

ROYAL BEACH

WELCOME TO ROYAL BEACH A SPECTACULAR SEASIDE COMMUNITY



Artist's Rendering of Potential Future Development Massing

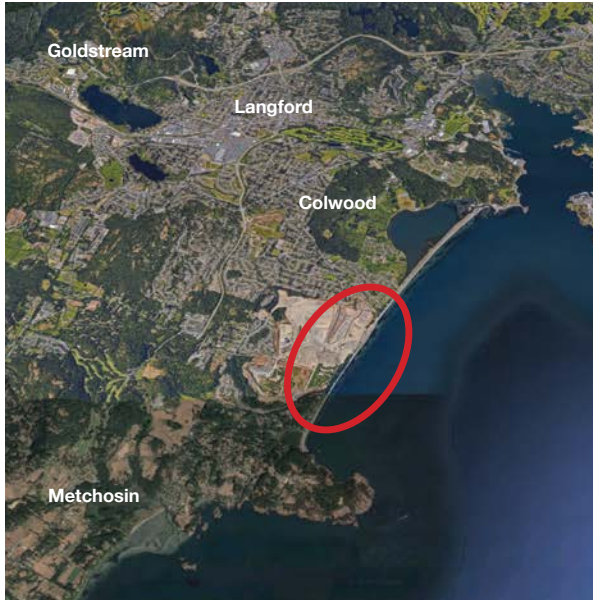


GOALS & OBJECTIVES:

- To create a vibrant, liveable, walkable seaside community, characterized by the waterfront location, and outstanding public realm.
- To become a local, city-wide and regional destination for residing, recreating and gathering, with significant ocean-oriented parkland.
- To celebrate and feature the spectacular waterfront location, defined by its ocean views and beach access.
- To be a major recipient of Colwood's future residential and non-residential growth, in a wide variety of forms, in accordance with the Official Community Plan
- To significantly enhance Colwood's connection to the waterfront and the sea.

REMARKABLE WATERFRONT LOCATION

At over 134 acres in size with 1.4 km of shoreline and breathtaking views across the strait, Royal Beach will become a spectacular new seaside community in the heart of Colwood.



Context Map



Royal Beach Project Site

PROJECT TEAM



Seacliff Has a Growing Portfolio of Development Properties and Master Planned Communities Across British Columbia

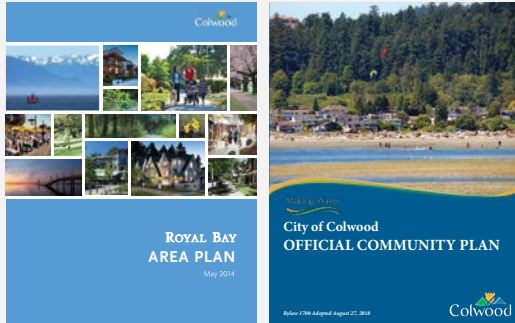


"A privately owned real estate company with more than 25 years' experience in the successful management and development of large-scale real estate projects throughout Western Canada."



COMMUNITY ENGAGEMENT – WHAT WE’VE HEARD

Seacliff Properties and the entire Royal Beach team recognize the importance of meaningful consultation with both neighbours and members of the general public. The vision for this property’s plan has evolved over the years, in large part thanks to input from the community. Most recently, thousands of people participated in helping shape the City of Colwood’s 2018 Official Community Plan. This proposal for the development of Royal Beach aims to make the goals and objectives of the 2018 OCP a reality.



Previous Engagement

Development has been envisioned for the quarry lands at Royal Bay since before the mining operations came to a close in 2008. This vision has evolved through the years with various owners as the City of Colwood worked to develop the 2014 Royal Bay Area Plan, and the 2018 Official Community Plan. The current proposal is founded in the work established in those documents, and elaborates upon the ambitions presented therein to ensure Royal Beach becomes:

- A local, city-wide, and regional destination for shopping, recreating, and gathering
- Defined by its ocean views and access, and resulting seaside character
- A major focus of future residential and non-residential growth
- Comprised of a mix of activities that establish it as a complete neighbourhood
- Supporting of walking and cycling, including an outstanding public realm that creates street life and connects diverse activities to the waterfront

Community engagement will continue to shape the plan for Royal Beach as this proposal is reviewed and refined with the City of Colwood.

