

31.3 Ocean Grove Area Plan

This designation is justified by Colwood’s desire to implement the Ocean Grove project in a manner that is consistent with the goals, objectives and policies of this Official Community Plan.

Ocean Grove Vision and Character

The Ocean Grove Vision is to provide a livable, amenity rich and vibrant residential development with a diversity of housing typologies, building heights and shops to provide on-site convenience for residents.

The Ocean Grove Vision incorporates the Canada Green Council “Smart Growth” development principals that aim to enhance the quality of life, preserve the natural environment, preserve open spaces and environmentally sensitive areas, create diverse housing opportunities for different family types and life stages and create a community that is unique, vibrant, diverse and inclusive.

The views of this neighbourhood are magnificent from the northeast to the southeast featuring the Lagoon, Esquimalt, Victoria and the Olympic Peninsula Mountains in the distance.

The style and form of the architecture is to be of the highest quality contemporary and modern, but not sterile and soulless. One of the principal landscape ideas is to enhance a beautiful landscape and riparian area, and to open up the buildings to this environment. Connecting the indoor spaces to the outdoor garden/terrace is best achieved through a modern, clear spanning architecture, where glass walls connect the people with nature.

Five types of housing are envisioned, low-rise and mid-rise apartment buildings, townhouses, single-family homes and duplexes and they have specific locations on the site. Mid-rise towers will be located towards the West side of the site. 4 to 6 storey low-rise buildings will be located on the northern and south-western portions of the site proximate to the currently constructed buildings. Low-rise buildings take advantage of the water views by looking over the lower townhouses which are sprinkled onto the site with single-family homes and duplexes located towards the front (easterly end) of the site or in areas south of the riparian zone that bisects the site.

General

- Figures are added to help explain certain aspects referred to in the written text. Illustration such as explanatory sections, sketches and plans are added to provide conceptual character to certain ideas. These are representational only and are subject to change.
- The guidelines generally refer to architectural elements of the development and may be supplemented as necessary.
- The General Intensive Multifamily, Commercial & Light Industrial Development Permit Guidelines will apply in addition to the following:

Design Guidelines

This development builds upon the idea of living in a park-like setting. Urban answers such as street wall facades with individual street entries are not envisioned as appropriate for this location.

16.1 Building Type & Location

- 16.1.1 The top portion of the site at the western edge finds mid-rise towers arranged along Heatherbell, against the heavily treed, Royal Roads lands. This location is where the majority of the building mass should be with a caveat that no buildings should be closer than 35m from the corner of Heatherbell and Lagoon in order to preserve existing views enjoyed by the neighbouring houses south of Lagoon. The mid-rise buildings are to rise no more than 12 levels above an entry level. Principal building entries for towers along Heatherbell will have their primary entry off Heatherbell.
- 16.1.2 Buildings to the south of the riparian zone and along Lagoon Road are to be a maximum height of four storeys.
- 16.1.3 The portion of the site to the north of the riparian zone on the site is reserved for low-rise buildings, and are to be a maximum height of six storeys. Required setbacks from the edge of the water course are to be respected.
- 16.1.4 Single-family homes and duplexes may be developed in areas to the south of the riparian zone, and one and two storey townhouses can be located anywhere on the site.
- 16.1.5 The bottom third of the site was designated as park for the general enjoyment of the citizens of the City of Colwood.



FIGURE 1 – Site plan showing building types & number of storeys

16.2 Building Heights

16.2.1 The following illustration shows maximum building heights allowed. Heights are noted in meters above average finished ground level. For buildings fronting Heatherbell, the building height is measured at the natural grade along the Heatherbell property line.



FIGURE 2 – Building heights measured from average ground level

16.3 Massing

16.3.1 Since the buildings are limited in height, a larger than normal floor plate size is acceptable. However, floor plate modulation is a must. Square or a simple rectangle plate shapes are not acceptable. Floor plate reduction at building tops is desirable.

