

Cadboro Bay
LOCAL AREA PLAN

Cadboro Bay

HOUSING AND LAND USE DIRECTIONS

Workshop Results

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

November 28, 2018

PURPOSE & SCHEDULE

The purpose of this event is to explore the future of housing and land use in Cadboro Bay. Opportunities are available to review the results of the Cadboro Bay Village Design Charrette and explore housing and land use issues in the broader Cadboro Bay Local Area.

Information gathered will help to inform land use and housing policies in the updated Cadboro Bay Local Area Plan. A draft of the updated Plan will be presented for public feedback in 2019.

Tuesday, November 27

- 4:30 pm Open House and Workshop Registration
- 6:00 pm Presentation
- 6:45 pm Workshop

Wednesday, November 28

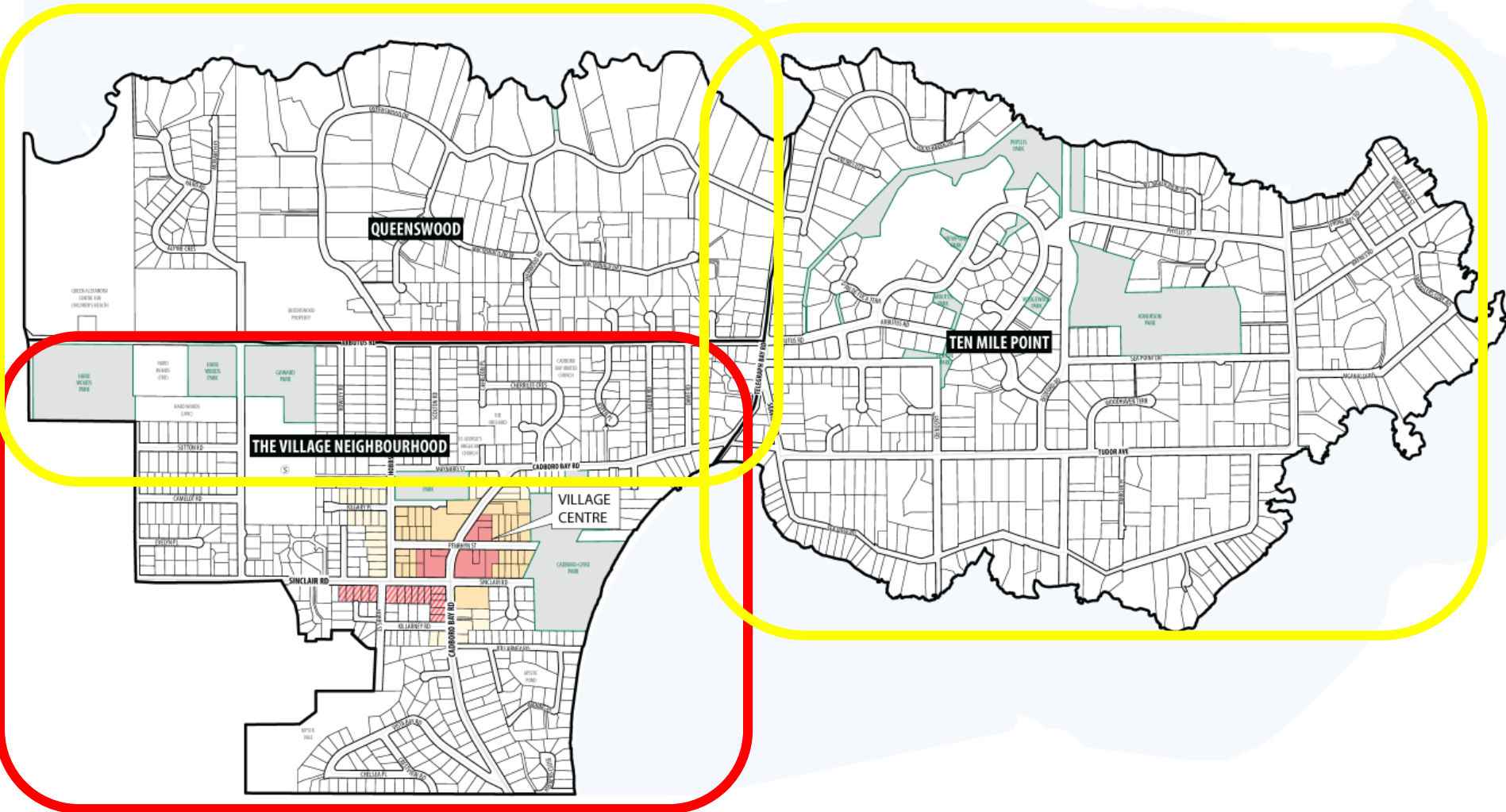
- 6:00 pm Presentation and Group Discussion

