

## ROYAL BEACH Park Plan

April 28, 2023

## ROYAL BEACH

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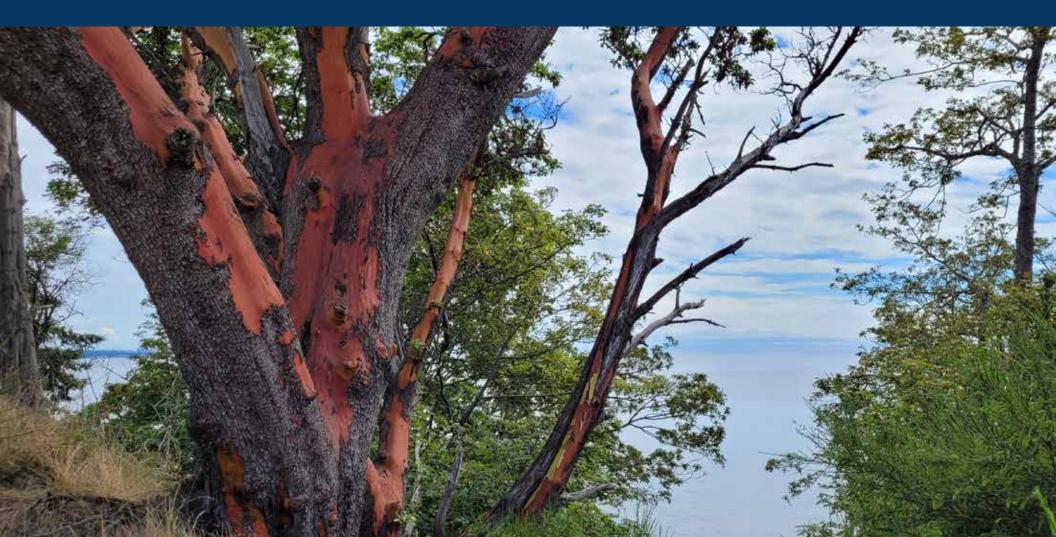
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## **EXECUTIVE SUMMARY**

Situated on the last significant waterfront land in the City of Colwood, Royal Beach is planned to become a vibrant seaside community, providing a diverse range of housing options and variety of commercial space, defined by its spectacular ocean front and ocean view parkland and public realm.

As detailed in the City of Colwood's 2018 Official Community Plan (the "2018 OCP"), "Colwood is a spectacular seaside community set apart by its outstanding natural setting and exceptional quality of life." The Royal Beach Parks Master Plan (the "Park Plan") embodies this statement, ultimately providing beyond 18.9 hectares of parkland and open space designed to both integrate with and celebrate the stunning coastal location. Interconnected by a comprehensive trail network, the Park Plan provides for a variety of different park spaces that create a unique sense of place, providing the community opportunities to gather, play, recreate or contemplate, while also securing public access to the 1.4km long waterfront. This expansive new parkland and trail network will be dedicated to the City over time as the development of Royal Beach progresses, and become a cherished public amenity. Poised to become a regional draw, this Park Plan will position Colwood in a very select group of West Coast communities with a signature waterfront destination that will be enjoyed by residents and visitors alike. The purpose of the Park Plan is to serve as a master planning framework for further design refinement and delivery of the parkland over the phased development of this site, through the subdivision process. The Park Plan provides preliminary site planning, a conceptual vision and design framework that includes the foundational principles for the overall parks and open space network. It has been influenced and developed based upon a variety of inputs and factors, including site context and analyses, policy context and long-term maintenance factors. The Park Plan represents the next stage in more detailed planning for this extensive park network, and is intended to provide the foundation for the phased detailed design process to ensure the goals, visions and objectives for the Royal Beach parks network, including streetscape and circulation networks are achieved. As a guiding document, the Park Plan is flexible by nature in order to respond to on-going changes in site conditions and adapt to changing conditions in the community.



## PART A: BACKGROUND

SAME

## **1.0 INTRODUCTION**

Royal Beach is envisioned to become a vibrant new seaside village in the heart of Colwood. A major feature will be its expansive parks and open space network, offering a variety of landscapes - natural, urban and hybrid typologies - as well as a diversity of experiences for all.

#### **1.1 PROJECT CONTEXT**

#### Prupose of the Park Plan

This Park Plan for the Royal Beach community has been prepared as both a guide for more refined park designs, and as a decision-making and master planning framework for park dedication and improvements, to be delivered through the subdivision process over the long term and phased development of the site.

#### Founded on Decades of Planning

The Park Plan for the Royal Beach community is built on decades of planning, rooted in community engagement and endorsement. It finds its roots in the early planning stages, dating as far back as the 1996 Area Plan for the larger community of Royal Bay. The dedicated area for parkland on this site has consistently remained nearly identical in location over the years, reiterated in the 2014 Royal Bay Area Plan (the "2014 Area Plan"), embedded in the 2018 OCP and again in the 2021 Royal Beach Sub-Area Plan (the "2021 Sub-Area Plan").

#### Delivering on the TOR

Developed based on the framework provided in the Royal Beach Parks Terms of Reference (the "TOR"), approved by Council in 2021, the Park Plan has evolved with more detailed planning, while achieving the overall goals and intent of the TOR and providing all required programming across ten special places. The Park Plan ultimately delivers on the following key elements as outlined in the TOR:

- Above the required total area of 18.9 ha of parkland
- The provision of Neighbourhood Natural Park and community Waterfront Park space comprising a significant proportion of the total parkland area. These park typologies are naturalized areas with minimal maintenance levels, and prioritize serving a variety of passive recreational opportunities along with restoration of natural ecology.
- The provision of a naturalized Destination Waterfront with continuous access to the water's edge.
- The provision of Neighborhood Park space prioritizing active recreational uses.
- An even distribution of larger park spaces accessible within a 5 minute walking radius of each of the three key residential neighbourhoods
- The entire set of specific program and amenity requirements per neighbourhood as a whole.

 An extensive trail system that connects into the Waterfront Park and plaza area, as well as existing and proposed regional and waterfront trail systems.

As detailed within, the Park Plan provides for a wide range of amenities and responds to several influences including biophysical conditions, built conditions, environmental restoration, cultural storytelling and maintenance considerations.





#### **1.2 SITE DESCRIPTION**

Royal Beach is an expansive 134-acre (54 ha) property site located in the City of Colwood. The property fronts onto a 1.4km stretch of shoreline, and offers breathtaking views across the Salish Sea to the Olympic Mountains, Albert Head, Esquimalt Lagoon and Victoria skyline.

Bounded by Metchosin Road to the west and the Salish Sea to the east, Royal Beach will offer a new, more urban waterfront centre surrounded by predominantly residential neighborhoods to the north and south.



View of the waterfront looking south.

View from the bluffs.



View of the Royal Beach site looking south.



View of the Royal Beach site looking north.

#### **1.3 SITE HISTORY**

The Colwood Delta, one of the dominant physical landforms of the Victoria area, was formed as a glaciofluvial delta more than 10,000 years ago. Thousands of years of glacial activity created Esquimalt Lagoon and the surrounding bluffs ecosystem. Astonishingly, the bones of a mammoth have been found on site, from which a tooth can be found at the Royal BC Museum.

Straits Salish (a division of the Coast Salish) presence around Esquimalt Lagoon can be traced back more than 1,700 years. Very little is known about the indigenous history of this specific area but with time, and on-going collaboration, we are learning more and more about the traditions and rich ties to the land from the nations that lived and continue to live here to this day – the Ləkwənən-speaking people from the Lekwungen (Songhees) and Xwsepsum (Esquimalt) nations. Traditions around food preparation, plant and tree bark harvesting, healing, building and more, relate to creating an important balance with the natural environment. The waterways that tie into the Salish Sea and beyond, were important travel ways to visit different communities.

Colonial settlement of Vancouver Island began shortly after the Island was declared a Crown Colony in 1849. Throughout the 1850s and 1860s, permanent settlement around Esquimalt Lagoon increased, as immigrants moved to the island to farm, raise livestock, and develop fruit orchards. In 1858 Victoria became the supply centre of the gold rush, and its population boomed. The 1860s brought increased logging activity to the region.

Mining activity in the Colwood area began in the 1890s, producing high-quality aggregates at a convenient location for transport by barge to the Cascadia region. Around 1910, Producers Pit was opened on what now forms the Royal Beach site, quickly becoming one of the region's largest employers and a major industrial site. Gravel and sand were extracted from the site for local construction on the Island, shipment to the Lower Mainland, and export to Washington. A large processing plant was built to serve the mine in 1975, and after many years of successful operation, the site was decommissioned in 2007.

Responding to growing demand, housing developments covered much of the former quarry pit leaving Royal Beach as the only major brownfield site remaining in Colwood. Royal Beach has been considered as a site for residential development since the 1970s, sparking a series of rezoning and master planning efforts, and culminating in the 2021 Royal Beach Sub Area Plan (the "SAP") and corresponding rezoning.





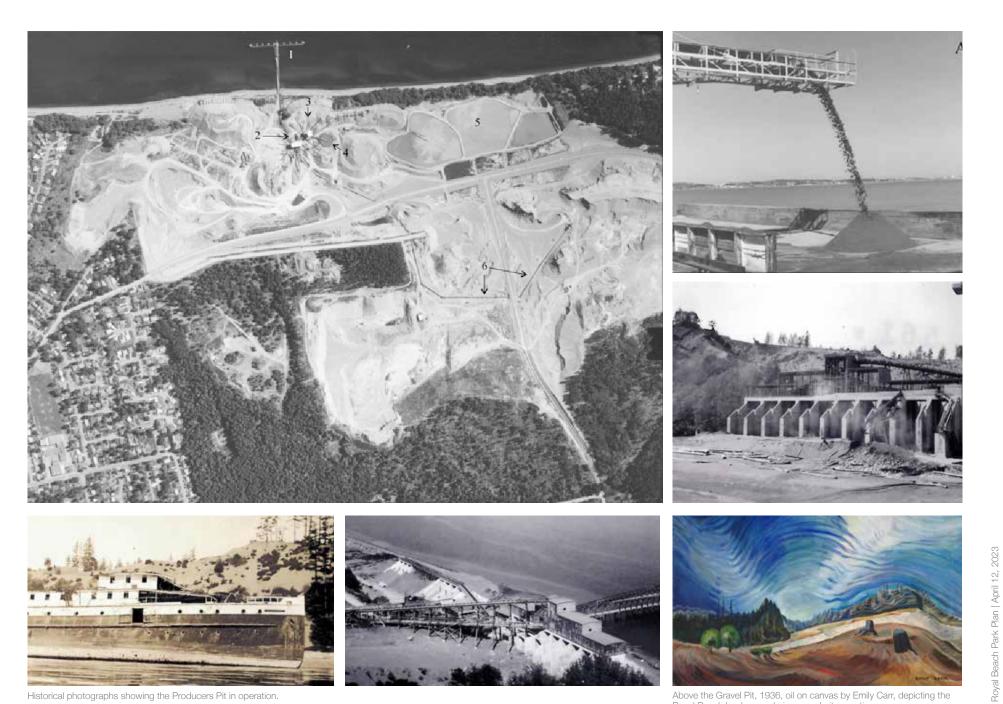
Public Art piece at the waterfront, commemorating the Mammoth tooth found during gravel pit operations.



Victoria from the Songhees Reserve looking S.E. towards James Bay in the 1890s.



Historical photographs showing the Producers Pit in operation.



Above the Gravel Pit, 1936, oil on canvas by Emily Carr, depicting the Royal Beach landscape during gravel pit operations.

Historical photographs showing the Producers Pit in operation.

#### **1.4 PROJECT PROCESS**

#### **Collaborative Process**

The Park Plan is a culmination of collaborative working efforts with a wider team of consultants, the owners, City staff, the public and other stakeholders. The park planning and design work was performed concurrently with civil works including road alignments, grading, and servicing, as well as urban form master planning and public art planning, to fit cohesively into a greater holistic site plan vision.

#### **Holistic Vision**

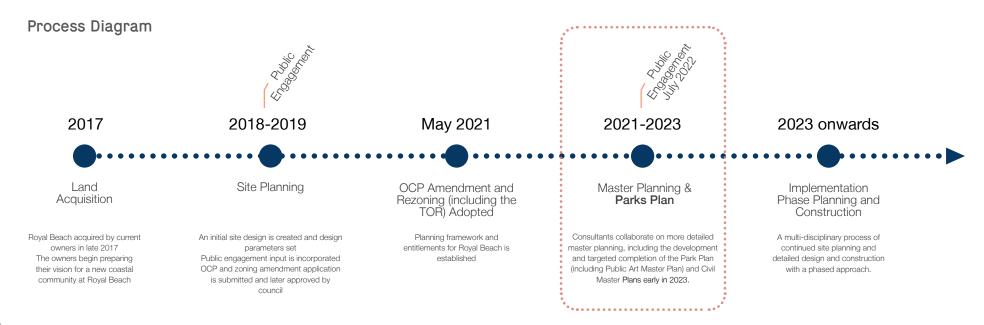
For over a year, numerous site visits and design charettes were conducted along with in-depth analyses of the site in collaboration with the architectural and civil team to develop a cohesive Vision, Guiding Principles and design direction. Meetings with City staff to review design development at key milestone moments helped guide the Park Plan and helped to align it with City policies and concurrent City planning work.

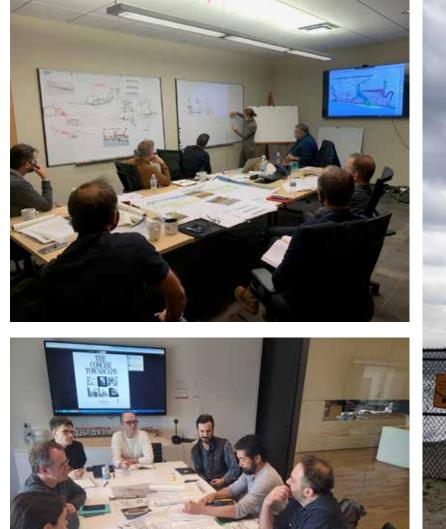
#### Informed by Engagement

The Park Plan was also presented to the public and stakeholders at an on-site open house on July 26, 2022 with the opportunity to learn about the plan and provide feedback. The open house was wellattended, with overwhelmingly positive feedback received (See Appendix A for more details on the event).

#### Aligned with Policy

The Park Plan builds on preliminary site analysis and master planning work done previously as part of a rezoning and Official Community Plan amendment process completed in 2021. As part of this process, the TOR was also created, providing the framework upon which this Park Plan has been developed (collectively, these documents are referred as the "Rezoning Documents").







Initial collaborative design sessions with design consultants.

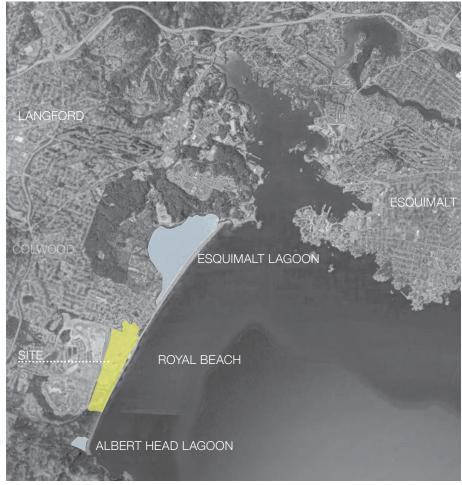
Early site visit to Royal Beach.

