

Welcome!

Open House | Latoria South Plan Update

We are pleased to welcome you to further the community conversation on plan updates for Royal Bay's Latoria South Neighbourhood, including:

- The City of Colwood | City-owned lands at 3698 Metchosin Road
- GableCraft Homes | Royal Bay developer-owned lands for expansion of neighbourhood parks + recreation



Royal Bay

Colwood's Waterfront Community



Bustling Neighbourhood

Since its early days as a gravel quarry, Royal Bay has evolved to become a bustling mixed-use neighbourhood with a diversity of homes supported by schools, parks, and a commercial commons. In fact, today Royal Bay is Colwood's fastest-growing community.

A Place to Call Home

Working in conjunction with the City, GableCraft Homes has been leading the build-out of the Royal Bay vision - transforming the once barren lands into a place that hundreds of families now call home.



Growing the Vision

Latoria South - Royal Bay's newest neighbourhood - continues to implement this vision with a mixed-use commercial commons, new elementary school, destination recreational park, protected natural areas, and completing the Beach to Mountain Trail - connecting Colwood to its waterfront.

The proposed zoning updates presented at this Open House will not change the existing Royal Bay, but will build upon the community with new parks, services and amenities.



A Growing Region

Meeting Community Needs

Growing Population

Leading the region's growth, Colwood's population is projected to increase by 30% in the next 15 years - with much of the residential growth planned for the City's southern neighbourhoods of Royal Bay + Beachlands.

Parks + Recreation Needs

Currently, the main recreation facility used by Colwood residents is the WSPR Juan de Fuca Recreation Centre, which is shared with residents of View Royal, Highlands, Metchosin and Langford.

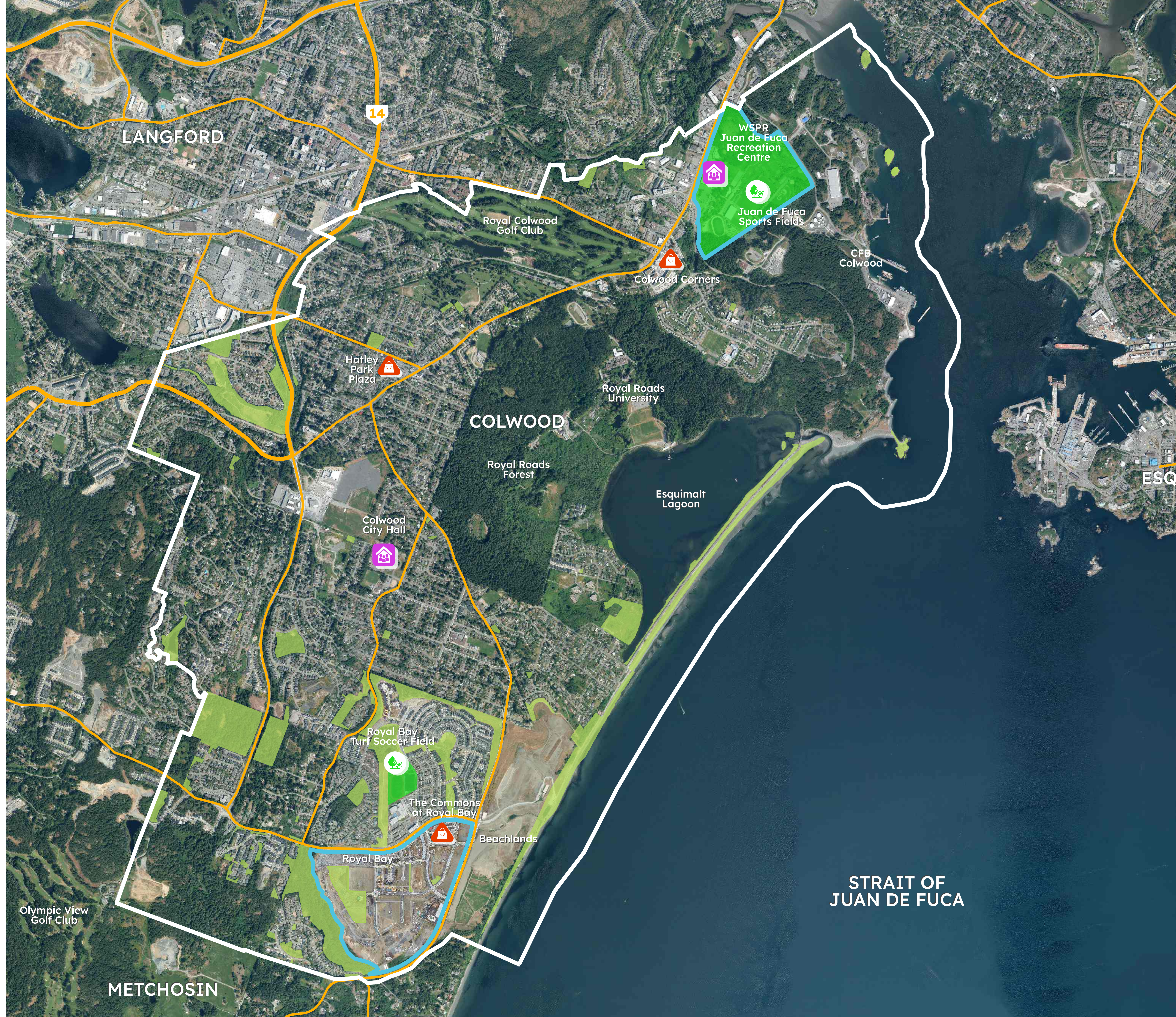
The City's Parks + Recreation Master Plan identifies the need for new:

