

Cadboro Bay Village
Ideas & Directions

DESIGN CHARRETTE PUBLIC
PRESENTATION

District of Saanich in association
with MVH Urban Planning & Design Inc.

June 20, 2018

Cadboro Bay Village

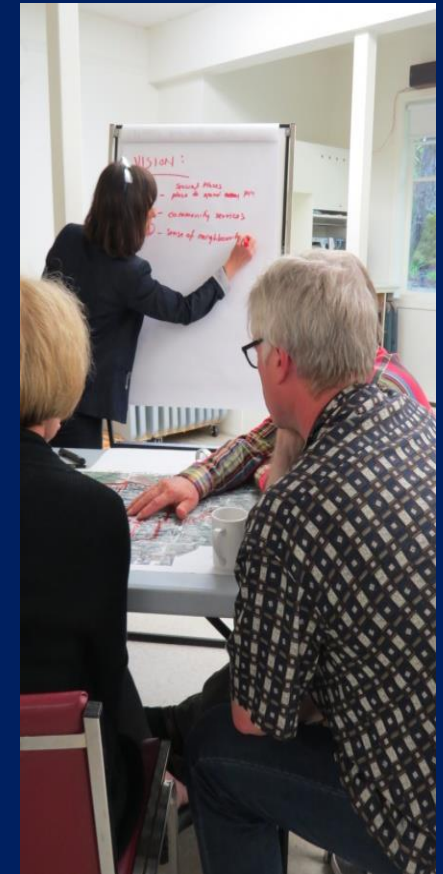
What we heard from the community

- Keep the character
- Improve the street
- Connect to the community
- Connect to the parks and waterfront
- Allow for longer term infill
- Green it!

What does all this mean on the GROUND!

Process of Engagements:

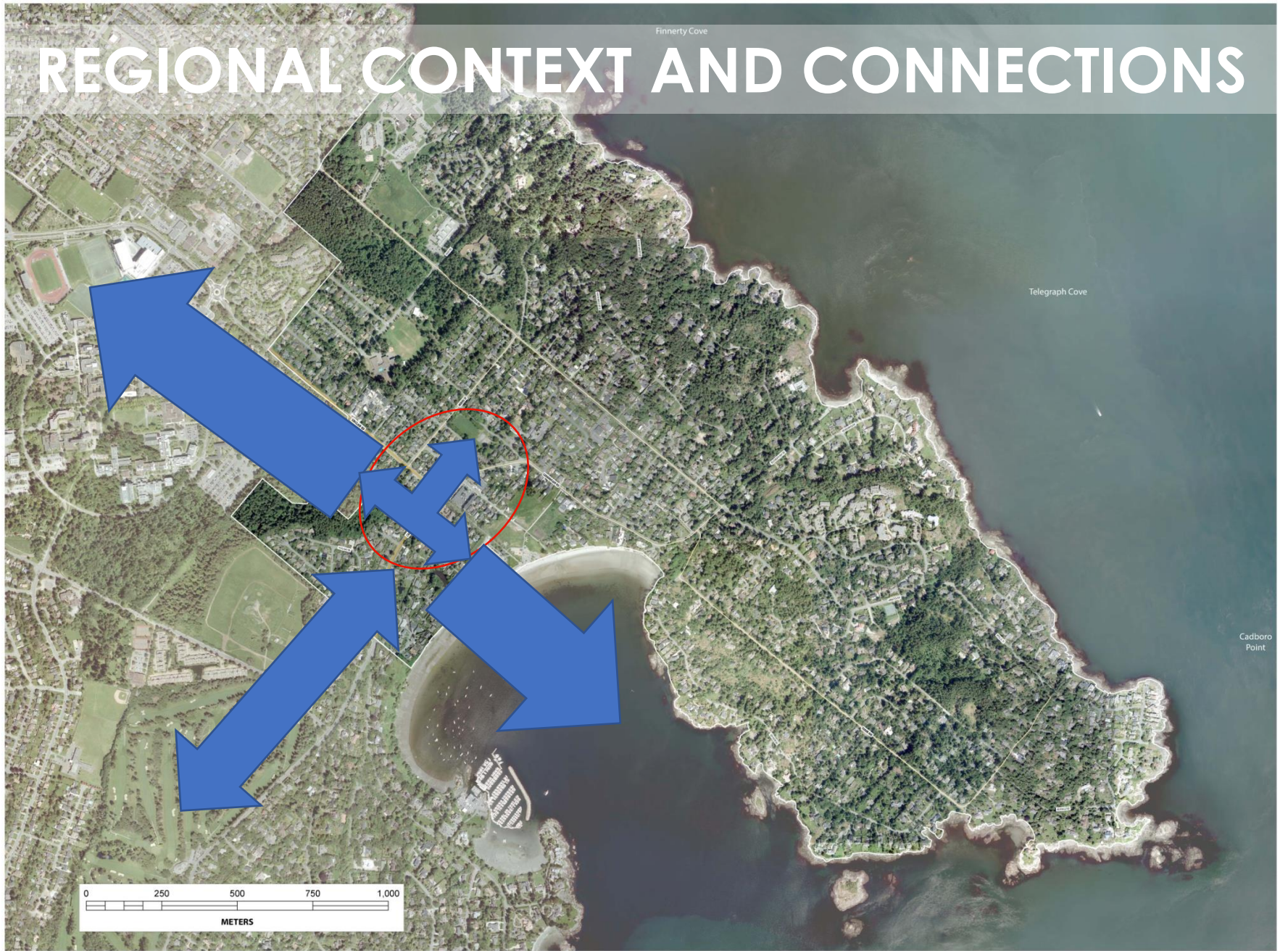
Your voices help shape the Vision



Process of Engagements: Your voices help shape the Vision



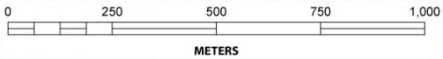
REGIONAL CONTEXT AND CONNECTIONS



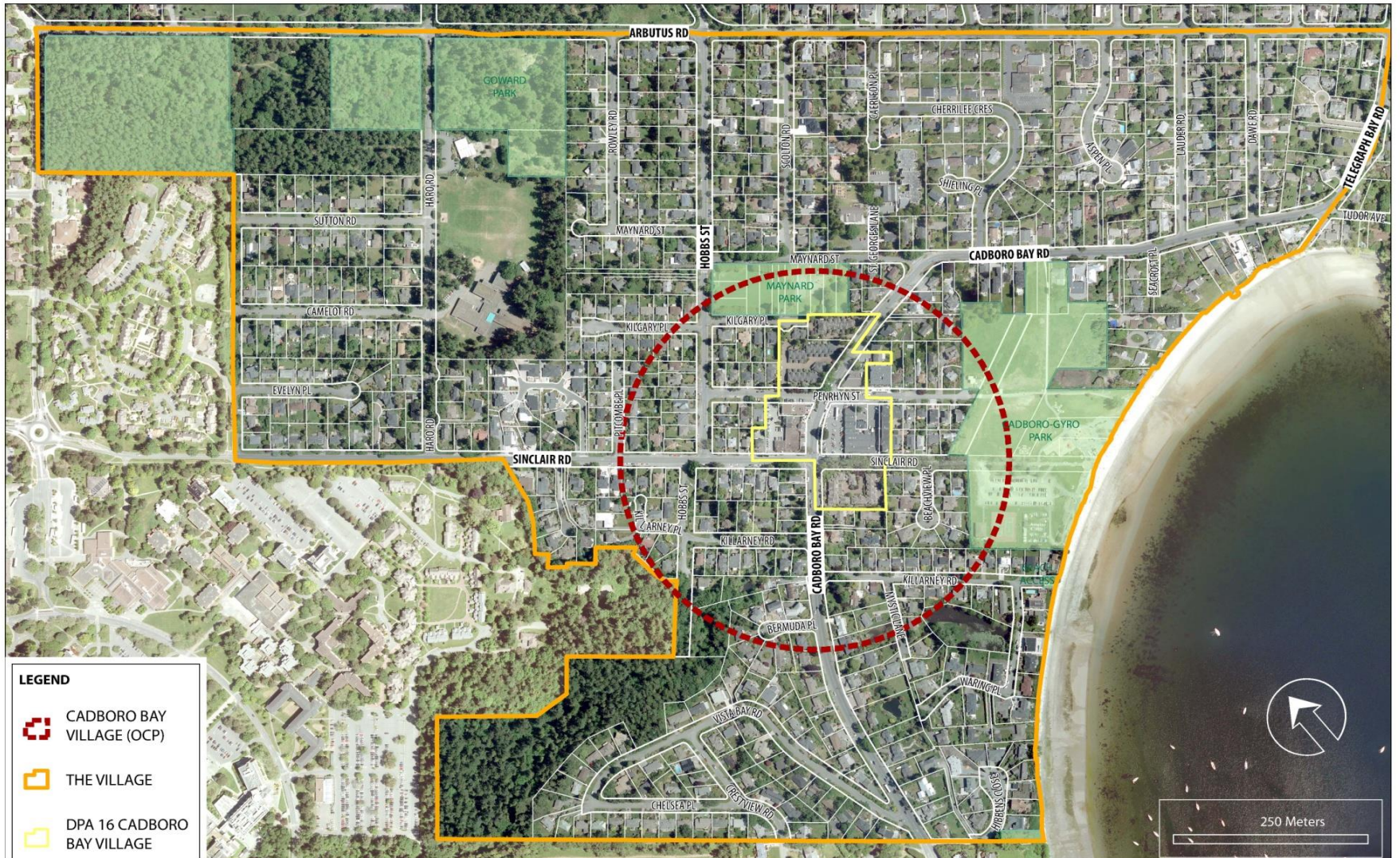
Finnerty Cove

Telegraph Cove

Cadboro Point

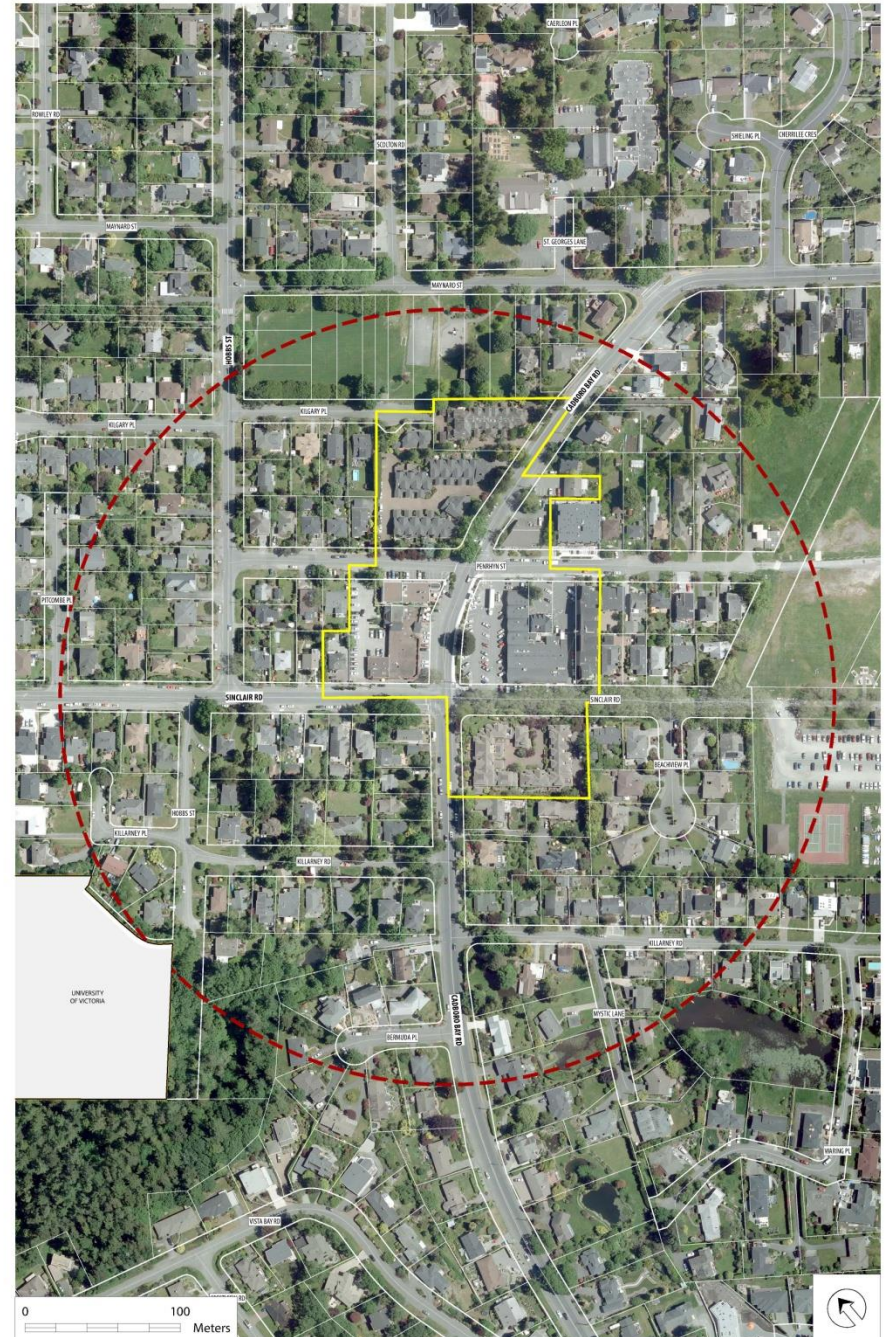


LOCAL CONTEXT AND CONNECTIONS

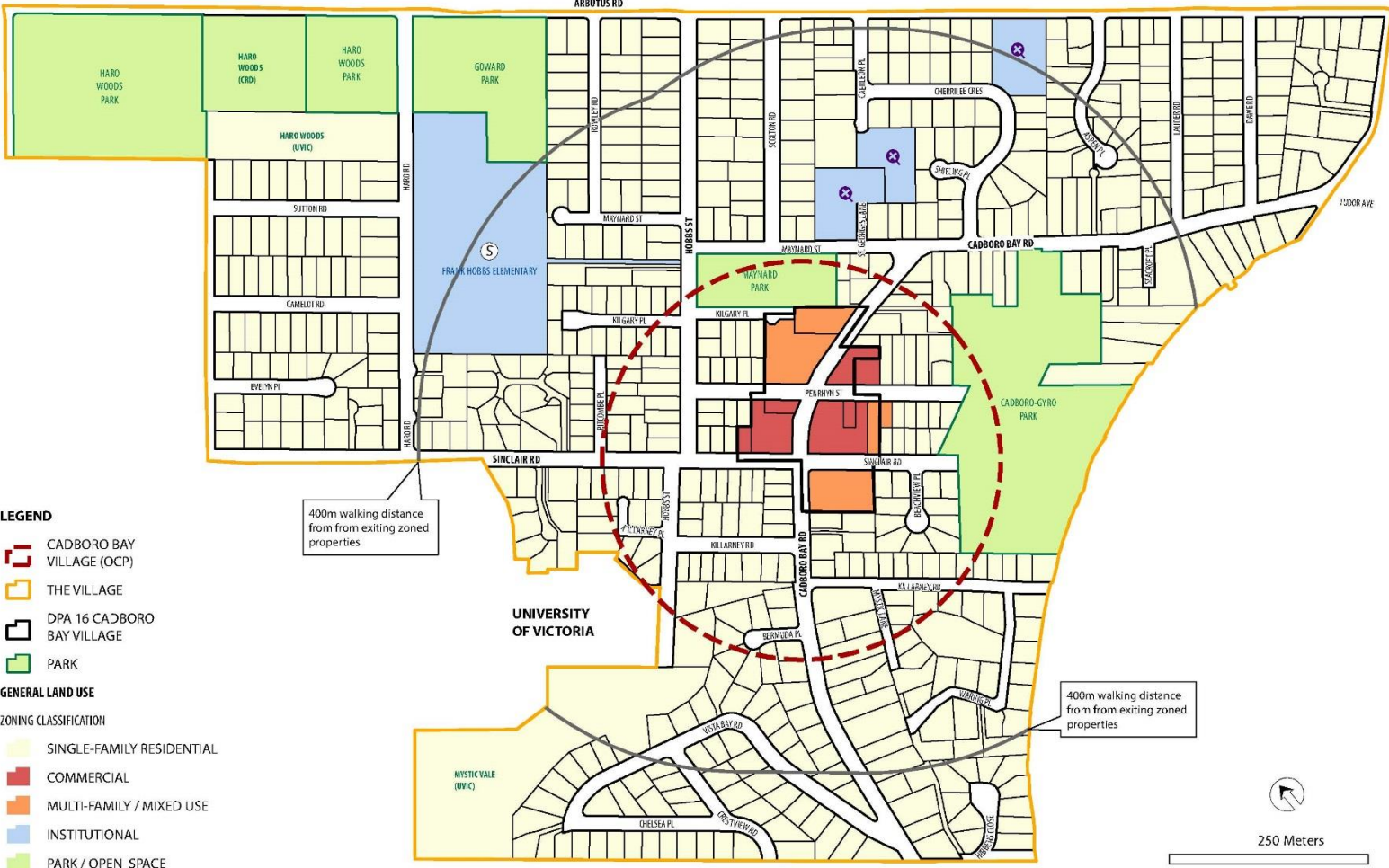


VILLAGE DETAIL

- One Block core
- Use and density transitions
- Car dominant
- Aging buildings
- Character and vibrant activity

