



PROPERTY OPPORTUNITY NOTICE



Municipality: District of Sooke

Street Address of Site: 6671 Wadams Way – southeast
quadrant **Posted:** April 29 2024

Submission Deadline: July 29 2024

Overview

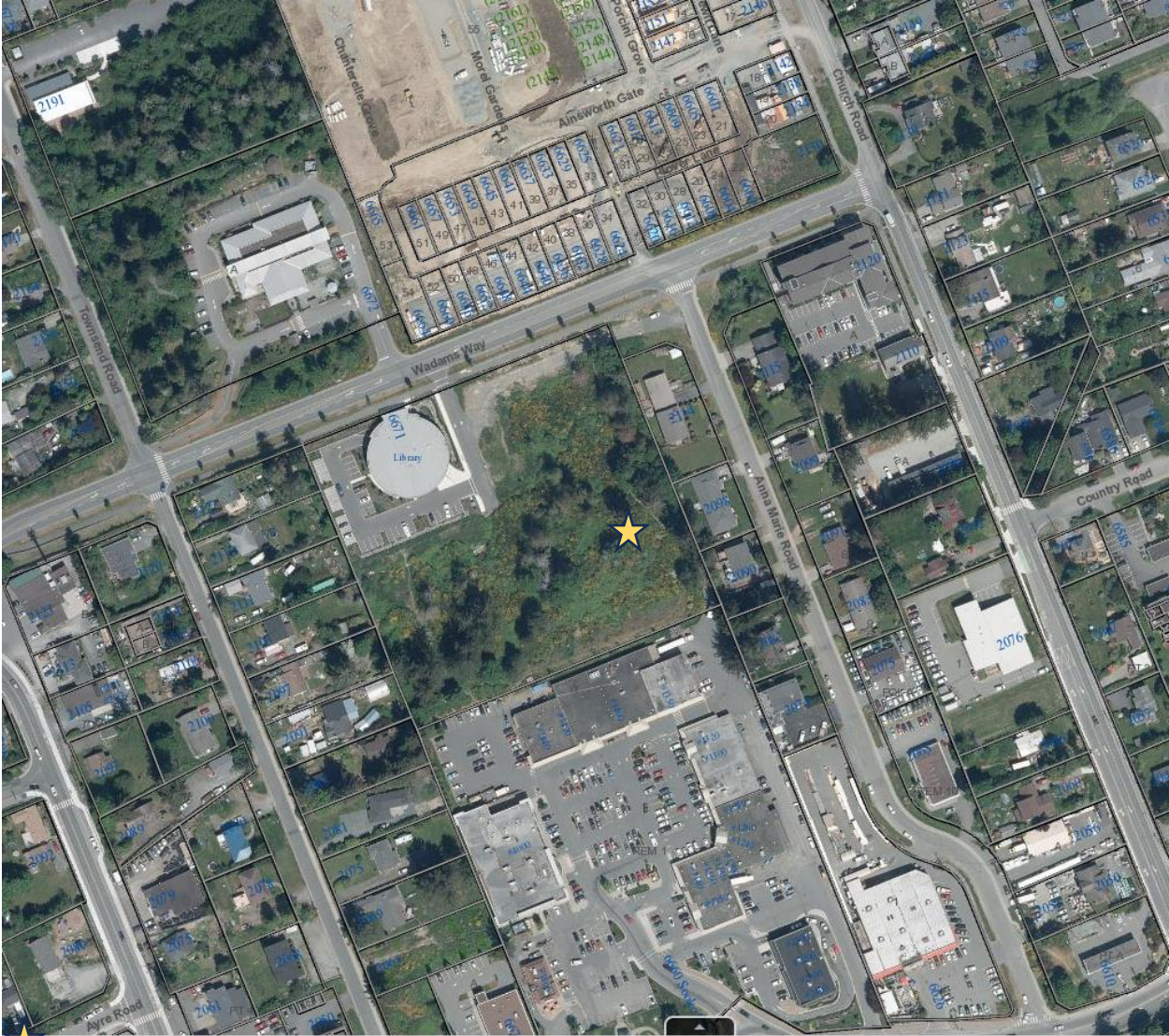
BC Builds is a rental housing program for middle income households. These are households earning a range of \$84,780 and \$131,950 per year for couples with no children for a studio or one-bedroom apartment and \$134,410 to \$191,910 per year for couples with children, needing a 2 or larger bedroom home. The aim of the program is to provide housing for households within these ranges. To help achieve this goal BC Builds can provide:

- Low-cost construction financing for buildings that are owned and operated by for-profit and non-profit developer and First Nations development corporations
- Direct access to CMHC construction financing with up to a 50-year amortization for buildings owned and operated by non-profit and private developers, as approved by CMHC
- Access to low-cost take-out financing with a 35-year amortization for buildings not approved for 50-year amortization.
- Grants of up to \$225,000 per unit for buildings owned and operated by co-operative or non-profit developers and First Nations controlled development corporations, with the goal of having at least 20% of the units at 20% below market rents. Where grants are provided, below market rents will be secured in a range of ways including a forgivable mortgage, housing agreement, section 219 covenant, or operating agreement.

Please refer to the [BC Builds Rental Supply Program Framework](#) for full program details before submitting your proposal.

Site Context

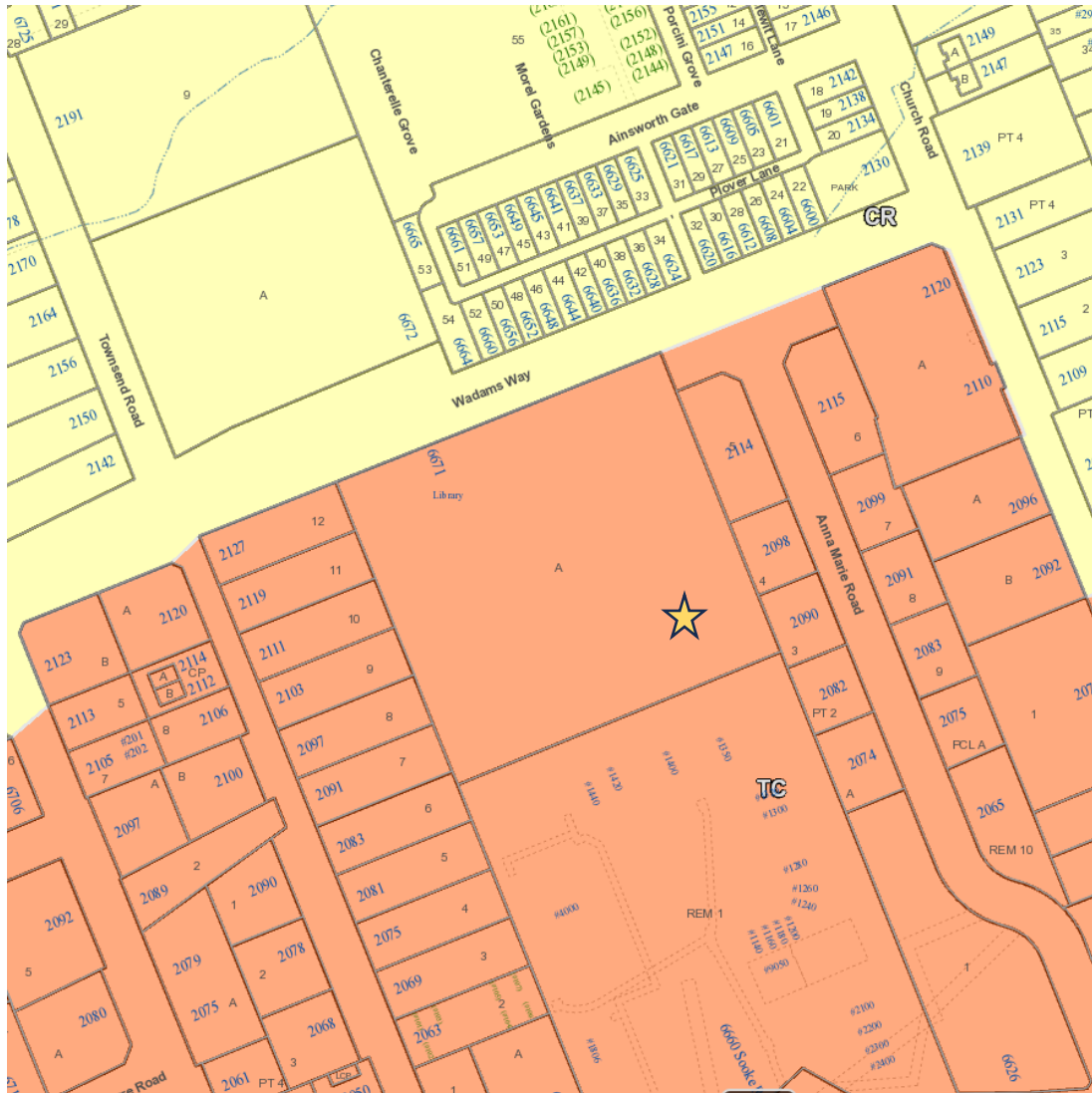
Satellite Map Please insert a satellite map with site marked.



★ 6671 Wadams Way – southeast quadrant

Plan Map

Please insert a map of the site in context from your Official Community Plan or relevant Local Area Plan.



