



ROYAL BAY

A SEASIDE COMMUNITY



Note: This is a conceptual rendering and is proposed for illustrative purposes only. The image does not represent any proposed development application, nor is it necessarily representative of the scale, height, density or design that would be supported by the City on a site-specific basis now, or in the future.

Looking towards the Commons from Latoria Blvd.

PLANNING CONTEXT / RATIONALE

Colwood Official Community Plan

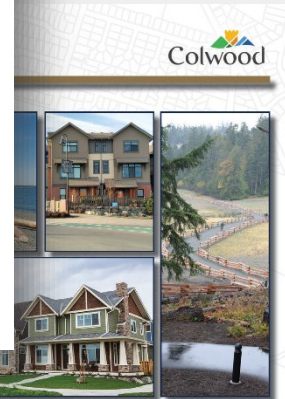
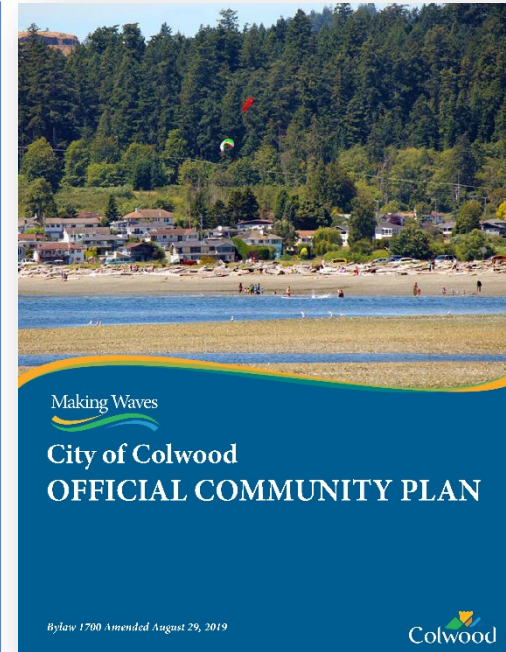
- Covers all lands within the City of Colwood
- General policies and land use designations

Royal Bay Area Plan

- Covers future development lands within the Royal Bay Area
- OCP policies apply in this area, alongside policies and land use designations specific to the Royal Bay Area

Latoria South Sub-Area Plan

- Covers future development lands within the Latoria South Sub-Area of Royal Bay
- Relevant OCP and RBAP policies apply in this area, alongside policies and land use designations specific to the Latoria South Sub Area