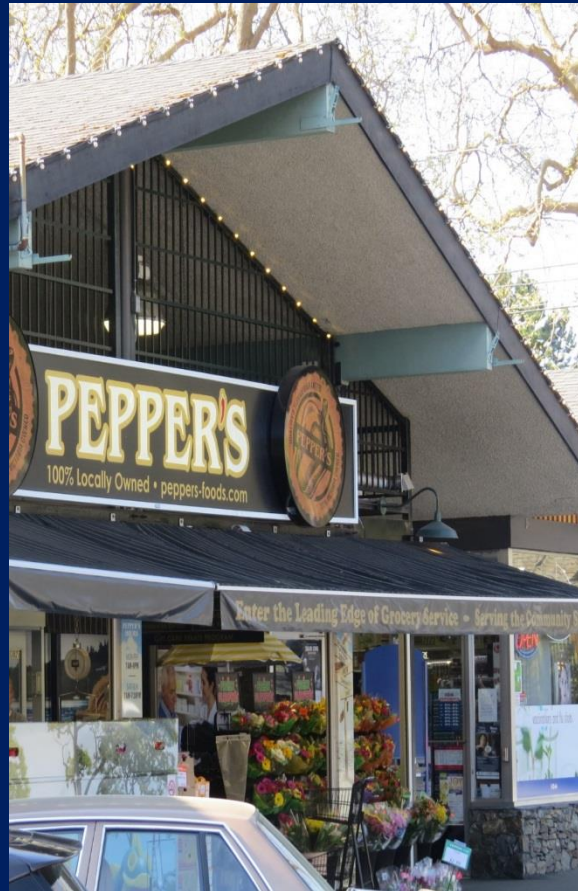


WALKABILITY: The Five Minute Village



How do we vitalize Cadboro Bay and Plan for the Future?

(Take it from good to great)



Building on the Foundational Elements

Early Village CONCEPTS

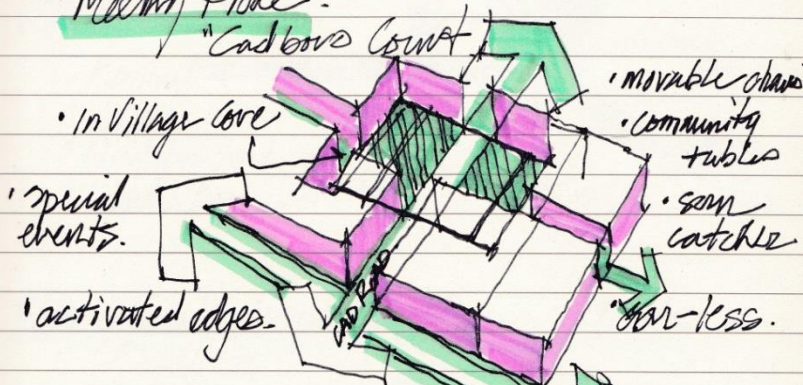
BIG IDEAS: Place, Right Growth, Green, and Traffic Calming

BIG IDEAS

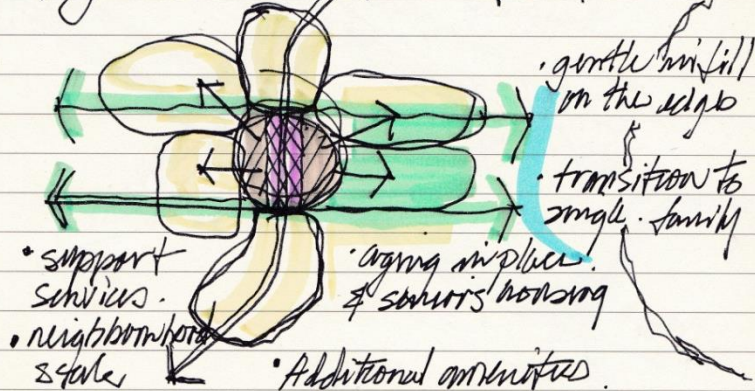
Cadboro Bay Village

1 A Central Community Meeting Place -

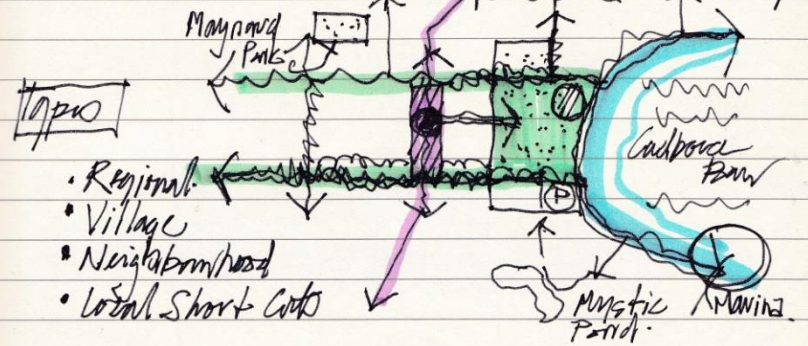
"Cadboro Court"



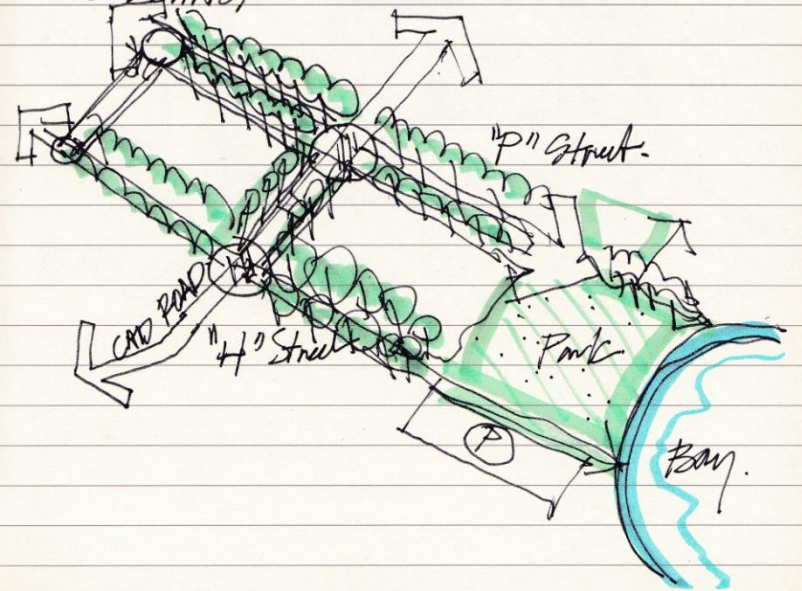
2 Right Growth in the Right Place:



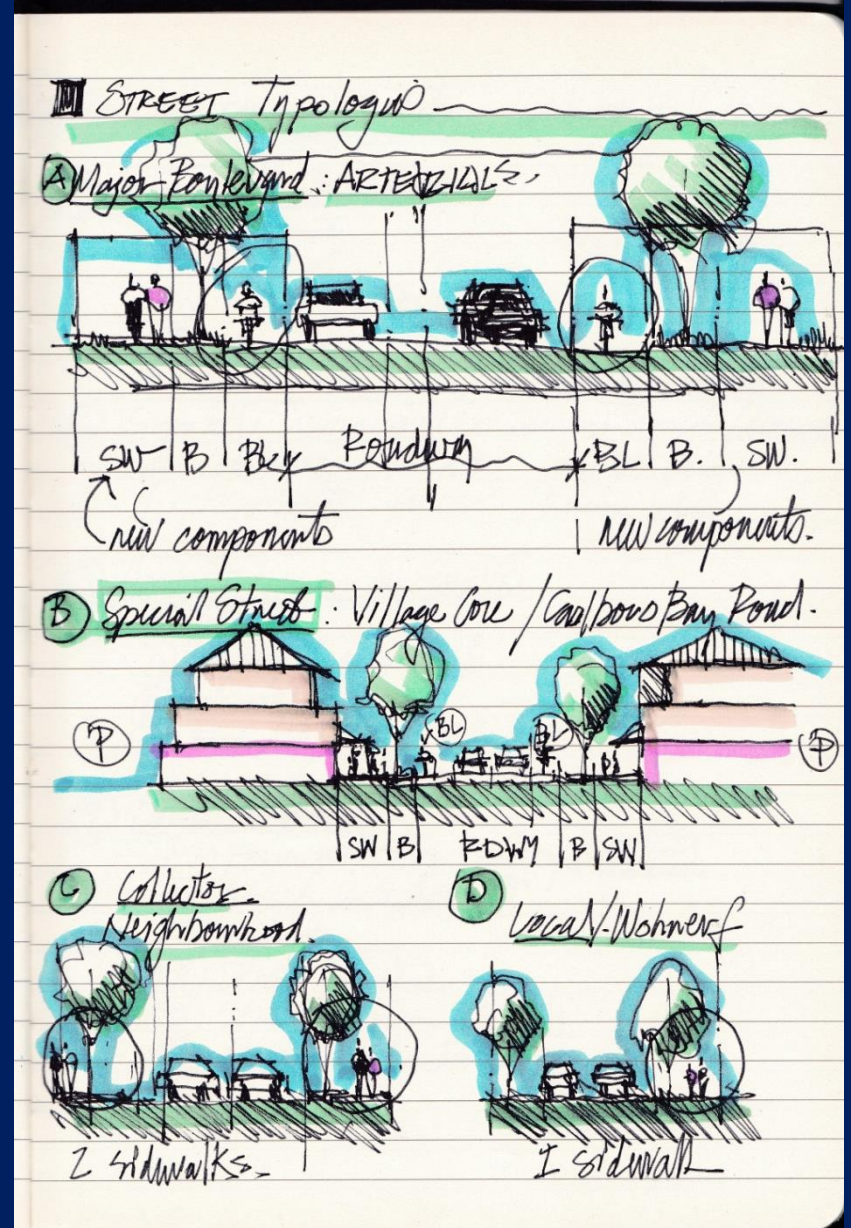
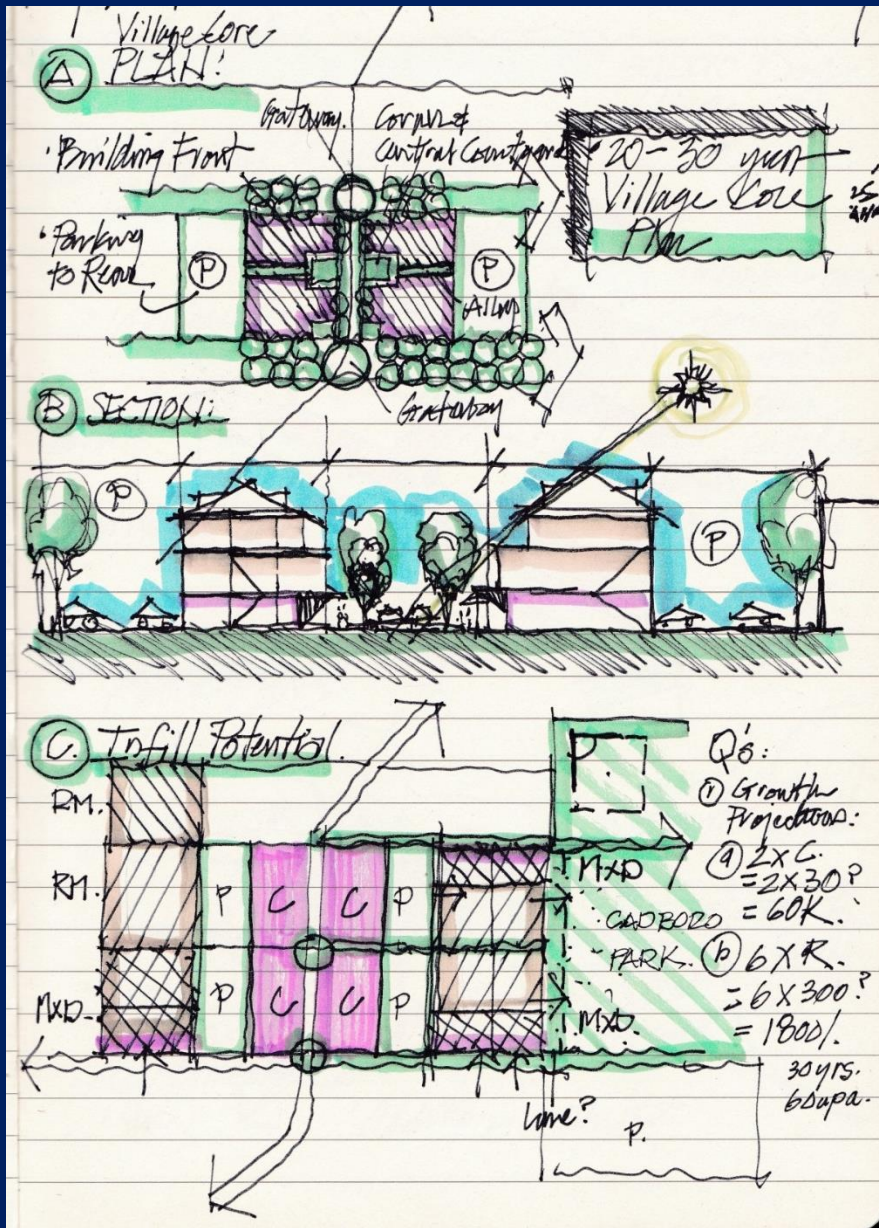
3 Greenways & Blueways CONNECTIONS.



4 Sidewalk/Greening Programs/Structs CALMING



BIG IDEAS: Diversity of Housing, Transitions, and Street Types





DESIGN GUIDES

DEVELOPMENT FRAMEWORK



STREETSCAPES + SAFETY

Design Guides:

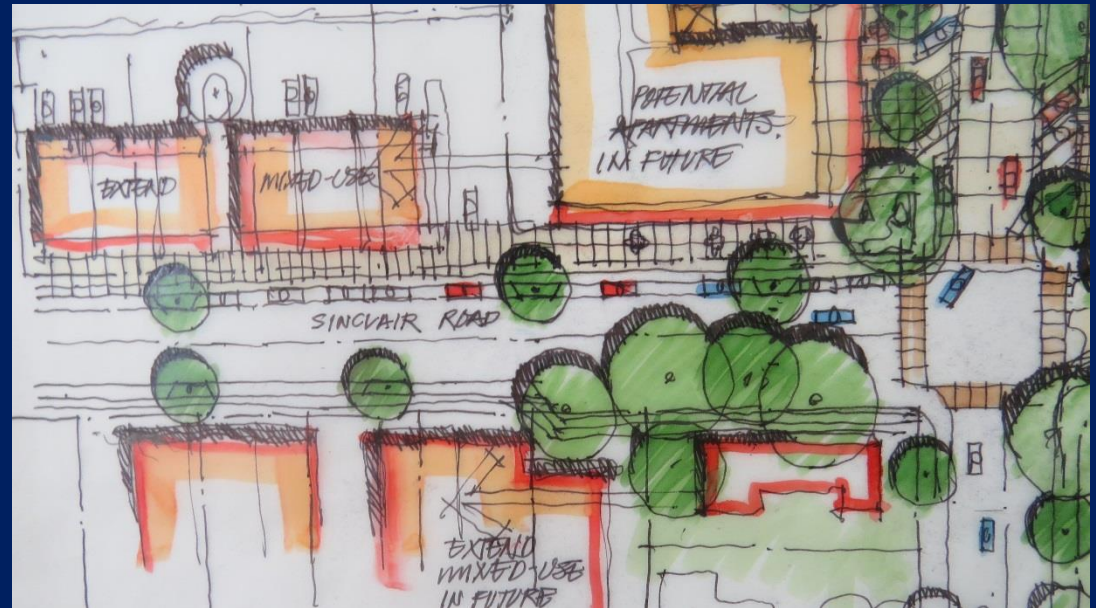
- Continuous and connecting sidewalks
- Pedestrian crossings at busy corners
- Develop greenways
- Reduce speed through town
- Include pedestrian lighting (dark sky policy)
- Enhance streetscapes with vegetation and tree allees



