

Cadboro Bay Village
Area Plan Directions

SUMMARY PUBLIC PRESENTATION

District of Saanich in association
with MVH Urban Planning & Design Inc.

November 27, 2018

PURPOSE & SCHEDULE

The purpose of this event is to explore the future of housing and land use in Cadboro Bay. Opportunities are available to review the results of the Cadboro Bay Village Design Charrette and explore housing and land use issues in the broader Cadboro Bay Local Area.

Information gathered will help to inform land use and housing policies in the updated Cadboro Bay Local Area Plan. A draft of the updated Plan will be presented for public feedback in 2019.

Tuesday, November 27

4:30 pm Open House and Workshop
Registration

6:00 pm Presentation

6:45 pm Workshop

Wednesday, November 28

6:00 pm Presentation and Group
Discussion

FUTURE WORKSHOPS

Additional workshops are planned in Cadboro Bay on the following topics:

- Natural Areas and Community Amenities – January 26, 2019
- Transportation and Mobility – February 2019

Cadboro Bay Village Design Charrette

OVERVIEW

In June 2018, a design charrette was held to explore the future of the Cadboro Bay Village and develop the basis of a Village sub-area plan that will be a component of an updated Cadboro Bay Local Area Plan.

The charrette included the following activities:

- A workshop with Project Advisory Committee members;
- A public walking tour of the Village;
- An interactive open house that included community mapping, a Village Health Assessment Survey and display boards with background information;
- A Community Discovery workshop with table discussions exploring five themed topics (village core, streets, land use, parks, and economics); and
- A final presentation and group discussion of results.

Overall, 184 people participated over the course of the two-day Charrette program.

BUILDING ON THE OUTCOMES OF THE VILLAGE DESIGN CHARRETTE

Today's Housing and Land Use Workshop will provide an opportunity to review and provide feedback on Village Design Charrette results. It will also provide an opportunity to consider land use in the context of the broader Cadboro Bay Local Area.



WHAT WE HEARD - Key Themes of Community Discussion

1. The **Village character** and form is something that is unique and that the community values.
2. Stronger and safer **pedestrian and bicycle connections** in the community are a high priority.
3. Improved **wayfinding and alternative modes of transportation** (e.g. shuttle to University of Victoria) were also strong recurring themes.
4. The **heart of the Cadboro Village** community appears to be both the Village core itself on Cadboro Bay Road between Sinclair Road and Penrhyn Avenue as well as Gyro Park. Together, they shape the core of the community.
5. The importance of **Climate Change** and the associated potential rise in sea level are important development limitations to recognize on the east edge of the Village well back from the waterfront.
6. More **diversity of compact housing forms** in the Village, and along its edges, including low scale apartments, townhouses, and garden suites are also opportunities to house the aging population and younger family affordability challenges without significantly impacting the existing character.
7. **Gyro Park environmental design enhancements** with a naturalized wetland are also broadly supported, especially integrating stormwater management and environmental education as natural complements. A water feature, a children's nature play area, and a restaurant just off the beach were other ideas that need further consideration and review.
8. Recognition of **culture and First Nations history** came forward as further community considerations in Gyro Park enhancements and the Village core area improvements.
9. **Greening the Village** and surrounding areas by adding street trees and retaining important big trees are also important to the community.
10. The **boundary of the Village** for potential redevelopment for even low scale apartments, townhouses and row houses appears to be limited to specific areas bordering the Village core. Additional "invisible" density (additional units that are not visibly different than the existing single-family residential homes) like duplexes, triplexes and garden suites or repurposing larger homes, may be considered outside the boundary if treated with suitable design and appropriate transitions to adjoining properties.
11. The community recommended that any new development should **reflect the unique features of the village** including small scale, views to the water, limited height, convenient access, and memorable meeting places.
12. The pedestrian and bicycle improvements to **Sinclair Road** west of Cadboro Bay Road up to the University of Victoria have been a priority for the community for some time.

DEVELOPMENT FRAMEWORK

Vision: Cadboro Bay Village continues to be the vibrant commercial and recreation centre of the community. The small-scale Village core area provides for the local community needs, culture, and recreation in a pedestrian-friendly environment. A diversity of more compact housing types surround the village core and adjoining single-family areas, providing necessary housing options for aging in place and younger families while conserving its unique scale and character.



How do we shape this future we want?

...Village Plan and Development Permit Guidelines.

Cadboro Bay Village Design Charrette

VILLAGE DESIGN PRINCIPLES

A key outcome of the Local Area Plan update will be to provide updated design guidelines to provide oversight on the form and character of new commercial and multi-family development in the Village Centre.

Community Feedback received during the Village Design Charrette highlighted key design principles that will be foundational to the development of guidelines.

1. Context Sensitive

New development or redevelopment shall promote the conservation, enhancement, and celebration of the unique Village character, contributing to a distinct sense of place with development built to the pedestrian-scale and complementary to that of its neighbours.

2. Fitting

New buildings and public spaces shall be designed to fit with the small scale of the Village and to attract people and encourage them to stay and socialize, taking part in the public life of the community.

3. Connected

New developments and site improvements connect to the surrounding community with an emphasis on pedestrian, bicycle, and transit routes and a continuation of public views to the water.

4. Safe

Improvements shall promote the creation of safe and comfortable spaces for all members of the community through sidewalk design, pedestrian crossings, lighting, visibility, and security features.

5. Natural

Ensure Gyro Park enhancements conserve and expand healthy, diverse ecosystems, recognizing the intrinsic environmental value as well as the significant community value they embody.

