

***** As of January 31, 2021 *****

Active development applications (in Saanich Planning) – Royal Oak LAP

- 4595 Elk Lake Drive / 4595 Viewmont Avenue - Fire Hall #2 replacement** – Rezoning to include the turn around and lots on Viewmont Avenue that align with the property. Variances requested. Has had several public consultations as well as presentations to ROCA. *Applicant is: District of Saanich*. Files: DVP00449, REZ00663 and SUB00871.
Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4595elklakedr20191218.pdf>
Elevation Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4595elklakedr20191218elev.pdf>
Landscape Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4595elklakedr20191218land.pdf>
- (Revised) 4734/44/54 Elk Lake Drive** – To rezone from RA-3 to a new site-specific zone to develop a 242-unit multi-family project within two separate buildings over an underground parkade, with up to 15% “affordable housing” component thru CRD Housing Corporation and 200 “unbundled” parking in underground garage (parking spot is extra \$), E-Bike share, car-share options. ***Note, in the Planner’s Supplemental Report, dated December 11, 2020 the applicant has deleted a maintenance agreement in perpetuity for the proposed landscaping on the east side of Elk Lake Drive and the proposed boulevard rain gardens. A new section on Hydrology.*** *Applicant is: Mike Geric Construction Ltd.* **This application has been sent to a “public hearing”. Date to be determined.** Files: DPR00573 and REZ00539.
Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4734elklake20200228.pdf>
Elevation Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4734elklake20200228elev.pdf>
Landscape Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4734elklake20200228land.pdf>
(New) Planner’s Report: https://saanich.ca.granicus.com/MetaViewer.php?view_id=1&clip_id=478&meta_id=31179
(250 pages that includes: Report (29 pages); New Zone (1 page); Development Permit (77 pages); ADP comments (4 pages); Correspondence (131 pages with multiple duplicates)
(New) Planner’s Supplemental Report:
https://saanich.ca.granicus.com/MetaViewer.php?view_id=1&clip_id=478&meta_id=31180
(21 pages)
(New) Late Correspondence: https://saanich.ca.granicus.com/MetaViewer.php?view_id=1&clip_id=478&meta_id=31181
(87 pages with multiple duplicates)
Applicant’s Website: www.DoralForestPark.com
- 766 Lindsay Street** – Rezoning from RS-8 to RS-4 and RS-2 and Subdivision of property to demolish current home and build 2 new homes. *Applicant is: Kors Development Services Inc.* Files: SUB00875 and REZ00878.
Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/766lindsay20200514.pdf>
Elevation Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/766lindsay20200514elev.pdf>
- 540 Marsett Place** - Application to ***exclude*** the Royal Oak Golf Course from the ALR to facilitate future development. No details about the land use have been provided. *Applicant is: 1122590 BC LTD.* ***Applicant “withdrew” from October 28, 2019 Committee of the Whole agenda. As of June 28, this application is still “On Hold”.*** File: ALR00017.
- (Revised) 738 Miller Avenue** – To rezone a portion of the lot from A-1 to RS-4 to create three lots and rezone the remainder to RS-6 to create two panhandle lots for a total of five lots. Variances for setbacks are requested. A Streamside Development Permit is also required. *Applicant is: Kors*

Development Services Inc. Awaiting new arborists report and parking information. Files: SUB00854, REZ00644, DPR00741 and DVP00434.

6. **(Revised) 520 Normandy Road** - To Rezone from RS-6 (Single Family Dwelling) Zone to a Site-Specific Zone to Construct a 73 Unit Mixed Residential Development Comprising 8 Townhouses and a 6 Storey Apartment Building (65 units). Variances requested. **New plans filed:** May 13, 2020. *Applicant is: Aryze Developments on behalf of SL & DGM Holdings Ltd.* There is also an application to BC Housing for their Affordable Home Ownership Program to utilize the density bonussing category of the Official Community Plan. **Application came to Council on December 7, 2020. The applicant was asked to resolve a number of items in the Planner's report (item #6). Note, Council "amended by deleting" the Planner's recommendation to "reconsider the height, density and design".** Files: DPR00766 and REZ00647.

Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/520normandy20200513.pdf>

Elevation Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/520normandy20200513elev.pdf>

Landscape Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/520normandy20200513land.pdf>

(New) Developers Drop Box Presentation:

<https://www.dropbox.com/s/znl18oqbmizw1qj/201020%20520%20Normandy-%20App%20Brief%20%5BWEB%5D.pdf?dl=0>

(New) Planners Report:

<https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/520normandy20201207rc.pdf>

FEBRUARY 2, 2021 - PUBLIC DIGITAL INFORMATION MEETING (Registration required):

<https://www.talktoaryze.ca/520normandy> Scroll down until you see "Register" button. Takes you to Event Brite and you will receive a confirmation. Then the applicant is to send the link to you.

FEBRUARY 7, 2021 – 2nd PETITION SIGNING EVENT – Normandy Road residents will be hosting a 2nd petition signing event from 11:00 am – 1:00 pm at the corner of Marsett Place and Elk Lake Drive – Look for the blue tent.

7. **(New) 729 Paskin Way** - To construct a new 60.2 m² Garden Suite on a medium lot. Variances Requested.

Applicant Is: Pierre-Yves Beauvais. File: DPR00817.

Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/729paskin20201216.pdf>

Elevations: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/729paskin20201216elev.pdf>

8. **(New) 4621/4631 Pipeline Road** – To create a boundary adjustment between two existing A-1 Zoned parcels. An inclusion and exclusion from the ALR application has been received. A Streamside Development permit will also be required. A Subdivision Application has also been received to make the north (4631) smaller. *Applicant is Wisser Projects.* Files: SUB00886, DPR00816 and DPE00816.

Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4621pipeline20201103.pdf>

Applicants website: www.Dancerwood.ca

9. **0 Viewmont Avenue – Brydon Park** – Temporary Use Permit to allow food trucks at Brydon Park in area shown on map. *Applicant is: District of Saanich.* Due to the pandemic, this has been delayed. File: TUP00017.

Site Map: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/tupft20200331brydon.pdf>

10. **(New) 4410 and 4462 West Saanich Road (Royal Oak Shopping Centre – Cannabis outlet)** – To rezone from C-3 to C-3LRS to allow for non-medical cannabis retail store as permitted use. *Applicant: The Original Farm.* Files: SUB00753 and REZ00570.

Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4410westsaanich20201130.pdf>

Location Map:

<https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4410westsaanich20201130location.pdf>

11. **4649 West Saanich Road (Plowshare Market property)** - Subdivision and rezoning of the currently split zoned parcel to adjust the existing boundary between the C-1 Commercial Zone and the A-1 Rural Zone in order to create two separate parcels. Variances are requested to retain existing structures. *Applicant is: Braefoot Planning*. Files: SUB00753 and REZ00570.