FUTURE WORKSHOPS

Additional workshops are planned in Cadboro Bay on the following topics:

- Natural Areas and Community Amenities – January 26, 2019
- Transportation and Mobility – February 2019

Three Areas for Consideration



Active Public Engagement: Nov. 27, 2018



Community Values

- Trees and character are of paramount importance
- More diversity and choice of housing
- Ground-oriented housing especially seniors
- Focus non-single housing in Village Neighbourhood
- Support with proper hard and soft infrastructure – street improvements and park connectors
- More people/more local commercial services in core village with mixed uses

Area Findings

- **Village Neighbourhood**

- Focus for commercial and mixed use residential
- Limit of 2-3 Storey and possible 3-4 Storey apartments with commercial ground floor use
- Low profile townhomes to duplex transition around the edges
- Green connections and pedestrian friendly

- **Queenswood and Ten Mile Point**

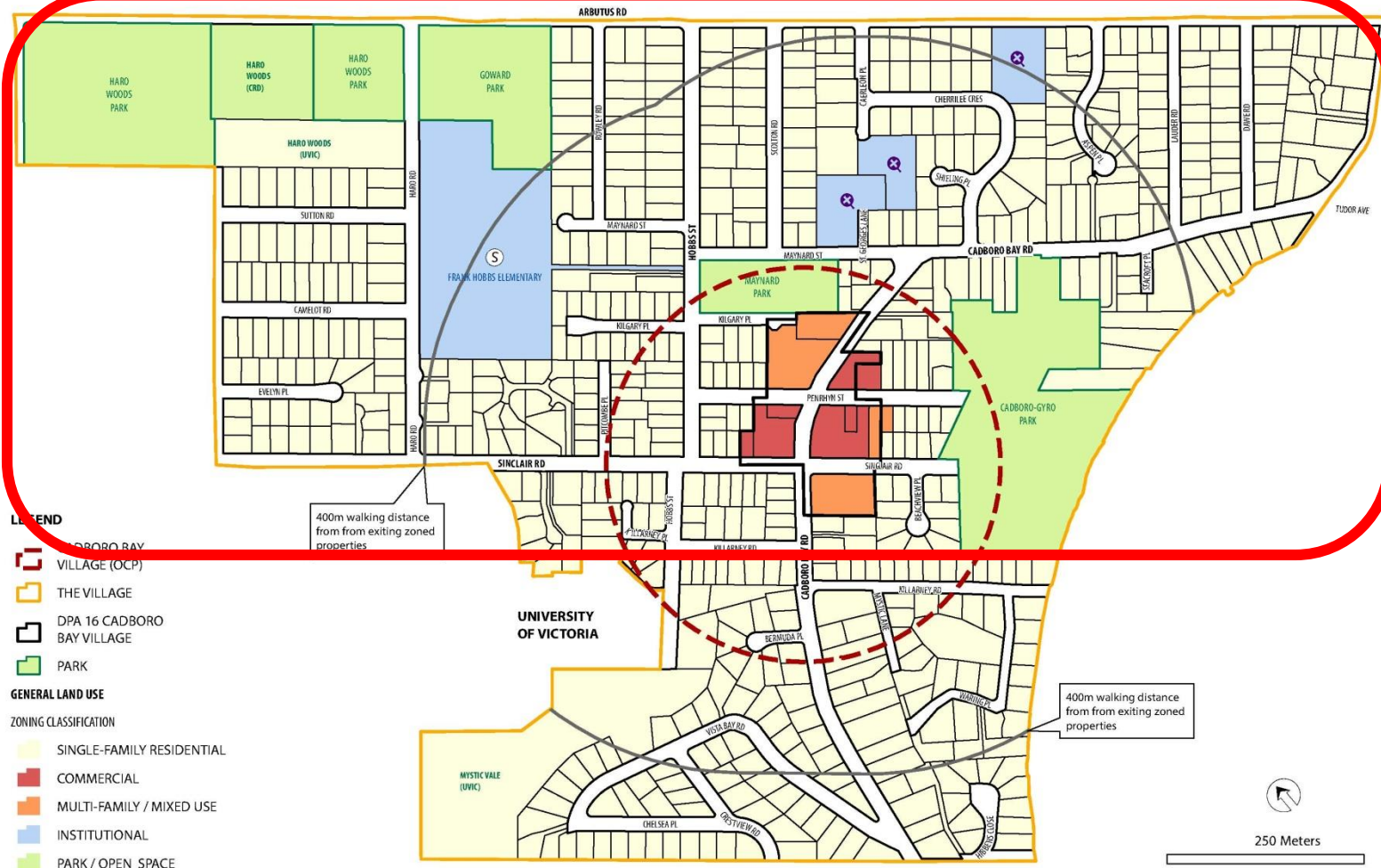
- Single-Family development – rural character
- No sidewalks (Tudor one side); No lights; Natural

