



# Electoral Area H

## Official Community Review

### COMMUNITY DEVELOPMENT FORUM

BSI Development Preliminary Concept, Deep Bay

November 1<sup>st</sup>, 2016

**MVH URBAN PLANNING & DESIGN INC.**



# Our Process:

## Understanding community





# The Community Context Map

CONTEXT

DENMAN ISLAND.

DEEP BAY  
AQUACULTURE.

DEEP BAY  
MARINA.

SITE

TO ROSEWELL  
CREEK  
PITTL.

'RAWS TO TRAWS'

OLD ISLAND  
HIGHWAY

LOOK  
CREEK

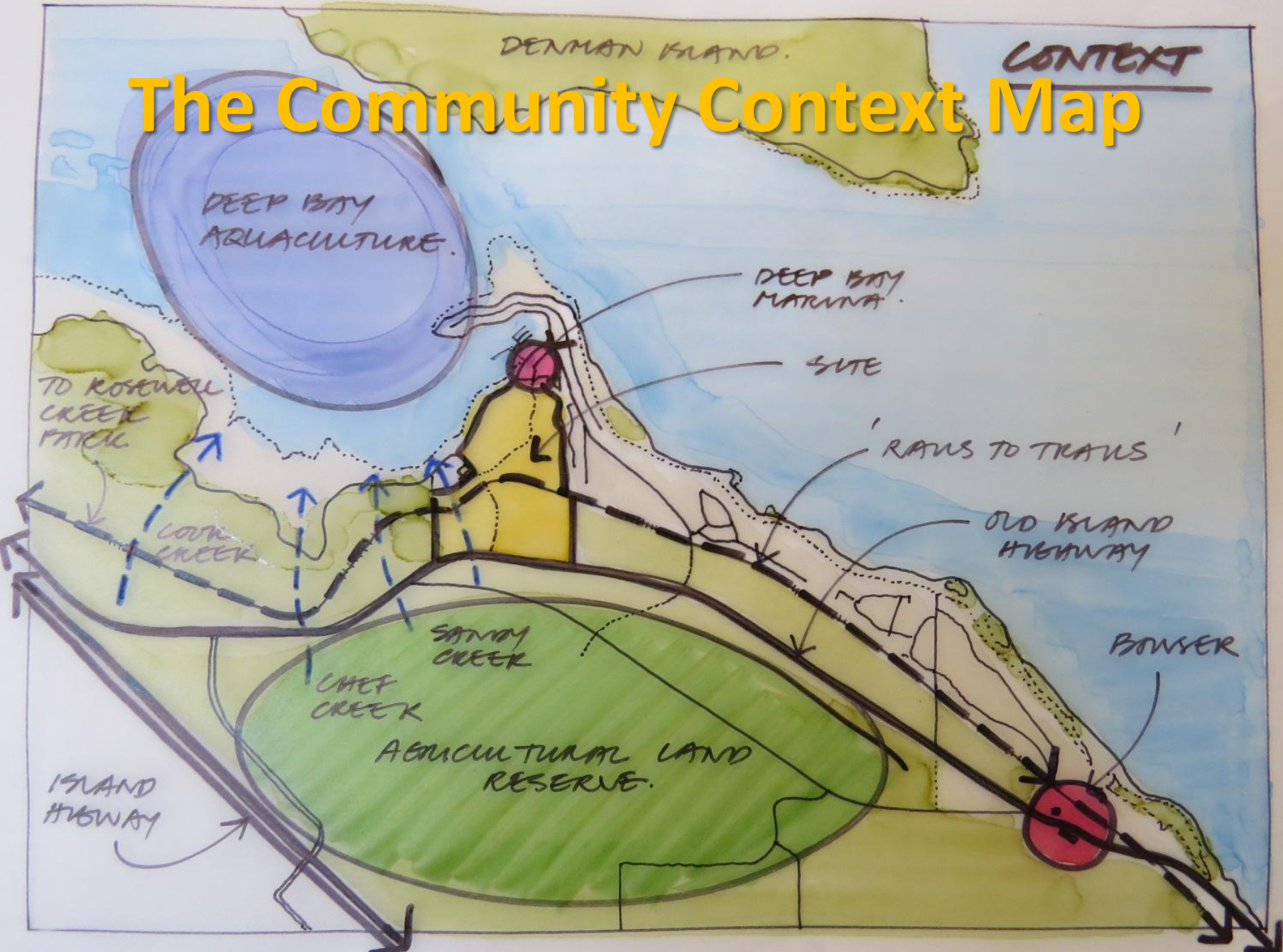
BOWSER

SANDY  
CREEK

CHEF  
CREEK

AGRICULTURAL LAND  
RESERVE.

ISLAND  
HIGHWAY







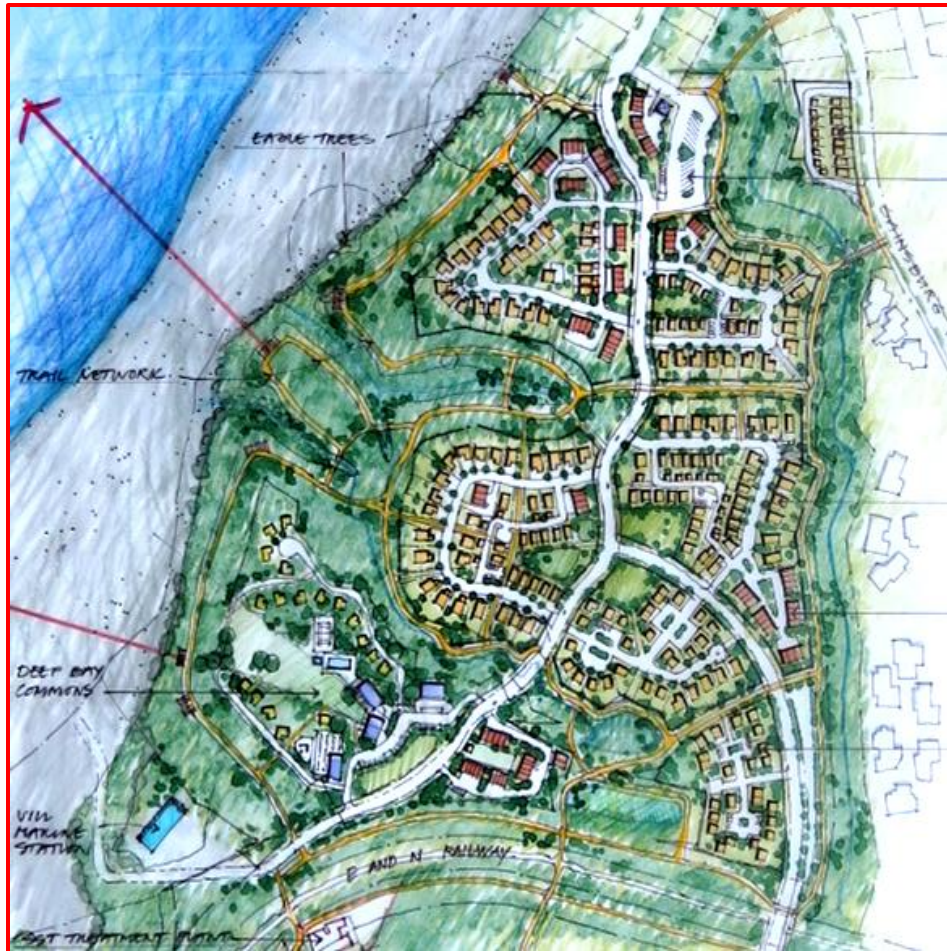


# Green Framework & Concept





# Plan Concept





# Trails and Open Space







VIEW TO N.W.

