



PART 4 COMMUNITY POLICIES

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

Transportation initiatives including those identified in the Transportation Master Plan encourage alternative modes of transportation, and help to respond to the transportation emissions, which account for over 50% of our greenhouse gas (GHG) emissions.

TRANSPORTATION

4.1 TRANSPORTATION

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

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

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

Goals and Objectives Summary

OCP GOALS	COMPLEMENTARY TRANSPORTATION OBJECTIVES
Reduce car dependency and offer more transportation choices, with priority given to walking, cycling, transit use, and goods movement.	<ul style="list-style-type: none">• Implement the District of Sooke Transportation Master Plan (2020).• Establish modal priority.
Create a safe and resilient community for all.	<ul style="list-style-type: none">• Improve and expand transit service and infrastructure.
Bolster streetscapes, homes and destinations in the Town Centre, the bustling heart of Sooke.	<ul style="list-style-type: none">• Modernize approach to public and private parking.
Treat streets as a place for people and public life.	
Mobilize to address the climate emergency head-on; achieve a 50% reduction in GHG emissions by 2030 and net-zero emissions by 2050.	<ul style="list-style-type: none">• Minimize the climate impact of the transportation sector and support the expansion of new mobility.

Transportation Policies & Actions

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

Objective 4.1.1 Implement the District of Sooke Transportation Master Plan.	
Policies	<p>Policy 4.1.1.1 Implement the actions and policies within the District of Sooke Transportation Master Plan to realize the goals of this OCP, particularly those that relate to:</p> <ul style="list-style-type: none">• Reducing car dependency and offering more transportation choices, with priority given to walking, cycling, transit use, and goods movement;• Creating a safe and resilient community for all;• Creating civic infrastructure and landscaping that is both high performing and delightful;• Bolstering streetscapes, homes, and destinations in the Town Centre;• Treating streets as a place for people and public life; and,• Mobilizing to address the climate emergency head-on, achieving the District's GHG emission reduction targets.• Establishing a secondary crossing over Sooke River that addresses emergency access management and transportation demand management.
Actions	<p>Action 4.1.1.2 Align decision-making and investment in multi-modal mobility infrastructure consistent with the District of Sooke Transportation Master Plan, and as shown in the following figures in this chapter:</p> <ul style="list-style-type: none">• Figure 7 - Complete Streets Network• Figure 8 - Walking and Rolling Network• Figure 9 - Cycling Network

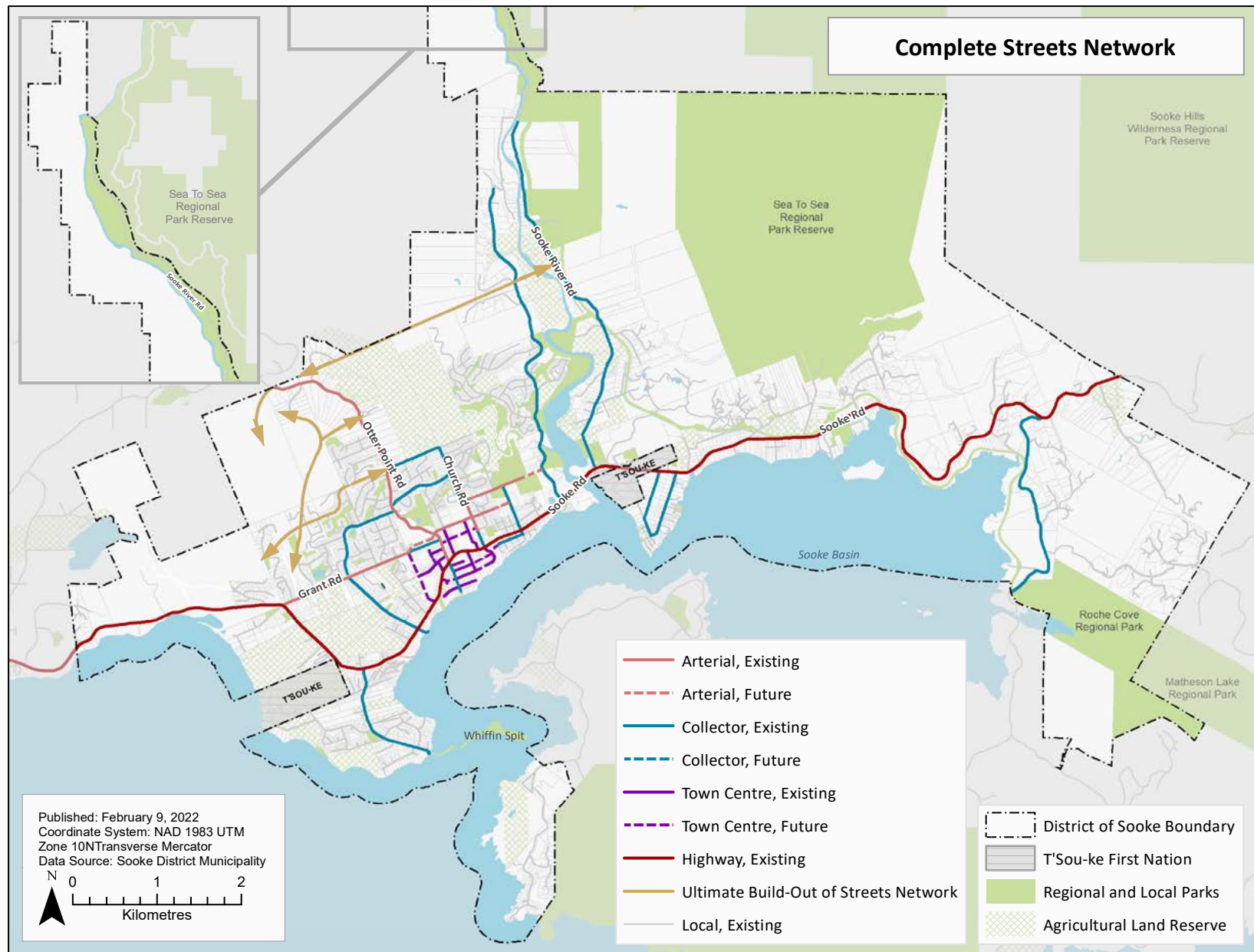


Figure 7. Complete Streets Network Map

Objective 4.1.2

Establish modal priority.

Policies

Policy 4.1.2.1

Transportation decisions related to investment, space allocation, and improvements will be based on the following priority hierarchy: walking/rolling, cycling, public transit, goods movement, multi-occupant vehicles and single-occupant vehicles.

Policy 4.1.2.2

Create “**complete streets**” that provide safe, comfortable operating conditions for all travel modes.

Actions

Action 4.1.2.3

Update the existing MoU with the Ministry of Transportation in order to realize shared **multi-modal** objectives for Highway 14, the Grant Road Connector, and associated municipal streets.

Action 4.1.2.4

Ensure that school site design provides safe access in relation to Highway 14.



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

Community Feedback

Objective 4.1.3 Improve and expand transit service and infrastructure.

Actions

- | | |
|-----------------------|---|
| Action 4.1.3.1 | Seek funding to make improvements to existing bus stops, which would include accessible boarding pads and other passenger amenities such as shelters and benches. Bus stop improvement priorities will align with those identified in the Sooke Local Area Transit Plan that are on District roads. |
| Action 4.1.3.2 | Continue to work with BC Transit and the Ministry of Transportation and Transit to identify, plan, and construct transit priority measures along Highway 14 and other strategic corridors to support the faster movement of transit passengers through areas of congestion and reduce transit travel times. |
| Action 4.1.3.3 | To support the implementation of the new local transit routes, work with BC Transit to support the implementation of the Wadams Way Transit Exchange. |
| Action 4.1.3.4 | In alignment with the Sooke Local Area Transit Plan, work with BC Transit to expand regional transit service to Langford, downtown Victoria, and other parts of Greater Victoria. This will include additional service hours on the Route 61 on both weekdays and weekends. |
| Action 4.1.3.5 | Support work-from-home, teleworking / co-work spaces in the Town Centre, car-pooling, car share operators, or other initiatives to reduce commuter travel. |

Objective 4.1.4

Modernize approach to public and private parking.

Policies

Policy 4.1.4.1

Pursue opportunities to influence travel behavior and reduce vehicle reliance through transportation demand management as defined within the [Transportation Master Plan](#).

