveyards are more like a natural area than a soccer field with marble monuments – First Nations model.
- Contain SSA to Kaltasin.
- Parallel connector.
- Underground utilities.
- Multi-family in town core (higher density).
- Increase growth in SSA, Whiffen and Kaltasin.

- Limit growth everywhere else (i.e. maintain rural-ness).
- Boat launch with parking.
- Better hotel accommodations.
- Designated density areas.
- Medical facility – physio, dental etc. (all areas).
- Protection of farmers who are actively farming from pressure of neighbouring development.
- Density of housing and services in urban core to promote less use of vehicles
- Surrounding rural areas need protection / keep growth in urban core where sewer is
- More/abundant green spaces in core area where higher density is currently allowed

### **3. What are a few early projects to get started on right now?**

- Finish OCP, decide on a 'standard vision' for Sooke.
- Focus on funding to upgrade business org.
- District of Sooke must develop a Parks and Maintenance division, with a budget. Without this a landscaped town centre will be difficult to maintain.
- Garbage cleanup.
- Sidewalks down Otterpoint Rd, Townsend Rd and Church Rd, which are main N/S roads into town centre.
- Review building/existing land use policies with consideration to environment.
- Provide sidewalks – town is not conducive to walking: it currently encourages car use.
- Often the infrastructure and District of Sooke employees are working toward positive land use goals but when they reach council, council does not listen to recommendations and implementations.
- Once current OCP, downtown revitalization plans have been done, revisit bylaws to make sure plans are implementable.
- Choose one area to target, set time frame and implement.
- Land development must be monitored and district office has its resources taxed.
- Medical centre.
- Downtown beautification – have a central gathering place, move country market to a more visible place.
- Road infrastructure, transportation, organization.
- Changing bylaws and legislation to allow rural lands the ability to be economically self-sustaining.
- Smaller homes – more green areas.
- Downtown beautification.
- Downtown development – hotel, retail/office space, apartment buildings.
- Planning road network, planning streetscapes, planning water and sewer schemes.
- Define town centre/square/plaza.
- Demamiel creek pedestrian, bicycle crossing and paths from Sunriver into downtown/schools/parks.
- Downtown revitalization plan – walkability, bicycle depot.
- Street lighting.
- Move services underground – Hydro, Telegraph, Cable.
- Agricultural/Development balance.
- Zoning in place.
- The downtown plan is the key to the beginning of economic development. We need a 'visual' of what the downtown could be to show potential investors.
- Create a new downtown 'off' of highway 14 and close the harbour.
- More mixed housing.
- Assessment of future damage caused by developments and storms.
- Improve roads.
- Revisit bylaw 270 to allow greater lot coverage in higher density residential and commercial zones.

- Every development needs to include sidewalks, bicycle lanes, walking trails and a financial contribution to a vibrant downtown square.
- Remove cars from centre of Sooke.
- Put in more crosswalks.
- Landscape design – where is the rural? Where are the green areas? Where are the corridors, nodes?
- Downtown plan.
- Emphasize smart green growth.
- Recreational facilities for the young generation: movie theatre, bowling, trails.
- Core beautification program.
- Consistent look and feel for the community.
- Get rid of the disconnected feel and look by getting rid of the ‘pavement right to the door’ attitude.
- Make businesses maintain the landscaping they install.
- A theme. Who are we?
- Encourage higher density town centre.
- Trail development so residents in SSA/Kaltasin/Whiffen can use trail to get to town core.
- Priority to waterfront access. Expand boardwalk to Quimper, to Government Wharf. Development encouraged on Murray/Lincroft/Goodmere.
- Connect Sunriver to core with pedestrian access (bridge across Demamiel Creek)
- Keep going with trail from John Philips out to Ella Rd.
- Sewer expansion (Whiffen Spit and Kaltasin area).
- Nott’s Creek development (Leed Platinum).
- Purchase golf course.
- Avoid sprawl/bedroom community.
- Stop allowing development without provision of more infrastructure – sidewalks, lighting, jobs, childcare etc.
- Avoid destroying the landscape with uncontrolled housing.
- New mutli purpose health care facility consolidate calcability sidewalks, downtown revitalation to promote the above values
- Protect any heritage sites

#### **4. Who needs to be consulted (public, stakeholders)?**

- Environmentalists.
- Public.
- Public stake holders.
- Large and smaller landowners.
- Employees/employers.
- Local investors.
- Developers.
- Seniors and youth – the whole community.
- Development community.
- Business community
- MOT – Province.
- Chamber of Commerce (treat them with more respect as partners).
- Everyone who lives and works here.
- Businesses that we’d like to see here.
- Government.
- The community key focus should be young people. Students/youth should be involved at all levels of planning for the community’s future.
- Public need to be consulted through current OCP and conferences like this. OCP plans need to spell out downtown higher density development areas clearly! At our current stage no overall plan exists and there is not enough clear planning and vision.
- Municipal staff.