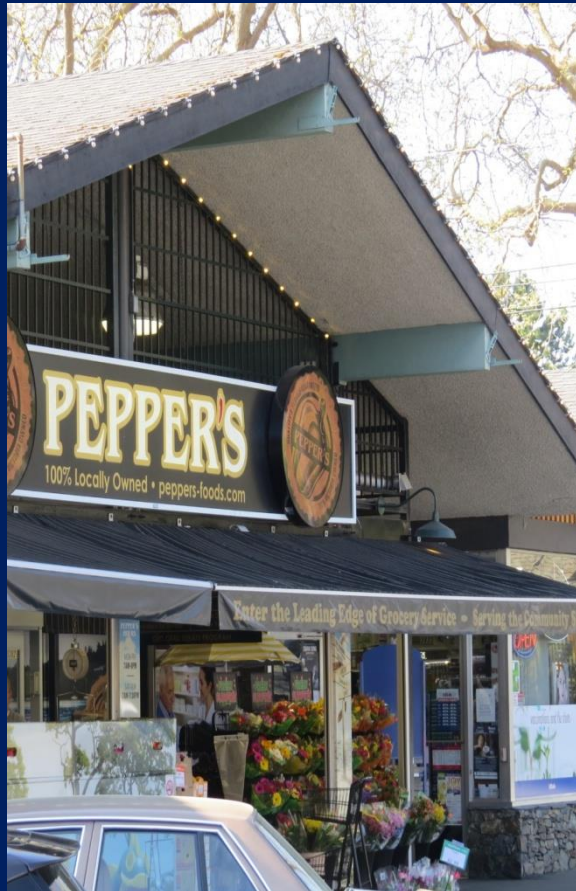
6. Sustainable

Design that promotes the maintenance and well-being of the environmental, social, and economic structures and values within the community for present and future generations that includes energy conservation, water conservation, stormwater management, appropriate materials, multi-modal mobility, parking, tree retention and planting emphasis of native tree and relevant species unique to this area and ecosystem, historical recognition, and pedestrian/bicycle support.

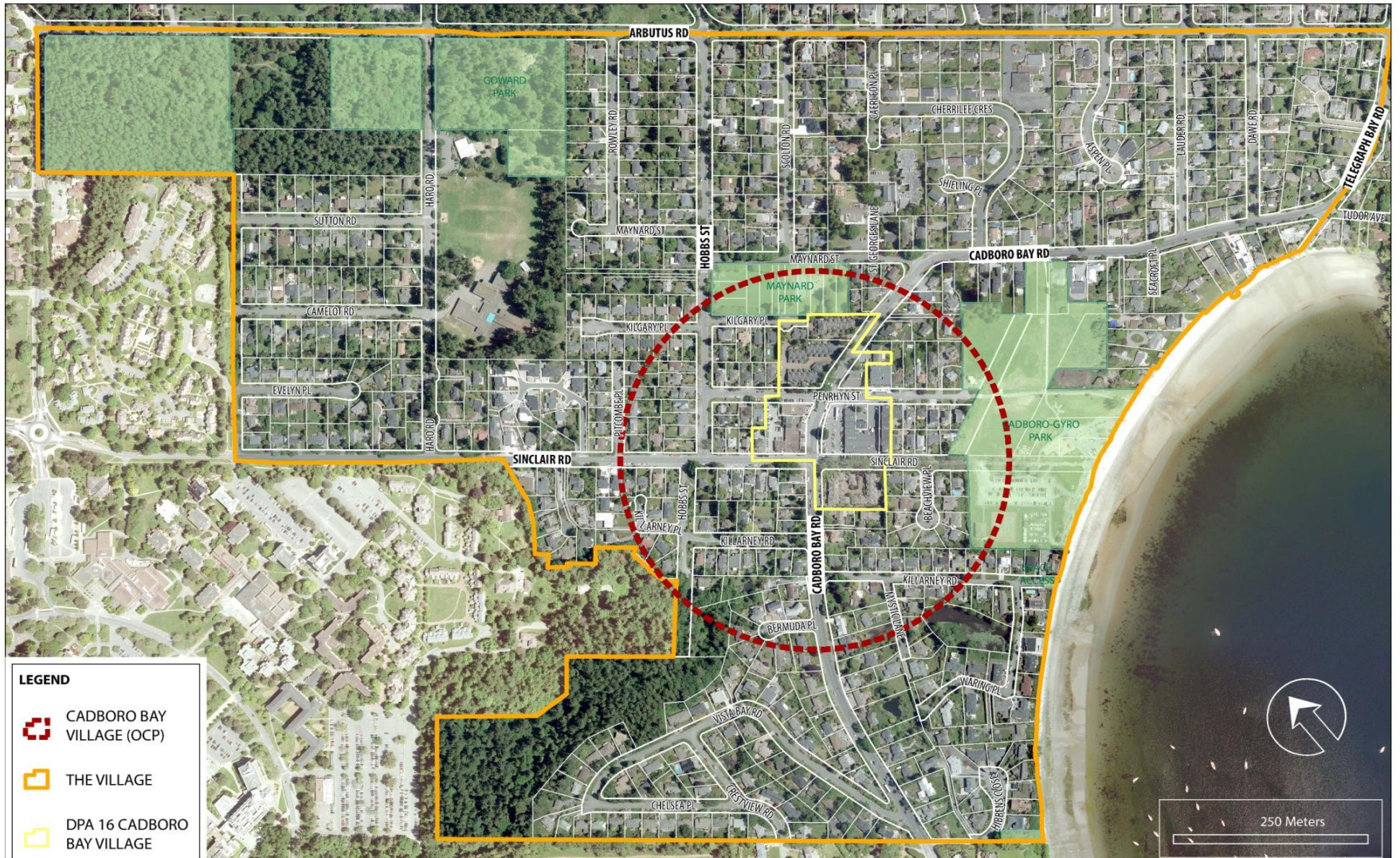
7. Resilient

Design that considers the local environment and minimizes the risks and costs associated with climate change including increased storm surges, sea level rise, and potential tsunami impacts.

