

# Social, Economic, and Environmental Baseline study for Sooke

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# General Information

## ***About this Baseline Study***

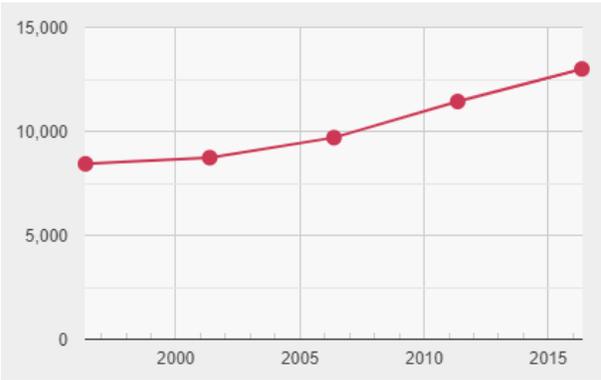
This document compiles information from a wide range of sources, representing the latest statistical information available for the District of Sooke. It provided information and direction to graduate students studying Tourism Management at Royal Roads University, for their final projects for the course TRMN503: Transforming Destinations. Using the information from this Study, the students did a deeper examination of Tourism in Sooke as it relates to Transportation, Housing, Recreation and Culture, and Health and Wellness

The intention was to present their findings and this document to the elected officials at the District of Sooke, knowing that the District was updating its Official Community Plan, Master Transportation Plan, and Parks and Trails Plan. Unfortunately, the pandemic now known as COVID-19 struck Canada in full force in mid-March 2020, and it had other plans in store.

As a result, this document and the findings of the Royal Roads Tourism Masters' Students are presented to the District of Sooke electronically.

# Population

At the last census in 2016 (Statistics Canada, Government of Canada, 2016) , the population of Sooke was 13,001. Growth has been steady over the past decade (City Population, 2019). Between 2001 and 2016, Sooke grew at an average rate of 3.26% per year (Cavers, 2019).



# Sooke Happiness Index

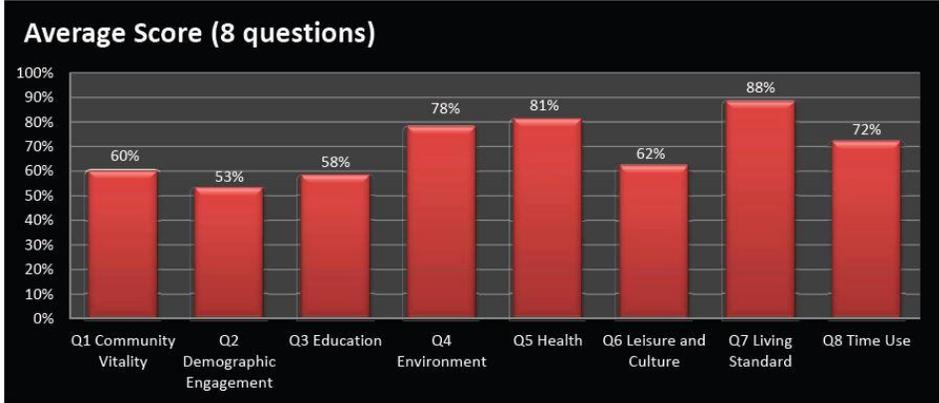
Sooke residents give the town a solid C score (“Adequate”) on the Happiness Index.

- 2018 survey on SPN, 98 respondents, just for fun: <https://sooke.pocketnews.ca/the-spns-happiness-index-for-sooke-is-set-at-solid-c-or-adequate/>

This survey looked at the eight interconnected domains (topics) that measures stability and change in the well-being spectrum.

1. Community Vitality
2. Democratic Engagement
3. Education
4. Environment
5. Healthy Populations
6. Leisure and Culture
7. Living Standards
8. Time Use

Overall, the Sooke score per domain was as follows:



The standard deviation is 18%, meaning that the data points are spread out over a wider range of values (see the first chart, the range of scores is from the lowest at 15% to highest at 98%).

# 1. Transportation

## ***Sooke is a bedroom community***

The 2016 Census statistics produced by the Government of Canada (Statistics Canada, Government of Canada, 2016) verify that Sooke is predominantly a bedroom community with a workforce that is largely employed in other communities. The total labour force population aged 15 and over in 2016 was 6,905. Of those, 4,910 (or 71%) commuted. Only 1245 (25%) commuted to a location within Sooke. A small number, 485 people or 7%, identified in the census as working from home.

As a bedroom community, transportation to and from Sooke is paramount.

## ***Modes of Transportation***

An overwhelming majority of people who commute to work from Sooke drive their own vehicle (67%). Nine percent of commuters use public transit. Only 4% commute as a passenger in another vehicle (Statistics Canada, Government of Canada, 2016).

Commuters who used human-powered modes of transportation were significantly low. Only 275 walked (4%) and 65 cycled (1%) (Statistics Canada, Government of Canada, 2016).

The commuting duration ranged from less than 15 minutes (23%) to an hour and longer (24%). Only 14% reported a commute time between 15 minutes and a half hour, and 39% reported a commute time between the half hour and hour mark (Statistics Canada, Government of Canada, 2016).

According to ICBC statistics (ICBC - Public Tableau, 2019), in 2016 there were 152 crashes in Sooke (excluding parking lots and parked vehicles). The highest count happened on Sooke Rd at Gillespie (18), an access point to East Sooke; the second highest count (17) happened at Phillips and Bellavista, the access point to Sunriver, one of Sooke's biggest suburbs. The main intersection in Sooke (Murray and Otter Point) saw 15 crashes, and various points along Sooke Rd registered 10 crashes.

## ***Somewhat walkable from the town core***

According to the WalkScore.com website (used by Real Estate Professionals), the average Walk Score for Sooke is 23 (out of a possible 100), at a time that Sooke had 11,435 residents (2006) ("Sooke neighborhoods on Walk Score", 2019). The measured walkability of Sooke from its town core (located at 6660 Sooke Road, for the purposes of this report) is 61 or "somewhat walkable," where "some errands can be accomplished on foot."

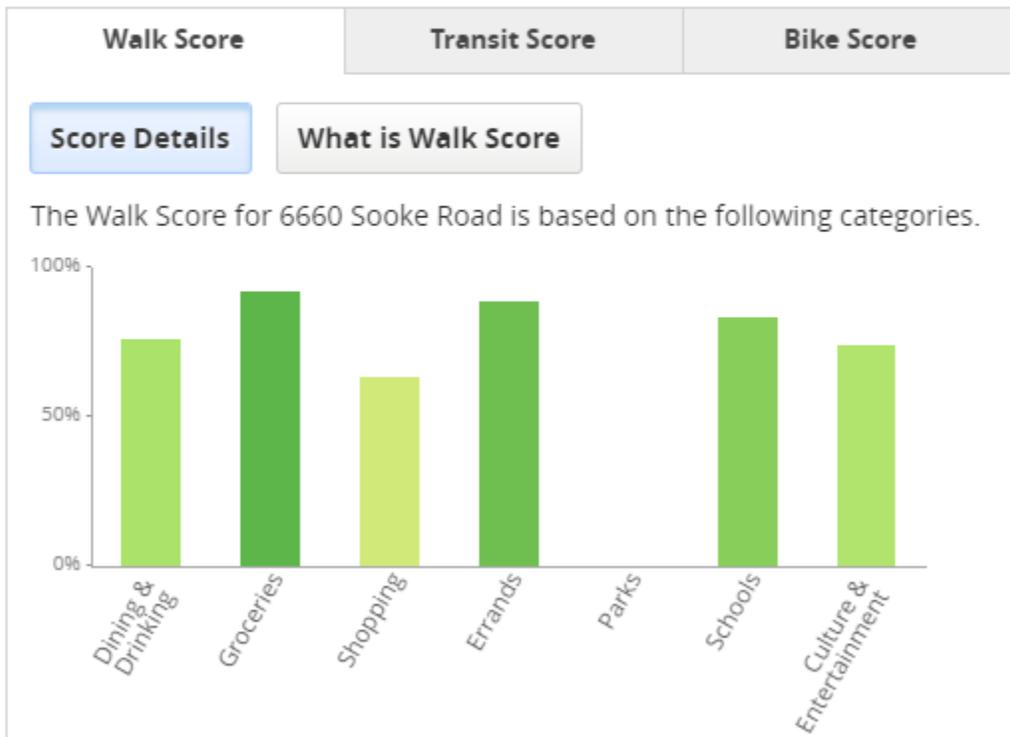
Ultimately, Sooke is a car-dependent community. The community of Saseenos, just to the east of Sooke, has a Walk Score of 12 out of 100. Sunriver Estates, a 382-acre planned community in Sooke (Sunriverestates.com, 2019), has a Walk Score of 0 (zero) ("Sooke neighborhoods on Walk Score", 2019).

Whiffin Spit Road, Mountain Heights Drive has a Walk Score of 4 out of 100 ("Sooke neighborhoods on Walk Score", 2019).

## Scores for 6660 Sooke Road



Walk Score  
**61**



## ***Limited bus service to Sooke***

Sooke is currently services by three bus routes, 61 (Victoria), 63 (Otter Point), 64 (East Sooke) and 65 (Victoria) (BCTransit.com, 2019).<sup>4</sup>

The main route, 61, connects Sooke to Victoria. Buses run once every 20 to 30 minutes during rush hours and once every 40 to 60 minutes for the remainder of the day. On evenings and weekends, the bus is about once an hour.

Route 65, limited only to weekdays, runs two buses leaving Sooke in the morning (6:13 am and 6:43 am) and two buses leaving Sooke in the afternoon that run through Westhills, a new subdivision in neighbouring Langford. Included on this route through Westhills is Belmont, the Langford high school (attended by some students from Sooke), the YMCA, and a number of athletic arenas (skate rink, bowling alley, soccer fields, etc) along with a significant number of retail outlets. The return buses run through Westhills at 5:09 pm and 5:36 pm.

Once December 5, 2019, BC Transit hosted an Open House in Sooke, where a significant increase for bus services were proposed<sup>1</sup> including an expansion of coverage and frequency.

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1 The following was extracted on November 30, 2019 (Simplesurvey.com, 2019). Among the proposals:

- "Three new local transit routes will be introduced to the urbanized portions of Sooke to provide regular transit service between Sooke Town Centre and the neighbourhoods of Sunriver, Sasseenos, Broomhill, Whiffin Spit, and John Muir.
- The existing Route 63 and Route 64 will be realigned and a new rural route will be created connecting Sooke Town Centre with Metchosin and Langford via East Sooke and Rocky Point Road. A seasonal route to access Sooke Potholes Park is also under consideration.
- A new regional-scale route will be introduced to Sooke at commuter times to provide additional service to high demand areas and introduce new service to high density parts of the community. Service frequencies will be adjusted in the midday.
- Transit Exchange: The main bus stop in Sooke town centre is currently at capacity - particularly with buses waiting between trips (layover). In order to maintain more open space at the main bus stop in Sooke town Centre a new transit terminal will be developed on Waddams Way near the new library. This new terminal anticipates the ongoing residential development of Sooke and would serve as a transfer point between regional-scale, local and rural routes.
- Park & Ride: The Ministry of Transportation is developing a new Park & Ride on Highway 14 near Connie Road.
- Bus Stops: New bus stops will be developed on Church, Helgenson, Sunriver Estates and along safe points of East Sooke Road. BC Transit will continue to work to support the District of

From the Sooke Local Area Transit Plan (Simplesurvey.com, 2019):

“The Sooke Local Area Transit Plan outlines interim improvements for transit service and infrastructure over the next three to seven years. It is one of nine focused Local Area Transit Plans being developed across the Victoria Regional Transit System.”

A recent BC Government assessment of the single corridor to Sooke can be read here:

[https://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/projects/hwy14-corridor/03122019\\_open-house.pdf](https://www2.gov.bc.ca/assets/gov/driving-and-transportation/transportation-infrastructure/projects/hwy14-corridor/03122019_open-house.pdf)

Other resource (outdated):

Sooke Transportation Plan (last updated 2009): <https://sooke.ca/municipal-hall/plans-reports/district-plans/transportation-master-plan/>

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Sooke's installation of accessible boarding pads and other passenger amenities at existing and new bus stops."

## 2. Housing

In 2019, the District of Sooke had a housing needs assessment completed (Urbanics Consultants Ltd., 2019). The report noted that there was an overwhelming need for affordable housing.