★ 6671 Wadams Way is designated TC – Town Centre in OCP Bylaw 400, 2010

Parcel Identification (PID)	028-212-762
Registered Owner	District of Sooke
Civic Address	6671 Wadams Way
Lot Area (Size)	Approximately 0.62 ha (to be confirmed by surveyor at time of development permit or subdivision, whichever comes first).
Lot Frontage	<p>No frontage currently as it is the southeast quadrant on the site. Access to Lot A is from a single common access point off Wadams Way, bisecting the site north south near the midpoint of its northern boundary. The access point does align with a possible future connection through the Evergreen Mall – in the event of redevelopment of that site – to the main roundabout on Sooke Road and Waterview Street.</p> <p>Refer to Sooke Lot A Report, 2019 (see Appendix) for further information re: access road, roundabout at the south boundary of the site and proposed ‘Woonerf’ street arranged in a meandering path extending from the west to the east property lines.</p>
Site Servicing	<p>The property is within the Sewer Specified Area and can be serviced with municipal sewer. Details for sewer connection, requirements of Sooke Subdivision and Development Standards Bylaw 404 and other reports that may be required by applicant will occur at time of Development Permit or Subdivision, whichever comes first.</p> <p>Community piped water can be supplied to the property. Further details and requirements from CRD Water to be determined at time of Development Permit or Subdivision, whichever comes first.</p> <p>Preliminary Civil Design - Town Centre densities were considered as it relates to civil works for future site development. This includes a preliminary Fire Underwriter Survey, a conceptual stormwater management plan and some high-level cost estimates.</p>

<p>Links to relevant planning policies (OCP, Local Area Plan, other relevant documents)</p>	<p>Policy Context for OCP/Town Centre Plan and Housing Needs Report is part of the Appendix.</p> <p>Refer to Sooke Lot A Design Report, 2019 for recommendations on development of the four quadrants. This plan was informed with participation from the community. The Lot A concept design (Figure 1), was accepted by Council in 2019 and an initial site development schedule was prepared, which included:</p> <ol style="list-style-type: none"> 1. Lot A Concept Plan accepted (Completed) 2. Due diligence reports (Completed) 3. Subdivision of Lot A as necessary for user groups 4. Vancouver Island Regional Library (VIRL) construction (Completed) 5. Rezoning the Site (Completed)
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Property Details

Please enter N/A for fields that don't apply to your site.

<p>Zoning</p>	<p>Lot A Comprehensive Development Zone (CD15)</p>
<p>Permitted Use Within Zoning</p>	<p><i>Health Services, Office and Apartment Building</i> are permitted principal uses. See attached CD15 zone for all uses permitted.</p>

<p>Permitted Height and Density</p>	<p>Minimum height: 2 storeys Maximum height: 6 storeys up to 22m (principal building)</p> <p>Section 3.7 <i>Density Bonus Provisions</i> a) Where 80% or more of the on-site parking spaces are provided as underground parking spaces or concealed within the building, the maximum number of multi family residential units may be increased by 10 units per ha. The height may be increased by one storey and lot coverage may be increased by 5%.</p>
<p>Applicable Development Permit Controls</p>	<p>A Development Permit (DP) application would be required prior to Building Permit.</p> <p>DP would be evaluated under Development Permit Area (DPA) #1 – Town Centre and DPA #3 – Multi Family Residential in OCP Bylaw 400, 2010.</p>
<p>Current Use</p>	<p>Site is zoned CD15. Much of the site has been cleared to create space for construction activities and development. This portion of the property is vacant.</p>
<p>Surrounding Use</p>	<p>Public Library (northwest quadrant of site), single family residential to the east, Western Foods and a Commercial shopping Centre to the south, a future 6-storey building for senior centre and housing (northeast quadrant of site adjacent to Wadams Way), Future public plaza space (southwest quadrant of site)</p>

<p>Environmental features (stream, creek, grades, soils etc)</p>	<p>Environmental Assessment - A Phase 1 report was completed and based on the findings there are no environmental concerns on the subject site from historic and current land uses. Currently no further environmental site assessments are recommended.</p> <p>Tree Inventory and Management Plan was completed - provides an inventory of species and recommendations for tree health, tree removal and risk assessments.</p> <p>Geotechnical Study - Lot A has uneven topography, and as such engineered fill will be expected to achieve the design grade in some areas. The site was found to be suitable for development.</p>
<p>Any easements or restrictive covenants on title</p>	<p>No</p>
<p>Community engagement requirements or expectations</p>	<p>Minimal. Community engagement has occurred with Sooke Lot A (Design Charrette) Report, 2019 and through the rezoning process to rezone the eastern portion of 6671 Wadams Way (Lot A) to the CD15 zone.</p>
<p>Amenity/Bonusing Requirements</p>	<p>The CD15 zone (section 815.9) requires a minimum amenity area of 8% which is required only in conjunction with residential uses for the purpose of serving residents of the site (as per condition of use 815.3(b)).</p>

<p>Sustainability/Energy Requirements (for anything beyond BC Building Code)</p>	<p>There are key policy directives in the OCP, Development Permit guidelines and Sooke’s Sustainable Development Strategy for reduction of GHG emissions and energy conservation.</p> <p>To ensure a “climate first” approach in all municipal decision-making and planning processes, including applications, Council adopted a Low Carbon Resilience (LCR) co-benefits model on April 12, 2021. Climate Action (sooke.ca)</p>
<p>Accessibility Requirements (for anything beyond BC Building Code)</p>	<p>Accessibility to be addressed as per Sooke Housing Needs Report, 2019, development permit guidelines and the Sooke Lot A report, 2019.</p>

Applicant Type

Please indicate which of these apply to your site. **Please check all that apply:**

- Seeking a developer **and also** a housing owner/operator and willing to enter into a long-term lease (60 – 99 years) with successful proponent with a land cost of \$0.
- Seeking a developer **and also** a housing owner/operator and willing to dispose of land to successful proponent at \$0.
- Seeking **only** a developer/builder to provide a turn-key building to an operator you’ve preselected.
- Owner/operator **must be** a non-profit society, co-op or First Nations development corporation.
- Owner/operator **must be** a private developer.
- Owner/operator can be either a non-profit society, co-op or First Nations development corporation or a private developer.

Additional Property Information

The first and second floors of this residential housing build will incorporate the Sooke Region Community Health Center-Urgent and Primary Care Centre (CHC-UPCC) of approximately 15,000 sq ft., and an additional 15,000 sq ft for other health care services. SRCHN’s CHC-UPCC will include primary health care and walk-in care. SRCNH has approval of the BC Ministry of Health for this project and is currently working out funding details, including lease and leasehold improvements. The CHC-UPCC will

incorporate a team-based approach to provide comprehensive, person-family-and community centred, culturally safe health care.

Other health care services that may be interested in co-locating include out-patient laboratory collection, diagnostic imaging and ambulance services as well as home and community care services.

Please see Appendix A for further property details.

Eligibility and Evaluation Criteria

General information

- Successful projects must break ground within 12 -18 months (depending on the complexity of the project) of the successful proponent receiving a Conditional Land Contribution Letter following the completion of the evaluation period.
- The land must be used to create new housing for middle income families as defined in the [BC Builds Rental Supply Program Framework](#).
- Eligible projects must be primarily residential but can include ground floor commercial and/or community uses and/or childcare with the non-residential components not to exceed 30% of floor area or cost.
- Land will be leased at nominal value by the landowner to the successful applicant on 60- to 99-year basis or disposed of at nominal value. Please see individual Property Opportunity Notices for details.

Equity requirements

“Equity” for the purposes of this application is defined as the financial contribution that an applicant is making to the project.

Proposals from private market developers that provide more below market units at a greater percentage below market will be given priority. To achieve this, an equity contribution will likely be required from private developers. Sites seeking a developer/builder only to provide development management services for a turnkey building to a non-profit, co-op or municipal/regional housing corporation are exempt from this equity requirement.

For non-profit and co-operative developers and First Nations controlled development corporations intending to own and operate buildings, there is no equity contribution required during the proposal submission process. However, these proponents are eligible to access capital grants of up to \$225,000 per unit. Applicants may bring additional equity or equity partners to the proposal to increase affordability. Proposals from non-profits, co-operatives and First Nations development corporation that require a lower grant per unit amount while still achieving at least 20% of the units at at least 20% below market will be given priority.

Eligibility Criteria

All proposals will be assessed first to determine qualification based on these eligibility criteria. Proposals that qualify will then be assessed according to the evaluation criteria below.

Eligible Applicant

Applicant must:

- Be registered and in good standing with the BC Corporate Registry or partner with a business or organization that is.
- Have previous property development and property management experience or engage professional third-party consultants or property management company.
- Have a plan for construction and operations that's financially viable.
- Meet equity requirements. See below.

Target Household Incomes

Project targets households in BC Builds income ranges with rents that don't require households in this range to spend more than 30% of their income on rent: \$84,780 and \$131,950 per year for couples with no children for a studio or one-bedroom apartment and \$134,410 to \$191,910 per year for couples with children, needing a 2 or larger bedroom home. *See evaluation criteria and evaluation matrix below for information about how this will be scored for applicants that are deemed eligible.*

Property Management (Applies only to properties where a housing owner/operator is being sought): Applicants must have a minimum of five (5) years' property management experience. In lieu of property management experience, applicants may hire or partner with a professional third-party property management firm or organization to help build their organization's capacity over the first five years of operation.

Real Estate Development Experience: Applicants must have successfully completed a similar project on time and within budget. Alternatively, applicants may hire or partner with a third-party developer who has experience building similar projects and/or assemble a design and construction consultant team to carry out the project.

Evaluation Criteria

Proposals received during the submission period will be ranked in comparison to other proposals. More specifically, the following criteria will be used to evaluate, rank, and determine a proposals' overall strength and level of project suitability. Please see scoring matrix below.

Financial Viability and Sustainability: The project is feasible and viable, both through capital financial assembly and ongoing operating pro-forma, as well as the project environment (geotechnical, environmental, site constraints etc.) Projects must demonstrate a means to be financially sustainable without an ongoing operating subsidy from BC Builds (BC Housing). All potential funding sources must

be disclosed, including the potential to apply for financing and grant funding through BC Builds, together with details of the intended funding strategy and any supporting documentation. If the building will require an ongoing operating subsidy, the applicant must provide information about how they would provide that subsidy to the project and demonstrate how that will be in place over the life of the building.