LATORIA SOUTH SUB-AREA PLAN
AN AMENDMENT TO THE ROYAL BAY AREA PLAN
OCP AMENDMENT AND REZONING SUBMISSION

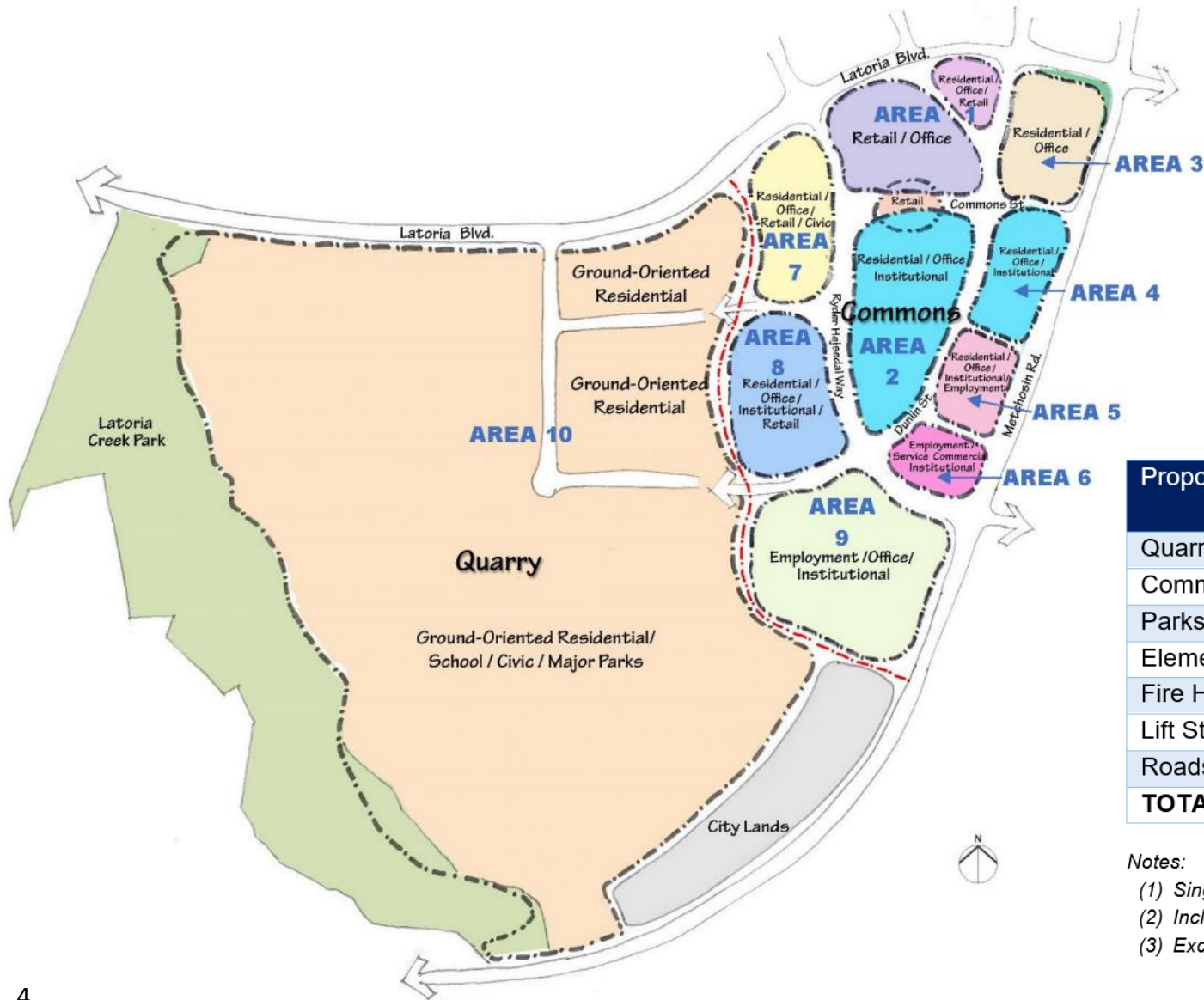
JUNE 2020

LATORIA SOUTH LAND USE CONCEPT



- ❑ A vibrant urban village
- ❑ Numerous commercial amenities for everyday needs
- ❑ 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

LATORIA SOUTH LAND USE CONCEPT



Proposed Land Use	Area (hectares)	Area (acres)	% of Total
Quarry Ground-Oriented ⁽¹⁾ – approx. 800 units	26.9	66.5	42%
Commons Mixed Use – approx. 1300 units	16.8	41.5	27%
Parks and Trails ⁽²⁾	7.0	17.2	11%
Elementary School	2.8	7.0	4%
Fire Hall	0.2	0.5	0%
Lift Station	0.1	0.1	0%
Roads / Lanes / Transit ⁽³⁾	10.1	24.9	16%
TOTALS	64	158	100%

Notes:

(1) Single detached = 18.5ha (45.7ac), Attached/Townhouse = 8.4ha (20.7ac)

(2) Include 0.4ha (1.0 ac) of additional lands in the Commons for urban parks and plazas

(3) Excludes ROW dedication for future Latoria Road widening

PARKS, TRAILS AND OPEN SPACE



LATORIA SOUTH SUB-AREA PLAN CITY OF COLWOOD

PARKS MASTER PLAN

LEGEND

- Latoria South Sub-Area Plan Boundary
- The Commons
- The Quarry
- Natural Park (Existing)
- Natural Park (Proposed)
- Neighbourhood Park (Existing)
- Neighbourhood Park (Proposed)
- School
- Park Trail (Existing)
- Park Trail (Proposed)
- Park Multi-Use Trail (Existing)
- Park Multi-Use Trail (Proposed - Location TBD)
- Neighbourhood Connector (Approximate)
- Old Metchosin Trail (Proposed)
- One Way Protected Cycling Facility
- Two Way Off Road Cycling Facility
- Pedestrian Sidewalk Connectivity
- Urban Park
- Urban Plaza
- Pedestrian Activated Crosswalk (Existing)
- Traffic Signal (Existing)
- Future Controlled Intersection
- Future Transit Exchange
- Future Transit Stop
- Fire Hall (Future)

Information depicted is conceptual and generalized. Boundaries are approximate and may not be consistent with actual property lines or geographical features. For clarification and interpretation, please consult with the City of Colwood.

