

WELCOME TO ROYAL BEACH

A SPECTACULAR SEASIDE COMMUNITY

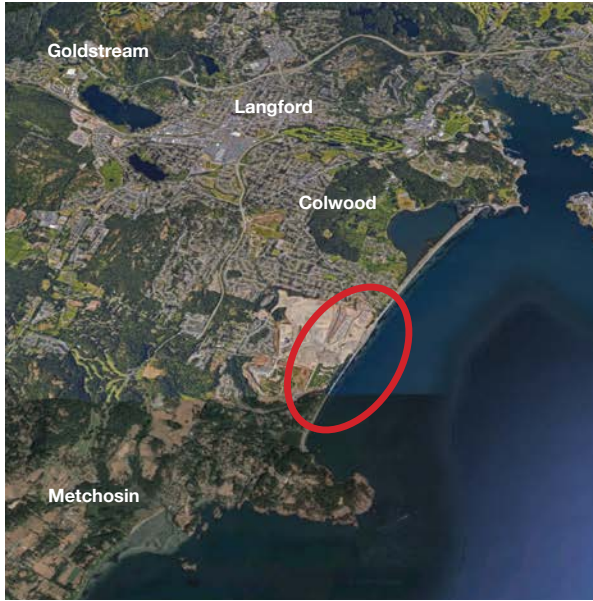


OUR OBJECTIVES:

- Creating a vibrant, liveable, walkable, seaside community
- Designing a waterfront that is accessible for all to enjoy - a destination amenity
- Connecting Royal Beach to the community
- The central feature will be a new public access pier of local and regional significance that will define Colwood's waterfront for generations to come
- Significant ocean-front or ocean-view parkland that respects and enhances spectacular views
- Maximizing on-site views for all to enjoy while minimizing the impact on neighbours

REMARKABLE WATERFRONT LOCATION

Over 130 acres of ocean front land 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."



D'AMBROSIO
architecture + urbanism



THE STORY OF THE SITE

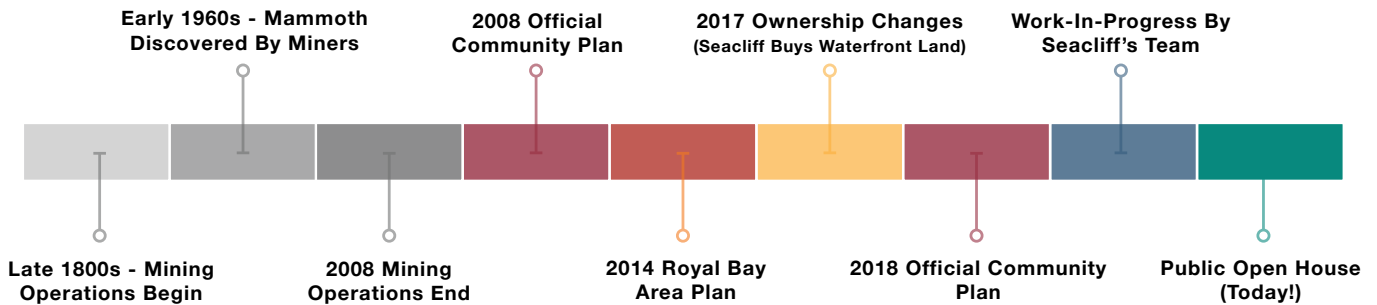
Royal Beach was the site of rock and gravel mining operations since before the turn of the 20th century until 2008 - over 110 years of resource extraction industry. This remediated landscape will be transformed into a vibrant, liveable, seaside community and distinct waterfront access for the City of Colwood.



MINING OPERATIONS ON THE ROYAL BEACH SITE



REMEDIAED EXISTING SITE WITH TEMPORARY WATERFRONT PARK



EXISTING SITE CONDITION - A REMEDIATED WATERFRONT LANDSCAPE WITH SPECTACULAR VIEWS



VISION FOR THE FUTURE - A VIBRANT, ENGAGED AND ACTIVE WATERFRONT COMMUNITY

WORK-IN-PROGRESS

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.



TRANSPORTATION IMPACT ANALYSIS STUDY AREA



TRANSPORTATION IMPACT ANALYSIS REGIONAL CONTEXT

1 SEASIDE CORNER - WATERFRONT PIER



2 PEDESTRIAN, VEHICLE, TRAFFIC SAFETY AND CONNECTIVITY



3 MODERN NEIGHBOURHOOD STREETSCAPES



4 SAFE CYCLING CONNECTIONS



5 URBAN STREET INTERFACE



6 THE BLUFFS - SEASIDE TRAIL



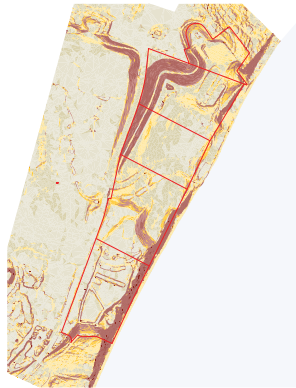
7 NEIGHBOURHOOD TRAILS



SHAPING THE PLAN

A detailed site analysis exercise is being 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 plan for the future. With this information we can craft a development plan that works with the land and maximizes views.

