

Design Brief

Cadboro Bay Village Design Charrette
June 19 & 20, 2018



District of Saanich in association with MVH Urban Planning & Design



MVH Urban Planning
& Design Inc.

saanich.ca/cadboro

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Come join us for two days of active place keeping and place making on **June 19 and 20, 2018** in Cadboro Bay Village

The Village Design Charrette is an invitation to the community to get involved and make a difference by helping to shape the future of Cadboro Bay Village.

On Tuesday afternoon, June 19 from 1:30 to 3:00 pm the community is invited to take part in a **Walkabout (meet at Olive Olio's)**; or join us at a community **Design-A-Thon** from 5:00 to 9:30 pm at Goward House.

The following day, Wednesday June 20, please come join us at the **Presentation and Discussion** at 5:30 to 7:00 pm to see what is emerging as ideas and future directions.

1.0 INTRODUCTION

1.1 Welcome and Purpose of the Design Brief

Welcome to the Cadboro Bay Village Design Charrette! We are looking forward to an exciting and engaging two days - taking an active part in shaping the future of this great waterfront community. The outcomes of this Design Charrette will help shape the Cadboro Bay Village component of the Cadboro Bay Local Area Plan update. Specifically, the Design Charrette will consider refinements and additions to the policies and development permit guidelines within the Local Area Plan (LAP) Update, currently under review.

The word “Charrette” is used to describe an intense design and planning session involving a number of experts and community members to generate creative ideas for a complex problem. This Cadboro Bay Village Design Charrette will last two days, involving a number of collaborative design and stakeholder input opportunities.

The purpose of the Charrette Design Brief is to:

1. **Explain the Charrette Structure:** Introduce the Charrette purpose, objectives, and detailed agenda, and
2. **Provide Design and Planning Direction:** Provide goals, deliverables and background information to help direct the design and planning process over the two days.

We apologize in advance for any errors in accuracy or interpretation. Our hope is that the opinions expressed are fairly represented and provide fuel for the dialogue that should follow in the Charrette.

Please join us for two exciting days and thank you for participating!

On behalf of the District of Saanich and the MVH Cadboro Bay Village Charrette Team,



Silvia Exposito, MCIP, RPP, AICP
Cadboro Bay Local Area Plan Update, Project Manager
District of Saanich

