



4500 Block West Saanich Road
Preliminary Design Concept - March 26, 2025

Community Context

LEGEND:

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



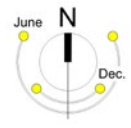
Circulation

Legend:

- Pedestrian Routes
- Bicycle Lanes
- Bus Stop

West Saanich Road:

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



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

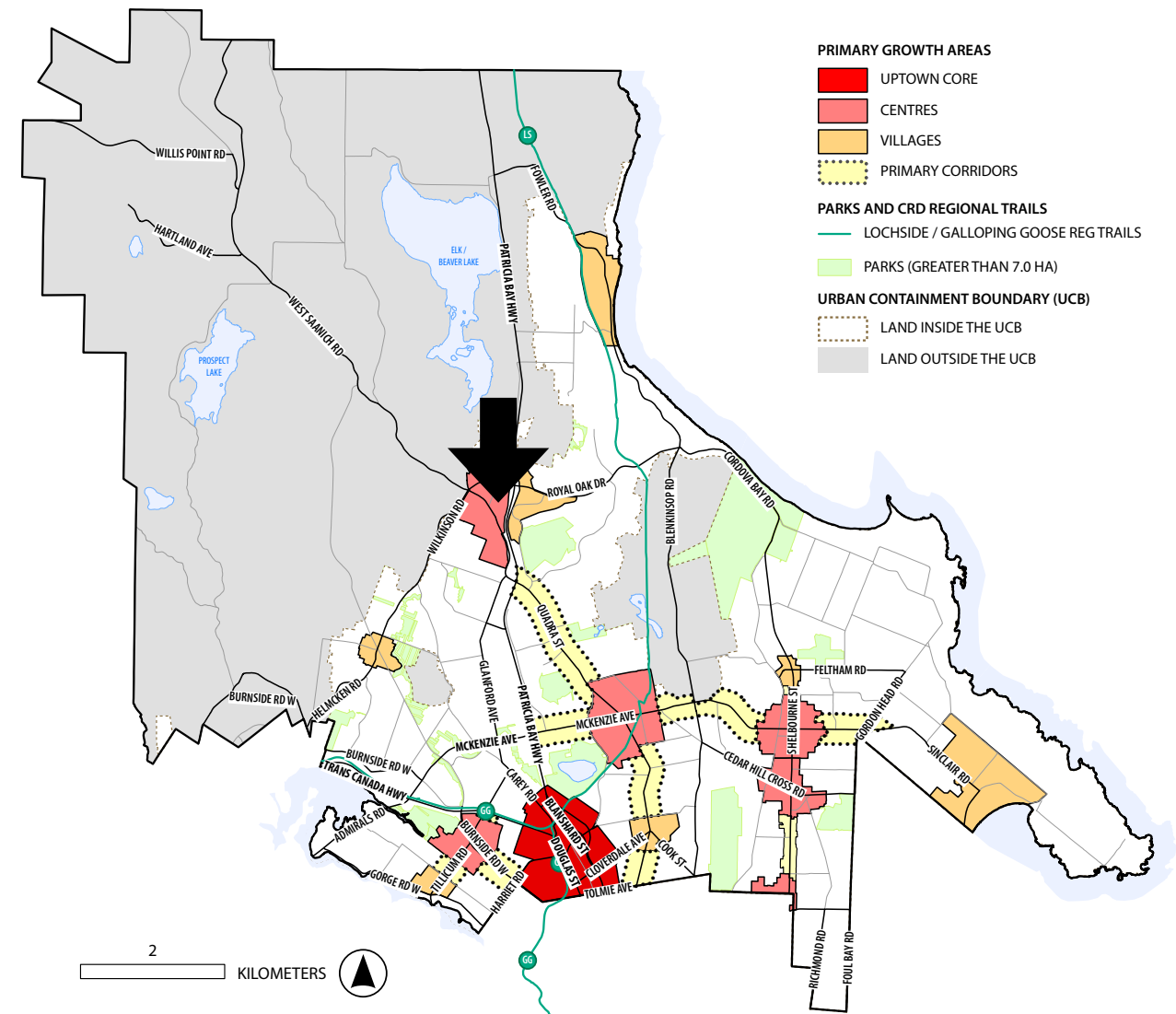
Development Permit Area Guidelines

Transit Oriented Area (TOA)

- North parcel is within the TOA

Urban Design Goals for Redevelopment

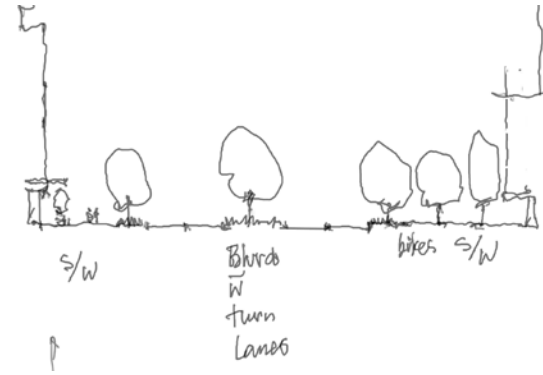
- To accommodate a mix of residential and commercial building types.
- To connect a compact, walkable, urban block to the neighbourhood.
- To enhance livability with convenience, beauty, and joyful design.
- To design for the future, understanding historic and present contexts.