STREETSCAPES + SAFETY

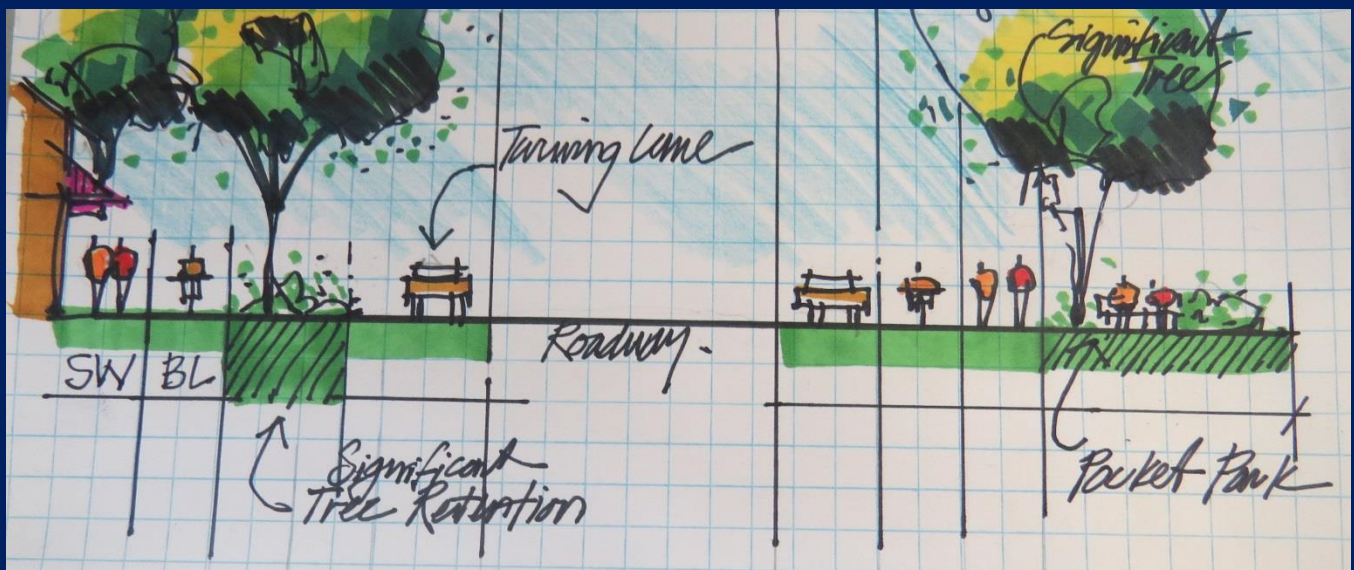
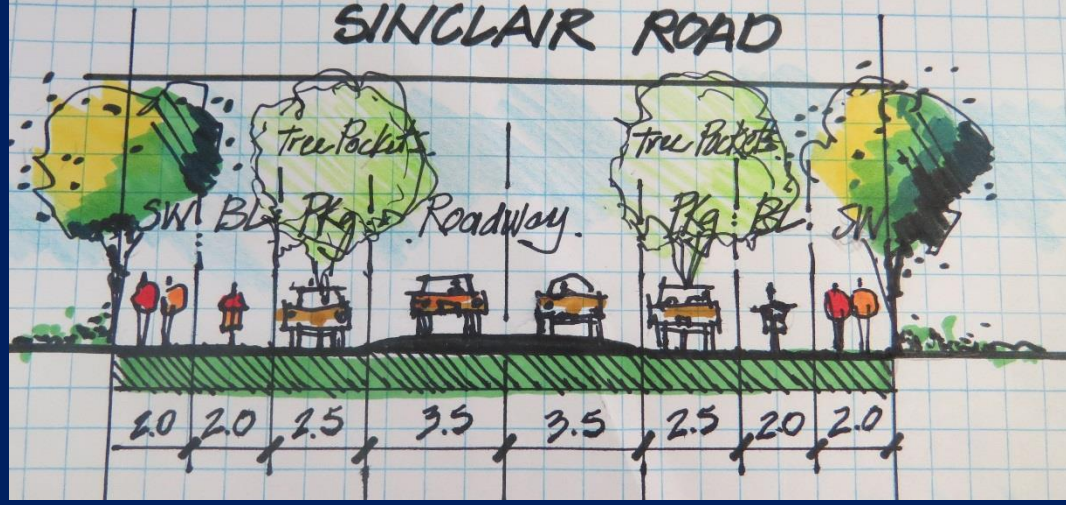
Actions:

- Reconfiguration of Sinclair Road to include sidewalks and bike lanes on both sides
- Improve sidewalks and crossings through village
- Pedestrian crossing at Telegraph Bay Rd corner
- Create street greenway along Penrhyn Street
- Extend tree allee down Sinclair into Gyro Park
- Create tree/ vegetation streetscapes along greenways



PROPOSED STREET STANDARD

SINCLAIR ROAD

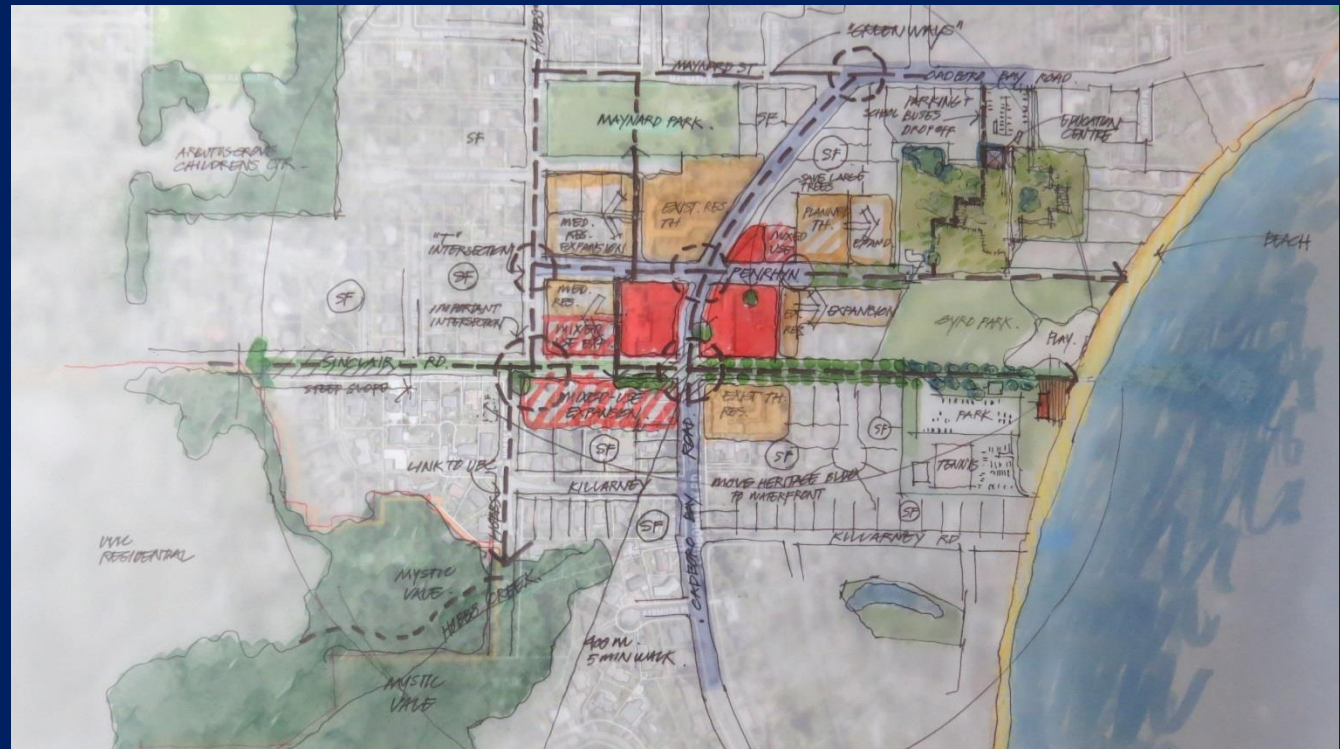


POTENTIAL MODIFIED STREET SECTION
@ CADBORO BAY ROAD

CONNECTIVITY

Design Guides:

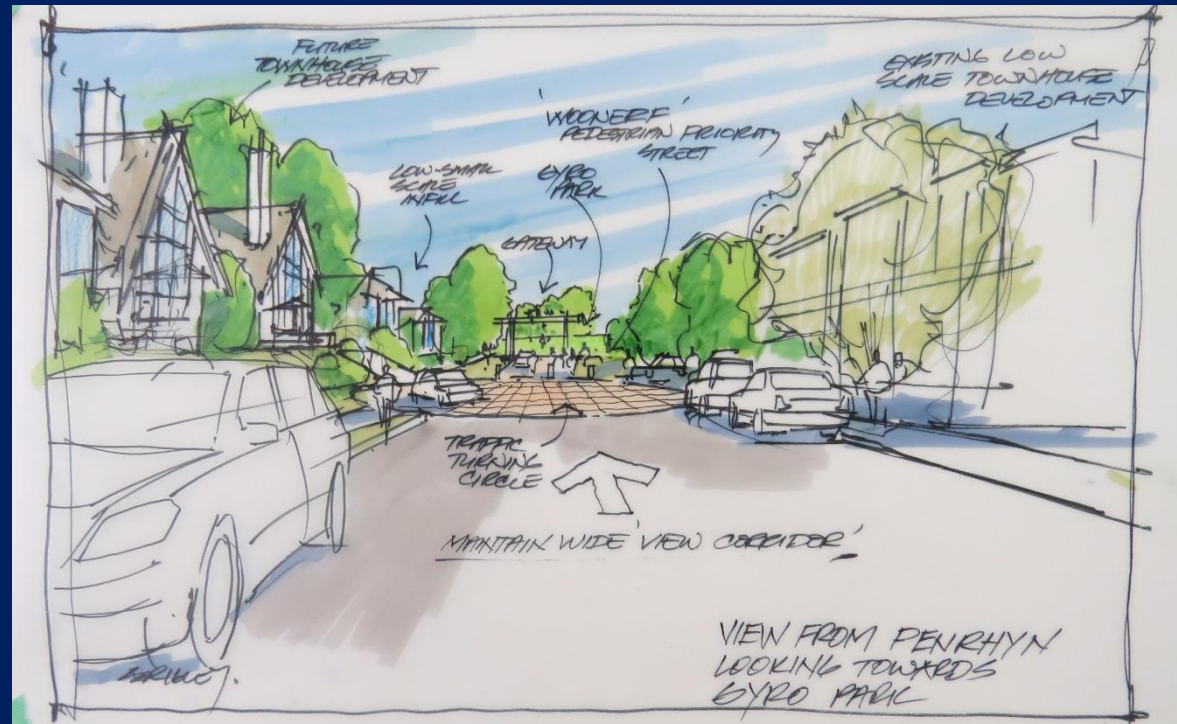
- Expand and connect trail network
- Create greenways for transit and looping walking network
- Strengthen connection to Gyro Park/ waterfront
- Improve wayfinding
- Protect and emphasize street end views

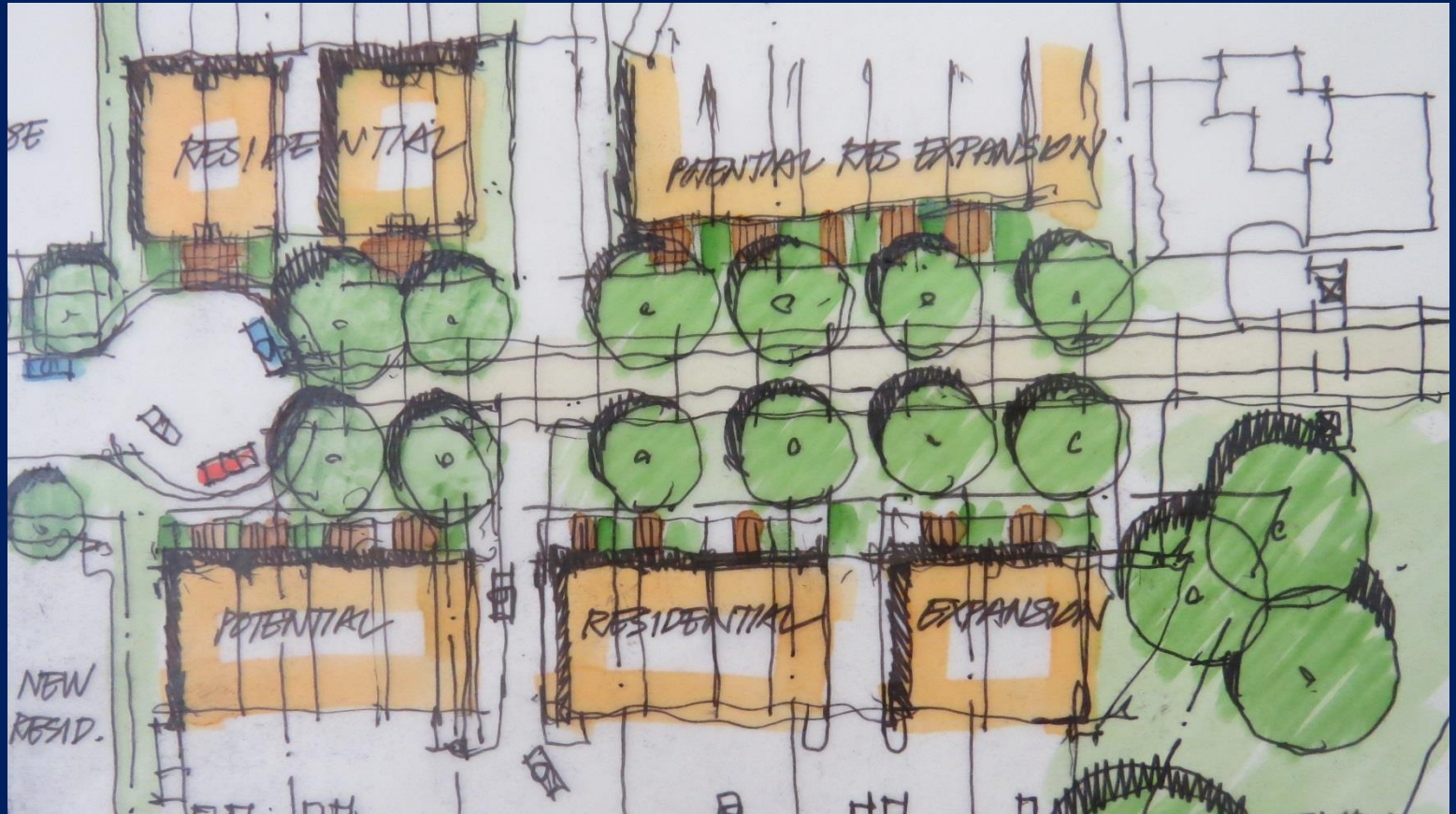


CONNECTIVITY

Actions:

- Develop Penrhyn into greenway/ woonerf pedestrian street
- Expand greenway to connect to Mystic Vale trails
- Add signage and trail markers
- Development to maintain view corridors





VILLAGE CORE DEVELOPMENT

Design Guides:

- Maintain “local” aesthetic and feel through building form and character
- Transform town layout to pedestrian focus instead of car-centric
- Maintain small scale development form with appropriate transitions to adjoining properties
- Expand commercial with a focus on local necessary services (bakery, hardware store, bank, restaurant etc)
- Create a central plaza/ community gathering space
- Accommodate new housing options over the next 20 years.
- Create an articulated roofscape and varied skyline
- Create street interest with stepped massing and variable setbacks
- Utilize natural colour palette with authentic materials, traditional wall surfaces (siding, board and batton, glass, stone, wood etc., Avoid panelized systems)
- Utilize 50-75% transparency on first floor commercial uses