## **2.0 SITE CONTEXT AND ANALYSIS**



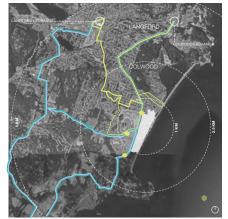
#### **2.1 REGIONAL CONTEXT**

Royal Beach is located within the City of Colwood, on the south coast of Vancouver Island and within the Capital Regional District of Victoria. From Esquimalt Lagoon to Royal Beach, 7 km of ocean coastline distinguish the unique character of the community. Currently home to 19,000 people, the population is expected to increase to more than 26,000 by 2038, largely spurred development near the waterfront and in neighbouring communities. The Royal Beach site is well connected regionally with three major bus routes connecting into Metchosin Road and a future transit station planned for the intersection of Metchosin and Latoria on the southwest corner. A new high school is located in the neighbouring residential community to the west, as well as a new transitoriented commercial centre under development at the Latoria and Metchosin intersection. Parks and open spaces are generous across the region and well interconnected with an extensive trail system. A key opportunity for the Park Plan is to provide connection points towards the regional trails along the coastline and upland across Metchosin Road.

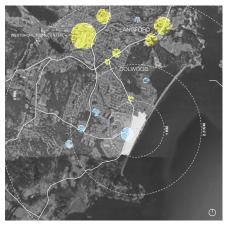


Regional Context (© Office of McFarlane Biggar Architects).

BUS NETWORK SERVICING ROYAL BEACH

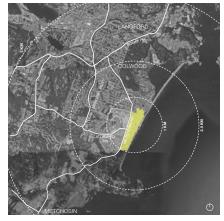


COMMERCIAL NETWORK

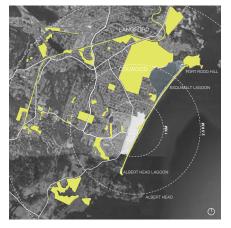


Site analysis diagrams (© OMB Architects).

MAJOR ROADWAY CONTEXT

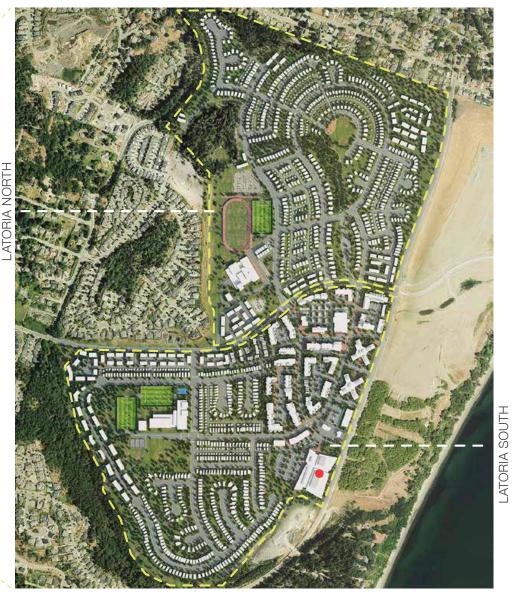


CITY PARKS/RELATED LANDS NETWORK



#### 2.2 NEIGHBOURHOOD CONTEXT

Within Colwood, Royal Beach is located in a rapidly changing area, which is expected to become home to over 15,000 new residents once fully built-out. To the north and west, the neighbourhoods of Seaside, Wishart South, and Latoria North are all primarily low-rise single-family homes, with generous lot sizes and small neighbourhood parks. To the southwest, Latoria South is currently under development, and upon completion will have a more urban character with a dynamic town centre at Metchosin Road, on the south side of Latoria, with shops, amenities and plazas along with a significant amount of residential units in a mix of apartment, townhome and single family homes. Designated for mixed-use residential, commercial, and institutional development, the area is set to feature a new Royal BC Museum facility (for archives and feature collections), a senior's assisted living facility and a large grocery-anchored retail village.



Latoria North and South plans as outlined in the Royal Bay 2014 Local Area Plan. Location for Royal BC Museum shown with a red dot.



Rendered vision for the Urban Centre at Metchosin and Latoria, west of Royal Beach.



Existing Meadow Park playground in Latoria North.



Blue infrastructure and parkland in Meadow Park.

#### **2.3 SITE ANALYSIS**

A variety of environmental and locational factors influence the Royal Beach site's opportunities and constraints that the Park Plan must respond to. These include such features as environmental factors, topography, connectivity to the greater region, location at the waterfront and ecological and geotechnical aspects.

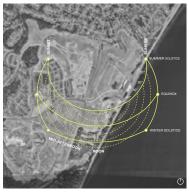
Open space and trail design will take advantage of view opportunities and help create microclimates that mitigate high winds and strong sun. They will follow principles and policies that focus on:

- creating welcoming spaces;
- considering flexibility of use, in particular in plaza spaces;
- providing safety, security and comfort for users;
- creating accessible environments; and
- being respectful of existing indigenous ecologies.

#### 2.3.1 Sun and Wind

The solar and wind aspects for the site are of utmost importance as a south-east facing site exposed to north-easterly winds. These are strong considerations that the Park Plan must respond to in a strategic way to provide comfort and safety to the residents and visitors and support usability of trails and open spaces. Considerations include orientation and location of features and amenities, such as picnic areas, playgrounds and shelters, as well as offering canopy protection along streets and paths.

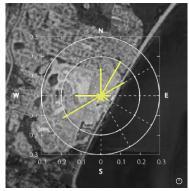
SOLAR ORIENTATION





Protected street environments from sun and wind.

WIND DIRECTION

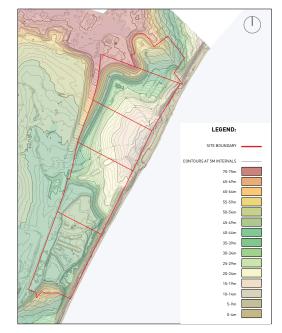


Site analysis diagrams (© Office of McFarlane Biggar Architects).

#### 2.3.2 Slope Aspect and Views

The most striking site feature of Royal Beach is its distinctive topography - large bluff landforms which slope down to meet the Salish Sea at the centre of the site, building back up to Metchosin Road with a variety of slope conditions from north to south. While this topography poses some significant challenges to developing the site, it conversely reveals many opportunities for viewpoints, gathering spaces and unique engagement with stormwater.

As the site rises from the beach towards Metchosin Road, spectacular views become available over the ocean and towards the Olympic Mountains, Victoria, and Esquimalt Lagoon. This provides a number of opportunities for lookouts and viewpoints to be located at key moments along all major trails and in special places.



Slope aspect diagram from Royal Beach Rezoning Document.

#### LEGEND

Framed view moment opportunity

Open wide angle view opportunity

Long views out to the ocean through breaks in the forest Ø

Towards village heart 0

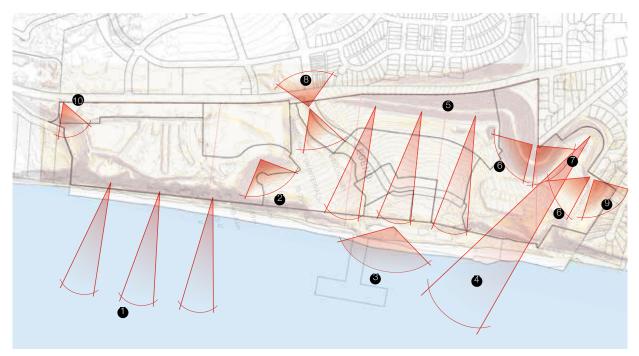
Views to the water, olympic mountains and Victoria 3

4 Panoramic view of ocean

6 Panoramic views across the site

- Panoramic views across the site and beyond 6
- Into the bowl 9
- 8 Towards north Royal Bay neighbourhood
- Towards Victoria 9
- To the interior neighbourhood 10

Notes: Background slopes map sourced from application for official community plan and zoning amendment, May 2019.



Key views diagram.



View from the southern bluffs (no.1 in diagram above).



View from the end of Gratton Street (no.6 in diagram above).

#### 2.3.3 Circulation and Access

The road network at Royal Beach is designed to connect to Metchosin Road with via Latoria Boulevard as the primary gateway into the neighbourhood and secondary connections at Ryder Hesjedal Way and Commons Road. Each of the three connections are to incorporate bike infrastructure and aim to mimic the design configuration in the Royal Bay neighbourhood for ease of transition and to improve safety for cyclists across the intersections. The cycling network is to be expanded along some of the multi-use trails to provide alternatives at lesser grade changes.

Overall, the Park Plan is to provide high quality streetscapes and safe pedestrian and cycling routes, both along streets and via trail systems. Consideration for topographical change will be of upmost importance from an accessibility and safety perspective. Furthermore, the trail network is to contribute to the Beach-to-Mountain/Mountain-to-Beach loop, and provide public waterfront access opportunities and a connection point towards the municipally proposed waterfront trail to Esquimalt Lagoon.



Metchosin road under construction (July 2022).

#### 2.3.4 Landscape and Ecology

The majority of the Royal Beach site is a disturbed landscape with open grasslands and a substantial amount of invasive scotchbroom and blackberry, amidst some indigenous plants such as lupins and California poppies. Steep remnant bluffs at the north and south ends of the site's shoreline host the largest undisturbed plus restored areas of vegetation. Stands of mature Douglas Fir, Grand Fir and Big Leaf Maple are the dominant tree species. Dryer rocky outcropping play host to Arbutus, Garry Oak and wild Cherry along with associated plant communities.

From an ecological perspective, the Park Plan must first respond to the OCP's related objectives of:

- ensuring the long term health of environmentally sensitive areas;
- strengthening Colwood's forested areas and overall tree canopy; and
- protecting topographical features and natural character.

The inventory and analysis of tree stands across the site, showcased on the facing page, highlights additional recommendations as follows.

- Retain well established indigenous trees and natural forest canopy and plant new trees.
- Prevent and manage invasive plants.
- Enhance forest connections across the bluffs to help in the provision of high quality habitat, slope stabilization, improved water quality and park user experience.
- Incorporate forest restoration and expansion as well as green connectors throughout the site, with tree canopy, to help with habitat connectivity across the site.



Natural forest bluff with outcrops and invasive scotchbroom in the foreground.



Prized arbutus trees are limited on site yet critical as part of the natural indigenous forest.





Native lupins and California poppies are found on site today, brightening the landscape and supporting native pollinator species.



Ecological inventory diagram.

Ecology	Descriptions	Management Considerations
Open field with solitary trees	<ul> <li>Limited soil quality</li> <li>Open tree canopy, with young Douglas fir and Sitka spruce, some arbutus and Broadleaf maples</li> <li>Grasses and invasives</li> </ul>	<ul> <li>Retain well established trees and plant new ones for aesthetic and wildlife benefit</li> <li>Introduce shrub layer</li> <li>Prevent and manage invasive plants</li> </ul>
Restored forest	<ul> <li>Developing soils, good tree growth</li> <li>Close and stable tree canopy, with young Douglas fir, some arbutus and Broadleaf maples</li> <li>Diverse understory vegetation - part native, part invasive</li> </ul>	<ul> <li>Retain forest canopy wherever possible</li> <li>Extend this successful treatment to other areas to connect fragmented habitats</li> </ul>
Natural bluff stand	<ul> <li>Well developed soil profiles on steep slope - no erosion</li> <li>Mature tree canopy: Douglas fir near top, Bigleaf maple mid slope, diversity of trees at bottom</li> <li>Diverse and heavy understory</li> </ul>	Retain and protect forest cover for erosion control, wildlife benefits and user experience     Expand forest canopy     Start hazard tree monitoring program
Disturbed bluff stand	<ul> <li>Diminished soil quality and no soil profiles - steep slope</li> <li>Open and unstable tree canopy, with Broadleaf maples</li> <li>Native and invasive shrub layer</li> </ul>	<ul> <li>Retain and protect forest cover for erosion control, wildlife benefits and user experience</li> <li>Repair forest openings and manage invasives</li> </ul>
Mature coastal douglas fir stand	<ul> <li>Rocky but well-developed forest soils - gentle slopes</li> <li>Closed and stable tree canopy with Arbutus and Douglas fir, opening up to a Garry oak ecotype</li> <li>Diverse understory - mostly native</li> </ul>	Retain and protect forest cover for erosion control, wildlife benefits and user experience
Open grassland	<ul> <li>Diminished soil quality - steep slope</li> <li>Open landscape with mix of native and invasive species: grasses, scotchbroom and other</li> </ul>	<ul> <li>Manage invasive plants</li> <li>Introduce native ground species and stands of trees for some relief from sun and wind and to help stabilize the slope</li> </ul>

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#### 2.3.5 Stormwater Overland Network

A key component of the current Royal Beach site is an armoured stormwater channel that conveys runoff from neighbourhoods to the west, including Royal Bay and beyond.

This channel will remain as part of the Park Plan design and continue to service functional requirements as detailed in the Royal Beach stormwater master plan. While a key piece of infrastructure, the vision is to improve its aesthetic and ecological quality in the context of a larger public park system, to become a corridor with an enriched natural character and biodiverse quality.



Diagram showing the existing stormwater infrastructure on site.

#### 2.3.6 Waterfront Leased Land

The Colwood waterfront is envisioned in overarching City policies to become a publicly accessible destination in the future; however, it is challenged with its current ownership structure. Between the Royal Beach property line and the ocean is a stretch of Crown Land, which a portion of (located closest to the future heart and Village Plaza area) is covered under a lease, currently held by the owners. Discussions with the City about a potential transfer of this lease to the City are ongoing, with the results of such being critical to understand before any further planning for this leased area can commence. Given this situation, the Park Plan cannot address the design of the Crown Land, but it can set up the foundation for future connection points at the waterfront plaza and focus on creating an environment that is sensitive to open views and landscapes towards the waterfront.



Waterfront leased land area in the foreground.



Waterfront leased land area boundary.

#### 2.3.7 Sustainability Opportunities

Although specific sustainability initiatives will be the consideration of future planning, the Park Plan is to consider broad level opportunities that include:

- supporting active transportation modes and contributing toward the creation of a walkable pedestrian-oriented community;
- finding alternative ways to store water for irrigation and using native and drought-tolerant plants;
- designing the stormwater channel to accommodate significant events and peak future storms to improve community resilience to severe storms and urban stormwater flooding; and
- reducing overall ecological impact with habitat restoration and canopy cover increase, and prioritizing nature-based approaches for infrastructure services, including stormwater management.



The beach condition during stormy weather.



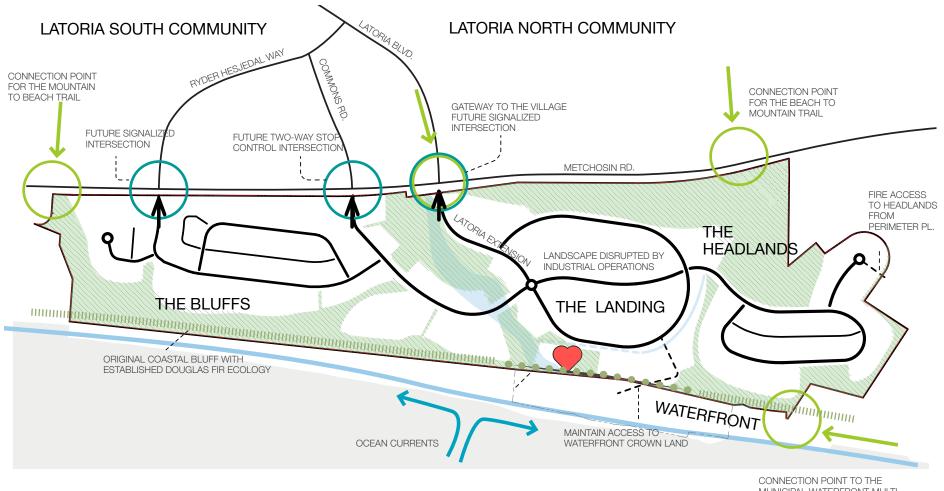
Safe cycling infrastructure will encourage active transportation.



Natural stormwater retention.

#### 2.3.8 DESIGN PARAMETERS MAP

The information collected from the various studies outlined in this section, along with key takeaways from the site analysis, has been summarized in a diagrammatic format as a holistic and overlapping set of design parameters and base inputs for the Park Plan.