DEEP BAY

COTTAGES

GREEN ZONES

POOL HOMES

LODGE/RESTAURANT

COMMUNITY

HOMES

TOWN HOUSE ENCLAVE

# VIEW OF DEEP BAY COMMONS

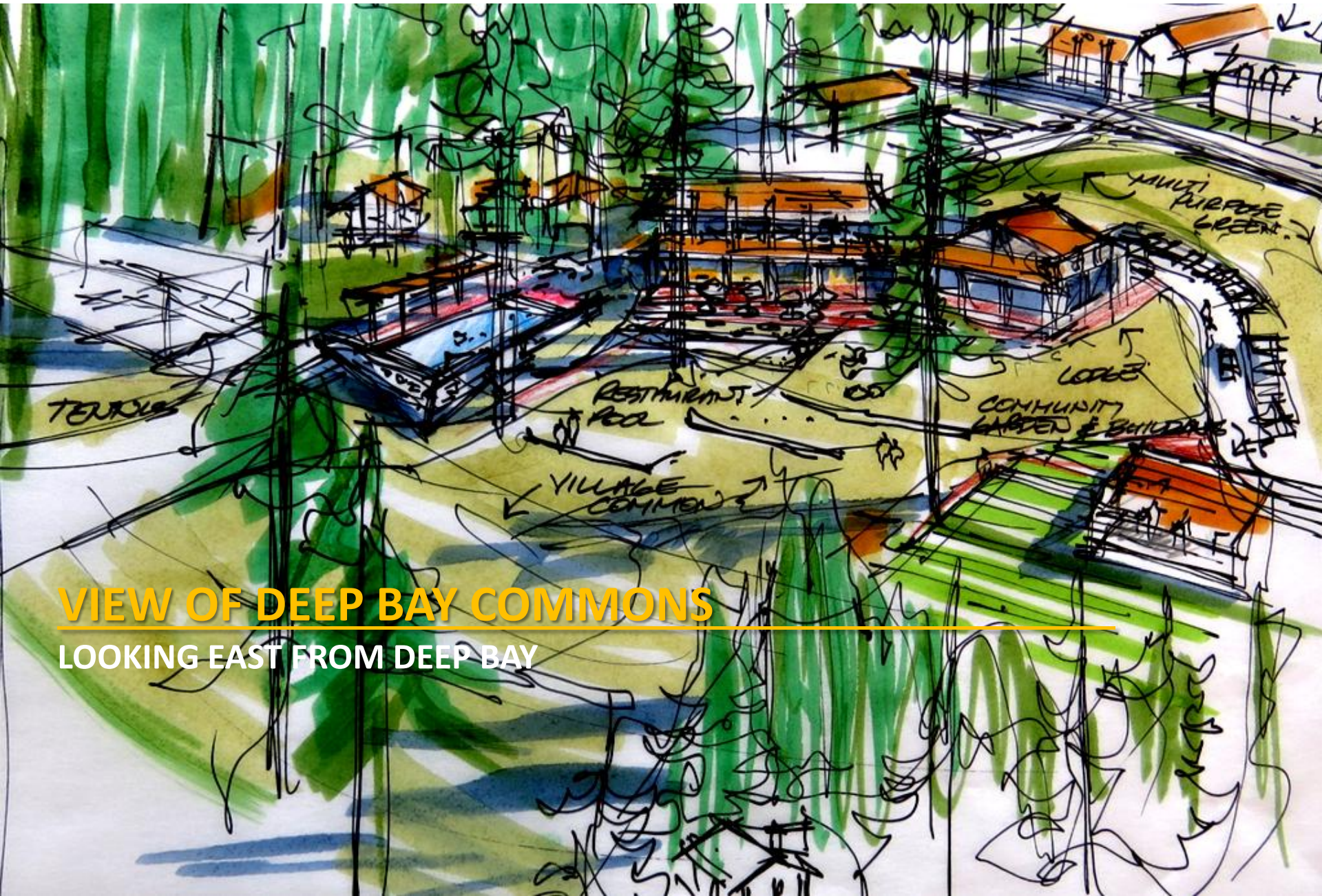
LOOKING NORTH

GREEN ZONES

RAIL CORRIDOR

LOT B

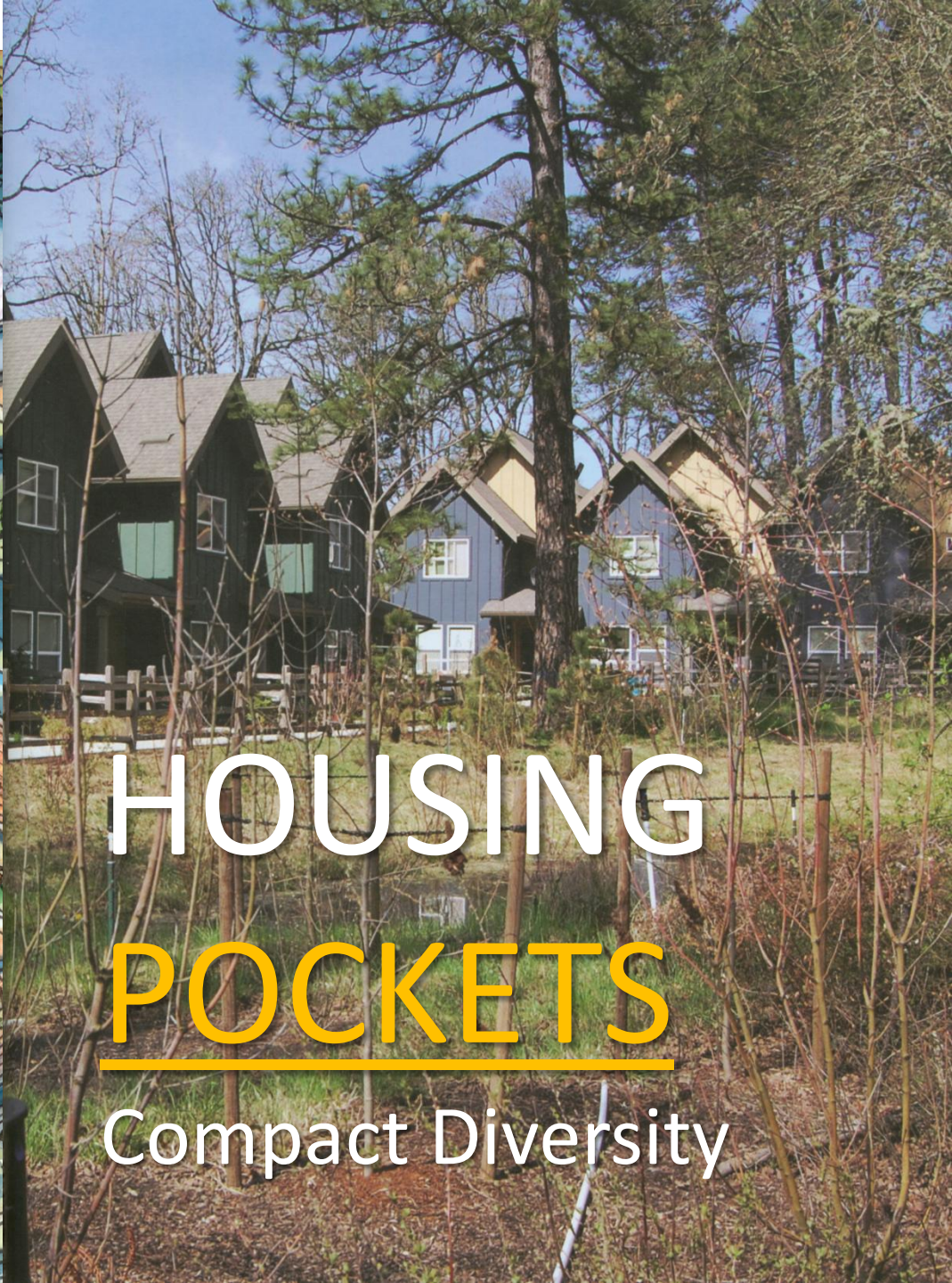