Actions

Action 4.1.4.2

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

Action 4.1.4.3

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

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

Action 4.1.4.4

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

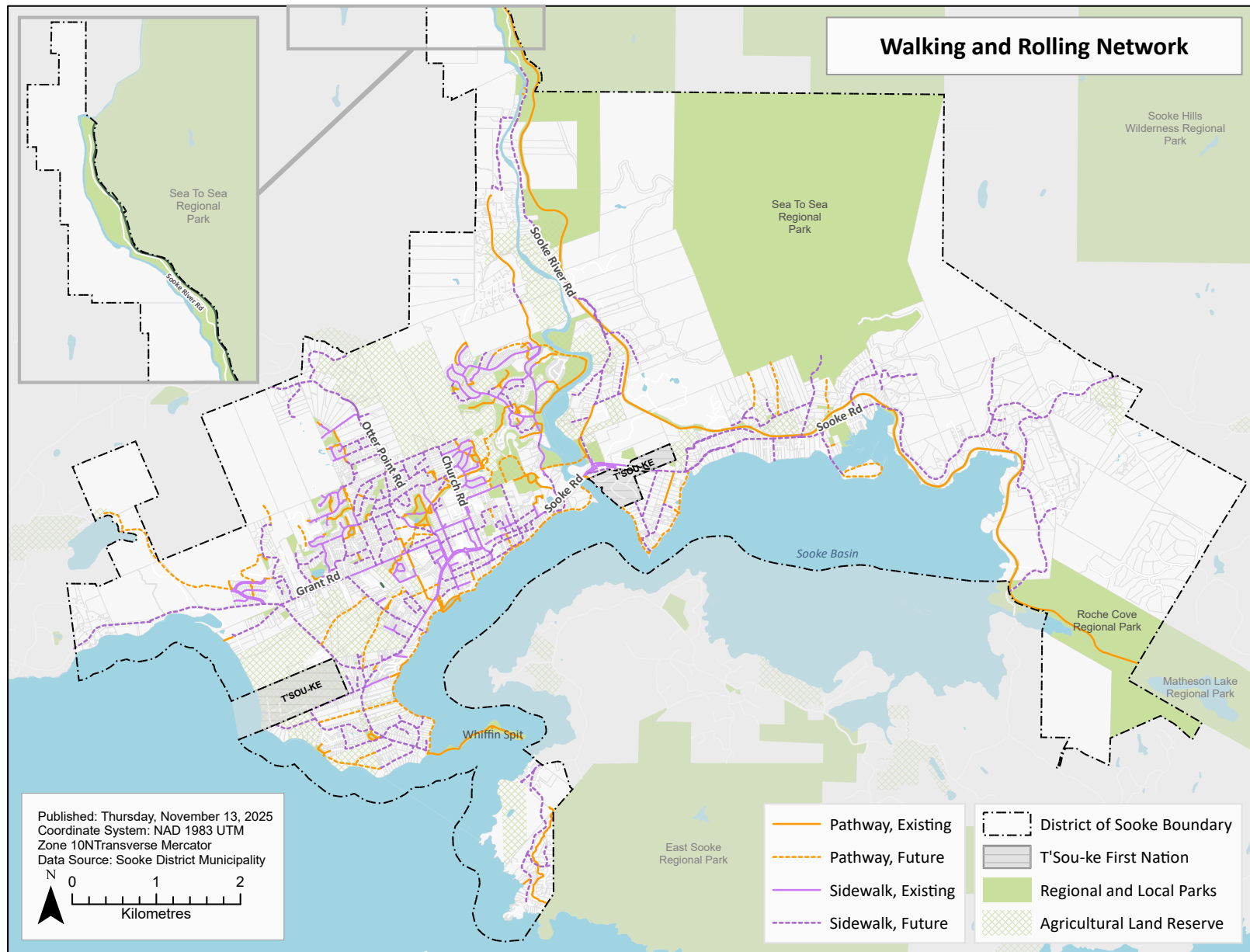


Figure 8. Walking and Rolling Network Map

Objective 4.1.5

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

Actions

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



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

Community Feedback

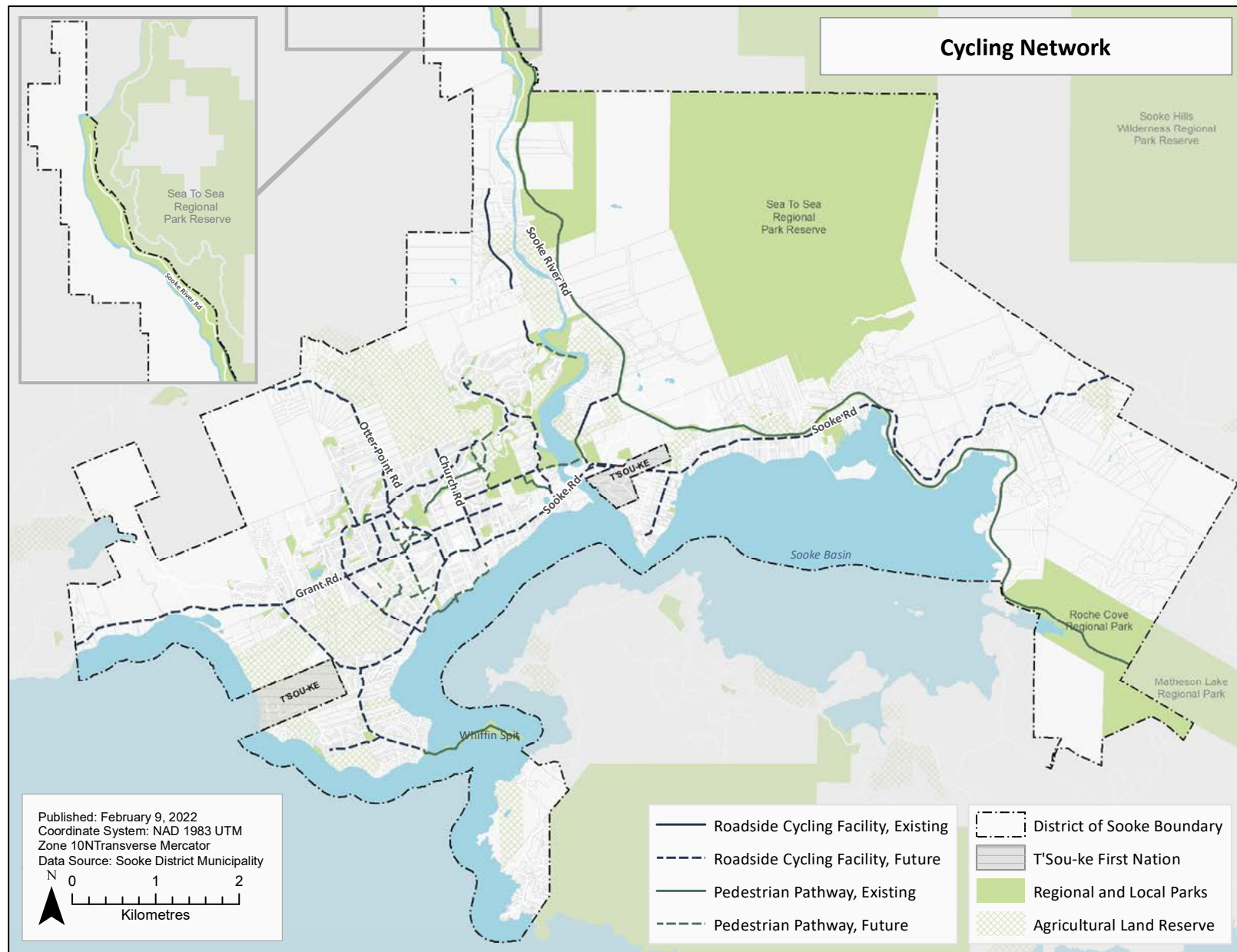


Figure 9. Cycling Network Map

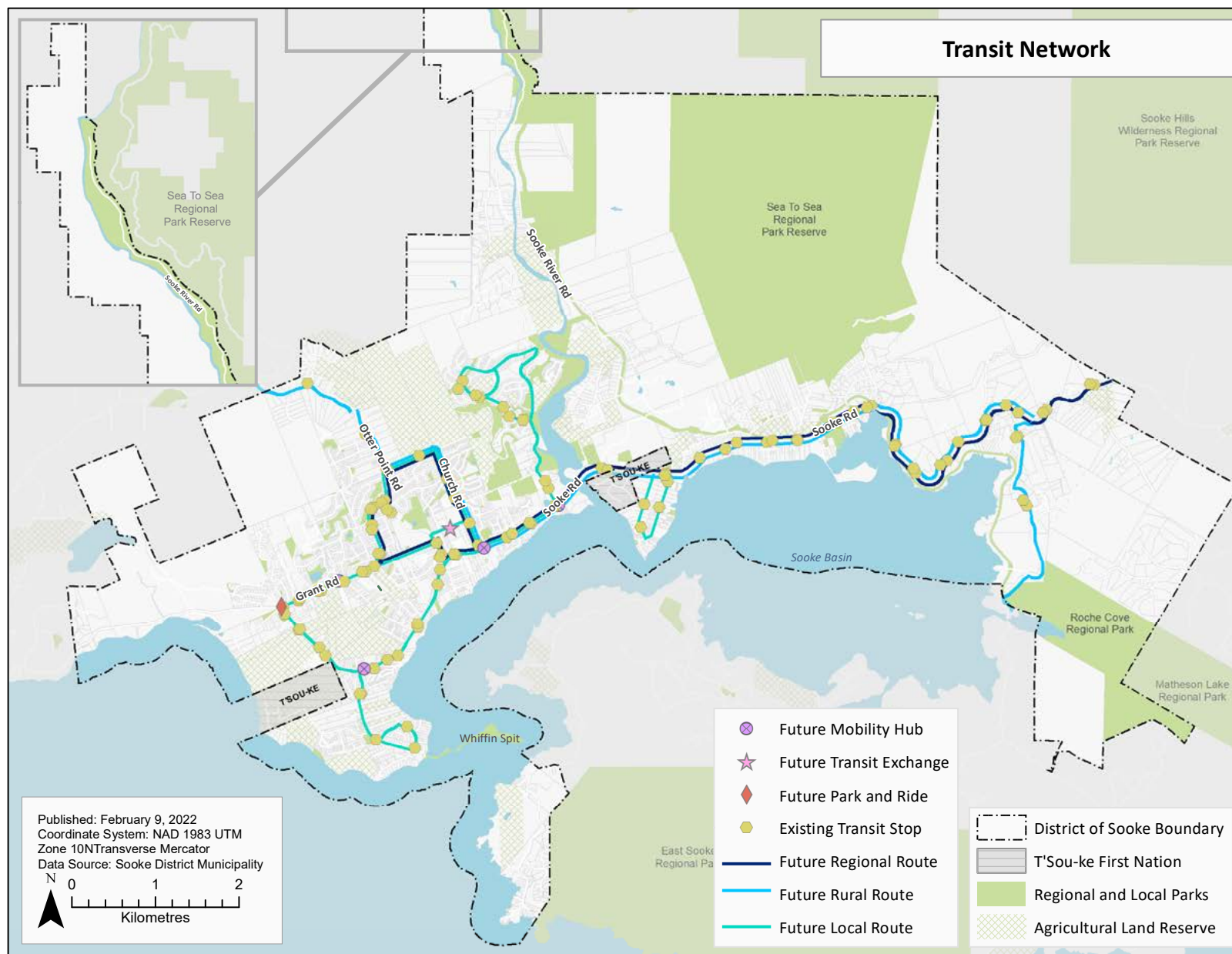


Figure 10. Transit Network Map





NATURAL ENVIRONMENT

Access to nature and greenspaces, as residents and visitors enjoy at the Sooke Potholes, is crucial for the mental and physical well-being of current and future generations.

4.2 NATURAL ENVIRONMENT

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

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

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

Goals and Objectives Summary

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

Natural Environment Policies & Actions

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

Policies

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



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

Objective 4.2.2

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

Policies

Policy 4.2.2.1

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

Policy 4.2.2.2

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

Policy 4.2.2.3

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

Actions

Action 4.2.2.4

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

Action 4.2.2.5

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

Action 4.2.2.6

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

Objective 4.2.3

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

Policies

Policy 4.2.3.1

Conserve the remaining natural shoreline.

Policy 4.2.3.2

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

Policy 4.2.3.3

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

Beachgoers enjoy Whiffin Spit, one of many cherished community assets that help shape Sooke's natural beauty.



Objective 4.2.4

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

Policies

- Policy 4.2.4.1** Encourage land uses that house vulnerable populations (e.g. seniors, children, clinically vulnerable) to be located away from major point sources of air pollution.
- Policy 4.2.4.2** Promote access to clean, fresh drinking water for the entire community of Sooke.
- Policy 4.2.4.3** Support the transition away from cosmetic pesticide use on all lands within Sooke by encouraging organic and environmentally friendly alternatives, with municipal lands leading by example.

Actions

- Action 4.2.4.4** Collaborate with the Capital Regional District (CRD) and other non-profit stakeholders for air quality monitoring and implementation of measures to improve air quality (i.e. policies, fines, green energy, enhanced education, etc.).
- Action 4.2.4.5** Collaborate with the CRD and other non-profit stakeholders to protect the quality and quantity of the District of Sooke's vital water resources, including watersheds and wetlands.
- Action 4.2.4.6** Provide leadership and education in water conservation by requiring enhanced water efficiency measures in all new District buildings, through retrofits of existing municipal buildings and facilities, and reducing water usage in other municipal operations.