- If Sooke is to be a tourist destination, what do the tourists want and need to attract them to come and stay?
- People from a variety of housing needs.
- Environmental consultant.
- Building consultant.
- The public has a great chance to be consulted right now as the OCP review and downtown plan are happening now.
- Public and developers with a vision and money.
- Policy makers (council).
- Public/public/public/public as it will be their land use documents

## **TRANSPORTATION**

### **1. What is Sooke already doing well in this regard (i.e. what can be built upon)?**

- Small bus transit within community.
- Trails in new subdivision.
- Enforcing speed limit around schools.
- Cross walk between shopping centres.
- New lights.
- Some trails being developed in new subdivisions making safe paths for students to schools.
- Have budgeted for a transportation plan expanding the park and ride. Nott's creek had to provide bus passes.
- Transportation road plan.
- Parks and trails master plan.
- Limited community transit access.
- Park 'n' ride at some local stops.
- Crosswalks.
- Municipality consulting public.
- Social groups coming up with own forum research.
- Discussing alternatives.
- Working on plans for staff-focused on nodal community to create complete neighbourhoods.
- Accessible assessment and implementation strategy.
- We are entertaining a new road network plan.
- We have started a good relationship with M.O.T.H. which is important as they control all use within 800m.
- Galloping Goose.
- Fixing Townsend Rd.
- Local transit loop.
- Consultation and planning.
- We have established an accessible committee to create better transportation for seniors and the disabled.
- New drop-off at École Poirier Elementary.
- New projects are being dealt with effectively to ensure accessibility, parking and transportation requirements are met.
- Obtaining land for parks/trails (though just grabbing land is not enough, we need to be strategic in land acquisition)
- Updating DCC bylaw.
- Resurrecting the parallel connector.
- Bus stops have been improved (paved platform).
- We requested and did not get a van pool for 1 development, though we got bus passes another.

- We have parks.
- 1 good trail to school.
- We have traffic calming in neighbourhood.
- Disabled accessible bus stops.
- Bus ridership for commuters working outside of sooke is the second highest in the CRD for a bus route
- Have small commuter busses
- Need more defined transportation corridors (trails)

## 2. What are your long-term ambitions/goals on this topic?

- Rail transportation. 3:1 ratio in public investment. Short trips – 50% are less than 2km. 'Perfection is the enemy of good'.
- Increase walking/bicycling (ways of getting to and from).
- Sidewalks in all new housing/business areas.
- Going back to walkway old residential districts.
- Improve walking and cycling abilities in Sooke for children and adults.
- Pedestrian and bike trails within town centre and linking neighbourhoods.
- A safe sidewalk from town core out to Whiffen Spit area and Native Reserve.
- Cycle path from Galloping Goose trail to town core and on out to west of town (Whiffen Spit).
- More roundabouts.
- Rail system on the galloping goose line between Sooke and Victoria to leave twice in the morning to Victoria and return twice in the evening.
- Narrow streets.
- Cycle paths. A strategy to keep cars out of downtown.
- Triple transit service (trips).
- All new developments get to waive some parking requirements as long as they provide bus passes for 2 years,.
- Galloping goose as core transportation mode with interconnectivity to Sooke bicycle/hiking trail network.
- Alternate East/West routes through Sooke.
- Improve North/South streets, providing access to waterfront.
- Ensure better storm water management.
- Design Sooke development in such a way that citizens do not need to travel so far for work/social needs. Try satellite development with easy walking/bicycle/scooter access.
- Whenever we talk about downtown pedestrian ways, we hear that the Ministry of Transport/Highways is hard to deal with. Instead, weave urban trails through private land along the fronts of stores and malls to take customers to businesses. City provides landscape installation, and owners keep land and businesses agree to maintain landscaping which they own. City pays for building trail, putting in landscapes, cover liability. Stores own land and maintain trail and landscaping.
- Accessible public transport.
- Ample parking in/around core.
- Cross streets.
- Create a nodal community that provides jobs, shopping, living in same place.
- Support transit with higher density.
- We need to create multi-use streets and educate staff on these concepts.
- Move downtown off of the provincial highway, provide new grid system for the downtown and community that respects the mandate of the 'Dept. of Highways' objectives.
- Upgrade Highway 14.
- Another route through Sooke.
- Attractive main road through Sooke.
- Safer and convenient non-oil consuming options.
- Accessible transit.

- More local transit.
- Highway bypass.
- Easier access.
- Alternate route into Sooke through Timber West land to Duncan.
- Better road maintenance on Otterpoint Rd. and W Coast Rd.
- Free 'walk Sooke' and 'bike Sooke' maps.
- Provide a second bridge (Sooke River).
- Provide landscaped parking areas designed to enhance beauty of Sooke.
- To walk/bike on beautiful boulevards.
- To drive on narrow, pretty streets.
- Separate panel bike lanes to schools/centre from neighbourhoods.
- Higher density in core area.
- Build connector road – Grant to Phillips to move internal traffic off Highway 14.
- Trail connection overland to Sooke lake reservoir.
- Highway 14 upgrade to include light rail.
- Transportation to more agriculture/agri-products.
- Better inter-community bus service.
- Rail line along Goose to town.
- LRT.
- 3<sup>rd</sup> lane bidirectional to Victoria.
- Galloping goose extended past Sooke and through Sooke.
- Traffic calming devices.
- Reduce the frequency of transport of goods and services by establishing warehouse storage (cold and normal)
- Encourage more business opportunities to create more long term jobs
- Make downtown more walkable and bike friendly
- Better regional trail and local trail linkage
- Need more local jobs