CONNECTION POINT TO THE MUNICIPAL WATERFRONT MULTI-USE TRAIL TOWARDS ESQUIMALT LAGOON

## **3.0 POLICY CONTEXT & OTHER INPUTS**



#### 3.1 RELEVANT MUNICIPAL POLICY DOCUMENTS

The Park Plan considers the important policies set out by the City in its various policy planning documents, as they relate to key design directions around such topics as trail connectivity, accessibility, inclusivity, placemaking, character building, creating walkable communities, and supporting connected ecological habitats.

This section summarizes the documents that were cross referenced during the design process and the key relevant policies found within them. It also highlights the extensive planning and engagement process that shaped this Park Plan, dating back to the 1996 Area Plan.

#### 3.1.1 2018 City of Colwood Official Community Plan

The 2018 Official Community Plan (OCP) was developed following extensive community engagement to protect the beloved character of Colwood while managing growth and shaping the future of the City. The OCP provides objectives and policies to guide decision-making around planning and land use management over a 20 year horizon. It is a living document with room for adjustment over time to align with the changing needs of the community.

The overall vision and goals for the City of Colwood highlighted in the OCP are crucial to shaping the approach of the design concept for the parks and open spaces across Royal Beach.

The Vision: "Colwood is a spectacular seaside community set apart by its outstanding natural setting and exceptional quality of life."

The most relevant Goals include:

"The waterfront is a stewarded, world-class destination for residents and visitors alike;" "People and nature are exceptionally wellconnected;" and

"Public spaces are for public life."

#### A spectacular seaside community.

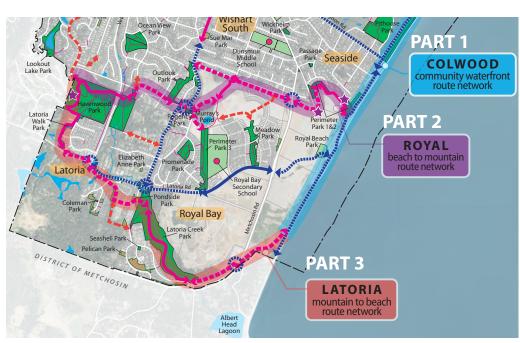
### A world class waterfront destination.

Within the OCP, Royal Beach is identified as part of the "Seaside Village" area, a neighbourhood meant to serve as one of two primary centres for cultural, civic, economic, and public life within the city, with the following important goals:

- Serving as a local, city-wide, and regional destination for shopping, recreation, and gathering.
- Defined by its ocean views and access, and resulting seaside character.
- Supporting walking and cycling, including an outstanding public realm that creates street life. and connects diverse activities to the waterfront
- Characterized by green infrastructure and green spaces.

Furthermore, the OCP outlines specific policies around various planning topics, that support diverse and accessible communities. Policies around Streets and Mobility (8.2) as well as Parks and Natural Assets (Section 11.2) have particular relevance to the Park Plan development. Some key policies to highlight can be summarized as follows.

- Prioritize active transportation and provide a ٠ diversity of transportation modes.
- Expand, enhance and further connect the network of trails around the City.
- Focus on safety and accessibility of sidewalks. trails, streetscapes and park spaces - reduce barriers.
- Provide continuous, uninterrupted public access along the entire waterfront, whilst balancing it with the protection of ecologically sensitive areas.
- Link parks and open spaces to major ٠ destinations and amenities.
- Protect and restore ecological networks and minimize habitat fragmentation.
- Encourage the application of site adaptive planning and design principles.
- Protect natural shorelines so that they can continue performing multiple ecological functions.
- Promote native habitat restoration.



General location map of 3 community parks in Colwood (PRMP)

#### 3.1.2 Parks and Recreation Master Plan

The 2021 Parks and Recreation Master Plan (PRMP) is a broad, strategic, and living document which provides direction for managing parks resources over the duration of ten years. It is intended to provide system-wide guidance rather than detailed planning for individual park spaces or facilities. The PRMP builds upon the OCP

Vision and presents its own unique set of Guiding Principles that focus on themes of protection and enhancement of the natural environment, connectivity and accessibility, and promotion of community health and wellbeing.

Royal Beach falls into the Seaside area in the PRMP and is identified as a key part of the City's Waterfront planning process. A continuous trail



Route Network Concept Map (PRMP)

from Lagoon Beach to Royal Beach is highlighted in this vision and the Park Plan responds by providing a connecting point opportunity. Royal Beach is also located along the proposed Beachto-Mountain/Mountain-to-Beach trail network. Considering this connection is accounted for as another priority in the Park Plan.

Finally, Royal Beach is identified as the location for a new Community Waterfront Park, imagined as a larger connected parkland area with the intension to host recreational facilities for the growing waterfront community.

The vision articulated in the PRMP states that "The treasured public waterfront is iconic and balances resilience to climate change and sea



Significant locations along Colwood's waterfront.

#### level rise, respect for the environment, and a vibrant destination for activity and cultural events in the region."

This key vision for the waterfront environment has been embedded in the Guiding Principles for the Park Plan and has directed the overall concept for the larger parkland network, beyond the dedicated special place areas.

### Regional and local trail connectivity is a top priority.

A new waterfront community park – a vibrant destination.

#### 3.1.3 Colwood Waterfront Stewardship Plan (2021)

In response to the growing community recreational pressures, as well as climate change and sea level rise of Colwood's treasured waterfront, the City developed a Waterfront Stewardship Plan (CWSP) that sets out a planning and management framework to preserve and enhance ecological, cultural and recreational values in a balanced way.

The plan identifies a portion of the Royal Beach waterfront/seaside as an "intensive recreational use area to support a vibrant community," which differs from the other three waterfront areas south and north of the site, which support lighter recreational uses and have a greater focus on ecological enhancement and nature-based activities.



Perimeter Park trails concept (Waterfront Stewardship Plan)

Notwithstanding the heavier agenda for this area, the stewardship plan highlights the vulnerability of particular areas to erosion and the potential need for mitigation. The mitigation recommendation is to implement a Green Shores soft shoreline management approach and approach any waterfront development in a sensitive manner.

The CWSP also establishes future plans and goals for the character and design of a waterfront multiuse path that is envisioned to connect into Royal Beach on the northern end of the shoreline.

Since the waterfront lands adjacent to Royal Beach are located on Crown Land, the opportunities for the Park Plan in responding to the recommendations in the CWSP are limited. However the Park Plan Site-adaptive and sensitive design solutions approach.

provides some suggestions and guidance for future improvements and programming for the waterfront lands that are aligned with a site-adaptive and sensitive design approach.

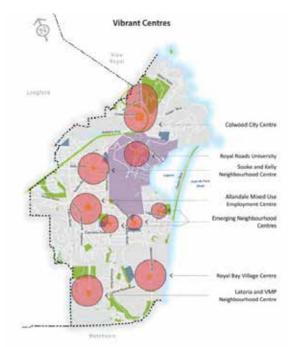
#### 3.1.4 Colwood Transportation Master Plan

The Colwood Transportation Master Plan (TMP) will guide the next 25 years of improvements in the City towards creating a multi-modal transportation network that can effectively and efficiently respond to transportation challenges identified through community consultation. The plan is structured around a series of Strategic Directions and associated Actions which support the overall Vision. Strategic Directions include:

- 1. A Network of Vibrant Centers
- 2. Liveable Neighbourhoods
- 3. A Walkable Community
- 4. Comfortable Cycling Facilities
- 5. Convenient and Attractive Transit
- 6. Complete Streets

All of these Strategic Directions are relevant to the Royal Beach community and the Park Plan has been designed accordingly.

Connect into the new Royal Bay Village Centre.

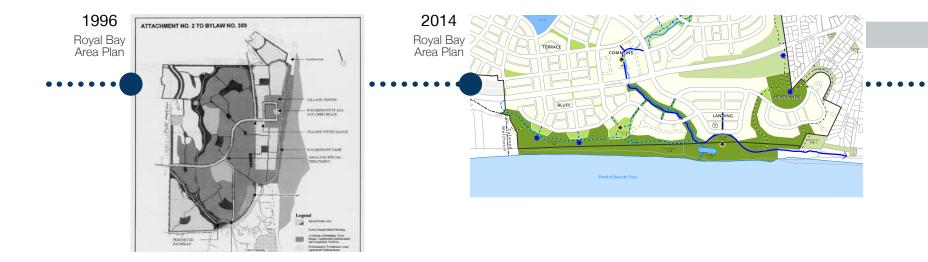


TMP Vibrant Centres map (TMP)

#### Transportation themes:



#### Area and Park Planning Timeline



#### 3.2 AREA PLANNING POLICY CONTEXT

The Royal Beach site has been subject to over 25 years of planning. The Park Plan found herein has been shaped upon extensive public consultation and resulting policy foundations. Planning of the community dates back to the 1996 Royal Bay Area Plan (the "1996 Area Plan") for the larger Royal Bay community area. The 1996 Area Plan was later updated by the 2014 Royal Bay Area Plan (the "2014 Area Plan") which forms part of the OCP. More refinement to the plan, including further definition and characterization of spaces and places was provided in the Royal Beach Sub Area Plan in 2021 (the "SAP"), which also forms part of the OCP. Notworthy is that the designated parkland area in the Area Plan can be seen as consistently staying generally in the same configuration in all policy documents that followed, through to the TOR.

#### 3.2.1 The Royal Bay Area Plans

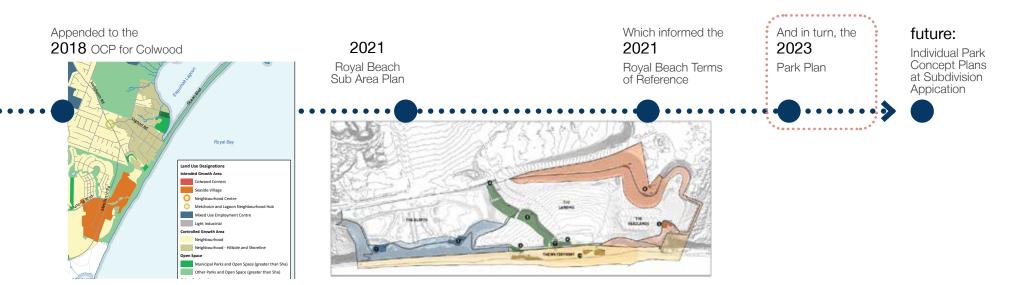
The "Royal Bay" community area was first defined in the 1996 Area Plan with a "conceptual picture of how the lands may be developed." The comprehensive development plan included Planning Principles and a Land Use Concept Map (reference graphic above), for a 251ha site that comprised the Producers Gravel Pit and associated lands around it. The vision was for a new community, with a commercial "Village Heart" near the waterfront and a perimeter greenway and trail system.

The 2014 update to the Area Plan carried on the same principles and overall vision, with strategic and critical refinements to better intergrate with regional long term planning initiatives of building sustainable and resilient communities. It was also intentionally rooted in extensive community engagement and a collaborative planning process.

#### 3.2.2 Royal Beach Sub Area Plan

The Royal Beach Sub Area Plan (the "SAP") was adopted in May 2021, forming part of the City's OCP. The SAP created a framework to provide policy direction for the development of Royal Beach and ensure alignment with the OCP's Vision and Goals.

Relative to parks and open spaces, the SAP identifies the importance of the Royal Beach park network and provides guidance on a variety of different policies which have been incorporated into the Park Plan. These include providing a diversity of parkland typologies that include neighbourhood parks, natural areas and community waterfront park, as well as capitalizing on views from high points and also providing a trail network interconnecting individual park spaces on site.



#### 3.3 ROYAL BEACH PARKS TERMS OF REFERENCE (TOR)

The TOR outlines the goals, vision, and objectives for 18.9 hectares of open spaces and parks to be developed at Royal Beach, including a connected trails network. The TOR was explicitly written as a fluid and flexible "living document", intended as a guiding framework for the creation of the Park Plan and open to adjustments as the needs of the community change and further site conditions are uncovered.

The TOR builds upon the city-wide Vision and Goals outlined in the 2018 OCP and 2021 SAP, and further identifies Guiding Principles for the Royal Beach site, which can be summarized as follows:

- Wind, sun, sea, and views are key natural elements of the site which parks should celebrate.
- Focus on natural landscaping principles.

- Provide practical features in the parks for the public.
- Provide a diverse range of amenities that appeal to a wide demographic and support wellness.
- Construct the plan around ten destination "special places" interconnected by a multi-use trail network.

Specifically on the last principle, the ten Special Places within four neighbourhoods (Bluffs, Landing, Headlands, Waterfront) are further described throughout the TOR relative to their character, design intent, required program/amenities, maintenance level requirements, and approximate size. The TOR Schedule 1 Proposed Parks and Open Space Plan, is included in Appendix B for reference.

A conceptual trail network connecting these Special Places is also addressed by the TOR, which specifies four trail types and their approximate locations across the site, providing connectivity between the four neighbourhoods and associated park spaces. The formal Trail and Pathway Types Plan from the TOR can be found in Appendix C.

Ultimately, the TOR sets out the requirements that the Park Plan is to deliver on, all of which have been achieved.

#### **3.4 OTHER RELEVANT INPUT**

As the site planning has progressed over the years, a series of related studies have informed and influenced the design process and resulting plans. These include coastal assessments, geotechnical reviews, and civil considerations. As environmental factors change and development progresses, further analyses will continue to be conducted as needed.



PART B: THE PARK PLAN

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# 4.0 VISION, GUIDING PRINCIPLES AND BIG IDEAS

#### 4.1 VISION

As parks and open spaces at Royal Beach have a mutual relationship with the built form, and form part of the greater holistic character of this spectacular future seaside community and destination, the Vision becomes one and the same for both. The Park Plan is created around the grandeur community Vision for Royal Beach as outlined in the SAP, which also embodies the wider OCP Vision for the City at large:

"A new seaside neighbourhood, on a distinctive waterfront site... [with] a quintessentially west coast character... [consisting] of a richly landscaped public infrastructure, a wide mix of housing types, and with a high quality of public amenities... [with] direct access to the beach and shoreline." The Park Plan also responds to other key goals for this new seaside community, as outlined in the SAP, including:

- To make 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 improved beach access.
- To be a major recipient of Colwood's future residential and non-residential growth, in a wide variety of forms.
- To significantly enhance Colwood's connection to the waterfront and the sea

#### **4.2 GUIDING PRINCIPLES**

Two sets of closely related guiding principles have governed the development of the Park Plan. The first set identified in the TOR sets up the parkland around ten special places and focuses on responding to site conditions and assets (Reference policy section 3.2 for the list).

A second complimentary set of Guiding Principles was later created during the development of this Park Plan, working in collaboration with architects. These more overarching principles would help guide the design of a cohesive community environment to live, work, move around and play in, surmounting zoning boundaries that serve legal purposes only. The 12 Guiding Principles, highlighted on the facing page, focus on the creation of an attractive and dynamic place that also directly responds to its natural context and site assets of panoramic views and native ecologies.



Connect people, places, nature, water



2 create a diversity of public spaces and experiences



4 plan for 24/7, year round activity

harmonious

relationship

between the

natural and

landscapes

industrial

7 Create a



5 Create a road and that respects





10 design for resiliency against climate risks





site layout public and , private interfaces

8



41 enhance the ecological integrity of the landscape



create an animated community heart and destination

3



6 provide a mix of building uses and typologies with active frontages





9 preserve and harness views

#### 4.3 THE BIG IDEAS



CONNECTING WITH OUR NEIGHBOURS

Creating strong neighbourhood trail networks will make natural areas accessible to residents and visitors of all ages and abilities. We recognize the site's crucial location as a regional trail node, and we are using this opportunity to enhance waterfront access and integrate with regional trail systems. Trails will act to engage the new Royal Beach community with Royal Bay and the neighbourhoods beyond, as well as creating extensive space for outdoor recreation.