“The District of Sooke has witnessed high growth in population over the last decade. This growth has been accompanied by a variety of housing issues in the community, including:

- Limited availability of desirable housing stock;
- Limited availability of housing that is affordable to residents of the community;
- Concerns related to housing adequacy, suitability and accessibility;
- Limited supply of low-income housing in the community; and,
- Limited housing diversity and affordability across the housing continuum.”

(Urbanics Consultants Ltd., 2019, p 1.)

The Sooke Compassionate Plan prepared in 2019 echoes the pressing need for affordable housing.

“One of the participants passionately called attention to Sooke residents who are 'falling between the cracks' because their basic human needs for shelter, nutritious food and meaningful social contact are currently not being met. Homelessness, for example, often arises from an inability to rent 'affordable' units which is in turn linked to the social isolation arising from mental illness and/or drug and alcohol addiction” (Moving Forward: Implementation of Sooke Compassionate Action Plan (Annex 1), 2019, P 1).

- 2019 Housing Needs Assessment, completed for the District of Sooke <https://sooke.civicweb.net/document/35534> \*(starts on P4) (Urbanics Consultants Ltd., 2019)
- Sooke Compassionate Plan lists housing project underway or coming: <https://sooke.civicweb.net/document/31071/Sooke%20Compassionate%20Action%20Plan%20-%20March%2031.19> and <https://sooke.civicweb.net/document/31072>

### ***Home ownership versus renting***

According to the online Sooke Townfolio (Cavers, 2016), there are 1,150 renters in Sooke compared to 4,105 home owners. Home ownership is clearly preferred. The demand is expected to grow. There is a significant disconnect between housing costs and the prospect of continuing an 80 per cent home ownership rate. According to the 2019 Housing Needs Assessment:

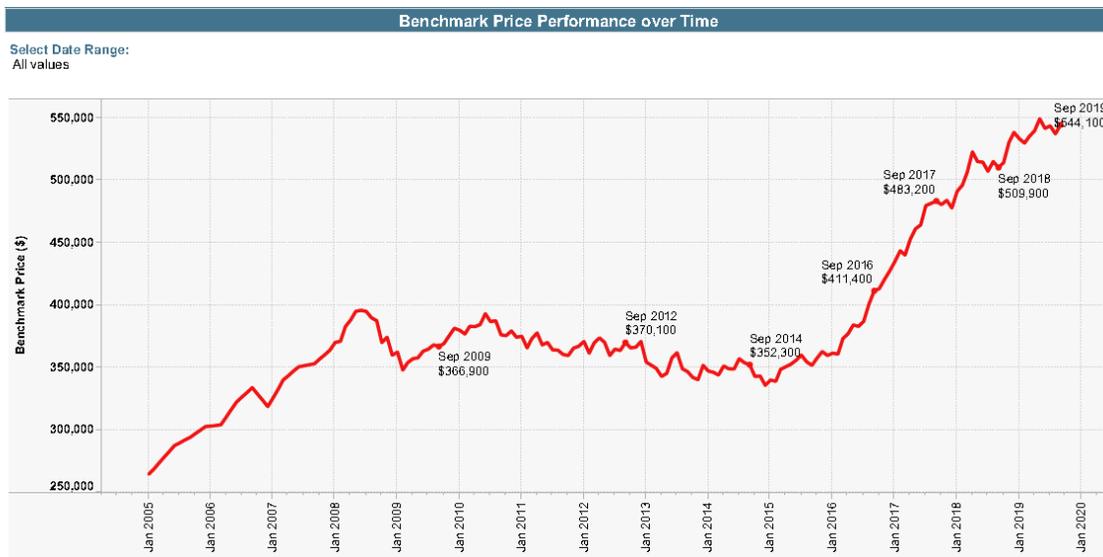
The study finds that single-detached homes in the community have a median price of \$599,900, and thus will not be affordable to 82 percent of the households in the community. Duplex and other attached townhouse units will not be affordable to 65 percent of total households. Apartments are not affordable to 68 percent of households in the community, while mobile homes are the most affordable housing products and will be affordable for 22 percent of households. (Urbanics Consultants Ltd, 2019. P 72.).

An extra demand is driven by the anticipated growth of senior households. Again referencing the 2019 Housing Needs Assessment, “Sooke is expected to display a net increase of roughly 1,375 senior households on an annual basis or a net increase of 92 households during 2016 - 2031. Householders 65 years old and over will witness a net increase of 1,181 owner households and 194 renter households” (Urbanics Consultants Ltd, 2019. P 73.).

## Housing costs

The housing costs

Sooke has seen a surge in the price of homes since 2016. As seen in the chart (Victoria Real Estate Board, 2019) the Benchmark or predicted price of homes for sale in Sooke has been steadily increasing since 2016.



The Median Sales Prices<sup>2</sup> reflects the Benchmark prices.



<sup>2</sup> Jan 2009 to Sep 2019, Listing Sub-Class is 'Single Family Detached,' District is 'Sooke.' Results calculated from 3,019 listings

## Vacancy Rates and Affordability

The overall rental vacancy rates for apartments as of October, 2018 is 4.7 (Urbanics Consultants Ltd, 2019. P 37). The vacancy rate of below market rental housing is nonexistent. According to Sooke Housing Needs Report,

The vacancy rate of below-market rental housing is zero. This trend of little to no vacancy began around 2014 and vacancies have since maintained a near zero rate as opposed to the 3 percent of pre-2014.

(Urbanics Consultants Ltd, 2019. P 28.)

The Housing Needs Report finds that rental needs and costs do not match the price of rental units (Urbanics Consultants Ltd, 2019. P 40).

Households	Median household income	Affordable monthly rent	Bachelor (\$908)	1-bed (\$1003)	2-bed (\$1,603)	3-bed+ (\$2,121)
Couple-only family	\$ 77,605	\$ 1,940	✓	✓	✓	☒
Couple-with-children	\$ 107,520	\$ 2,688	✓	✓	✓	✓
Lone-parent Family	\$ 46,016	\$ 1,150	✓	✓	☒	☒
Family income in 2015	\$ 92,663	\$ 2,317	✓	✓	✓	✓
1 person households	\$ 32,469	\$ 812	☒	☒	☒	☒
2 or more person households	\$ 86,763	\$ 2,169	✓	✓	✓	✓
Households income in 2015	\$ 71,296	\$ 1,782	✓	✓	✓	☒

Table 25: Affordable rental rates by household type (before-tax income)

Source: Urbanics Consultants Ltd. and Statistics Canada

Home ownership, likewise, is on-track for future unaffordability (Urbanics Consultants Ltd, 2019. P 40).

Using the CMHC standard where housing costs should be no more than 30 per cent of a household's pre-tax income, single detached homes are unaffordable by people earning median incomes.

Rowhouses, townhouses and half duplexes are available to some. Manufactured homes are affordable to all. Zoning for Manufactured Homes (MHP) is available only on 19 land parcels in Sooke, accounting for 0.2 per cent of the total parcels in the District (Urbanics Consultants Ltd, 2019. P 46).

Households	Median household income	Affordable purchase price	Single-detached (\$599,900)	Rowhouse/townhouse (\$444,450)	Half duplex (\$479,450)	Manufactured (\$169,900)	Condo apartment (\$464,900)
Couple-only family	\$ 77,605	\$410,160	☒	☒	☒	✓	☒
Couple-with-children	\$ 107,520	\$568,268	☒	✓	✓	✓	✓
Lone-parent Family	\$ 46,016	\$243,205	☒	☒	☒	✓	☒
Family income in 2015	\$ 92,663	\$489,745	☒	✓	✓	✓	✓
1 person households	\$ 32,469	\$171,606	☒	☒	☒	✓	☒
2 or more person households	\$ 86,763	\$458,562	☒	☒	✓	✓	✓
Households income in 2015	\$ 71,296	\$376,816	☒	☒	☒	✓	☒

Table 24: Affordable homeownership (before-tax income)

Source: Urbanics Consultants Ltd. and Statistics Canada

In their report, *BC Community Health Profile: Sooke*, the PHSA noted that 22.3% of home owners and 47%.% of renters in the 2016 Census spent more than 30% of their income on shelter (Provincial Health Services Authority, 2019). In each case, the number is higher than the provincial average (20.7% and 43.3% respectively).

### ***Long- and Short-Term Rental availability in Sooke***

The 2016 Census shows that Sooke had 1,160 housing units that were renter occupied. According to the Housing Needs Report (P. 72), these units are mostly in secondary suites, row houses, duplexes, and mobile homes. The remainder are to be located in single-family and semi-detached homes. Sooke has been slow to build up the inventory, with on 68 apartment units and 70 duplex dwelling units added in the seven-year span between 2011 – 2018. The report notes this is "expected to be insufficient for addressing the pent-up demand from previous years" (P. 72).

Short-term rentals, on the other hand, are readily available. According to Airbnb.com, there are 165 units available for short-term (tourism) rentals in Sooke ("Airbnb® | Sooke - Holiday Rentals & Places to Stay", 2019).

The Housing Needs Report notes that given the high price of house sales in Sooke, the creation of rental suites solves an affordability issue. While they did not specifically examine the impact of AirBnB, they did recommend that Sooke consider regulating short-term rentals (defined as less-than-30 days), as these types of rentals "tie up somewhere between 3-5 percent of rental housing stock" (P 83).

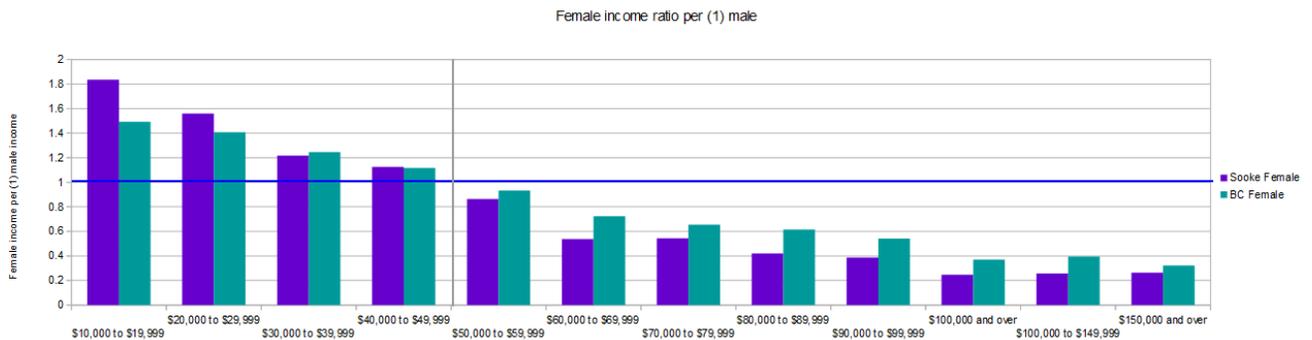
Float homes have been entertained as an option for Sooke, Float homes discussed as an option in Sooke in 2019 (Sooke PocketNews, 2019), but the conversation has not gone beyond this first mention.

### 3. Standard of Living

#### *Employment rates (including participation rates)*

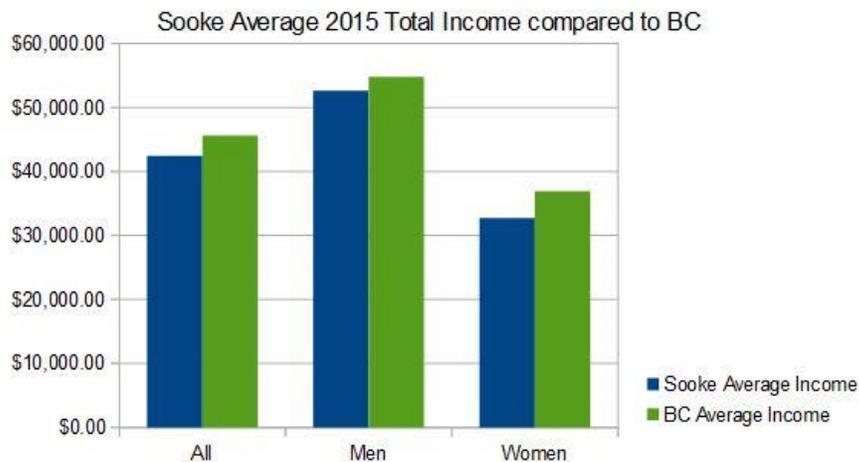
In the 2016 Census, the employment rate for men was 64.8 percent and for women was 57.7 percent. The unemployment rate for men was 6.6 percent and for 6.0 percent for women.

There are more women than men in the under \$50,000 income range, and more men than women earning over \$50,000. As the income increases, women’s representation decreases. Compared to the provincial average, women in Sooke noticeably out-number the female provincial average, and noticeably under-earn compared to their female provincial counterparts.