### **3. What are a few early projects to get started on right now?**

- Sidewalks/bike routes around core.
- Encourage space and hardware for cycling to/from bus district i.e. safe road space and lock-up racks.
- G.G. trail over river to downtown.
- Create a 'green' industrial/transport park.
- Public awareness campaign especially targeting younger population.
- Free bikes and bike racks – coloured bikes that people can pick up, use and drop off.
- Sidewalks.
- Education program for school children on impact of choosing car vs. bike.
- Sidewalk from Whiffen Spit to John Muir School to sidewalk along Grant Rd to John Muir School. In conjunction have block parents on these streets.
- Carbon credit for individuals/rewards program.
- Impose toll on main companies that truck to Sooke and reinvest these funds into improving transportation issues.
- Advertising/information campaigns to public.
- Have to address narrow streets vs. parking space in developments.
- Traffic calming on Grant Rd.
- Make/implement road improvements. When someone cuts across road, they must repair to previous existing level – this is currently not done.
- Reduce speed ability in certain areas to make safe for electric scooters.
- Implement speed bumps.
- Increase community busses.
- Move main road on the south side of highway to an area around which a town centre can be developed.

- Enhance bus systems with lights, tables, manned coffee machines.
- Mankind got into trouble when it divorced itself from nature. If we asked the question “what would be the natural thing to do?”, that I believe, would solve a great many of our transportation and environmental issues.
- Implement our transportation plan.
- Better street lighting.
- John Phillips Park.
- Infrastructure grants to connect East/West routes – Phillips through to Grant.
- Good (subsidized if necessary) access to Victoria (youth in Sooke are deprived of Stimulus – see ‘Youth Resiliency Report’ – and end up watching TV or using PC at home too much.
- Comprehensive transport plan.
- Car-sharing co-op.
- Pedestrian greenways.
- Provide a detailed grid system for vehicles and a park, trails, walkway system.
- Need a storm water plan (alongside road network).
- Small busses within Sooke (more often) with connections to transit line to Victoria.
- Bike lanes and sidewalks.
- Improvements to crosswalks.
- Better public transportation.
- Safer bike and walking for commuters.
- Sidewalks and crosswalks.
- Commuter vans to Victoria and Langford.
- Improve roads.
- Develop comprehensive trail network and incorporate with planned road network.
- Bypass through Sooke.
- A bridge over the river for bikes and walking and so that the galloping goose is accessible without driving.
- Well-lit pathways that aren’t on the roadways.
- Improved, safer access alternatives to the schools, especially École Poirer and Journey Middle School.
- Traffic calming.
- Companies should implement flexi time to decrease car time.
- Incorporate roundabouts and smart lights in newly developed or high traffic areas.
- Flexi-days - commuters to Victoria – maybe work from home 1 or 2 days per week where possible. Encourage/promote car pooling.
- Discuss location of trails and connector route.
- Trail system improvements.
- Improve the circle route from Sooke to Lake. Cowichan.
- Local bus service.
- Better access on & off Highway 14.
- Second route out of Sooke into town (Colwood, Victoria).
- Community car pool – website, ad.
- Highway through Timber West, Otterpoint, Duncan.
- Scooter safety.
- Speed limit should be dropped.
- Sponsor rolling carts logo ‘I walk in Sooke’.
- Stores to provide service – “walk to shop” – shop now, have your groceries delivered later that day.
- Right of ways.
- Trail construction in John Phillips
- Bike lane or routes
- Make a trails a public right of way as a transportation corridor instead of a park
- Parking should be underground to reduce footprint
- Reduce blacktop

- Create a more pedestrian friendly core

#### **4. Who needs to be consulted (public, stakeholders)?**

- Users, vehicle owners, BC transit, seniors, children.
- All public stakeholders
- Developers.
- Transit.
- Business community.
- MOT and other levels of government.
- Local landowners.
- Province/Federal – infrastructure grant.
- Citizens/residents of Sooke.
- Local/City/Regional/Provincial authorities.
- Community members, youth in particular.
- Dept. of Highways.
- The community.
- Senior government.
- Neighboring communities.
- Rural residents.
- Youth.
- Seniors.
- Business owners.
- Commuters.
- We need to insist that MOT meets our standards.
- Public and government funders.
- No-one. Just do it. It is good and when it's done people will be happy. If we ask, we will just fight it out and get nothing done. Wait. Ask the kids about where to put the trails. They are like water drops and will find the easiest and best route.
- Everyone – young and old – developers – but if you give people too much choice, nothing ever gets done.
- Council.
- Bike shop owner/ youth/ seapark/ municipal approving officer

### **SOCIAL DEVELOPMENT**

#### **1. What is Sooke already doing well in this regard (i.e. what can be built upon)?**

- Long boats.
- Disabled sailing.
- Community school.
- CASA.
- Sooke fine arts.
- Sooke philharmonic.
- VIHA.
- Sooke walks.
- Senior's direction.
- Good volunteer community.
- Excellent in supporting families that suffer devastating health events.
- SEAPARC.
- Minor sports (soccer, hockey, softball)
- Community taskforce against graffiti.
- Rotary, service clubs.
- Health initiative.
- Ayre Manor.