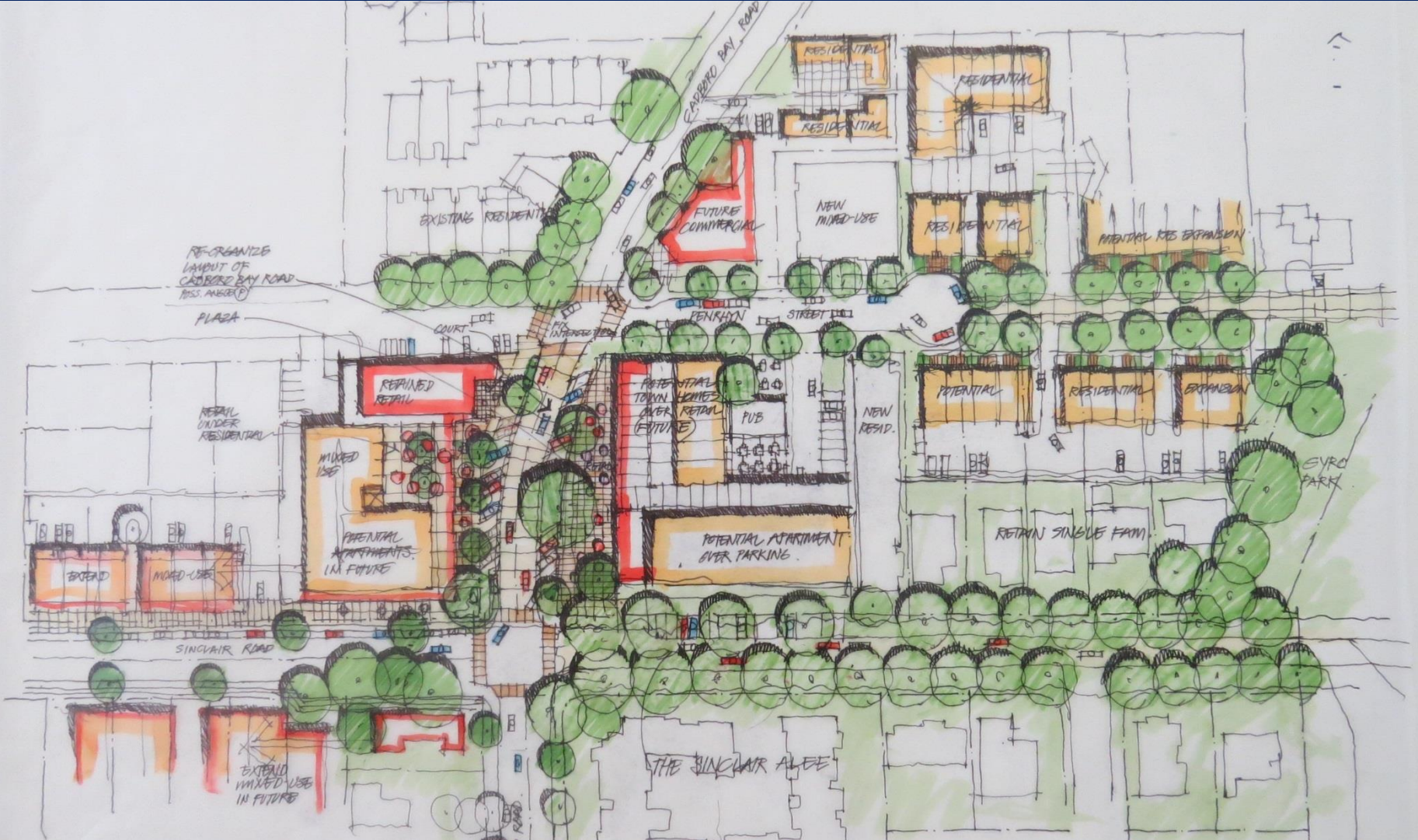


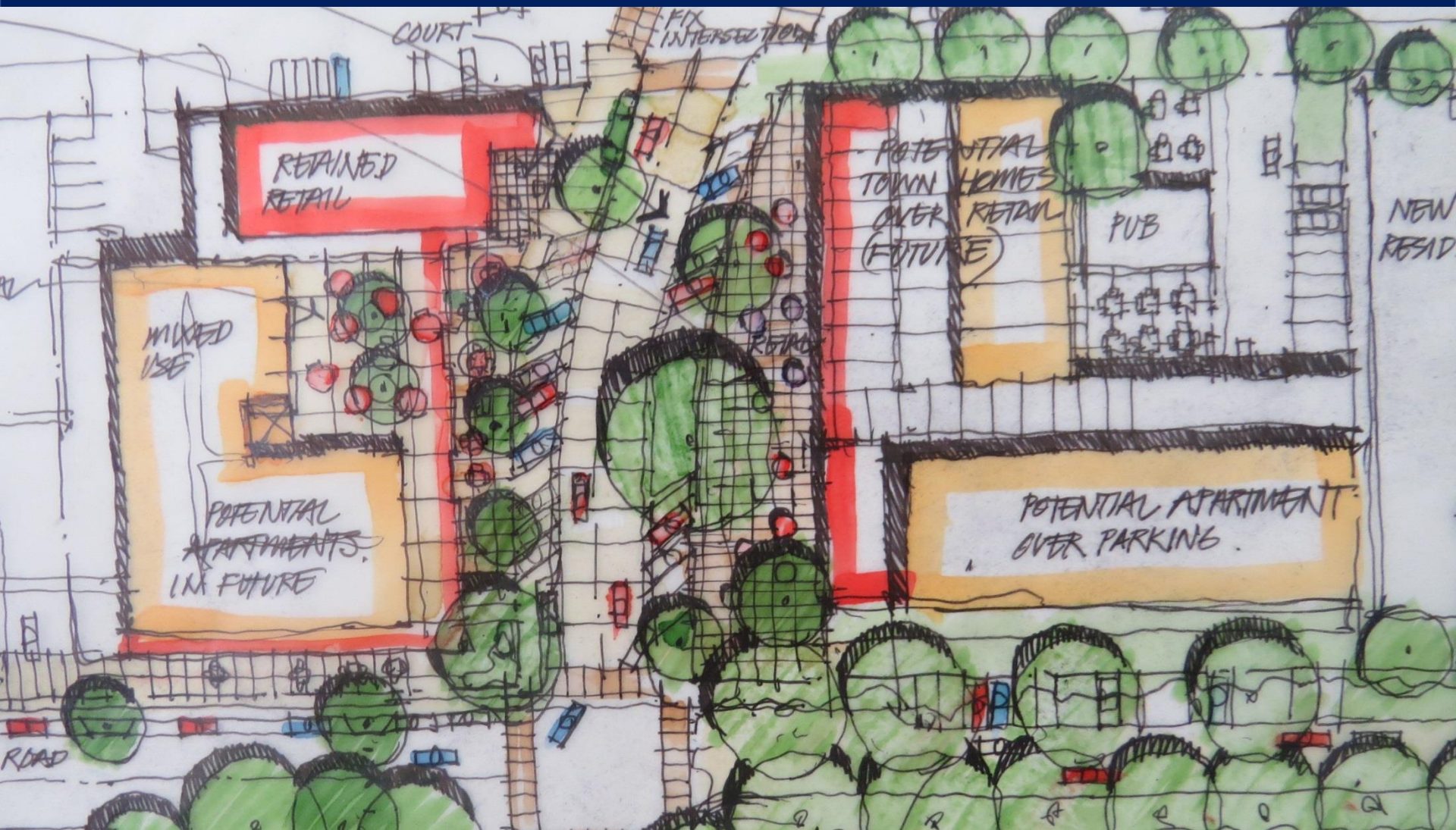
VILLAGE CORE DEVELOPMENT

Actions:

- Immediate reconfiguration of Cadboro Bay road parking/sidewalk and store front
- Reevaluate zoning to ensure conformance with OCP development permit guidelines
- Complete development permit guidelines







RETAINED
RETAIL

MIXED
USE

POTENTIAL
APARTMENTS
IN FUTURE

POTENTIAL
TOWN HOMES
OVER RETAIL
(FUTURE)