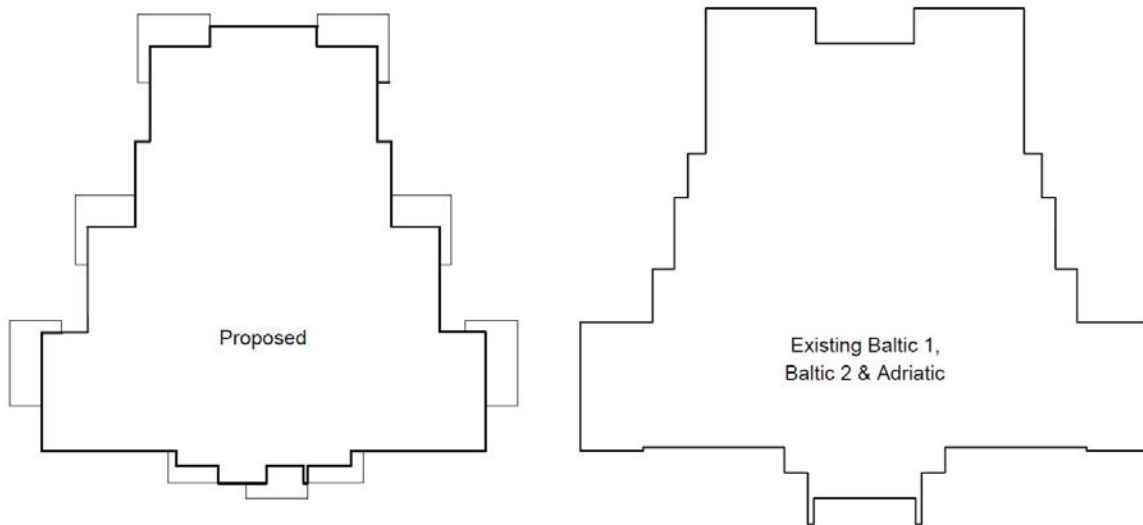


FIGURE 3 – Typical mid-rise and low-rise floor plan



FIGURE 6 – Site plan showing setbacks

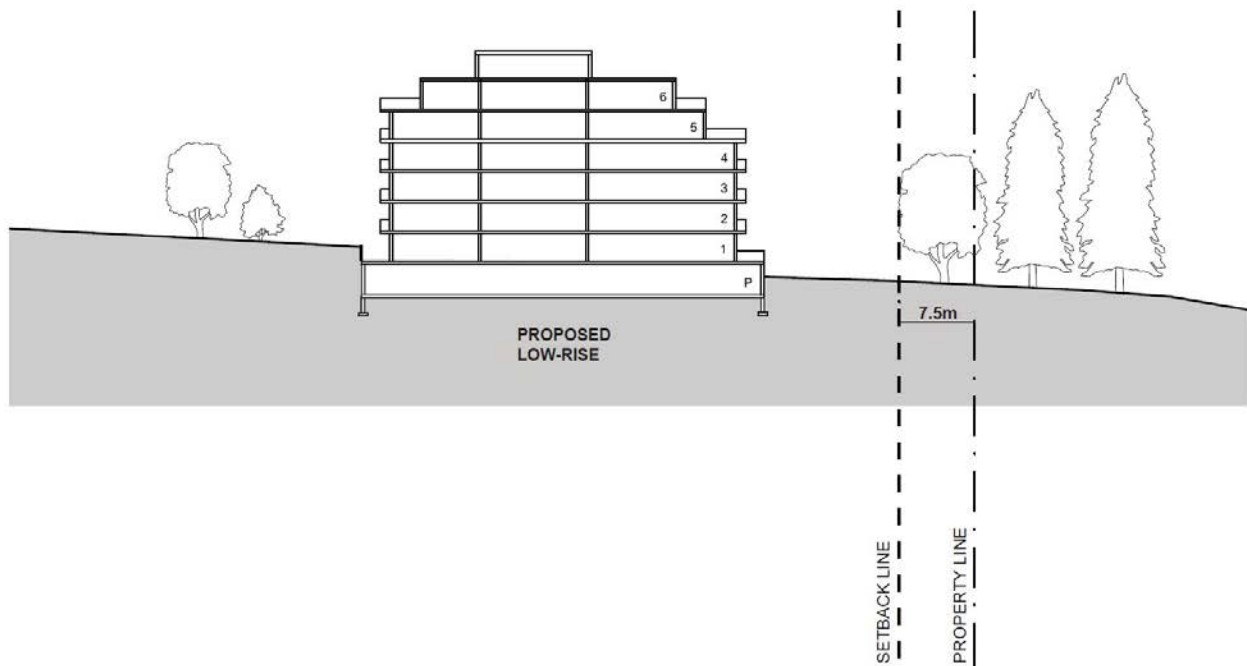


FIGURE 7 – Section through 6-storey low-rise building looking Northeast