CHALLENGES

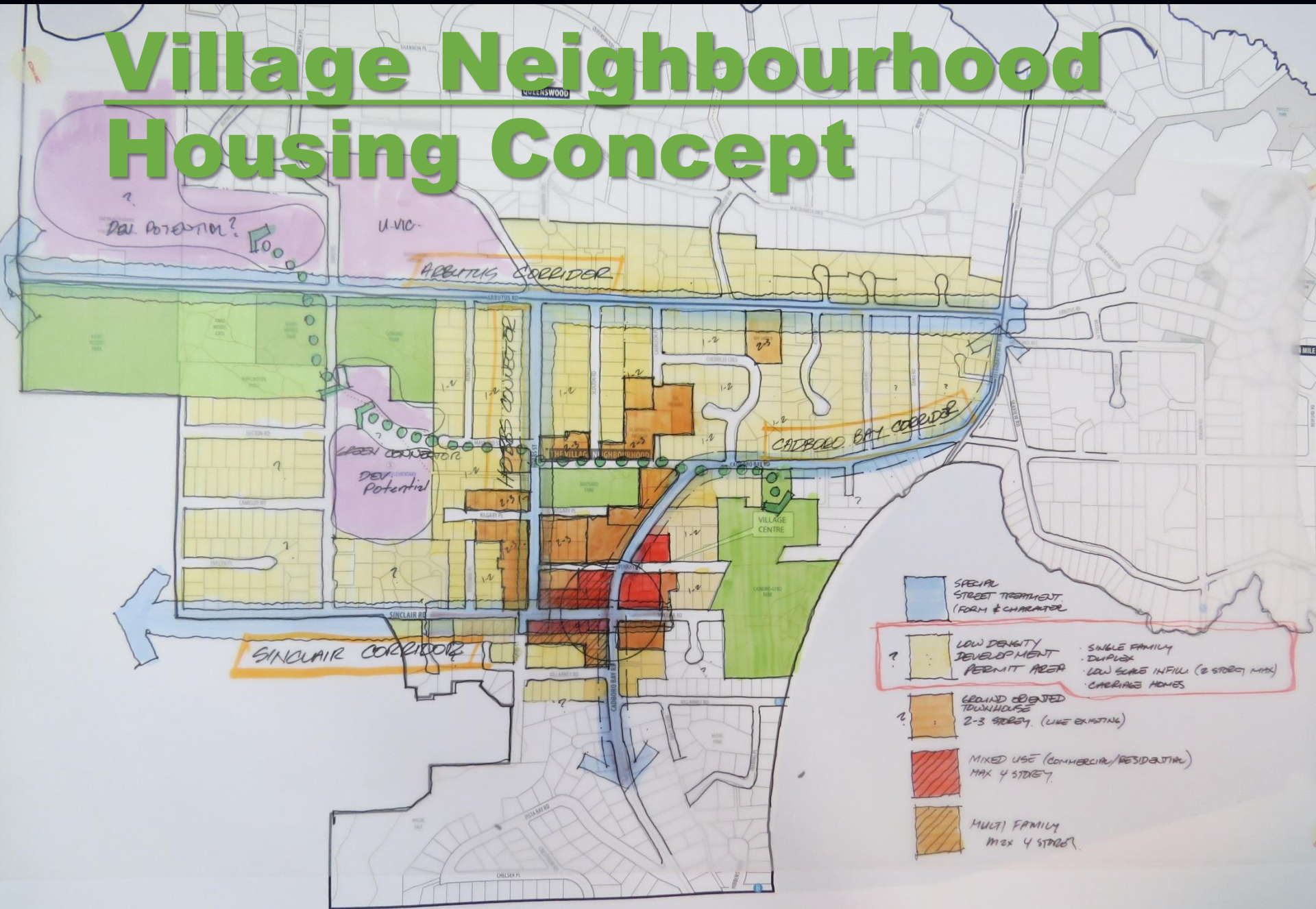
- Tree retention in redevelopment
- House sizes in Queenswood and Ten Mile Point
- Sensitive site redevelopment
- Traffic and mobility (community transit)
- Pedestrian and bicycle safety
- Pathways and connections
- Transition between land uses