Active development applications (in Saanich Planning) – Carey LAP

1. **4271 Craigo Park Way** - To rezone from the RS-8 (single family dwelling) and RT-3 (attached housing) zones to the RD-1 (two family dwelling) zone to construct a duplex. Variances are requested for rear and interior side yard setbacks. Applicant is: Aspire Custom Designs. Files: DPR00764 and REZ00646.
Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4271craigoparkmay2119.pdf>
Elevations: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4271craigoparkmay2119elev.pdf>
Landscape: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4271craigoparkmay2119land.pdf>
2. **4230 Commerce Circle** – To Amend DPR81-0038 To Construct A One-Storey Addition To South Side of Existing Industrial Building. Applicant is: Hillel Architecture Inc. (Karen Hillel). File: DPA00952.
Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4230commerce20191030.pdf>
Elevations: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4230commerce20191030elev.pdf>
3. **(New) 4233 Glanford Avenue (Gas Bar and 7-Eleven)** – To amend DPR91-0023 to construct a 7-Eleven convenience store and gas bar. Applicant is: Exp Services Inc. (Brampton, ON). File: DPA00968.
Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4233glanford20201217.pdf>
Elevations: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4233glanford20201217elev.pdf>
Landscape Plans: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4233glanford20201217land.pdf>
4. **Bird of Paradise Pub and 2 adjoining properties on Enterprise Circle** (Known as “Mateah”) – To rezone from the C-14 (Neighbourhood Public House) and M-3 (Industrial Park) Zones to a site-specific to construct a 251 unit mixed-use condominium building. *Applicant: Mike Geric Construction Ltd.* Files: DPR00798 and REZ00672.
Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/750enterprise20200309.pdf>
Elevations: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/750enterprise20200309elev.pdf>
Landscape: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/750enterprise20200309land.pdf>
Applicant’s website: www.Mateah.com

Active development applications (in Saanich Planning) – Rural LAP

1. **4464 Markham Street (Vancouver Island Tech Park)*** – Amendment to DPR00-00029 for a new high tech manufacturing facility, a new parking lot, and an amendment to the 2007 master plan for Vancouver Island Technology Park. *Applicant is: McElhanney Consulting Services Ltd.* File: DPA00954.
Site Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4464markham20191224.pdf>
Landscape Plan: <https://www.saanich.ca/assets/Local~Government/Documents/ActiveApps/4464markham20191224land.pdf>

On the drawing board (nothing firm)

1. **Camosun College – Film School*** – In conjunction with Lexi Development Group to build a film studio, a sound stage, and education facilities on their Interurban campus. Several recent media stories on a future proposal recently. Link: <http://camosun.ca/news/press-releases/2019/jun/film-studio.html>
2. **4621 and 4631 Pipeline Road** – Proposal is for 74 townhomes. This property is “Outside” the Urban Containment Boundary and partially “Inside” the Agricultural Land Reserve. Proposing to make a land swap with some of the remaining property. *Note: If the ALR Exclusion application (under Royal Oak LAP) is approved, this will be coming forward.*

**Note: This project is “just” outside of our boundaries and is monitored by Prospect Lake and District Community Association, the Residents Association of Strawberry Vale, Marigold and Glanford and the Royal Oak Community Association.*

Recently Completed

1. **4233 Glanford Avenue** – **Approved by Council on September 9, 2019.** To rezone from C-9 to C-8 to allow a broader range of land uses. Applicant is: Glanford Auto Services.
2. **4219 Commerce Circle** - To install a 28 meter antenna at South Island Communications Centre. Applicant is: Stantec Architecture Ltd. **Conditional Approval granted.**
3. **761 Enterprise Crescent** – **Approved by Council on September 30, 2019.** Amendment to existing liquor-primary licenses #306935 & 306936 for Victoria Caledonian Brewery & Distillery to allow for a change in hours in order to remain open two hours later until 12:00 am Monday through Sunday. Applicant is: Macaloney Brewers & Distillers Ltd.
4. **4238 Springridge Crescent** – To create a two lot bare land strata subdivision under the current RS-6 single family dwelling zone. Applicants are: Jordan B. Owen and Michelle M. Siu. **Conditional Approved granted.**
5. **4400 West Saanich Road (BC Hydro property)** – **Approved by Council on October 28, 2019.** To amend DPR00596 for changes to the landscaping plan, and parking and racking structure. Applicant is: WSP Canada Inc. (Vancouver).
6. **4567 Wilkinson Road / 741 Travino Place** – **Approved at Council on May 6, 2019.** To amend Development Permit DPR00370 to vary the permitted height for Building E to address a construction error. Applicant is: KPL James Architecture Inc.

Visit Saanich’s web site:

<https://www.saanich.ca/EN/main/local-government/development-applications/active-development-applications.html>

To view more documentation (site maps, reports, etc.)