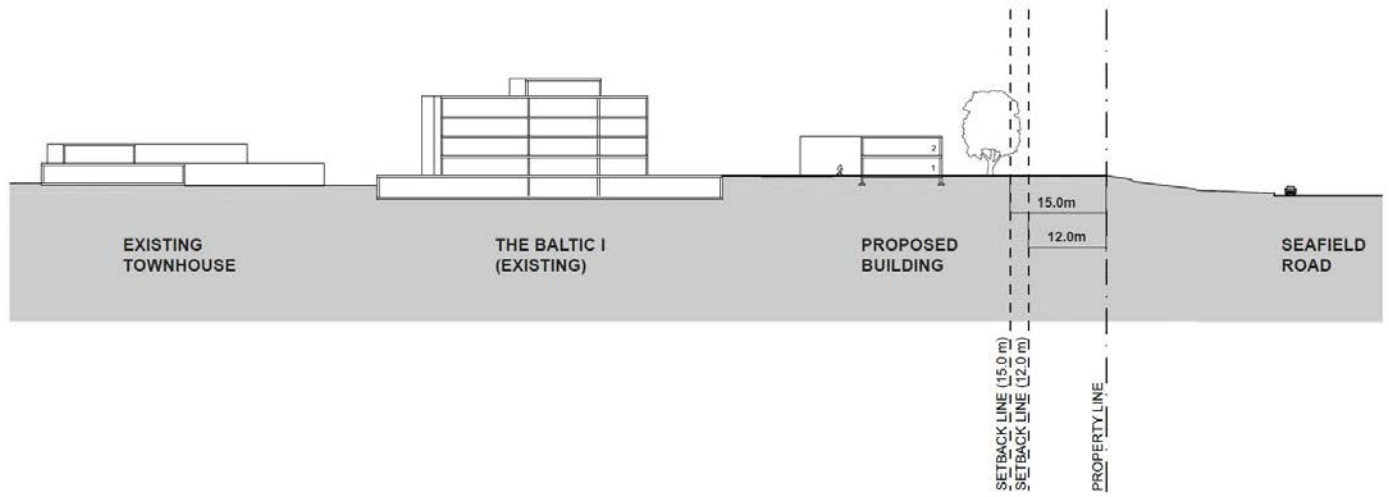


FIGURE 8 – Section through 2-storey building at Seafield Road looking northwest

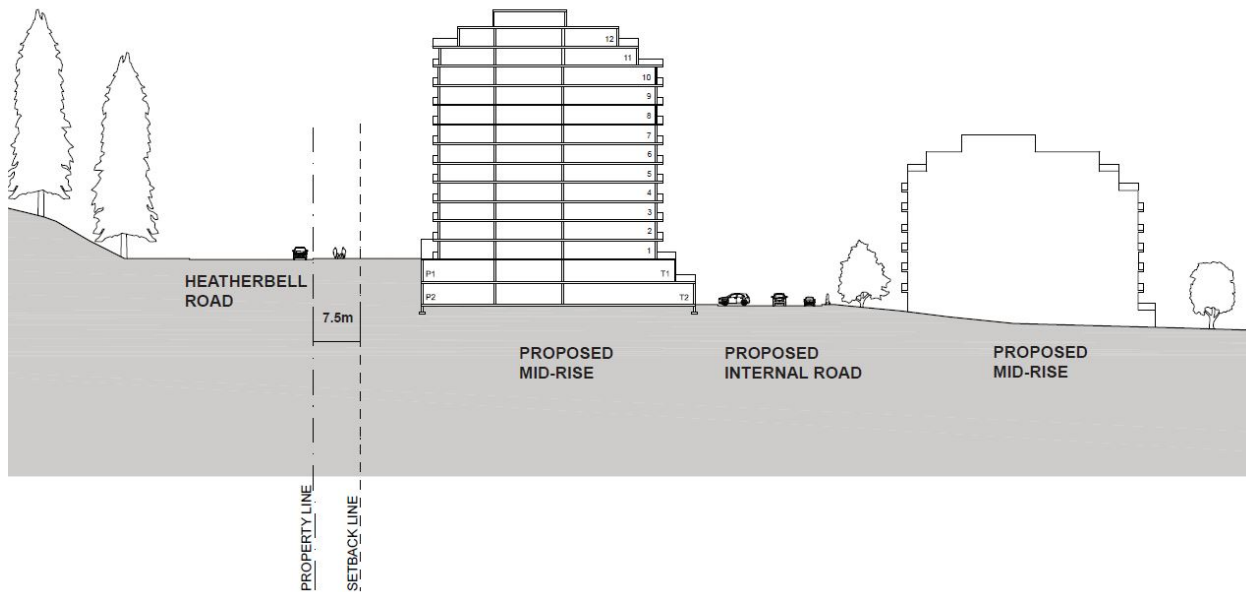


FIGURE 9 – Sections through 12-storey mid-rise building looking northeast

