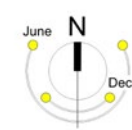


4500 Block West Saanich Road

Community Context



LEGEND:
 C. Commercial/Services
 R. Low Density Residential
 MF. Multi-family Residential
 T. Transit Exchange



Policy Guidance

Official Community Plan (OCP)

- Located in Royal Oak Centre
- Consideration of development up to 12 storeys
- Provide range of community and service needs, including significant employment and housing opportunities at an urban scale

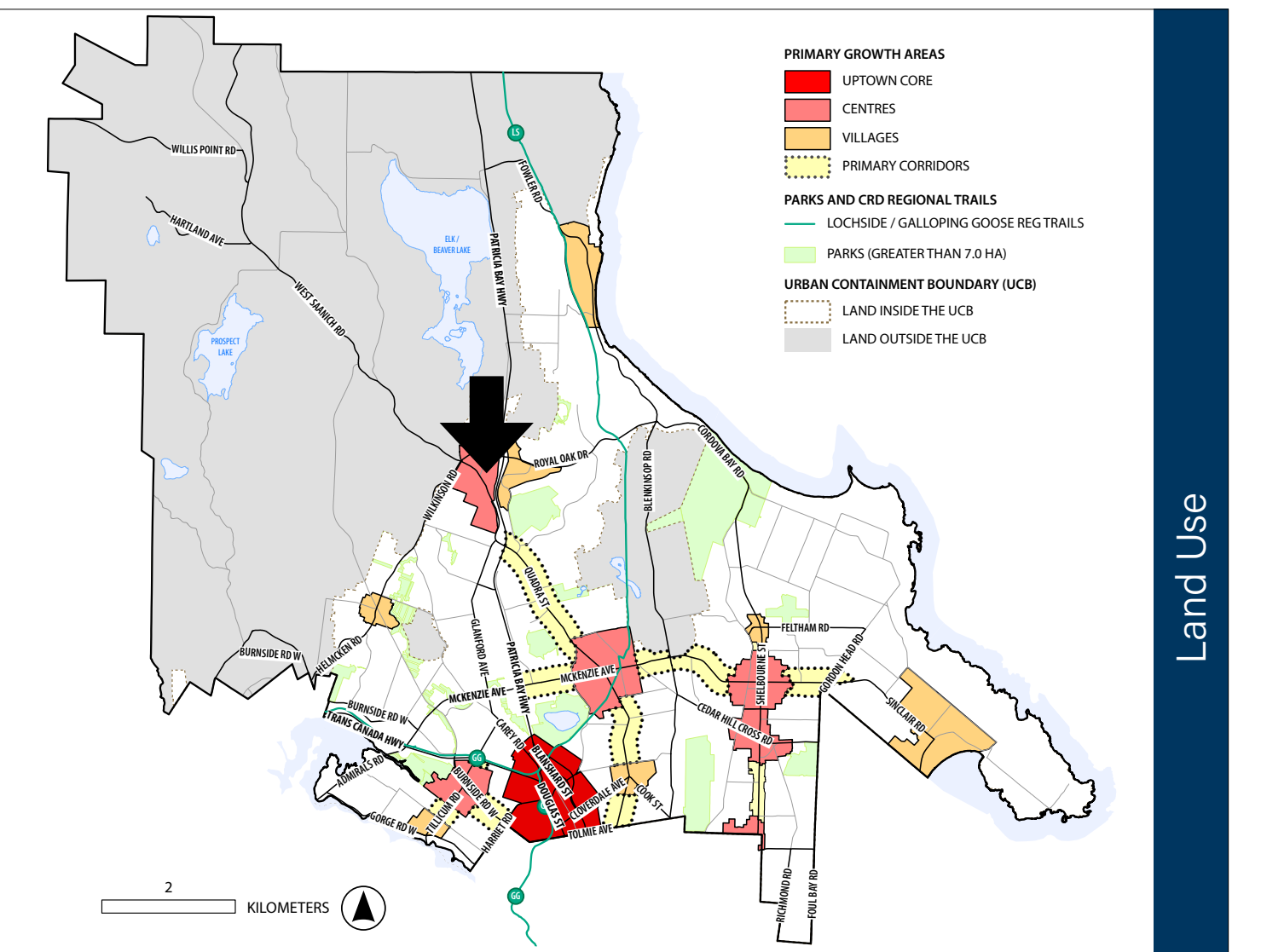
Royal Oak Local Area Plan

- Encourages mixed commercial-residential use (commercial use of the first storey and residential use above)
- Referred to as the Thatch/Maltwood property, including Fireside Grill