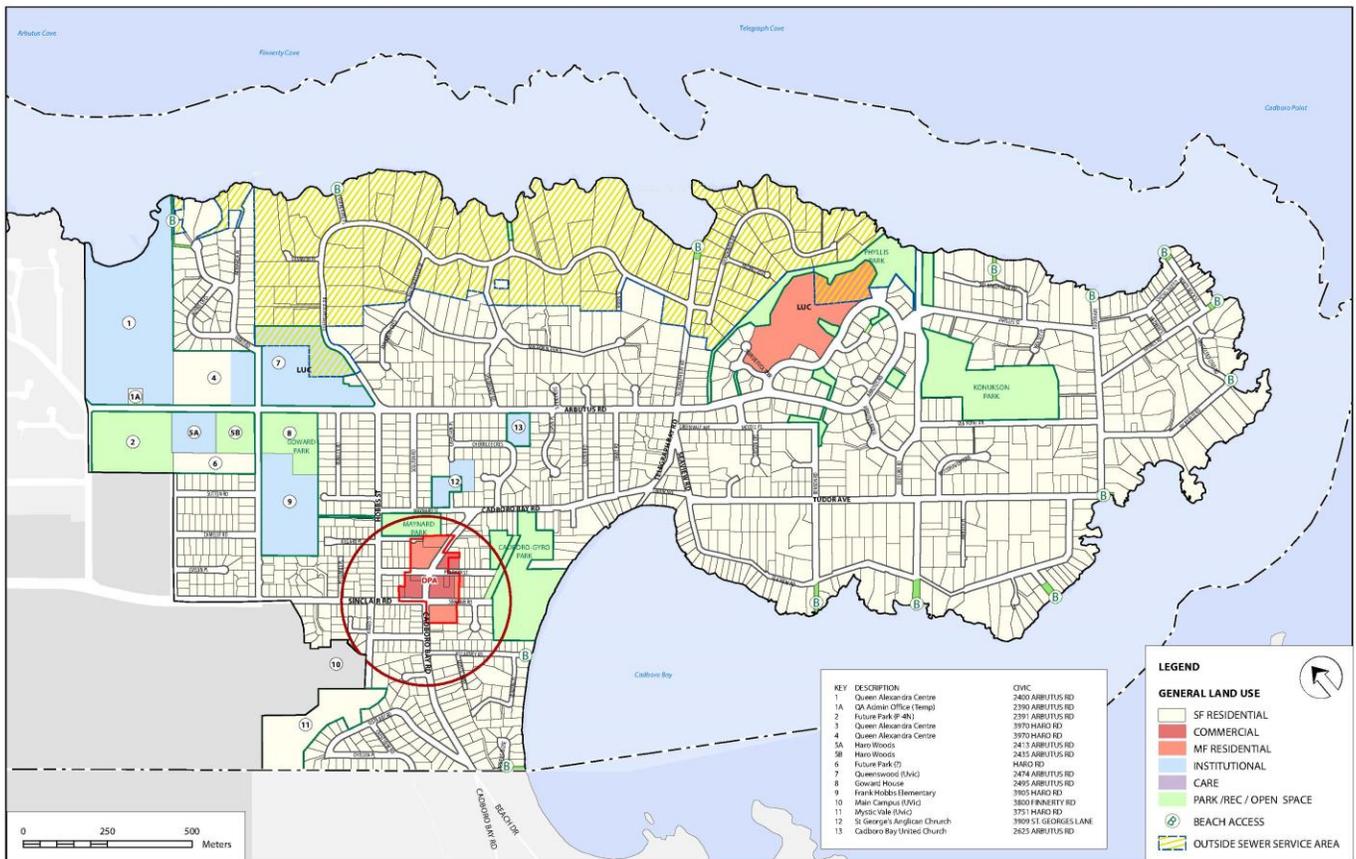


Michael von Hausen, FCIP, RPP, CSLA, LEEP AP
President, MVH Urban Planning & Design Inc.
Adjunct Professor, Simon Fraser University
Adjunct Professor, Vancouver Island University

1.2 Agenda and Organization

The Charrette Team

- Project Manager, Cadboro Bay LAP Update - Silvia Exposito
- Lead Facilitator, Planner, and Urban Designer - Michael von Hausen
- Urban Designer/Illustrator - Cal Srigley
- Landscape Architect - Kim Perry
- MVH Urban Planning & Design Inc. support staff
- District of Saanich Staff: support community workshops and final presentation



Charrette Detailed Agenda

Day 1: Tuesday, June 19, 2018

- AM** Discussion with core staff, and **Village Core Walkabout**
- 12:00 pm** Staff meeting to go over agenda, mapping requirements, support scanning, and facilities; assign tasks to support for evening.
- 1:30 pm** **Community Walkabout and Design Discussion**
Walkabout with charrette participants; review site analysis and possible further big design and planning ideas (meet in front of Olive Olio's at the corner of Cadboro Bay Road and Penrhyn).



- 3:00 pm** Design and planning at workshop area
- 5:00 pm** Cadboro Bay Village Design-A-Thon at Goward House, 2495 Arbutus Road in two parts: Open House (A) and Community Workshop (B)

A. Open House: 5:00 pm to 6:30 pm

Open to all and casual: there will be 3 exercises or stations including:

1. **Community Mapping:** Map the good, the bad and the ugly.



2. **VHATA Tool:** Determine how healthy your Village really is! Fill out a survey that has 20 indicators that test the Village Health. Compare and contrast results with other community members. **Let the discussions begin!**



3. **Planning and Design Ideas:** Explore several ideas following four themes working with an illustrator or visualize your idea with drawing tools:

- a) Public spaces: safe and exciting
- b) Streets Alive
- c) Village Core
- d) Good future development



B. Community Workshop: 6:30 pm to 9:30 pm

Registration is required to join a discussion table:

6:30 pm: Registration

6:45 pm: Welcome, introductions, and instructions for the evening

7:00 pm: Participants discuss two themes, 45 minutes each (one assigned theme and one to be chosen by the group)

Each table: select a timer, recorder, and presenter

Five Theme Area Design Working Tables: Visualize Your Ideas!