March 2019 Open House

On March 13, 2019 Seacliff Properties Ltd. and Gablecraft Homes hosted a joint open house to share their respective plans for Royal Bay (the upland property, located on the west-side of Metchosin Road) and Royal Beach. Overall, over 230 people attended the open house, and feedback received from the community was very positive, with a common theme being a strong desire to see the project move forward. Five trends and several quotes that emerged from the open house are described below.

Five Trends

1. Support for the overall project as presented.
2. A desire to create a shared community space.
3. Concerns or comments pertaining to traffic, views, and density.
4. Support for further investigating a potential amenity pier.
5. Support for the concept of the Westshore Connector BC Ferry.

“Looks amazing. Love to see the foot ferry to Victoria become a reality as it would ease the traffic.”

“Like the Seaside Village proposed. Love the pier. Great community feel.”

“We are a young family in Colwood who love the beach and spending time on the water. We hope to continue into the future and look forward to seeing it developed as proposed. Thank you for the open house!”



Participants Engaged At March 13th Open House

TIMELINE & NEXT STEPS

Since the 1970s, a vision has been emerging to transform the property into a seaside community. Various iterations of plans have been created and refined the vision over the years, including the 2014 Royal Bay Area Plan and more recently the 2018 Official Community Plan. The proposed amendments to the zoning and OCP are intended to create the framework within which this development can be realized as a vibrant, liveable, seaside community and distinct waterfront access for the City of Colwood.

1800s	Late 1800s - Mining Operations Begin
1900s	Early 1960s - Mammoth Discovered By Miners
2008	Mining Operations End
	2008 Official Community Plan
2014	2014 Royal Bay Area Plan
2017	2017 Ownership Changes (Seacliff Buys Waterfront Land)
2018	2018 Official Community Plan
	Work-In-Progress By Seacliff's Team
2019	2019 March Open House
	Zoning & OCP Amendment Application Submitted
	2019 June Open House
	Zoning & OCP Amendment Review
	<ul style="list-style-type: none"> • Staff Review of Application (Summer 2019) • Council Review of Application (Fall 2019) • Council Input and Decision (Winter 2019/2020)
	Zoning & OCP Amendment Adoption
2020	Development Permit Applications Begin

YOU ARE HERE



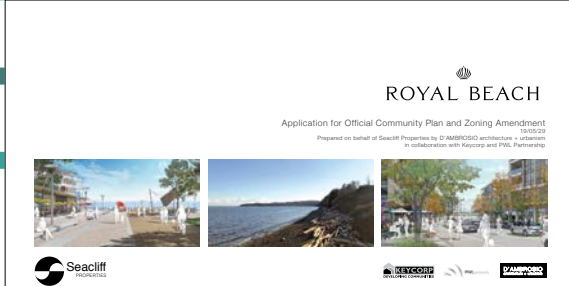
Mining Operations on the Royal Beach Site



Portion of Remediated Site with Temporary Waterfront Park



Presentation at March Open House



Cover from Zoning & OCP Amendment Application Package



Artist's Rendering of Potential Future Development Character

SHAPING THE PLAN

A detailed site analysis exercise has been carried out to understand the key physical and environmental factors at Royal Beach. Understanding the various opportunities and constraints of the property is critical in developing a resilient plan for the future.

The analysis indicated that large areas of the site are well-suited for development, and that there are several opportunities for large areas of parkland and open space to be provided. Below is an overview of some of the key findings from our analysis.

Ownership



Seacliff Properties (RB) Ltd. is the owner of approx. 134 acres (54.2 ha)

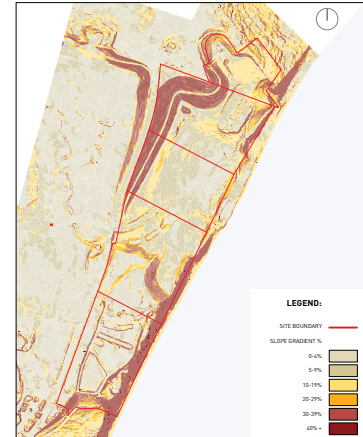
The company also has a lease agreement in place on a central section of shoreline

Topography



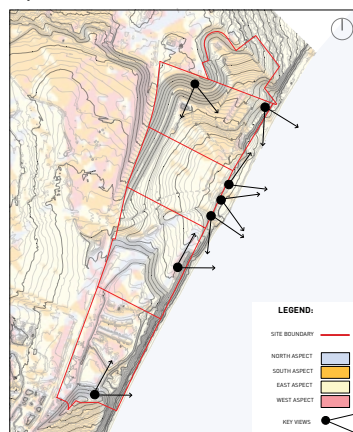
To respect existing neighbours' amenities and views, and to provide protection from potential sea level rise, development will be broadly focused on areas of the site between approximately 10m - 54m Above Sea Level.