Character Defining Elements (Take it from good to great)

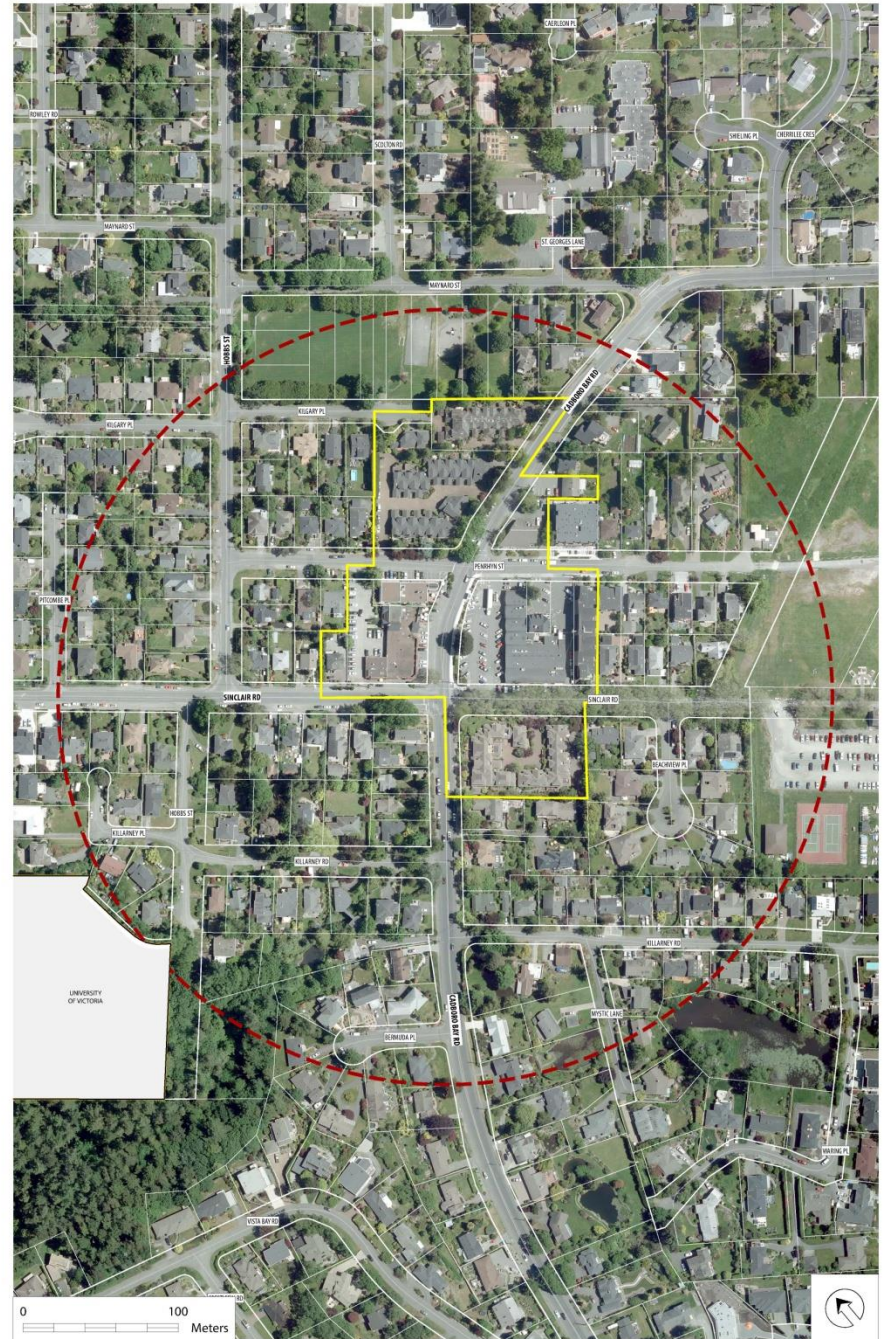


LOCAL CONTEXT AND CONNECTIONS

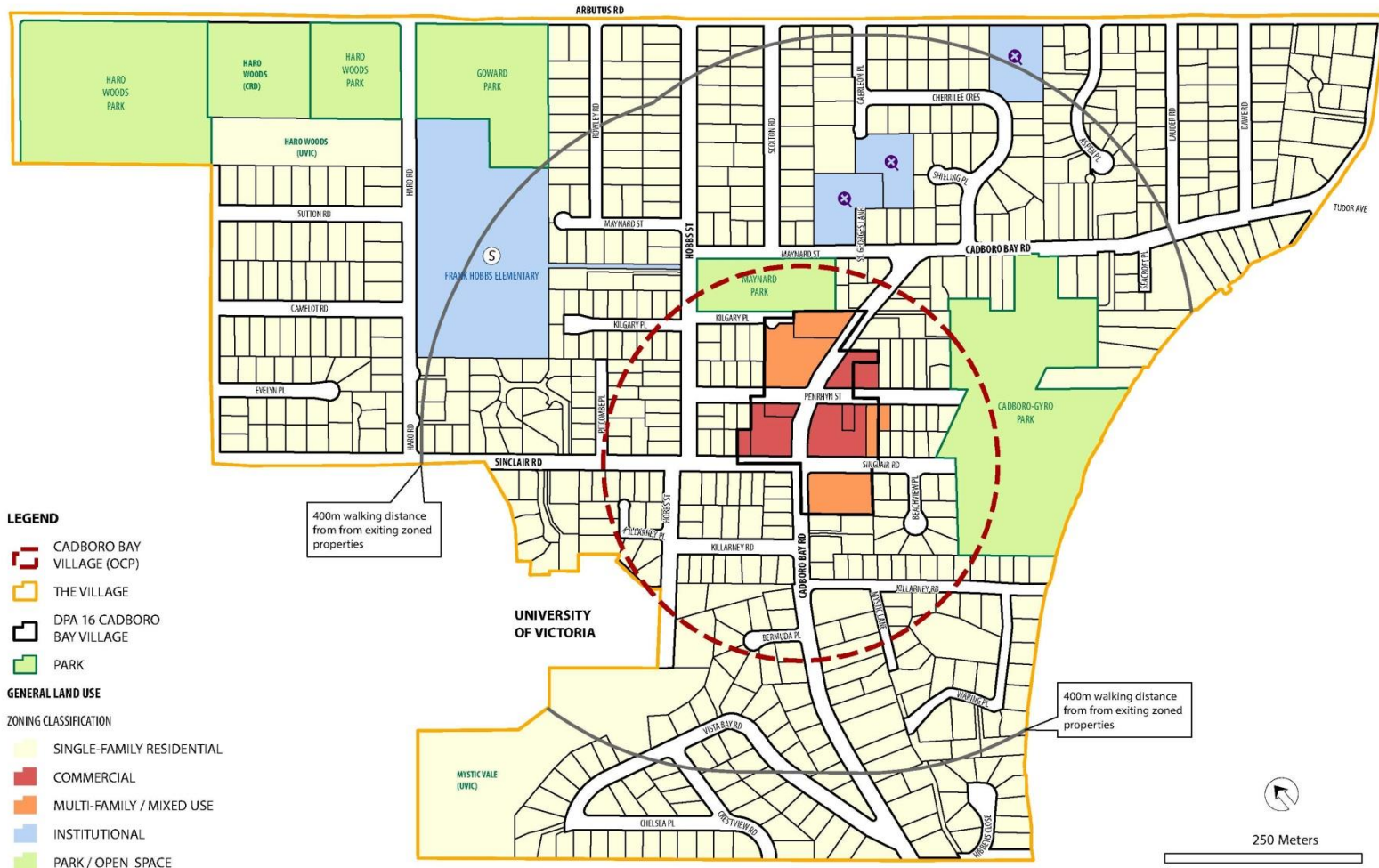


VILLAGE DETAIL

- One Block core
- Use and density transitions
- Car dominant
- Aging buildings
- Character and vibrant activity



WALKABILITY: The Five Minute Village