CREATING A WATERFRONT DESTINATION

Royal Beach is situated at a unique coastal feature: a break in a shoreline bluff which allows for a large sandy beach with spectacular views over the Salish Sea. This waterfront is envisioned as a local, citywide and regional destination. The Village Plaza will act as the heart of the community, with cafes, restaurants, and spill-out areas for events & activities ranging from markets to music festivals, art installations, and more.



#### CREATING A NETWORK OF DIVERSE SPECIAL PLACES

Several larger neighbourhood parks are complemented by a series of special natural places of many different scales. Lookouts, playgrounds, trails, lawns, and recreational spaces create a comprehensive parks network accessible to all residents. High quality outdoor public spaces are only a short walk away from all residences, engaging the whole community with Royal Beach's natural features.









RESTORING THE INDIGENOUS LANDSCAPE

Restorative ecology forms the backbone of our approach to the Park Plan - transforming a site with layered and complex history into a productive, ecologically rich landscape. Indigenous planting, natural stormwater management, and decontamination approaches will work together to revive the site. This ecology will present unique educational and stewardship opportunities for Colwood residents.



PLACEMAKING THROUGH STORYTELLING

Behind the barren land of the Royal Beach site that we see today, lies a rich cultural, industrial and ecological past. There's an important opportunity to reveal and share that story with future generations, as well as tell new stories that will shape a unique sense of place for this coastal community. Stories will be shared through landform, ecology, public art, interpretive signage, and programming/ experiences.





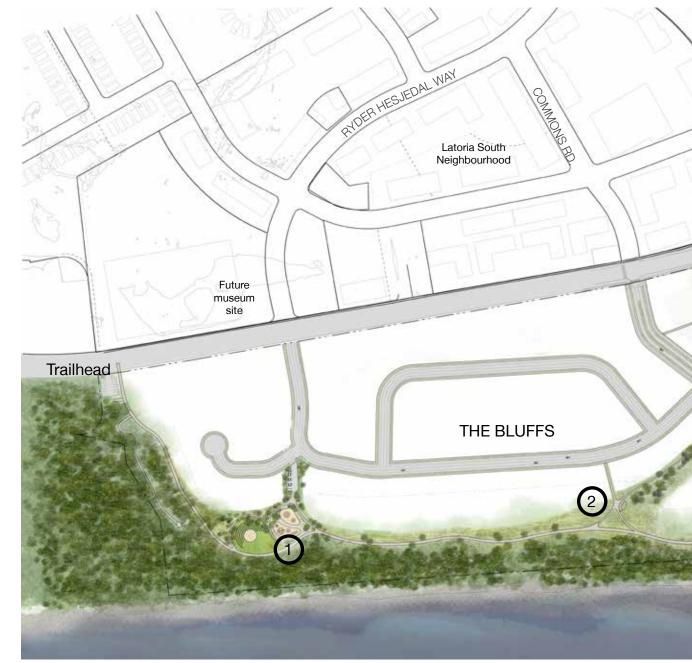
## 5.0 THE CONCEPT PLAN

### **5.1 DESIGN CONCEPT**

The design concept for the parkland at Royal Beach is centered around the creation of a unique publically accessible environment across parks and open spaces, plazas, forests and meadows, taking advantage of numerous spectacular coastal views. The plan weaves together ten "special places" across four distinct neighbourhoods, that serve both local residents and visitors from the region, connected with a great trail system and green streets.

#### **Special Places**





Royal Beach Parks Concept Plan



As a priority, the Park Plan is created to respond to the Vision for the Royal Beach community and to deliver on the Goals and Guiding Principles for the parkland. The design concept is built around the five Big Ideas (outlined in previous Section 4.3):

- 1. Connecting with our neighbours
- 2. Creating a waterfront destination
- 3. Creating a network of diverse special places
- 4. Restoring Indigenous landscapes
- 5. Placemaking through storytelling

The plan also responds to site opportunities and constraints set out through site analysis, aligns with relevant city policies, and delivers on the design requirements and intentions set out in the TOR, with updates in response to on-going changes in site conditions. The report sections that follow, outline the details of the Park Plan, showcasing each Special Place, maintenance levels, streetscape and trail sections, and an overarching approach to ecology and landscape furnishings, paving and planting.

## 5.2 PARK PLAN LAND USE CALCULATIONS

Developed based on the framework as outlined in the TOR, the Park Plan responds to the updates and evolutions of the detailed development plan for Royal Beach (reference Park Plan map on facing page, and associated Appendix D). The Park Plan continues to align with the overall goals, vision and intent of the TOR and provides all required programming across the ten special places, with



some adjustments made regarding distribution around the site to improve and maximize the user experience. The Park Plan also distinguishes Natural Parkland and Neighbourhood Parks as two differing park typologies for the purpose of statistical analysis, and includes as part of the total parkland dedication, a third typology of streetscape *public realm enhancement areas*, over and above the minimum requirements, as an important contributor to overall park amenity for the public (refer to Section 7.4 for further description).

### The new Park Plan provides all of the following key requirements as outlined in the TOR:

- Above the required area of 18.9 ha of parkland.
- *Natural Park* space comprising a significant proportion of the total parkland area. This park typology is defined by naturalized areas with minimal maintenance levels, prioritizing passive recreational opportunities and restoration of natural ecology.
- *Neighborhood Park* space prioritizing active recreational uses. Neighbourhood Parks are considered as the 10 special places outlined in the TOR, and provide a greater level of programming than the surrounding natural parkland.
- A naturalized Destination Waterfront with continuous access to the water's edge.
- An even distribution across the site of the three larger parks offering a greater level of recreational opportunities - accessible within a 5 minute walking radius of each of the three key residential neighbourhoods.
- The entire set of specific program and amenity requirements per neighbourhood as a whole.
- A continuous trail system that connects into the Waterfront Park and plaza area, as well as regional and coastal trail systems.

#### The Park Plan Area Summary



\* The road network is conceptual and subject to change

#### Park Plan Statistics

	Natural Parkland (ha)	Neighbourhood Park (ha)	Public Realm Enhancement in ROW (ha)	TOTAL (ha)
Bluffs	4.47	0.43		4.9
Landing	3.35	1.05		4.4
Headlands	9.19	0.46		9.65
Other			0.5	
TOTAL	16.5	1.9	0.5	19.45
Waterfront	9.85	0.42		10.27

#### **Ten Special Places**

 THE NATURAL AMPHITHEATRE BLUFFS LOOKOUT
 LANDING PARK
 THE GATEWAY
 THE LAWN & PLAYGROUND
 THE LANDING POOL
 THE PLAZA



## 6.0 PARKS AND OPEN SPACES

### 6.1 PARKS AND OPEN SPACES NETWORK

The Park Plan builds on the park vision described in the Royal Beach TOR. It delivers on 10 'Special Places' described in the TOR as destinations within the park system, distributed across four distinct neighbourhoods - the Bluffs, the Headlands, the Landing and the Waterfront. In the context of a network of open spaces and specific to their landscape setting, Special Places vary in scale and intention based on site considerations of microclimate, topography, and ease of public access. Certain open spaces serve as larger community or neighbourhood parks for gathering and events of variable type and size, while others are identified as more intimate pocket parks or lookout moments, strategically located to take advantage of topographical vantage points. Anticipated optimal placement for trailheads and nodes has also been suggested but is subject to further coordination and consideration with the City.

#### 6.1.1 Open Space Typologies

There are two larger neighbourhood parks and a grand central community park distributed across the site such that all residents have access within a 5-minute walking radius. These parks are designed to be more active in character with a greater number of facilities including a playground, picnic tables and open lawn space for flexible use. Smaller pocket parks with flexible open lawn space and lookouts, are designed around more



Naturalized park space.



Smaller pocket parks are more passive in nature.



Active neighbourhood parks offer more amenities.









Waterfront recreation.

passive uses and are often nestled amongst a natural landscape of a meadow and/or forest (Special Places 2, 3, 4, 6 and 8). They are more contemplative in nature and offer minimal amenities such as seating and a viewing platform. Some of these spaces are embellished with special features such as public art or a water feature (still pool) and provide great opportunities for educational wayfinding and interpretive signage.

In contrast, the Village Heart at the waterfront hosts a more urban environment with a large plaza and a series of ancillary plaza spaces that can host events of all sizes and types, just as well as the everyday meandering and lingering (Special Place 7). Finally, the waterfront on crown leased lands is the subject of Special Place 10 and is envisioned



Fostering nature education - bird watching

Trails provide many opportunities for active recreation.

as a combination of lawn area and natural beach for waterfront recreational opportunities and hosting of events (subject to allowable uses and future control of the Crown Land).

#### **Recreational Programming**

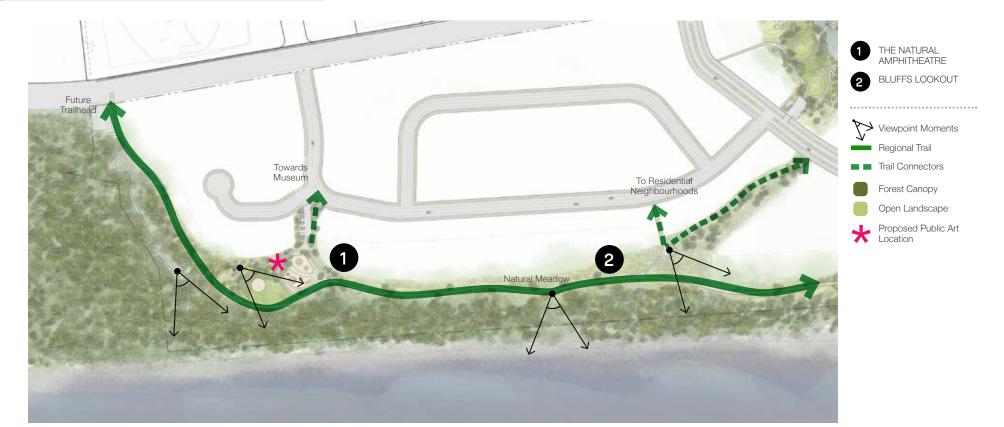
Each Special Place across the parkland exhibits a unique character of place and set of recreational programming and amenities, including playgrounds, informal playing fields, picnic areas, beach volleyball and more. Above this, the parkland strategy delivers on kilometers of trails that loop around the site in shorter and longer lengths and as such, offer opportunities for running, walking, cycling and rolling events or for leisure purposes. (Reference diagram on recreational programming on the right).





#### **6.2 BLUFFS AREA PARKLAND**

Total Area: ~4.9 ha



#### Required program being delivered on\*:

- Seating on a grassy slope of natural amphitheatre
- Viewpoint with guardrails (x2)
- 1 public art sculpture
- Play area with min. 3 CSA play structures (relocated to SP1)
- 10 picnic tables or benches and 2 trash
- receptacle

- Additional opportunities via CAC's:
- Interpretive signage
- Additional trail width and length
- Parking and wayfinding signage at the trailhead
- Additional benches for lookouts
- Additional public art
- Additional elements in special places (see related sections 6.2.1-6.2.2)

\* 1 public art installation relocated to the Headlands Area - Special Place 4

The Bluffs, a steeply sloped vantage point over the waterfront, will be a primarily naturalized area with restored Douglas Fir ecology and two Special Places (no. 1 and 2): the Natural Amphitheatre will offer opportunities for storytelling, outdoor education, passive recreation and play, and occasional small scale cultural performances; the Bluffs Lookout on the other hand will serve as an intimate landmark spot to enjoy stunning views to the Olympic mountains. A meandering trail network through the dense forest alongside meadow landscapes will form the backbone of this neighbourhood's parkland.



Garry oak meadow ecology.

Peak-a-boo views and lookouts.



Intimate trail character and wayfinding signage opportunities.



Hillside seating with views: outdoor learning opportunity or small events.



🕂 🐠 Royal Beach Park Plan | April 12, 2023

#### 6.2.1 Special Place 1 - The Natural Amphitheatre

An intimate yet animated neighbourhood open space, nestled among the bluff's rich and mature forest canopy in a natural bowl-shaped opening. The park features informal amphitheatre-style seating embedded into a formally sculpted hillside, that touches on the historic workings of the site. Play elements are integrated into the hillside as well as at the base. It is envisioned as a place of culture, learning and gathering, with a strong connection and complimentary programming to the future Royal BC Museum on Metchosin Road.

#### **Concept Design**



#### Program being delivered:

- Seating on a grassy slope of natural amphitheatre
- A small play area with min. 3 CSA play structures
- 1 public art sculpture
- Picnic area with 7 picnic tables or benches and 1 trash receptacle

### Additional opportunities via CAC's:

- Feature playground equipment
- Stage area

#### Maintenance Level: 3

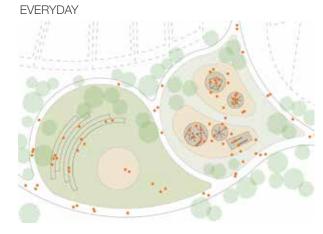


Location Key Map

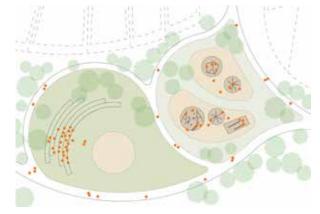


Visual representation of the special place concept design.

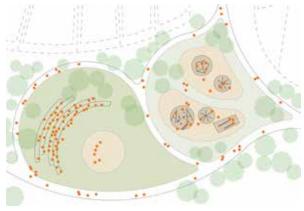
#### The Natural Amphitheatre Programming Opportunities



SMALL GROUP GATHERING



SMALL COMMUNITY EVENT GATHERING





Example: Individuals and friends meeting informally

Example: Outdoor classroom



Examples: Movie night, salsa nights, dance performance or other



Natural or sculpted playground.



Outdoor learning & opportunity to connect with museum programming.



Community-led group activities



Amphitheatre seating.

#### 6.2.2 Special Place 2 - Bluffs Lookout

A colourful top of bluff meadow landscape with a beautiful viewpoint lookout spot towards the heart of Royal Beach and the City of Victoria far beyond. Meandering trails through the meadow allow one to explore the small size wildlife of butterflies, dragonflies, bees and other creatures. An overall therapeutic landscape and experience, with a moment for respite and contemplation.

#### **Concept Design**



#### Program being delivered:

- 3 picnic tables or benches and 1 trash receptacle
- Viewpoint (guardrails not required)

#### Additional opportunities via CAC's:

- Public art
- Interpretive signage

Maintenance Level: 3/4



Location Key Map



Small picnic area



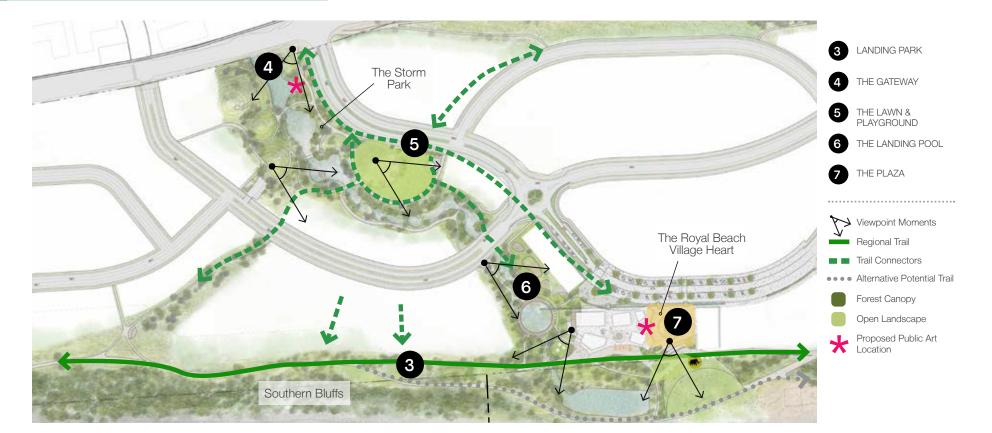
Meadow ecology.



Lookout viewpoint.