- Vital Vitals.
- Bluegrass Festival/folk music.
- Fall fair.
- Recreational centre and EMCS.
- Community help in rebuilding Anglican Church.
- Ecumenical activities.
- Church groups.
- CHI.
- Seniors care facility.
- Medical clinic.
- Saturday market.
- Developing John Phillips Park.
- Great service groups.
- Art in the park.
- Art studio tour.
- Canada day society.
- Senior's drop-in centre.
- Museum.
- Community theatre.
- Many projects among Sooke organizations to enhance facilities in other countries (Malawi school, Panama).
- Transportation CHI.
- Japanese sister city.
- Town Pole.
- Support for Trinity church following fire.
- Social capital very high in Sooke.
- A history of self-sufficiency and co-operation.
- Chamber music workshop (1 week in May).
- Whiffen Spit park/trail.
- NPO.
- Senior centre.
- Galloping goose.
- Strong volunteer-based community (however this is fading with time).
- Planning for primary core.
- Building an assisted living/complex care to be open in June.
- Sports/fields/arena/swimming pool.
- Parks and playgrounds.
- Sooke Community Association.
- Community engagement.
- Navigator services.
- Non-profits engaged in service delivery.
- Rotary building school in Malawi.
- Symphony concert to support museum.
- Arts and crafts sale.
- Edward Milne.
- RFP medical services building/health care/wellness services.
- Affordable housing plan.
- Seniors housing/home and community care services (long term care).
- RFD for a multicare/multiservice health care and health oriented services provider building
- Strong vibrant museum arts and culture is strong
- Large number churches
- Affordable housing strategy

**2. What are your long-term ambitions/goals on this topic?**

- Keep promoting integration museum.
- Continue senior care industry upgrade.
- Provide youth incentive to be involved.
- Pedestrian/cycling communities.
- P3 partnerships.
- An arts centre
- Support and exchanges with a companion village in a developing country.
- Barn dances.
- Encourage interaction with walkable access to food, shopping, coffee houses, more time for families to be together. Shorter work times – 4 day weeks. Job share to allow more family time.
- Improve safety in the community.
- Combine ambulance, first response and firefighters.
- Open town square for community events with living quarters around it.
- Large community centre which houses a local food market area for seafood, meat, fruit and vegetables, artisans.
- Careful not to make laws which threaten the lives and liberties of landowners.
- Town square.
- Centralized useful community centre.
- Public art.
- Trash cans.
- Benches.
- New medical clinic.
- Arts centre.
- Eco-tourism.
- Sooke lacrosse facilities and programs.
- Support fine arts/philharmonic.
- Encourage volunteers.
- To retain our culture and extend it to newcomers.
- Arts centre.
- More art galleries.
- Art College.
- Integrate health and social issues into the OCP.
- Conducting an accessibility assessment and implementation strategy.
- Work with First Nation.
- Ayre Manor.
- Senior drop in centre.
- Enhance and support ongoing social development.
- Neighbourhood emergency response centres. (Sunriver – Whiffen Spit).
- More recreation facilities.
- Multi-purpose facility for community events.
- Mixed income/mixed culture community.
- A community where our youth want to live.
- New mixed use theatre/community centre downtown.
- A community where our elders feel valued.
- Make Sooke into a visible arts community.
- Create a climate from municipality to community with a code of conduct from the top to set a behavioral standard for young people.
- Heritage Arts Cultural Building (with conference centre).
- Capitalize on more arts and culture, especially musicians in Sooke.
- Provide resources, jobs, schools and other reasons to keep the youth here.
- Central outdoor meeting place to be used for a market, game of chess, chat with friends.
- Affordable entertainment for all.
- Public boat launch.

- Transit reliance.
- Property maintenance by property owners (clean up graffiti and dark gathering areas).
- Controls on rental properties.
- More local evening classes in public schools.
- Better use of community hall – diversify programs.
- Child care (pre- and out of school care) – qualified providers.
- Continue to foster the success of local volunteer groups.
- Get development industry to help pay for amenities such as daycare, afterschool care, parks land facilities, and land
- Stronger relationship and partnership with sooke community association and sports organizations
- Offer better health

### **3. What are a few early projects to get started on right now?**

- Town square/community functionality – square city block area.
- Better street lighting.
- Citizen advisory committee.
- Setup links on District of Sooke website to Volunteer Victoria.
- Discuss community association – transfer of parks to District of Sooke.
- Better street lighting.
- Encourage free enterprise to generate activity in the square which encourages plenty of people moving out and about.
- Local hitching posts for horse riders.
- Complete boardwalk.
- Local firehouses.
- Support Ayre Manor fundraising.
- Encourage senior's drop-in activity centre.
- Work toward realizing Community Health Centre.
- New identity – incorporate First Nations art and culture.
- More promotion about Fine Arts Show and Orchestra.
- More encouragement for art/music schools, workshops.
- Getting our NPOs all on the same page.
- Update health initiative.
- Create ongoing program to include youth in the planning process.
- Sooke arts show.
- RFP for med centre.
- Making a town meeting area.
- Encourage neighbourhood watch or similar programs.
- Better promotion of local arts.
- Better use of existing facilities (schools for example).
- A community mental health centre.
- Addictions treatment in the community.
- Expand what we have.
- Improve public transit to these locations.
- Get health resource inventory updated and on the web.
- Find some stable funding for CHI to support their social infrastructure development activities.
- Integrated medical facilities.
- Transportation network.
- Encourage healthy living.
- Conference centre, more diverse sports centre, tennis, racquetball.
- Community services.
- Building up programs.
- More funding for museum.