Focus Growth: Village Neighbourhood

The Five Minute Village

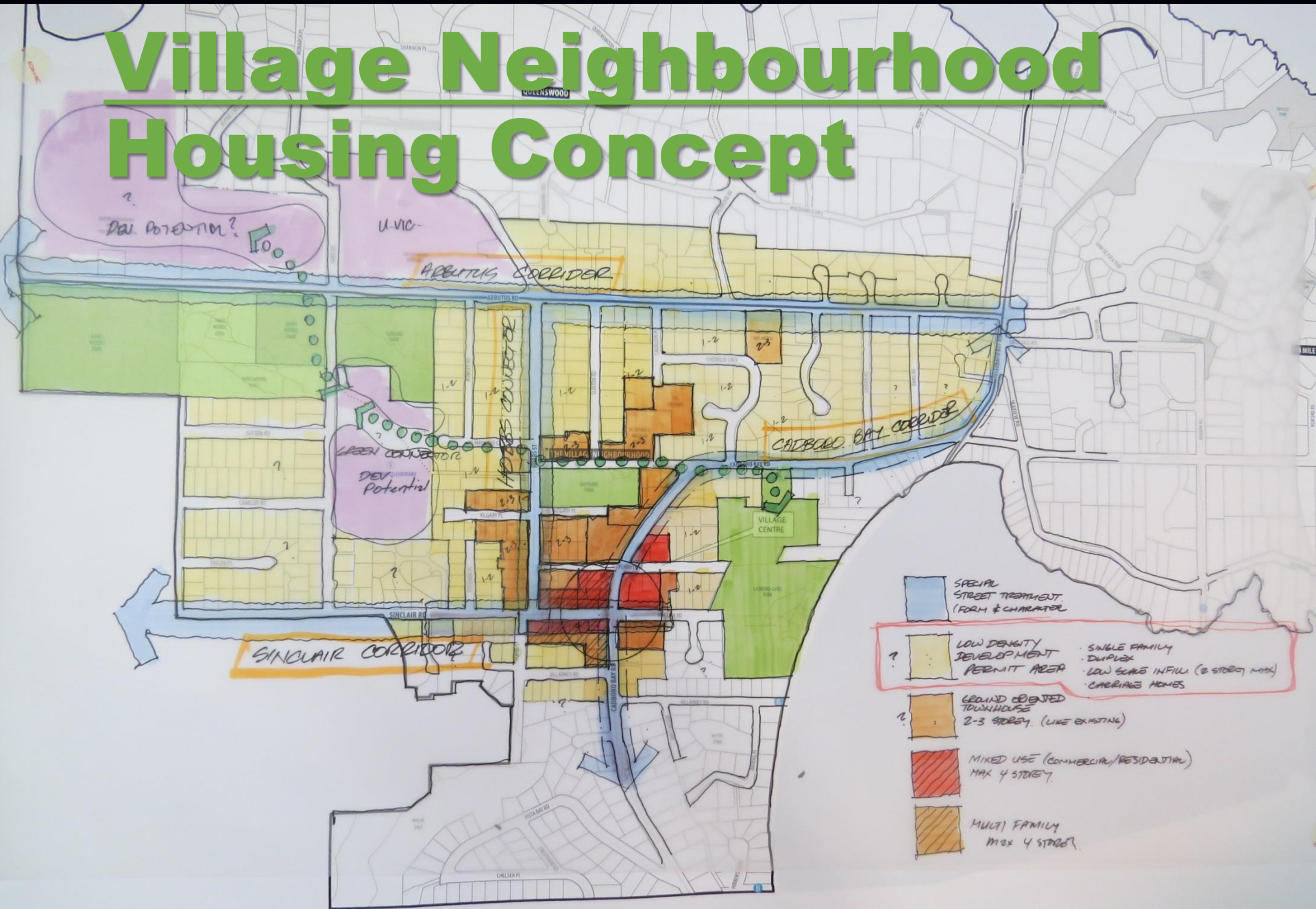


Village Neighbourhood Housing Concept



- SPECIAL STREET TREATMENT (FORM & CHARACTER)
- LOW DENSITY DEVELOPMENT PERMIT AREA
 - SINGLE FAMILY
 - DUPLEX
 - LOW SCALE INFILL (2 STOREY MAX)