#### **6.3 LANDING AREA PARKLAND**

#### Total Area: ~4.4 ha



Required program being delivered on:	Additional opportunities via CAC's:	
<ul> <li>Min. 2 outdoor fitness equipment pieces</li> <li>Picnic area with min. 3 picnic tables</li> <li>Connections to multiuse trail</li> <li>Public art installation*</li> <li>Wayfinding signage</li> <li>Min. of 15 benches</li> <li>Temporary parking</li> <li>Improved rainwater infiltration</li> <li>Urban gathering space</li> <li>Min. 1 public art sculpture</li> <li>Community washroom</li> <li>Feature play area with min. 5 CSA-approved play structures</li> <li>Lawns and naturalized planting</li> </ul>	<ul> <li>Interpretive signage through the Storm Park</li> <li>Wayfinding signage at park entrances</li> <li>Additional trail width and length</li> <li>Additional public art</li> <li>Enhanced bridge designs</li> <li>Small shade structure(s)</li> <li>Additional benches for lookouts and atop</li> </ul>	

• Lighting

- Multiuse pathway
- areas
- for lookouts and atop landforms
- places (see related sections 6.3.1 - 6.3.6)

\* Relocated from the Bluffs Area - Special Place 2

The Landing serves as a welcome to the Royal Beach community, defined by a steadily sloping bank from Metchosin Road down to the waterfront. Leading from the gateway entrance, trail networks will bring residents through a naturalized grand Storm Park with several stunning feature park spaces within it (Special Places 4 through 6), all the way down to the Village Heart where a combination of hard and soft landscape elements will lend a more urban character to this commercial activity hub. The Plaza (Special Place 7) forms the lively center, with potential for year-round event programming, large gatherings, markets, performances, and everyday use. The Landing neighbourhood also encompasses an extension of the naturalized bluff landscape with many views along connecting trails and an intimate local park space perched over the waterfront (Special Place 3).





The Village Heart acts as an animated social space.

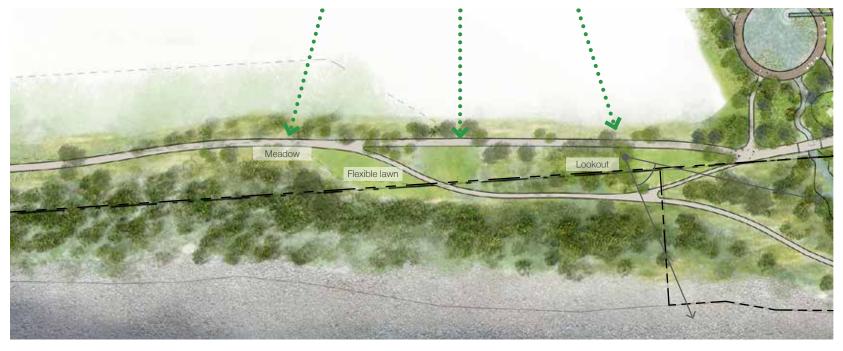


Connecting pathways throughout.

#### 6.3.1 Special Place 3 - Landing Park

The design of the Landing Park capitalizes on a stretch of flatter pockets of land across the bluff edge with panoramic views of the Salish Sea. Located alongside rows of medium density residences, a series of intimate open lawn spaces offer residents places for passive and contemplative recreation such as tai chi and yoga. Interspersed with meadows and stands of shade trees, it's also a perfect place for dogs and kids to get their energy out. Picnic areas also invite neighbours to host birthday parties and summer picnics, making it a great local community meeting place.

#### **Concept Design**



#### Program being delivered on:

- Min. 2 outdoor fitness equipment pieces
- Picnic area with min. 3 picnic tables
- Lawn area for recreation (ie. yoga)
- Benches

#### Additional opportunities via CAC's:

- Naturalized meadow
- Lookout point

Maintenance Level: 3/4





Lawn provides space for socializing and play.



Open spaces for calming recreation.



Flexible lawn/meadow interface.

#### 6.3.2 The Storm Park

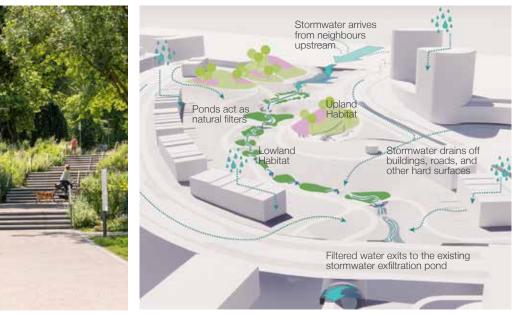
The grand central Storm Park - that encompasses special places 4, 5 and 6, the cascading storm ponds and series of ancillary naturalized and open green spaces - will be a feature lanscape central to the Royal Beach community, and an important green connector to the waterfront. The Storm Park will be designed not only to serve as a functional stormwater treatment system, but also as a unique and beautiful regional destination. It will offer the Meander trail, weaving through a renewed native landscape, intimate moments nestled among forest stands, and key vistas that open up across shrublands, meadows, and open greens. Stunning view opportunities are revealed atop the Promontories - sculptural landforms making reference to the historic workings of the mine - along with education opportunities about wildlife and heritage throughout. The Great Lawn with Stage, alongside the Playground at the heart of the Storm Park (Special Place 5), will host events and provide animation throughout the seasons. The Storm Park extends further towards the waterfront's Landing Pool (Special Place 6) and Gardens, and culminates at the Village Heart.

The design concept proposes to improve the stormwater cascade that exists here today, to turn it into a central feature of the site. It does so through terrain modifications and planting, integrated with various park uses. A series of sculpted wetland ponds will enhance soil stability, filter pollutants, and elevate biodiversity.



Views, vistas and informal lingering.

Storm Park character.



Trails, benches and access.

Storm Park design concept diagram.



#### 6.3.3 Special Place 4 - The Gateway

The gateway [moment and view] to the Royal Beach regional coastal destination is a bold statement and a sensitive marrying of its industrial past and coastal ecology - a moment of pause to take in the expansive view of a transformed parkland. Perfectly sculpted conical landforms - The Promontories - extrude out of an organic and wilder natural landscape, connected by meandering trails to the waterfront. Herein lies the welcoming grand entrance into an extensive parkland of green and open spaces inviting people through, and down to the mixed-use waterfront activity hub.

#### **Concept Design**



#### Program being delivered on:

- Connection to multi-use trail
- Lighting
- Wayfinding signage
- Improved rainwater infiltration
- Public art installation\*

#### Additional opportunities via CAC's:

- Landforms

Special Place 2

#### Maintenance Level: 3/4





\* Relocated from the Bluffs Area -





Low maintenance meadow landscapes atop sculpted landforms and along pathways.



Location Key Map



Visual representation of the special place concept design.

#### 6.3.4 Special Place 5 - The Lawn & Playground

A popular regional park node destination for people of all ages at the heart of the Storm Park, half way down Latoria. This neighbourhood's central recreational and events hub at the base of a sculptural landform, offers a landmark playground for all age groups, and a large flexible open lawn for informal play and passive use such as picnicking or kite flying, as well as for hosting an array of events big and small, with a feature performance stage. This special place has the advantage of enclosure and protection from strong oceanfront winds with convenient physical access and visual connectivity directly from Latoria Boulevard, serving well as an attractive venue for significantly large group gatherings.

#### Maintenance Level: 3

#### **Concept Design**



#### Program being delivered on:

- Feature play area with min. 5 CSAapproved play structures
- Min. of 7 benches & 1 trash receptacle
- Multi-use path
- Lawn and naturalized planting areas
- Outdoor Platform, performance stage or amphitheatre

### Additional opportunities via CAC's:

- Community washroom
- Splashpad
- Custom play features
- A higher scale performance amphitheatre



Play features for all ages.



Open green space for informal gatherings, sports, and events.



Location Key Map



Visual representation of the special place concept design.

#### The Lawn & Playground Programming Opportunities



Example: Family picnic

Example: Concert series

Example Royal Beach fair



Play features integrated with topography.



Performance stage



Open lawn area serves the everyday uses just as well as events days.

#### 6.3.5 Special Place 6 - The Landing Pool

At this site, the natural character of the Storm Park from upland transitions into a more formal water course and features a circular pond that is referred to as "The Landing Pool". The design is still organic in nature but more defined and hardscaped. The landscape opens up and creates a woven place for people to stop and to relax, linger, and play. From here you can decide whether to continue your journey along Lower Latoria Road towards the dynamic and active Village Plaza just a few hundred meters away, or veer downhill straight to the beach.

#### **Concept Design**



#### Program being delivered on:

- Naturalized planting
- Min. 3 benches
- Improved rainwater infiltration
- Multi-use pathway

### Additional opportunities via CAC's:

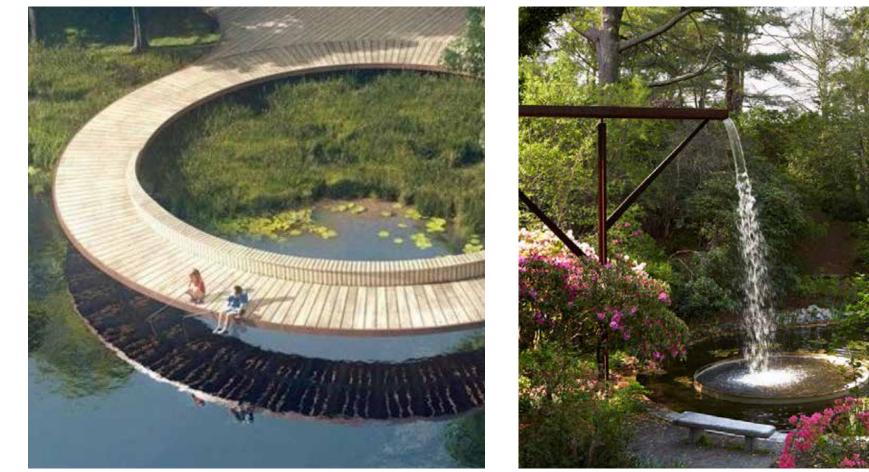
- Public art installations
- Feature deck area by the circular pond

Maintenance Level: 2/4



Location Key Map

Precedent Imagery



Landmark water feature celebrates the ecology on site.

Cascading water calls to mind the history of the site.

#### 6.3.6 The Village Heart and Special Place 7 - The Plaza

The new feature Plaza at the bottom of Latoria Boulevard, totalling over 2,850 m2 with ancillary public spaces, will become the central destination of the Royal Beach seaside community, namely the "Village Heart". With vistas over the ocean and flanked by new retail and commercial uses, the area will be an animated place for civic uses, commercial activity and event functionality. The plaza specifically, provides open flexible area to accommodate a range of social activities and larger civic events, from festivals, markets and movie nights to stormwatching and dancing under the stars. The series of ancillary spaces in the commercial hub to the south, the Latoria streetscape, as well as the terraced seating and steps towards the waterfront multi-use trail, provide plenty of additional hardscaped spaces for activity and event spill-out. The Village Heart as a whole will become a hub of civic life for Colwood and a new world-class regional destination.

#### **Concept Design**



#### Program being delivered on:

- Urban gathering space
- Min. of 5 benches
- Min. of one public art sculpture
- Community washroom

### Additional opportunities via CAC's:

- More seating and custom typology
- Feature planters & tree planting
- Special paving
- Electrification beyond min. requirement
- Special recreational pursuits

#### Maintenance Level: 2



Location Key Map

Precedent Imagery



Although the specific design of the Village Heart will be defined through a future subdivision application process, the placemaking elements that will create this world-class destination as described in the OCP, will be characterized and directed by the following criteria:

- Design the main Plaza as an open area with minimal obstacles to provide flexibility for setting up events of various types.
- Provide permeability and ease of access to the plaza from the Latoria streetscape, considering this will be a high traffic zone for pedestrians, and in particular during events and potential street closure days. Consider also whether service vehicle access is required.
- Design the plaza's ancillary public realm to be permeable with a sequence of passages and openings for meandering and lingering, providing opportunities to interact with animated building edges.
- Provide sheltered open spaces and patios near cafes and restaurants to accomodate outdoor tables and chairs.
- Consider the relationship of the public realm with building entrances and easy physical and visual access to key facilities such as public washrooms.
- Provide multiple access points between upper and lower public realm spaces via stairs and accessible paths, being mindful of potential complimentary interior connections. Additionally, provide access to the beachfront.
- Capitalize on views to the ocean and provide seating areas to enjoy them.
- Respond to climatic constraints such as strong winds, rainfall, and high sunheat exposure, to provide comfort to the users of the plaza spaces



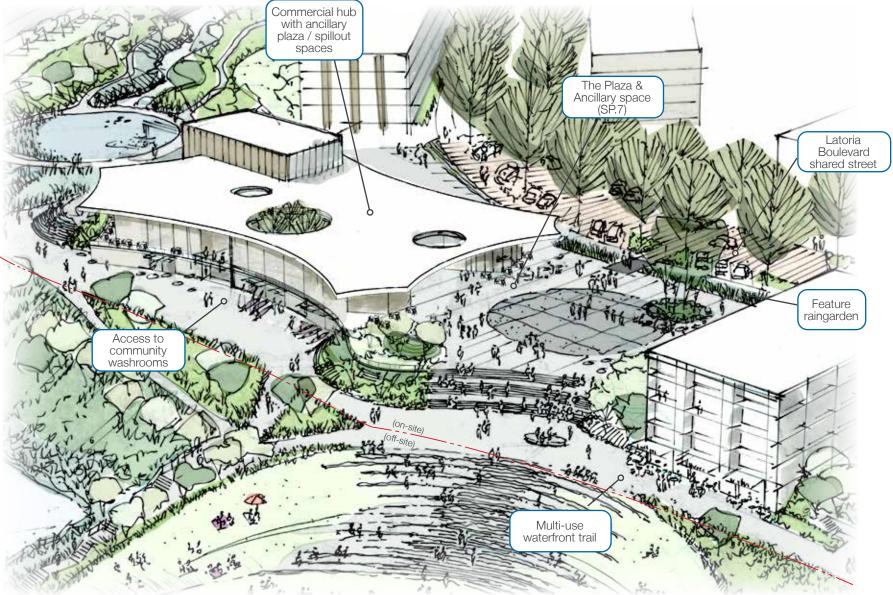






- warmth and shelter for winter months and shade and breezes in the summer;
- Incorporate both hardscaped and softscaped components, to accommodate a diversity of activities and to assist in climate mitigation as well as support ecological habitat.
- Consider higher end materials and furnishings, and feature landscapes and planting, to support the evolution of a destination place.

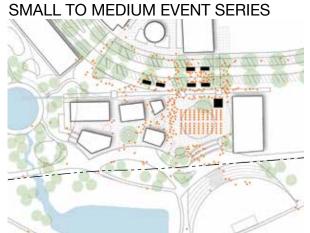
Overall, the Village Heart public realm should be designed as a high quality and attractive waterfront environment that compliments the architecture and responds to building uses and frontages. The two will work together together to create a spectacular 'world-class destination.'