- Network community nodes – crime, senior look-in, emergency road closures.
- More promotion of arts and cultur as it is good for the community and buisness
- Local edcis embarking on a program
- Twin city concept is being explored currently
- Better street lighting at crosswalks in sooke (like view royal and langford)

#### **4. Who needs to be consulted (public, stakeholders)?**

- Need groups.
- Families.
- CASA group.
- Medical community.
- Higher levels of government.
- Seniors and youth.
- Arts Council
- Fine Arts Society.
- Sooke Philharmonic Society.
- Non-profit organizations.
- Public.
- Volunteer groups.
- Service clubs.
- Emergency services.
- Marginalized people.
- Municipality.
- Designers.
- Architects.
- Developers.
- Planners.
- Schools.
- Youth
- Service providers

### **ECONOMIC DEVELOPMENT**

#### **1. What is Sooke already doing well in this regard (i.e. what can be built upon)?**

- Small mills – value added.
- SEDC and Chamber of Commerce.
- Sooke Historical Society
- B&B association.
- Rotary.
- EDC.
- Hotel property tax exemption.
- Green development.
- Sooke fine arts.
- Sooke philharmonic.
- Small businesses – cottage tourism/home-based business.
- Arts and crafts.
- Chamber of commerce and EDC – this is way too generous, they aren't functioning.
- Nothing.
- Established an economic development commission.
- Promoting tourism.
- Sooke Harbour House.
- Some local restaurants use local food.
- Lots of B&Bs.

- Diane Bernard's seaweed business is employing 4 people and using local resources.
- Sooke Salmon Enhancement Society (they need to expand their scope and activities).
- Rotary club selling reusable bags in lieu of plastic bags.
- Creating an awareness of green business.
- Business licensing.
- Utility partnership.
- Tax incentive to attract hotel/business.
- Chamber awards.
- Chamber of commerce/rotary very active.
- Lots of rezoned land for commercial purposes
- Local business/resident survey done
- Promotion of business opportunities and need for consumers
- Live/work/play branding is occurring by way of website and advertising
- Strong arts and culture is good for business
- Youth business survey done
- Hotel promotion incentives in place

## **2. What are your long-term ambitions/goals on this topic?**

- Chamber website to be used as a resource base for businesses and a promotional tool for shopping/hiring locally.
- Somehow get the various business organizations to work together in unison.
- Develop a green business council.
- Relax bylaws which restrict free enterprise and opportunities.
- Encourage local business opportunities.
- Local government to promote local products: food, lumber and aggregates, arts and culture, cottage industries, manufacturing, encourage green initiatives allowing opportunities to business and economic development, software, medical opportunities.
- Create parks which are aesthetically pleasing as well as economically viable to reduce tax bills. Parks could be open spaces for performing arts (by admission), fairs, games.
- Promote education in the form of trade schools and medical schools.
- Foster business networks to create partnerships within the community – hold a community fair to involve trades, tourism and all businesses.
- Wood burning furnace to generate electricity to sell to city grid.
- Solid commercial base.
- Increase commercial tax base.
- Eco-industrial network to reduce waste, truck traffic.
- Mixed business/residential developments with ground floor dedication.
- Develop year-round tourism.
- Attract green industries – tech businesses.
- More skill-based business (blacksmith to computers) instead of big box stores.
- Big push for apprenticeship training for local youth.
- Trade School (arts, music, outdoor adventure, high tech, construction).
- Employ our youth.
- Supply services and goods our community needs.
- Bring in 'green businesses'.
- Create EDO in municipal government.
- Designate areas for specific business.
- Locate a college/university campus.
- Bring in green businesses.
- Create a centre and a pride.
- Focus on the harbour as this is Sooke's biggest asset as compared to other areas.
- Green, socially conscious economic development.

- Create a business park with the emphasis on Park in tandem with the development of the downtown to create a more urban feel so that we can attract high-tech companies.
- Locally available higher education for a range of careers.
- A wider range of local businesses.
- Local employers will pay a living wage to their employees.
- More jobs
- Economic clusters.
- Create live/work housing. Put housing above commercial spaces.
- Create value added manufacturing.
- Rent municipal industrial land to companies who need it.
- Encourage private/public partnerships.
- Looking toward building 'green' houses.
- Volunteering encouragement.
- Less waste encouragement/rewards.
- Focus development on SSA, Whiffen, Kaltasin.
- Waste water plant to be innovative (energy potential).
- Agree to pre-zone on condition of tearing down the crappy commercial buildings and building green commercially.
- Develop fast-track, minimizing holding costs, DCC breaks for commercial buildings.
- Birth to death without leaving community. (Educate, work, retire).
- Municipal brand – Home town ambience
- Link recreation and healthy options (to jobs)(hiking, biking, adventure recreation opportunities)
- Youth and senior targeted business ventures
- 1000,000 sq ft of new commercial less vehicles on the road to victoria
- Post secondary education facility for trades

