

Royal Bay Fact Sheet

Size, Location and Scope

- Royal Bay is a new seaside community located along 1.3 kilometres of beachfront in Colwood. This master planned community will include a variety of housing for first-time buyers to seniors, schools, parks, shops and services over 419-acres of land.
- At completion, Royal Bay will be home to a community of about 7,000 people in a total of 2,300 homes, and over 100 acres of public parks (including 1.3km of beachfront).
- Royal Bay has been master planned as a series of interconnected neighbourhoods. While each is unique, the neighbourhoods of Royal Bay all share a walkable scale with an integrated network of parks and pathways, structured around a mixed-use village and public waterfront.
- The community will include a variety of housing types such as single-family homes, townhomes, rental apartments and strata condominiums. This should appeal to a range of needs and a diverse group of residents.
- Royal Bay has a front row seat to the region's most iconic views. It represents a singular opportunity to create a waterfront heart for Colwood.
- The new Royal Bay Secondary School opened in September 2015, with planning work underway for a second phase. An elementary school is also a possibility for the Royal Bay community.
- Royal Bay is located approximately a 25-minutes drive from downtown Victoria.

Community Features and Amenities

- During the planning process for Royal Bay, the team made it a mission to ensure there would be a park within a five-minute walk of every home. A quarter of the site, more than 100-acres, has been set aside as green space.
 - Meadow Park, now open, includes an integrated walking path along a water feature surrounded by landscaping that supports a Garry Oak Ecosystem and a nature inspired kids play feature.

- Royal Bay Beachpark, opened September 10, 2016 providing public access to Royal Bay's shoreline. Celebrating the expansive ocean views and natural landscape, the park serves as a defining destination and a new gateway to the Fisgard Lighthouse. The Royal Bay Beachpark connects with the existing coastal experience along the Coburg Peninsula, adding 1.3 km to Colwood's public waterfront. The park now hosts community events and includes a beautiful playground, two Olympic-sized sand volleyball courts, stand up paddle board rentals, food trucks and parking.
- In addition to these larger parks, Royal Bay has an abundance of greenways, wildways, park trails and multi-use pathways.
- A Tree Nursery has been established on site to grow trees that will later be used throughout the community on boulevards and in parks. Students from Royal Bay Secondary School helped plant the first trees in the Nursery in spring of 2016.
- Royal Bay has created a Garry Oak ecosystem, which is both region-specific and relatively rare. It includes mosses, grasses, rock outcroppings, and meadows, which will create habitat for native species.
- Ryder Hesjedal Way was the first new road created in Royal Bay. Named for the West Shore's professional racing cyclist Ryder Hesjedal. This new connector road provides access to Royal Bay Secondary School. It has been designed to honour the active lifestyle embodied by the athlete, featuring bike lanes for student and community use.
- Positioned at the community crossroads, the heart of Royal Bay will be a central mixed-use village, called The Commons. The shops and services will support the daily needs of residents, fostering businesses and providing local employment. Features will include:
 - High Street Shopping: The Commons is designed to be a tree-lined pedestrian oriented shopping district with strong connections to the walking, cycling and transit networks throughout the neighbourhood.
- Positioned at the beach, the waterfront Landing will provide a place for both residents and visitors to enjoy waterfront cafes, restaurants, shops and services. With Royal Bay's iconic views and west coast character, the public spaces of the Landing will provide an urban beachfront for the community to gather and celebrate the arts through local markets and festivals.

Site History

- One of the of West Shore's most recognizable landmarks, the Royal Bay quarry has played an important role in the community for more than a century. The Royal Bay site was acquired by Royal Bay Community Limited Partnership in 2012 and will now grow from its rural roots to become a modern urban community for the 21st century.
- The vision for Royal Bay is set out in the Royal Bay Area Plan. This was created through an extensive consultation process that included the City of Colwood, members of the community and various stakeholder groups. The Royal Bay Area Plan was cumulated into the City of Colwood's 2014 Official Community Plan.
- Royal Bay Community Limited Partnership has invested significantly in infrastructure including site regrading and remediation, roads, boulevards, sideways, environmental servicing and invasive species removal.

Colwood/Westshore

- Colwood was incorporated in 1985 and has a population of approximately 16,000 people. Located just 10 km from downtown Victoria, Colwood is a family-friendly community along the ocean. The West Shore is the fastest growing area of Greater Victoria and Colwood alone is expected to double in size over the next 15 years.
- Located within the boundaries of the Capital Regional District, Colwood is part of Victoria's West Shore. It is one of the 13 component municipalities of the Capital Regional District.
- Attractions in Colwood include the Fisgard Lighthouse, one of Canada's National Historic sites, Hatley Castle, now home to Royal Roads University, and Esquimalt Lagoon, that includes a National Migratory Bird Sanctuary.

Royal Bay Development Team

- Royal Bay Community Limited Partnership (RBCLP) is the owner and land developer of the Royal Bay community. The project is backed by a local Victoria-based institution with significant holdings in Canada.
- The first and main home building company at Royal Bay is GableCraft Homes. The Limona Group has recently also joined the list of Royal Bay builders. Through buildout there will be a variety of homes builders.