Household incomes and rents: BC Builds targets middle-income households, with income thresholds for eligibility set at the middle-income Limits which are defined as follows:

Units with less than two bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families without children, as determined by BC Housing from time to time. The current range of middle-income households that are the target of the BC Builds program is \$84,780 and \$131,950.

Units with two or more bedrooms: Middle-income households are those whose gross household income does not exceed the 75th income percentile for families with children, as determined by BC Housing from time to time. The current range of middle-income households that are the target of the BC Builds program is \$134,410 to \$191,910.

For projects involving a mix of unit sizes, the corresponding income threshold will be applied to each unit type.

Priority will be given to projects that target household incomes as low as possible in these income ranges while still maintaining project viability without the need for ongoing operating subsidy from BC Builds.

Rents must be suitable for middle income households, as defined above.

Projects with non-profit partners, public housing corporations or First Nations-controlled development corporations receiving capital grants of up to \$225K/unit:

- Units must target eligible households for a minimum of thirty-five (35) years
- Include minimum of 20% of units rented at 20% below market for a minimum of thirty-five (35) years.

Projects with private developers:

- Units must target eligible households for a minimum of ten (10) years

The rent structure will vary depending on the characteristics of the project and whether or not funding from other partners is layered into the project. All units in the development must be rented at or below market as determined by an appraisal of current market rents in the community, and at rents suitable for eligible households considering the location and average household income for the area but must not exceed 30% of the Middle-Income Limits in effect at time of occupancy and at unit turnover.

Speed to Market: How rapidly does the proposed timeline bring new homes to market? How realistic is the proposed timeline? Processes to speed up the development and construction timelines and innovative construction methods will be given priority.

Environmental Sustainability Considerations: Projects must be built to the BC Building Code. Priority will be given to projects that can provide additional environmental sustainability benefits while maintaining project viability.

Accessibility Considerations: Projects must be built to the BC Building Code. Priority will be given to projects that can provide additional accessibility benefits while maintaining project viability.

Unit Mix Considerations: No requirement for a particular unit mix, but priority will be given to projects that provide two- three- and four-bedroom units while maintaining project viability and staying below the per unit maximum grant amount of \$225,000 for co-operative and non-profit developers and First Nations controlled development corporations.

Equity Contribution: For private developers, does the proposed equity contribution help deliver more below market units at a greater percentage below market? For non-profit and co-operative developers and First Nations controlled development corporations, what is the lowest grant amount per unit required (up to a maximum of \$225,000) to achieve at least 20% of the units at at least 20% below market?

Scoring Matrix

Mandatory Requirements
Eligible Applicant
Meets Target Household Incomes
Demonstrated Property Management Experience (if seeking operator)
Demonstrated Development Experience
Ranked Criteria (Overall Weighting)
Financial Viability & Sustainability (20%)
Amount of per-unit subsidy required (15%)
Percentage of units at 20% below market (15%)
Target Household Incomes (15%)
Speed to Market (15%)
Financial Equity Contribution (5%)
Unit Mix (5%)
Additional Accessibility Benefits (5%)
Additional Sustainability Benefits (5%)

How to Apply and Proposal Submission Requirements

1. Review detailed property information, criteria and deadlines in this Property Opportunity Notice.
2. Attend an optional Property Information for this opportunity. Please see the property listings page for times and dates.
3. Contact BC Builds info@bcbuildshomes.ca if you have any questions about a Property Opportunity Notice. Please do not contact landowners directly. Doing so will result in immediate disqualification from the application process.
4. Review the [BC Builds Rental Supply Framework](#).
5. Applicants can present their submission in the form and format of their choice, with the option of using [this capital and operating budget template](#). A development schedule and typical schematic design that includes drawings and site concept plan including massing, renderings, basic floor plans, and an indication of how the building(s) is located on the property is expected as part of the proposal submission. Total submission should include no more than 20 type-written pages.
6. Letters of reference can be submitted to demonstrate experience in delivery of similar projects.
7. Proposals must be sent to info@bcbuildshomes.ca on or before the due date listed in the Property Opportunity Notice.

How long it takes

It should take several weeks (goal of 4 to 6 weeks) for BC Builds to review your project proposal and let you know if your proposal is approved. The successful proponent will be required to sign a Conditional Land Contribution agreement between the proponent, BC Builds and the landowner which lays out a 12-to-18-month timeline to securing funding, financing, Development Permit, Building permit and begin construction and a shared and collaborative approach to meeting or exceeding this timeline.

Cost

There is no cost to apply.

Additional Information

This PON is available to projects that meet and/or exceed the minimum requirements as outlined in the above criteria. Verification of project details and evaluation will determine whether a project is selected. Simply meeting the minimum requirements will not guarantee that a proposal will be selected. Applicants are responsible to provide sufficient documentation that will verify compliance with the eligibility requirements.

Note that BC Builds will consider all proposals but is under no obligation to approve any application and move forward with the PON if, in BC Builds' opinion, no suitable submissions are received.

Disclaimer

The PON is a non-binding document. BC Builds does not make any representation or provide any undertaking to prospective respondents other than to invite them to submit a proposal. This PON does not oblige BC Builds to negotiate or execute an agreement with any prospective respondents, not to grant rights of any sort to any prospective respondents and, BC Builds shall incur no liability to any prospective respondent as a result of responding this PON.

BC Builds will not be liable for, nor will it reimburse any prospective respondent for costs incurred in the preparation, submission or presentation of any proposal, for interview or any other activity that may be requested as part of the PON process.

APPENDIX A

POLICY CONTEXT – 6671 WADAMS WAY

OFFICIAL COMMUNITY PLAN, 2010

This site is designated Town Centre (TC). The vision of this designation is to ensure the highest density residential development will occur in this area of Sooke, while being the primary commercial hub of the community. The following table outlines the application's compliance with relevant sections of the OCP.

3.2.1 Sooke's Thriveability

- a) Supporting the provision of health care, social services, education and daily living requirements;
- b) Supporting a wide range of recreational, social, and cultural opportunities;

3.2.4 Economic Diversification

- c) Encouraging revitalization and redevelopment of the Town Centre;
- d) Improving the community's overall visual appearance;

3.2.9 Preserving Sooke's Character

- a) Encouraging design that promotes small town oceanside character;

Section 4.7 Housing

The District of Sooke will focus in its Community Growth Area:

-Highest density, mixed use residential developments within the Town Centre and comprehensive development areas;

4.7.1. GOALS

- Provide a variety of housing options and densities for a diverse population;
- Create a population that supports a range of businesses and cultural activities in the Town Centre;
- Ensure residential development reflects the small town character of Sooke; and
- Develop housing that has a minimal environmental footprint.

PART III - LAND USE DESIGNATIONS

Relevant Policies and Objectives (Town Centre)

5.4.1 GOALS

- Encourage a Town Centre that incorporates high quality public spaces and contributes to Sooke's history and sense of place;
- Promote a strong civic presence and a high level of public amenity;
- Ensure an interconnected network of small scale, mixed purpose, or shared streets;
- Concentrate retail uses, services, personal services, facilities and entertainment within the Town Centre;
- Develop a strong central focus and a series of nodes within and adjacent to the Town Centre;
- Develop a strong service centre that serves Sooke and the surrounding area;
- Create a learning campus within the Town Centre;
- Improve public views of waterfront from Sooke Road;
- Ensure a mix of uses including high density residential;
- Plan, design and build according to Sooke Smart Growth principles and environmental sustainability;

- Ensure future and existing development minimizes the impact on municipal infrastructure and staffing (e.g. fire department); and
- Require all new or renovated development to include rain water management techniques. Encourage existing developments to incorporate rainwater management systems in their current development to assist in rainwater detention and treatment of runoff waters.

Section 5.4.2 Objectives

To implement the vision and recommendations outlined in the Town Centre plan;

- j) Support further rezoning for commercial use of properties inside the established Town Centre core;
- k) To investigate other public facilities that would be appropriate for a multi-purpose civic centre...;
- n) To create an identifiable focal point and Town Centre for the community; a place where people live, work and meet, that attracts residents and visitors;
- o) Revitalize the Town Centre by enhancing the architectural form and character of the area and establishing a “West Coast” character;

Section 5.4.3 Policies

- f) Require pedestrian and cycling amenities (bike stands, seating, covered areas) for new developments;
- i) Reduce dominance of the automobile in the Town Centre;
- k) dedicate public spaces for events, performances, buskers and mobile food stands;
- m) Create multi modal streets for pedestrians, bicycles and mass transit;
- o) Parks, open spaces and recreational and institutional facilities are to be featured predominantly in the town centre;

Section 5.4.4 Action Items

- a) Amend the Sooke Zoning Bylaw and the Subdivision and development standards bylaw to reflect the zoning provisions in the Town Centre Plan;
- b) Meet with VIRL Board regarding the potential relocation of the Library in the Town Centre...
- e) Include public art as a component of major development projects in the Town Centre;
- l) Purchase land for dedicated parking, located on the periphery of the Town Centre commercial core;
- m) Investigate the feasibility and associated cost of a public/private/partnership in order to create multi-use public art gallery space in conjunction with a municipal hall and library in the Town Centre;

THE TOWN CENTRE PLAN, 2009

The Town Centre Plan outlines specific Goals, Objectives and Actions as they relate to this rezoning application.

TOWN CENTRE PLAN

Relevant Policies and Objectives (Town Centre)

Land Use – Commercial (pg.15)

Goals

1. Concentrate retail uses, personal services and entertainment within the town centre.
2. Develop a strong service centre that serves Sooke and the surrounding area
3. Develop marine commercial uses that attract tourists and locals

(pg. 18)

Goals

1. Concentrate community services and facilities in the Town Centre.
2. Create space for artists and art.

Objectives

1. Meet with VIRL Board regarding potential relocation of the library as part of the development of a multi-purpose civic centre....