- Action 4.2.4.7** Explore opportunities for a recreational vehicle sani-dump facility that may connect to the municipal sewer system, in accordance with the District's Sewer Use Bylaw and applicable user requirements.
- Action 4.2.4.8** Promote facilities for boat sewage discharge (e.g., dockside vacuum system), subject to compliance with the District's Sewer Use Bylaw and further technical and design review.
- Action 4.2.4.9** Promote the establishment of a yard waste composting facility.
- Action 4.2.4.10** Promote the impact of pesticide use and educate the public on the benefits of organic alternatives.

Objective 4.2.5

Prepare for the impacts of climate change.

Actions

- Action 4.2.5.1** Implement and build upon the District of Sooke's Climate Action Plan to address severe wildfire season, seasonal water shortages, heat waves, ocean acidification, sea-level rise, and flood risk hazards at the local level.
- Action 4.2.5.2** Ensure the District has appropriate strategies to manage the hazards, risks, and vulnerabilities of the community through an integrated Emergency Management Plan.
- Action 4.2.5.3** Work proactively in conjunction with the CRD to better understand the local effects of climate change and identify adaptation measures, taking into consideration an integrated approach to environment, social, economic, and human safety.



A small town on the edge of the ocean and wilderness depends on its environment. As the climate continues to change, we will depend more and more on the services of the ocean to cool us and forests to retain moisture and provide habitat for the wildlife that are essential to the ecosystem.

Community Feedback



PARKS AND TRAILS

4.3 PARKS AND TRAILS

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

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

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

Goals and Objectives Summary

OCP GOALS

- Expand and protect parks and green space throughout the community for the well-being of current and future generations.**
- Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.**
- Create a safe and resilient community for all.**
- Protect and connect, physically and visibly, with the waterfront, the soul of Sooke.**

COMPLEMENTARY PARKS AND TRAILS OBJECTIVES

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

Parks and Trails Policies & Actions

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

Objective 4.3.1

Implement the District of Sooke Parks and Trails Master Plan.

Action

- Action 4.3.1.1
- Implement the actions and policies within the District of Sooke Parks and Trails Master Plan to realize the goals of this OCP, particularly those that relate to:
- expansion and protection of parks and greenspace;
 - equally honouring the diverse identities and lived experiences of residents in public spaces;
 - creating a safe and resilient community for all; and,
 - protecting and connecting residents with – and improving public access to – the waterfront.

Objective 4.3.2

Enable a diverse approach to park design.

Policies

- Policy 4.3.2.1
- Recognizing that the design of parks – including their programming, geometries, and functions – are by-products of the cultures that create them, follow the following guidelines for new and updated parks:
- Allow design languages to evolve beyond Euro-colonial notions of park space.
 - Incorporate Indigenous perspectives and worldviews in the formation of park types, layouts, and purposes.
 - Promote the planting of local species, and the restoration of local habitats in park spaces.
 - Support the removal of oppressive symbols such as plaques or monuments that pay tribute to the figures that symbolize colonialism, racism, and other forms of oppression.