Royal Beach Park Plan | April 12, 2023

#### Plaza Area Programming Opportunities





### EVENTS ACROSS VARIOUS SPACES





Meandering through the plaza



Example: Outdoor movie/sports/music night



Example: Farmer's market



# FESTIVALS SPILLOUT ON BEACHFRONT SEASONAL EVENTS





Example: Vintage car show



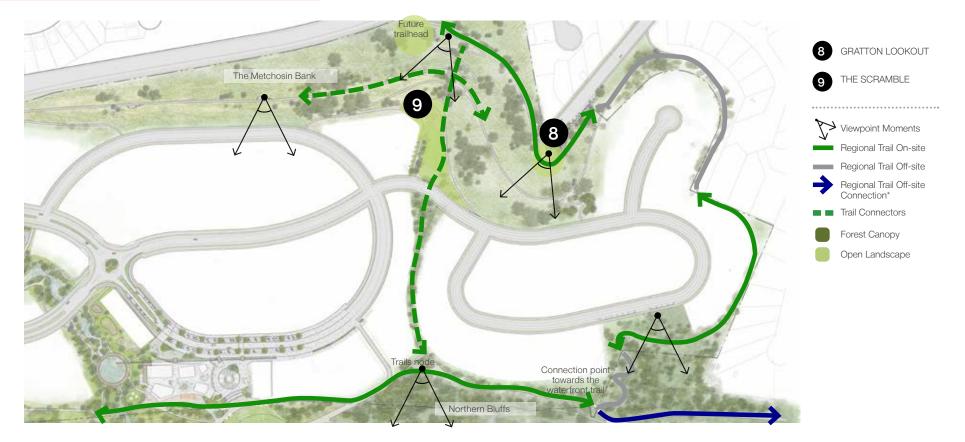


Example: Kids festival

Example: Winter market

#### 6.4 HEADLANDS AREA PARKLAND

Total Area: ~9.65 ha



#### Required program being delivered on:

- 2 Viewpoints
- Min. 5 benches and/or picnic tables
- A small play area with min. 2 CSA-approved play structures
- Multi-use trail
- Pathway connection towards Perimeter Park 2
- Additional opportunities via CAC's:
- Wayfinding signage at park entrances & future trailheads
- Additional benches for lookouts and trail nodes
- Additional trail length
- Additional public art
- Additional elements in special places (see related sections 6.4.1 -6.4.2)

\*The Owner will work with the City to develop a ground-oriented, 4m wide pathway connection from the Royal Beach property through Perimeter Park 2 to the Ocean Boulevard right-of-way (approximately 270 meters), subject to the City obtaining required permits and approvals. The Headlands parkland is defined by the Metchosin Bank along Metchosin Road and the continuation of this steep hillside all around the Headlands residential neighbourhood across the northern bluffs. A connecting recreational trail system across a beautiful open meadow landscape will welcome every day walkers and runners or may host racing events. The significant topography of this area creates many opportunities for landmark viewpoint moments such as the Gratton Lookout (Special Place 9), supported by interpretive and wayfinding signage and public art. Downhill from the bank, across a switchback path, is the family-oriented Scramble neighbourhood park (Special Place 8) with a playground and open lawn - a place for field sport events.



Opportunity for landmark feature such as public art and/or small shelter at lookout moments.



Peak-a-boo views and lookouts.



Enriched meadow landscape along Metchosin Bank.

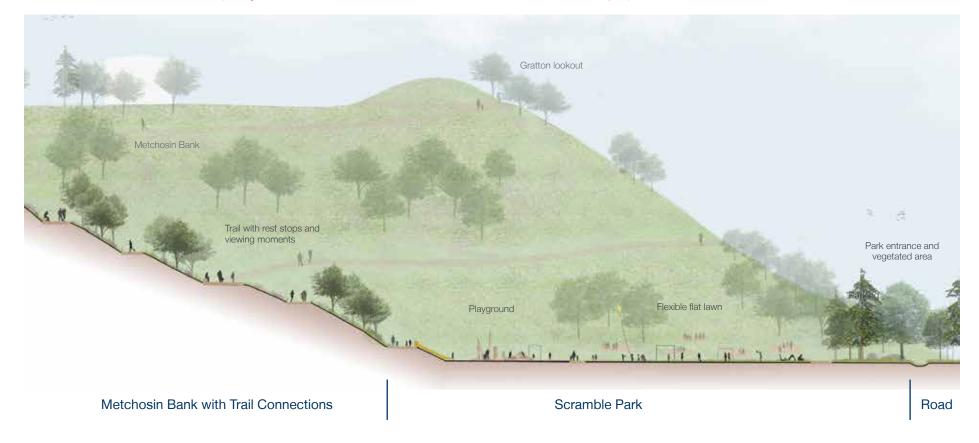
#### 6.4.1 The Metchosin Bank

The Metchosin Bank forms an important backdrop to the Royal Beach site and offers a wonderful asset to the park system with trails, seating enclaves and stunning views. This linear park serves as the connecting ground for north-south trails across the site, as well as east-west from the Mountain-to-Beach trail entrance at the top of the hill, down to Special Place 9 - The Scramble Park - and further east towards the waterfront. The opportunity for this grand hillside is for a regenerative landscape design with pockets of Garry oak meadows intermixed with a biodiversity of native and complimentary perennial and shrub plantings\*, creating new habitat for birds, bees, butterflies and other small creatures, while also contributing to slope stability, aesthetic appeal, educational opportunities and overall user experience.

\* Reference Section 9.3 for more information on planting.



Key map



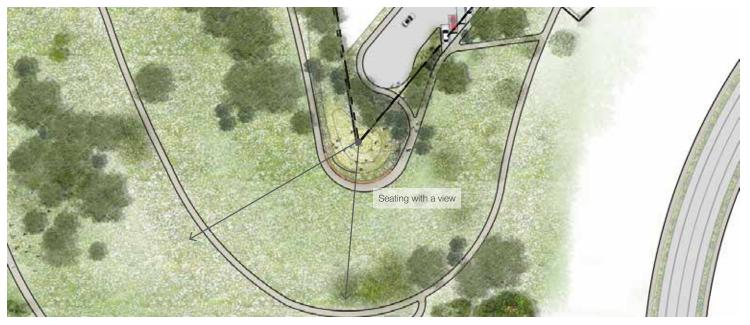
Section-elevation through the Scramble Park and up the Metchosin bank



#### 6.4.2 Special Place 8 - Gratton Lookout

Atop the Metchosin bank, the views are spectacular across its entire length. A designated lookout point is strategically located at the terminus of Gratton Road where the hillside pulls out and there's an idyllic vantage point across all of the Royal Beach community and the Salish Sea and Olympic mountains beyond. In celebration for a key moment, unique seating enclaves support a comfortable place to pause and take in the view, while also being protected from strong winds atop this high point.

#### **Concept Design**



#### Program being delivered on:

- Viewpoint
- Multi-use trail
- 1 Bench

#### Additional opportunities via CAC's:

- Landmark feature (ex: landform, public art, sundail)
- Small shelter
- Informational signage

Maintenance Level: 3/4





A moment to pause and take in the view.



Existing view from the bank, potential for lookout seating.



Seating to enjoy the panoramic view

#### 6.4.3 Special Place 9 - The Scramble

The Scramble is the neighbourhood park for all of the Headlands residents as well as in part the Landing residents. Positioned at the toe of the Metchosin bank on the flat area, the park offers ample area for both informal play and organized games. A generous open lawn area provides a place for that weekend soccer game or picnic in the summer. Play features are incorporated into the park as well, and have the opportunity to take advantage of the existing slope, with potential slides and scrambling boulders embedded in the hillside. The park connects into the more extensive trail network that winds itself up the hill and across the Metchosin bank, through a landscape of diverse planting.

#### **Concept Design**



#### Program being delivered on:

- Viewpoint
- Min. 4 benches and/or picnic tables
- A small play area with min. 2 CSA-approved play structures

## Additional opportunities via CAC's:

- Soccer goal posts
- Feature seating to watch soccer from hillside
- Splashpad

Maintenance Level: 3



Location Key Map



Visual representation of the special place concept design.

#### The Scramble Programming Opportunities



#### Precedent Imagery



Accessible path connection down to the neighbourhood.



Feature playground.



The scramble amongst shrub planting.

#### 6.5 WATERFRONT AREA PARKLAND

#### Total Area: ~10.27 ha (=TOR area)

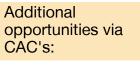
The Royal Beach waterfront is envisioned to become a major destination for both residents and visitors alike. A dramatic forested bluff transitioning to a commercial heart, become the backdrop for lots of open beach areas for all kinds of activities and events to animate the waterfront. Aligning with the OCP's objective for ecological functions along shorelines, a green shores approach is preferend, with the aim to conserve the wonderful landscape and beachside amenities for the longer term.



## Required program being delivered on\*:

- Pop-up sea cans kayak/paddleboard rentals
- Two volleyball courts
- Beach access trail
- Off-leash dog area

\*Subject to negotiations with the City around the Crown Leased Land



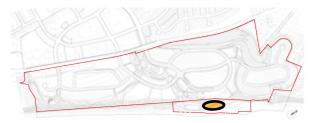
- Shaped lawn area
- Seating
- Bbq areas
- BEACHFRONT PARK
   Viewpoint Moments Regional Trail On-site
   Regional Trail Off-site
   Trail Connectors
   Alternative Potential Trail
  - Forest Canopy
  - Open Landscape



Flexible lawn space / spill over event space.

#### 6.5.2 Special Place 10 - Beachfront Park

The character of the Waterfront is strongly defined by its central activity node as the Beachfront Park. It is envisioned to have a combination of sandy beach area with volleyball courts, a dog-park area to the side, and a central open area for flexible use. The latter would be host to every day waterfront activities such as small craft boating, kite flying or sunbathing, as well as becoming a destination place and events spill zone. Directly downhill from the plaza and commercial heart, these two areas would be well connected with a gently sloping open landscape, wide stairs/seating and winding path down. Amenities such as kayak rentals could be located at an intermediate level between these two areas, along a wide multi-use waterfront trail, connecting into the wider regional trail system.





Potential for an animated waterfront at the beach.

Beach sports activities.

# 7.0 CIRCULATION NETWORK

The Park Plan considerations extend beyond the parks boundary in order to deliver on a well connected circulation network for pedestrians, cyclicts and vehicles alike. The design of the streetscapes and overall trail network for the Royal Beach community responds directly to the goals outlined in the Transportation Master Plan for the City of Colwood, encouraging walkable communities and supporting active transportation modes. It offers safe and comfortable walking and cycling facilities, by providing shade through tree planting, comfortable grades and paving typologies, as well as safe buffers between different travel modes.

This following section outlines the site-wide network plans for pedestrian and cycling connectivity, both within parkland and along streetscapes with enhanced public realm opportunities. It also outlines trail typologies, as defined by their width, materiality and accessibility.

#### 7.1 PEDESTRIAN NETWORK

The pedestrian connectivity across the site is delivered through street sidewalks and park trails. The network prioritizes connections to the waterfront, east-west from Metchosin Road and residential neighbourhoods, as well as north-south along the waterfront and the high bluffs, with the intention to serve as an extension to the Beachto-Mountain/Mountain-to-Beach regional trail. It also provides a connection point towards the

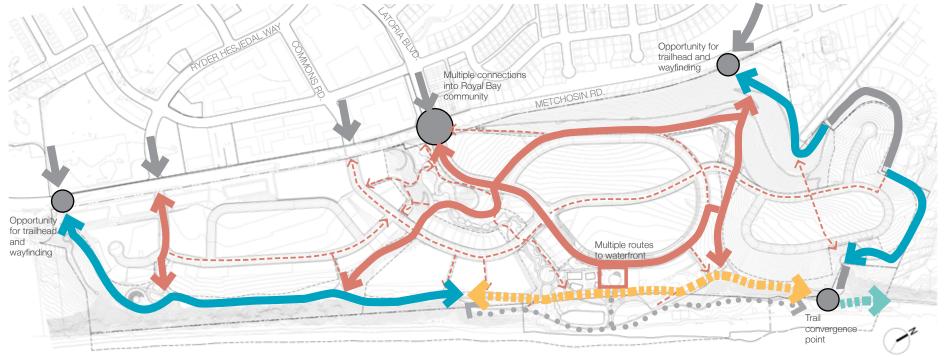


Precedent images of trails and cycling facilities.









future planned municipal waterfront multi-use path towards Esquimalt Lagoon.

Furthermore, the pedestrian network secures connectivity between various neighbourhoods and parks across the site and is laid out to mitigate steep topography. Trail nodes and supporting wayfinding signage are considered opportunities at points where multiple trails converge, and at key road intersections. For more details on trail typologies, see Section 7.3.

#### LEGEND\*

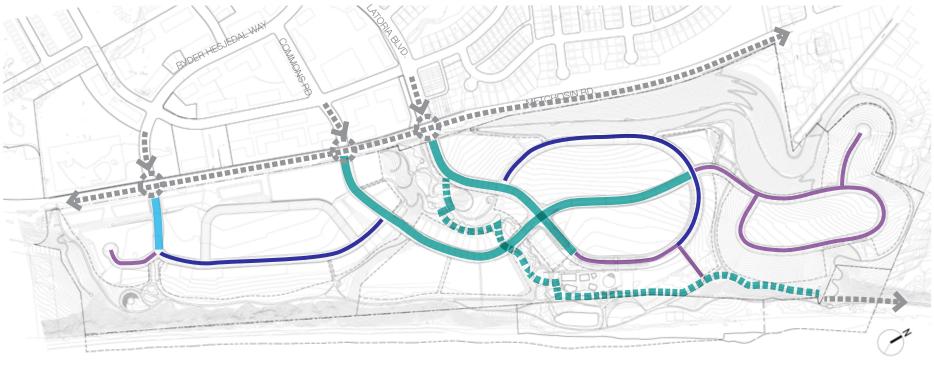
- Proposed Extension of Waterfront Multi-use Trail\*\*
- Proposed Off-site Waterfront Trail Connection\*\*\*
  - Regional Trail Mountain to Beach / Beach to Mountain\*\*
  - Off-site Connection (outside of scope of work)
- • • Off-site Alternative Trail
  - Primary Connection
- Secondary Connection



\* Aligned with the City's Parks and Recreation Master Plan and the Waterfront Stewardship Plan

\*\*\* From Royal Beach property to Ocean Boulevard ROW. Subject to City obtaining all required permits and approvals.

#### CYCLING NETWORK MAP



#### 7.2 CYCLING NETWORK

The cycling network prioritizes connecting the internal Royal Beach neighbourhoods down to the waterfront, and to each other. The network is also intentionally designed to connect directly from the Royal Bay community, with cycling facilities extending across Latoria Boulevard, Commons Road and Ryder Hesjedal Way. The facility types specifically mimic the Royal Bay ones, for a smooth and comfortable transition across busy Metchosin Road, with an anticipation that the City's future transportation plans for this road will include safe signalized crossings at these three locations.

The majority of the formal cycling network is designed along streetscapes, with dedicated facilities reserved for primary routes with the highgest anticipated use - Upper Latoria Road and Commons Road down to the waterfront - and simpler sharrow markings along anticipated quieter connections - across the Bluffs neighbourhood extending from Ryder Hesjedal Way and throughout the Landing's medium density neighbourhood. The remainder of local roads without official sharrow markings are still considered as shared streets and safe for residents to ride on.

Additional to the street cycling routes, off-street paths along multi-use trails provide a pleasant alternative experience through natural parkland and in certain areas, also help mitigate steeper grades. Further details on the design of cycling facilities will be provided in a separate document relating to street cross section configurations.

#### LEGEND

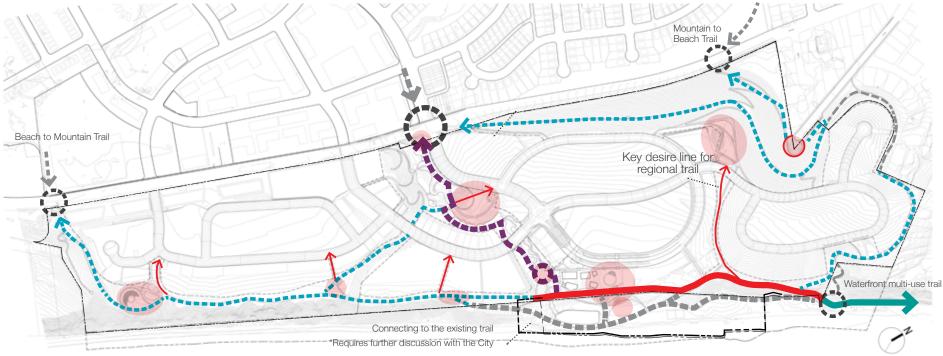
- Shared street sharrow marking (veh. + cyc.)
- Shared street no marking (veh. + cyc.)
- One-way off-road protected cycling facility
- Multi-use shared path (ped. + cyc.) \*
- Two-way off-road cycling facility

#### ■■■■ Off-site cycling connection

\*NB. Additional cyclist connections will be considered along other multi-use trails across the network - to be determined at a later stage in the design process.