### **3. What are a few early projects to get started on right now?**

- Chamber of commerce – sponsor green bus fair.
- Shop local dollars – earn \$ /100 spent and can reimburse.
- More flexible bylaws.
- Chamber to advertise and promote local businesses.
- Top 20 bus/services missing in Sooke.
- Senior bus survey/model.
- Youth bus survey/model.
- Local business networking events.
- Improve business environment.
- Expand commercial building space.
- Do a survey on local training already happening.
- More support for chamber of commerce.
- Zone area for business park.
- Foster positive attitude – offer help to business. Provide affordable units.
- Pre-zone downtown area so when a business wants to come to Sooke, they know where to go and what will be required of them.
- Invite people to look at Sooke.
- Need more shops – clothing/shoes etc.
- Creation of local neighbourhood energy utilities.
- Turn chamber of commerce into a green business council.
- Develop neighbourhood 'local' green energy plan.
- Local businesses should support kids staying in school.
- Council needs to streamline zoning to make building of commercial entities user-friendly.
- Council demands growth but refuses to pass amenities bylaw that includes density housing.

- EDC is immature. Ads are put into magazines but no packages available to help developers to see where land is available.
- Develop green business council.
- Establish business networking event.
- Encourage 'Women Evolving in Business' support group.
- Create a community that encourages business success.
- Going green information committees.
- Tax breaks when building green.
- Waterfront development – restaurants.
- Ecotourism.
- Downtown – Murray/Lincroft/Goodmere redevelopment focus.
- Expand SSA to Whiffen/Kaltasin.
- Public education on benefit of buying local.
- Public education on net increases of building green.
- What are we doing to make people 'choose' sooke?
- What are we doing that is 'identifying' us?
- Clean business.
- Movie theatre.
- Emergency health services.
- Airy, fairy stuff is a requirement – because that is what we offer that the outlying area does not – we are a tourist destination and langford is not.
- Market to CRO poulation.
- Present Sooke as a model for urban green planning – model town.
- Go green committee – recommend policy initiatives that can be implemented by council.
- Get the province to relax the rules so municipalities can grant incentives
- Senior business services and products fair
- A dialogue with seniors, youth, business venture project for youth trageted beusiness opportunities
- Promoted business ventures that survey identified by sooke consumers
- Encourage business to provide
- Tourism marketing strategy

#### **4. Who needs to be consulted (public, stakeholders)?**

- Chamber of Commerce.
- Museum.
- Public.
- Business community.
- Education facilities.
- Youth.
- SD62.
- Developers.
- Public who benefit from taxes.
- Economic development experts.
- Seniors
- Youth
- Business both chamber members

### **BUILDINGS & INFRASTRUCTURE**

#### **1. What is Sooke already doing well in this regard (i.e. what can be built upon)?**

- Small farms, fall fair, slow food, farmer's market.
- Water-use restriction in summer.
- Working on storm water strategy.
- Some recycling.

- Larger properties which have provided green space and provisions within the community.
- Nott's Creek.
- Sewer plant.
- LWMP.
- CRD.
- Recycling programs.
- Rebate program for toilets, washers and shower heads.
- Signed on to 'turn it off' with BC Hydro.
- Amenities policy.
- Storm water management.
- Integrating most areas into waste treatment plan.
- Green concepts in several new home developments.
- EPCOR PPP.
- Holding grounds – bioswales.
- Sooke Harbour House – Eco-parking lot.
- Water conservation – low flush/low flow showers.
- Monitoring and information – metering water.
- Update of outdoor burning regulations.
- Primary Health Centre.
- Not much, but discussion is a start.
- Some green building projects e.g. Sunriver, Nott's Creek (proposed), Grouse Nest (proposed), LWMP for storm water and sewer.
- Our development staff support smart growth. I'm not sure about council though. We have had a proposal for a green development but some legalities within the company have held this up.
- Sunriver built a 'green' house.
- Blue boxes.
- Getting ready for integrated storm water management. Weighing options and getting the discussion started.
- Sewers to clean up the basin and environment.
- Sewer use regulation (oil/grit separator, grease traps etc.)
- SWMP.
- Some incentives are market-driven (Sunriver phase 3A).
- Seniors complex care facility.
- OCP review.
- Affordable housing policy.
- Considering bioswales.
- Liquid waste management plan – sewer (sanitary).
- WE are behind the 8 ball – we have a new sewer system that can accommodate growth at 2.5% SFE for 8 to 10 yrs
- New water supply line by CRD for sooke will accommodate 50 yrs uninterrupted supply
- Our sewage is treated and dumped in ocean
- Plans are being developed for stormwater management
- We allow 4 storey single family houses

## **2. What are your long-term ambitions/goals on this topic?**

- Yard space for gardens in a household, rather than a community garden.
- Sooke council needs to streamline the development of commercial property and actually allow commercial development in a reasonable time frame – there has been no new commercial space in 10 years.
- Use of renewable energy – harness wind/tide energy.
- Municipal composting yard.
- Make necessary review of bylaws which may be hindering advances in green strategies and environmental alternatives.