Development Permit Area Guidelines

Transit Oriented Area (TOA)

- North parcel is within the TOA



Map 3. Primary Growth Area Future Land Use Designations

Centres	
Description	Areas providing a broad range of community and service needs and containing significant employment and housing opportunities at an urban scale. Supported by the Rapid and/or Frequent Transit Network, all ages and abilities cycling facilities, and other sustainable transportation infrastructure. Centres include high-quality public spaces and urban design. Transit Oriented Areas are designated around the existing and future transit exchanges located at Tillicum-Burnside Centre, University Centre, Quadra-McKenzie Centre, and Royal Oak Centre.
Uses	Mixed-Use, Residential, Commercial, Recreation, Institutional/Mixed Institutional, Light Industrial, Recreation, Park, Public Utility.
Building Forms	<ul style="list-style-type: none"> • High-rise buildings (select locations) • Mid-rise buildings • Low-rise buildings • Townhouses, including stacked and row house forms
Height	Up to 18-storeys considered where a Centre is located along two Primary Corridors as per policy 7.3.24 (McKenzie-Quadra, Tillicum-Burnside, University Centre). Up to 12-storeys in all other Centres (Shelbourne Valley, Hillside, Royal Oak).

Urban Design Goals for Redevelopment

- To accommodate a mix of residential and commercial building types.
- To connect a compact, walkable, urban block to the neighbourhood.
- To enhance livability with convenience, beauty, and joyful design.
- To design for the future, understanding historic and present contexts.

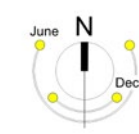
4500 Block West Saanich Road

Circulation



Legend:

- Pedestrian Routes
- Bicycle Lanes
- Bus Stop



West Saanich Road:

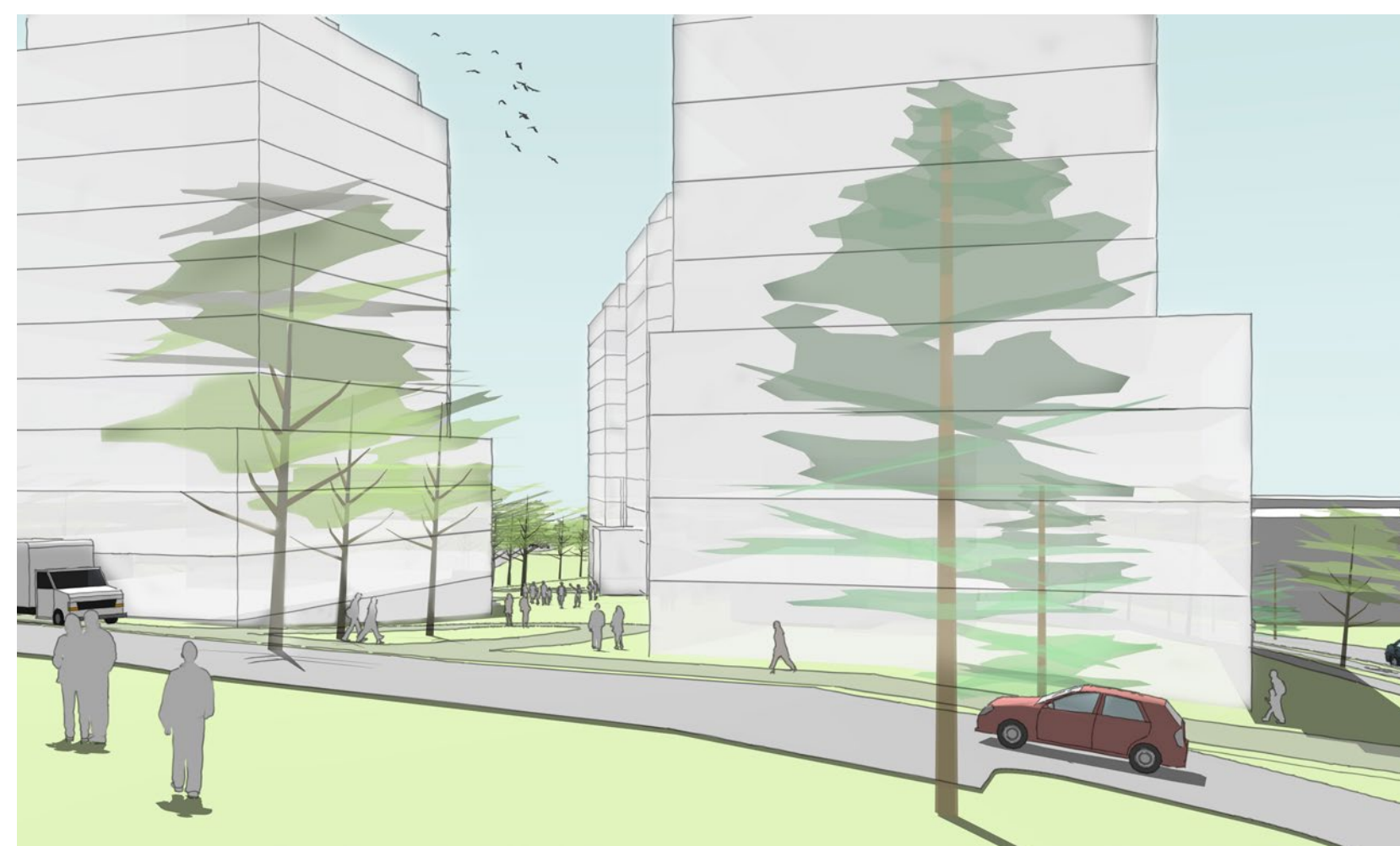
- Truck route
- Street Classification: 'Major'
- Speed Limit: 40 km/hr