Parks and Open Space - Questions: (15 minutes each)

- What connections are missing?
- How do we improve the green space?
- What is needed?

Getting Around - Questions: (15 minutes each)

- How can walking and biking be improved?
- How can we improve access and parking?
- What is needed?

Land Use and Future Development - Questions: (15 minutes each)

- What are the character features?
- What is the height and density that fits?
- Do we need more housing types and land uses?

Streetscape - Questions: (15 minutes each)

- How can we improve the streets?
- What about pedestrians and bicyclists improvements?
- How can the building engage the street better?

Village Core - Questions: (15 minutes each)

- What is great about the Village?
- What is missing?
- How can we make even more special as the heart of the community?



8:30 pm: Pin-up gallery and results discussion

9:15 pm: Summary and next steps

9:30 pm: Workshop adjourns

Expected Outcomes:

- Residences and businesses have an opportunity to contribute to **specific vitalization design ideas**.
- Additions and refinements to key policy directions and development permit guidelines.

Day 2: Wednesday, June 20, 2018

AM: Team presentation story board and key components

PM: Design team story refinement and presentation preparation

9:00 -10:00 am **Debrief with Saanich Staff and Community Advisory Committee**

5:00 pm **Public Presentation and Discussion**

5:15 pm registration

5:30 pm presentation: presentation will be one hour

6:30 pm community discussion; open discussion on ideas and directions, next steps with a **comment sheet** that has guests comment on:

1. What did they like;
2. Areas of improvement;
3. Other suggestions.

7:00 pm **Adjournment**

Expected Outcomes:

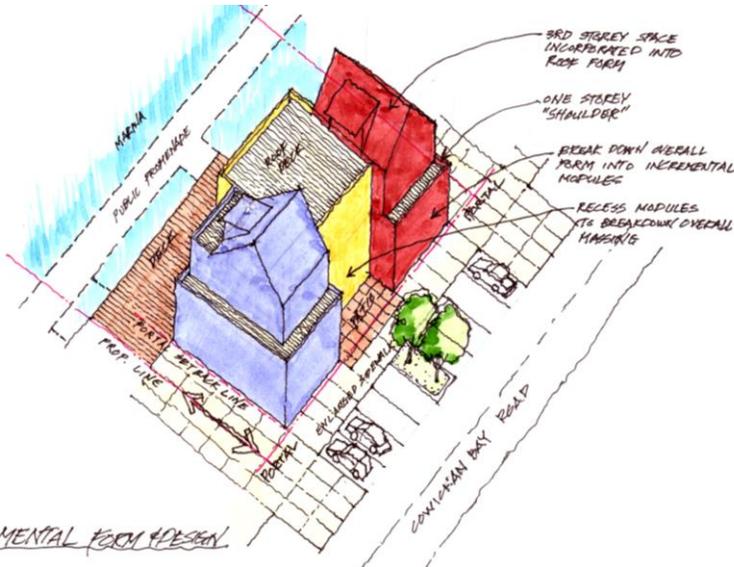
1. Plans, sections, perspective sketches, and inspirational drawings
2. Refinement of key policy and development permit guideline refinements.
3. Summary of what we heard
4. PowerPoint presentation for Website



1.3 Charrette Objectives

The Cadboro Bay Village Design Charrette is a component of the Cadboro Bay Local Area Plan update. The objectives of the charrette process include:

- Reflect the Local Area Plan Update Terms of Reference, assess ways to implement Official Community Plan (OCP) goals which provide guidance for Centres and Villages (see OCP policy 4.2.3.1 on next page)
- **Clarify the issues and opportunities** associated with the development of Cadboro Bay Village in the short, medium, and long term;
- **Review and clarify stakeholder and tenant needs and objectives** within the context of the larger context and the Village itself;
- **Determine the potential improvements of Cadboro Bay Road** and associated pedestrian, bicycle and parking strategies that will improve safety and access.
- **Examine the collective development potential** of the specific site area and adjoining lands and adjoining parks for residential, commercial, institutional, recreational and other appropriate uses;
- **Determine the optimum uses** for the various sites, and the associated requirements for transportation and other servicing support for such development; and
- **Develop site planning and urban design directives** for future development within a sustainable/green framework/ net zero carbon 2050 that balances economic, social, and ecological objectives.