- To have a community that honours it's stunning natural setting by implementing a zero waste policy.
- Turn the waste treatment into an asset – useable fertilizer.
- Many landscaped bioswales and native hedgerows.
- Reuse waters from sewer flushing.
- Watering roads – sidewalks – beautification – moving towards water.
- Smaller buildings – larger green spaces.
- Complete LWMP phase 2.
- Retrofit town hall.
- Educate public on BC green building plan/code.
- Municipal garbage collection.
- Zero-waste initiative.
- Community energy plan.
- Green building strategy.
- Solar hot water.
- Solar electric.
- Tidal electric.
- T'Souke electric corp.
- Improved architecture for downtown (commercial/residential).
- Recycle sewage as fertilization, energy.
- Partnerships.
- Renewable energy.
- Integrated storm water management plan stage II.
- Educate staff on BC Green building code.
- Sooke needs better control its infrastructure/more say with water board/highways etc.
- Stop building for the car.
- Utilized heat generated from sewer system for community.
- Expansion of sewer systems.
- Improve storm water management.
- Affordable housing/supportive housing.
- Wind farm.
- Tidal generation.
- District energy systems – DT focused.
- Get Sooke off the grid – we are on the edge, let's produce some energy.
- Green building education and literacy – education of local builders.
- Would like to create wind power and turbine power.
- Would like to use the sewage effluent for fertilizer.
- Would like our wind power to power our LRT (similar to Calgary).
- Zero-waste initiative.
- Rainwater retention and re-use on-site, both residential and commercial. Water can be used for lawn and shrub irrigation as well as flushing of toilets.
- On-site generator systems used to charge batteries and operated by the weight of a vehicle parked on top of it's mechanism in the floor under it.
- Expand recycling/compost. On a commercial scale as well as private.
- Utility wind/energy for economic development.
- All new buildings should be green.
- Encourage manufacturers to package/produce fluids in healthier, non plastic materials.
- Green building requirements and process reform to benefit the applicant.
- Alternate energy.
- Boat launch.
- Improved water supply infrastructure (paid for by development).
- Rewriting of subdivision/development standards bylaw to implement standards. Building bylaw update to encourage more sustainable construction.
- Community eucation/developer education.

- Implement outcome of LWMP – sanitary sewer.
- Building should not take away what is nice about sooke (views)
- Revisit the impact of zoning bylaw 270 which allowed new heights
- If there are heritage sites protect them, municipal

### **3. What are a few early projects to get started on right now?**

- Plan for recycling water – storm water.
- Pre-zone downtown core.
- Education.
- Our architecture should reflect our surroundings i.e. ‘West Coast’ – large natural timbers, wood and stone, wide eaves to protect from the rain.
- Narrow roads with gardens around.
- Housing with green roofs, balconies, garden areas.
- Large green spaces to include places to play sports.
- Buildings to be built of local materials. Longer lasting homes built without using precious resources or oil products/plastics.
- Create a ‘Sooke energy utility.’
- A solar hot water system on every roof – foster ‘solar community’.
- Building codes.
- Find alternatives to natural gas.
- Encourage home gardens for biodiversity (birds).
- Zero-waste.
- Rebate program.
- Retrofit municipal hall.
- All commercial, business, zero hotlines.
- Update municipal hall/fire station to new energy standards.
- Purchase energy efficient vehicles for municipal use (encourage employees to purchase same).
- Establish car pool system for municipal workers.
- Create a checklist for developers – demand solar water heaters, solar power.
- Green building checklist.
- Municipality needs to lead or better our performance (municipal hall).
- Builders should take a green building course.
- Establish an advisory group.
- Our staff has a grant to study our storm water management.
- Would like to encourage our council to commit to smart and green initiatives. Not sure they are committed to this.
- Green advisory committee, bylaws.
- Use our storm water run off for municipal irrigation.
- Make a LEEDS/Green built the ‘ideal option’.
- Public education.
- Community energy plan.
- Recycle water at waste water plant to re-use during processing rather than discharge to strait.
- Public education of green benefits – show how its economically viable.
- Process reform – relaxation on DCCs, fees, fast-tracking.
- Education on recycling in the schools.
- Purchase of golf course.
- Waste recycling program.
- Rain savers required for low water rural areas.
- Subdivision development standards bylaw to include storm water management and any other strategic improvements.
- Promote the establishment of a industrial zone sewage treatment facility so there is no impact on our existing system

- Approach province to fund this green treatment of industrial land uses

#### **4. Who needs to be consulted (public, stakeholders)?**

- Everyone.
- Public/Private sector.
- Other communities.
- Public/private partnerships.
- Other municipalities already using green initiatives.
- People from all walks of life.
- Builders.
- CRD.
- Councils.
- Business interests.
- Green advisory committee, Nanaimo and other places with zero waste goals.
- Utility companies.
- Builders – they are willing to go green but they don't know how to source the components (good paints, carpet etc.). Suppliers could cater to this need. The building department could initiate this. We need cost comparisons to show that it is not cost prohibitive.
- 3P Partnerships.