## VIEW OF DEEP BAY COMMONS

LOOKING EAST FROM DEEP BAY





# HOUSING POCKETS

Compact Diversity

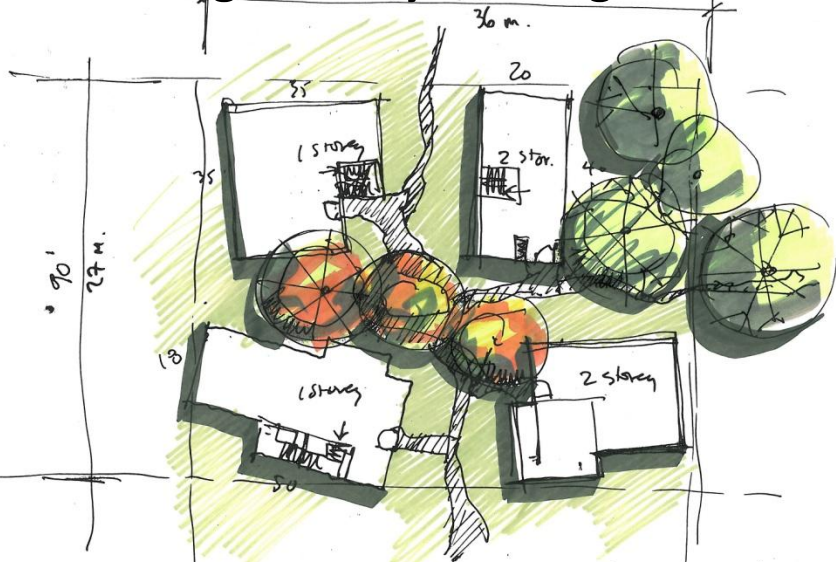




A CLUSTER OF SINGLE FAMILY HOMES AROUND A COMMON COURTYARD OR 'FOREST CLEARING'

2 STOREY SINGLES

