



ROYAL BAY

A SEASIDE COMMUNITY

1

HISTORY OF THE LAND



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HISTORY OF THE LAND



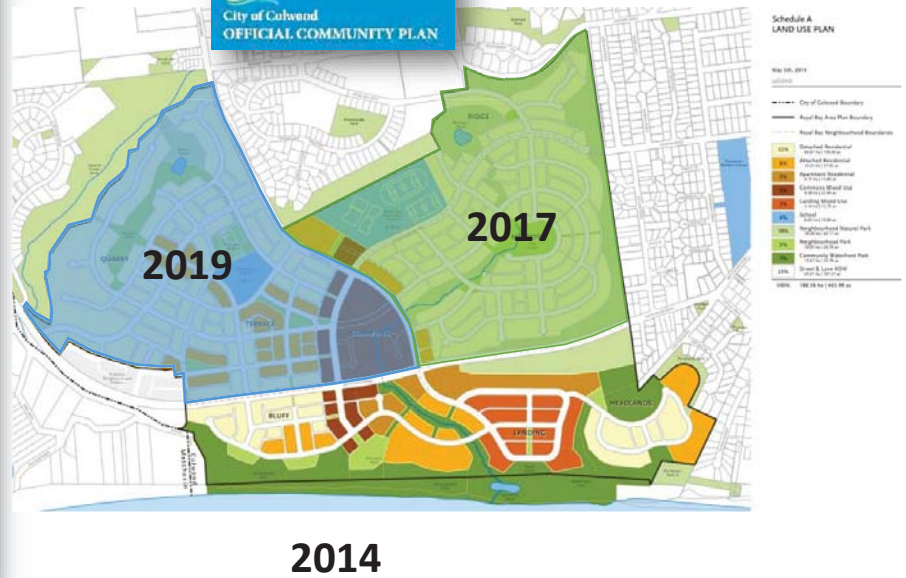
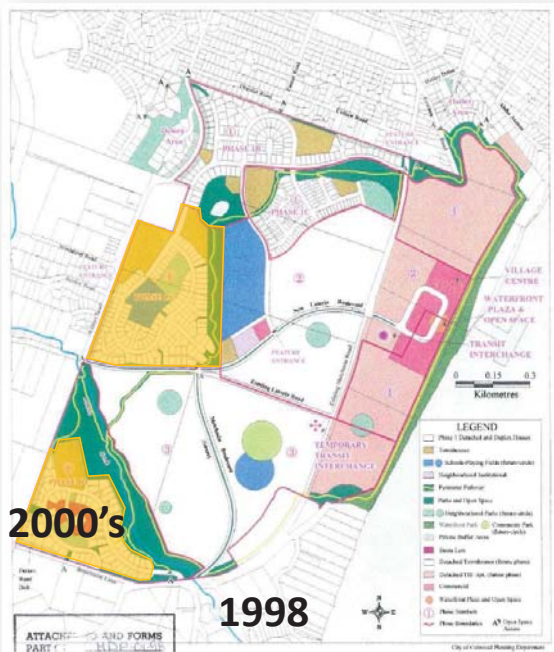
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AN UPDATE ON ROYAL BAY