### **OPEN SPACE & FOOD**

#### **1. What is Sooke already doing well in this regard (i.e. what can be built upon)?**

- Salmon enhancement society.
- Garden club – sharing of ideas.
- Annual bird count.
- Several organic gardeners are making a living growing own food and selling at competitive rates.
- Farmer's market (needs municipal encouragement and aid).
- Working with food CHI.
- Protecting some AG land.
- Adopted the RAR in March 07.
- Acquired a 17 acre park.
- Designated land for community gardens.
- CASA.
- EMCS.
- Slow food.
- Fall fair.
- CHI.
- Many natural areas where nature reigns.
- Outdoor recreation space – vibrant accessible (mostly) and unique.
- Preservation of healthy aquatic ecosystems.
- T'Souke Nation.
- Sunriver (wood side farm.)
- EMCS working kitchen.
- Some organic farming.
- Beekeeping and mead making.
- RAR.
- Community gardens are being established in new developments.
- Public market.



- Longboats.
- Lots of open spaces (need strategy on which spaces to protect and for what use).
- Sk8 park.
- Boardwalk.
- 3 community gardens in Sooke – CASA, Sunriver and EMCS use their local produce for the home economics kitchen.
- Secured a large amount of park land in various locations.
- Protection of important waterways.
- Local food group organizations

## **2. What are your long-term ambitions/goals on this topic?**

- Do not allow residential development on the easy-to-develop lands, keep them for agriculture. Direct development to non-arable land first.
- Encourage revitalization of agri-tourism – this needs relaxing of some provincial laws.
- Farmer's markets.
- Invasive species management.
- Green corridor connected throughout.
- Clean up ditches an riparian areas.
- More food locally grown.
- Green corridors for birds and bees, parlayed with walking and bike trails.
- Encourage home-based businesses – gardens, farm stands, preserves, flowers etc.
- Create and keep the opportunities for local growers.
- Canning and selling of local fruit and vegetables.
- LWMP – will protect ditches and the harbour and basin.
- Develop a food production strategy.
- ALR.
- Higher level of food security from local sources.
- Woodside Farm.
- Historical house
- Re-use treatment plant waste water.
- Access to harbour.
- Town square.
- Food & agriculture strategy.
- Bird habitats.
- Have protected open space.
- Ensure that arable land is used for farming.
- Youth friendly and accessible open space that is safe.
- We can buy 70% of our food from local services.
- Community/neighbourhood allotment gardens.
- More local farmers.
- Save the good farmland we have.
- Shellfish harvesting from the harbour.
- District-owned agricultural land – ALR exclusions.
- Market Sooke as a food, wine, meal area.
- ALR is used for AGR.
- 'Grown in Sooke, harvested in Sooke' focus in our shops – grapes, seafood.
- Native species in plantings.
- Agri-tourism.
- We must not clear cut for new developments leaving wildlife vulnerable.
- In the last year, huge numbers of deer have been killed on our roads.
- Park connections. Sea to sea (CRD) to make cycling loop possible.
- Trade land to get more waterfront, boat launch.
- To have a vineyard.
- Hire our own QEP – not consultant.

- Continued protection of waterways.

### **3. What are a few early projects to get started on right now?**

- Inventory on aquatic habits (wetlands/riparian).
- Create an accurate map of storm water drainage, direction and interconnection in Sooke.
- Municipal support for the farmer's market. A more high-profile location to be paid for.
- We need to provide the political will to encourage the work being done in growing and selling produce, not discourage it.
- Need to remedy the problem of local fishermen having to unload their fish by law in Vancouver.
- Pay market value for farmlands to use for community gardens etc.
- Encourage through bylaws – zoning – allow keeping of hens for eggs, rabbits – 1 goat: 1 acre.
- Composting toilets encouraged on rural lands.
- Cutting and burning of broom and other invasive species.
- Plant for beneficial insects and birds.
- OCR land use will determine the protection of viable lands.
- Inventory of agriculture land and production.
- Better utilization of Sunriver ALR – food production rather than indirect use.
- Tourism marketing plan to include agri-tourism.
- Create year-round farmer's market (decide time/place).
- Farm co-operatives.
- Set up 'farm trust' to buy farms that come on the market and lease to new farmers.
- Set up more community gardens.
- Stop subdividing agricultural land.
- Map natural areas.
- OCP land designation.
- Work with local food producers.
- Get rid of small, underutilized parkland, use proceeds to develop remaining parks.
- Less subdivisions – more condos.
- Agri-business park.
- Woodside farm.
- Instead of the food bank, we could easily develop a program whereby any individual or family who meets a means-test is given a food card with a certain amount of money every month that they can use at the local grocery store to purchase only non-taxable food items. The funds would come from a 25c surcharge on every \$10-\$20 of groceries bought by ordinary citizens and would avoid the insecurity and shame of the local food bank.
- Sensitive ecosystem inventory.
- Open space protection plan.
- A quality space for markets (not an uneven parking lot).
- Policy for native species used in landscaping initiatives.
- Garden community – species at risk.
- Follow the 'Island's Trust' initiative where if a landowner commits to keep a % of land's ecosystem intact then they get a tax break in return.
- Extend boardwalk.
- Bylaw to protect ALR.
- Get the province to relax the rules so municipalities can grant incentives

### **4. Who needs to be consulted (public, stakeholders)?**

- Food CHI.
- ALS.
- Local hobbyists.

- Garden club.
- Professional landscapers.
- Local farmers.
- People who want to grow food.
- At-risk youth.
- Homeless adults.
- Everybody.
- Look at Albuquerque.
- NGOs like TLC, HAT, GOERT for advice.