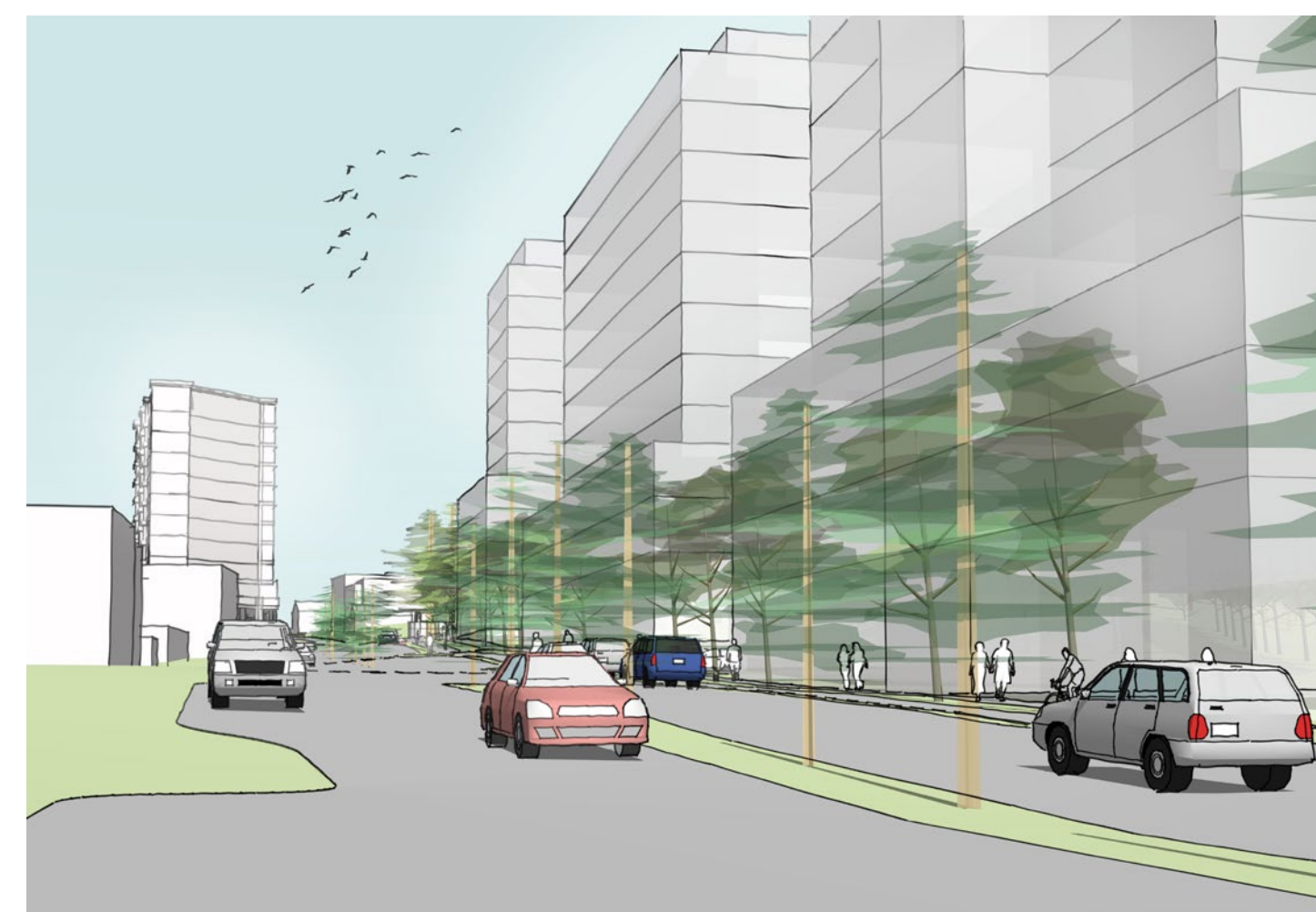
Concept Plan | Viewmont Village



View 1



View 2



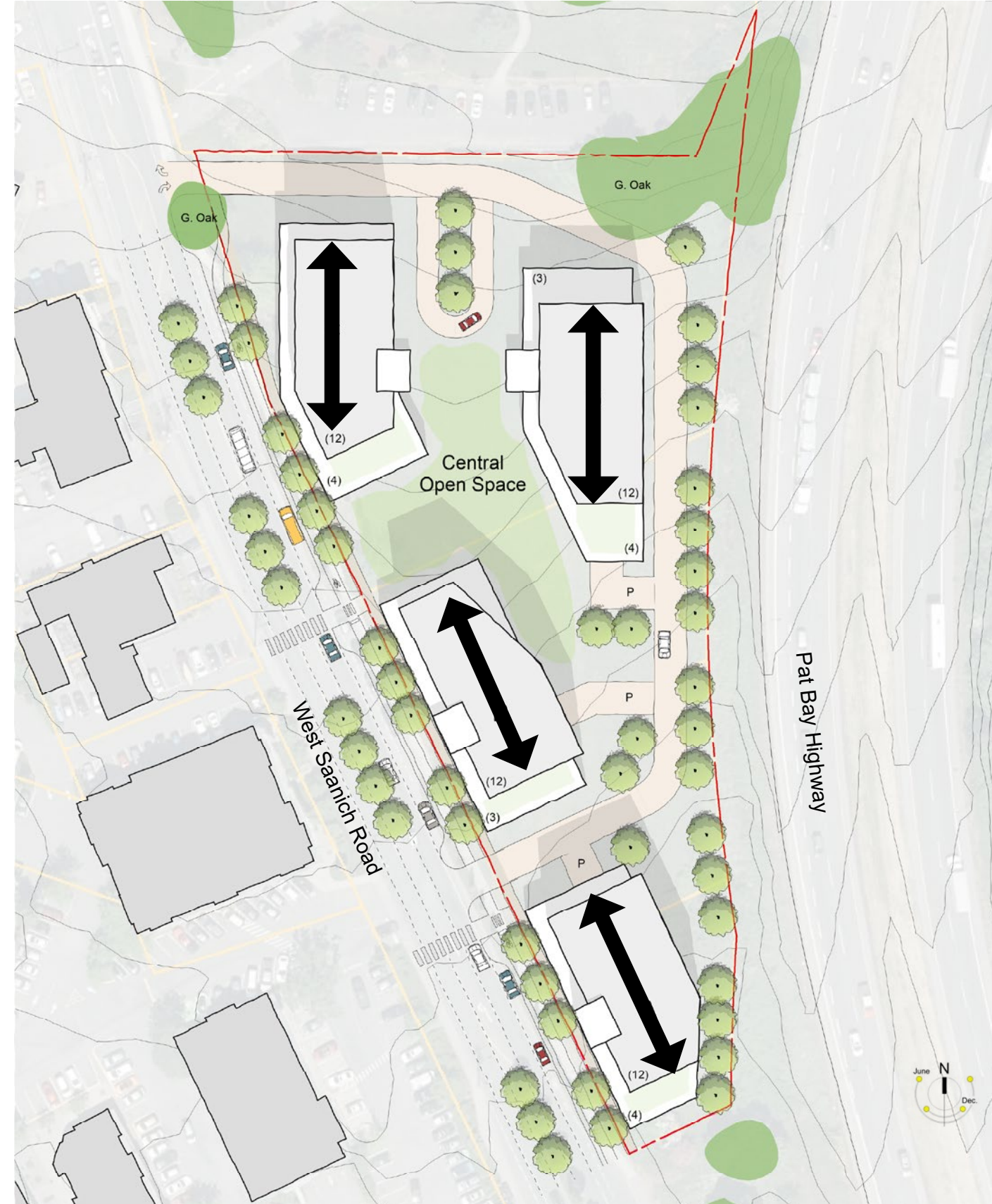
View 3



Site Area	10,964 m ² (2.7 acres)
Total Floor Area	35,425 m ²
Floor Space Ratio (FSR)	3.2:1 to 3.5:1
Total Residential Units	350 to 400

Note this is a conceptual plan only. It is not intended to illustrate form and character of proposed landscape elements and is not an illustration of final architecture, not technical design.