Slopes



Development will be avoided in areas that exceed a 40% slope gradient. Instead, these areas provide the opportunity for additional open spaces enjoying spectacular ocean views

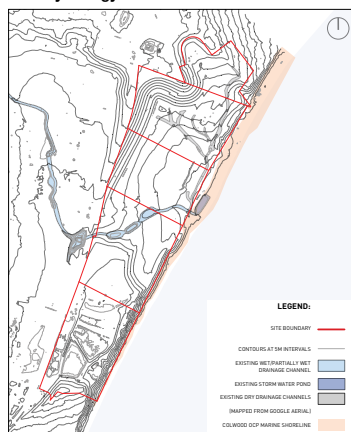
Aspect and Views



The majority of the site has an easterly aspect towards the shoreline resulting in panoramic ocean views.

Buildings and open spaces will be arranged to maximize solar gain and to respect and enhance ocean views.

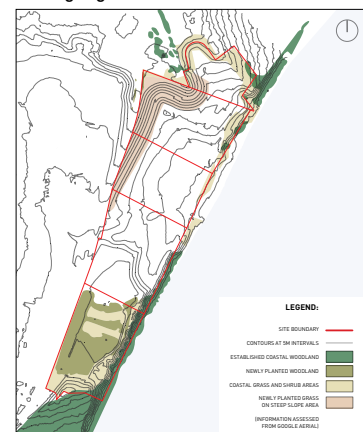
Site Hydrology and Marine Shoreline



There is an existing drainage channel crossing the site. This drainage feature connects the wider Royal Bay area to the storm water pond at the shoreline.

The shoreline to the east of the site is categorized as a 'marine shoreline' in the Colwood OCP.

Existing Vegetation



At present there is a limited amount of existing vegetation on site.

The area of newly planted woodland to the south of the site presents low-value planting to be removed; the established woodland located along the coastal bluff will likely be the most valued.

SHAPING THE PLAN (continued)

Situated along 1.4km of shoreline, the site benefits from a unique coastal setting. There are several opportunities for new areas of parkland and open space to be provided with spectacular ocean views. A summary of constraints and opportunities below describes conclusions which have helped shape the emerging master plan.

Opportunities

- New areas of native woodland and coastal grassland planting throughout open spaces.
- Buildings and open spaces to be arranged to maximize solar gain and views.
- Open spaces and landscape elements to be resilient to future climatic changes.
- New trails and pathways to connect to the existing road and local trail network as they are developed.
- Retain and improve public access to the shoreline.
- Opportunity for the provision of a significant waterfront park.

Constraints

- Built development to respond to preliminary slope and bluff setback lines.
- Retention of existing central drainage channel through site.
- Retain coastal woodland areas on bluff locations to help stabilize slopes and to protect existing coastal habitats.



Aerial Map with View Locations



Development to be set back from slope adjacent to Metchosin Rd .



Master Plan to respond to key long distance and local views.



Opportunity to improve function of existing drainage channel and storm water ponds.



Ground conditions suitable for lower density development of single family and row houses.



Large boulders at water's edge provide storm protection and best environment for shoreline biodiversity.



Typical bluff woodland condition - a shoreline erosion study was carried out to assess predicted impacts.

A Coastal Assessment has been carried out to establish conservative potential erosion rates and, based on the foregoing, potential development setbacks along the shoreline frontage at Royal Beach.

Key points from the Coastal Assessment:

- The report takes a **conservative approach** modeling a 2m sea level rise (SLR) assumption (as opposed to the 1m SLR currently required by Provincial guidelines).

- For planning purposes assumed preliminary setbacks have been determined by a **'Avoid and Retreat' approach**.
- Mitigation measures can be explored in the future to potentially reduce shoreline recession rates, however the **shoreline itself falls outside of the Royal Beach property line**.