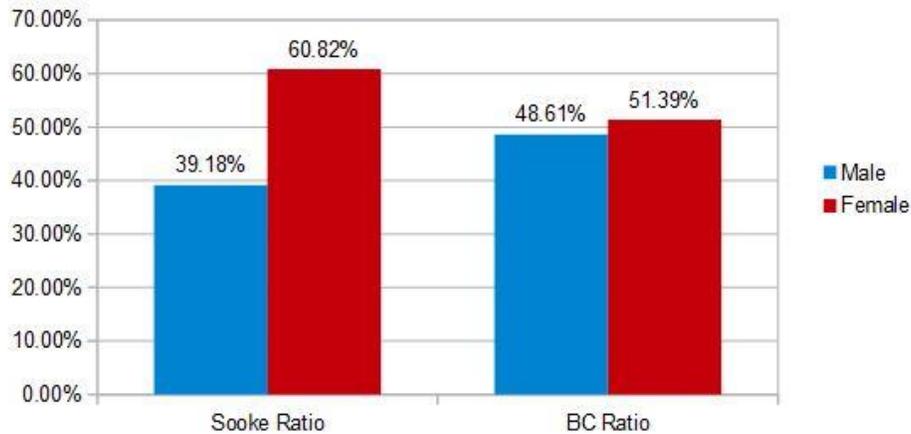
#### *Average income*

The 2016 census took a snapshot of incomes in 2015 (Statistics Canada, Government of Canada, 2016). The average total income was \$42,431, while in BC the average was slightly higher with \$45,616. Sooke men averaged an income of \$52,628 and women averaged \$32,717. When looked at through a gendered lens, women in Sooke earn \$0.62 for every dollar earned by men. This is slightly lower than the BC average, where women earn \$0.67 for every dollar earned by men.



One of the employment categories that stand out when compared to the rest of British Columbia is the Work from Home category. Whereas in BC men and women work from home in an almost equivalent split (of the category, 48.6% men work from home and 51.4% of women work from home), Sooke has a much more significant gap. In Sooke, 39.2% of men work from home whereas 60.8% of women work from home (www12.statcan.gc.ca, 2019).

Sooke compared to BC, Work From Home by gender



### **Single parent families**

Through the lens of the Household Type, in the 2016 Census there were 1,990 single-parent headed households<sup>3</sup> in Sooke, of the 5,250 private households, or 38% (Statistics Canada, Government of Canada, 2016). This is slightly higher than the national level of 35%.

Through the lens of Family Characteristics, in the 2016 there were 3,300 (of 3,845) couple-headed families and 555 lone-parent families (Statistics Canada, Government of Canada, 2016). Of the lone-parent families, 420 were headed by females and 130 headed by males.

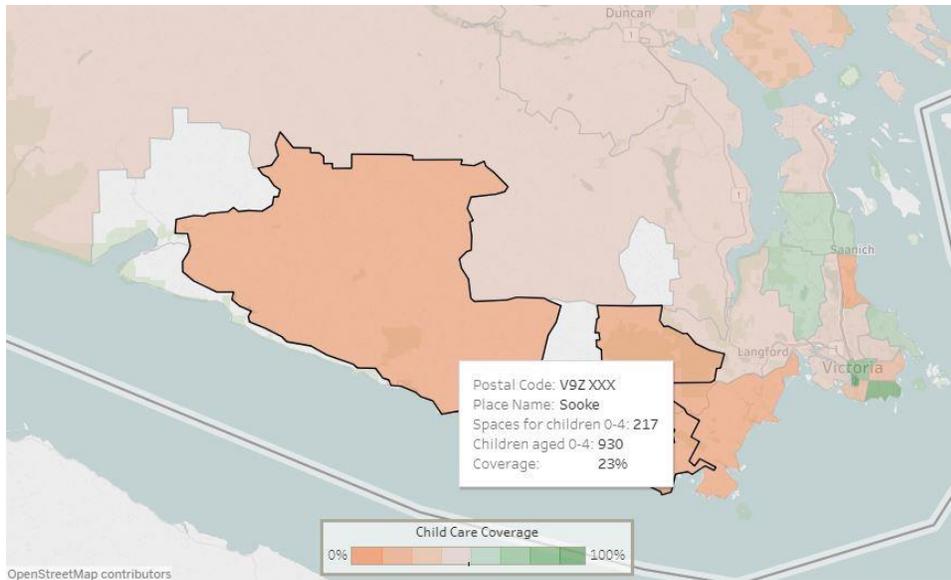
While the average after-tax income for couple economic families with children in 2015 was \$93,668, the average after-tax income for lone parent economic families with children in 2015 was \$49,930. No gender breakdown was available.

### **Daycare**

Using an online tool provided by an online report (Macdonald, D, 2018) that looked at Daycare in Canada, Sooke was identified as a “Daycare Desert” (Sooke PocketNews, 2018).

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<sup>3</sup> One-census-family households, with children in the census family. "The household includes either a couple with children or a lone parent and his or her children. Other persons related or unrelated to the census family may also be present." (Statistics Canada, Government of Canada, 2016)



- Sooke identified as a Daycare Desert in 2018 <https://sooke.pocketnews.ca/776000-children-live-in-child-care-deserts-in-canada-report/>
- Childcare in Canada, 2018 (includes Victoria, not Sooke) <https://sooke.pocketnews.ca/study-reveals-highest-and-lowest-child-care-fees-in-canadian-cities-in-2018/>
- 2019 Draft Child Care Needs Assessment for the District of Sooke, starts on P 11 <https://sooke.civicweb.net/document/33369>

## **Employment**

The recently published Housing Needs Assessment (Urbanics Consultants Ltd., 2019) provided an overview of the local economy, with information extracted from the 2016 Census (Statistics Canada, Government of Canada, 2016).

According to the Housing Needs Assessment report prepared for Sooke in 2019, “Forestry and commercial fishing markets were historically the backbone of the local economy but both markets have lost prominence in the region in the last few decades.” (Urbanics Consultants Ltd., 2019, p. 7)

The report continued, making the prediction that if current employment trends continue, Sooke can expect to become home to more low- and middle-class-income earners (Urbanics Consultants Ltd., 2019, p. 8). Sooke’s local economy is slightly more reliant on manufacturing and innovation, and the local economy is “significantly less diverse” than the rest of British Columbia (Urbanics Consultants Ltd., 2019, p. 8).

According to data from the 2016 Census (Statistics Canada, Government of Canada, 2016), Sooke's employment participation rate is 65.3%. This is slightly higher than the provincial rate, which measured

in at 63.9%. The unemployment rate for Sooke was 6.2% (the provincial rate of 6.7%). Of the 7,195 who worked, 3,525 (49%) worked full time for the full year, whereas 3,670 (51%) worked part time and/or for a part of the year.

Of those that were employed, 13% were self-employed (Statistics Canada, Government of Canada, 2016). This is slightly less than the provincial average (14%) (Statistics Canada, Government of Canada, 2016). Seven per cent (7%) of all workers (employed and self-employed) work from home.

- Infographic on self employment, for Canada in general:  
<https://www150.statcan.gc.ca/n1/pub/11-627-m/11-627-m2019040-eng.htm>

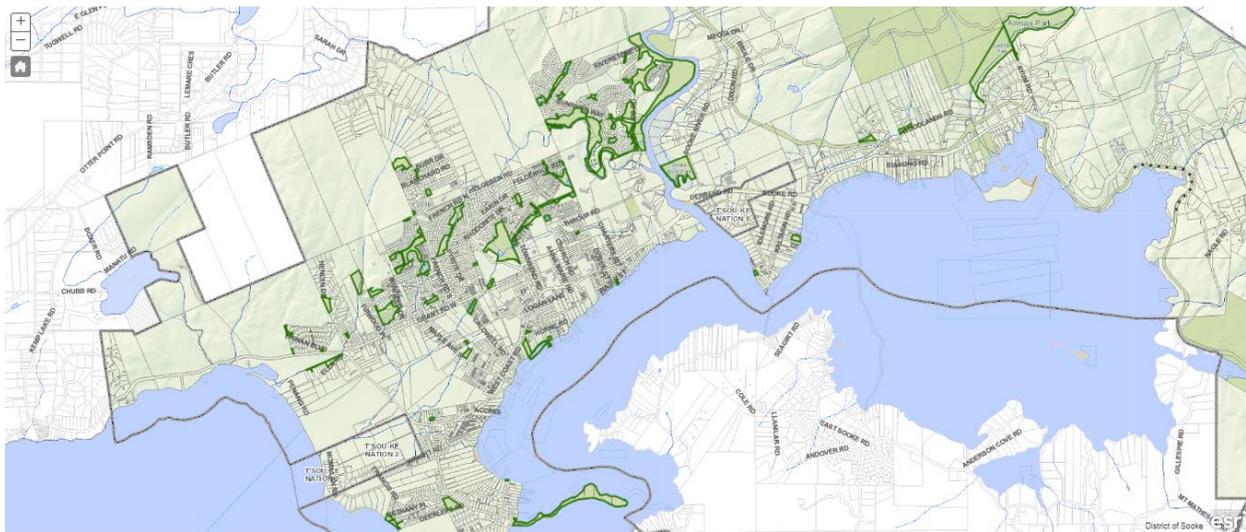
## 5. Sports

Sooke has historically explored sports tourism. In 2011 and 2012, Sooke hosted the Sooke International Subaru Marathon. It was discontinued after the 2012 event because Mike Hicks, the Capital Regional District (CRD) Regional Director Juan de Fuca regional director Mike Hicks “could no longer support the closure of Highway 14 for the race” (Dheensaw, 2012). That highway is the single access road to and from Sooke. According to the Times Colonist newspaper, Sooke was preparing to invest another \$33,000 in the 2013 race and considered it a great way to showcase the community (Dheensaw, 2012). Sooke has no jurisdiction over the provincial highway.

### ***Fitness Centres***

- Sooke Fitness
- Speed Source
- SEAPARC (with an expansion to include a weight room facility, anticipated completion in 2020)
- Sooke Boxing
- Sooke Karate
- Yoga Studios (unknown number)

### ***Parks***



When it comes to outdoor access to recreation, Sooke is at nature’s doorstep. One doesn’t have to go far to find a beach, a hiking trail, or fitness facilities. Sooke has many parks in near proximity

There are a number of outdoor and indoor facilities throughout Sooke, many of which are identified in the 2009 District of Sooke Parks & Trails Master Plan (District of Sooke, 2009), including:

## Indoor and Outdoor Recreational Facilities

- SEAPARC
  - Arena (hockey, skating, public facility)
  - Swimming Pool
  - Weight room (coming in 2020)
  - Stan Jones Ball Field (Baseball Diamond)
  - Bike Park
  - Golf Course
  - Sooke Sk8 Park (bike and skateboard park)
- Edward Milne Community School
  - Indoor Basketball court
- Journey Middle School
  - Outdoor Basketball court
  - Adult ball field, soccer field
  - Baseball diamond
- Sooke Elementary School
  - Outdoor soccer field
  - Outdoor ball pitch
  - Basketball area
- Saseenos Elementary School
  - Outdoor playground, universal accessibility
  - Outdoor ball pitch
  - Outdoor soccer field
- Ecole Poirier Elementary School
  - Outdoor Playground
  - Outdoor ball pitch
  - Outdoor soccer pitch
  - Basketball area
- John Muir Elementary School
  - Outdoor ball pitch
  - Outdoor soccer pitch
  - Outdoor gardens
- Fred Milne Park (Soccer Fields and Baseball Diamonds)
- Art Morris Park
  - Sooke Fastball
  - Pickleball and Tennis Courts
- Horseshoe Pitch, Sooke River Road across from the Fred Milne Park
- Edward Milne Community School
  - Adult Ball Field
  - Adult Soccer Pitch
- Sunriver Community Gardens

# Mountain Biking

There is a community of avid mountain cyclists in Sooke.