### Single family housing cluster



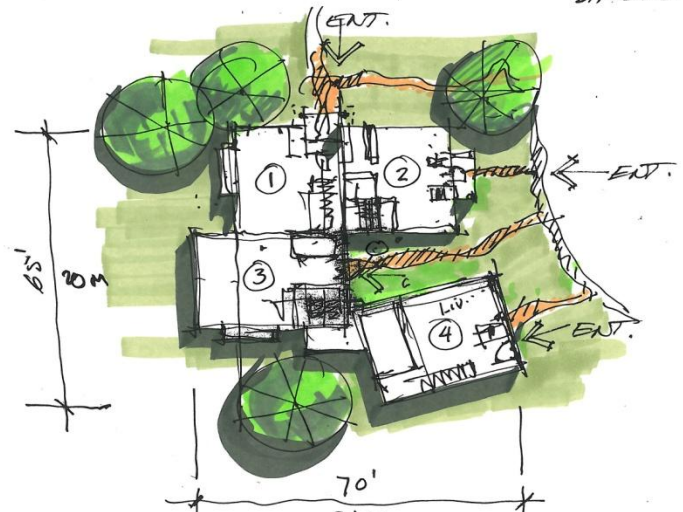
1 and 2 storey Singles.



'CLUSTER' OF 4 HOMES WITH INDIVIDUAL ENTRIES.

2 STOREY FOURPLEX

DESIGNED TO GIVE THE APPEARANCE OF A 'GROUP' OF BUILDINGS RATHER THAN A MASSIVE SINGLE.