NEW NEIGHBOURHOODS

Royal Beach is envisioned to become a vibrant, seaside community, providing access to the public waterfront lands. Three new neighbourhoods within Royal Beach will foster distinct form and character, and create a complete, mixed use community. These neighbourhoods are described in the OCP as 'The Landing', 'The Headlands' and 'The Bluffs'.



Excerpt from the 2018 OCP Concept Plan for Royal Beach



Proposed Concept Plan for Royal Beach in alignment with 2018 OCP

The Headlands

- A lower-density residential area that helps Royal Beach transition or blend into the existing surrounding low- density single family neighbourhood
- With its elevation set above the lower-lying Landing, the Headlands will afford spectacular ocean views and a short walk to the waterfront
- Framed to the North and West by sloped parkland
- Allows for buildings heights of an average 2-3 storeys to reduce impacts on views for the neighbouring properties
- Taller building heights of up to 4 storeys may be permitted in select locations where view impacts would be minimal



The Bluffs

- A low- to medium-density residential area (typically 2-3 storeys)
- Limited mixed use or live-work frontages and increased density and height along Metchosin Road
- This hilltop area will feature impressive ocean viewpoints along the waterfront parkland, where steep slopes define the waterfront setback for the neighbourhood
- The West frontages along Metchosin Road will respond to the potential non-residential developments and 'high street' at Royal Bay by permitting higher density uses and building heights up to 6 storeys



Artist's Rendering of Potential Future Development Character

NEW NEIGHBOURHOODS (continued)

The proposed density for the overall development includes an increase in residential capacity from 926 to 2850 dwellings. This increase in residential density is important in creating the qualities of liveable neighbourhoods described in the Official Community Plan, helping to support public transit and public amenities, increasing affordability, and maximizing the utility of scarce development land.



A Selection of Precedent Imagery



Artist's Rendering of Potential Future Development Character

The Landing

- The heart of Royal Beach, permitting a mixed-use core with higher density residential, non-residential, and mixed-use buildings, with shops and restaurant/pub and other amenities.
- An extension of Latoria Road will connect with the waterfront, paralleling the existing watercourse
- A human-scaled street network that highlights ocean views and defines open spaces
- Height and density will be concentrated towards the steep slopes of Metchosin Road, thereby minimizing impacts on views from neighbouring houses
- Potential future home for a BC Ferries passenger ferry to Victoria.



New Neighbourhood Plan

BUILDING HEIGHTS AND VIEWS

The building heights proposed for Royal Beach are rooted in the work illustrated in the OCP and current RBCD4 Zone for Royal Beach. The existing zoning allows building heights up to 9 storeys, whereas the OCP envisions building heights up to 12 storeys. No increases beyond the contemplated 12 storeys are planned for the property.



The Headlands

Buildings in the Headlands will typically be limited to a maximum of 2-3 storeys. In the Headlands, taller buildings up to 4 storeys are proposed in areas where view impacts would be minimized.

The Landing

In the 2018 OCP, buildings up to 12 storeys are contemplated for The Landing, and that height limit has been proposed along the bottom of the steeply sloped terrain supporting Metchosin Road, with the remainder of the neighbourhood at 6 storeys.

The Bluffs

Buildings in the Bluffs will typically be limited to a maximum of 2-3 storeys. Taller buildings up to 6 storeys are proposed along Metchosin Road.



Proposed building heights have been composed in order to take advantage of potential views from within the site, and to mitigate view impacts for adjacent neighbourhoods.

Note: All view studies show preliminary and approximate potential built form and massing only, representative of a conceptual build-out of the proposed zoning.

1 - From North at Gratton Road



BUILDING HEIGHTS AND VIEWS (continued)

Note: All view studies show preliminary and approximate potential built form and massing only, representative of a conceptual build-out of the proposed zoning.

2 - From Northwest at Mendez Place



Before

After



Map of View Analysis Locations

3 - From West at Promenade Crescent



Before

After

4 - From Southwest at Longworth Place



Before

After

5 - From North at Perimeter Place



Before

After

INTEGRATED PARKS AND OPEN SPACE

Central to the Royal Beach master plan are the significant portions of high value oceanfront parkland and open space. These extensive parks and open spaces will be within a 5-minute walk of each home and accessed via a series of multi-purpose trails throughout the site and beyond. The existing temporary park is envisioned to be relocated to a permanent location at the waterfront within the emerging master plan.