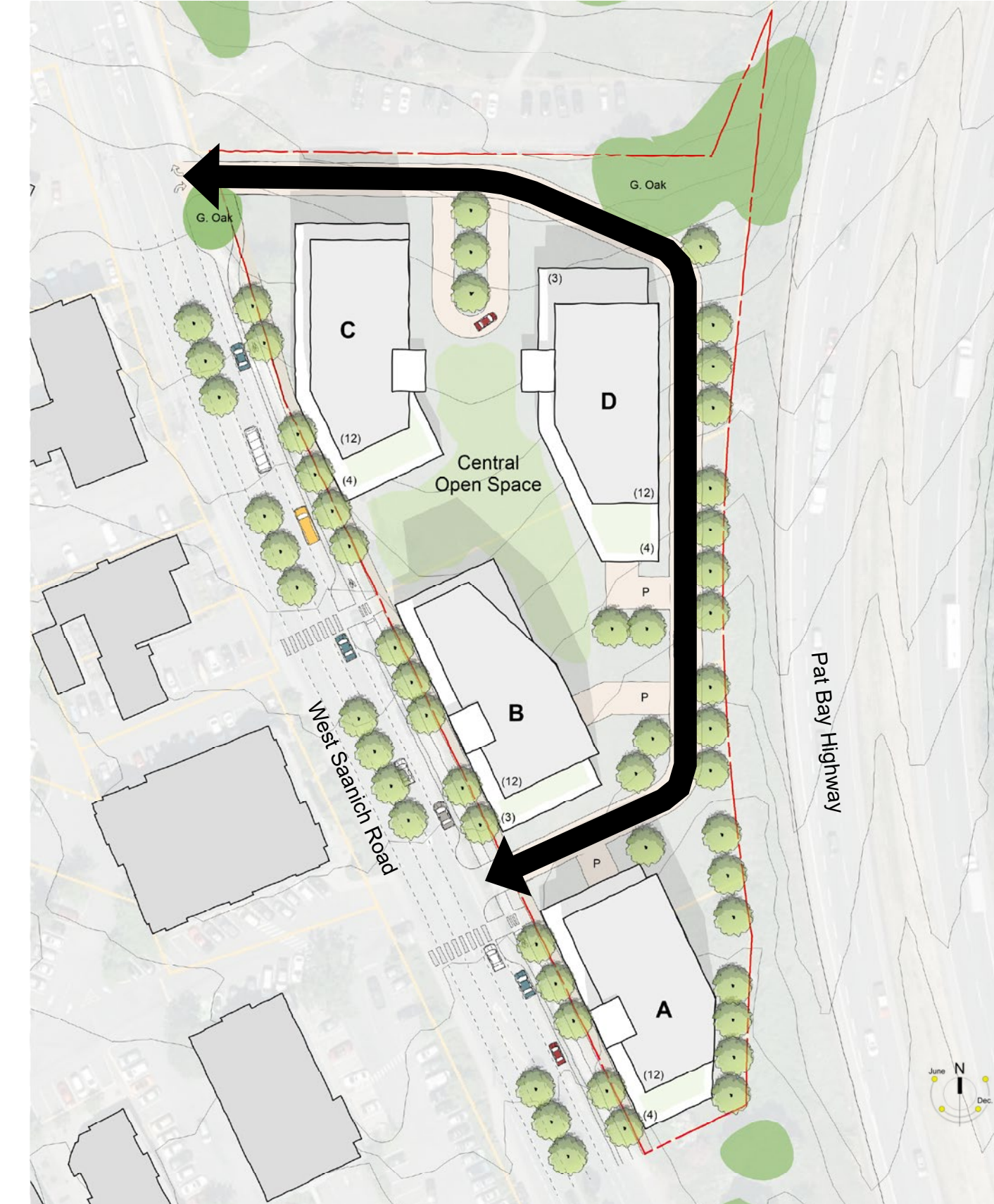
Concept Plan | Viewmont Village



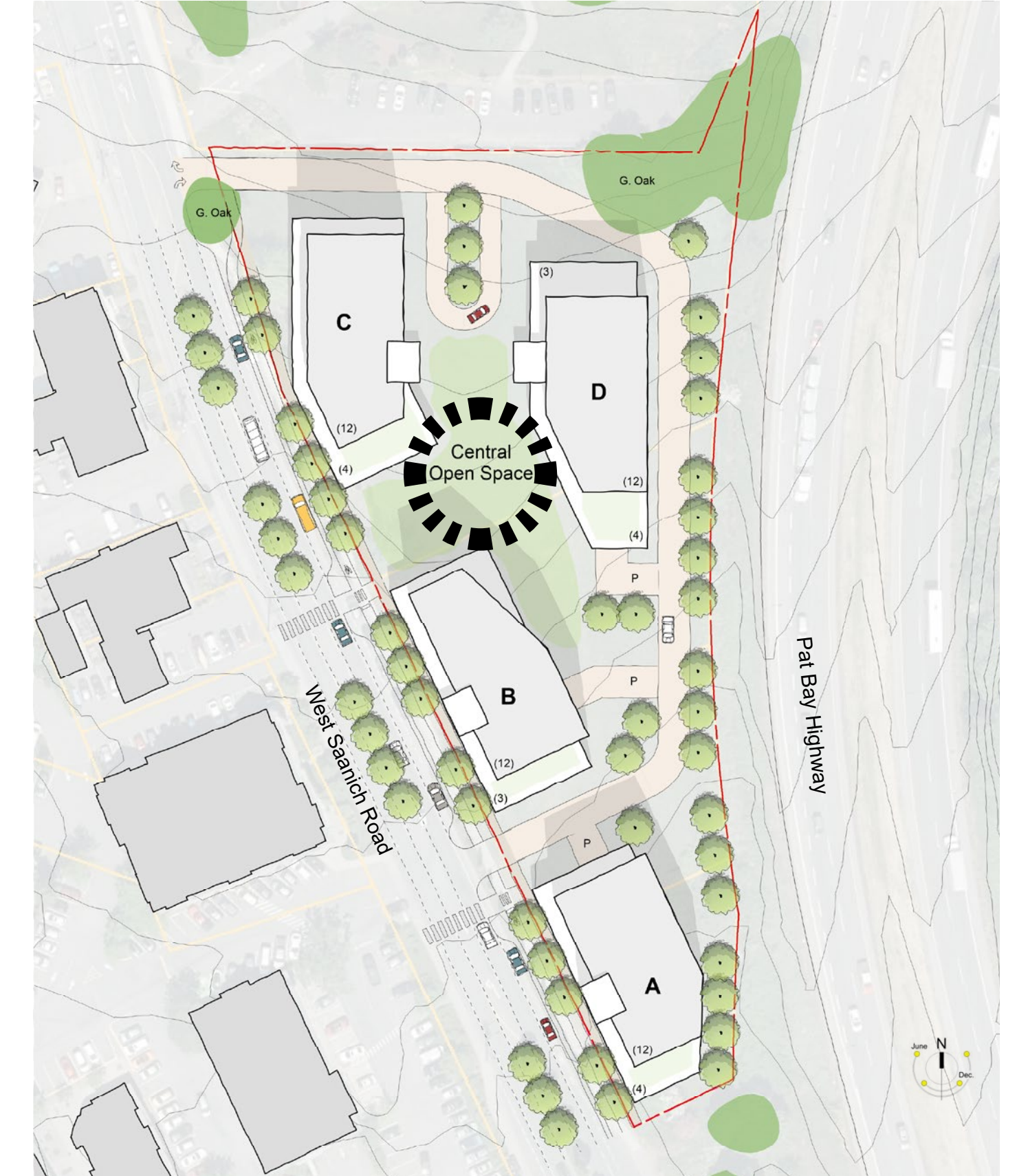
North/South orientation of buildings allows direct sunlight into all apartments