100 200 400
Metres



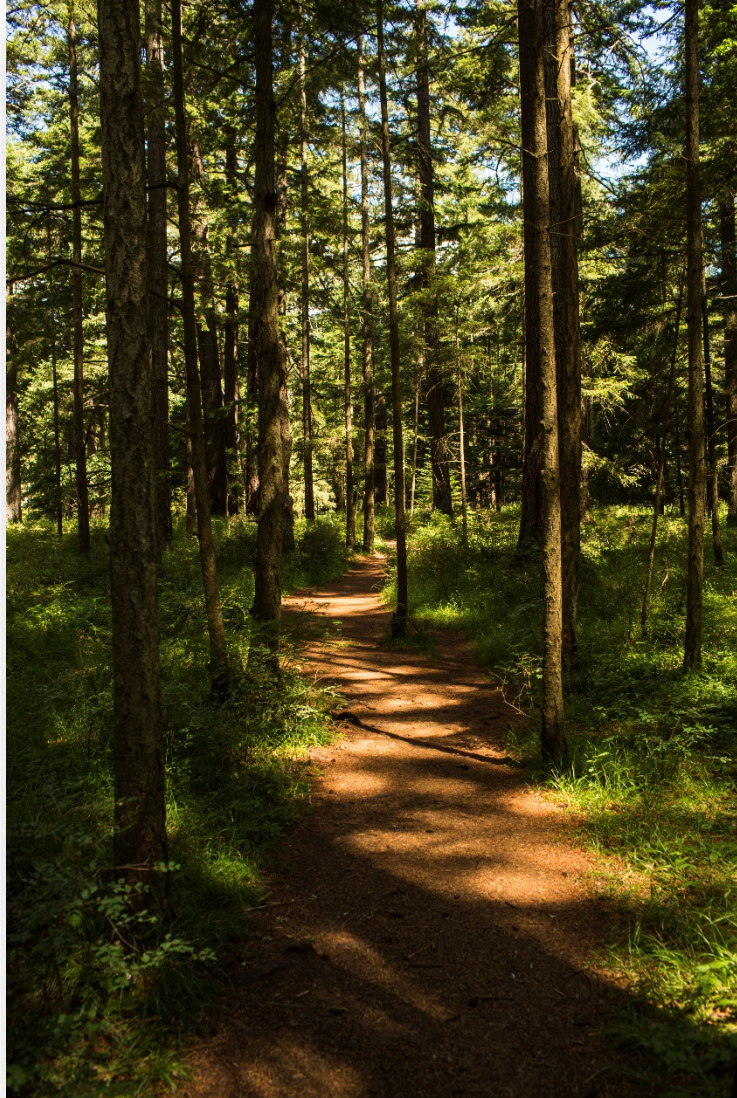
Project #: 4457 (02/18)
Author: KSA
Checked: DM
Status: ISSUED FOR SUBMISSION
Revision: 0
Date: 2000 / 09 / 28