STREETSCAPES + SAFETY

Design Guides:

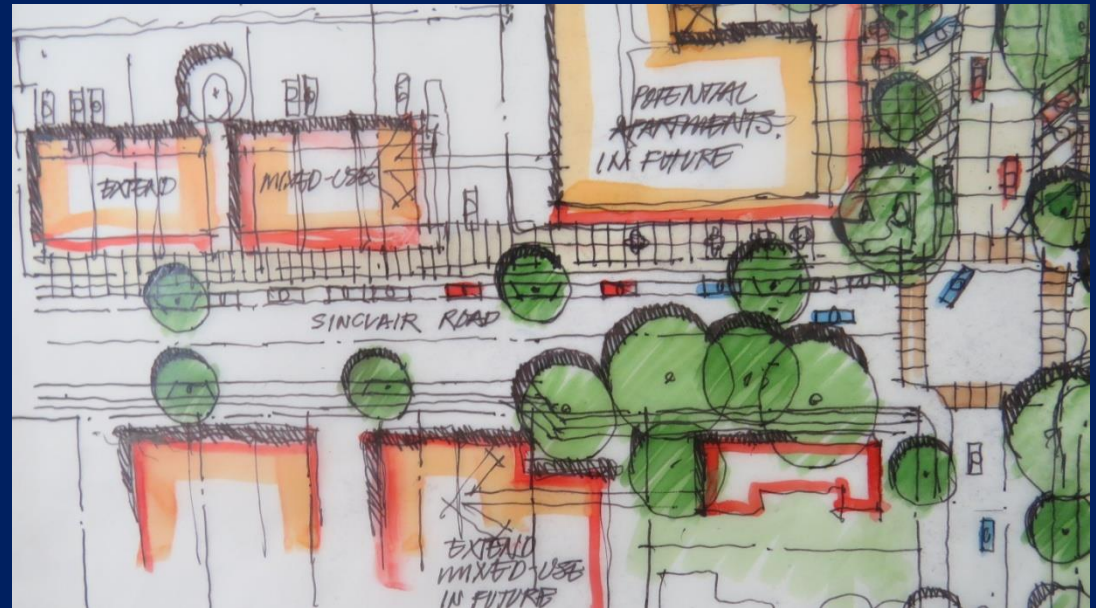
- Continuous and connecting sidewalks
- Pedestrian crossings at busy corners
- Develop greenways
- Reduce speed through town
- Include pedestrian lighting (dark sky policy)
- Enhance streetscapes with vegetation and tree allees