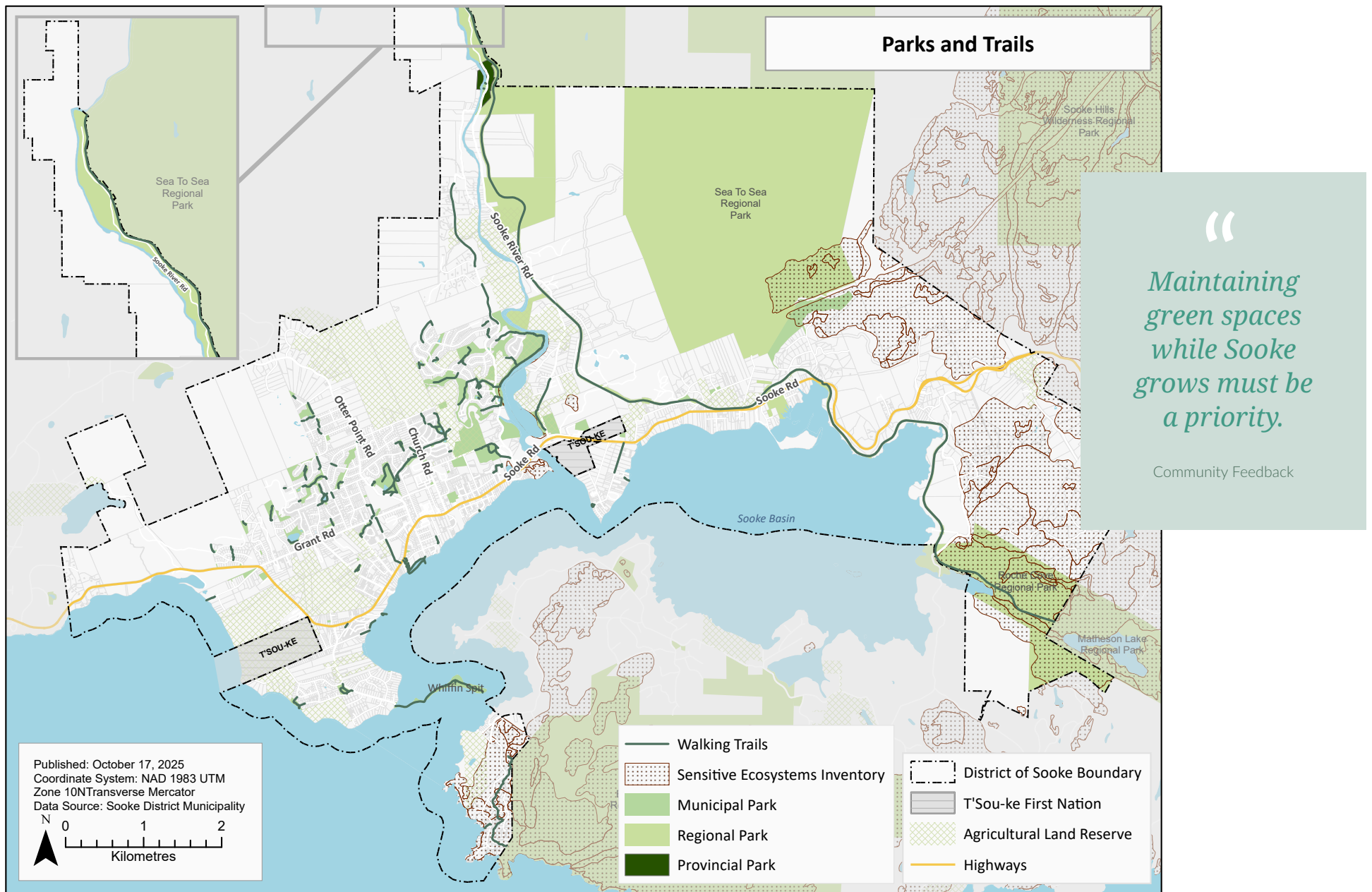


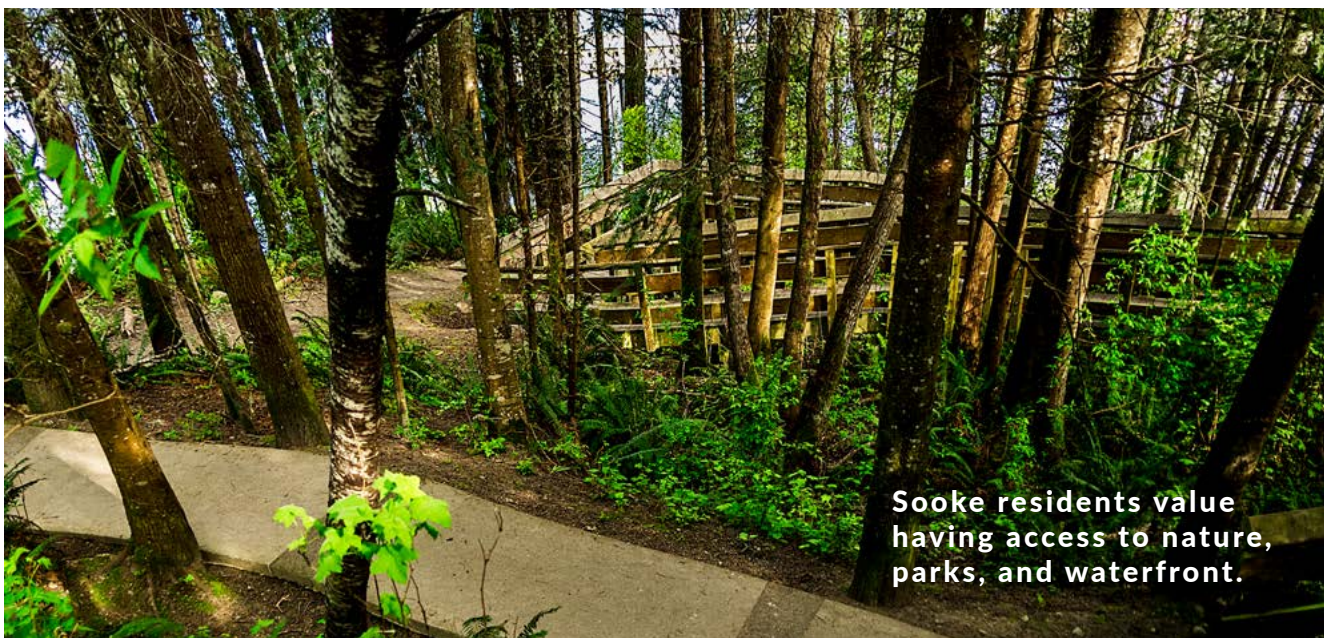
Figure 11. Parks and Trails Map

Objective 4.3.3

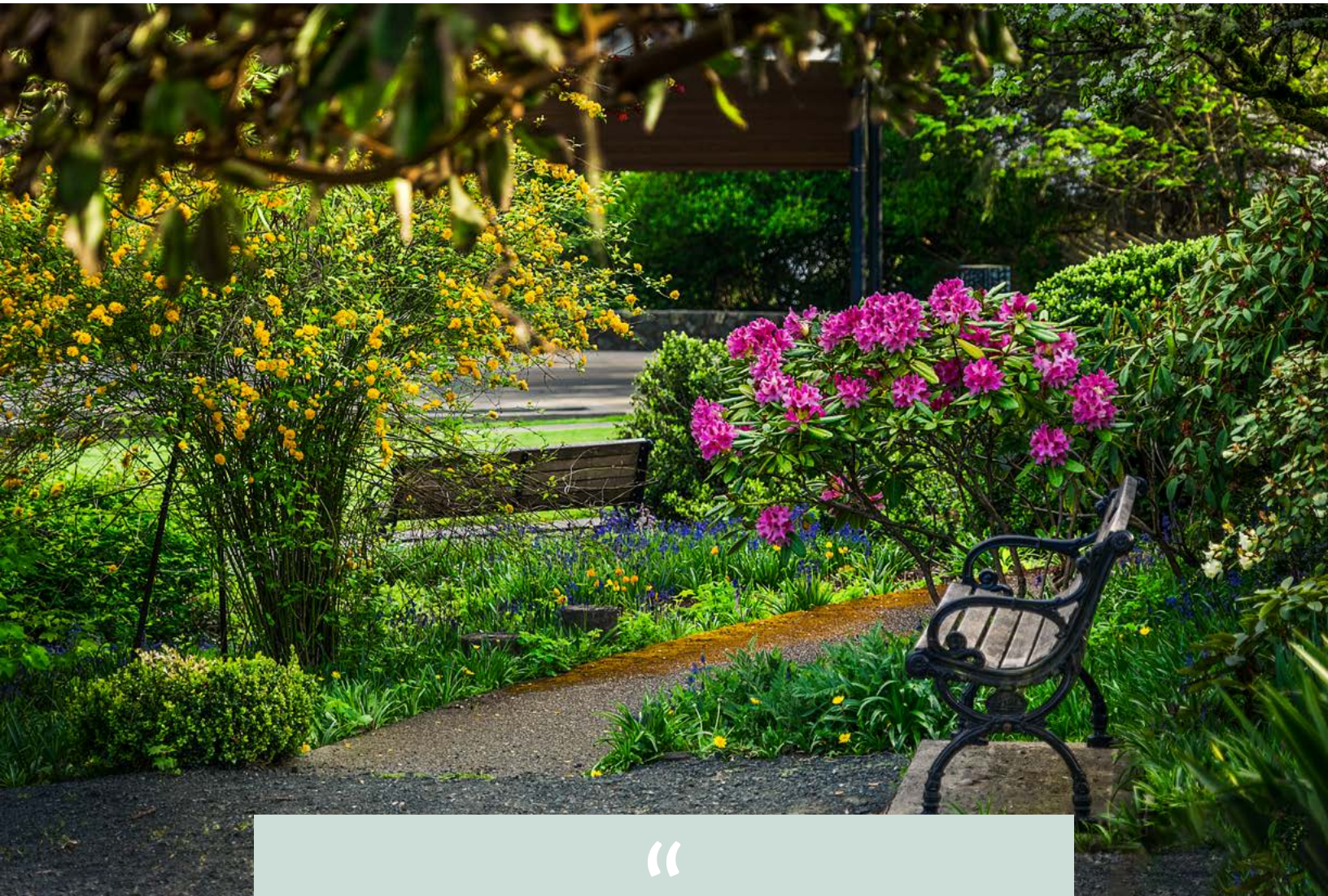
Provide equitable access to parks.

Policies

- Policy 4.3.3.1** Ensure that park spaces reflect the diverse identities and needs of the communities in which they are located by seeking to incorporate meaningful input from youth, seniors, and **equity-seeking groups** in park visioning, planning, and construction stages.
- Policy 4.3.3.2** Allow for community stewardship of parks.
- Policy 4.3.3.3** Applying **universal design** principles to allow all ages and abilities to access and enjoy parks, and to use their amenities.
- Policy 4.3.3.4** Expand the traditional notion of what a park is and can accommodate, allowing for flexible use.
- Policy 4.3.3.5** Apply an evidence-based approach to designing for **equity-seeking groups** and others who are traditionally overlooked in park planning and design. An evidence-based approach draws upon research and demonstrated best practices.
- Policy 4.3.3.6** Support the development and application of consistent criteria to guide the equitable acquisition of parkland throughout the District with an emphasis on improving access in growth areas and underserved neighbourhoods.



Sooke residents value having access to nature, parks, and waterfront.



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

Community Feedback



GREEN BUILDING

4.4 GREEN BUILDING

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

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

Goals and Objectives Summary

OCP GOALS	COMPLEMENTARY GREEN BUILDING OBJECTIVES
Mobilize to address the climate emergency head-on; achieve a 50% reduction in GHG emissions by 2030 and net-zero emissions by 2050.	<ul style="list-style-type: none">• Lead by demonstrating; achieve net-zero emissions for municipal buildings.• Construct new buildings to net-zero emissions standards.• Encourage upgrades to existing buildings to higher energy efficiency standards and low-carbon energy systems.