From <http://www.env.gov.bc.ca/bcparks/recreation/mountain-biking/>

## Sooke

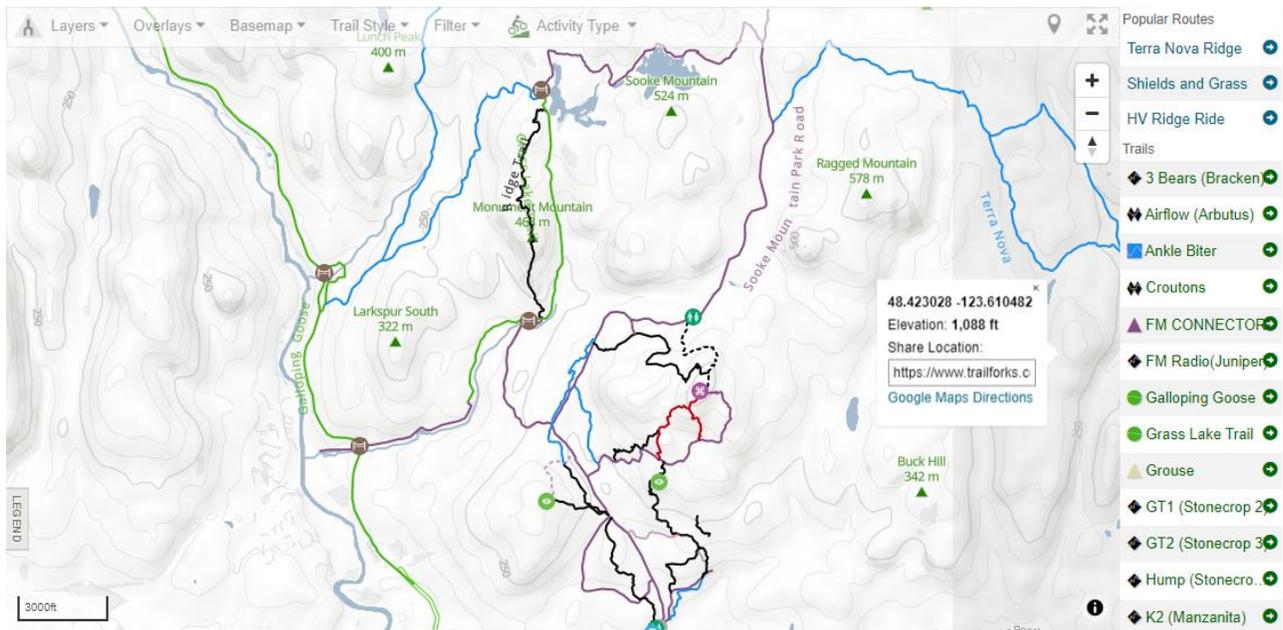
Explore Sooke’s Harbourview trail system to experience a lush, temperate rainforest with plenty of steep and rocky sections and gnarly roots to navigate.

BC Parks Campgrounds close to Sooke Harbourview trails:

- French Beach Provincial Park offers year-round vehicle accessible camping in a beautiful natural setting within a couple minutes’ walk to the ocean. Reserve your [French Beach Provincial Park](#) campsite on BC Parks’ Discover Camping website.

Visit [Mountain Biking BC](#) to view the Sooke’s Harbourview trail.

There are a number of Mountain biking trails throughout the Harbourview area in Sooke. A full map can be seen online here: <https://www.trailforks.com/region/harbourview/>



## Camping

Sooke has three campgrounds within its boundaries. Camp Barnard, a 250 acre facility ("Welcome to Camp Barnard | Camp Barnard", n.d.) in neighbouring Otter Point, has attracted high attendee events like the 2019 Scouts Jambouree which attracted 2,200 youth to Sooke (MacDonald, 2019). In addition, there are a number of provincial campgrounds within a one-hour drive of Sooke along the Juan de Fuca Trail.

- Sooke River Campground <https://www.sookecommunity.com/camping/>
- Sooke Potholes Regional Park (T'Sou-ke Nation) <https://www.tsoukenation.com/sooke-potholes-regional-park-spring-salmon-place-campground/>
- Sunny Shores Resort and Marina
- Camp Barnard (Otter Point)
- Beaches along the Juan de Fuca Trail (China, French, Mystic, and Sombrio)

## Regional Parks

Five key natural and recreation outdoor regions in Sooke were identified in the 2009 District of Sooke Parks & Trails Master Plan (District of Sooke, 2009. P 14.):

- Sooke Potholes Provincial/Regional Park – A 7.28 ha park with swimming, hiking, canoeing, fishing, and picnicking. The Land Conservancy owns 63 ha of land north of the park that offers additional cycling, hiking and camping.
- Roche Cove Regional Park – A 163 ha park with hiking and picnicking areas for visitors.
- Galloping Goose Regional Trail – A 55 km multi-use and multi-municipal pathway running from downtown Victoria through Sooke to Leechtown. It is open to hikers, cyclists and horse back riders.
- Ayum Creek Regional Park Reserve – A 5 ha park protects the stream-fed estuary of Ayum Creek which empties into Sooke Basin.
- Sea to Sea Regional Park Reserve Lands – A 1500 ha park in the Sooke Hills.

## ***Parks within a one-hour drive to Sooke***

- East Sooke Regional Park
- Matheson Lake Regional Park
- Metchosin Wilderness Park
- Seagirt Ponds Nature Park

## ***Significant Community Parks in Sooke***

Four significant community parks were identified in the 2009 District of Sooke Parks & Trails Master Plan (District of Sooke, 2009. P 24.)

- Broomhill Park (playground) 1.4 ha
- Ed McGregor Park (lawn with bandshell, access to the Sooke Marine Boardwalk) 1.11 ha
- John Phillips Memorial Park (trails) 6.99 ha
- Whiffin Spit Park (trails) 7.03 ha

Other significant parks near to Sooke include:

- Mount Brule
- Mount Manuel Quimper
- Sea to Sea Regional Trail

Community parks identified in the 2009 District of Sooke Parks & Trails Master Plan (District of Sooke, 2009. P 28-9) included:

- Amethyst Way Park
- Arranwood Park
- Brooks Road Park
- Burr Road Park
- Cedar Brook Park
- Cedarview Place Park
- Charval Place Park
- Cinnibar Place Park
- Foreman Heights Park
- Helgesen Road (East)
- Olympic View Park
- Opal Place Park
- Pineridge Park
- Ponds Park (Field)
- Sooke Bluffs Park
- Sooke Lions Park
- Sunriver Place
- Talc Place Park
- Valleyview Park

Other Sooke Parks and Trails

- Avatar Grove (Port Renfrew, CRD)

- Billings Spit (Sooke)
- Botanical Beach (Port Renfrew, CRD)
- Brotherstone Park (Sooke)
- Carpenter Road Park (Otter Point, CRD) <https://www.crd.bc.ca/parks-recreation-culture/parks-trails/find-park-trail/carpenter-road-community-park>
- China Beach /Juan De Fuca Provincial Park (Provincial Park)
- Copper Mine Park (East Sooke, CRD)
- Devonian Regional Park (Metchosin, CRD)
- Eaglecrest Park (Otter Point, CRD)
- Ella Beach (Sooke)
- Elrose Park (Otter Point)
- French Beach /Juan De Fuca Provincial Park (Provincial Park)
- Juan de Fuca Marine Trail (Provincial Park)
- Leechtown (Historic goldmining town, accessible only by the Galloping Goose Trail)
- Mary Vine Creek waterfall (Peden Lake, via Sooke Potholes)
- Millennium Memorial Park (Sooke)
- Mount Wells Regional Park (Langford, CRD)
- Muir Creek Beach (Otter Point)
- Mt. McDonald Trailhead (Langford)
- Mystic Beach /Juan De Fuca Provincial Park
- Sombrio Beach /Juan De Fuca Provincial Park
- Sooke Flow Pipe Trail (Sooke Hills)
- Sooke Marine Boardwalk (Sooke)
- Sooke Mountain Park (Provincial) Sooke River Trail (Sooke)
- Todd Creek Trestle/Sooke Potholes (CRD)
- Wadams Way Multi-Use Trail (Sooke)
- Weir's Beach (Metchosin)
- West Coast Trail (Pacific Rim National Park)
- William Simmons Memorial Community Park (Otter Point, CRD)

Getting there: You'll probably have to drive

Somewhat in contrast to the easy proximity of nature is that to get there, one typically has to drive. Sooke's town core scores a 23 out of a possible hundred, indicating a very low walking score ("Sooke neighborhoods on Walk Score", 2019). Notably on the walk score is that Sooke has a lack of bike lanes, and while Walkscore says it is "somewhat bikeable" it still just rates a 19 out of a possible hundred. "Minimal biking infrastructure." Almost all errands require a vehicle.

Walking scores \*(Walkscore)

- <https://www.walkscore.com/CA-BC/Sooke>

## 6. Safety

This section has not yet been examined. It could include:

Illicit Drugs Overdose deaths (Sooke RCMP)

Family Violence, assaults and sexual assaults (Sooke RCMP)

Crime Severity Index for Sooke, from Stats Can:

<https://www150.statcan.gc.ca/t1/tbl1/en/cv.action?pid=3510006301> (Can drill down for Sooke)

- Sooke RCMP personnel  
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=3510007701&pickMembers%5B0%5D=1.615>
- RCMP Crime severity index, by Sooke RCMP, 2014: <https://sooke.ca/wp-content/uploads/RCMP-Sooke-Detachment.pdf>
- 2018 and 2019 CSI from McLeans (as posted on SPN): <https://sooke.pocketnews.ca/where-sooke-ranks-in-a-list-of-canadas-most-dangerous-places/>

## 7. Arts and Culture

When looking at the total labour force in Sooke (6,905), only a small portion of the working force is employed in the Arts, Entertainment and Recreation Category (115, or 1.6% of the labour force). In spite of that, Sooke has a number of significant events that happen throughout the year. Most of them are volunteer based.

### ***Shows and Events***

Sooke has a number of significant art events throughout the year. These include:

**The Sooke Fine Arts Show**, one of Sooke’s premier events that draws visitors from throughout BC and beyond, has two employees and “approximately 300 volunteers [who devoted] more than 10,000 hours annually to the Sooke Fine Arts Show and its related programs” (Sooke Fine Arts Society, 2019).

**Sooke Secret Garden Tour** was an annual event established in 2000, and in 2007 became a major fundraising vehicle for the Sooke Philharmonic Orchestra (Sooke Secret Gardens, n.d.).

**Sooke Music Festival** is on its way to becoming an anchor event for Sooke. It was started “as a whim” in 2016 (Sooke Music Festival, n.d.) and has run annually since then. It started as a one-day event and has since blossomed to a full weekend affair.

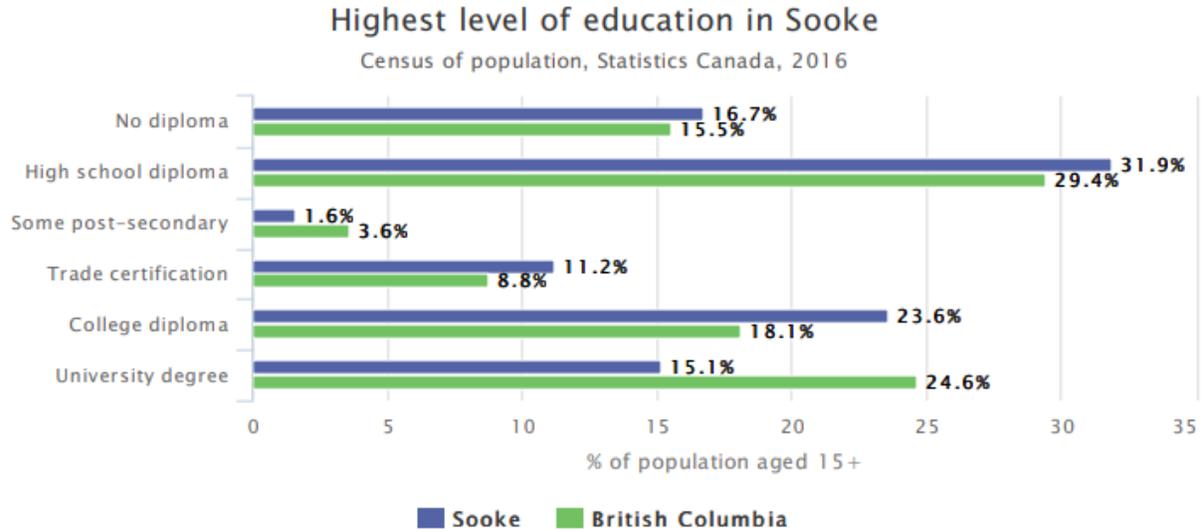
### ***Orchestra***

The Sooke Philharmonic Orchestra was established in 1997 by Norman Nelson (Sooke Philharmonic Orchestra, n.d.) and continued by the new music director, Yariv Aloni. From their website:

This community orchestra, with more than 60 members, was founded by Norman Nelson in 1997 and performed its first symphony concert in June 1998. With the subsequent introduction of the Sooke Philharmonic Chamber Players and the Sooke Philharmonic Chorus, the concert season now features four programs (eight concerts) plus the ever-popular “Philharmonic Fling”, an open air pops concert performed each summer. In addition, small ensembles perform regularly at community events and fundraisers.