Existing Royal Bay Local Area Plan Schedule B: Parks Plan (2018)



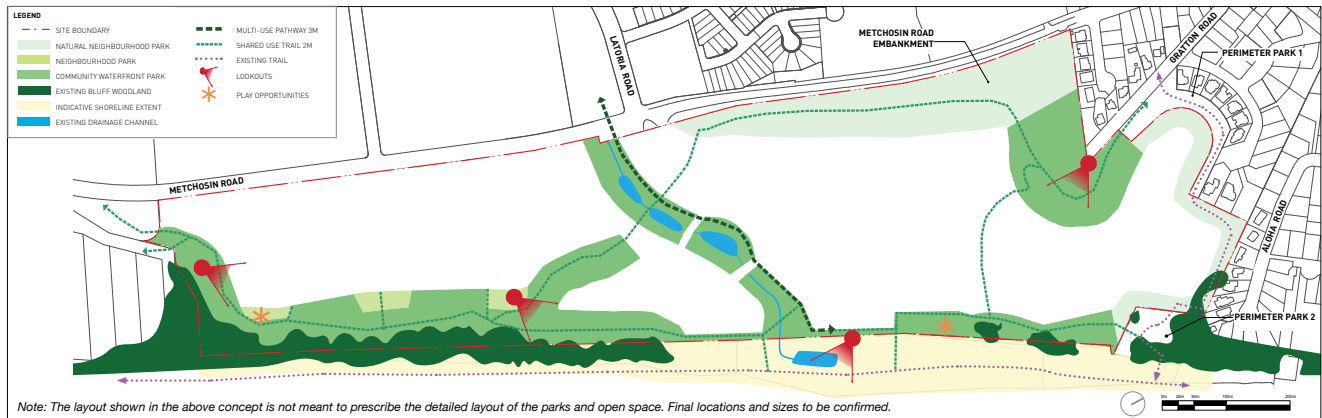
Open Space Area Comparison Table

	Existing	Proposed
	Royal Bay Local Area Plan Parks Plan	Royal Beach Amended Parks Plan
Neighbourhood Natural Park	4.1 Ha	6.36 Ha
Neighbourhood Park	2.13 Ha	0.58 Ha
Community Waterfront Park	13.67 Ha	13.67 Ha
Total Area	19.9 Ha	20.61 Ha

Royal Beach is committed to delivering equal to or even potentially above the existing open space areas set out in the current Royal Bay Local Area Plan Schedule B.

Proposed Royal Beach Local Area Plan Schedule B: Parks Plan (2019)

Based on recent site analysis, a series of small refinements have been made to the distribution of open space in response to the most current analysis information.



Note: The layout shown in the above concept is not meant to prescribe the detailed layout of the parks and open space. Final locations and sizes to be confirmed



Selection of Precedent Images



We are exploring the potential opportunity for a public access pier, the feasibility of which will be determined in conjunction with a potential future ferry pier. Through these refinements, the conceptual master plan has retained a strong focus on the waterfront, celebrating ocean views and connecting to the surrounding area.

CONNECTING COLWOOD TO THE SEA

Connectivity is critical. A traffic impact analysis is underway to ensure a safe and efficient network of streets and trails will serve existing and future residents, and the surrounding communities. This analysis will be reviewed by the City of Colwood staff as part of the rezoning approval process. Seacliff is committed to paying for its share of needed road & infrastructure improvements.