PUB

POTENTIAL APARTMENT
OVER PARKING

NEW
RESID

COURT

FIX
INTERSECTION

ROAD



NEW MIXED USE

- 1 STORY COMMERCIAL (RETAIN)
- 2/3 STORY RESIDENTIAL ABOVE

VARIED ROOF LINES

STEPPED MASSING

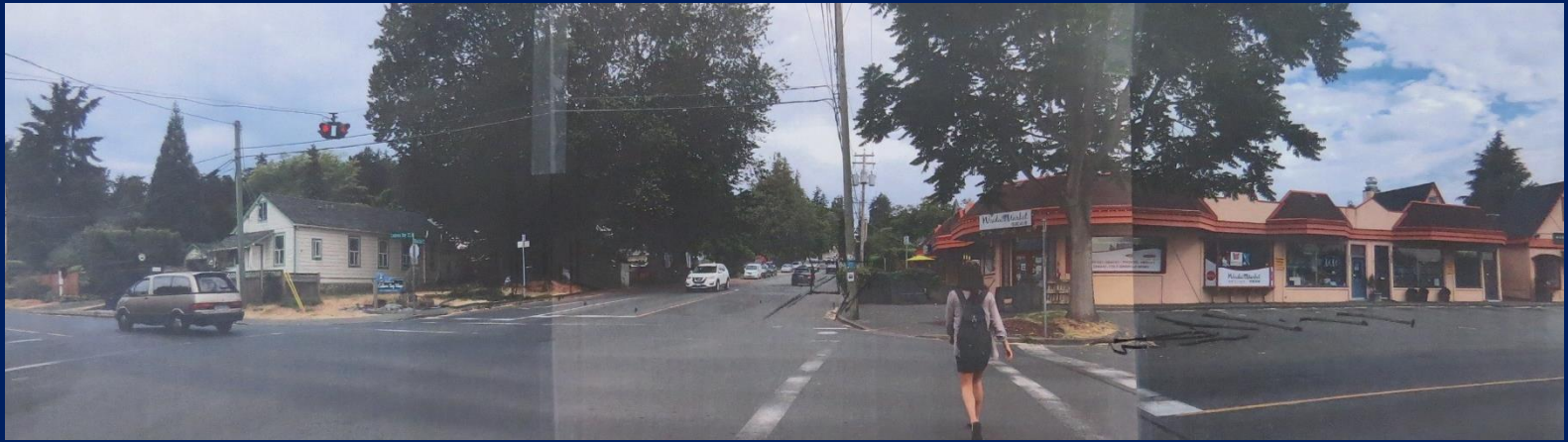
STEP BACK



STEPPED IN POCKET PLAZA



VIEW FROM CORNER OF
CADBORO BAY RD. & FEURHYN ST.



HOUSING

Design Guides:

- Encourage a diversify of size, tenure, and type of housing
- Create ground-orientated, compact housing for seniors
- Create housing facilities that enable 'aging in place'



Coach Housing



Semi Detached



Quadplex



up to 6 Storey
Apartments

HOUSING

Actions:

- Ensure future housing development includes a diversity of housing



HISTORY/ SENSE OF PLACE

Design Guides:

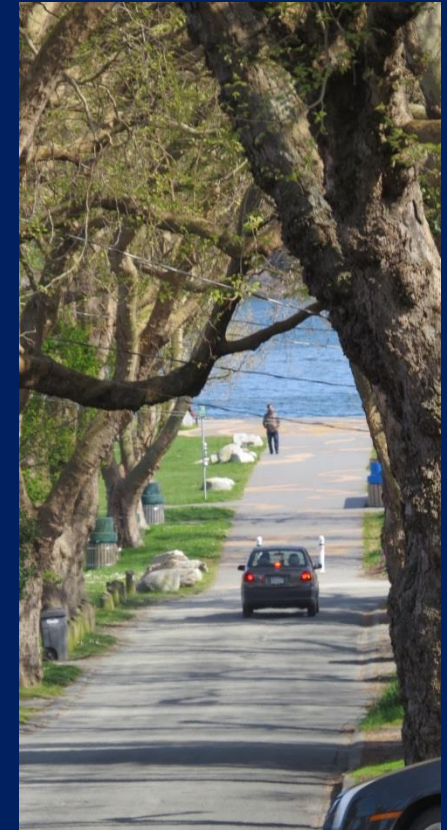
- Ensure First Nations importance of Cadboro Bay is represented (public art, educational signage, choice of plantings)
- Create traditional ceremonial area along waterfront for First Nations and cultural education
- Preserve heritage trees and ecological heritage
- Preserve and repurpose heritage buildings
- Add educational/ interpretive signage



HISTORY/ SENSE OF PLACE

Actions:

- Consult with First Nations artists for traditional space location, public art, educational signage
- Develop regulations to ensure tree protection
- Add interpretative signage to Gyro Park
- Consider moving heritage school house from Sinclair to Gyro Park and transform into public amenity



GYRO PARK ENHANCEMENT

Design Guides:

- Improve circulation and pathway connectivity from Gyro Park to town
- Add additional park amenities such as café, ice cream parlour, restaurant and/or gathering space
- Add Interpretive Educational Centre/ outdoor classroom
- Mitigate for storm water management and flooding
- Enhance natural areas of park to encourage biodiversity
- Add parking on site
- Improve beach access from Telegraph Bay Rd



GYRO PARK ENHANCEMENT

Actions:

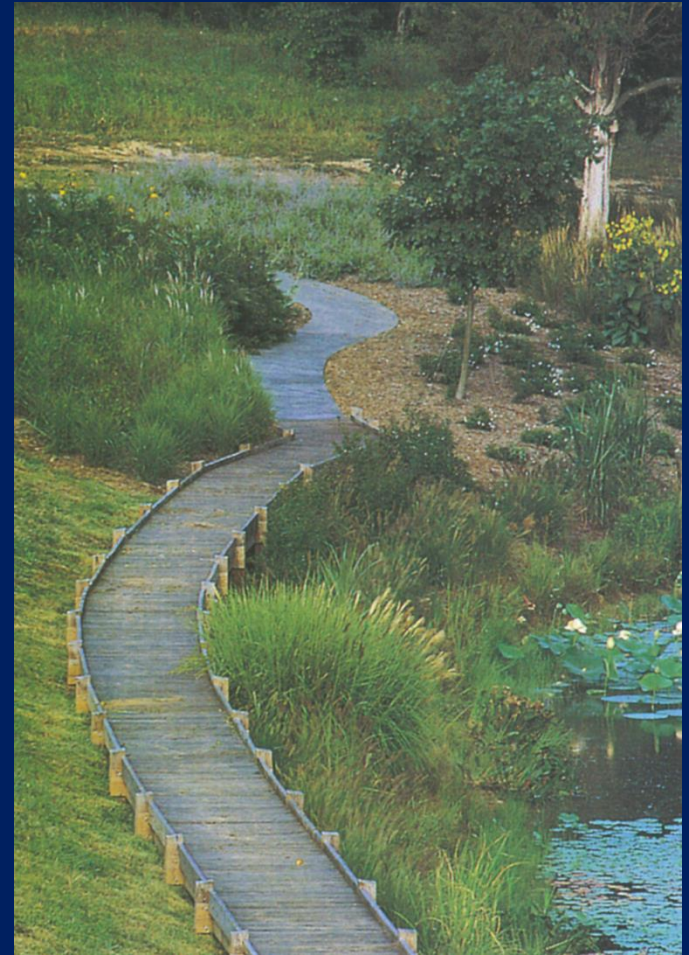
- Extend Sinclair allee connection to waterfront plaza
- Design north-eastern section of park into wetland/ natural area with boardwalk and connection to education centre
- Connect town stormwater runoff to wetland for natural remediation
- Expand existing play area and include “nature play”
- Create waterfront plaza with potential small-scale food amenities
- Add additional parking lot to north eastern side of park connecting to Cadboro Bay Road (Interpretative Centre/ school bus)
- Redesign existing parking to maximize capacity and add vegetation and tree planting
- Enhance picnic area with tree cover, additional accessible tables and possible picnic shelter

GYRO PARK ENHANCEMENT Nature Play Playground



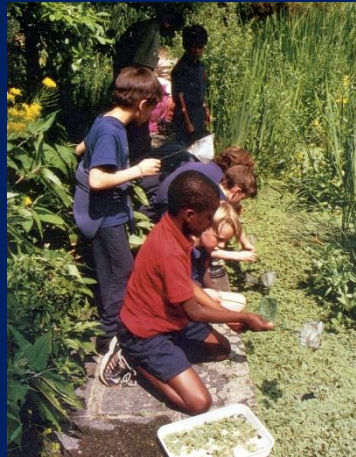
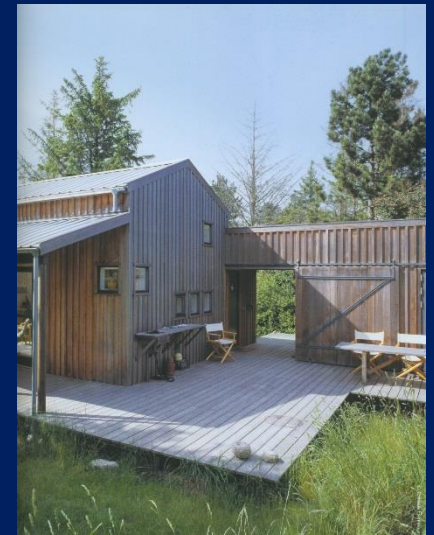
GYRO PARK ENHANCEMENT

Wetland + Stormwater Management



GYRO PARK ENHANCEMENT

Outdoor Classroom + Interpretive Centre



Cadboro Bay

LOCAL AREA PLAN

THANK YOU
Questions?