## 8. Education

In their report, BC Community Health Profile: Sooke, the PHSA noted that while Sooke has slightly more high school graduates than the provincial average, Sooke falls below the provincial average when it comes to having a university degree (Provincial Health Services Authority, 2019). That said, Sooke is above the provincial average with trade certification and college diplomas.



Levels of education

Enrollment

Literacy rates

Graduation rates (Indigenous and non)

Youth financial literacy (if available)

## 9. Health and Wellness

### ***Medical and Healthcare Facilities***

Sooke has one medical clinic, the West Coast Family Medicine Clinic. In 2019, they had eight doctors, one registered nurse, one registered dietician, and one social worker. Their services include a “comprehensive approach to Family Medicine” that includes office visits and “Outreach Clinics, End-of-Life Care, team-based Chronic Disease Management, and an Urgent Care Clinic that is open to all” (“West Coast Family Medical Clinic - Family Doctors in Sooke”, n.d.)

<https://westcoastfamilymedical.com/>

The closest hospital is in Victoria.

In addition, there are several health units and facilities.

Sooke Health Unit ([islandhealth.ca/our-locations/health-unit-locations/sooke-health-unit](http://islandhealth.ca/our-locations/health-unit-locations/sooke-health-unit))  
East Sooke Health Services (<http://eastsooke.ca/health.html>)

Xray facilities are available at West Coast Medical Imaging, open from 11:00 am to 5:30 pm on weekdays.

There is also a LifeLabs facility in Sooke.

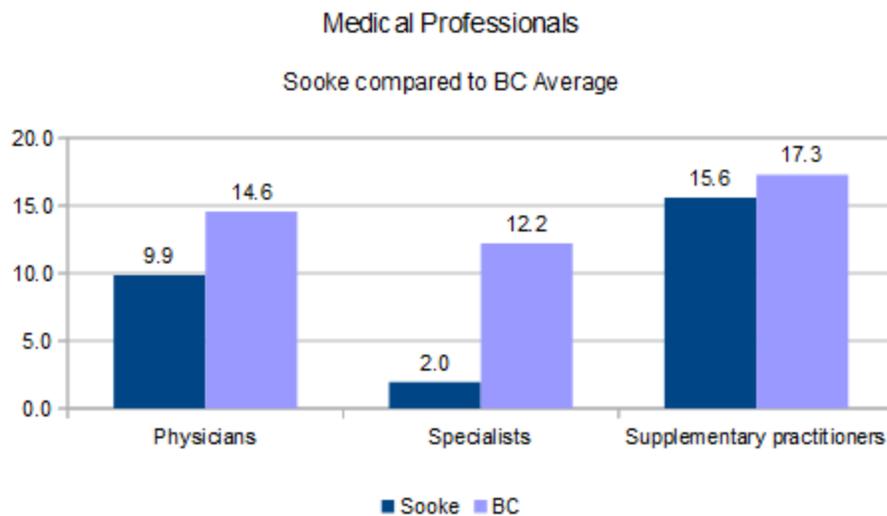
In their report, BC Community Health Profile: Sooke, the PHSA noted that Sooke's medical professionals were significantly below the provincial averages (Provincial Health Services Authority, 2019).

#### **Available health practitioners per 100,000 residents in Sooke LHA**

Report, BC Ministry of Health, 2009-2010



Applying these ratios to the 2016 population of Sooke (13,001), there are about 10 physicians serving the community, two specialists, and almost 16 supplementary practitioners. Were the provincial averages be applied to Sooke, one would see a significant shortage of specialists and physicians, and slight shortage of supplementary practitioners.



In 2019 the Province announced that the single existing clinic would acquire two additional general practitioners, one nurse practitioner and two registered nurses (Santowski, 2019). It was noted at this event that there are currently 4,000 people unattached to a family doctor in Sooke.

The lack of health services was a concern for residents of Sooke, as seen in a 2017 survey by Sooke PocketNews (Santowski, 2017). Over 65% of respondents felt that access to medical services in Sooke was either poor or non-existent, and less than 40% of the respondents were attached to a family doctor. The dissatisfaction was compounded by the single-road access to Sooke with only the one road in and out of Sooke. “Over half of the respondents found Highway 14 to be problematic in getting to a doctor’s appointment.”

## **Senior Facilities**

Sooke has very few senior facilities. In addition to the regular facilities mentioned above, Sooke has seniors’ housing sponsored by the Legion and one hospice facility. There is a Meals on Wheels program run by volunteers.

- Ayre Manor, who also runs a Senior’s Bus
- Sooke Hospice
- Meals on Wheels

There is no senior centre in Sooke.

## **Youth Services**

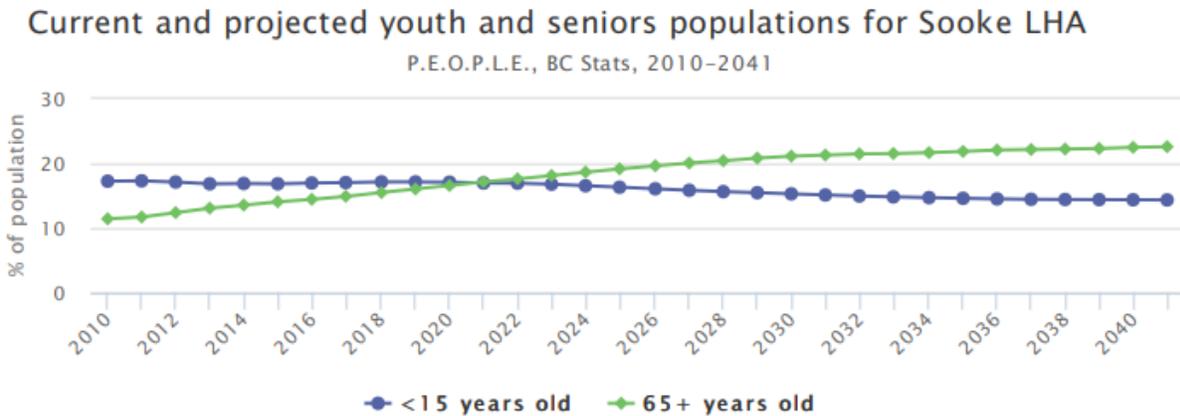
The Youth Services in Sooke are offered primarily by the Sooke Family Resource Society.

- Sooke Family Resource Society offers support to youth through their “Youth Outreach and Navigator” (<https://sfrs.ca/programs/youth-services/>)
- EMCS has a clinic that is open on Wednesdays from noon to 3:30 (<https://emcs.web.sd62.bc.ca/students/wellness-centre/>)

There is no youth centre in Sooke.

## **An Aging Demographic**

In their report, *BC Community Health Profile: Sooke* drawing on information P.E.O.P.L.E., the PHSA noted the percent of youth is expected to decline over the next couple of decades while the percent of seniors is expected to grow (Provincial Health Services Authority, 2019).



## **Dental Facilities**

Sooke has three dental facilities:

- Sooke Dental
- Chris Bryant
- Otter Point Dental

## **Homelessness**

Homelessness is included as an aspect of health and healthy community planning by the Capital Regional District (<https://www.crd.bc.ca/about/what-we-do/community-public-health>)

Sooke has a hidden homeless population. While a “Point in Time” count has been ongoing for years in the greater Capital Regional District, for the first time ever (a dubious honour), in 2018 Sooke was included in the annual count.

Prior to the 2018 PiT count, little research has been done on homelessness in Sooke (2018 Greater Victoria Point in Time Count, 2019).

One sign of progress was “the creation of the Sooke Extreme Weather Shelter in February at the Juan de Fuca Electoral Area Administration Building on Otter Point Road. It provided a warm, secure space for the local homeless during the particularly harsh winter conditions that month.” (Moving Forward: Implementation of Sooke Compassionate Action Plan (Annex 1), 2019. P 2.). This shelter was opened in 2018.

Sooke does have a domestic violence shelter, operating as the Sooke Transition House. There are additional services available including a Crisis Centre and a Food Bank. The Sooke Family Resource Society provides additional resources to low income individuals and families.

The 2018 PitT count saw a total of 36 valid surveys completed (2018 Greater Victoria Point in Time Count, 2019), with locations set up at the Sooke Food Bank, the Sooke Crisis Centre, and the Sooke Legion. As referenced by the Count, “This number is a minimum estimate, and it is an undercount of the actual extent of homelessness in Sooke” (2018 Greater Victoria Point in Time Count, 2019. P 36).

According to the Sooke Multi-Belief Initiative in their developing of a Compassionate Action Plan, the estimated number “of homeless people in Sooke range from about 35 to more than 100” invisible part of our community” (Sooke Compassionate Action Plan, 2019. P 2).

Of the 36 people surveyed in Sooke's PiT:

- 13 (36.1%) identified they were staying in a vehicle (car, van, RV, truck)
- 9 (25.0%) identified they were staying at someone else’s place
- 9 (25.0%) identified they were sleeping in an outdoor location (public space, makeshift shelter, tent, or shack, or another location unfit for human habitation)

## ***Food Bank Usage***

Sooke Food Bank statistics for 2018 (Sooke Food Bank, 2019) were as follows

- Number of Hampers: 3,270
- Average 96 families per week
- Average 78 children per week
- Average 143 adults per week
- Cost to date: \$229,069.71
- Total Pounds: 118,947
- Total Kilograms: 53,953

Food (in)security

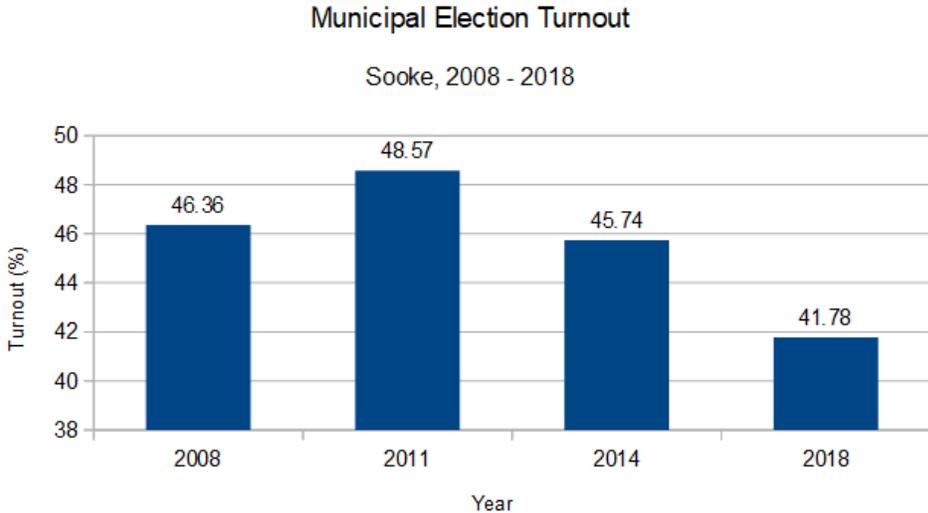
- Food insecurity in General, in Canada <https://hungercount.foodbankscanada.ca/>
- Stats from Sooke Food Bank December 2018 <https://sooke.pocketnews.ca/gallery-sooke-food-bank-shelves-are-full-and-need-outpaces-supplies/>

# 10. Belonging and Leadership

## Voting turnout (District)

Between 2008 and 2019, election turnout has always been less than half of all eligible voters ("CivicInfo BC | Election Results", n.d.). In the 2018 Municipal election, Sooke saw a turnout of 41.78%. The 2014 municipal election had a 45.74% turnout. The 2011 election had a 48.57% turnout. And in 2008, 46.36% of all eligible voters turned out to cast their ballots.

In relation to the rest of the province of B.C., looking at 2014, the CivicInfo website notes that "Province-wide, the estimated eligible voter turnout for BC's 2014 municipal elections, not including regional district electoral areas or school districts, was 33.3%."



The 2019 by-election saw a turnout of 14%. While this is low in comparison to regular municipal elections, it's significantly higher than the standard 10% that typically turn out for by-elections (District of Sooke, 2019, *By-Election Report*).