#### TRAIL NETWORK MAP



## 7.3 TRAIL TYPOLOGIES AND ACCESSIBILITY

As a key priority set out in City policies and in the TOR, the Park Plan delivers on an extensive trail network that:

- connects all special places and other key destinations across the site;
- connects into on-site residential neighbourhoods, via green connectors and multi-use trails;
- provides connection points into the adjacent Latoria neighbourhoods to the west, towards signalized intersections; and
- provides connection points at the property boundary for the opportunity to align with key regional trails beyond. These include:

- the Beach to Mountain/Mountain to Beach trail at the north and south ends along Metchosin Road, and
- the proposed municipal waterfront multi-use path that is anticipated to extend from the Esquimalt Lagoon in the future.

The trail network is designed to improve pedestrian access to the waterfront through the important eastwest multi-use path running through the Storm Park (Type C), as well as a key north-south connection running along the waterfront's plaza spaces as a generous multi-use path (Type D), transitioning into a granular trail towards the south bluff area and northern headlands area (Trail Type A). Furthermore, all special places are linked to neighbourhood streets with hard surfaced green connectors (Trail Type B).

#### LEGEND



#### **Universal Access**

Keeping in mind the challenging topographical setting of Royal Beach, the approach taken to universal accessibility is less about access across the entire trail network but rather to prioritize connections for residents and visitors into special places from the street, as well as the waterfront trail.

#### **Trail Types**

The four trail types found across the site are outlined below, along with details on materiality, width and level of accessibility. The trail typologies align with those outlined in the TOR requirements.

#### •••••

#### TYPE A: GRANULAR TRAIL (1.5m)

- Primarily pedestrian
- Trail screening mix.
- Hard surfacing where grade exceeds 12%

#### Accessible with barriers:

Grade varies throughout, with some trail sections above 8.3%. Paving material does not meet BC Landscape Standards for universally accessible paths.



#### TYPE B: NEIGHBOURHOOD CONNECTOR PATH (2m)

- Primarily pedestrian
- Hard surface concrete preferred asphalt possible

#### Highest level of accessibility / Universally accessible:

Accessible grade (ramps included as needed) and paving material as per BC Landscape Standards and Guide to User Friendly Trails.



selected view of path connecting into residential neighbourhood

1.5 - 2.0 m

## ---->

#### TYPE C: MULTI-USE PATHWAY CONNECTOR (3m)

- For pedestrians and cyclists
- Soft or hard surface TBD Trail screening mix, asphalt or concrete

#### Variable accessibility / TBD:

Universally accessible grade (ramps included as needed). Paving material TBD - may or may not meet BC Landscape Standards for universally accessible paths.





#### TYPE D: MULTI-USE PATHWAY - WATERFRONT (4m)

- For pedestrians and cyclists
- Hard surface special paving through plaza area, otherwise asphalt

#### Highest level of accessibility / Universally accessible:

Accessible grade (ramps included as needed) and paving material as per BC Landscape Standards and Guide to User Friendly Trails.



#### 7.4 STREETSCAPE PUBLIC REALM ENHANCEMENTS

#### Total Area: ~0.5 ha

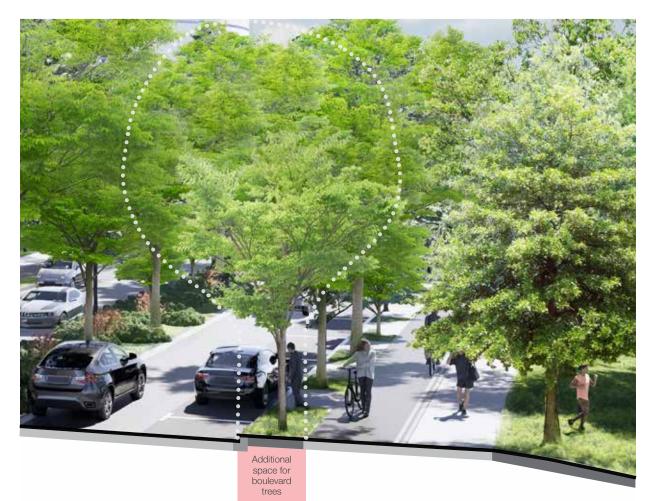
An important aspect of the Park Plan is the quality and environment created by the circulation network within. In this regard, the Park Plan takes care to propose a streetscape environment along Latoria Boulevard and Commons Road that is wider than required in City's bylaws, specifically to deliver on generous planted boulevard spaces that help create two green park-like gateway streets into Royal Beach and down to the waterfront.

The additional right-of-way (ROW) widths that amount to approximately 0.5 hectares, associated with the greening of the public realm along these particular streets is treated as a linear parkland enhancement.

The visualization on the right showcases what Upper Latoria Boulevard is envisioned to look like as an enhanced park-like street, with an additional vegetated boulevard space separating on-street parking from the pedestrian and cycling amenities proposed along the street. Lower Latoria Boulevard on the other hand is widened to support a wider sidewalk on the west and a rainwater garden amenity on the east. Finally Commons Road, is proposed to have a wider boulevard space to support denser tree planting and a park like environment.



Key map of enhanced streetscapes





#### 7.5 Parking

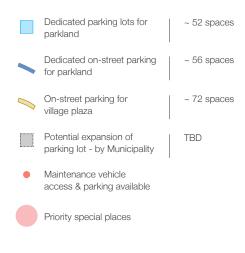
Accessibility considerations are critical to the development and planning of new community parkland for visitors, and parking is a key contributor to the provision of that access. Based on a recent anticipated park usage study for Royal Beach, the recommended amount of parking spaces dedicated to parkland was estimated at 112 spaces. The parking diagram above demonstrates 180 potential locations for the distribution of the dedicated park user parking stalls across the site.

The specific distribution and number of parking stalls will be decided upon during the planning and design of each subdivision, but should take the following recommendations into consideration.

- Prioritize parking lots and on-street parking spaces to be located near priority special places as well as primary trailhead.
- Measure the anticipated level of active use and directly related parking needs relative to the proposed programming for each park.
- Align with and support the City's goals for promoting active transportation modes of travel.
- Consider the co-existence of parkland with businesses in certain neighbourhoods, where visitors will use both, and therefore on-street parking numbers dedicated to commercial spaces should be factored into the equation.

Furthermore, maintenance vehicle access is an important consideration and should be provided near each of the priority special places (see legend).

#### LEGEND



## **8.0 PARK ECOLOGIES AND MAINTENANCE**



#### **8.1 ECOLOGY AND HABITAT**

The remnant forests of the steep bluffs on the north and south end of the site play a critical role in connecting bluff top flora and fauna communities to low lying shoreline riparian areas. The Park Plan concept seeks to heal the break in the bluffs left by the gravel mine by extending and enhancing this forest and grasslands across the central waterfront as a key priority. This in turn supports habitat connectivity and slope stabilization, as well as enhancing the park user experience.

The Park Plan also proposes strong north-south green connections that link the remnant forest stands and again, reinforce the enhancement of a diversity of habitat. Furthermore, habitat connectivity is reinforced through the stormwater ponds and associated vegetative corridor towards the waterfront. The majority of the site consists of restored or new indigenous landscapes including Garry oak meadows, Douglas fir forests and coastal bluff grasslands and shrublands. Manicured garden and lawn areas that require higher maintenance are limited to the highest use areas on site.

The map on the facing page identifies the different ecological typologies envisioned for the site. A legend and descriptions follow on the next page.



#### **Ecological Typologies**



NATURALIZED MEADOW

Open grassland and herbacious shrub layer, dotted with groupings of Garry Oak, wild Cherry and Arbutus, form the planting matrix that binds the vast exposed slopes left behind by the gravel operations. Species are drought-tolerant and resilient to invasive species.



DOUGLAS FIR EXISTING

PROPOSED

Remanent stands of the climax forest are fortified by expanding the edges of this plant community to form corridors and habitats islands that connect across the site.



#### UPLAND/MARGINAL

Marginal planting adds habitat diversity to the edges of the stormwater cascade, creating a continuous habitat corridor and park experience that connects the shoreline to the upland areas west of Metchosin Road.



#### WETLAND

A series of constructed wetlands replaces the rip rap armoured stormwater cascade with a productive semi-aquatic environment. Shallow depressions step down the slope from Metchosin road slowing stormwater flow velocity to create favourable growing conditions and varied levels of inundation.



COASTAL BLUFF

Exposed outcroppings of seaside vegetation populate plant pockets at the urban/ wild interface. These fingers of resilient planting darn the bluff together and bring village visitors in the midst of the natural patterns one would experience at the edge of the site.



PARKLAND

Programmable planting is deployed in areas of active park programming and concentrated passive programming.



#### COASTAL GRASSLANDS

Wind and wave action shapes the shoreline to create a dynamic environment that plays host to shoreline plant communities that populate the area amongst the constant movement of beach material.

#### **8.2 MAINTENANCE REQUIREMENTS**

The park maintenance strategy is aligned with the maintenance levels indicated in the TOR, with some improvements. Maintenance is proposed at levels 2 through 5, as described by the Canadian Landscape Standards. Park maintenance should be commensurate to the programmatic requirements of specific park areas. The park design takes a restorative approach to the site landscape. Consequently, the intent is to create a park matrix made up of native and adapted plants that are allowed to thrive in their natural growth patterns and are resilient to the site's climatic conditions. The majority of the park system is intended to be maintained with a light touch. Vegetation management will play a role in managing public access and for limiting the presence of undesirable wildlife such as Canada Geese. Mitigating measures will need to be taken to curb the spread of invasive species and reduce the risk of wildfire. The bulk of the park maintenance will be focused at the 10 special programmatic areas and along trails. The highest maintenance level will occur in the Village Heart which has the most 'urban' character and will see the highest level of use.



MAINTENANCE LEVELS MAP

#### Level 5 maintenance

#### Annual

Background & natural areas along the bluffs

[control of invasive plants and noxious weeds. maintain ecosystem functioning and habitat quality.]

#### Level 4 Maintenance

#### **10-14 day intervals during growing season** Newly established natural areas

[irrigation and monitoring for healthy growth and site adaptation. control of invasive plants and noxious weeds.]

#### Level 3 Maintenance

#### **7-10 day intervals during growing season** Open space / play / trails

[maintain orderly appearance. vegetation managed to accommodate play and heavy user traffic. grass kept at accepted height. eradication of invasive and noxious weeds.]

#### Level 2 Maintenance

#### Weekly during growing season Waterfront plaza, landing pool and trail

[maintain neat, orderly, groomed, appearance. healthy and vigorous plants. lawns are uniformly green and kept at accepted height. frequent regular, routine maintenance of fairly high intensity. maintain high visual quality.]

# **9.0 LANDSCAPE DETAILS**

To ensure that the intent of the concept designs for the parkland at Royal Beach is carried through detailed design and construction, what follows are recommendations that future developers and design teams can consult to help them carry out the Park Plan vision. This guiding framework may need to evolve as the contextual factors specific to each development site become clearer.

#### **9.1 SITE FURNISHINGS**

The Royal Beach public realm utilizes furnishings that draw inspiration from its coastal location, supernatural vistas and its industrial past. Refined, elegant, and timeless forms executed in classic, durable finishes help convey the community identity yet blend into the background letting the furnishings play a supporting role to public life while maintaining a broad appeal.

In general all site furnishing selections must take account of the varied seaside climate. Finishes must be durable, able to withstand salt spray, intense UV exposure, high velocity wind transported sediment and intense winter rainfall. Detailing and assembly should allow for easy and infrequent maintenance and where possible, furniture selections should patina well, allowing the active forces of the site to improve its appearance and character.

#### 9.1.1 Seating

Site seating selections should consider the following:

- Broad appeal and accessibility. Selections should account for diverse body types, ages and mobility realities
- Versatility of use. Selections should allow for various body positions accommodating those who linger and/or perch.
- Adaptability of use. Moveable seating will be deployed to enhance the flexibility of a space, allowing gathering locations to be arranged and rearranged.
- Signature seating. Fixed seating can be used as a landmark sculptural element.

#### 9.1.2 Bike Parking

Bike parking will be provided at each primary special place (as per Parking Map on pg. 81) and at the waterfront plaza at a minimum. Bike racks selections should consider the following:

- Ease of use should offer users an intuitive and effortless experience when parking their bike.
- Versatility. Simple refined forms able to accommodate a variety of bikes shapes and lock types.
- Durability. Impact resistant non-powdercoat finishes that stand up to contact with bikes and bike locks.



Signature seating precedent with wood top.



Precedent of versatile bike rack.

#### 9.1.3 Lighting

The approach to lighting across parkland on site should be conservative and strategic, prioritizing stronger lighting in the village plaza where evening activities are anticipating and along the Meander through the Storm Park for safety and security. All lighting plans are to respond to night-sky friendly guidelines, recognizing in particular sensitive wildlife habitat corridors, and be respectful of private residences.

Site lighting selections should consider the following:

- Use solar powered LEDs that are illuminated with motion sensors to sensitively bring light into natural park areas and minimize energy use.
- Only light the areas that need it most, use lighting sources no brighter than necessary, minimize blue light emissions and avoid upwarddirected light in the aim of reducing light pollution in the night.
- Pedestrian areas located in the Village Heart can be delineated with low level bollard lighting that can also serve as perch type seating.
- The use of signature lighting, including a special light standard typology, feature wall washes and the illumination of signature landmarks in the landscape and architecture, to aide in identity creation and night time wayfinding.



Feature lighting precedent.



Natural material fence precedent.

#### 9.1.4 Fencing and Guardrails

Site fencing and guardrail selections should consider the following:

- Materiality and height should carefully consider the degree of separation required and the character and aesthetic quality of the adjacent landscape and architecture.
- Fencing along trails and natural park edges should blend out of site or employ materials that develop a context appropriate patina.
- Guardrails along trails should be employed when they are near steep edges and cliff sides and along all viewing platforms overhanging a cliff edge. Reference engineering standards for specific minimum offsets and other conditional requirements.
- In more urban contexts fence detailing should blend out of site where key views want to be preserved, and complement adjacent architecture. The use of dark colour is less distracting to the eye. Use of horizontal members can also be less conspicuous as this aligns with the horizon dominant views over the sea.

#### 9.2 PAVING

Surface treatments envisioned for the site's hardscaped areas support a barrier free environment that helps orient users and contributes to pedestrian safety and enjoyment of the public realm. Special paving is concentrated in the Village Heart, including within the streetscape. Pavement markings or alternative paving are envisioned for key crossings/intersections to aid in safety and wayfinding, Pavement markings for pedestrian and cycling routes should use consistent markings across the site.







Special paving precedent.

#### 9.2.1 Village Heart Paving

Paving in the Village Heart deviates from the standard asphalt and concrete streetscape treatments proposed throughout the rest of the development. The plaza paving extends into the streetscape, giving the roadway a texture which contributes to traffic calming.

Streetscape design development in the Village Heart should consider the following:

 Creating a curbless condition that allows for uninhibited pedestrian movement across the road right-of-way during events for which the road through the heart is closed.

- Use vehicular rated paving throughout the road right-of-way to facilitate the extension of the plaza during road closures.
- Delineate parking spots using bollards, planting and line markings that are integrated with the paving pattern.

Special paving precedents.