MAIN STREET PARKING PATIO OPTION.

- Elevation: N/S MWH/O.
- SEASONAL OPTION
 - CREATES PEDESTRIAN PRIORITY
 - ACTIVATES STREET & PROGRAMMING



OCP Policy 4.2.3.1

Support developments in “Centres” and “Villages” that:

- Encourage diversity of lifestyle, housing, economic, and cultural opportunities;
- Concentrate the greatest densities of residential and employment activity near the centre or focal area of each Centre/Village and locate lower densities and building heights near the periphery;
- Provide publicly accessible open space that complements the public realm, and create identifiable focal points within each Centre/Village;
- Sets aside land for public open space in the form of natural areas, parks, playgrounds, open air plazas and other assembly and activity spaces;
- Protect and encourage traditional “main street” streetscapes;
- Encourage the integration of residential, commercial, and public land uses both within buildings and between adjacent sites;
- Complement and integrate new development with adjacent existing development;
- Provide for a range of housing options by location, type, price and tenure;
- Support the integration of institutional uses as community focal points to maximize opportunities for accessing essential amenities and services;
- Integrate and support the use of alternative transportation;
- Account for and mitigate through traffic on major streets and collectors roads;
- Result in reduced energy use, net energy generation and reduced Greenhouse Gas emissions; and
- Create or enhance the node’s unique “sense of place”

1.4 Deliverables

The *PowerPoint Presentation* can be added to the District of Saanich website immediately following Charrette that will include:

1. Summary of what we heard from the public and key stakeholders
2. Vision, Principles, and Goals
3. Land Use/Urban Design Plan;
4. Parking strategies and management
5. Plan Features Areas that may include:
 - Infill Building potential and seamless demonstration;
 - Streetscape improvement
 - Design Guide and special features
6. Preliminary now, short and medium actions including pilot projects

2.0 DESIGN FRAMEWORK (DRAFT ONLY: to be refined through the process)

2.1 Vision: Conserve the unique identity of Cadboro Bay Village while improving the quality of life, prosperity, safety, environment, and resilience for residents, businesses, and visitors.

2.2 Goals

- Improve safety, access, and unique businesses
- Protect character, integrity, and authenticity
- Celebrate village history and traditions
- Promote craftsmanship and environmental stewardship
- Create directed opportunities for redevelopment
- Engage residents, visitors and businesses in realizing the village plan

2.3 Principles

- Character retention and enhancement
- Innovation and creativity
- Sustainable framework for buildings and pedestrian orientation
- Environmental stewardship
- Social integration
- Economic prosperity and resilience

2.4 3C Strategy

- Connect the various parts of the Village by foot and bicycle
- Concentrate improvements where the pedestrians and visitors are first
- Complement the existing character, form and structure of the village

2.5 Village Boundaries and Character Areas

(Idea only especially if the boundaries are expanded for increased density and transition areas are included)

- Village Centre: The central business, tourism and culture area
- Village South: Residential, park, recreational, and environmental area
- Village West: Residentialtransition to UVic
- Village East: Residential
- Village North: Residential

2.6 village Transition Areas

2.7 Potential Explorations

- Village Transformation to enhanced Village Main Street
- Places and Destinations
- Mobility: Moving people not cars
- Public Washrooms and Comfort stations
- Wayfinding features or markers
- Community Centre and Cultural Precinct
- Village Walkway and Village Trail Network (greenways and blueways)
- New Development: Invisible Infill, other development and land uses
- Unique design streetscape elements
- Unique Design Guide for authenticity and grit, including: signage, lighting, details, materials, form and massing, colour, murals and public art