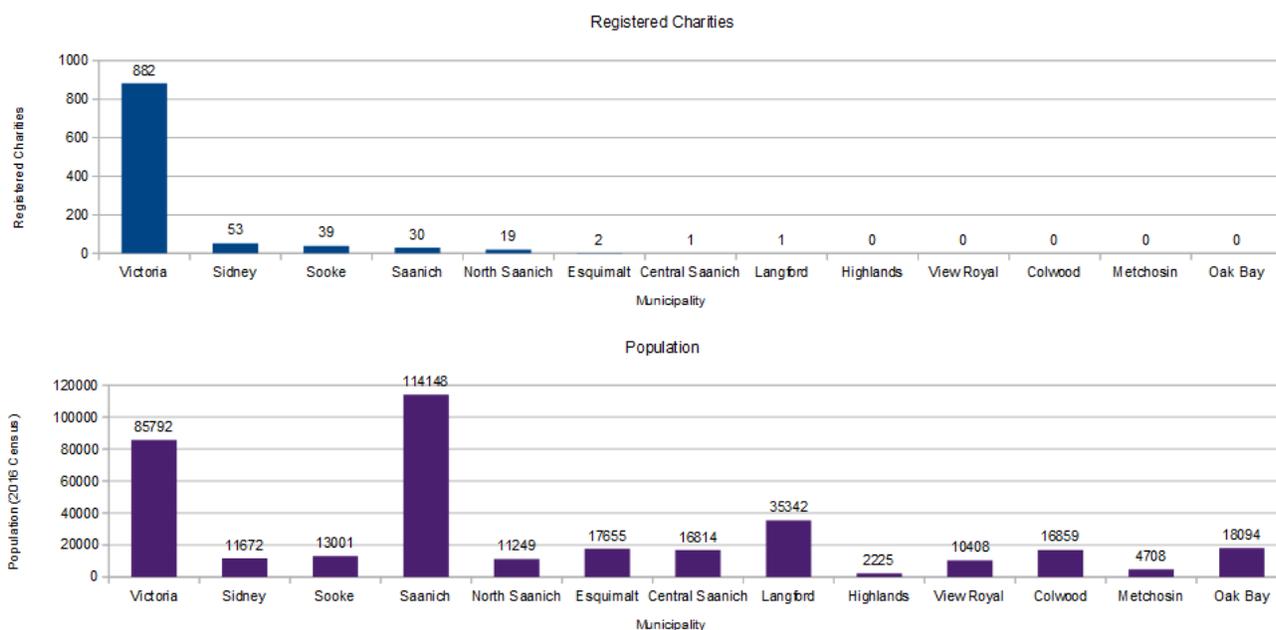
## Student in EMCS Leadership program

This section has not yet been examined.

## Charities

According to the 2018 Charity Impact Report, Sooke has 39 registered charities (Victoria Foundation, 2018). This is the third highest number of 11 municipalities that collectively make up the Capital Regional District.

### The 13 Municipalities in the CRD



The Canadian Revenue Agency bumped that number up to 41 by 2020 ("CRA: Search for Charities", 2020), listing the following Charities (followed by the date the charity was established):

1. [APU Malawi Education Foundation](#), 2011-02-11
2. [Canada Comforts Society](#), 2008-10-08
3. [CONTACT COMMUNITY ASSISTANCE SOCIETY](#), 1971-03-29
4. [EDWARD MILNE COMMUNITY SCHOOL SOCIETY](#), 1987-07-01
5. [Guide Us Home German Shepherd Rescue Society](#), 2014-01-12
6. [Harmony Project Society of British Columbia](#), 2018-03-12
7. [HOLY TRINITY PARISH](#), 1967-01-01
8. [Juan de Fuca Community Land Trust Society](#), 2014-08-01
9. [Juan De Fuca Salmon Restoration Society](#), 2010-07-16
10. [JDF REGIONAL PARK WATCH SOCIETY](#), 2005-01-01
11. [JUAN DE FUCA MARINE RESCUE SOCIETY](#), 1985-09-20
12. [KLUDAHK OUTDOORS CLUB](#), 1993-07-01
13. [KNOX PRESBYTERIAN CHURCH](#), 1967-01-01
14. [Next Gen World Leadership Society](#), 2008-07-11
15. [NAVY LEAGUE OF CANADA – SOOKE BRANCH – VANCOUVER ISLAND DIVISION](#), 1996-01-01
16. [RCL SOOKE #54 POPPY FUND SOCIETY](#), 1999-01-01
17. [Sooke And Juan De Fuca Health Foundation](#), 2018-10-03
18. [Sooke Congregation of Jehovah’s Witnesses, Sooke, British Columbia](#), 1967-01-01
19. [Sooke Shelter Society](#), 2019-06-07
20. [SHERINGHAM POINT LIGHTHOUSE PRESERVATION SOCIETY](#), 2004-07-29
21. [SOOKE BAPTIST CHURCH](#), 1983-01-28
22. [SOOKE ELDERLY CITIZENS HOUSING SOCIETY](#), 1967-01-01

23. [SOOKE FAMILY RESOURCE SOCIETY](#), 1993-12-13
24. [SOOKE FINE ARTS SOCIETY](#), 2007-05-01
25. [SOOKE FOOD BANK SOCIETY](#), 1982-12-01
26. [SOOKE HARBOUR PLAYERS SOCIETY](#), 1994-10-29
27. [SOOKE HOSPICE SOCIETY](#), 2006-04-01
28. [SOOKE OPTIONS FOR COMMUNITY LIVING ASSOCIATION](#), 2001-07-01
29. [SOOKE REGION COMMUNITIES HEALTH NETWORK COOPERATIVE](#), 2004-12-07
30. [SOOKE REGION HISTORICAL SOCIETY](#), 1992-02-01
31. [SOOKE ROTARY COMMUNITY ORGANIZATION](#), 1989-07-01
32. [SOOKE SALMON ENHANCEMENT SOCIETY](#), 1992-11-01
33. [SOOKE SENIOR DROP IN CENTER](#), 2004-01-01
34. [SOOKE SENIORS ACTIVITY SOCIETY](#), 2002-04-10
35. [SOOKE TRANSITION HOUSE SOCIETY](#), 1995-04-01
36. [ST ROSE OF LIMA PARISH](#), 1969-01-01
37. [STEPS TO THE FUTURE CHILD CARE SOCIETY](#), 1998-02-01
38. [The National Trust for Land and Culture \(B.C.\) Society](#), 2013-01-19
39. [THE ROYAL CANADIAN MARINE SEARCH AND RESCUE INC.](#), 1978-08-11
40. [THE SOOKE PHILHARMONIC SOCIETY](#), 1999-01-01
41. [THE SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SOOKE](#), 2000-04-21

**Additional Resource:**

- Greater Victoria Charity List [https://www2.gov.bc.ca/assets/gov/careers/about-the-bc-public-service/corporate-giving/pecsf/charities-by-region/28\\_greater\\_victoria.pdf](https://www2.gov.bc.ca/assets/gov/careers/about-the-bc-public-service/corporate-giving/pecsf/charities-by-region/28_greater_victoria.pdf) Sooke is searchable

***Leadership: First Nations in Sooke (T'Sou-ke Nation)***

Sooke is situated in the traditional territory of the T'Sou-ke Nation. There are two reserves in Sooke, with 125 registered Indigenous residents (of 278) living on the reserves ("First Nation Profiles", 2020). The T'Sou-ke Nation has been recognized for its leadership in solar energy and was recognized as Canada's third official Canadian solar city (Haugen, 2013) and Canada's first Aboriginal solar community ("Sun keeps shining on T'Sou-ke | T'Sou-ke Nation", n.d.).

In 2015, Royal Roads University noted the tourism draw of the T'Sou-ke Nation's accomplishment, noting that in that year, "T'Sou-ke has had 32 schools, 54 municipalities and tourists from all over the world come for tours and workshops" ("T'Sou-ke Nation Solar energy plan & community garden initiative", 2015).

## 11. Tourism:

Sooke is a scenic region. One of the District's slogans is "Where the rainforest meets the sea," giving visitors an initial sense of that Sooke is the gateway to nature. Popular destinations include the Sooke Potholes and the many beaches located between Sooke and Port Renfrew.

Top attractions listed on Trip Advisor include the East Regional Park, Sooke Potholes and French Provincial Beach. Top accommodations are the Prestige, Sooke Harbour House, and the Points West Ocean Front Resort.

Sports tourism is not currently a focus for Sooke. See **Section 5: Sports** for more information on past tourism events and current potential, and to see the many parks and trails in and around the region. See **Section 7: Arts and Culture** for the many annual events that take place in Sooke.

Sooke's budding potential in tourism is recognized by the number of Airbnbs in the region, as discussed in **Section 2: Housing**. There is significant potential in Sooke, as is recognized by the currently unregulated short-term accommodation rental market in Sooke.

There is no centralized organizing body that oversees tourism strategies and information. No annual visitor count is readily available. Online information pointing to possible tourism destinations ("Sooke Gallery") are at times wrong, outdated, and incorrect. A number of external organizations do have some Sooke inclusion (Destination BC, Vancouver Island Tourism), but there is no central overseeing body.

The *Investing in Sooke* website (Trade and Invest British Columbia, BC Government) calls Sooke "Canada's Undiscovered West Coast" with endless investment opportunities ranging from Tourism, Marine, Forestry, Industrial, Retail and Hi-Tech.

The untapped opportunities are significant.

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## Appendix1: Project Overview

The development of baseline study specific to the Sooke community would bring together social, cultural, economic and environmental information in a comprehensive manner. A baseline study would have many applications, including but not limited to informing the Official Community Plan, a document which the District of Sooke is currently in the process of updating.

An equivalent example of such a baseline report is the *Vital Signs*, a national initiative of the Community Foundations of Canada, which is designed to connect philanthropy to community needs and opportunities. *Vital Signs* provides an annual snapshot that measures the vitality of a community or region using a combination of citizen opinion data and curated secondary data. Other analytical applications of such a document include a framework of a community's quality of life, determinants of health, and sustainable development.

Two Vancouver Island examples of informative baseline studies are the [Victoria's Vital Signs](#)<sup>4</sup>, produced annually by the Victoria Foundation, and the [Clayoquot Sound Biosphere Region's Vital Signs](#)<sup>5</sup>, produced every two years by the Clayoquot Biosphere Trust. Both reports present data at the regional level.

Where possible, the *Clayoquot Sound Biosphere Region's Vital Signs* report also presents community-level data (i.e., for Tofino, Ucluelet and several First Nations communities). Although the catchment area for the *Victoria's Vital Signs* includes the 13 municipalities and three electoral areas of the Capital Regional District, the report intentionally does not provide data at the municipal level. This presents an opportunity for Sooke to create its own municipal profile.

While the *Vital Signs* initiative and all identifiers are proprietary and can only be used by community foundations, the report is a good example of how to use secondary data and community knowledge to create a local profile. A baseline report for Sooke could inform the development of key priorities for a revised OCP and assess progress on those priorities going forward.

A Sooke Community Profile that presents the most recent available data on a range of demographic, social, cultural, economic, and environmental metrics can be assembled from existing data sources and local knowledge keepers. Current studies conducted by the municipality into affordable housing could also be part of such a report.

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4 <https://victoriafoundation.bc.ca/vital-signs/>

5 [http://clayoquotbiosphere.org/wp-content/uploads/2018/11/Vital\\_Signs\\_18\\_web\\_final.pdf](http://clayoquotbiosphere.org/wp-content/uploads/2018/11/Vital_Signs_18_web_final.pdf)

## ***Proposed categories of statistical compilation***

Drawing on the previously referenced Vital Signs reports, there are eleven possible categories of statistical compilation (with sub-categories), listed below. The final categories for the baseline study for Sooke will depend on research, findings and resources, and are yet to be determined.

### **1. Transportation**

- Modes of Transportation
- Adults
- Students
- Bus Transit use
  
- Commuters
- Time to get to work

### **2. Housing**

- Homelessness (from the recent Point In Time study)
- Housing costs (Real Estate Board)
- Buying a house (Real Estate Board)
- Renting a house, vacancy rate
- Housing conditions (if available)
- Availability of housing
- Extreme Shelters
- Homeless Services

### **3. Standard of Living**

- Employment rates (including participation rates)
- Income assistance
- EI assistance
- Employment assistance (WorkLink)
- Income
- Average income
- Senior
- Families
- Single parent families
- Poverty rates

- Food security
- Children and Youth
- Youth employment rates
- Transportation
- Volunteerism (EMCS)
- Mental Health (SC62)
- Teen pregnancy

### **5. Sports**

- Fitness levels (Stats Canada)
- Walking scores \*(Walkscore)
- Access to Greenspace (Stats Canada)

### **6. Safety**

- Crime Severity Index (McLeans)
- Illicit Drugs Overdose deaths (Sooke RCMP)
- Family Violence, assaults and sexual assaults (Sooke RCMP)

### **7. Arts and Culture**

- Events
- Organizations
- Participation

### **8. Education**

- Levels of education
- Enrollment
- Leadership
- Literacy rates
- Graduation rates (Indigenous and non)
- Youth financial literacy (if available)

## 9. Health and Wellness

- Mental Health (stats from Sooke RCMP, of the number of charges under the mental health act)
- Healthcare needs and services
- Proximity to healthcare needs and services
- Obesity rates, youth and adults
- Alcohol consumption rates

## 10. Belonging and Leadership

- Voting turnout (District)
- Student in EMCS Leadership program
- Charities

## 11. Tourism

- Number of visitors at the Sooke Tourism Centre
- Sports Tourism (tournaments, events)
- Annual events (Sooke Fine Arts, Sooke Music Fest, Fishing)
- Parks visited (eg Sooke Potholes) (CRD)
- Hotels
- AirBnB's
- Restaurants

### ***Master's Students Analysis***

Once the sources are compiled by Royal Roads University, Master's students from the School of Tourism and Hospitality Management would analyse the data using a tourism lens and provide comprehensive reports analysing Sooke specifically in relationship to:

- Arts, Culture and Recreation
- Housing
- Health and Wellness
- Transportation

### ***Responsibilities: RRU and District of Sooke***

Royal Roads University will oversee the compilation of statistics and the graduate-level student analysis; the District of Sooke may provide input and guidance from elected officials and staff.