Built Form (pg. 36)

The following are guidelines to assist designers of future buildings within the Town Centre in making buildings of an appropriate scale and massing. The size and appearance of future development should reflect the aspirations of the community as a moderate-scale town that achieves appropriately high densities without the use of high rise buildings...

- Larger and longer buildings should be broken into “human scaled” proportions, especially along street fronts.
- Massing should be devised to minimize shadowing effects on surrounding buildings or open spaces. Proportional relationships between street width and buildings must also be considered. On sloping sites, stepped or tiered buildings may be appropriate and preferable as they reflect the nature of the topography.
- Windows should be placed to allow overlook of streets, lanes, sidewalks, pedestrian passages, children’s play areas, parking areas, public open spaces and the water’s edge to increase neighbourhood security.
- Overhangs and canopies are encouraged, especially on commercial buildings. They should provide shelter from rain and sun as well as usable outdoor area for shops and restaurants. All canopies and awnings should be designed to integrate with the architecture of the building.

Housing Needs Report, 2019 - Section 10 – Housing Action Plan

The following Objectives are being supported by way of this application:

10.1 Objective: Address market-rate housing needs

10.2 Objective: Address nonmarket housing needs

10.3 Objective: Enhance supply of rental housing

10.4 Objective: Enhance housing affordability

10.5 Objective: prepare for anticipated growth in population aged 65 years and over

Lot A CD Zone

(added by Bylaw No. 801 (600-82) adopted March 8, 2021)

815.1 Purpose: this zone provides for buildings that incorporate a mix of uses in the form of limited-commercial uses, institutional uses, and multi family residential use. The intent is to encourage a vibrant, pedestrian friendly town centre zone that also provides community facilities.

815.2 Permitted Uses:

Principal Uses

- a) Amusement facility, Indoor
- b) Apartment Building*
- c) Art Gallery
- d) Assembly Use
- e) Bakery
- f) Commercial exhibit
- g) Commercial school
- h) Country market
- i) Health Services
- j) Horticulture
- k) Institutional use
- l) Live work *
- m) Office
- n) Personal services
- o) Retail *

Accessory Uses

- a) Limited Home-Based Business
- b) Park
- c) Parking lot, parkade
- d) Playground

**See conditions of use*

815.3 Conditions of Use:

- a) Apartment units must be located above the first floor adjacent to Wadams Way, or adjacent to any internal Statutory Right of Way/easement that provides vehicle access into the site.
- b) Amenity Area is required only in conjunction with residential uses for the purpose of serving residents of the site.
- c) Gross floor area for a single retail use other than grocery must not exceed 1000m².
- d) Recession plane rules may apply for developments more than 6 m (2 Storeys) in height. *See General Regulations in the District of Sooke Zoning Bylaw.*
- e) Live-work dwellings:
 - i. Must be constructed as an employee housing unit within a mixed use building;

Schedule 815 – Lot A (CD15)

- ii. Must have a private, exterior, residential entrance separate from the principal use.
- iii. Parking for the residence must be the same as single family residential requirements.

815.4 Minimum Lot Size for Subdivision Purposes: 1000m²

815.5 Minimum width for subdivision purposes: 15 m

815.6 Maximum Height: * See conditions of Use

- a) Principal Buildings: 6 storeys up to 22m
- b) Accessory Buildings: 9 m

815.7 Minimum Height: 2 Storeys

815.7 Maximum Lot Coverage: 85%

815.8 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	3m	3m	1.5m or 4.5m when adjacent to a residential zoned parcel	4.5m	0m
Accessory Building or Structure	7.5m	3m	1.2m	3m	1.2m

815.9 Minimum Amenity Area: 8% *

Subject Property Map: The official map for this CD Zone is kept by the Corporate Officer, and forms part of this bylaw. The Subject Property Map is provided for information purposes only.

Schedule 815 – Lot A (CD15)



SOOKE LOT A

A Future in Planning

MAY 16, 2019

Keycorp Planning



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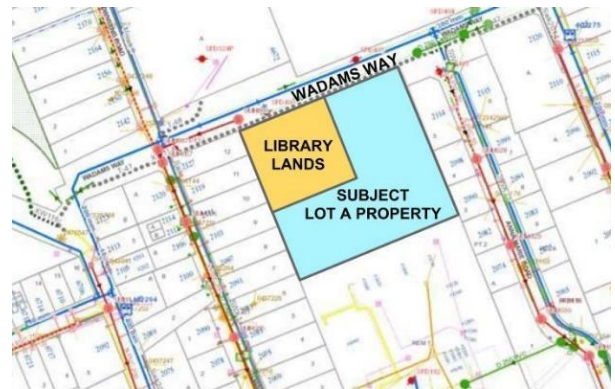
Acknowledgement

The insights provided by this report were made possible by the tremendous contribution from district staff, Council, community partners, and residents of Sooke – who all provided time and resources to make the reimagining of Lot A possible. Keycorp Planning, Stantec Inc, and the District of Sooke would like to acknowledge the following stakeholders who provided key feedback as part of our community consultation:

- Sooke Staff
- Members of Council
- Lot A neighbours
- Sooke Seniors Association
- Vancouver Island Regional Library Consultants
- Sooke Region Community Health Initiative Representatives
- District of Sooke Economic Development Committee
- Age-Friendly Committee of the Sooke Region Community Health Network
- M’akola Development Services and M’akola Housing Society
- Aragon Developments
- SEAPARC
- Sooke RCMP
- Sooke Fine Arts Society
- Sooke Chamber of Commerce
- Evergreen Mall – Skyline Properties
- Youth Stakeholders (Edward Milne Community School)
- Sooke Family Resource Society
- BC Transit
- Sooke Museum

1 Introduction

6671 Wadams Way, commonly referred to as Lot A, has been identified as a distinct opportunity for the District of Sooke to reimagine a portion of its town centre and establish an attractive and accessible public realm that celebrates the diverse range of possibilities that Sooke has to offer. The site is 2.1 hectares and sits within the North end of the District's town centre. The site is characterized by its unique topography, mature trees and its central location.



The existing property is partially forested and undeveloped. Its considered part of the town centre which makes it a prime location for development of much-needed amenities for the surrounding community.

The site benefits from being identified as a home for the new Vancouver Island Regional Library. The library, designed by HDR Architecture and being developed by the Vancouver Island Regional Library, will help provide community programs and act as a community hub. This will encourage redevelopment of the remainder of the site and will align with Sooke's Official Community Plan, Town Centre Plan, and planning for the neighboring areas.

On December 6th, 2019 Keycorp Planning took the first steps to identify the community's vision for the property. Following a series of one-on-one stakeholder interviews, online feedback, and local research, they worked with the District of Sooke to host a 2.5 day design charrette. Key community organizations, council members, and community members were able to come together, voice their perspectives, and roll up their sleeves and engage in the design process. The amalgamation of these perspectives, suggestions, and ideas has shaped the recommendation that Sooke Council and the community are receiving today.

2 Methodology

2.1 GUIDING PRINCIPLES FOR LOT A'S COMMUNITY CONSULTATION

CREATE a unique and compelling physical story that aligns with the community and key stakeholders' vision for the project.

EMBRACE a dialogue that includes social and environmental sustainability in the District of Sooke.

LEAD community stakeholders through the project and provide them with an opportunity to share their unique perspective on the project.

RESPECT the design and cultural development of Sooke by considering the wider context of Lot A within the community.

2.2 PROCESS

Information that was gained during the stakeholder meetings helped provide ideas and perspective that informed the ensuing focus group process and in turn, helped expand the collective understanding of the shifts and trends faced by residents of the District of Sooke.



2.3 CHARRETTE RECAP

PHASE 1: Stakeholder Meetings

As part of understanding community desires for development of the lot, extensive interviews were held with community organizations and members of Council. This helped identify ideas, suggestions, visions, and concerns to be addressed and incorporated in the Charrette process.

Other means of feedback collected were as follows:

1. Reviewing key planning documents from the District of Sooke. Examples include:
 - a. The District of Sooke Official Community Plan
 - b. The District of Sooke Town Centre Design Guidelines
 - c. Online forums and news articles pertaining to Lot A
 - d. Former Council meeting minutes and discussions
2. Website feedback at www.SookeLotA.com
3. Speaking with adjacent land owners (total over 60 households)

The planning of Lot A is a unique opportunity due to its size, central location and ownership by the District of Sooke. A regional library will be developed on the site and will include some programming and would create a symbiotic relationship with other community programs. This would include (but is not limited to) a senior's center, public art displays, assembly spaces, health care facilities, and/or a food market located in a public plaza space.

The discussions included:

- A home for uses either missing in Sooke or in need of a new home such as affordable seniors housing, senior/youth drop-in centre, health services, office and small retail among others.
- Landscaping and incorporation of existing mature trees and natural drainage channels
- Public plaza for gathering and market space; more permanent home for the Sooke Farmers Market
- How office, commercial, and public space would complement each other to aid current and future residents in Sooke.

Key Feedback:

- There is a lack of affordable housing in the District of Sooke. The District of Sooke is an aging municipality and there is growing demand for affordable or below market accommodation that provides basic services for those later in age.
- Community gathering space is critical. While the Regional Library will create some meeting and boardroom space, it was concluded that there was a significant need for some sort of community gathering space where Sooke art, culture, and social interactions can develop.
- Any development that occurs on the site should include ample greenspace that respects the surrounding area. Local trees and plants should be used as part of any future design guideline.
- Transit routes should be long-term orientated and should provide opportunity for access from the mall on the southern edge of the property. As well, alternative modes of transit such as walking, cycling, and buses should be encouraged within the core design of the lot.



PHASE 2: Charette Workshop

The interviews helped form the discussions that were then facilitated at the design charette that was held from December 6th - 9th, 2018.