 - CARRIAGE HOMES
- LOW RISE ORIENTED TOWNHOUSE 2-3 STOREY (LIKE EXISTING)
- MIXED USE (COMMERCIAL/RESIDENTIAL) MAX 4 STOREY
- MULTI FAMILY MAX 4 STOREY

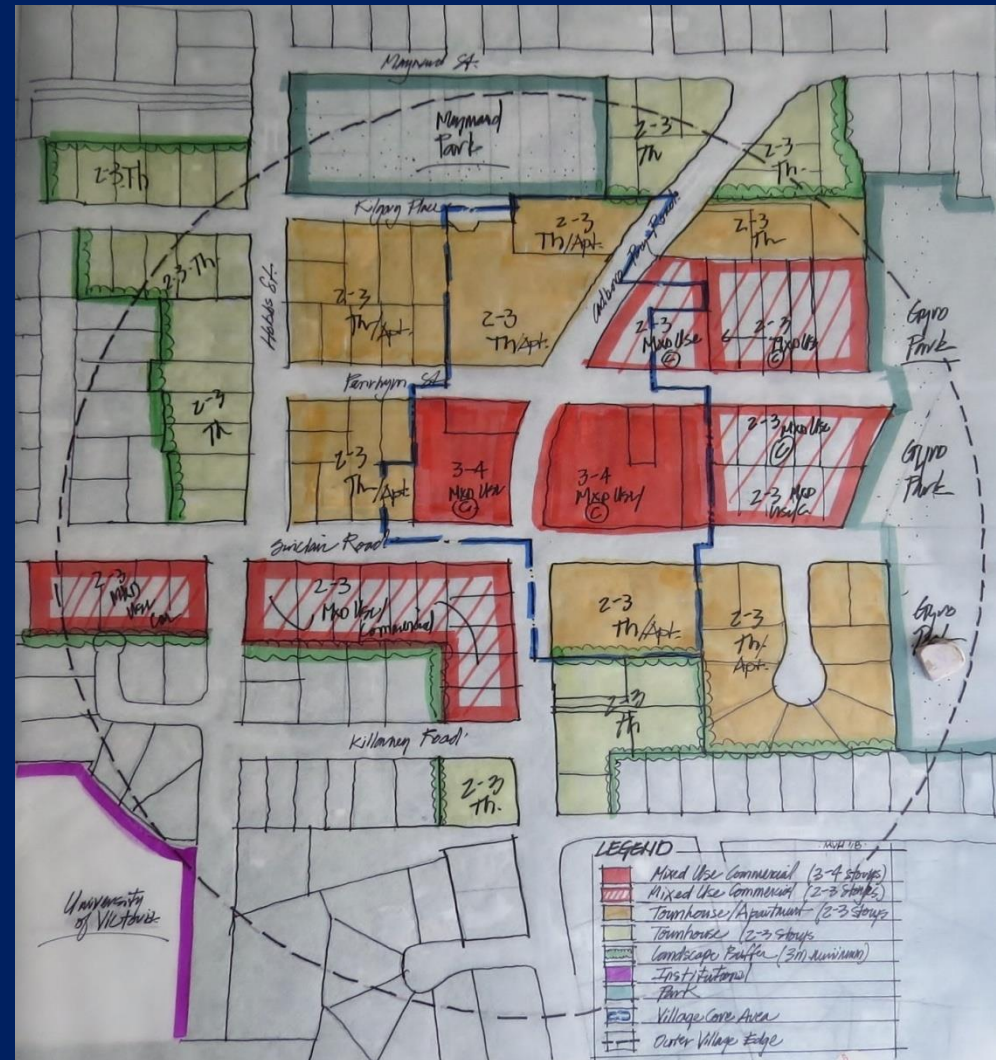
Village Neighbourhood Housing Concept



HOUSING DIVERSITY

Policy Guide:

- Encourage a diversity of size, tenure, and type of housing
- Create ground-orientated, compact housing for seniors
- Create housing facilities that enable 'aging in place' and young families/singles







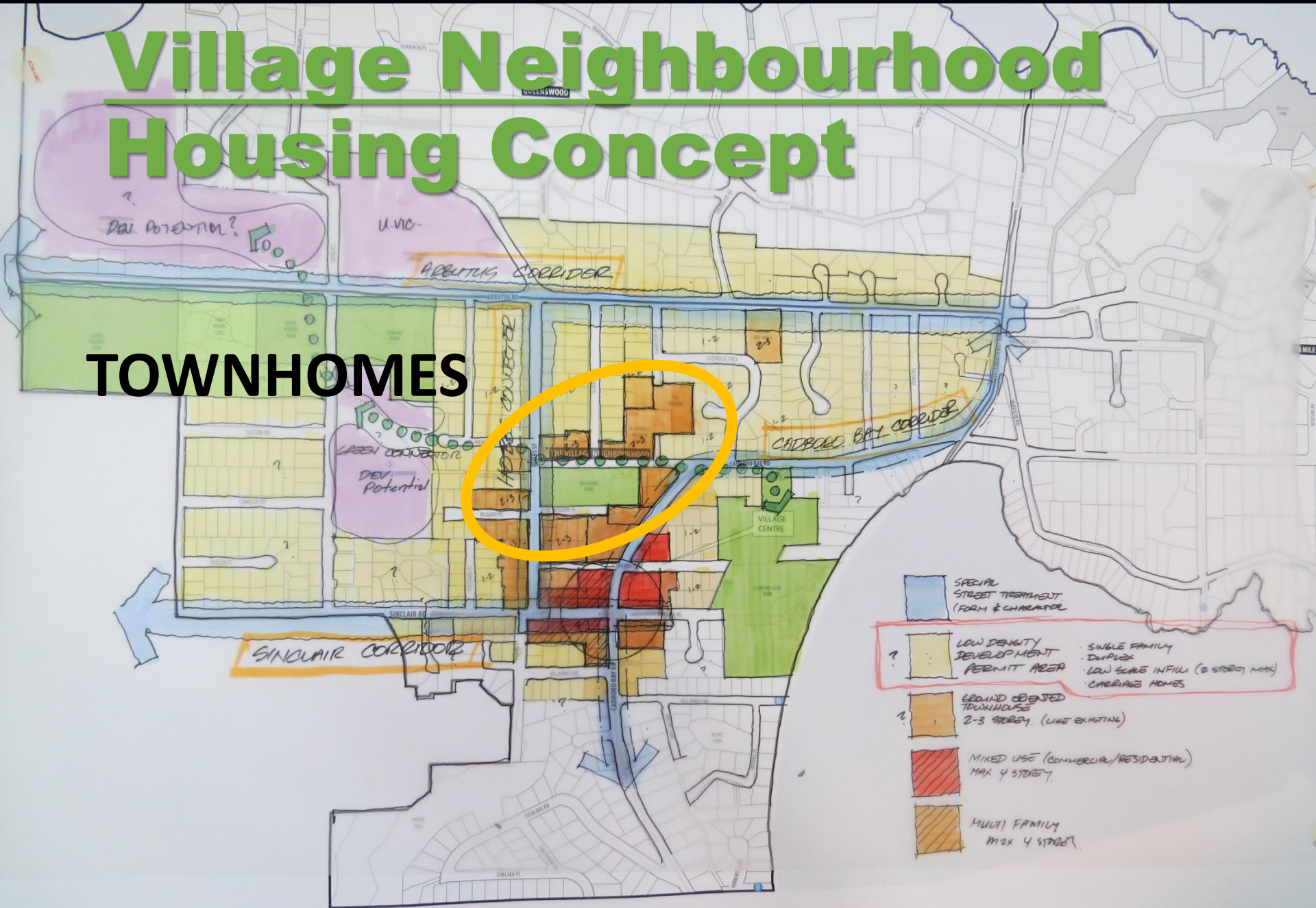