Compact layout provides ample building separation and landscape



Lane parallel to highway increases distance to buildings to mitigate traffic noise



Central Green Space as a focus for the redevelopment



Shared underground and under-building parking



Preservation and many new trees to define streets and add to urban tree canopy



Street parking to serve non-residential users



Two crosswalks for pedestrian access to west-side service-commercial and retail; West Saanich Road improved to work for drivers and encourage all mobility choices

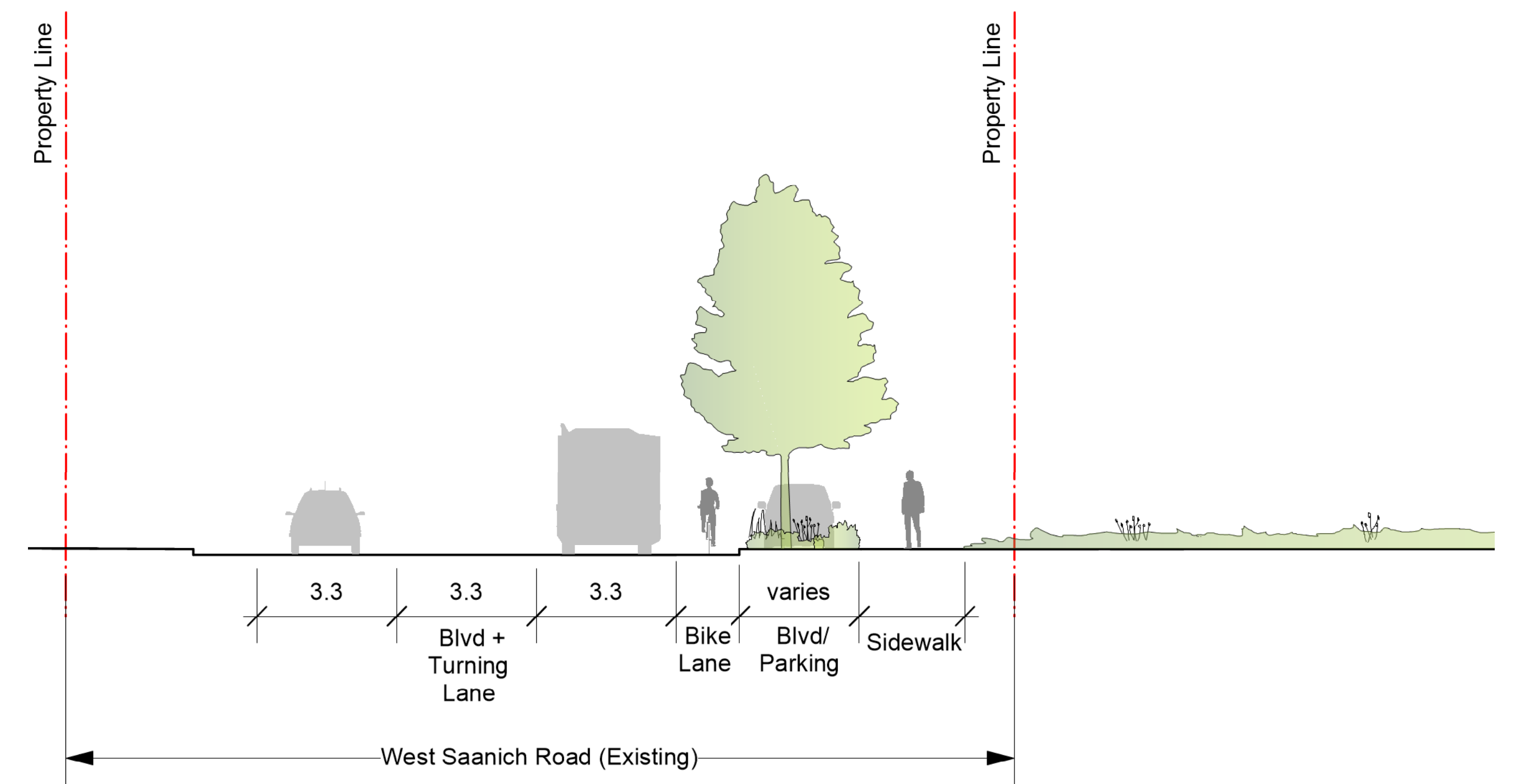
Concept Plan | Viewmont Village



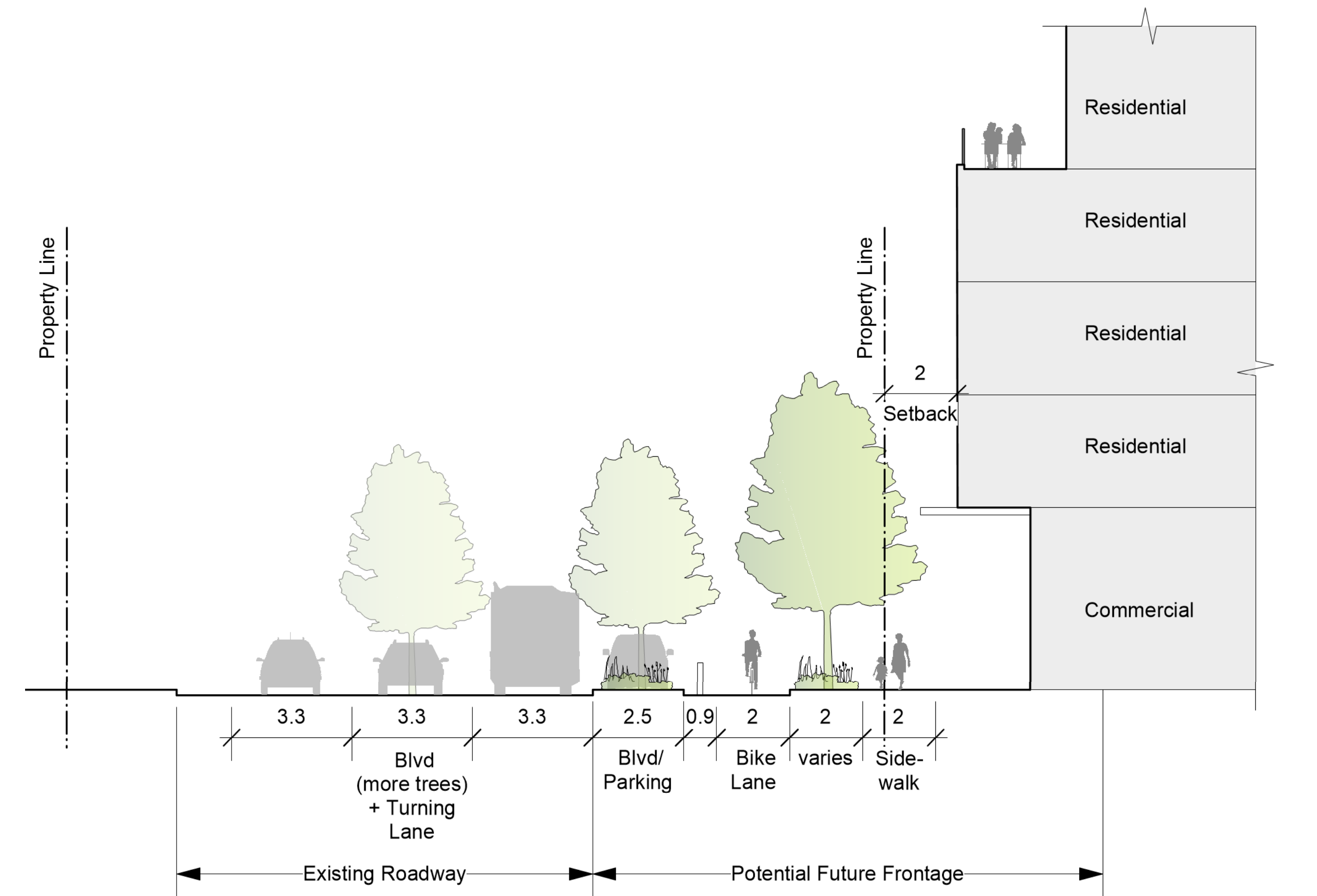
View looking south



View looking north east



Section | Existing West Saanich Road



Section | Proposed West Saanich Road