Green Building Policies & Actions

Objective 4.4.1 Lead by demonstrating; achieve net-zero emissions for municipal buildings		
Actions	Action 4.4.1.1	Build all new municipal buildings to net-zero emissions standards, meeting 100% of energy demand through renewable electrical means.
	Action 4.4.1.2	Provide at least 10% of new municipal buildings' energy through on-site renewable energy generation.
	Action 4.4.1.3	Reduce energy use by at least 30% across the municipal building portfolio. Conduct a portfolio-wide energy audit and develop a retrofitting plan for all municipally-owned buildings, in alignment with asset management and strategic financial plans. Review the retrofitting plan every 5 years to evaluate progress and make necessary adjustments to meet high energy efficiency and net-zero emissions targets.
	Action 4.4.1.4	Retrofit all municipal buildings' space and water heating energy sources to electrical heat pump systems.

Objective 4.4.2

Construct new buildings to net-zero emissions standards.

Policies

Policy 4.4.2.1

Adoption of the BC Energy Step Code for all new buildings in accordance with the District of Sooke Climate Action Plan. The District will encourage the accelerated adoption for Part 9 and Part 3 buildings where feasible, and encourage low-carbon, electric only systems to reduce greenhouse gas emissions.

Policy 4.4.2.2

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

Actions

Action 4.4.2.3

Update Building Bylaw No.780 to implement BC Energy Step Code.

Objective 4.4.3

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

Actions

Action 4.4.3.1

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

Action 4.4.3.2

Consider developing a policy to prioritize building renovation permits targeting higher energy and emissions performance in the building permit application queue.



INFRASTRUCTURE

4.5 INFRASTRUCTURE

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

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

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

Goals and Objectives Summary

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

Infrastructure Policies & Actions

Objective 4.5.1	Improve the resilience and sustainability of existing infrastructure.
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Actions

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

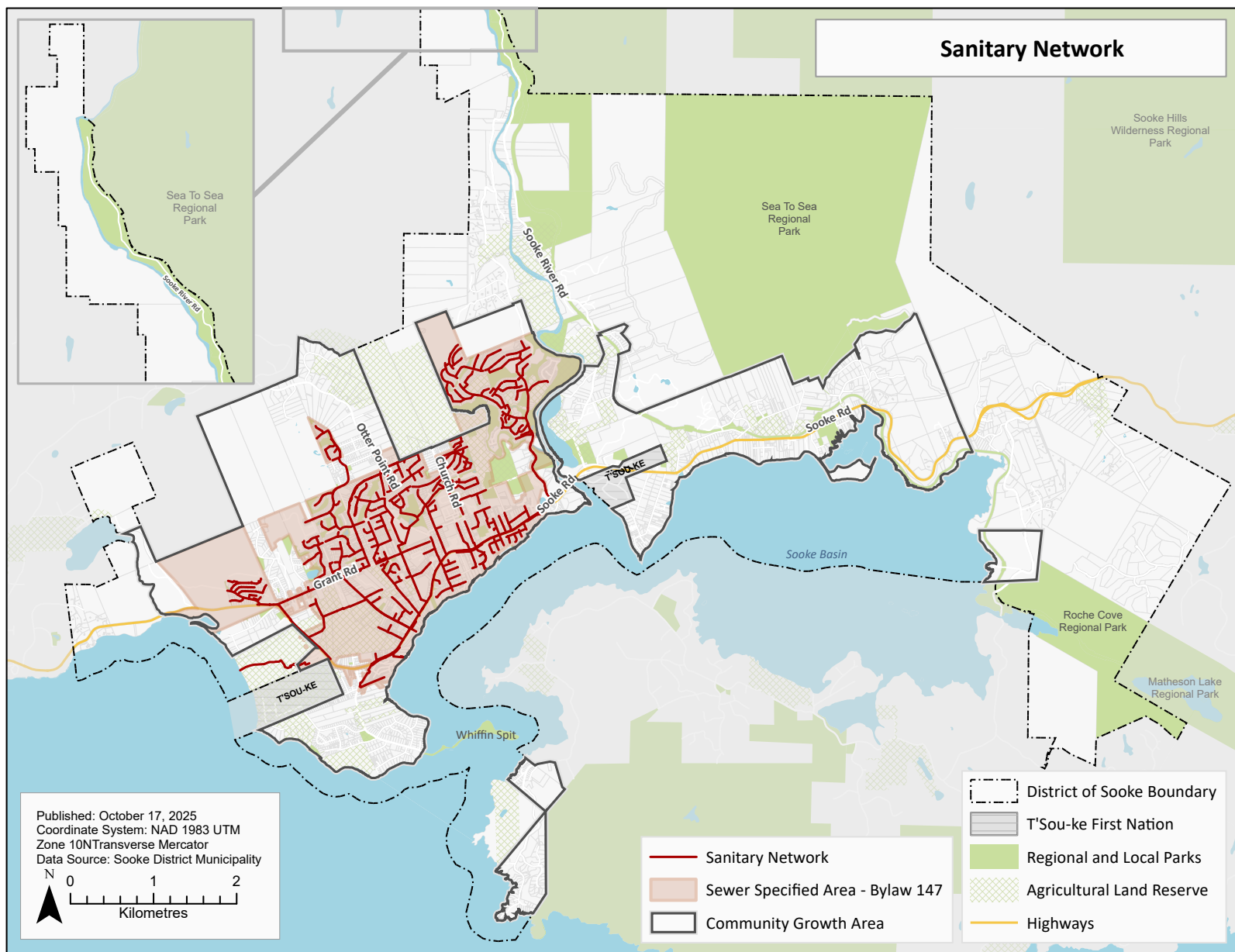


Figure 12. Sanitary Network

Objective 4.5.2

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

Policies

Policy 4.5.2.1

When planning new infrastructure, account for:

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

Policy 4.5.2.2

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

Objective 4.5.3

Plan new infrastructure efficiently.

Policies

Policy 4.5.3.1

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

Policy 4.5.3.2

Continue to disallow new septic systems for new development within the Sewer Specific Area (SSA)

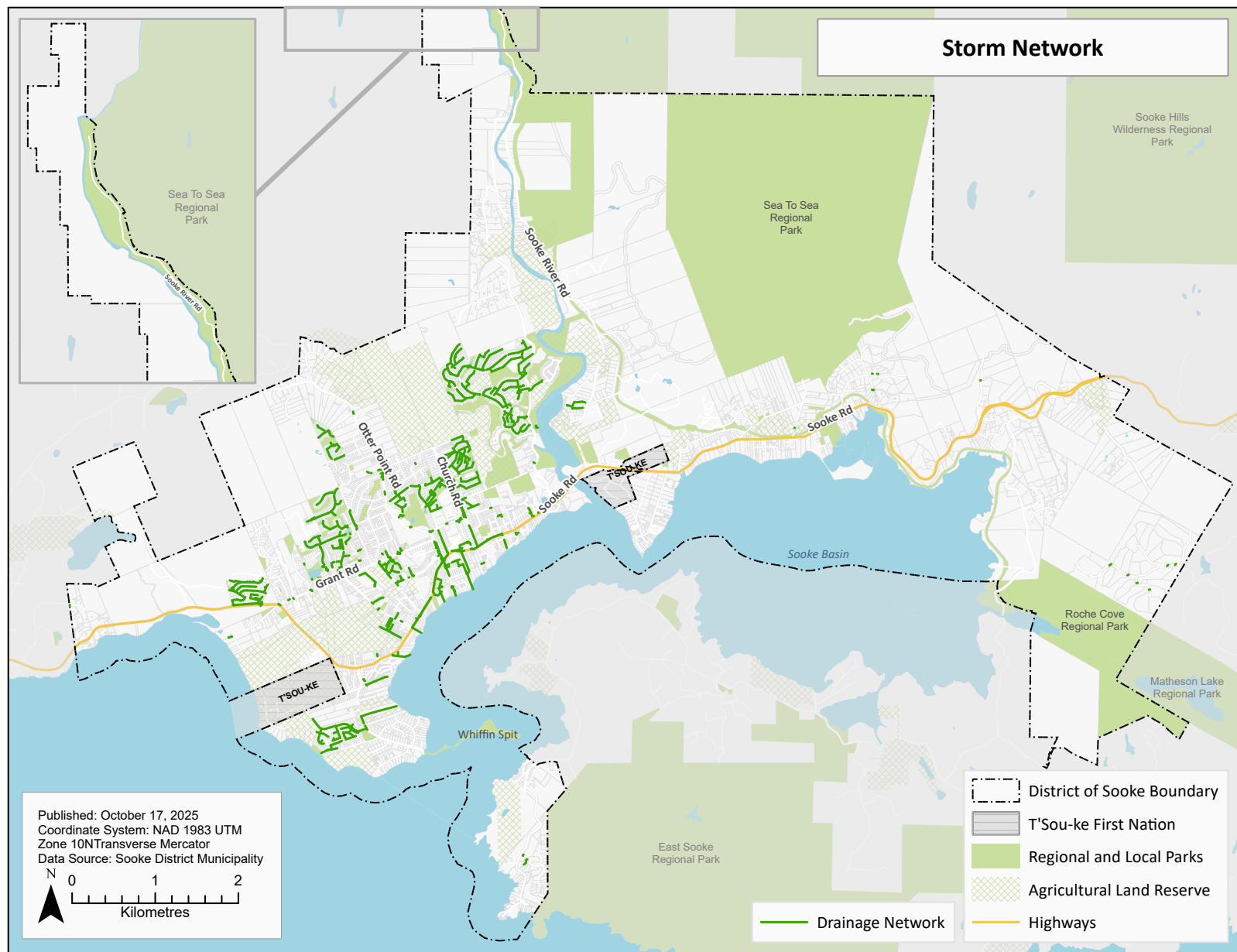


Figure 13. Storm Drainage Network Map



AGRICULTURE AND FOOD SYSTEMS

4.6 AGRICULTURE AND FOOD SYSTEMS

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

Since Time Immemorial, lands and waters within the District and beyond have been stewarded by Indigenous peoples as landscapes rich for food harvesting and cultivation. Agriculture has also become an important part of Sooke's local economy. In an era of uncertainty, investing in the security of our local food system by protecting our food production lands and reducing food system environmental impacts is paramount to Sooke's **resilience**.