### ***RRU Mandate***

Royal Roads University has as one of its key mandates 'Sustainable Communities, Livelihoods & the Environment', and a baseline research initiative for Sooke could involve faculty and graduate students. Additionally, the consultant who works with the Victoria Foundation on its Vital Signs report could be retained to support the project.

## Appendix 2: Additional Resources

<https://sooke.ca/community/community-of-sooke/statistics-surveys/>

- Population in 2014: 12,300, estimated by 2019 based on past trend: 13,760.  
<http://population.city/canada/sooke/>
- At the last census in 2016, Sooke had a population of 13,001

Climate: According to information compiled in the Sooke Townfolio by the Sooke Region Chamber of Commerce (Cavers, 2016), November is the wettest month of the year.

- <https://en.climate-data.org/north-america/canada/british-columbia/sooke-11986/> and
- <https://www.worldweatheronline.com/sooke-weather-averages/british-columbia/ca.aspx> and
- [https://www.yr.no/place/Canada/British\\_Columbia/Sooke/statistics.html](https://www.yr.no/place/Canada/British_Columbia/Sooke/statistics.html)

Multi-faceted information sources:

- Community Health Profile for Sooke, dates range from 2011 to 2016: Includes income, diversity, education, transportation, health service, chronic diseases and more  
<http://communityhealth.phsa.ca/HealthProfiles/PdfGenerator/Sooke>
- 2016 Townfolio, compiled by the Sooke Chamber, <https://townfolio.co/bc/sooke/overview>
- 2016 Demographics, population, age distribution, <https://www.citypopulation.de/php/canada-ua-britishcolumbia.php?cityid=UA1098>

2016 Census Data, crunched: <https://www.britishcolumbia.ca/invest/communities/british-columbia/vancouver-island-and-coast/capital/sooke/>

- Charity Impact Report, Victoria Foundation <https://victoriafoundation.bc.ca/civil-society-contributes-4-billion-to-local-economy/>
- Toronto's Social Impact Report: [https://www.environicsinstitute.org/docs/default-source/project-documents/toronto-social-capital-project/toronto-social-capital-study---final-report.pdf?sfvrsn=4ff43083\\_2](https://www.environicsinstitute.org/docs/default-source/project-documents/toronto-social-capital-project/toronto-social-capital-study---final-report.pdf?sfvrsn=4ff43083_2)
- Sooke as a 5-Bloom Community 2019 <https://sooke.ca/5-blooms-2019/>

2016 Census

- Geographic Series <https://www12.statcan.gc.ca/census-recensement/2016/as-sa/fogs-spg/Facts-csd-eng.cfm?GC=5917052&GK=CSD&Lang=Eng>
- District Municipality <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?B1=All&Code1=5917052&Code2=59&Data=Count&Geo1=CSD&Geo2=PR&Lang=E&SearchPR=01&SearchText=Sooke&SearchType=Begins&TABID=1>
- Population centre (different than District Municipality): <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=POPC&Code1=1098&Geo2=PR&Code2=59&SearchText=Sooke&SearchType=Begins&SearchPR=01&B1=All&TABID=1&type=0>
- ESS election riding <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?B1=All&Code1=59026&Code2=59&Data=Count&Geo1=FED&Geo2=PR&Lang=E&SearchPR=01&SearchText=Esquimalt--Saanich--Sooke&SearchType=Begins&TABID=1>

## Real Estate, general Stats

- VREB - <https://www.vreb.org/current-statistics>
- Single Family Housing in Greater Victoria <https://www.statista.com/statistics/647969/single-family-house-prices-in-victoria-bc-by-suburb/> (Extra Costs to access the information)
- Airbnb in Sooke [https://www.airbnb.com/a/Sooke--British-Columbia--Canada?af=43720035&c=.pi2.pk1297423895611778\\_81089028978215\\_c\\_81089081631031&msclkid=631a265c16c91074f5967b01d008aff0&utm\\_source=bing&utm\\_medium=cpc&utm\\_campaign=USA%3ADTM%3ABRD%3AAirbnb%2BDEST%5BEXACT%5D&utm\\_term=airbnb%20sooke&utm\\_content=Airbnb%3ACAN%2BSooke%2BEXACT](https://www.airbnb.com/a/Sooke--British-Columbia--Canada?af=43720035&c=.pi2.pk1297423895611778_81089028978215_c_81089081631031&msclkid=631a265c16c91074f5967b01d008aff0&utm_source=bing&utm_medium=cpc&utm_campaign=USA%3ADTM%3ABRD%3AAirbnb%2BDEST%5BEXACT%5D&utm_term=airbnb%20sooke&utm_content=Airbnb%3ACAN%2BSooke%2BEXACT) shows 165 places to stay in Sooke (including one in East Sooke)

## Education

- from StatsCan, for ESS (Esquimalt, Saanich, Sooke federal voting area) to 2016 <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/dt-td/Rp-eng.cfm?TABID=2&LANG=E&A=R&APATH=3&DETAIL=0&DIM=0&FL=A&FREE=0&GC=59026&GL=1&GID=1325167&GK=4&GRP=1&O=D&PID=110453&PRID=10&PTYPE=109445&S=0&SHOWALL=0&SUB=0&Temporal=2017&THEME=123&VID=0&VNAMEE=&VNAMEF=&D1=0&D2=0&D3=0&D4=0&D5=0&D6=0>
- Class size and composition for SD62, 2016/2017 <https://www2.gov.bc.ca/assets/gov/education/administration/kindergarten-to-grade-12/reports/class-size/2016/062.pdf> (backdated reports available at <https://www2.gov.bc.ca/gov/content/education-training/k-12/administration/program-management/reporting-on-k-12/district-reports/sooke> )

## Additional Resources for Students

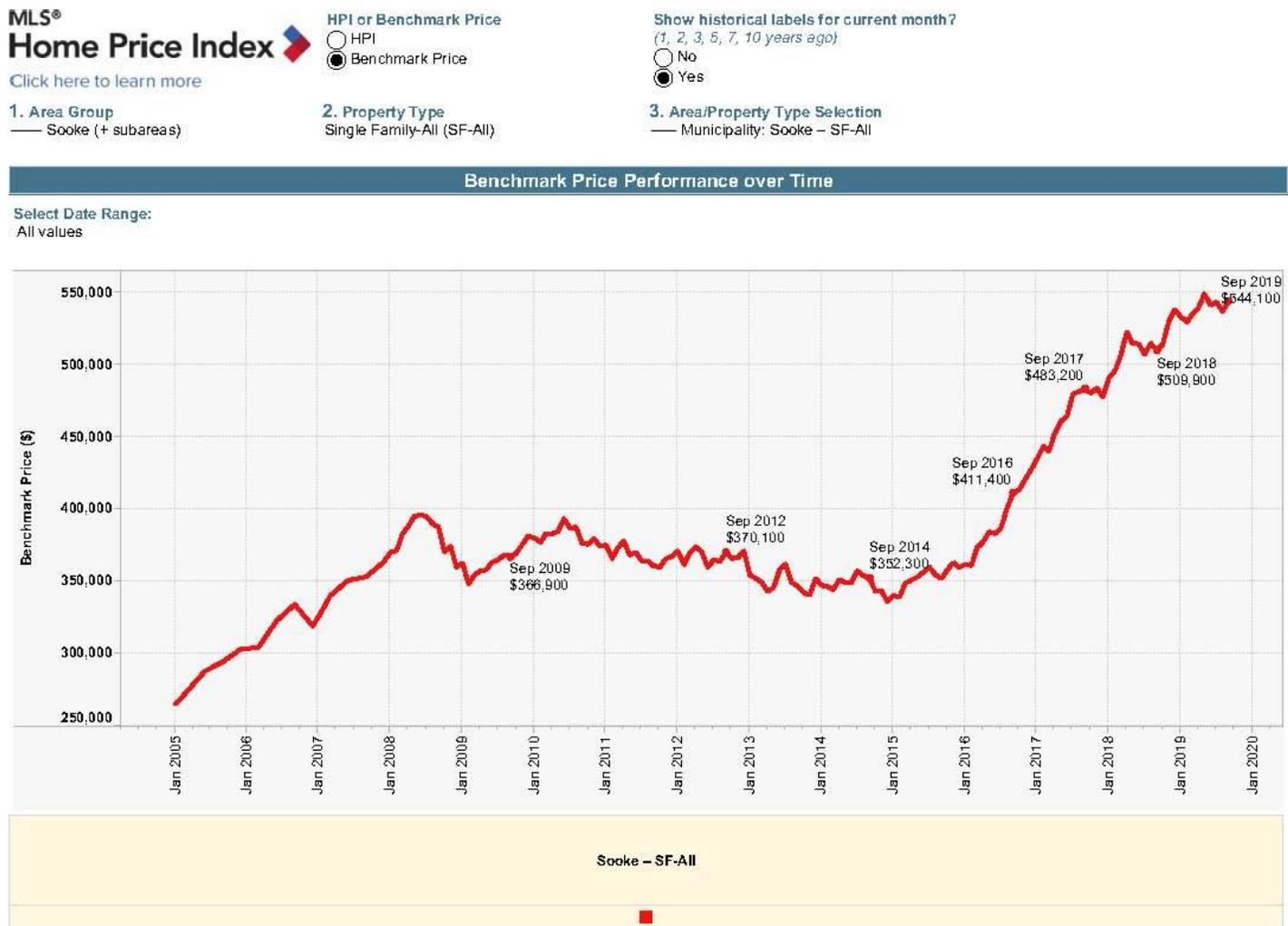
- 2018 Student Presentations: <http://brittsantowski.com/rru>
- Vital Signs Report, Victoria: [https://victoriafoundation.bc.ca/wp-content/uploads/2018/10/Vital-Signs-2018\\_LR.pdf](https://victoriafoundation.bc.ca/wp-content/uploads/2018/10/Vital-Signs-2018_LR.pdf)
- Vital Signs Report, Clayoquot: <https://clayoquotbiosphere.org/research/vital-signs>
- Vital Signs Report, Toronto: <https://torontofoundation.ca/vitalsigns2019/>
- Mohamed H. Ali recently submitted his Masters thesis, The Preconditions for Development of a Successful Destination, for evaluation at Royal Roads University. See <https://sooke.pocketnews.ca/masters-thesis-focusing-on-tourism-preconditions-for-sooke-published/> and <https://sooke.pocketnews.ca/wp-content/uploads/2018/09/Mohamed-H.-Ali-Master-thesis.pdf>
- Health Services Survey in Sooke: <https://sooke.pocketnews.ca/health-services-in-sooke-survey-results/>
- Sooke Happiness Index: <https://sooke.pocketnews.ca/the-spns-happiness-index-for-sooke-is-set-at-solid-c-or-adequate/>

# Appendix 3: Real Estate Information

The supplemental documents that follow are for reference only and come from the Victoria Real Estate Board, provided in January 2020.

## Home Price Index (HPI)

### Benchmark Price Performance over Time



Note: Areas with insufficient data do not generate statistics and are not included in the dashboard.

