

# Latoria South | Parks + Recreation Focus

Growing the Vision | August 30<sup>th</sup> 2024





# 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, Royal Bay today 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 realize this vision with a new elementary school, active recreation park, protected natural areas, and completing the Beach to Mountain Trail, connecting Colwood to its waterfront.





# 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 + Royal Beach.

### 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.

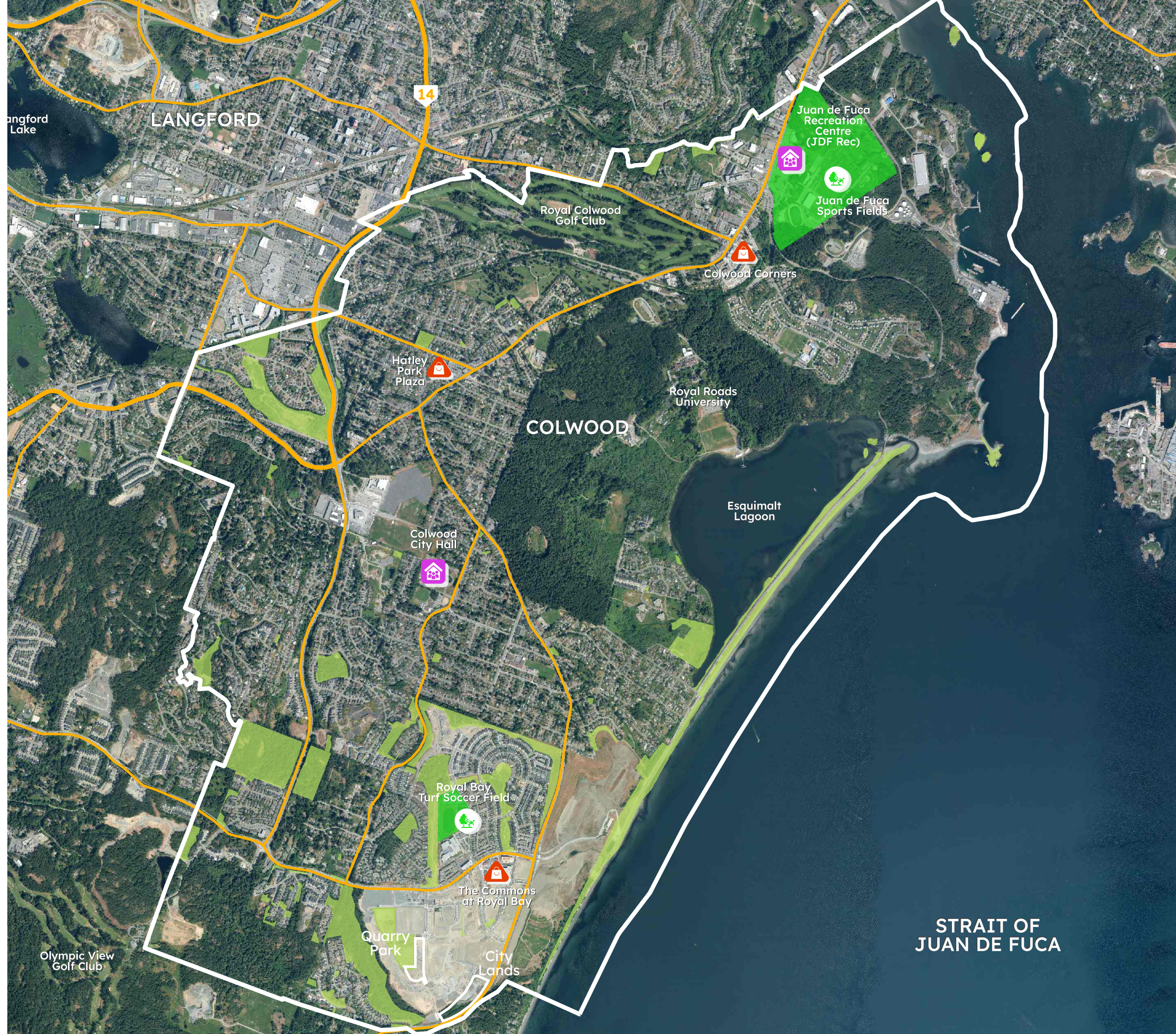
To support Colwood's ongoing growth, the City's Parks + Recreation Master Plan objectives identify the need for:

- New Upland Community Parks (C4.2);
- Outdoor Sports Courts (C11.1);
- Athletic Fields (C15.2); and,
- A Community Centre (C14.2).