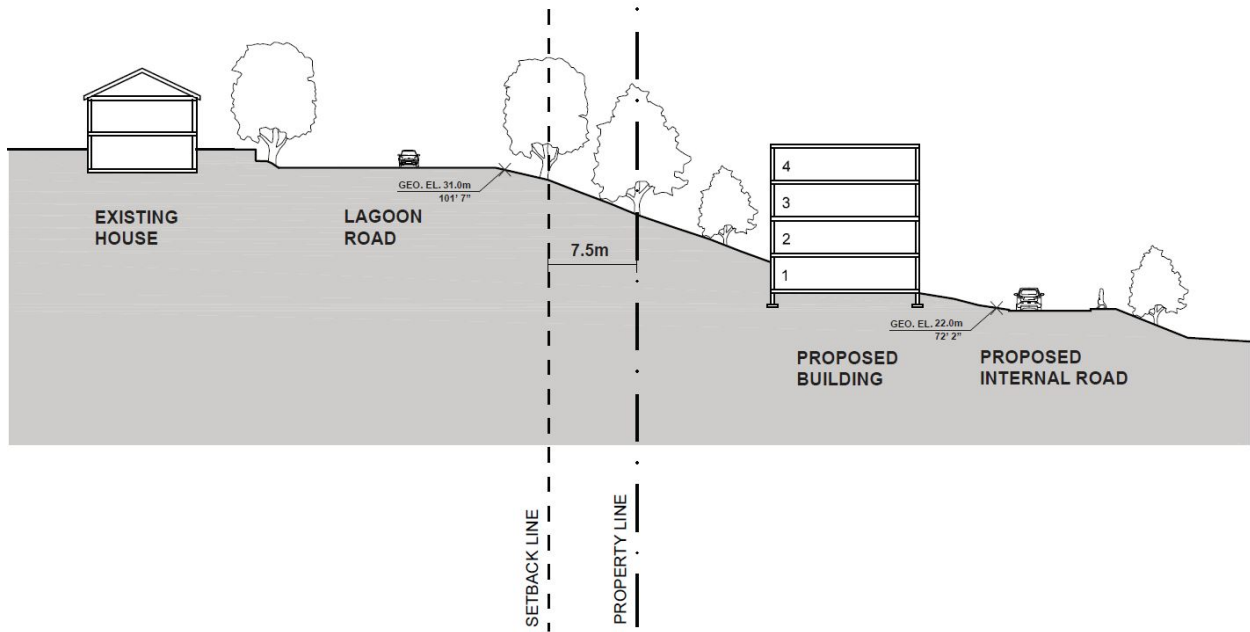


FIGURE 10 – Section through 4-storey building along Lagoon Road looking north

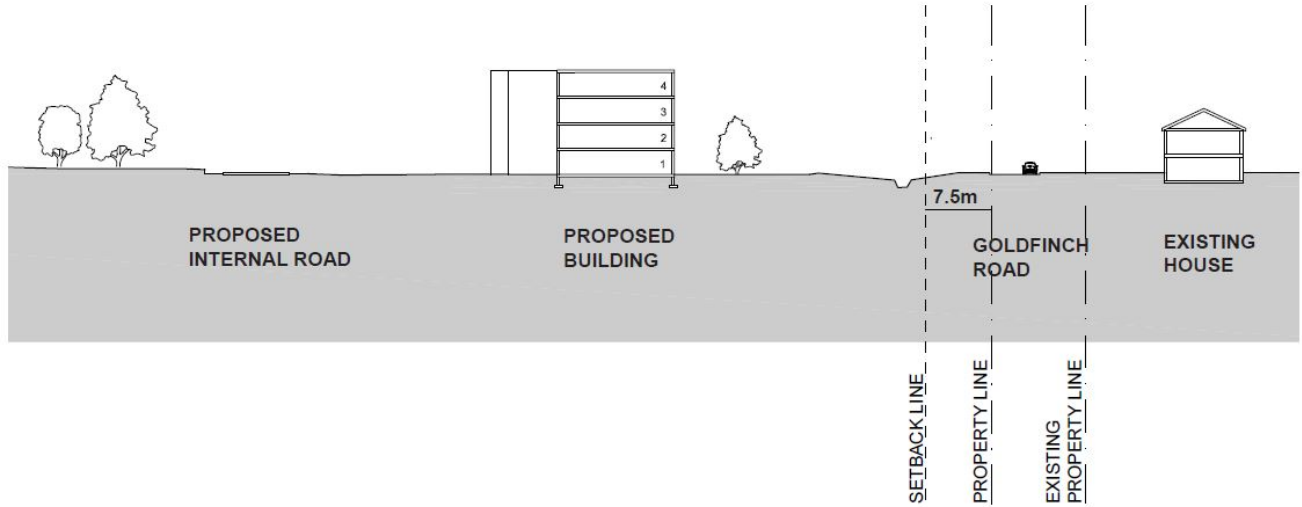


FIGURE 11 – Section through 4-storey buildings along Goldfinch Road looking northeast