STREETSCAPES + SAFETY

Actions:

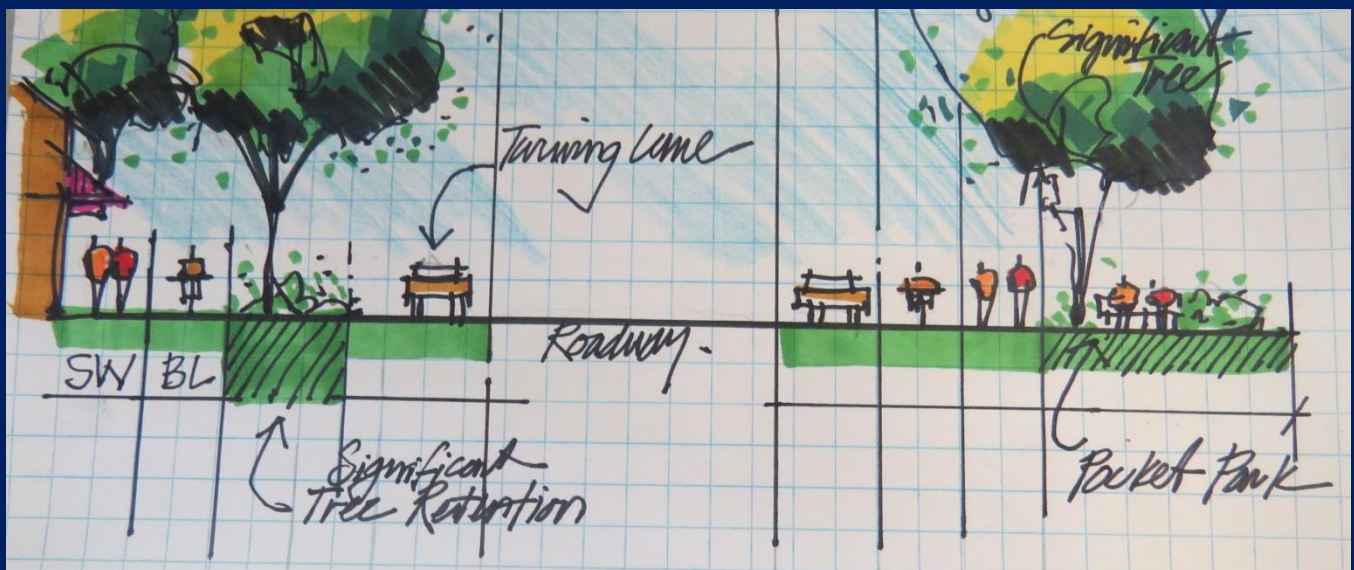
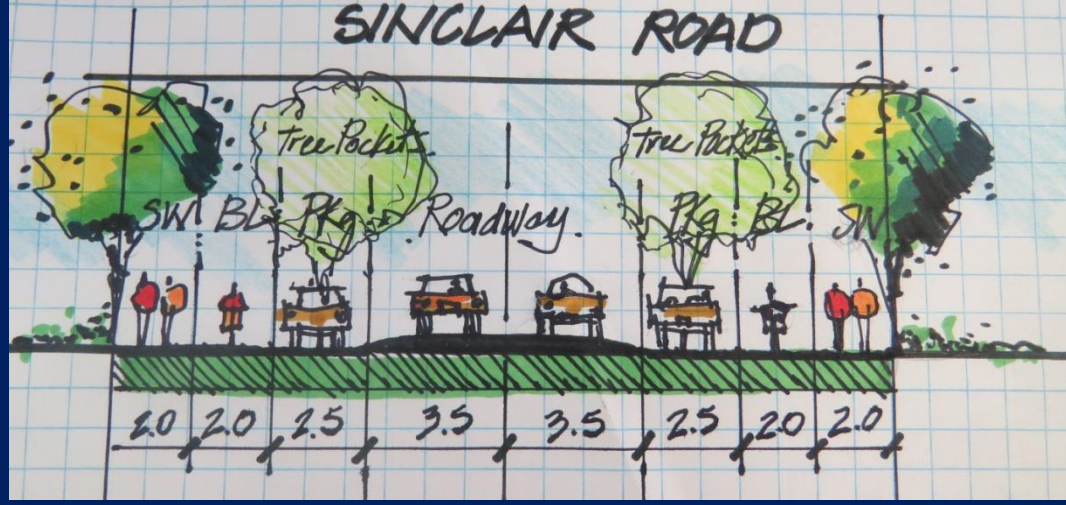
- Reconfiguration of Sinclair Road to include sidewalks and bike lanes on both sides
- Improve sidewalks and crossings through village
- Pedestrian crossing at Telegraph Bay Rd corner
- Create street greenway along Penrhyn Street
- Extend tree alley down Sinclair into Gyro Park
- Create tree/ vegetation streetscapes along greenways





PROPOSED STREET STANDARD

SINCLAIR ROAD



POTENTIAL MODIFIED STREET SECTION @ CADBORO BAY ROAD

CONNECTIVITY

Actions:

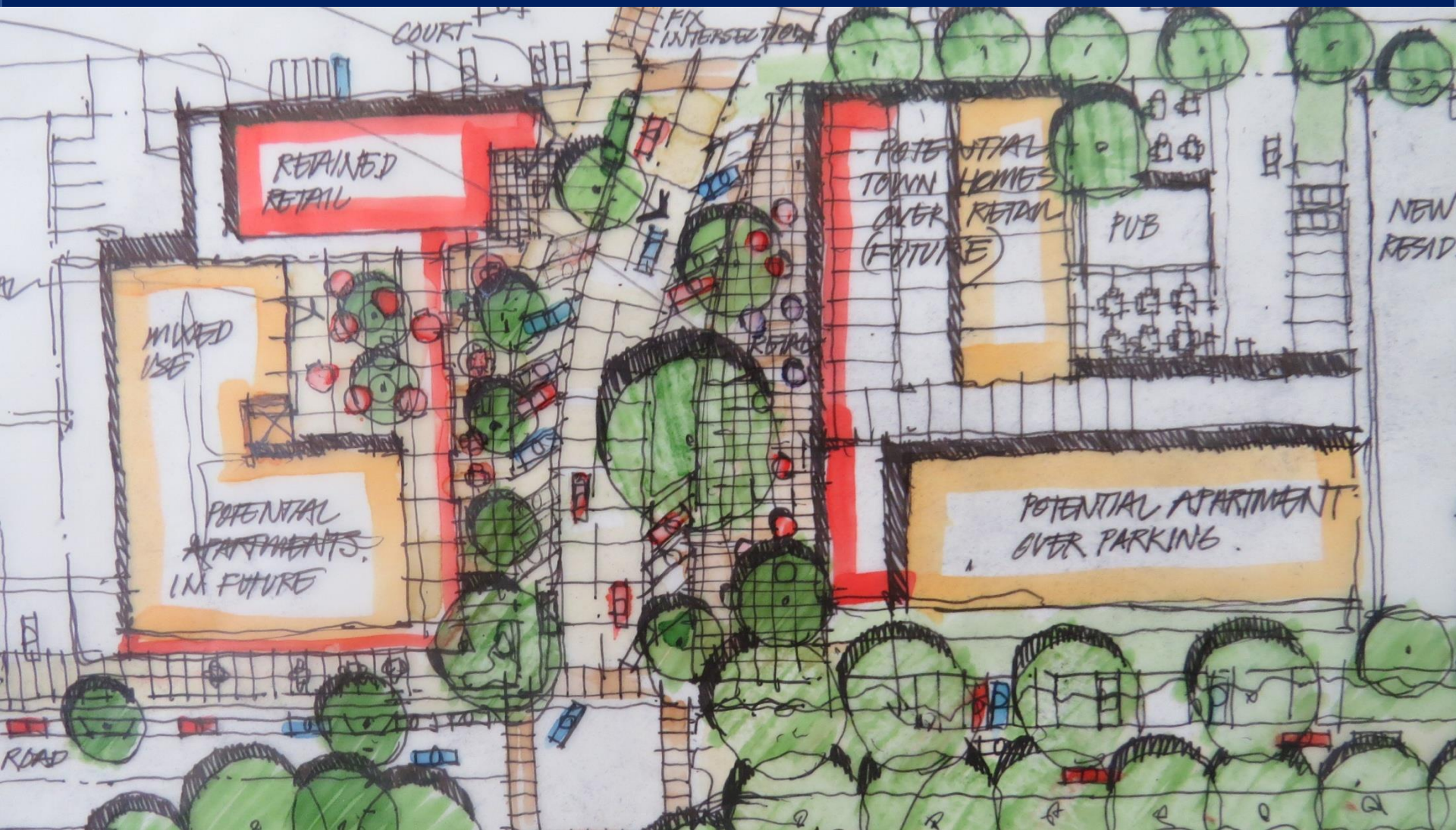
- Develop Penrhyn into greenway/ woonerf pedestrian street
- Expand greenway to connect to Mystic Vale trails
- Add signage and trail markers
- Development to maintain view corridors
- Ensure development follows geotechnical and climate change requirements



VILLAGE CORE DEVELOPMENT

Design Guides:

- Maintain “local” aesthetic and feel through building form and character
- Transform town layout to pedestrian focus instead of car-centric
- Maintain small scale development form with appropriate transitions to adjoining properties
- Expand commercial with a focus on local necessary services (bakery, hardware store, bank, restaurant etc)
- Create a central plaza/ community gathering space
- Create an articulated roofscape and varied skyline
- Create street interest with stepped massing and variable setbacks
- Utilize natural colour palette with authentic materials, traditional wall surfaces (siding, board and batton, glass, stone, wood etc., Avoid panelized systems)
- Utilize 50-75% transparency on first floor commercial uses



RETAINED
RETAIL

MIXED
USE

POTENTIAL
APARTMENTS
IN FUTURE

POTENTIAL
TOWN HOMES
OVER RETAIL
(FUTURE)

PUB

POTENTIAL APARTMENT
OVER PARKING

NEW
RESID

VILLAGE CORE DEVELOPMENT

Actions:

- Immediate reconfiguration of Cadboro Bay road parking/sidewalk and store front
- Reevaluate zoning to ensure conformance with OCP development permit guidelines
- Completed development permit guidelines





VIEW FROM CORNER OF
CADBURG BAY RD. & FEURHYN ST.