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PLANNING FRAMEWORK

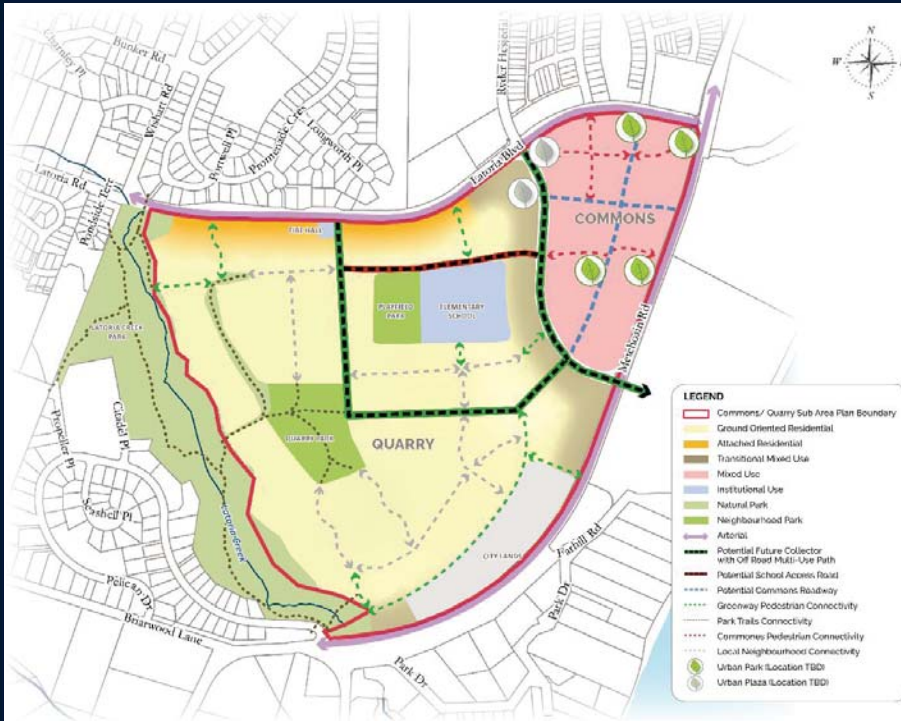


BUILDING ON SUCCESS OF LATORIA NORTH

- Acknowledges the bold vision and goals outlined in the new Colwood OCP, for a **spectacular seaside community with vibrant public spaces, family friendly neighbourhoods** and **realistic transportation choices**.
- Reflects the following principles:
 - Enhance **connectivity**
 - Improve transportation **linkages**
 - Diverse range of **housing options**
 - Space for **civic institutions**
 - **Commercial** and employment opportunities
 - Enhance **park space**
 - Protect **environmental and natural features**

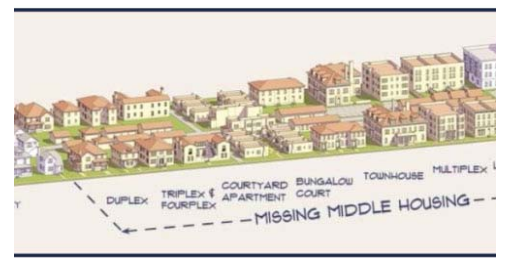


LATORIA SOUTH LAND USE CONCEPT



- A vibrant urban village
- Numerous commercial amenities
- Mixture of housing types
- New parks and trail facilities
- Potential institutional uses – elementary school, fire hall, civic precinct
- Strong pedestrian and cycling connections
- A new transit exchange

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THE QUARRY

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THE QUARRY

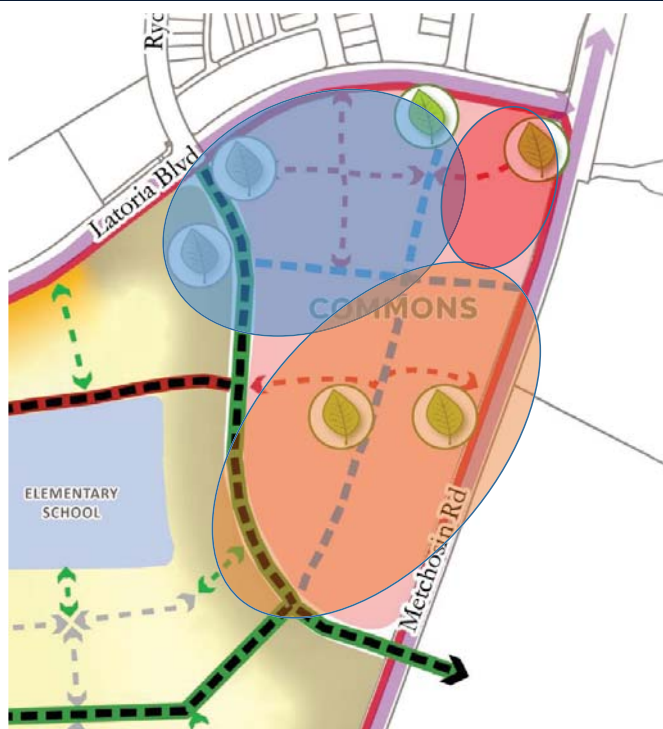


- Mixture of **ground-oriented residential** units (single family to townhouse)
 - townhouses along major corridors
- Future **Elementary School**
 - 7 acre site, 500 students
- **Parks and Open Spaces**
 - Latoria Creek Park
 - Playfield Park
 - Quarry Park
- Potential **Civic Uses**
 - Fire Hall
 - Civic Precinct (e.g. library, City Hall)