Pedestrian Vehicle Traffic Safety & Connectivity



Safe Cycling Connections

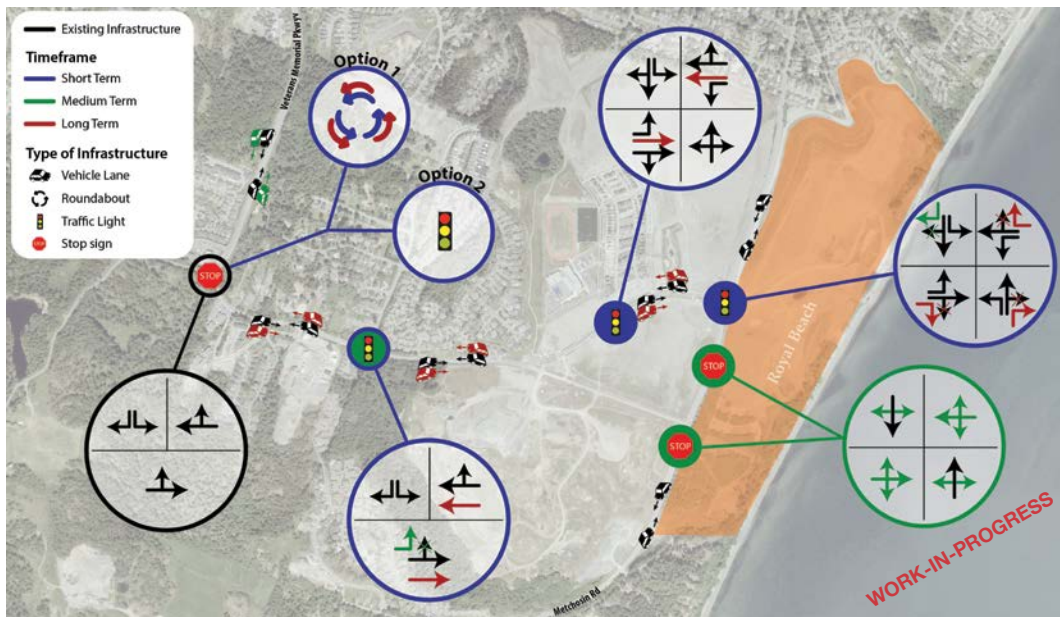


Modern Neighbourhood Streetscapes

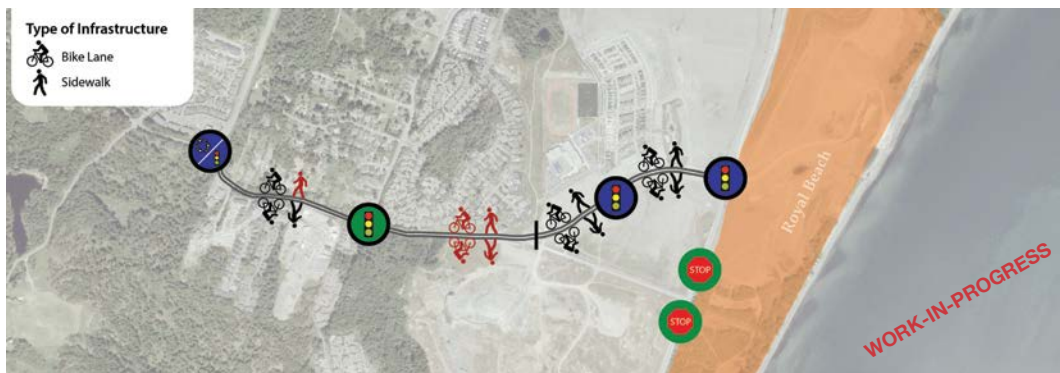


Seaside Trail

The images below illustrate potential traffic improvements that may be implemented through the build out of Royal Beach and the other developments in this node.



Off-site Road Improvements



Off-site Active Transportation Improvements

Illustrations are work in progress, exact improvements and locations to be confirmed. Traffic studies to be coordinated with surrounding property developments to ensure consistency.

OFFICIAL COMMUNITY PLAN AND ZONING

Rooted in the recently updated City of Colwood's Official Community Plan, the design for Royal Beach has evolved out of the objectives and vision established in the OCP. A zoning amendment process is required to better align the permitted land uses and densities to respond to the objectives and vision of the OCP as well as to site conditions and neighbouring development.

OCP OBJECTIVES AND VISION:

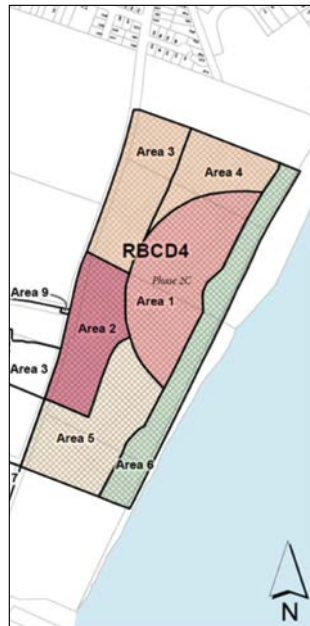
- Seaside village will be a local, city-wide and regional destination for shopping, recreation, and gathering
- Seaside character defined by ocean views and waterfront access
- A major focal point for Colwood's residential and commercial growth
- Mixed uses in the central plan areas create street life and active connections to the waterfront with an outstanding public realm
- Headlands and the Bluffs neighbourhood areas will be characterized by lower density residential supportive of walking and cycling