URBAN
systems

May 2020



NEIGHBOURHOOD CONNECTIVITY





THE QUARRY



THE COMMONS

THE COMMONS FUTURE DEVELOPMENT CONCEPTS



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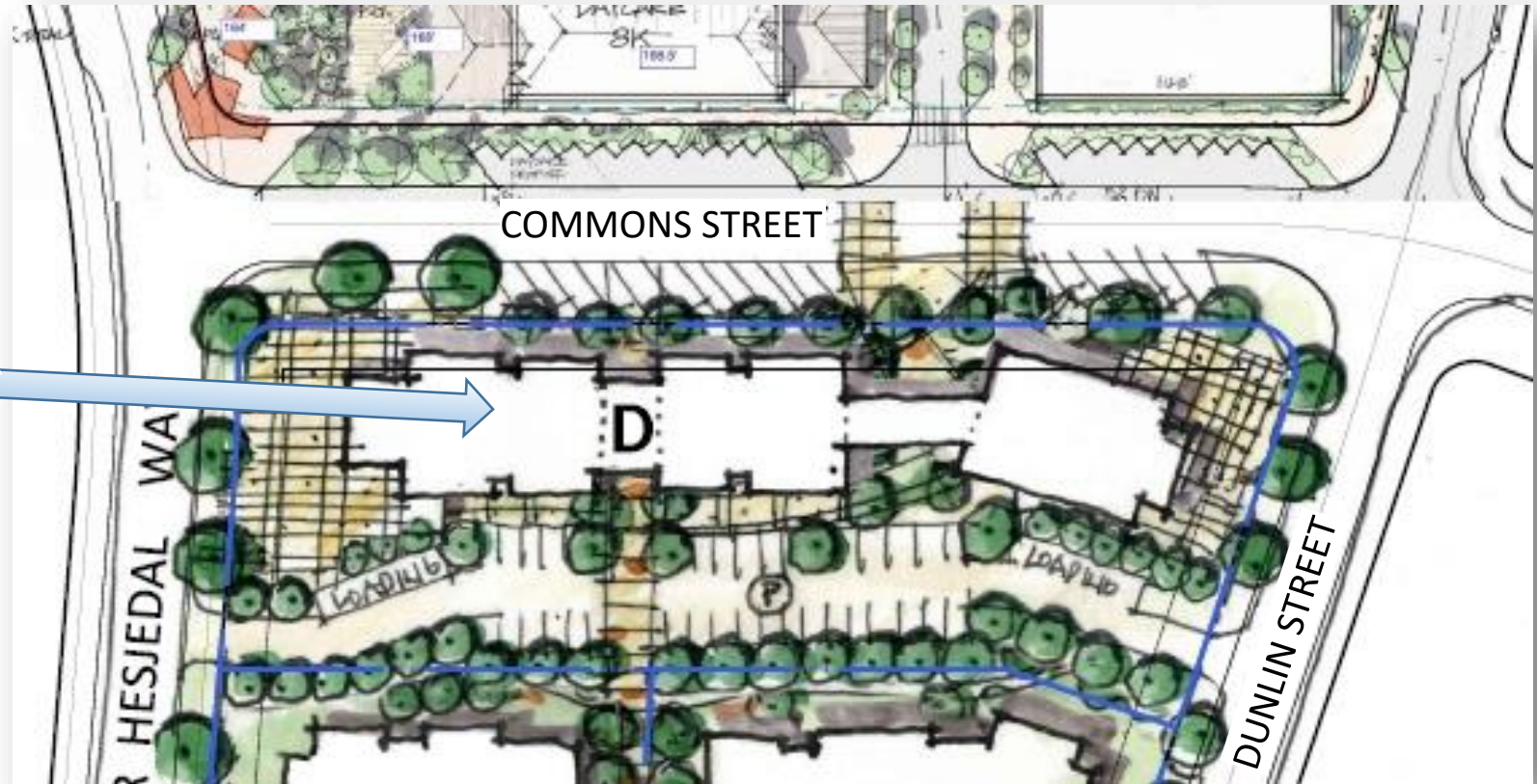
PARCEL A – RETAIL VILLAGE APPROX. 7,500 sq.m. (80,000 sq.ft.) INCLUDING GROCERY STORE, RESTAURANTS, DAYCARE, AND GROUND FLOOR RETAIL FACING “COMMONS STREET”



Looking North towards Parcel A from "Commons Street"

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THE COMMONS FUTURE DEVELOPMENT CONCEPTS



PARCEL B – MIXED USE BUILDING FACING “COMMONS STREET”
(UP TO 4 STOREYS WITH GROUND FLOOR RETAIL)

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Looking West on "Commons Street"



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Looking North on Ryder Hesjedal Way

SCHEDULE / MILESTONE DATES

OCP Amendment
& Rezoning

2019/
2020



Making Waves
City of Colwood
OFFICIAL COMMUNITY PLAN

Bylaw 1700 Adopted August 27, 2018

Finalize Design of
Infrastructure, Site Grading

2020/
2021



Construction of roads,
servicing, first buildings
and traffic signal at Latoria
Blvd / Metchosin Rd

2021/
2022



Continued build out of
the Commons and Quarry
Phase 1, including future
Elementary School

2022+