#### **9.3 PLANTING STRATEGY**

The overarching approach to planting is one of landscape restoration and increasing native ecologies, for both trees and plants. In section 8.0, the ecological typologies diagram identifies the potential for restoring particular areas of parkland within the site. The details of the plant communities that define these ecologies will be the subject of further design development. The development of planting throughout the site should consider the following:

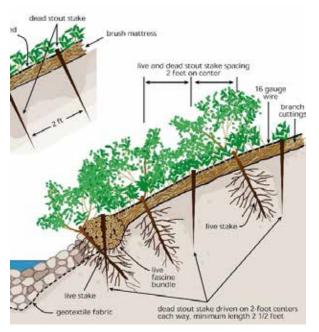
- Use native and adapted tree and plant species to support integration with local biota and avoid the need for excessive maintenance.
- Consider complimentary trees and plants that naturally cohexist as an ecological community, relying on each other and supporting a rich habitat of animal species.
- Consider local climatic factors when choosing plant material. Tolerance to wind, drought, and salt spray are among the chief baseline qualities that successful planting will require, in particular across the dry and exposed Metchosin Bank.
- Choose non-toxic plants for highly programmed park areas.
- Create a strategy to remove invasive plant species in critical areas before planting new plants. Community based initiatives are an example that can help manage invasive species, monitor sites and steward growth and health of native species.
- Where irrigation is required primarily during the establishment period, consider durable systems that can remain in place for the longer term to served during extreme drought moments.



Garry oak meadow.

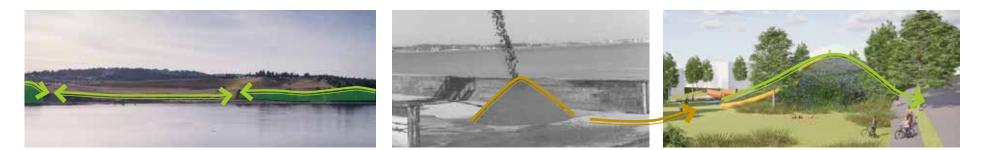
Douglas fir forest.

- When regenerating disturbed and vulnerable slopes such as the Metchosin Bank, implement slope stabilization efforts to assist with erosion control and to support a low maintenance landscape. Examples include live staking with willow, red osier dogwood or other similar species, and other bioengineering solutions where appropriate.
- Consider opportunities to enhance and support urban reforestation, consistently with sub-area ecosystems and character (reference Section 8.0 - Ecological Typologies Map).



Live staking diagram.

## **10.0 PLACEMAKING AND STORYTELLING**



The concept of placemaking is an important consideration for the Park Plan. It starts with the creativity in shaping of the physical landscape and the opportunities are strengthened with the different forms and features that are embedded into the design of every special place. Placemaking is further embellished throughout the site with the incorporation of interpretive signage, public art, and programming that enable the important opportunity to reveal and share the stories of the rich cultural, industrial and ecological past of the site with future generations. There is also opportunity to tell new stories that will shape a unique sense of place for this beautiful future coastal community and destination.

#### **10.1 LANDFORM SCULPTING**

Since the vast majority of the land at Royal Beach has been manipulated over time, in particular from its industrial era of aggregate mining, reshaping the landscape anew is a welcome design approach. The concept plan takes this notion quite literally with a powerful goal to reveal and celebrate the industrial past by re-interpreting the aggregate piles into conical sculptural landforms. It then embellishes them with indigenous plantings to signal an important process of healing and rehabilitation. This notion of restoring the natural landscape of a distant past is carried further, with forest restoration and coastal meadow planting at the waterfront, reconnecting the coastal bluffs that were regraded and stripped of vegetation at the time of mining.

The story behind the sculptural landforms has the opportunity to be carried through generation by word of mouth, but the physical landforms offer an equally valuable role in placemaking, acting as landmarks and sculptures in the landscape unique to this particular new community. They provide a visual association with place.

#### **10.2 INTERPRETIVE SIGNAGE**

Interpretive signage is a great tool for the storytelling aspect of placemaking. It also has the added benefit of offering something for all ages, abilities, and interests, consisting of a diversity of mediums that combine imagery and text. It offers opportunities to educate about a place - its history, ecology, culture and more. Signage at viewpoints can additionally connect the site to its regional context.

Signage can take the simple format of display panels or more sculptural and creative interpretation pieces. Either format lends itself to the incorporation of principles of accessibility, accommodating cultural and language barriers as well as visual impairment. It can be strategically located to provide access to the physically challenged or to cater to particular audiences. It can be placed in situ of a story that is being told and its greatest power is that of stimulating the mind and associative memory.

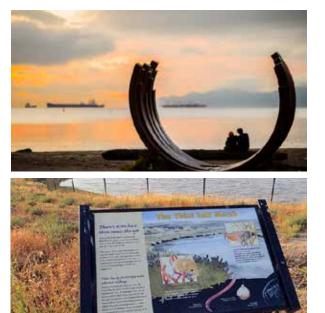
#### **10.3 PUBLIC ART OPPORTUNITIES**

Through generations, the role of public art has evolved from monumental, mythical or religious to site-specific and socially engaged. Today, public art in Canada and around the world includes sculptural pieces, performance art, light and sound installations, artist-designer collaborations, landscape interventions, video, writing, text messaging and augmented reality. The common thread: their role as public instigators of the mind and senses, their power to tell a story, to create engagement – contributing to quality of life by influencing cultural appeal, identity, economic development and tourism value.

As we conceive Royal Beach as a world-class seaside community, we look at public art as an invaluable tool with immense responsibility. Based on the understanding of the project site, context, history and design, a public art narrative is envisioned for Royal Beach that speaks to the living, fluid and cumulative characteristics of this place – honouring all aspects of its past (ancestry, nature, industry), while supporting its overall vision and shaping the future of this evolving coastal community. It offers opportunities to connect with the site in situ, as well as with the arts and culture of the greater Victoria area. A Public Art Master Plan has been developed concurrently with the Park Plan, that provides further guidance on the optimal locations for public art, design typologies and strategies, and partnership opportunities for implementation.

#### **10.4 PROGRAMMING**

Programmable learning opportunities and cultural events in partnership with the City, First Nations and various partners, including the future Royal BC Museum and arts and events groups, help us learn about the past and present. Implementing these at Royal Beach will be important to help define a strong sense of place and to become an attractive destination. Special places across the site are specifically designed to provide a variety of space typologies to accommodate cultural events of various types and sizes, whether the community hosts an arts and crafts market in the Plaza, or a music and dance festival on the Storm Park lawn. or a history class in the Natural Amphitheatre in the Bluffs. Storytelling of the past and present, alongside stories of new memories made in the community, together will shape the amazing place that this coastal community has the potential of becoming.



Signage and art opportunities.



Songhees cultural dance event at Salish Seaside RV Haven.

# **11.0 IMPLEMENTATION**

#### **11.1 IMPLEMENTATION APPROACH**

The phasing and implementation of the Park Plan will be done in accordance with the Parkland Subdivision requirements as dictated by the Development Agreement.

#### **11.2 A FLEXIBLE PLAN**

Recognizing that phasing and construction completion will take several years to fully realize, the Park Plan has built-in flexibility that will enable detailed design and planning work to adapt and evolve over time, while ensuring the goals, visions and objectives for the parks are achieved.

At the time of the phased detailed design of the parks, further information will also be provided. These specific items include:

- Vegetation and planting schemes.
- Invasive species management plan.
- Consideration of urban wildland interface fire management.
- Lighting schemes where appropriate, taking into consideration the specific uses/requirements for each area of the plan, as well as lighting already being provide within adjacent land use parcels.
- Consideration of potential City liability related

to the management and public taking into consideration the specific uses/requirements for each area of the plan use of each park area, and any measures such as slope stabilization and fencing that should be taken to mitigate such risk.

- Assessment of hazardous trees in subdivision interface areas.
- Estimate yearly maintenance requirements to achieve specified maintenance level, once transferred to the City.
- A landslide assessment report, prepared by a qualified professional geotechnical engineer.\*
- A subdivision-specific geotechnical assessment.\*
- A coastal and shoreline erosion assessment from a qualified professional in coastal engineering, where applicable.\*

Although these items will be submitted at a later time, the process of developing the Park Plan did consider the related key topics of invasive species management, fire hazard, management of hazardous tree and slope stabilization.

<sup>\*</sup> In accordance with the Development Agreement.



2019 Eats and Beats festival at Esquimalt Lagoon. Potential partnership opportunities of this type could see events shift to Royal Beach in the future.



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# Appendices

Appendix A: Public Engagement Summary Appendix B: TOR Royal Beach Parks Master Plan Appendix C: TOR Trail and Pathway Types Plan Appendix D: Park Calculations Map

#### APPENDIX A: PUBLIC ENGAGEMENT SUMMARY

Public engagement has been important to the development of the vision for the Royal Beach community. A series of events were hosted in previous years during the development of the larger Royal Bay area planning and visioning, as well as the development of the Sub Area Plan for Royal Beach. More recently on July 26 2022, a key open house was hosted on the Royal Beach site, to garner public and stakeholder input on the Park Plan's overall vision and design concept.

The event took place over a 3-hour evening period and incorporated 12 large format display boards presenting the different components of the Park Plan. The design vision was communicated through various drawings, diagrams, perspective views, precedent imagery and supporting text. Members of the Landscape and Architecture consultant teams, as well as owner and project manager representatives, were present to answer questions and engage the community in discussion. Approximately 140 people attended the event and 60 individuals and pairs filled out the survey.

The concept design was well received and greatly supported. Participants' input, based on conversations and survey responses, can be summarized as follows.

- Grateful to see an extensive trail system that connected directly into the Royal Bay South and North Latoria community, as well as the greater regional trail systems.
- Excited to see the diversity of open spaces that were going to be provided and supportive of the re-distribution of program across the different places.

- Supportive of the overall landscape design approach and storytelling and placemaking initiatives and opportunities.
- Supportive of the approach to delivering on the size of the Village Plaza across a series of spaces of different sizes, rather than a singular large plaza space.
- Relative to the provision of addition park features beyond the minimum requirement in the TOR (to be supported by Community Amenity Contributions), the top three priorities were for 1) more washrooms, 2) splashpad, and 3) more picnic/BBQ areas. Other items included: more public art, more trailhead signage, custom playground equipment, soccer posts, more volleyball courts, tennis/pickleball courts, water sport rentals, dog parks and programming for teens.

Overall, there was mutual support and excitement from the community for the Park Plan vision and a most common question that arose was "when will construction begin?"

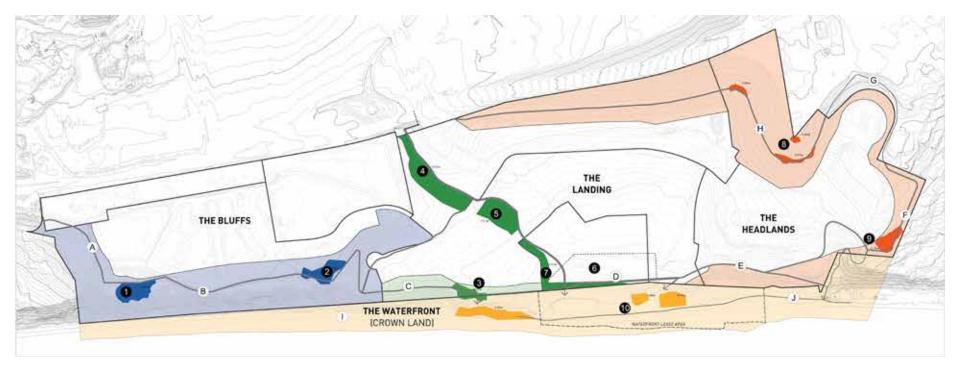
Event participants.



The event venue on site.

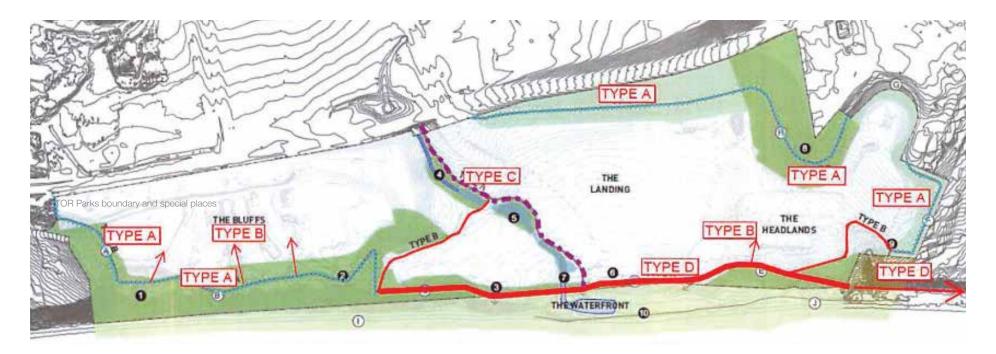
#### APPENDIX B: TOR ROYAL BEACH PARKS MASTER PLAN

The following diagram is the Schedule 1 Parks Master Plan found in the Parks Terms of Reference approved by City Council in April 2019, showing the extend of the parks boundaries and special place locations distributed across four distinct neighbourhoods.



#### APPENDIX C: TOR TRAIL AND PATHWAY TYPES PLAN

The following diagram is found in Appendix A of the Parks Terms of Reference approved by City Council in April 2019, showing the extend of the trail network and associated trail typologies for Royal Beach.



#### Type A - Granular Trail

- This trail type is to provide connectivity between the Neighborhood Connectors through natural areas and parks where more formal hard surface pathways are not feasible.
- Surface shall be compacted granular (trail mix screenings) at 1.5 meters in width and bordered by grass or natural plantings.
- Path surface and grading to conform to all accessibility requirements as defined by the City
  of Colwood and the BCLandscape Standard.

If trail grade exceeds 12%, hard surfacing will be provided to prevent raveling and provide slip resistance.

#### Type B - Neighborhood Connector Path

- This pathway type is intended to provide connectivity through the neighborhood connecting with the multi-use pathways, sidewalks, and park areas.
- Surface shall be hard surface at 2.0 meters in width and bordered by grass and/or plantings with trees set within a 3.0 – 5.0 wide statutory right of way for public access.
- Path surface and grading to conform to accessibility standards specified in the Guide to User Friendly Trails and BC Landscape Standard.

#### Type C -- Multi-use pathway (Connector)

- This multi-use pathway is intended to provide pedestrian and bicycle connectivity from Metchosin Road
  to the Waterfront through the Neighborhood Park Special Place 5 (Drainage channel corridor) as well
  as connecting to the neighborhood connectors.
- The surface shall be granular trail screening mix or hard surface at 3.0 meters in width bordered by grass and natural landscaping.

#### Type D - Multi-use pathway (Waterfront)

- This multi-use pathway is intended to provide pedestrians and cyclists a place to access and enjoy the waterfront while also providing connectivity to other neighborhood connector pathways within the development.
- Surface shall be hard surface at a width of 4.0 meters to allow for bi-directional leisure cycling as well
  as pedestrians.

#### APPENDIX D: PARK CALCULATIONS MAP

The following map overlays the dedicated parkland for Royal Beach, including Special Places 1 to 10, with subdivision boundaries (Areas 1 to 8b). It will assist the City of Colwood in the phased parcelization of park area for development during individual subdivision applications.



#### Parkland Area Calculations

	Neighbourhood	Natural Parkland (ha)	Special Place Name	Neighbourhood Park (ha)	Public Realm Enhancement in ROW (ha)	TOTAL (ha)
	Bluffs	4.47	1: Natural Amphitheatre	0.38	n/a	4.9
			2. Bluffs Lookout	0.05		
	Landing	3.35	3. Landing Park	0.16	n/a	4.4
			4. The Gateway	0.05		
			5. The Lawn & Playground	0.39		
			6. The Landing Pool	0.17		
			7. The Plaza	0.28		
	Headlands	9.19	8. Gratton Lookout	0.07	n/a	9.65
			9. The Scramble	0.39		
	Other	n/a	Streetscapes Public Realm	n/a	0.50	0.5
			Enhancements			
-	TOTAL	16.46		1.94	0.50	19.45