Fitting Apartments





Village Neighbourhood Housing Concept

TOWNHOMES



Ground-Oriented Townhomes





RAIN GARDEN






BIKE

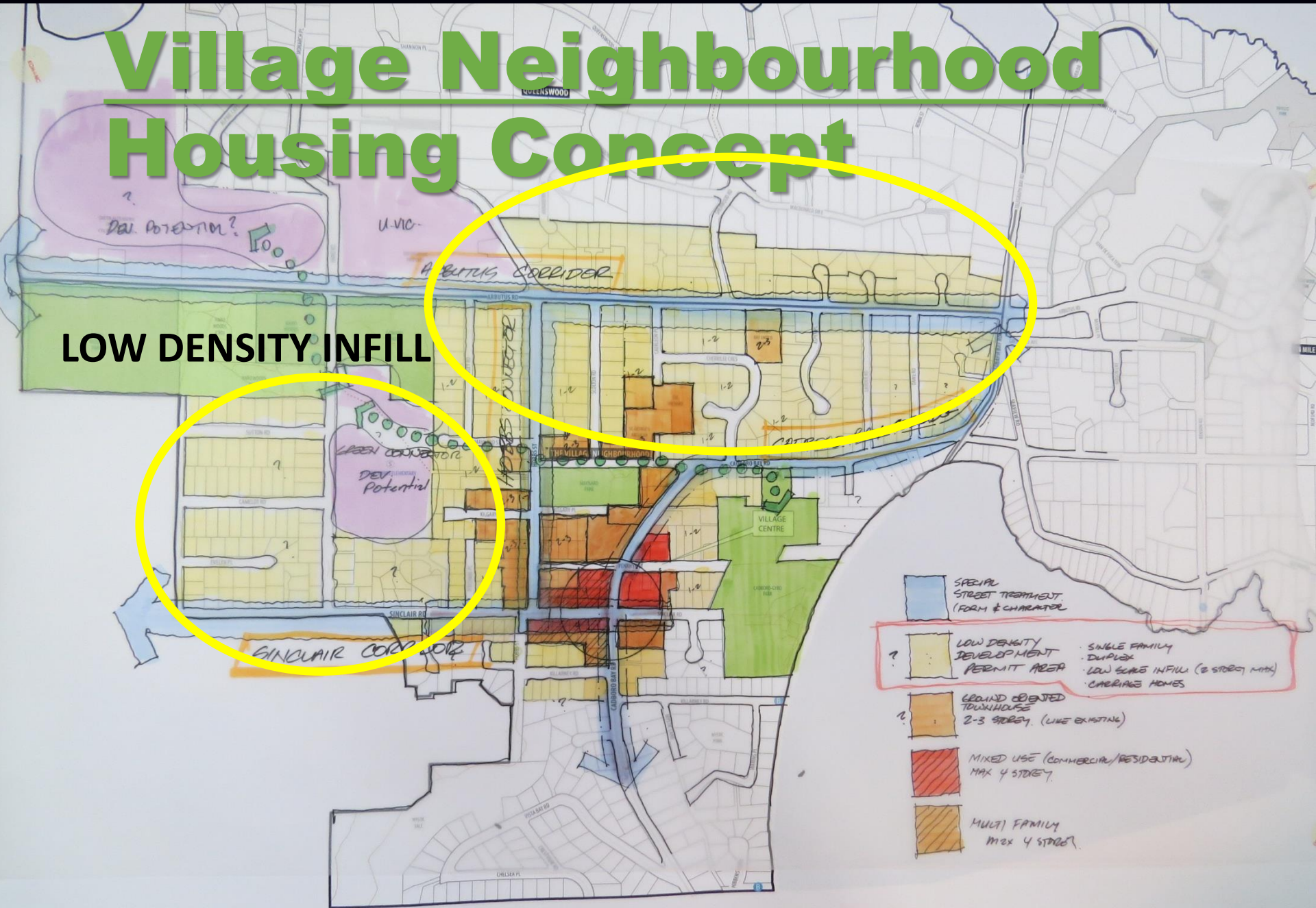
PED.

A VIEW LOOKING EAST ALONG MAYNARD @ PARK.