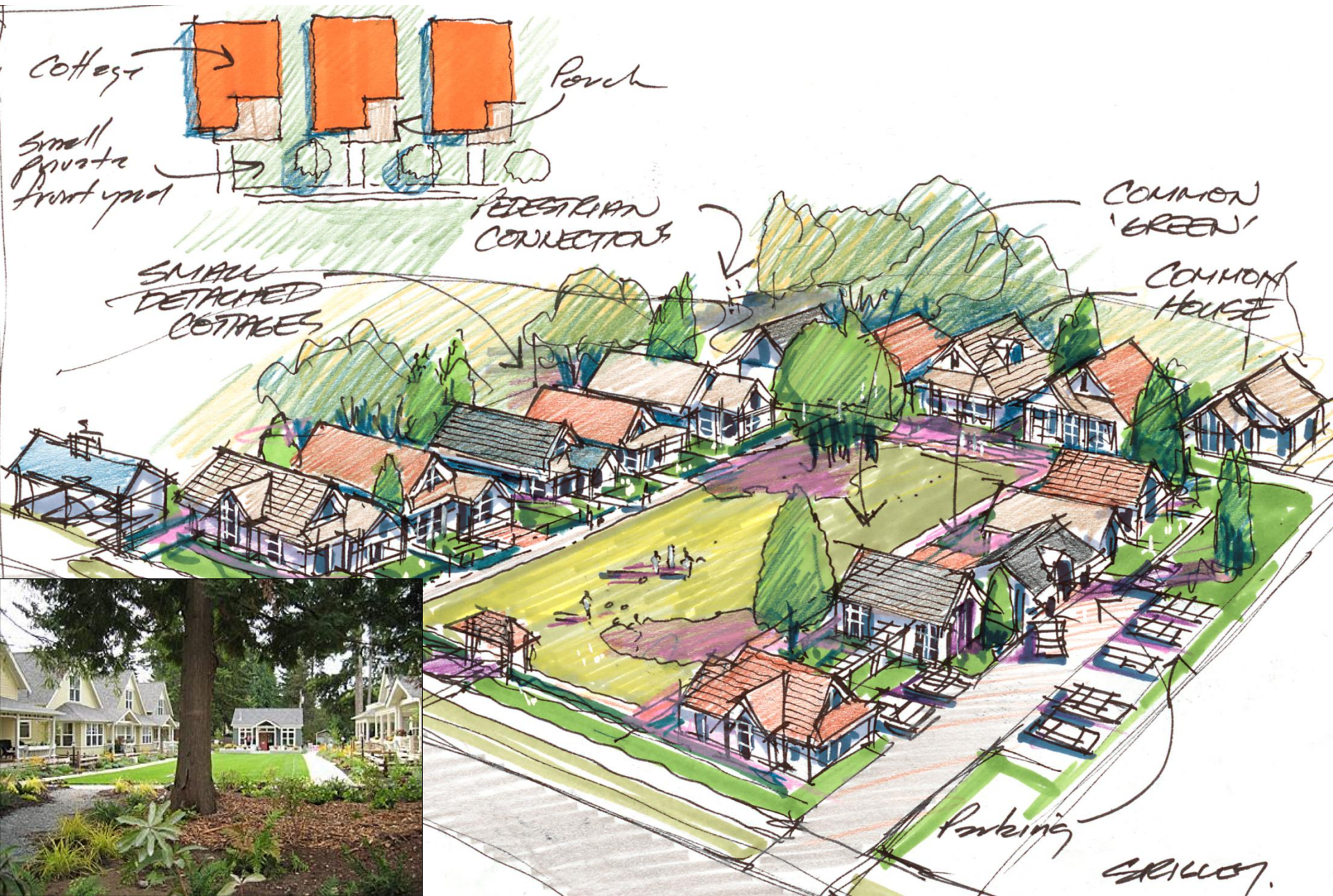
### Four unit housing Cluster

2 STOREY FOURPLEX

CHANNEL RIDGE  
SALT SPRING ISLAND



# Courtyard Cottage Housing







# Aerial Perspective of the Concept

Incremental development that fits local needs, character and land capacity

NORTH.  
DEEP BAY DEVELOPMENT  
AERIAL VIEW LOOKING SOUTH-EAST