HISTORY/ SENSE OF PLACE

Design Guides:

- Ensure First Nations importance of Cadboro Bay is represented (public art, educational signage, choice of plantings)
- Create traditional ceremonial area along waterfront for First Nations and cultural education
- Preserve heritage trees and ecological heritage
- Preserve and repurpose heritage buildings
- Add educational/ interpretive signage



GYRO PARK ENHANCEMENT

Design Guides:

- Improve circulation and pathway connectivity from Gyro Park to town
- Add additional park amenities such as café, ice cream parlour, restaurant and/or gathering space
- Add Interpretive Educational Centre/ outdoor classroom
- Mitigate for storm water management and flooding
- Enhance natural areas of park to encourage biodiversity
- Add parking on site
- Improve beach access from Telegraph Bay Rd



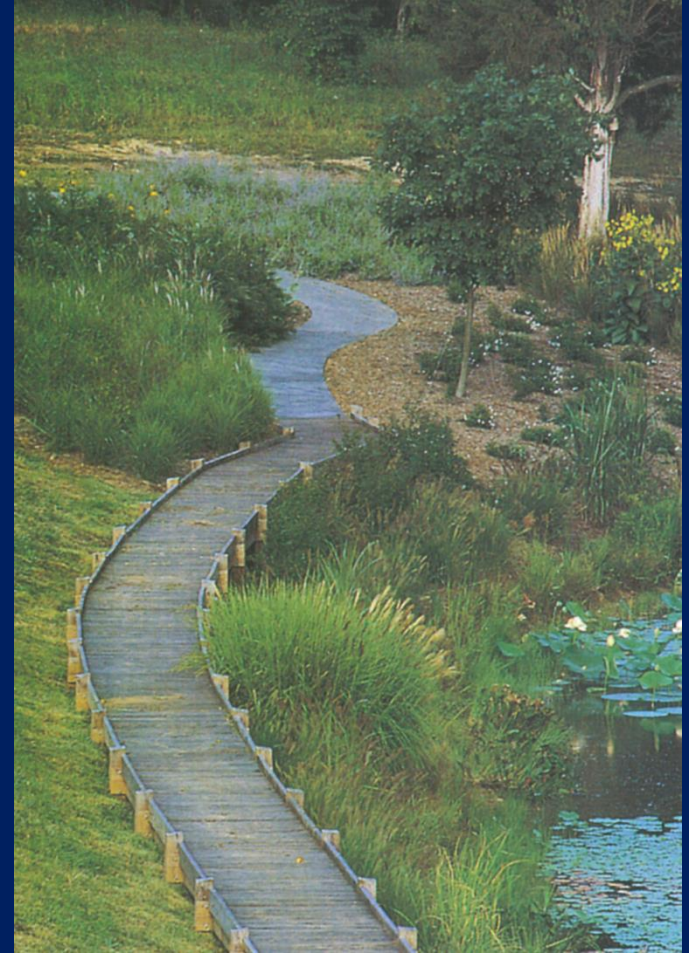
GYRO PARK ENHANCEMENT

Actions:

- Extend Sinclair allee connection to waterfront plaza
- Design north-eastern section of park into wetland/ natural area with boardwalk and connection to education centre
- Connect town stormwater runoff to wetland for natural remediation
- Expand existing play area and include “nature play”
- Create waterfront plaza with potential small-scale food amenities
- Add additional parking lot to north eastern side of park connecting to Cadboro Bay Road (Interpretative Centre/ school bus)
- Redesign existing parking to maximize capacity and add vegetation and tree planting
- Enhance picnic area with tree cover, additional accessible tables and possible picnic shelter

GYRO PARK ENHANCEMENT

Wetland + Stormwater Management



GYRO PARK ENHANCEMENT

Outdoor Classroom + Interpretive Centre



HOUSING

Design Guides:

- Encourage a diversify of size, tenure, and type of housing
- Create ground-orientated, compact housing for seniors
- Create housing facilities that enable 'aging in place'



HOUSING

Actions:

- Ensure future housing development includes a diversity of housing



Form and Character of Housing



① (WEST to EAST) Hobbs St. to Gyro Park



② (SOUTH to NORTH) Killarney Rd. to Maynard St.