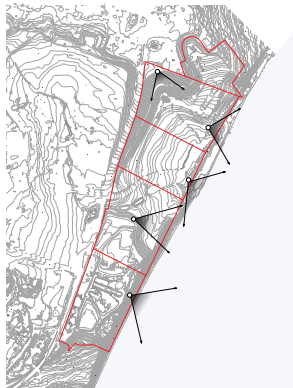
SLOPES



LEGEND

SLOPE GRADIENT %		
0-4%	10-19%	30-39%
5-9%	20-29%	40%+

VIEWS



LEGEND

SLOPE GRADIENT %	
0-4%	10-19%
5-9%	20-29%

EXISTING VEGETATION



LEGEND

SLOPE GRADIENT %	
0-4%	10-19%
5-9%	20-29%

SITE HYDROLOGY



LEGEND

SLOPE GRADIENT %	
0-4%	10-19%
5-9%	20-29%



Development to be set back from steep slope condition adjacent to Metchosin Road.



Opportunity to improve function of existing drainage channel.



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



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



Opportunity to relocate temporary park within the emerging Master Plan.



A shoreline erosion study is being carried out to assess predicted sea level rise, and coastal bluff erosion extent.

DEVELOPMENT PRINCIPLES

The Royal Beach development will become a vibrant, active community with a distinct connection to the waterfront for local residents and the surrounding region. Seacliff is guided and inspired by principles that are in line with and supported by the City of Colwood's Official Community Plan. Our collective vision is to create a Seaside Village that supports a healthy and active community.

AN ACTIVE WATERFRONT OF LOCAL AND REGIONAL SIGNIFICANCE



A restored waterfront that is accessible for all to enjoy. A new proposed public access pier to serve as a regional amenity.

A THRIVING NEW COMMUNITY WITH A DISTINCT SENSE OF PLACE



A human-scaled street and landscape context for a distinct regional architecture.

CONNECTING COLWOOD TO THE SEA



Connectivity is essential to ensure a safe and efficient network of streets and trails will serve existing and future residents, and the surrounding communities.

A WALKABLE, LIVEABLE SEASIDE COMMUNITY



Significant dedications of high value ocean front or ocean view parkland, connected by a walkable network of streets and open spaces that accommodate cycling and transit while serving car traffic and parking needs.

MAINTAINING AND ENHANCING REMARKABLE VIEWS



Streets and building massing are organized to maximize view corridors and minimize view obstructions for the surrounding neighbourhoods.

A VIBRANT AND RESILIENT NEIGHBOURHOOD



A long-range holistic urban design plan to be implemented incrementally over time, offering a mix of housing types that includes single family homes, townhomes, and condominiums, along with a variety of service commercial

AN ENGAGED AND BALANCED COMMUNITY



A new assemblage of liveable, vibrant neighbourhoods forming a complete mixed-use urban village.

WORK-IN-PROGRESS

NEW NEIGHBOURHOODS

Six new neighbourhoods within Royal Beach will foster a distinct form and character, and create a complete, mixed use community.

HEADLANDS

- A range of housing options from single family to row housing



VIEW STREET

- A vibrant street that will connect the existing Latoria Road to the waterfront
- Mixed-use buildings cascading towards the waterfront that integrate with our plans to highlight and compliment the watercourse running parallel to the street
- View Street will be the centre of Royal Beach, with a spectacular ocean view framed by a variety of homes, shops and services



BLUFFS

- A range of housing options from single family to row housing



NEW NEIGHBOURHOOD PLAN

LANDING

- The potential for a higher density node located between Metchosin Road and the waterfront
- Mixed-Use housing and a number of service commercial amenities



SEASIDE CORNER

- The heart of Royal Beach where the street network, watercourse, and potential pier all connect



SHORES

- A range of residential and commercial options.
- The long interface with the shoreline allows the Shores to either be the potential home of large waterfront partners



WORK-IN-PROGRESS

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. While current zoning is in place, a rezoning 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 the addition of a new public pier.