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

Goals and Objectives Summary

OCP GOALS

COMPLEMENTARY AGRICULTURE AND FOOD SYSTEMS OBJECTIVES

Support and enjoy local food.	<ul style="list-style-type: none">• Support access to nutritious, locally produced, culturally appropriate, and planet-friendly foods.• Provide opportunities to experience the growing, preparing, sharing, and celebrating of food.• Enable agri-food system businesses to contribute significantly to the local economy.
Protect ecological areas for habitat and agricultural lands for farming, while focusing urban growth within the Town Centre.	<ul style="list-style-type: none">• Protect food production lands.
Commit to addressing the urgent need to respect and promote the inherent rights of Indigenous peoples including their rights to the land, territories, and resources.	<ul style="list-style-type: none">• Work with Indigenous community members including T'Sou-ke Nation to support food sovereignty, and to protect and restore access to traditional foods and food harvesting.
Mobilize to address the climate emergency head-on; achieve a 50% reduction in GHG emissions by 2030 and net-zero emissions by 2050.	<ul style="list-style-type: none">• Support and enable a sustainable Sooke food system that contributes to a circular economy.

Agriculture and Food Systems Policies & Actions

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

Policies

- Policy 4.6.1.1** Plan for food-friendly neighbourhoods where residents can meet their daily need for healthy food within an easy walk or roll of their homes.
- Policy 4.6.1.2** Where appropriate, encourage large multi-unit developments to include ground floor retail commercial uses such as small grocery stores.

Actions

- Action 4.6.1.3** Support, expand, and work with Sooke Country Market to identify a permanent farmers’ market location, which provides site amenities such as loading zones, public washrooms, access to potable water, electricity, and accessible parking.
- Action 4.6.1.4** Align Sooke’s **Zoning Bylaw** provisions for farm retail sales with the current ALC Act and Regulations. In particular, allow limited sales of off-farm products on ALR parcels.



Objective 4.6.2

Provide opportunities to experience or interact with growing, preparing, sharing, and celebrating food.

Policies

Policy 4.6.2.1

Integrate food producing spaces into public and private lands and buildings. Permit non-commercial community gardens where feasible in parks, rights of way, and public vacant lots.

Policy 4.6.2.2

Support opportunities in the public realm for gathering, ceremony, and celebration around food.

Policy 4.6.2.3

Encourage residential developments to have sufficient space for a garden.

Actions

Action 4.6.2.4

Support a food and agriculture advisory body to support the implementation of agriculture and **food sovereignty** policies.

Action 4.6.2.5

Consider updating Sooke's **Zoning Bylaw** to implement an appropriate minimum on-site or off-site requirement for food growing space such as community gardens or allotment gardens based on proposed gross floor area for larger multi-unit and mixed-use developments.

Objective 4.6.3

Enable agri-food system businesses to contribute significantly to the local economy.

Policies

Policy 4.6.3.1

Encourage and support farming models that strengthen connections between growers and the marketplace, as well as cooperatives, incubator farms, allotment gardens, and community-based farming.

Policy 4.6.3.2

Support food processing, warehousing, and distribution activities throughout the District.

Actions

Action 4.6.3.3

Establish District-specific food production targets, linked to a self-sufficiency goal, and enable them by supporting a thriving urban farming sector (whether indoor, rooftop, industrial, ALR, and in-ground models).

Action 4.6.3.4

Advocate to Provincial and Federal governments for policy change to better support the slaughter and processing of locally raised livestock.

Objective 4.6.4

Protect food production lands.

Policies

Policy 4.6.4.1

Support the objectives of the Agricultural Land Commission and encourage the preservation of lands which have farming capability and suitability including agricultural areas outside of the ALR in rural residential areas.

Policy 4.6.4.2

Ensure sufficient buffers, including roads and rights-of-way, between agricultural lands and adjacent, non-agricultural properties; use of 'best practices' guides from the ALC should be considered during the planning or development processes, e.g. Ministry of Agriculture, Food and Fisheries' Guide to Edge Planning.

Policy 4.6.4.3

Discourage subdivision of agriculture land into smaller parcels, except where significant positive benefits to agriculture can be demonstrated.

Actions

Action 4.6.4.4

Create a District policy for ALR exclusions.

Action 4.6.4.5

Explore opportunities for local property tax and other incentives to encourage food land preservation and production.

Action 4.6.4.6

Update the **Zoning Bylaw** to ensure consistent buffering and setbacks next to ALR and agricultural lands, to support land use compatibility and protect food production.

Objective 4.6.5

Work with Indigenous community members to support food sovereignty, and to protect and restore access to traditional foods and food harvesting.

Policies

Policy 4.6.5.1

Support Indigenous **food sovereignty** and access to food and medicines through tools such as land access and co-management, habitat restoration, reducing barriers for harvesting and processing, and increasing access to food system infrastructure.

Policy 4.6.5.2

Eliminate contamination of the Sooke Harbour and Basin to re-establish the local shellfish industry and traditional harvesting practices.

Actions

Action 4.6.5.3

Collaborate with T'Sou-ke Nation and other Indigenous community members to identify and protect lands and waters supporting the gathering and harvesting of traditional foods.

Action 4.6.5.4

Collaborate with T'Sou-ke Nation and other Indigenous community members to develop **Indigenous gardens** that focus on the cultivation of culturally important species of plants for food, medicine, and ceremony, and provide opportunities for complementary programming or education.

Objective 4.6.6

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

Policies

Policy 4.6.6.1

Promote sustainable farming and landscaping practices such as organic and regenerative.

Actions

Action 4.6.6.2

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

Action 4.6.6.3

Explore opportunity to develop a Sooke composting facility.

Action 4.6.6.4

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



COMMUNITY ECONOMIC DEVELOPMENT

4.7 COMMUNITY ECONOMIC DEVELOPMENT

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

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

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

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

Goals and Objectives Summary

OCP GOALS

COMPLEMENTARY COMMUNITY ECONOMIC DEVELOPMENT OBJECTIVES

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

Mobilize to address the climate emergency head-on; achieve a 50% reduction in GHG emissions by 2030 and net-zero emissions by 2050.

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

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

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

Community Economic Development Policies & Actions

Objective 4.7.1 Encourage a diverse, thriving and equitable local economy that respects ecological limits.		
Policies	Policy 4.7.1.1	Continue to support the traditional economic base of resource and service sectors, including forestry, manufacturing, fishing, and agricultural practices. At the same time, recognize and support a shift towards emerging sustainable resource management opportunities such as green technology, tourism, education, and value-added industries.
	Policy 4.7.1.2	Maintain tourism in Sooke as an important economic driver of the community and grow its potential through appropriate land use and policy decisions.
Actions	Action 4.7.1.3	Commission a hotel and tourism study to study the tourism sector in depth and identify the viability of attracting a major recreation-oriented land use which can serve as a catalyst for expanded hospitality, tourism, hotel, and conference facility investment by the private sector.
Objective 4.7.2 Improve civic infrastructure and services that will attract, support, and maintain local economic activity		
Actions	Action 4.7.2.1	Create a user-friendly development process guide that clarifies development application requirements and design, permitting, and construction processes. Align this document with guidelines for Development Permit Areas.
	Action 4.7.2.2	Develop a comprehensive signage and wayfinding plan that enables accessible and consistent wayfinding for residents and visitors throughout the District.

Objective 4.7.3

Strengthen economic development relationships and networks.

Policies

Policy 4.7.3.1

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

Policy 4.7.3.2

Encourage a unified economic development mechanism for Sooke.

Actions

Action 4.7.3.3

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

What is Community Economic Development?

Community Economic Development (CED) is about working together as a community and with partners towards a diverse local economy that helps all of Sooke to thrive. It's also about learning from all sectors of the community, and supporting local businesses, organizations, professionals, service providers and citizens.