Source: Victoria Real Estate Board

[Benchmark Descriptions](#)

# HPI By Timeframe and Property Type



HPI or Benchmark Price  
 HPI  
 Benchmark Price

Value or percent change  
 Value  
 Percent change

[Click here to learn more](#)

1. Area Group  
 — Sooke (+ subareas)

2. Property Type  
 Single Family-All (SF-All)

3. Area/Property Type Selection  
 All

HPI by Timeframe and Property Type

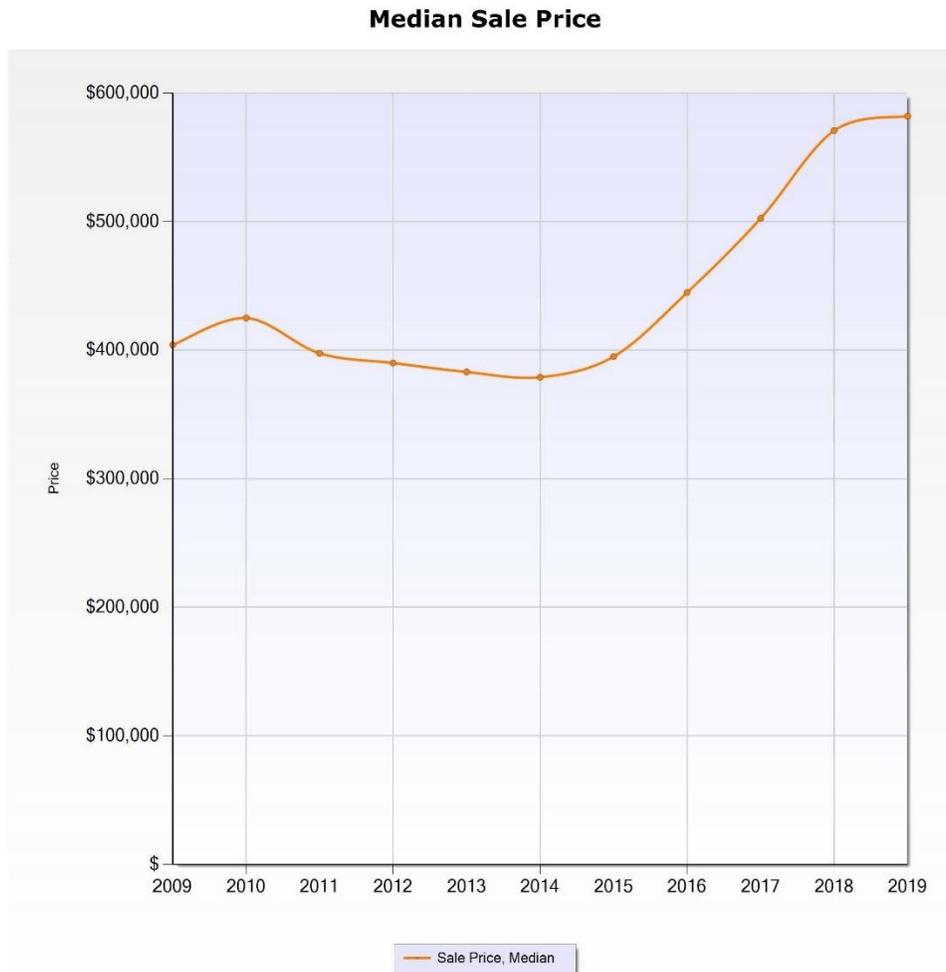
	September 2019	1 Month Ago	3 Months Ago	6 Months Ago	12 Months Ago	3 Years Ago	5 Years Ago	January 2005
<b>Sooke – SF-All</b>	205.4	202.7	204.3	201.9	192.5	155.3	133.0	100.0
<b>Sk Broomhill – SF-All</b>	208.3	205.4	207.6	206.0	195.9	157.4	133.1	100.0
<b>Sk East Sooke – SF-All</b>	201.0	199.0	200.5	196.6	188.0	150.7	132.8	100.0
<b>Sk John Muir – SF-All</b>	200.8	198.4	199.4	198.6	187.2	151.5	131.3	100.0
<b>Sk Kemp Lake – SF-All</b>	234.1	231.3	236.6	227.7	208.3	168.6	147.5	100.0
<b>Sk Saseenos – SF-All</b>	218.1	217.8	219.9	216.3	195.0	160.1	135.1	100.0
<b>Sk Sooke Vill Core – SF-All</b>	203.3	201.6	203.0	201.3	190.0	153.4	133.2	100.0
<b>Sk Sunriver – SF-All</b>	205.3	202.1	201.6	199.0	195.2	156.1	134.2	100.0
<b>Sk Whiffin Spit – SF-All</b>	198.1	193.7	197.5	195.5	184.6	153.9	130.9	100.0

Note: Areas with insufficient data do not generate statistics and are not included in the dashboard.

Source: Victoria Real Estate Board

[Benchmark Descriptions](#)

## Median Sale Price by Year



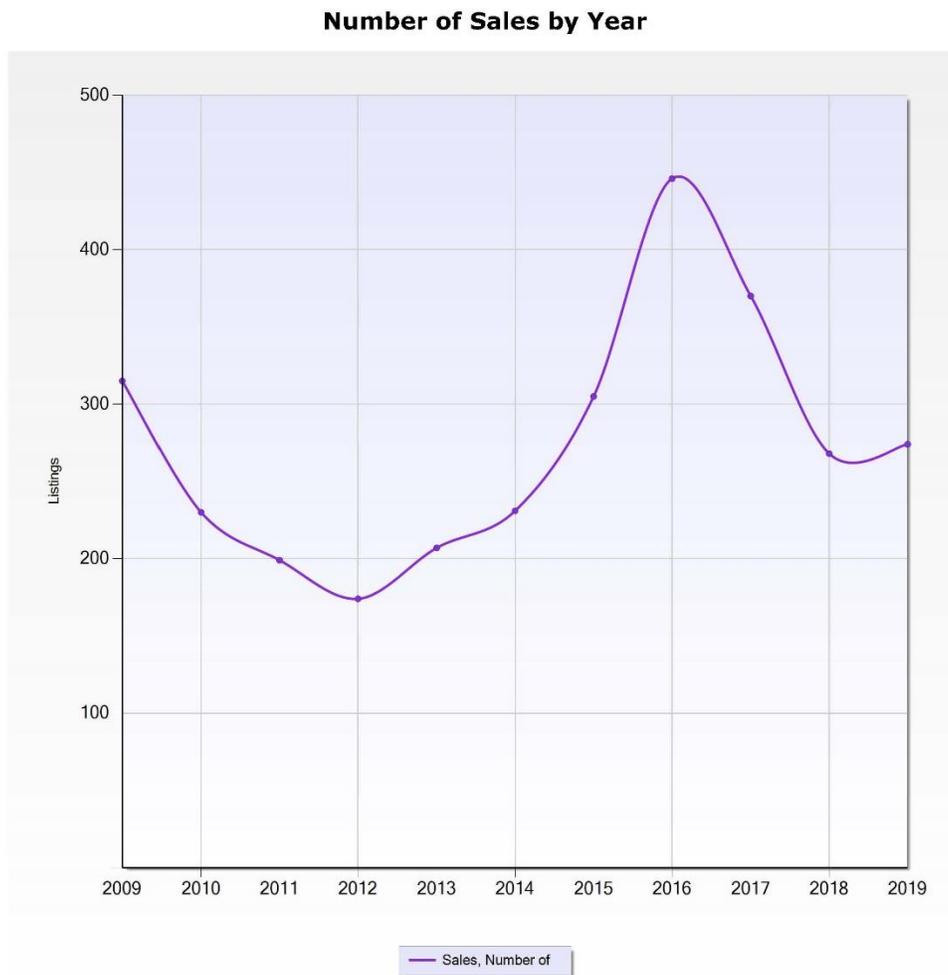
<i>Primary Year</i>	<i>Sale Price, Median</i>
2009	\$404,000
2010	\$425,000
2011	\$397,500
2012	\$390,000
2013	\$383,000
2014	\$378,900
2015	\$395,000
2016	\$444,750
2017	\$502,500

<i>Primary Year</i>	<i>Sale Price, Median</i>
2018	\$570,750
2019	\$582,000

**Search Criteria**

Time frame is from Jan 2009 to Sep 2019  
Listing Sub-Class is 'Single Family Detached'  
District is 'Sooke'  
Results calculated from 3,019 listings

# Number of Sales by Year



<i>Primary Year</i>	<i>Sales, Number of</i>
2009	315
2010	230
2011	199
2012	174
2013	207
2014	231
2015	305
2016	446
2017	370

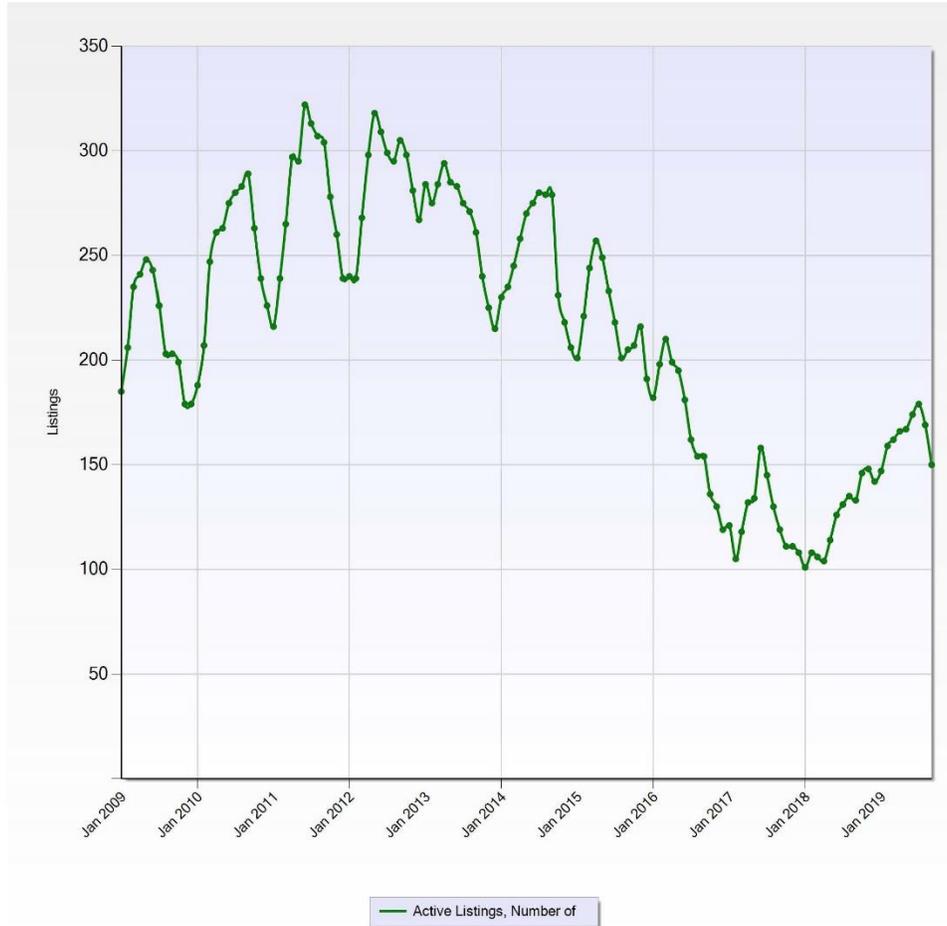
<i>Primary Year</i>	<i>Sales, Number of</i>
2018	268
2019	274

**Search Criteria**

Time frame is from Jan 2009 to Sep 2019  
Listing Sub-Class is 'Single Family Detached'  
District is 'Sooke'  
Results calculated from 3,019 listings

# Active Listings by Month

**Historic Count of Active Listings**



*Active Listings, Number of*

<i>Month</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>
Jan	185	188	216	240	284	230
Feb	206	207	239	239	275	235
Mar	235	247	265	268	284	245
Apr	241	261	297	298	294	258
May	248	263	295	318	285	270
Jun	243	275	322	309	283	275
Jul	226	280	313	299	275	280
Aug	203	283	307	295	271	279

*Active Listings, Number of*

<i>Month</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>
Sep	203	289	304	305	261	279
Oct	199	263	278	298	240	231
Nov	179	239	260	281	225	218
Dec	179	226	239	267	215	206

*Active Listings, Number of*

<i>Month</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>
Jan	201	182	121	101	147
Feb	221	198	105	108	159
Mar	244	210	118	106	162
Apr	257	199	132	104	166
May	249	195	134	114	167
Jun	233	181	158	126	174
Jul	218	162	145	131	179
Aug	201	154	130	135	169
Sep	205	154	119	133	150
Oct	207	136	111	146	
Nov	216	130	111	148	
Dec	191	119	108	142	

**Search Criteria**

Time frame is from Jan 2009 to Sep 2019  
Listing Sub-Class is 'Single Family Detached'  
District is 'Sooke'  
Results calculated from approximately 5,400 listings