This design charette worked to foster an integrated planning process that created an environment for developing friendly and efficient designs that have a direct connection with the needs of the community. It challenged those at the meeting to consider new ideas and plans they may not have thought of in isolation. The process of allocating each group with participants from different backgrounds helped create integrated design teams that were able to provide ideas in this early design stage. Approximately 50 groups and organizations were invited and engaged throughout the weekend. Approximately 42 individuals participated during the 2.5 day event.



Many ideas were posed and analyzed until each group had their own working design plans that they had drawn and laid out for discussion at the end of the charette.

The Lot A Charrette was composed of four major milestones:

Milestone One: Introductions

- Establish organizations and individuals represented at the charrette;
- Determine key community values and aspirations; and
- Create a working list of key needs in Sooke and in the greater region (Appendix C).

Milestone Two: Prioritizing

- Determine what uses can be supported within Lot A; and
- Begin to establish a vision for the spaces on the Lot and discuss a game plan to help deliver this vision (Appendix C)

Milestone Three: Concept

- Working in break-out groups, participants began to develop bubble diagrams discussing key elements of the Charrette:
 - Uses and building locations
 - Parking locations
 - Traffic and pedestrian flow
 - Connectivity with neighbours
 - Planting, landscaping, and natural elements.

Milestone Four: Draft Plan

- Compiling all feedback from the first two days;
- Establishing a working concept plan for the lot; and
- Receiving feedback from the charrette group for further refinement.

The overall Charrette workshop was positive and upbeat. Following the land-use, design, and amenity discussions, each group went to work on designing their own concept for Lot A. There were numerous similarities and themes that emerged from each working group. You will find a complete set of images of the various groups' concepts in Appendix B of this report.



Common themes that emerged from the Charrette workshop were:

- Future public road and pedestrian connectivity through the lot;
- Pedestrian interface with the Evergreen Mall;
- Trail network and integration with the Vancouver Island Regional Library
- A significant amount of greenspace and green landscape elements;
- A public plaza space with an outdoor country market area;
- A transit hub or pull-in stop adjacent to the property;
- Public art displays (indoor and outdoor);

- Buildings with capacity for:
 - Health care;
 - Daycare;
 - Community gathering space;
 - Affordable housing;
 - A coffee shop or other complimentary service commercial spaces;
 - Youth and senior gathering spaces or areas of interest for multiple generations; and
 - Public art displays.

Site Visit

To help stakeholders understand the scope and context of the site a site tour was conducted so that they would see both the sites topography and natural vegetation. Key themes from the site tour included:

- The interest to retain natural trees and foliage
- The importance of greenspace on site to compliment the surrounding green area
- Colour, themes, and vibrancy to help guide design guidelines
- The sites proximity to Sooke’s urban centre, youth facility, and an upcoming residential development.



PHASE 3: Charrette Open House

On the evening of December 8th, the District of Sooke Council Chambers were opened-up to the broader public for an open house. Approximately 45 residents attended the drop-in open house to discuss key elements from the charrette workshop.

The public were notified of this open house through the following mediums:

- Hand delivery of invitation flyer to adjacent neighbours;
- District of Sooke Website: www.sooke.ca;
- District of Sooke Regular Council Meetings;
- Charrette Website: www.SookeLotA.com; and
- Sooke News Mirror and Sooke Pocket News.

Additionally, there was an opportunity to fill-in feedback forms and provide real-time suggestions about key planning elements such as:

- Building and site design preferences;
- Land uses;
- Landscaping and natural elements;
- Community amenities; and
- Connectivity with the Library and broader community.

Those who attended the open house represented a broad range of community members that were both from and outside the Sooke area. They provided an overarching theme of a developed public realm that strengthened the community and demonstrate Sooke's west coast values. Themes from the discussions included:

- Parkways
- Rain gardens
- Senior centre
- Public space
- Publicly displayed art / art centre
- Convenient access that supports alternative modes of traffic (i.e. less reliance on cars)

PHASE 4: Design Process

The feedback and outcomes derived from the charette helped generate a report that was presented by Keycorp Planning at a Committee of the Whole Meeting on January 21, 2019. Council was informed of the consultation that had occurred and were presented conceptual plans that embodied the feedback provided by the community.

Council requested that additional consultation with the community occur for final feedback on the two lot designs and four zoning options provided by Stantec. Said concepts were designed to illustrate the potential zoning options that are available to the site. This final public meeting would allow Keycorp Planning and Stantec to receive high-level feedback from the community and serve to refine the vision for Lot A's public realm.

PHASE 5: Feedback Loop

Following the January 21st Committee of the Whole meeting, a second public open house was held on February 26th, 2019. This provided additional opportunity for the general public to review the design concept(s) for Lot A. The public provided the opportunity to listen to information about the charrette process and provide their feedback and concerns. Approximately 45 individuals attended this drop-in open house session.

The public were notified of this open house through the following mediums:

- District of Sooke Website: www.sooke.ca;
- District of Sooke Regular Council Meeting;
- Charrette Website: www.SookeLotA.com; and
- Sooke News Mirror and Sooke Pocket News.

Feedback received at this open house was both positive and constructive. Individuals were concerned about how zoning and land-use planning would provide public certainty. This feedback is reflected in the zoning recommendation to Council. Additionally, individuals debated the merits of including private or not-for-profit development on the site. Overall it was understood that in order to afford the public amenities that this site would offer, some combination of private and public sector investment would be required.

PHASE 6: Final Presentation

This report and final presentation will be delivered to the District of Sooke Mayor and Council. During this time, Keycorp Planning will provide an overview of this report and next steps necessary to move forward for successful development of Lot A.

3 CONCEPT PLAN

Below is a summary of the architectural and planning considerations that have been consolidated to prepare this recommendation. Council, staff, community, and stakeholder feedback throughout the Charrette process has informed this overall concept plan and approach.

3.1 CONTEXT

Sooke Lot A is a 2.13-hectare sized lot located at 6671 Wadams Way near the Sooke town center. The lot has been partially cleared but is otherwise undeveloped. The northwest corner of the lot has been earmarked as the location for the new Sooke branch of the Vancouver Island Regional Library (VIRL). The design of the library building occurred independently of the planning of the remainder of Lot A.

Lot A is bordered to the west and east by single-family detached houses fronting onto Townsend Road to the west and Ann-Marie Road to the east. To the south of Lot A is the Evergreen Mall shopping complex, and the north border of Lot A fronts onto Wadams Way. Across Wadams Way is the Sooke Child, Youth and Family Centre (SCYFC) and a 4.2-hectare parcel (2182 Church Road) that is intended to be developed into a residential use.

3.2 CHARRETTE FEEDBACK

Based on the conceptual plans generated at the charette, two potential options were generated by Stantec Architecture for the redevelopment of Lot A. Both options were reflective of the input derived from the charette exercise. What differentiated the two options was the arrangement of the component elements on the site.

Key elements of the plans included:

- Seniors Drop-In Centre
- Seniors Affordable housing
- Youth Centre
- Farmer's market area including covered vendor's stalls for year-round use
- Public plaza
- Health Centre

- Transit hub along Wadams Way
- Single point of access to Lot A
- Future connection to Evergreen Mall (vehicular and pedestrian)
- Off-street parking (underground or below building)
- Landscaped and naturalized areas
- Independent/local commercial activity (small-scale)
- Roundabout
- Library



3.3 KEY PLANNING ELEMENTS

It should be noted that the library – for the purposes of the charette and the development of the overall site plan – was treated as a fixed entity at the northwest corner of the site and the conceptual plans were developed to integrate the stand-alone library building into the fabric of the overall scheme.

In the final iteration of the plan, the site is divided into four quadrants arranged around the central access road. The four quadrants each are defined by a specific programmatic component with the intent that, as a fully implemented development, the entirety of Lot A will function as a comprehensive urban site with a diverse range of uses and public amenities.

The four quadrants are:

- Northwest – Vancouver Island Regional Library.

-
- Northeast – 4-6-storey mixed-use building to include a seniors/youth drop-in centre, multi-purpose community space and affordable/subsidized/assisted-living housing units. Parking for this building would be accommodated to the rear of the building as covered surface parking.
 - Southeast – 5-6-storey Health Centre with limited size independent commercial retail units (CRU) on the base and market housing units on the upper floors. Second floor office space is also appropriate. This quadrant would include an underground parking component.
 - Southwest – Public Plaza including an indoor/outdoor building for the local Farmer’s Market to allow for year-round use.

Development of Lot A will occur in multiple phases. The initial phase would be development of the northwest quadrant for the VIRL as an independent project. It may be advantageous for DOS to then develop the Public Plaza portion in the southwest quadrant along with the remaining roadway in order to add value to the site and attract development partners for future phases.

Proposed Phasing Plan:

Northwest

As previously mentioned, the northwest quadrant of Lot A has been earmarked for the new Sooke branch of the VIRL. This building has been designed independently of the rest of Lot A and is proposed to be a circular shaped, 2-storey structure surrounded by surface parking and some perimeter landscaping. The planning for the remainder of Lot A attempted to integrate the library into the context of the overall site, with attention to pedestrian connectivity.

No changes were proposed to the northwest quadrant with the exception of a reduction in the access driveway width off of the central road and the inclusion of some pedestrian pathways linking the library site to the public plaza.

Construction of the new library is intended to go ahead sometime in the near future and will be undertaken independently of the development of the rest of the site.

Northeast

The northeast quadrant has been conceived as a 4-6-storey building with approximately 10,500m² of total floor area; it would be anticipated to be a 1-storey concrete podium base with the remaining levels built on top as a wood-frame assembly.

The site has a natural drop in grade elevation of about 4.0 meters from Wadams Way down into the site; the building would take advantage of this elevation change to have ground level access from Wadams Way to the proposed senior drop-in centre (on level 2) as well as at-grade access to a youth centre/multi-purpose space on level one. This also creates public plaza areas at both level one and level two.