OCP OBJECTIVES AND VISION:

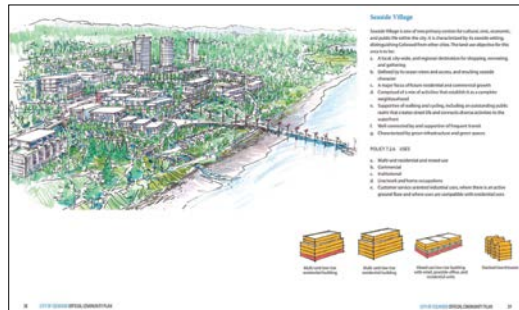
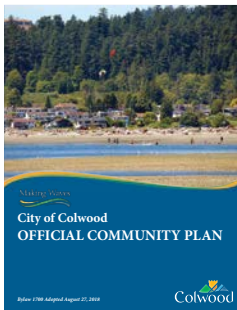
- Seaside village will be a local, city-wide and regional destination for shopping, recreation, and gathering
- Seaside character defined by ocean views and waterfront access
- A major focal point for Colwood's residential and commercial growth
- Mixed uses in the central plan areas create street life 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



2018 OCP Information and precedents for Royal Beach



CURRENT ZONE PERMITTED HEIGHTS AND DENSITY

- Area 1**
Four Storeys | 66,235 sq.m. | 150 Dwelling Units
- Area 2**
Two Storeys | 14,439 sq.m. | FAR 0.35
- Area 3**
Nine Storeys | 500 Dwelling Units
- Area 4**
Six Storeys | 500 Dwelling Units
- Area 5**
Six Storeys | 276 Dwelling Units

WORK-IN-PROGRESS

INTEGRATED PARKS AND OPEN SPACE

Central to this plan are significant portions of high value ocean front or ocean view parkland will be provided upon rezoning, and connected via multi-purpose trails throughout the site and beyond.

1 PIER



There is potential for a pier to connect from Seaside Corner to the water.

3 PARKS



A park will be a key destination to the development, hosting a mix of activities for all ages.

5 LATORIA ROAD WATERCOURSE



Opportunity to improve the drainage corridor function and visual appearance through naturalized planting and assessment of water retention possibilities.

7 INTERNAL GREEN SPACES



Internal green spaces will follow the same landscape character that has been established for existing neighbourhood parks at Royal Bay.



OPEN SPACE CONCEPT PLAN

2 SEASIDE CORNER



Seaside Corner will provide a multi-functional space that can be used for community events and provide a pleasant every day environment.

4 THE BLUFFS AND HEADLANDS



These areas will be informal in character, with a mix of coastal grassland and small groups of woodland planting.

6 TRAIL NETWORK



A series of walking, cycling and fitness trails will link open space areas and promote active lifestyle choices.

8 GREEN LINKS



There is the opportunity to have a series of green links through the development. These links would function as visual connectors, as well as providing opportunities to integrate sustainable drainage features.

WORK-IN-PROGRESS

SEASIDE VILLAGE CHARACTER

With a new public access pier proposed, Royal Beach will provide a seaside village experience and family gathering space for the community. Work is underway planning the connectivity for the waterfront village amenities and this new, unprecedented pier. The images below capture some highlights of the explorations done to date.



STREET AND BUILDING STUDIES



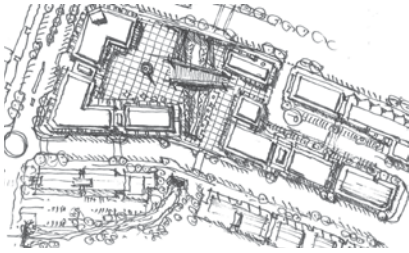
CHARACTER AND FORM STUDIES



PRECEDENT IMAGES

CONCEPTUAL SITE PLAN STUDIES

Configurations of streets, building forms, and open space are still being explored. Plans are evolving to better balance connectivity to the seaside and within the community, while maximizing views and parks / open space. The following conceptual site plan studies illustrate possible street configurations and building massing.



SITE PLAN DEVELOPMENT SKETCHES



LEGEND

- ① Waterfront Pier
- ② Seaside Corner
- ③ Public Green
- ④ Restored Watercourse
- ⑤ Lookout / Waterfront Trail
- ⑥ Signalized Intersection

WORK-IN-PROGRESS

A VISION FOR ROYAL BEACH

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



A CONCEPTUAL STUDY FOR THE MASSING AND STREETS OF THE NEW ROYAL BEACH NEIGHBOURHOODS, FEATURING AN UNPRECEDENTED PUBLIC PIER



VIEW STREET STUDY - ENVISIONING A PEDESTRIAN-SCALED, WALKABLE CONNECTION TO THE WATERFRONT FOR LOCAL RESIDENTS AND THE GREATER REGION

WORK-IN-PROGRESS