Th = Terrhouse

Apt = Apartment

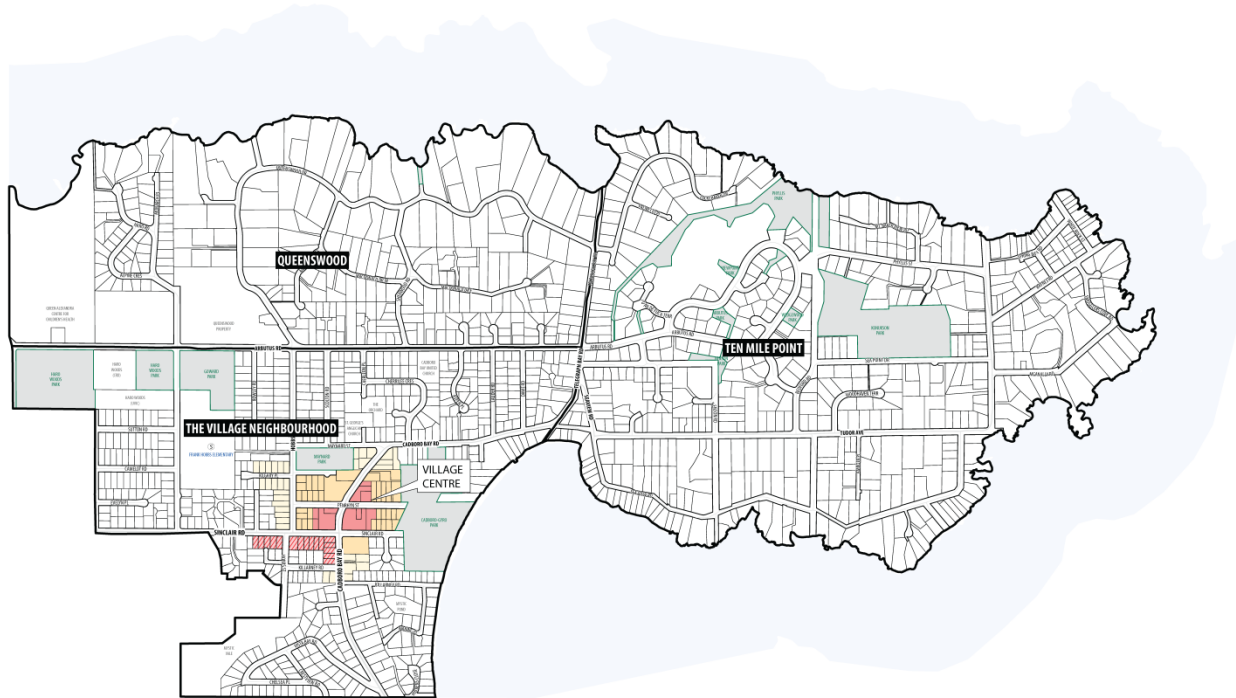
Com./MXD = Commercial Mixed Use

CONCEPT SECTIONS CADBORO BAY VILLAGE

MVH 2018  1/1000 m (Vertical exaggeration 1.5:1)

Today's Workshop - Areas of Exploration

This workshop will explore the future of housing and land use in Cadboro Bay. The updated Local Area Plan will provide guidance for how things will grow and change over the next 30 years. This workshop will reflect on draft directions developed in the Cadboro Bay Village Design Charrette and explore land use issues in other parts of Cadboro Bay.

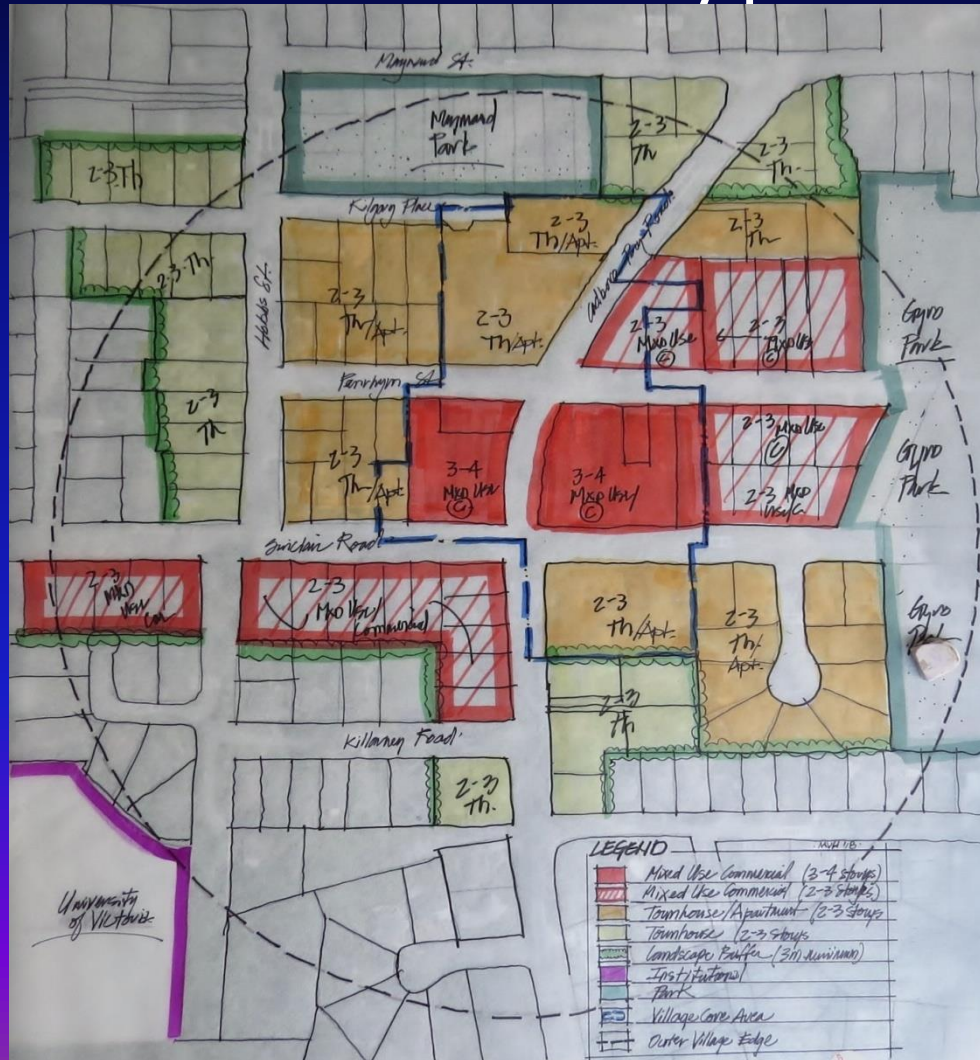


WORKSHOP TOPICS

1. Review and refine directions for the **Village Centre** created based on feedback from the Cadboro Bay Village Design Charrette.
2. Explore housing and land use in the **Village Centre edges** and the **Village Neighbourhood**.
3. Explore housing and land use issues and opportunities in the **Ten-Mile Point** and **Queenswood Neighbourhoods**.

Tonight's Workshop: Our Challenge

Location and type of Housing?



DUPLEX HOMES



Townhomes - Detached & Attached Garage