The upper portion of the building is proposed to be split into two blocks for housing units. By splitting the building into two smaller blocks, the overall massing of the building would be reduced and sightlines and daylight increased within the site. The housing to be provided would be affordable rental units and/or assisted living; the unit mix and market sector would be determined depending on the partner organization involved.

Parking for the northeast quadrant will be a covered surface parking area to the rear of the building, accessed from the central road. This parking area will accommodate upwards of 80 stalls.

It is intended that in the overall development of Lot A, the northeast quadrant would be implemented as part of phase two.

Southeast

The southeast quadrant has been allocated for office uses such as but not limited to, a new regional health centre building that would include limited ground-level commercial space along with upper level market residential units. This building is conceived as a 4-6-storey wood-frame building with a total floor area of approximately 7,000m².

Parking for this quadrant should be accommodated in an underground parkade structure.

In the overall phasing of the Lot A redevelopment, the southeast quadrant would be developed as a future phase after the completion of the northwest and northeast quadrants. Prior to the construction of any future buildings, this area would be retained as an undeveloped public green space with a small amount of interim surface parking.

Southwest

The southwest quadrant of the site has been designated as a public plaza area; it was selected for this usage due to the opportunities for maximum sun exposure and visibility towards the new library. One of the main features of the plaza would be a permanent covered structure for the local Farmer's Market to allow for year-round activity by local farmers and artisans.

Other features of the public plaza would include:

- Water features and on-site water retention capability;
- Public seating and performance areas;
- Public washroom facilities;
- Tree retention for existing significant trees;
- Native trees and planting; and
- Public art.

The public plaza would also have pedestrian links to both the library and the Evergreen Mall to the south.

Site Access and Circulation:

Access to Lot A would be from a single driveway off of Wadams Way, bisecting the site north south near the midpoint of its northern boundary. The driveway does not align with the driveway to the Sooke Child, Youth and Family Centre due to the siting of the new library, but it does align itself with a possible future connection through the Evergreen Mall – in the event of redevelopment of that site – to the main roundabout on Sooke Road and Waterview Street.

The access road / driveway would terminate at a roundabout at the south boundary of the site. Connected to the roundabout it is proposed that a 'Woonerf' street be built, a multi-use roadway intended for pedestrians, bicycles and automobiles alike, arranged in a meandering path extending from the west to the east property lines and surfaced with interlocking pavers. This roadway would front the southern edge of the site and provide an access link to both the

building on the se quadrant and the public plaza. Additionally, the 'Woonerf' would provide a future point of connection west to Townsend Road and east to Anna-Marie Road in the event of redevelopment of adjacent residential properties.

Parking and Transit:

Parking has been largely kept to the perimeter of the site, concealed either at grade below the northeast quadrant building, or in an underground parkade associated with the future mixed use building in the se quadrant. Access to both parking areas is from a single stem road off the main access drive. Forty six on-street parking stalls have been included; these will provide convenient parking for visitors to the site, as well as calm traffic, slowing down travel through the site.

The library parking has been designed as a surface lot with sixty parking stalls; it would be ideal that the library parking be accessible to site visitors during off-hours.

Along Wadams Way, it is proposed that new transit stops be installed; a larger, multi-bay stop on the north side of the road in front of the SCYFC and a single stop in front of the future seniors drop-in centre building at the north east corner. This would encourage increased transit use in the area, reduce car-load on the site and act as an amenity for seniors with limited access to personal vehicles. The proposed subdivision at 2182 Church Road (Wadams Farm), will bring a significant population base to support an expanded transit hub. A drop-off zone for Handy-dart service and personal vehicles should also be incorporated in front of the proposed/potential seniors drop-in centre.

The site circulation through Lot A will also support bicycle activity. There is currently a bike path along Wadams Way for cyclists to use to get to the site, and once onsite there would be ample bike racks and reduced vehicle activity, making it a favorable bicycle destination.

Landscaping:

Landscaping features would be distributed throughout the site with a focus on native plant species that are drought resistant. There would be a significant effort made to preserve important trees that are currently growing on site, particularly in the public plaza portion of the site. An arborist report has been

conducted on the site and an inventory of important trees is included and should be referenced when reviewing any future development on the site.

A minimum 2.5-metre wide landscape buffer has been proposed around the perimeter of the site.

On-site water retention measures would also be incorporated into the design of the site, with associated water features incorporated into the public plaza design.

Zoning Considerations:

The four-zoning considerations outlined for both Council and the community to comment on were:

1. **Option 1:** Community Town Centre – This zoning option would see the entire site zoned as a Town Centre Mixed Use (CTC). Though this would provide financial viability and mixed-use housing to Lot A, it would also restrict the uses on site and reduce the community elements that have been insisted by stakeholders during this community process. Such uses would include things like larger-scale retail and hotel’s which would be seen as competing with existing private business in the Downtown core. Therefore, a CTC zone was considered to help reduce the number of redundant or private-competitive businesses on the Lot A site while still providing some desired service-commercial and office administrative opportunities.
2. **Option 2:** Comprehensive Development (Custom Zone) – This option was the most highly voted option in the feedback forms that were received during the final community meeting. Using a comprehensive development zone would help tailor the site to the needs of the community. By having a comprehensive zone, the site can be master-planned so that design decisions such as walkability, land scaping and greenspace are specifically built into the zone.
3. **Option 3:** Split Zone – The split zone would see the eastern half the property zoned as Town Centre Mixed Use (CTC), while the western portion of the property maintain its current Community Facilities (P2) zoning. This option would give an opportunity for some growth but would limit the amount of land uses and community functions that would be

included on the site. Among other things, this would hinder the District’s ability to recoup money it committed to purchasing the site.

4. **Status Quo Zoning – Community Facilities (P2)** – Finally, this option would see the site maintain its current zoning without rezoning process. The impact of this option is that anything beyond Institutional uses (library, schools, daycares, religious assembly or a municipal hall) would not be permitted. The majority of the community needs identified through the Charrette process would require a zoning other than P2. This option is very limiting and therefore not recommended.

Zoning Recommendation:

It was concluded that, following the open house, a recommended combination of Option 2 and Option 3 would be applied. This would create a P2 zoned public side of the property that enables the public plaza space and library space to be developed and a CD zoned side that allows for adequate public and private uses. Appendix F is the draft CD zone option and would only be implemented through a public hearing process.

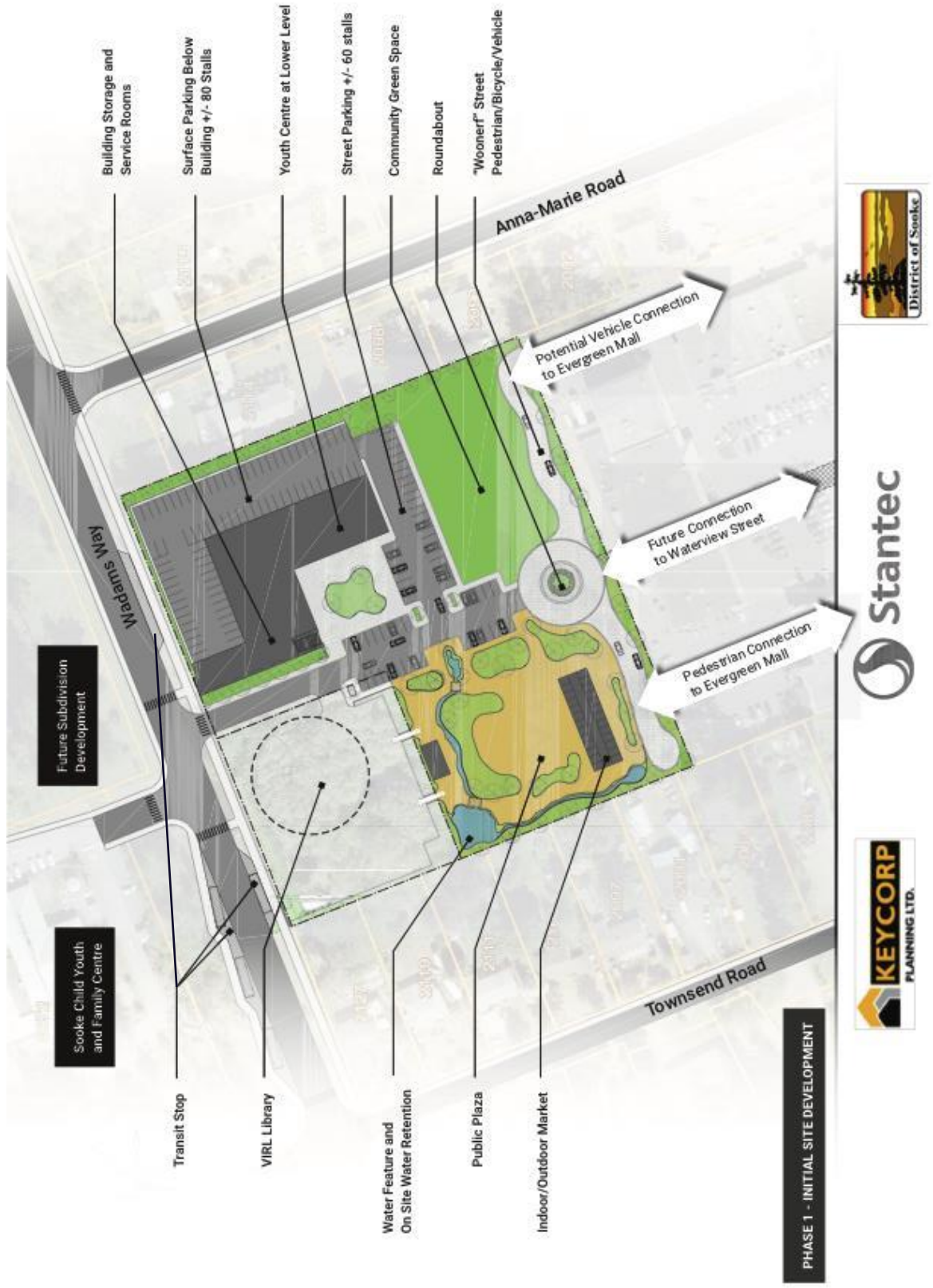


3.4 SUMMARY:

The proposed master plan for Sooke Lot A has been conceived as an iterative process with a focus on community needs and amenities. It was built upon the careful consideration of community input and engagement with a focus on attainable outcomes that are feasible in the wider context of the Sooke community.