The City's 20-year recreation needs assessment has identified the specific need for new sports fields and a recreation 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 set the new Community Centre and Athletics Fields within an expanded Quarry Park, the City and GableCraft identified unsecured adjacent lands to add to the Royal Bay vision:

### 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 mix of potential 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 existing neighbourhood.





# 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 ~42% from ~11 to ~15.6 acres.

City programming for the park includes:

### Sports Fields

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.

### Community Centre

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

### Washroom + Maintenance Building

New ~300m<sup>2</sup> 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.





# City Lands

## Homes, Services + Employment

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

### Shops + Services

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

### Health Care-Supportive

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

### Housing

Potential for 500 new Missing Middle homes distributed across Latoria South to address housing needs, support commercial business and contribute to the vibrancy of the neighbourhood.

### Taxation Benefits

Potential for new 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.



Potential Mixed-Use, Health Offices + Commercial Retail

Retained Greenway Connection for cycling + pedestrian permeability

Potential New Homes to Build the Community

Crosswalk connecting to 'Beach to Mountain' Trail Connection

New frontage improvements on Metchosin Road





# 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 2.6 acre expansion of Promenade Park, the City will achieve the following benefits:

### Secured Forest Park

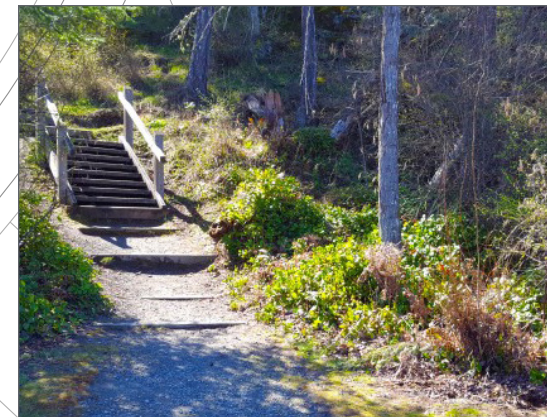
48% of the parcel (2.6 acres) will be dedicated to the City as an expansion to Promenade Park, significantly increasing the amount of protected forest land in perpetuity.

### Trail Network

The Promenade Park trail network will extend through the expanded park, with new gravel and paved pathways to increase pedestrian connectivity and further support Royal Bay's active transportation network.

### Neighbourhood Character

11 single-family homes 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
- ~2.6 acres of land for Promenade Park Expansion
- \$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 process between the City and GableCraft will activate unsecured lands for community benefit and will include public consultation to collect community feedback.



**GableCraft Lands**  
 Owner | GableCraft  
 Area | 5.5 acres  
 Designation | Townhome  
**Proposal | Homes + Public Park**

**Quarry Park Expansion**  
 Owner | GableCraft  
 Area | 4.6 acres  
 Designation | Townhome  
**Proposal | Public Park**

**City Lands**  
 Owner | Colwood  
 Area | 8.7 acres  
 Designation | Rural Residential  
**Proposal | Mixed-Use**



# Realizing the Vision

## The Path Forward

The enhanced recreation-focused vision for Latoria South will realize the Parks & Recreation Master Plan objectives C4.2, C11.1, C15.2 and C14.2, securing a new Community Centre and recreation facilities for Colwood.

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

### Next Steps:

- Present Purchase + Sale Agreement for Council Consideration
- City-hosted Public Open House to share the vision and collect community feedback
- Rezoning Bylaw Processes for City Lands, Quarry Park Expansion Lands, and Lookout Parcel