Village Neighbourhood Housing Concept

LOW DENSITY INFILL

-  SPECIAL STREET TREATMENT (FORM & CHARACTER)
-  LOW DENSITY DEVELOPMENT PERMIT AREA
 - SINGLE FAMILY
 - DUPLEX
 - LOW SCALE INFILL (2 STOREY MAX)
 - CARRIAGE HOMES
-  RECENT ORIENTED TOWNHOUSE 2-3 STOREY (LIKE EXISTING)
-  MIXED USE (COMMERCIAL/RESIDENTIAL) MAX 4 STOREY
-  MULTI FAMILY MAX 4 STOREY



Infill Courtyard Cluster Homes



Infill Courtyard Housing 2



1 LOT REDEVELOPMENT
COTTAGE
COURT DEVELOPMENT

PARK

2 REDEVELOPED LOTS

- 1 S.F. HOUSE
- 2 DUPLEX
- 4 COTTAGE

29 UNITS

4 COTTAGES

1 REDEVELOPED
S.F. HOUSE
& SUITE

MAYNARD

ROWLEY

HOBBES STREET

AERIAL VIEW
OF HOBBES ST
CORRIDOR.





New street trees



MAINTAIN EXISTING RHYTHM OF STREET MASSING

PRESERVE LARGE TREES



FRONT/BACK DUPLEX

INFILL COTTAGES

S.F. HOUSE

RURAL VERGE



NEW BOULEVARD PLANTING & WALK

HOBBS CONNECTOR

LOW DENSITY INFILL SCENARIO

09

05

09

09

CONNECTIVITY

Policies:

- 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

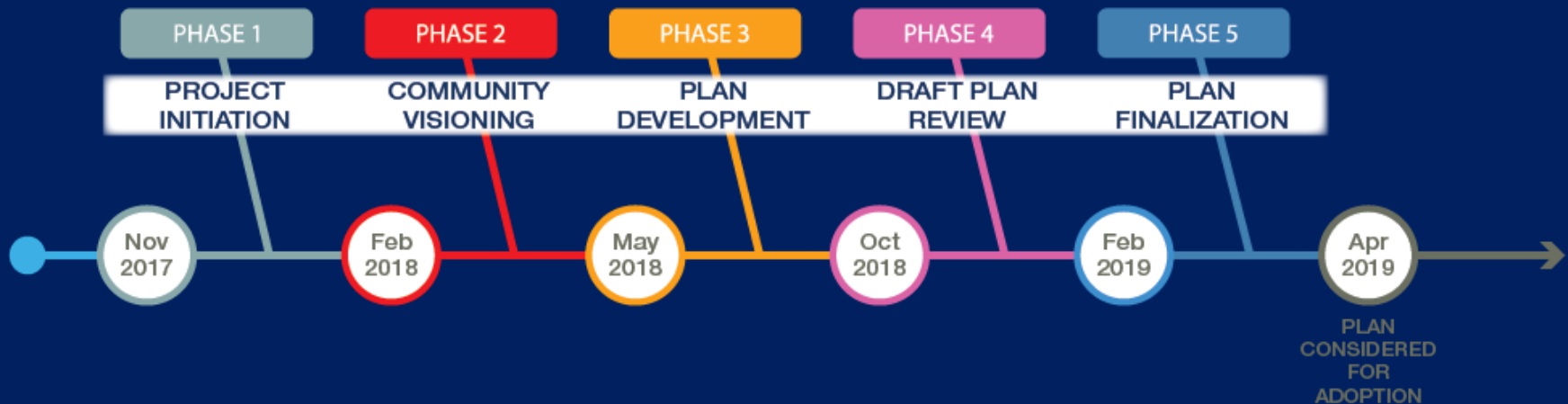


Making Connections



...adding soft and hard infrastructure to support future development

LAP Update - Timeline



PHASE 2

- Saanich Talks 1 & 2
- Stakeholder Interviews
- Pop-in Events
- Student Experience
- Social Media Participation
- Public Open House:
 - Community Survey
 - Graffiti Walls

PHASE 3

- Village Design Charrette
- Walking Tour of Village Area
- Village Gallery
- Summer Pop-in Events
- Topical Workshops**

PHASE 4

- Pop-in Events
- Draft Plan Open House
- Draft Plan Survey
- Virtual Open House Draft Plan