Through careful planning and strategic partnerships, the project would be implemented in multiple phases, adapted to meet the needs of the community. It will deliver much needed affordable housing to the area, senior and youth facilities, a potential Health Centre, as well as a public gathering space that can proudly host community events and celebrations for decades to come.

PHASE 1 DESIGN ELEMENTS



PHASE 1 - INITIAL SITE DEVELOPMENT



4 Schedule

SHORT TERM - review the plan presented and adopt the general direction of the works associated.

Milestone 1: Council Supports the Lot A Charrette Report and Concept as presented

Milestone 2: Site Due Diligence (2-3 months)

- Review Bartlett Arborist Report
 - Determine areas for tree retention
- Riparian and Biological Assessment of the Property
- High level Civil Engineer Review of entire property
- Rainwater Management Plan to mitigate runoff impacts during the development of any public pathways and/or the public plaza space (should result in a preliminary work plan for the public plaza space).

Milestone 3: Rezoning of Site (2-3 months)

- Maintain P2 zoning on western half of site (library and plaza)
- District rezone eastern half to Comprehensive Development Zone (**community hub, housing, limited retail and office**)
- Public Hearing process for rezoning



Milestone 4: Site surveying/preparation (2-4 months, would occur prior to or during rezoning process)

- Review boundaries with the following stakeholders:
 - Vancouver Island Public Library (to occur during lease negotiations and prior to a development permit approval for new library)
 - BC Transit (bus lay by/right of way access within Wadams Way Boulevard)
 - Evergreen Mall for an easement on pedestrian and vehicular access
 - Civil Engineering Firm (confirm proposed building layouts and driveway access possibilities)

Milestone 5: Subdivision of Lot A if determined necessary (4-6 months)

- Below is a concept of the subdivision plan. Please consult with a professional surveyor for accurate measurements and lot lines:



Mid - Term (up to 2 years):

Milestone 6: Development Phase 1

- Development of Library Site. As of the date of this report a Development Permit has been submitted by VIRL for a new library on Lot A and negotiations are occurring regarding a land lease.
- Public Plaza space: Prioritize the plaza space in the Parks and Trails Master Plan. Set aside budget for design work for public plaza in 2020 and determine development costs of final plaza concept and budget in following 2 years for construction. A landscape architect would cost between \$40 - \$60k and will depend on the level of engagement that council wants to commit them to do. Apply for grant funding for development of Plaza. Through the Union of BC Municipalities (UBCM) and Federation of Canadian Municipalities (FCM) there are several capital grants that the public realm of Lot A could be eligible for. These include but are not limited to:
 - Storm Water quality enhancement municipal projects;
 - Walkability improvement grants;
 - Public Transit enhancement or improvement projects;
 - Transportation Networks and Commuting Options Projects;
 - Sustainable Neighbourhood Plans;
 - Community Works Fund; and the
 - Age-Friendly Communities Program.

Milestone 7: Consider issuing an RFP that would be directed at affordable housing providers

- Review options for development of the Community Centre and affordable housing on the front lot
- Determine what sort of off-site improvements (or cash in lieu) would be negotiated in the deal:
- Pathways;
- Playground;
- Bus Pull-In
- Plaza Landscape design and Surface Preparation Work

Long Term (2-5 Years)

Milestone 8: Bank Land and Continue to Adapt the Space

- Continue to apply for grant funding to enhance the public plaza space.
- Consider creating an interim parking area on the southeast corner of Lot A that would support future events in the Public Plaza space.

-
- Continue to gain community feedback on uses and planning for the public plaza portion of the lot through the Parks and Trails Master Plan, Official Community Plan and future Town Centre Plan reviews.
 - Work with Evergreen Mall on long-term planning so the two sites are more fluid and complimentary over time.

5 Recommendation

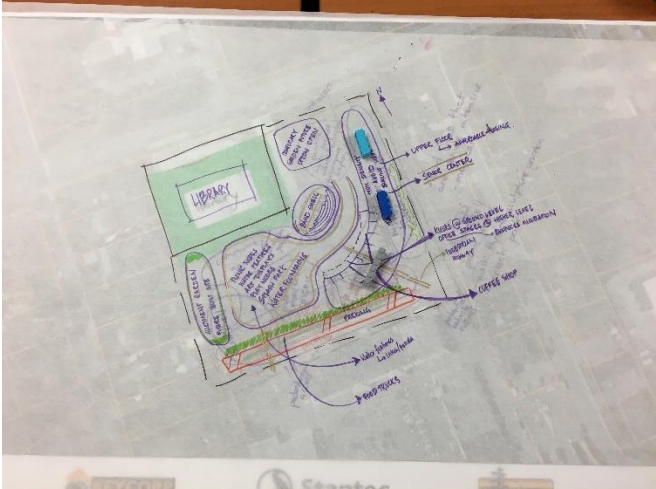
As a consolidation of the attached report, it is recommended that the Mayor and Council at the District of Sooke resolve to undertake the following:

- 1. Endorse the Lot A Charrette Concept Plan**
Upon reviewing the plan developed during the Charrette process, it is recommended that Council endorse the overall plan. While it is noted that further feedback is required for rezoning and further development on the site, support for the overall concept will help indicate Council's direction to the public, staff and other interested stakeholders.
- 2. Direct District Staff to Begin to Execute the Proposed Lot A Schedule**
The Lot A plan indicates a short, mid, and long-term schedule for the development of Lot A. Directing staff to begin executing the plan will get the lot prepared for rezoning and begin to prepare the lot for future partnerships.
- 3. Consider Forming a Lot A Working Group**
Mayor and Council may wish to consider the formation of a working group that will help provide feedback on the public plaza space and 'community hub'. A potential list of stakeholders may include but is not limited to:
 - 1. A representative from Council;*
 - 2. The Sooke Farmers Market Society;*
 - 3. The Sooke Fine Arts Society;*
 - 4. T'Sou ke First Nation;*
 - 5. The Sooke Seniors Drop-In Centre;*
 - 6. Edward Milne Secondary School staff and/or student representative; and*
 - 7. The District of Sooke Lions Club.*
- 4. Review the Priority of Lot A Projects in a Future Strategic Planning Meeting**
Mayor and Council will want to work with staff to determine the priority of Lot A planning projects in the strategic plan and/or budget process. There will be future reports and resources dedicated to the overall implementation of the Lot A master plan and it is suggested that the timeline and expectations for implementation be reviewed by Council and Staff.

Appendix A – Charrette Photo



Appendix B – Charette Workshop Concepts



Appendix C - Values and Site Aspirations

During the first day of the charette the attendees were given a survey of prompting questions to help identify what they loved about Sooke, what they thought would change, and what direction they wished to see Sooke develop. The questions and their respective responses included:

1. Three things I love about Sooke are...
 - a. Ocean
 - b. Lush Greenscape
 - c. Wild Animal Sightings and Access
 - d. Clean Air
 - e. Engaged community members
 - f. Recreational Opportunities

2. Our region would be better with...
 - a. Affordable housing
 - b. Seniors centre
 - c. Bicycle baths
 - d. Greenspace

3. The Sooke Downtown would be better with...
 - a. A meeting places
 - b. Affordable housing
 - c. Seniors Centre
 - d. Greater walkability
 - e. Improved transportation

4. My Grandchildren will want in Sooke...
 - a. Natural beauty
 - b. Improved health services
 - c. Sustainable community
 - d. Food security

5. We would promote Sooke better if we had...
 - a. Better access to the ocean
 - b. Community events
 - c. Village centre

6. Three values I would like for Lot A to Realize...

- a. Youth interest / entertainment
- b. Community
- c. Westcoast

7. Lot A Should Include...

- a. Medical Centre
- b. Plaza
- c. Youth Centre
- d. Library
- e. Seniors building
- f. Trails
- g. Market Space
- h. Art
- i. Community space

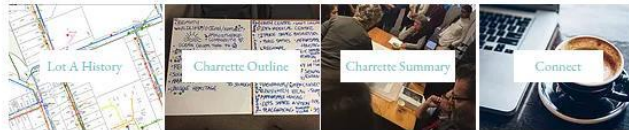
Appendix D – Charrette Website

www.SookeLotA.com



Welcome

Thank you for visiting our page! The District of Sooke is working in partnership with Keycorp Planning Ltd. and Stantec to engage the community to decide what will be done with Lot A at 6671 Wadams Way. We are interested in hearing what you think should be done with this property and look forward to hearing your feedback. Please scroll through our website, learn the history of Lot A, and participate in our Design Charrette!



A Partnership with



Lot A History

- 2009**
 The District of Sooke adopted the Sooke Town Centre Plan.
[Town Centre Plan](#)
- 2010**
 The District of Sooke Official Community Plan (OCP) Bylaw No. 400 was adopted in 2010 and included a vision for the Town Centre that expanded on the 2009 Town Centre Plan.
[Official Community Plan](#)
- 2016**
 In 2016, the district bought the property located at 6671 Wadams Way, also known as Lot A, in part as a location for a new Vancouver Island Regional Library branch. The Community Centre Committee also delivered a report with recommendations for community use.
[Background Article](#)
- 2017**
 Sooke Council Rezoned Lot A to a P2 - Community Facility.
[Lot A Rezoning](#)
- 2018**
 The 250 cubic metres of staked raw alder logs were logged from Lot A. The Vancouver Island Regional Library forged ahead with plans for a new facility on site.
[Library Update](#)
- 2018 - 2019**
 The District of Sooke hired Keycorp Planning Ltd. and Stantec to engage with the community and stakeholders on a Design Charrette for the future of Lot A.
[View Committee Report](#)



General Discussions



General Discussions

Share stories, ideas, pictures and more!