Sooke's economic development is oriented to promoting environmental health as well as human well-being and safety in a climate-changing world.

Objective 4.7.4

Align economic activity with climate and equity goals.

Policies

Policy 4.7.4.1

Support businesses and entrepreneurship activities led by equity-seeking community members.

Policy 4.7.4.2

Support businesses and sectors of the economy that contribute to climate action and mitigation, such as renewable energy industries, **circular economy** businesses, social enterprises, local food production and sales, eco-tourism, and green manufacturing entrepreneurs.

Policy 4.7.4.3

Enable access to quality and affordable childcare. Prioritize co-location of childcare spaces that offer easy access to suitable employment sites and schools.

Actions

Action 4.7.4.4

Explore cost-reduction mechanisms, such as tax incentives and DCC rebates, to support implementation of low-carbon and climate adaptation strategies.

Action 4.7.4.5

Enable the arts, culture, and non-profit sectors to increase their impact on the local economy by offering support mechanisms such as granting access to spaces, and capacity building opportunities.

Action 4.7.4.6

Collaborate with new immigrant, training, and employment organizations to support incoming workforce.

Objective 4.7.5

Support economic activities in appropriate locations.

Policies

Policy 4.7.5.1

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

Policy 4.7.5.2

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

Actions

Action 4.7.5.3

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

Action 4.7.5.4

Complete a comprehensive parking plan for the Town Centre that considers current and future transportation trends in the District, such as a reduced reliance on personal vehicles and a transition to alternative modes of transportation such as walking, cycling and transit.

Action 4.7.5.5

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

Action 4.7.5.6

Prepare an Employment Lands Strategy through testing the viability of Employment Lands, and support further economic activity in this area.

Action 4.7.5.7

Reaffirm the importance of the **high streets** within the Town Centre through the integration of urban design elements. Planning and Engineering departmental staff should undertake a coordinated review of Development Permit Application design drawings.

ARTS AND CULTURE



4.8 ARTS AND CULTURE

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

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

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

Goals and Objectives Summary

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

Arts and Culture Policies & Actions

Objective 4.8.1	Leverage arts and culture in shaping Sooke’s identity.
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Policies

Policy 4.8.1.1 Seek opportunities to involve artists in community planning processes, such as artist-in-residence programs, arts-based engagement methods, and artist-initiated public art programs.

Actions

Action 4.8.1.2 Work with all cultural partners including T’Sou-ke Nation and other Indigenous communities to create an updated Arts and Culture Plan that provides a foundation for partnership models, cultural development processes, and cultural asset investment and management. This Plan will update the District of Sooke’s Municipal Arts Program Policy (2009) and Sooke Region Cultural Plan (2011).

Objective 4.8.2	Make space for arts and culture in the community.
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Policies

Policy 4.8.2.1 Support the integration of public art in the design of public and private buildings and open spaces, including the waterfront, Town Centre, parks, and street rights of way. Public art may include permanent or temporary installations, performances, festivals, and exhibitions, and should reflect local culture and the District’s priorities.

Policy 4.8.2.2 Encourage the development of arts and cultural spaces in the Town Centre that support both local and regional needs.

Objective 4.8.3

Honour and amplify Indigenous cultural knowledge and presence.

Policies

Policy 4.8.3.1

Explore opportunities to support T'Sou-ke Nation and other Indigenous communities' self-determined artistic and cultural practices.

Policy 4.8.3.2

Engage T'Sou-ke Nation and other Indigenous artists to implement significant public art projects as a part of public and private development processes.

Policy 4.8.3.3

Incorporate Indigenous naming, signage, and visibility across Sooke.

Actions

Action 4.8.3.4

Collaborate with T'Sou-ke Nation and other Indigenous communities to identify, steward, and educate around places of cultural significance.

Action 4.8.3.5

Participate in the scoping and exploration of a District-wide colonial audit to review existing programs and approaches, either specific to the District or through partnership with the CRD.



Amber Academy Youth Fine Arts Society



HOUSING

4.9 HOUSING

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

Sooke’s housing mix, which is currently made up of mostly single family dwellings, has not kept pace with the community’s evolving needs and desires. To support the health, well-being, and **resilience** of residents, we will need to work with partners to provide more diverse and **affordable housing** choices for seniors, young singles, families, and those that are most vulnerable within the community. Sooke’s housing needs will continue to be evaluated on a regular basis through the completion of **Housing Needs Reports** (HNR) every five years. Policies within the OCP seek to align with the most current HNR and will be reviewed with each HNR update. Policies and actions within the HNR complement broad policies in the OCP and offer more detailed insight into Sooke’s housing needs

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

Goals and Objectives Summary

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

Housing Policies & Actions

Objective 4.9.1 Address non-market housing needs.	
Policies	<p>Policy 4.9.1.1 Allow supportive housing in all areas of Sooke. Supportive housing combines housing and services for those who face complex challenges, including individuals and families who are confronted with homelessness, poverty, and persistent issues such as mental or physical health challenges, disabilities, and substance abuse disorders.</p> <p>Policy 4.9.1.2 Support the provision and expansion of shelter services and transitional housing options for individuals experiencing or at risk of homelessness, in partnership with senior governments and community organizations, and ensure land use regulations enable their appropriate integration within the community</p>
Actions	<p>Action 4.9.1.3 Advocate for increased Regional, Provincial and Federal government support for local non-market housing initiatives, and work with other levels of government, community agencies, and the development community to support seniors housing and below market-rate rental housing.</p> <p>Action 4.9.1.4 Partner with non-profit agencies to enhance the support services for the homeless population.</p> <p>Action 4.9.1.5 Leverage capital funding options for achieving affordable housing.</p>



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

Objective 4.9.2

Address market-rate housing needs.

Policies

- Policy 4.9.2.1** Continue to support suites within single-family neighbourhoods.
- Policy 4.9.2.2** Consider the use of lock-off, secondary and micro-suites in multi-family developments as part of upcoming neighbourhood plan updates.
- Policy 4.9.2.3** Promote **micro-units** in multi-family zones with respect to District of Sooke's Cluster Dwelling use.
- Policy 4.9.2.4** Support flexibility in minimum lot sizes and setbacks within low-density residential developments.
- Policy 4.9.2.5** Encourage compact housing proposals from private developers.
- Policy 4.9.2.6** Consider providing development incentives for residents to develop their own cohousing developments, with special attention for senior cohousing developments.

Actions

- Action 4.9.2.7** Facilitate workshops that instruct how to develop a **secondary suite** within compliance for **secondary suite** owners or those interested in providing them.
- Action 4.9.2.8** Rezone large lot parcels for smaller parcel sizes and subdivisions as well as cooperative ownership structures.
- Action 4.9.2.9** Advocate for specific measures to address funding gaps for low-to-moderate income housing from the Provincial and Federal governments.

Objective 4.9.3

Enhance supply of rental housing.

Policies

Policy 4.9.3.1

Consider exempting rental floorspace from maximum density allowances, in cases where maximum density has been achieved according to the **Zoning Bylaw**, subject to servicing, parking, traffic, urban design, building height/**massing** review.

Policy 4.9.3.2

Encourage the development of building designs with a variety of innovative unit types and tenures, subject to detailed design review.

Actions

Action 4.9.3.3

Continue to enhance rental supply through the creative use of municipal incentives, density bonus, selective DCC discounts, reduced parking requirements, and other programs.

Action 4.9.3.4

Review the **Zoning Bylaw** and consider amendments that support purpose-built rental unit development.

“

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

Community Feedback

Objective 4.9.4

Enhance housing affordability.

Policies

- Policy 4.9.4.1** Require that all new developments contribute to supporting **affordable housing** in Sooke.
- Policy 4.9.4.2** Encourage the development of smaller units in line with the projected increase in one-person and two-person households in the community.
- Policy 4.9.4.3** Recognize the value that manufactured homes offer to housing affordability.
- Policy 4.9.4.4** Regulate short-term rentals, which are those rented for fewer than 30 days.
- Policy 4.9.4.5** Streamline development application and permitting to improve efficiency and reduce cost that impact housing affordability.

Actions

- Action 4.9.4.6** Consider using District of Sooke land for future development that supports realization of housing objectives.
- Action 4.9.4.7** Explore tax exemptions, Development Cost Charge reductions, and other funding mechanisms to support housing affordability.
- Action 4.9.4.8** Assess Development Cost Charges to incent smaller size units and more compact developments.
- Action 4.9.4.9** Prepare an **affordable housing** contribution policy.
- Action 4.9.4.10** Facilitate discussion between private non-profits, developers, and landowners concerning new **affordable housing** developments.
- Action 4.9.4.11** Review existing Housing Reserve Fund to determine its effectiveness in developing and retaining **affordable housing** for households with no, low, or moderate incomes.
- Action 4.9.4.12** Set targets for **affordable housing** units based on current rates of owners and tenants paying 30 percent or more of their income on shelter.
- Action 4.9.4.13** Attract development partners who will leverage the Housing Reserve Fund contributions to facilitate rental housing, seed funding to initiate developments, and purchase land for **affordable housing** development.
- Action 4.9.4.14** Promote Manufactured Home Parks as an **affordable housing** option.

Objective 4.9.5

Support family-friendly, accessible, and seniors housing.