- Upland Community Parks;
- Outdoor Sports Courts;
- Athletic Fields; and,
- A Community Centre.

To support ongoing growth, the Parks + Recreation Master Plan has identified the need for new sports fields and a community centre in Royal Bay.

The Right Fit

Given its gentle topography and current build-out, Royal Bay's Latoria South neighbourhood is positioned to accommodate these new civic facilities, providing great access to recreation throughout the community.



Latoria South

An Opportunity to Do More

In order to fit the new Community Centre and Athletics Fields within Latoria South, the City and GableCraft have identified unsecured adjacent lands to facilitate expansion of Quarry Park and add to the Royal Bay vision:

Quarry Park | Expanded to 15.96 acres

- The 4.6 acre expansion of Quarry Park provides the area required for new Outdoor Sports Courts, Athletic Fields and a Community Centre.

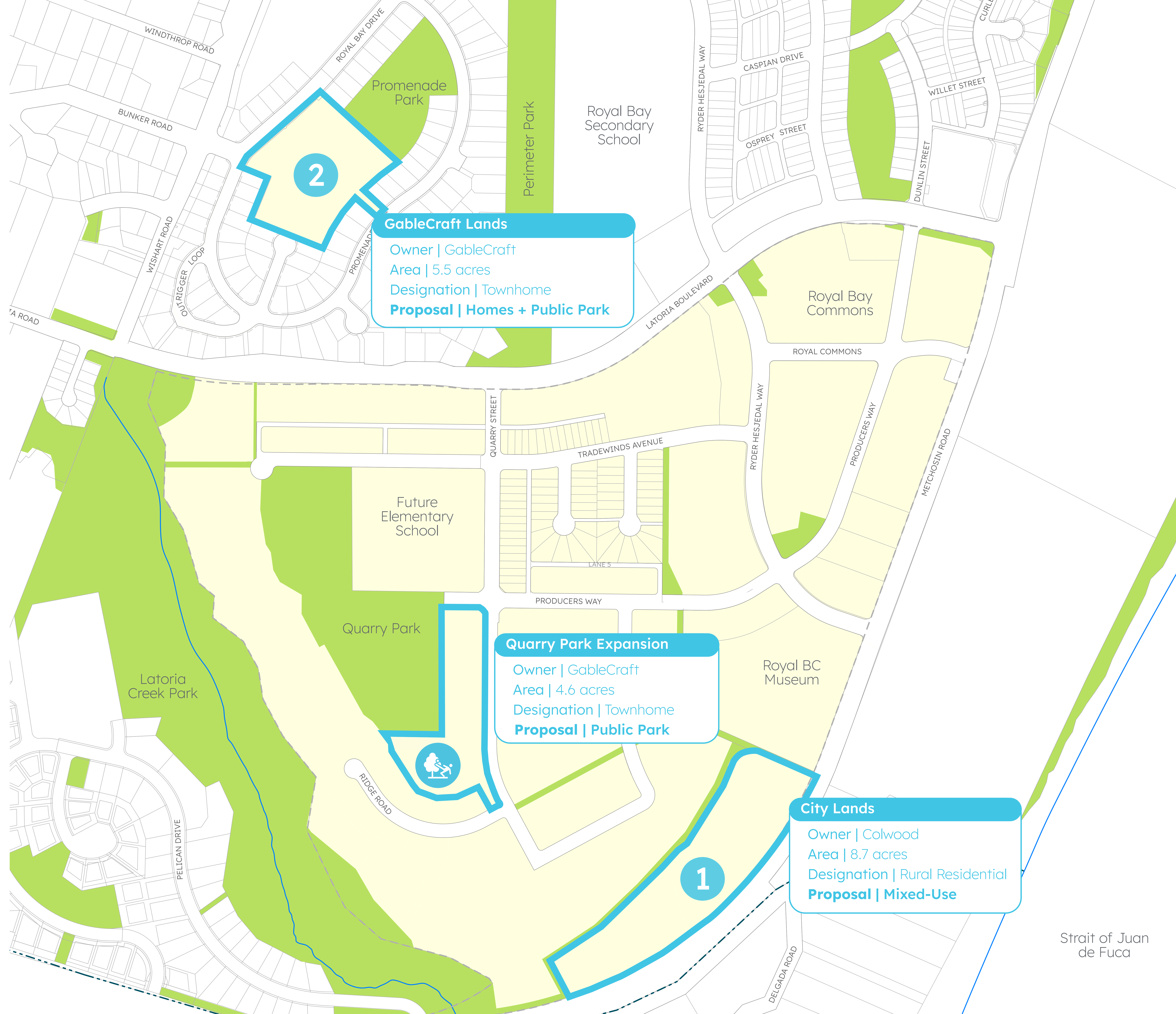
This collaborative process between the City and GableCraft redesignates residential lands for the expansion of Quarry Park and activates adjacent unsecured lands for community benefit.