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Title	Comments	Likes	Views	Recent Activity
Charrette Feedback andrew · Dec 10, 2018	0	0	10	Dec 10, 2018
WATERFRONT CENTRAL PARK/CITIZEN'S PLAZA mykrhodes · Nov 20, 2018	0	0	20	Nov 20, 2018
Test Post nialipartiel · Admin · Oct 23, 2018	0	0	5	Oct 23, 2018
Welcome to the Forum! nialipartiel · Admin · Oct 23, 2018	0	0	15	Oct 23, 2018

Appendix E – Lot A Design Guidelines

The Sooke Lot A Design Framework has been conceived as a complete community hub based on principles of sustainability, community benefit, and resiliency that have been established through the Lot A Charrette process. The design framework for Lot A respects the natural environment and guides the location and design of the circulation network, community amenity space, parks, a public plaza and built areas. The goal of the framework is to ensure that Lot A becomes an integrated part of the District of Sooke downtown with valued public and private realms.

The Guidelines create the framework to review any development on site. They are supplementary to the Town Centre development permit area guidelines in the Official Community Plan, the Town Centre Design Guidelines and the Town Centre Illustrative Guide. In addition, detailed design review for individual buildings and sites will be guided by the rezoning and development permit process.

Building Form and Character:

The building form and character of any development on Lot A should be designed to reflect the objectives set out in the District of Sooke Town Centre Design Guidelines (2009). Each building may have distinct design elements but should contribute to the overall pattern of development and character of Sooke's town centre.

As with all development in the Town Centre, the character of development on Lot A should reflect natural elements such as natural stones, trees, and the view corridor connecting the Sooke waterfront. Accordingly, buildings should include natural and local materials and colours chosen from an earth-tone palette. The District of Sooke should strive for excellence in the design of buildings on Lot A in order to set an example for future projects throughout the community.

Buildings should contribute to a cohesive and continuous streetscape that reflects the character of and uses within their neighbourhood. Accordingly, the buildings on Lot A should convey an animated, mixed-use experience. Any development on this site should support pedestrian-oriented streets by having entrances that address the street on both *Wadams Way* and the new internal road.

Buildings should convey a timeless quality. Proportion and scale are important in defining the building's use and its major functions such as entrances and private areas for residential and display areas for commercial. Materials should be durable, sustainable, and as much as possible 'of the area' (timber, river rock, etc.). Building design will provide opportunities for incorporation of storage areas for bicycles where appropriate or feasible to make alternate transportation options more attractive and accessible.

Larger format buildings with functional aspects of both surface and underground parking areas should compliment the regional commercial area. The design of individual parcels will encourage pedestrian activity and provide appropriate automobile travel and parking needs.

Height:

Mixed use buildings up to a maximum of 6 storeys are encouraged. Commercial and office uses on the first and second floors only. All residential uses should occur only above the first storey.

Articulation and Building Walls:

Window display and customized design for individual stores add visual interest and contribute to the urban character. If the site develops individual retail units, they should be encouraged to customize facades so that they reveal goods and services and contribute to an animated streetscape. Corner buildings should incorporate additional articulation, architectural detail and other unique features to accentuate their location, provide clear site lines to the public plaza and gathering space, and help make corners identifiable places. Signage should be vibrant and located at a height appropriate for pedestrians and comply with the District of Sooke Sign Bylaw(s). Recession planes may be utilized to maximize view corridors to the water and reduce shadowing on adjacent residential properties where possible.

Building Entryways:

The primary entrance should face the street with articulated design that will be interesting and attractive. In the case of buildings fronting the interior of the site primary entrances should face internal streets as appropriate.

Parking and Loading:

Parking, except for on-street parking and loading bays, shall be located at the rear or side of stores to improve the pedestrian experience and create a welcoming streetscape.

Building Landscaping:

The main building entrance should be accentuated with unique paving and plantings and be clearly visible from the street. Semi-private open space should be located on the east side of the building and enhanced with a rich palette of plantings and decorative paving. Private open space (i.e. terraces and decks) should be screened by way of fencing or planting. Visual privacy should be encouraged between potential commercial and residential units that face onto each other.

The Lot A Plaza:

Urban plazas provide places to gather and interact, to enjoy programmed activities or stroll through on your own time. Plazas are the ‘parks’ of vibrant communities and commercial centres. These urban plazas should utilize landscaping, native plantings, local materials, street furniture and public art to create a sense of place and be welcoming in all seasons.

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- a) A landscape-plaza design is recommended. Landscaped plazas are provided in place of more 'green' park areas.
 - b) Plaza edges should be complimentary to all current and future neighbouring buildings. Defined by buildings. The connectivity to the library, the road network, the Evergreen Mall, and neighbouring buildings must be considered.
 - c) The edges and recreation and community uses.
 - d) Plazas should be highly visible, easily accessible and designed to be compatible with adjacent uses.
 - e) Current trees should be retained where possible and deciduous trees should be planted around sitting areas to provide relief on hot days, while permitting light penetration in the winter.
 - f) Rainwater management can be achieved through on site catch basins and bio swales/rain gardens to provide a visually appealing community garden space and also help address regional water concerns.
 - g) A rich palette of plantings, materials and decorative paving should be incorporated into the design of the plaza.
 - h) A pathway/sidewalk from Wadams road to the plaza would be opportune for showcasing public art and appropriate for pedestrian connectivity.
 - i) Design should incorporate human scale lighting, public market space, and street furniture and meet CPTED principles.

Roadways, Pathways, and Landscaping:

In order to create synergy between Wadams Road, the proposed transit exchange, and the public space on Lot A, strong pedestrian and vehicular linkages must be established. These include: a connected system of streets and trails; visible crosswalks; tree-lined sidewalks; and plaza spaces.

Roadways:

The public streets are the backbone of the Lot A development because it provides the structure for and key linkages between land uses. The street network is one of the primary components of this public realm. A continuous grid is strongly encouraged in order to provide permeability through and between the existing neighbourhoods and current and future community and commercial uses.

- a) The right-of-way width of public streets will generally be guided by the District's standards and should integrate with the character of the adjacent land uses.
- b) Street sections should incorporate sustainable storm water management best practices.
- c) Street edges should be lively and well defined by buildings.
- d) The internal road in Lot A that provides access to the site should be appropriately landscaped with trees, shrubs and decorative vegetation, paving, street furniture and/or public art to enhance the pedestrian environment.
- e) Light standards should be chosen to provide adequate lighting for pedestrian and vehicular activity and should provide a consistent and vibrant character.

Trail and Pathways:

The trail/sidewalk system should offer continuous connections between developed areas so that it is a suitable alternative transport system. The trail system will generally follow the Lot A plaza and open space network and be augmented in developed areas by sidewalks or trails in order to provide a continuous system.

The character of trails should vary to suit their location and intended use and should be generally designed according to District trail and sidewalk standards.

- a) Major connector trails should be hard-surfaced and wide enough to accommodate pedestrian and bicycle traffic with appropriate let downs for accessibility.
- b) Trails within the Lot A plaza should be a combination of sidewalks and connecting paths.
- c) Trails connecting to the Vancouver Island Public Library should be narrower and have natural and permeable surfaces in keeping with their surroundings.

Lot A Character – Building Design



Lot A Character – Landscape Elements



Lot A Character – Public Plaza



Appendix F – DRAFT Comprehensive Development Bylaw Content

Northwest and Southwest quadrants for proposed Library and Public Plaza Lands – Maintain Community Facilities P2 Zoning

Northeast and Southeast quadrants to be rezoned per DRAFT content below. To be vetted further with District of Sooke staff prior to District initiated rezoning:

Community Hub and Comprehensive Development - CD Zone

Purpose: This zone is intended to provide for mixed use development in the form of limited commercial development with residential uses above the first floor on the District owned lands known as “Lot A”.

Permitted Uses:

Principal Uses:

- a) Amusement facility, Indoor
- b) Apartment building *
- c) Art gallery
- d) Bakery
- e) College or learning institution
- f) Commercial exhibit
- g) Commercial school
- h) Country market
- i) Daycare
- j) Health services
- k) Live-work Dwelling
- l) Office
- m) Parking lot, parkade
- n) Personal services
- o) Retail *

Accessory Uses:

- i) Limited Home-Based Businesses

** See conditions of use in the District of Sooke zoning bylaw.*

Minimum Lot Size for Subdivision Purposes: 600 m²

Minimum Width for Subdivision Purposes: 15 m

Maximum Height: **See conditions of use.*

- a) Principal Buildings: 6 storeys up to 22 m
- b) Accessory Buildings: 9 m

Maximum Lot Coverage: 85%

Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
First storey of Building or Structure	3 m	3 m	1.5 m	4.5 m	0 m

Adjacent to Duplex/ Single Family Dwelling or Existing Housing per Town Centre Plan *	0 m	0 m	4.5 m	4.5 m	0 m
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Conditions of Use:

- a) Gross floor area for a single retail use other than grocery must not exceed 1,000 m2 .
- b) Recession plane rules may apply for developments more than 6 m (2 storeys) in height. See *General Regulations in the District of Sooke Zoning Bylaw.*
- c) Live-work dwellings:
 - i. Must have a private, exterior, residential entrance separate from the principal use;
 - ii. Parking for the residence must be the same as single family residential requirements.