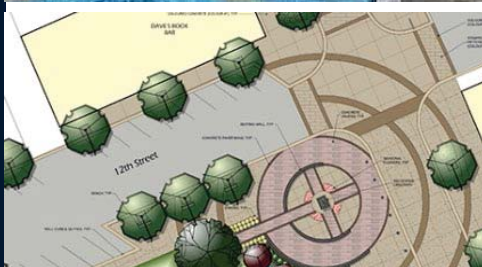


THE COMMONS

THE COMMONS – MIXED USE NEIGHBOURHOOD



- Commons Village Core
 - Grocery Store, Restaurant, Coffee Shops, Office, Daycare
 - Townhouse/Apartment residential
- South Commons Mixed Use
 - Townhouse/Apartment residential
 - Flexibility for non-residential uses (e.g. university, health, technology sectors)
 - Service commercial
- Latoria / Metchosin Gateway
 - Opportunities for higher density (market dependent)
 - Pedestrian connections to Royal Beach



THE COMMONS GATHERING SPACES

PARKS, TRAILS AND OPEN SPACES



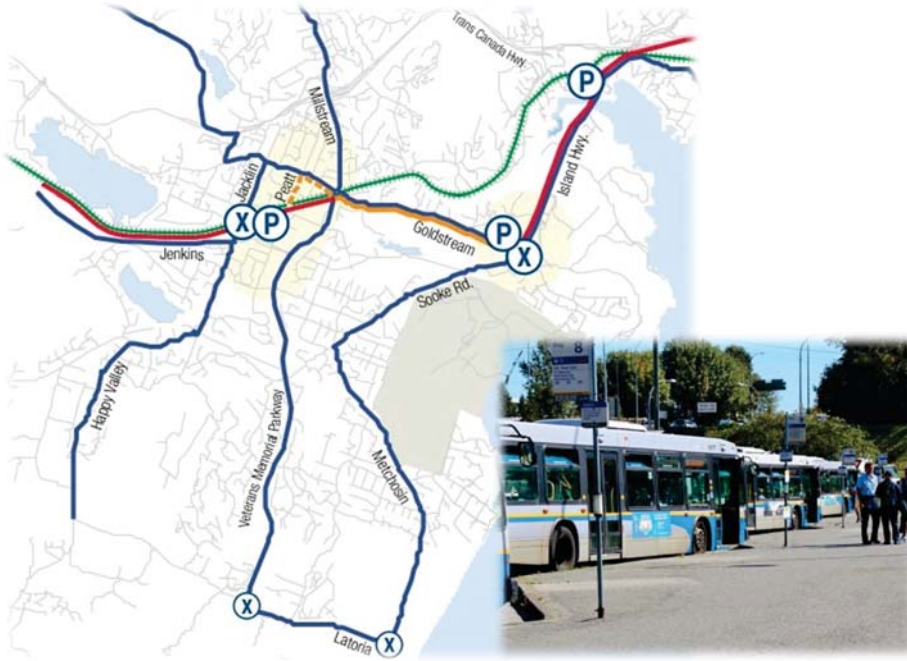
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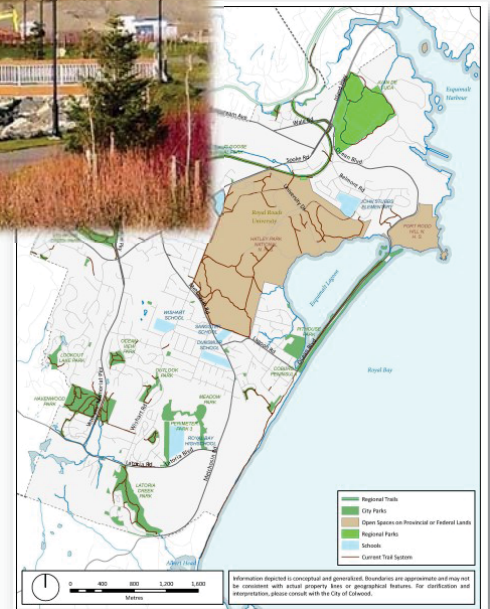
CONNECTIVITY

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FUTURE TRANSIT PLANNING



INTEGRATION WITH FUTURE PLANNING



SUSTAINABILITY



ABOUT US

GABLEcraft HOMES

What We Heard Summary

Open House #2 - May 22, 2019



COMMUNITY ENGAGEMENT AND FEEDBACK TO DATE

SCHEDULE / MILESTONE DATES



THANK YOU!




ROYAL BAY
A SEASIDE COMMUNITY