1 City Lands | 3698 Metchosin Road

- Lying outside the original boundary of Royal Bay, the 8.7 acre parcel is no longer needed as a material storage + stockpiling area.
- The City is proposing to include these lands within Royal Bay's Latoria South, to further support the growth and diversity of the neighbourhood with a potential mix of residential, commercial and employment uses.

2 GableCraft Lands | 499 Royal Bay Drive

- Previously designated for an Elementary School, the 5.5 acre parcel was released by School District 62 - leaving its future unresolved and potential unrealized.
- GableCraft is proposing to utilize these lands to expand Promenade Park and permit a limited collection of 11 new single-family homes that are consistent with the neighbourhood, including protected green space buffers between new and existing homes.



Quarry Park Expansion

Securing Active Recreation

GableCraft will dedicate 4.6 acres of residential-zoned land to expand Quarry Park and accommodate the new planned Community Centre - increasing Quarry Park by ~40% from ~11.36 to ~15.96 acres.

Final programming for Quarry Park will be determined by City staff working with a landscape architect. Potential programming that supports the approved Parks + Recreation Master Plan objectives includes:

Sports Fields

This conceptual plan shows full-size synthetic turf soccer field (102x65m) as well as grass field space with potential mini practice fields with flexible configurations for informal t-ball, youth softball and field lacrosse - activities consistent with the City's Parks + Recreation Master Plan.

Community Centre

New 2,040 m² facility on two levels with fitness room, multi-purpose community spaces, child-minding areas, washrooms and change rooms, bike storage, and administrative spaces.

Public Facilities

New ~300m² building with universally accessible washrooms, change rooms, park operation, maintenance storage, and outdoor covered area for all-seasons park use and spectators.

Neighbourhood Security

New park frontage along Quarry Street provides eyes-on-the-park safety and an enhanced position within the neighbourhood.



Note: Quarry Park Plan pictured is conceptual only. Specific programming, athletic activities and facilities are not yet determined.

City Lands

Homes, Services + Employment

Through rezoning the 8.7 acre City Lands for inclusion in Royal Bay's Latoria South, the City will enable the following potential public benefits:

Shops + Services

Ground-floor retail or light industrial uses to provide a mix of employment and take advantage of access from Metchosin Road.

Health Care-Supportive

Office + mixed-use to provide for clinics and professional health services, complementing Latoria South's pharmacy and long-term care facility.

Housing

500 new Missing Middle homes to address housing needs, support commercial business and contribute to the vibrancy of the neighbourhood. These homes will be distributed throughout Latoria South as opposed to solely on the City Lands.

Taxation Benefits

New permitted uses include light industrial, commercial, and business uses that help attract business investment and diversify Colwood's tax base - support long-term financial sustainability for the City.



