

Cadboro Gyro Park

FactSheet – June, 2010



Masterplan

The Cadboro Gyro Park – Masterplan is a balanced planning and design response to existing and projected environmental and recreational opportunities and maintenance requirements, as identified through site analysis, municipal document review, stakeholder and public consultation, and research.

Stakeholders that participated in the park planning process described the park as a tired and neglected jewel that needs polish. They indicated they don't want the fundamental character of the park to be changed – they enjoy and feel strongly protective of the existing trees, the original concrete play structures, the open fields, and the log strewn beach – yet identified an untapped potential for improved recreational activities and the incorporation of ecologically sensitive features.

Internal Stakeholder Groups:

- Saanich Steering Committee Members
- CRD Engineering
- Saanich Engineering and Public Works
- Saanich Parks & Recreation
- Saanich Planning, including Environmental Services
- Saanich Police, Bylaw and Fire Departments
- Saanich Parks and Recreation Committee

External Stakeholder Groups:

- Cadboro Bay Residents Association
- Cadboro Bay Sailing Association
- Cadboro Bay Village Business Improvement Association
- Gyro Club
- Twelfth Garry Oak Sea Scouts
- University of Victoria Sailing Club
- University of Victoria Vikes Sports Club
- Victoria Natural History Society

The park has extensive underground services, unstable peat soils, a high water table, and stormwater and tidal influences that make development and maintenance extremely challenging.

Design Synopsis

The Masterplan focuses on reorganizing the park layout to reduce long term maintenance costs, to improve connectivity between park users and the waterfront, to increase opportunities for community events and to improve emergency access. It also provides opportunities for increased recreational activity (passive and active), improves the park's ecological integrity, recognizes the park's First Nations heritage, and responds to anticipated climate and demographic changes.

Main Organizing Principles

The Masterplan:

- Relocates the existing parking lot from prime waterfront to the south west corner of the site where there are more stable soils. The proposed new location is located such that existing vegetation on neighboring properties will screen the parking lot from the neighbors' views.
- Creates a second parking area off Cadboro Bay Road. The new parking lot will also provide access to the north-west field which will continue to be used for overflow parking during special events. Overflow parking access will no longer impact Penrhyn Street.
- Introduces a gathering place which includes a small plaza and community structure. The size and composition of the structure is flexible; its footprint is shown in the plan as approximately 3000 square feet (about the same size as the existing Scout Hall). The structure could be raised so that wide entry stairs could be used for plaza seating and space under the structure could be used for park maintenance storage, canoe storage and possibly a shower for the sailing club. The structure could provide support space for Cadboro Bay community events and expanded recreational and social related activities such as local exhibitions, small receptions, age-friendly daytime activities (supporting the Healthy Saanich program), kayak/sailing lessons, bird watching, tai chi, etc.
- Creates a wetland that will increase habitat, facilitate new recreational and educational opportunities, contribute significantly to the park's ecological integrity and mitigate extended flooding within the park.

Please provide your comments and ideas on the feedback sheet provided or complete and return it to Saanich Parks by July 15, 2010. Another option is to fill out the Comment Sheet on-line at www.saanichparks.ca.

Thank you for participating!

Saanich Parks
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Beach at Cadboro Gyro Park

Overview

Cadboro Gyro Park is a designated Community Park with a unique and substantial waterfront that appeals to residents throughout the region. The park is within easy walking distance of Cadboro Bay Village and the University of Victoria and features a sandy beach which has beautiful open views of the Juan de Fuca Strait and the Olympic Peninsula. The park is located at the end of Sinclair Road and Penrhyn Street and is approximately 7.5 km northeast of downtown Victoria, BC.

The park has been the subject of several reviews in the past, most of which were triggered by concerns related to flooding, underground service lines, and maintenance. The most recent public meeting, prior to those related to this plan, was in January, 2001. At it, the Cadboro Bay Residents Association advocated for a park planning process prior to redevelopment of the park.

History:

The park is jointly named after the bay upon which it sits and the Gyro Club who purchased the original 4.37 acres of park land from the Goward estate in 1953. In 1954 the Club donated the land to Saanich and in 1961 Saanich began purchasing adjacent parcels. Today the park is 6.022 hectares (14.88 acres) in size.

Park Planning Process

In April, 2009, the District of Saanich contracted LADR Landscape Architects to prepare a 20 year Park Plan based on site analysis, review of past reports, and stakeholder and public consultation. The consultant team included:

Levelton Consultants Ltd. (Geotechnical & Hydrological Engineers)
Millennia Research Ltd. (Archaeological & Ethnographic Consultants)
SWELL Environmental Consulting (Vegetation & Aquatic Ecologists)
Westbrook Consulting Ltd. (Civil Engineers)

The consultant team reviewed and consolidated existing reports and literature related to Gyro Park, and completed additional field work and research as needed to fill information gaps. This information was used to prepare site analysis and background information plans.

Additional field work undertaken by the Consultants included an environmental review and species survey of the park, and park use review and photo taking on both weekdays and weekends, and during special events.

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