Policies

- Policy 4.9.5.1** Encourage **secondary suites** and a broader variety of dwelling types in existing neighbourhoods to allow residents to stay within their community throughout their lives.
- Policy 4.9.5.2** Encourage the construction of adaptive units in multi-family development to accommodate various degrees of mobility and support a diverse and equitable housing stock.
- Policy 4.9.5.3** Encourage the development of a diverse range of seniors housing options—including age-friendly, accessible, and adaptable units—to support aging in place.
- Policy 4.9.5.4** Prioritize seniors housing in walkable locations near services, and collaborate with non-profit and government partners to support non-market and supportive housing models for seniors.
- Policy 4.9.5.5** Support the development of multi-bedroom, family-oriented housing—such as duplexes, townhouses, and low-rise apartments—to address the need for affordable, suitable homes for families, as identified in the **Housing Needs Report**.

Actions

- Action 4.9.5.6** Support the needs of households with children in multi-unit buildings by establishing the following requirements in the **Zoning Bylaw**:
- Minimum outdoor amenity spaces
 - Minimum number of two- and three-bedroom units
- Action 4.9.5.7** Set standards for accessible, adaptive, barrier-free housing, and incentivize **universal design** standards in new residential developments.



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

Community Feedback

Objective 4.9.6

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

Policies

Policy 4.9.6.1

Encourage **infill** within existing lots already serviced by municipal infrastructure.

Policy 4.9.6.2

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

Policy 4.9.6.3

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

Policy 4.9.6.4

Coordinate housing and transportation planning to support compact, well-connected neighbourhoods where residents can access daily needs through walking, cycling, transit, and other sustainable transportation options.





RECREATION AND COMMUNITY SERVICES

4.10 RECREATION AND COMMUNITY SERVICES

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

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

Goals and Objectives Summary

OCP GOALS	COMPLEMENTARY RECREATION AND COMMUNITY SERVICES OBJECTIVES
Create civic infrastructure and landscaping that is both high performing and delightful.	<ul style="list-style-type: none">• Provide equitable access to Sooke’s recreation and community facilities, and increase their capacity, quality, and diversity.
Equally honour diverse identities and lived experiences – including those of equity-seeking people – in services, public spaces, and the built environment.	<ul style="list-style-type: none">• Support partners to offer programming and services that enhance community well-being.
Create a safe and resilient community for all.	

Recreation and Community Services Policies & Actions

Objective 4.10.1			Provide equitable access to Sooke’s recreation and community facilities, and increase their capacity, quality, and diversity.
Policies	Policy 4.10.1.1	Evaluate and integrate universal design principles in the design and construction of all new community facilities and any major facility retrofits.	
	Policy 4.10.1.2	Align community programming to meet the needs of the diversity of Sooke’s residents, with a priority on under-served groups.	
	Policy 4.10.1.3	Continue to support and pursue the development of a medical and health facility in the Town Centre.	
	Policy 4.10.1.4	Encourage the inclusion of childcare centres in new civic facilities (i.e. schools, community centres, and Municipal Hall), and encourage private development projects to include childcare.	
Actions	Action 4.10.1.5	Develop a comprehensive recreation and community facilities master plan that evaluates Sooke’s current needs, identifies strategies to expand access, and proactively responds to diverse demands based on expected future growth and evolving demographics.	
	Action 4.10.1.6	Complete an accessibility audit of all District of Sooke facilities and implement associated recommendations.	
	Action 4.10.1.7	Work with the CRD, Sooke Community Association, SEAPARC and other non-profit organizations to expand recreational programming opportunities within existing facilities and secure new facilities where feasible.	
	Action 4.10.1.8	Continue to explore the feasibility of developing a new multi-purpose youth and seniors centre in the Town Centre. Collaborate with local youth services, community organizations, T’Sou-ke Nation, and other Indigenous communities to establish guiding principles for this project.	

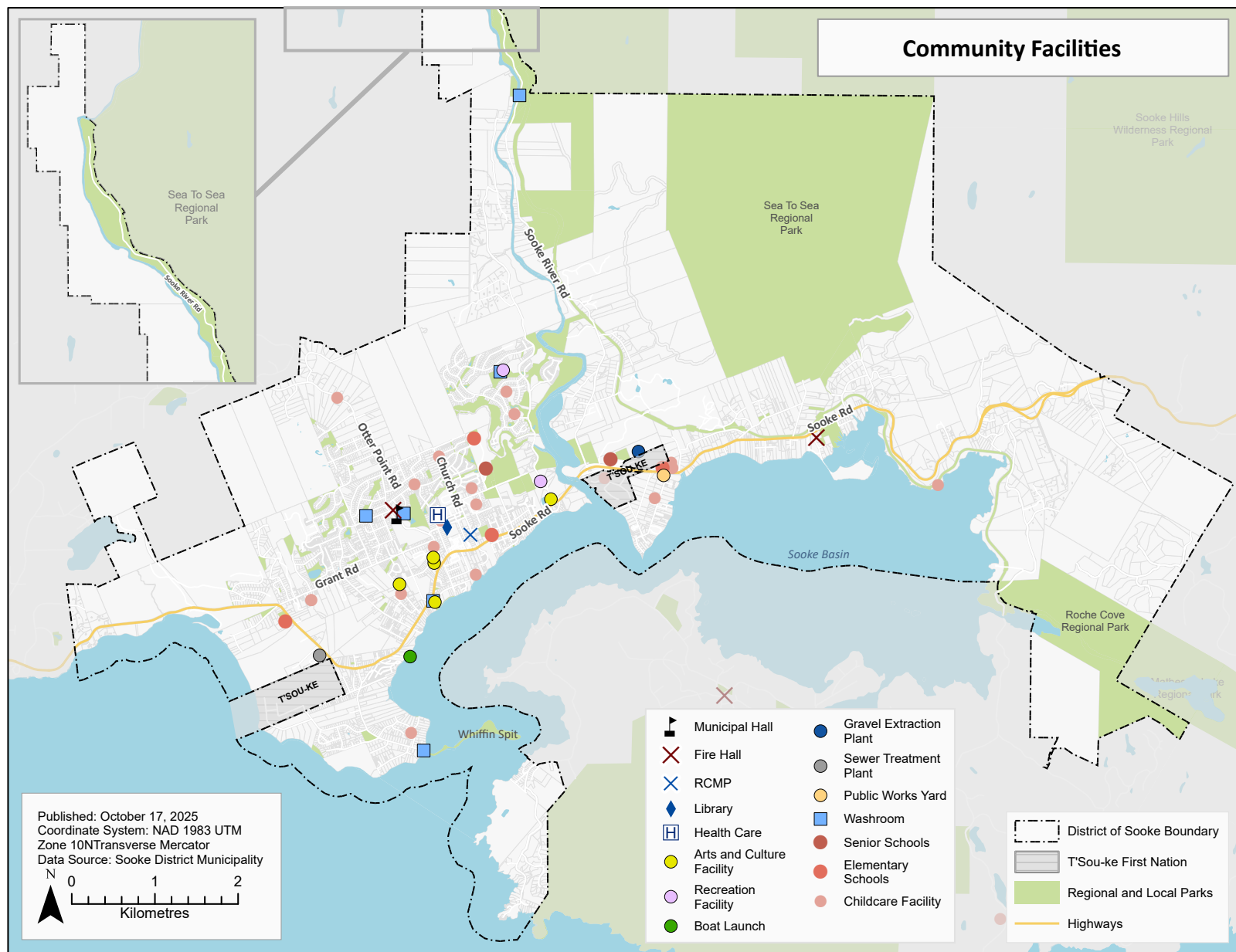


Figure 14. Community Facilities Map



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

Community Feedback



Objective 4.10.2

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

Actions

Action 4.10.2.1

Continue to support community-based organizations in delivering priority programming through Sooke's Community Grants Program.

Action 4.10.2.2

Strengthen and expand partnerships with the CRD, Island Health, and community organizations, to build capacity and clarify roles in the delivery of community services.

Action 4.10.2.3

Explore the District's role and capacity as it relates to regulating, coordinating, and delivering on **social infrastructure** needs.

What is Social Infrastructure?

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

Examples of **social infrastructure** include:

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



EQUITABLE COMMUNITY

4.11 EQUITABLE COMMUNITY

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

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

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

Goals and Objectives Summary

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

Equitable Community Policies & Actions

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

Actions

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

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

Actions

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

Objective 4.11.3 Prioritize Equity and Representation in Community Participation Processes

Actions

- Action 4.11.3.1** Select advisory committees members that are representative of the community, including youth and elders, as well as **equity-seeking groups**. People who rent their homes should also be proportionally represented.
- Action 4.11.3.2** Allow for the compensation of **equity-seeking groups** for their time and expertise, recognizing that they often face additional barriers to participation.
- Action 4.11.3.3** Ask people from **equity-seeking groups** how they would like to be safely and comfortably engaged.
- Action 4.11.3.4** Encourage reciprocity in engagement processes, whereby participants – as well as the District – benefit from participation.

A healthy, equitable community is one that offers complete social, physical and mental well-being to all its residents at all stages of life and has the following themes embedded across all the components: accessibility, affordability, stability, diversity, safety, equity.

– San Matteo County, CA.