GableCraft Lands

Completing the Neighbourhood

Through rezoning the 5.5 acre GableCraft Lands to permit a limited collection of new single-family homes and secure a 2.26 acre expansion of Promenade Park, the City will achieve the following benefits:

Secured Forest Park

41% of the parcel (2.26 acres) will be dedicated to the City as an expansion to Promenade Park, significantly increasing the amount of protected forest land in perpetuity. An additional 0.4 acres of green space will be retained in the form of a non-disturbance buffer between new and existing homes.

Protected Forest Buffer

GableCraft's originally proposed 20-foot protected forest buffer between the new homes has been increased to a 30-foot protected forest buffer after community consultation.

Trail Network

The Promenade Park trail network will extend through the expanded park, with a new pathway connection to Portwell Place to increase pedestrian connectivity and further support Royal Bay's active transportation network.

Neighbourhood Character

11 single-family homes, reduced from 12 previously proposed, will be permitted in place of the currently permitted townhomes to ensure consistency with the character of the neighbourhood.



A More Complete Community

Parks, Recreation + Employment

With the expansion of Quarry Park and the inclusion of the City and GableCraft Lands within the vision for Royal Bay's Latoria South, the neighbourhood will become even more complete and self-sustaining.

To ensure public benefit and transparency, GableCraft worked with the City to commission independent property appraisals following City procurement guidelines. The proposed land swap deal is as follows:

GableCraft will contribute:

- ~4.6 acres of land for Quarry Park Expansion + ~2.26 acres of land for Promenade Park Expansion, resulting in ~6.86 acres of new Royal Bay parks
- \$2M to be used for construction of the new Community Centre

The City will contribute:

- ~8.7 acres of land for new residential and commercial uses

This collaborative public process between the City and GableCraft - including tonight's Open House - will activate unsecured lands for community benefit.



City Lands

Potential Concepts

The City Lands Rezoning will allow for a mix of housing forms and employment uses - ensuring maximum value for the City while providing flexibility for the future.

The Potential Concepts presented illustrate a range of housing and commercial employment uses that could be developed through the proposed zoning:

Potential Concept 1

- 75,000 sq ft commercial space
- 150 Apartment Homes

Potential Concept 2

- 30,000 sq ft commercial space
- 150 Apartment Homes
- 75 Townhomes

Potential Concept 3

- 30,000 sq ft commercial space
- 370 Apartment Homes

The ultimate development form for the City Lands will be prepared through a detailed design process with consideration to technical site conditions, community needs and market conditions.



Potential Concept 1

Commercial Focus

Apartment Homes	150
Commercial Sq Ft	75,000



Potential Concept 2

Townhome Focus

Apartment Homes	150
Townhouse Homes	75
Commercial Sq Ft	30,000



Potential Concept 3

Apartment Focus

Apartment Homes	370
Commercial Sq Ft	30,000



City Lands

Existing Conditions

An Environmental Assessment of the City Lands was completed by Registered Professional Biologists with Corvidae Environmental in August 2024 to ensure the proposed rezoning will not result in negative environmental impacts.

No significant natural features or ecological sensitivities were detected on the Site during the assessment.

Disturbed Lands

The majority of the City Lands are previously disturbed from material stockpiling activities, with no vegetation present on the central and northern portions of the parcel.

Vegetation

Limited second and third growth forest remains, along with invasive vegetation including scotch broom, Himalayan blackberry, thistle and spurge laurel.

Environmental Protection

Environmental mitigation measures including observance of nesting windows, bird surveys, and erosion and sediment control will be implemented during site development activities.

Community Benefit

Including these unsecured lands in Latoria South will activate residential and commercial uses that generate tax revenue, all while supporting parks and recreation objectives for the City's growing population.



Approx. Forested Area 0.84 ha | 2.08 ac

Thank You!

The Path Forward



The enhanced recreation-focused vision for Latoria South will realize significant elements of the Parks & Recreation Master Plan, including Colwood's own Community Centre and recreation facilities.

Incorporating the City Lands within Latoria South provides an opportunity to strengthen the community further, with potential for new homes, employment, shops and services - all while diversifying the Colwood tax base to reduce reliance on residential property taxes.

Next Steps:

- Begin technical amendments to the Latoria South Sub Area Plan and Royal Bay CD1 + CD28 Zoning Bylaws.
- Public Hearing prior to 3rd Reading of Official Community Plan amendment for City Lands.
- Public Input for rezoning of GableCraft Lands at 499 Royal Bay Drive, including written input option.



Find Out More:



To read the full Rezoning Applications, scan the QR Code to visit the City's Rezoning + Development Application webpage.