Excerpt from the 2018 OCP Concept Plan for Royal Beach



Proposed Concept Plan for Royal Beach in alignment with 2018 OCP



Existing RBCD4 Zone Map with Land Use



Proposed Zone Map with Land Use

RBCD4 Legend

Area	Permitted Use
1	Mixed Use
2	Non-Residential
3	Limited Mixed Use
4	Limited Mixed Use
5	Residential
6	Parks / Open Space

Information from existing Zone

- Existing zoning for the Royal Beach site provides for **926 residential dwelling units and 80,674 square meters of non-residential development.**
- In order to update, align and modernize the existing RBCD4 Zone with the 2018 OCP, the creation of a new Sub-Area Plan and amendment to the existing zoning has been proposed. These amendments include **an increase in the residential capacity from 926 to 2,850 dwelling units.**
- **No changes are proposed in regards to the existing non-residential density.** The amended zoning will also update and align the permitted building heights, permitted uses and other regulations and guidelines accordingly, in accordance with the amended OCP and SAP.

Proposed Zone Legend

Area	Permitted Use
1	Parks / Open Space
2/2b	Residential
2a	Limited Mixed Use
3/3a/3b	Mixed Use

Legend for Proposed Zone

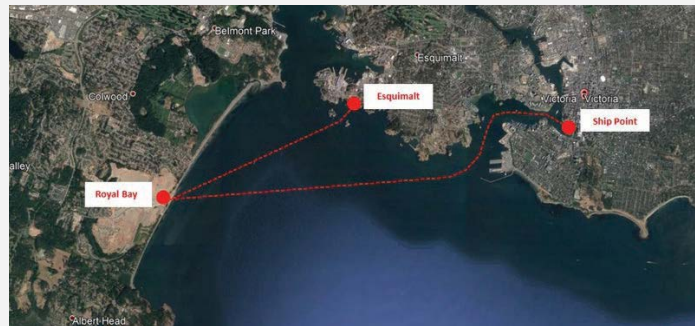
BC FERRIES: WEST SHORE EXPRESS PASSENGER FERRY SERVICE

The opportunity for a foot passenger ferry to connect commuters from the West Shore to Downtown Victoria is being explored by BC Ferries. The proposed ferry service would travel from Royal Beach to Ship Point terminal in Victoria; a connection to Esquimalt Harbour is also being considered. For the Royal Beach Zoning and OCP amendment, we are designing the land use with the ferry service in mind.



Diagram Showing Potential Ferry Terminal Location in the Southern Landing Area

Given the CRD forecasts an estimated 88% increase in the Westshore population by 2038, and with many Westshore residents commuting to the rest of the region daily, transport infrastructure to and from the Westshore is, in some cases, already over capacity. While there is still much analysis, discussion and engagement that needs to take place across a broad range of stakeholders, Royal Beach remains committed to continuing to support this potential opportunity where possible.



Potential Ferry Service Route Map



Rendering of Potential Ferry Vessel

Note: This vessel is for information purposes only. BC Ferries has not committed to use this exact vessel or ship builder if the project is to move forward.

Summary of Highlights for the Westshore Commuter Ferry

- Pre-feasibility study was completed and released in early March, 2019
- Vessel Design: Damen Fast Ferry 3209 - 294 passengers, LNG hybrid, 25 knots, significant wave height of 2.5m
- Weather Delays/Cancellations: Based on 25 years of data, estimated 0.2% of the time – consistent with current BCF weather cancellation stats
- Demand Forecast: 3,100 daily by 2021; 4,000 daily by 2038 (based on CRD transportation model)
- Route Frequency: Every 30 minutes at peak hours
- Potential Fare: \$5.75

Next Steps

BC Ferries is at a very preliminary stage in determining the feasibility of a passenger-only service and will be engaging in discussions with a variety of stakeholders, including the Provincial government, now that they are in receipt of the final report, and prior to any decision being made. BC Ferries will share information with the public once we have concluded these meetings.

ROYAL BEACH SEASIDE VILLAGE

Welcome to a new, vibrant, seaside community. We look forward to your comments and feedback to help shape this future community!



Character and Massing Study Sketches



Artist's Rendering of Potential Future View from Open Water to Royal Beach