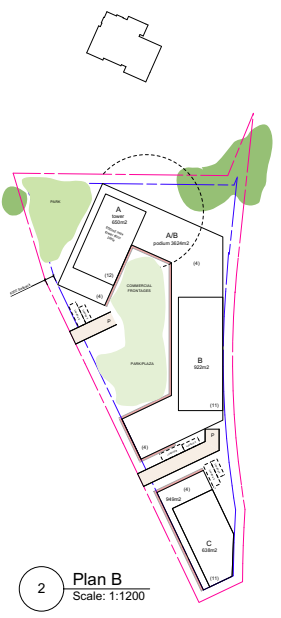
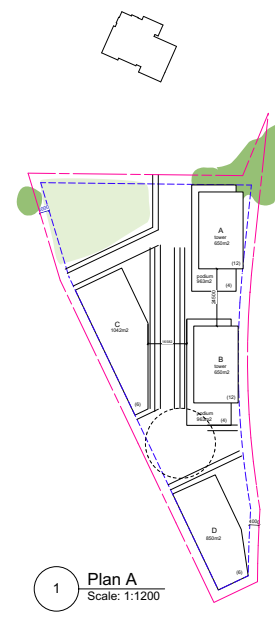
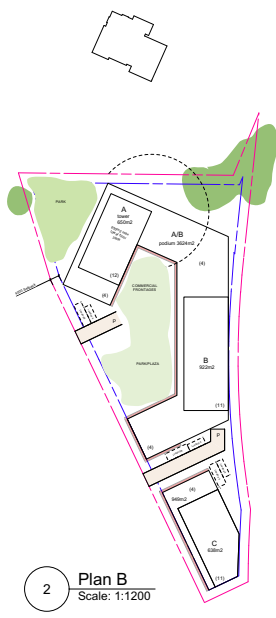
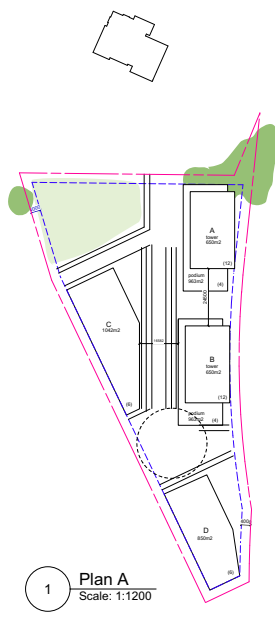
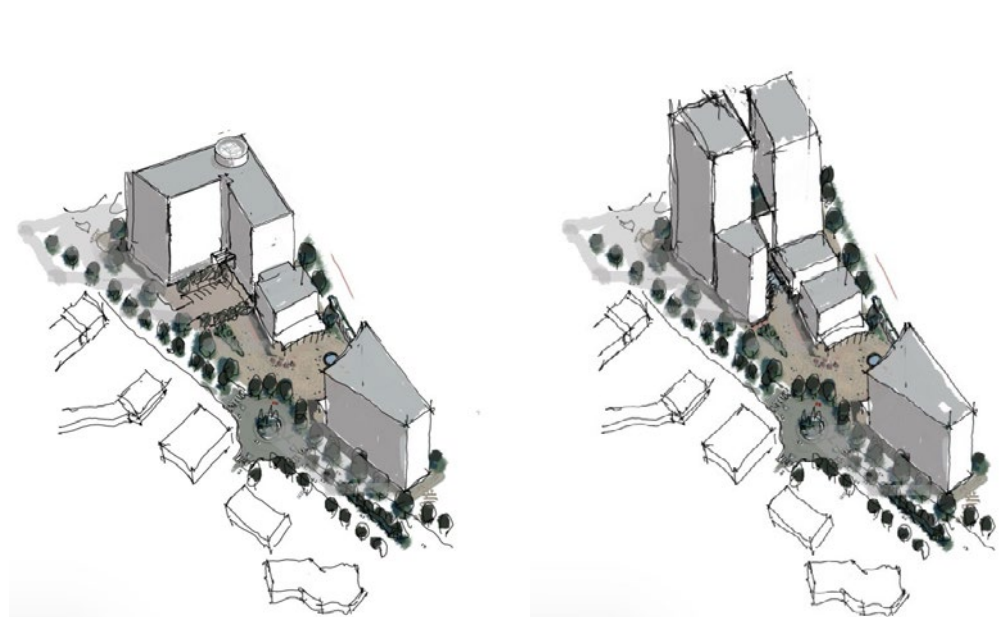
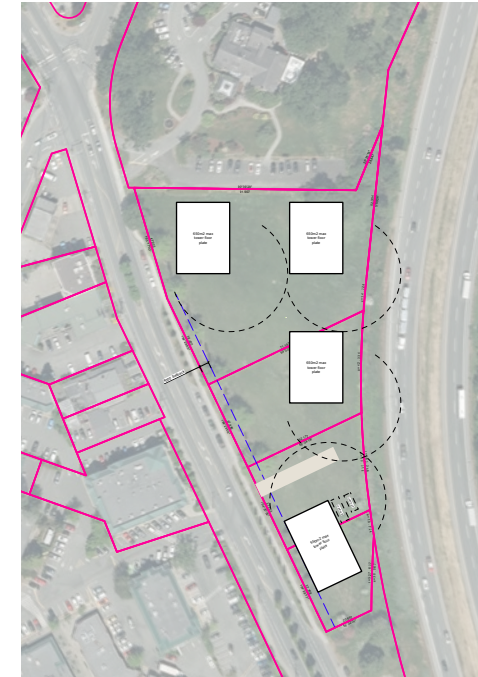
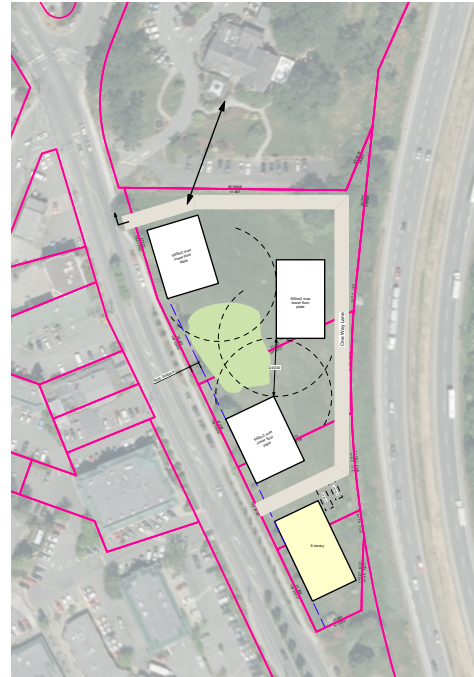
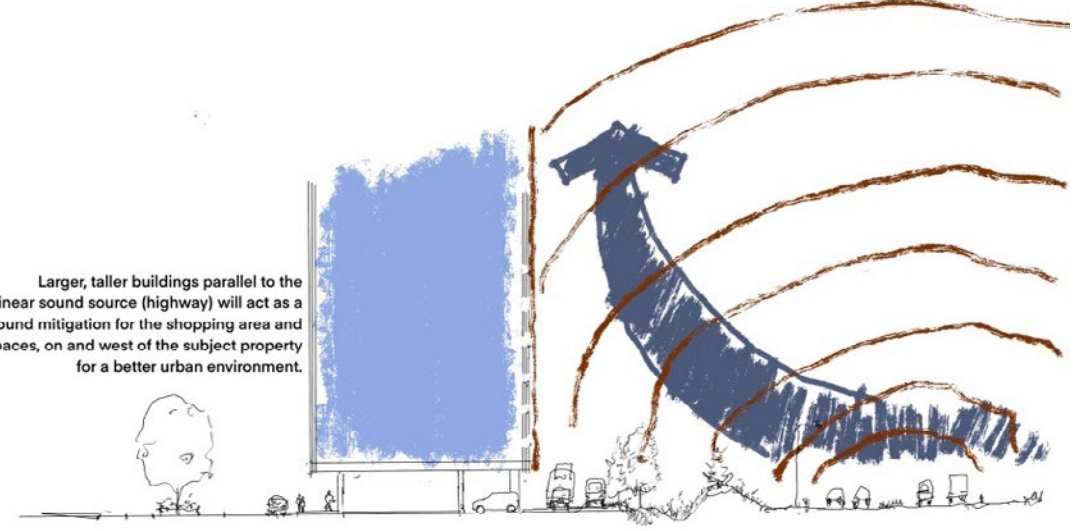
Map 3. Primary Growth Area Future Land Use Designations

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).

Sketchbook



Larger, taller buildings parallel to the linear sound source (highway) will act as a major sound mitigation for the shopping area and open spaces, on and west of the subject property for a better urban environment.



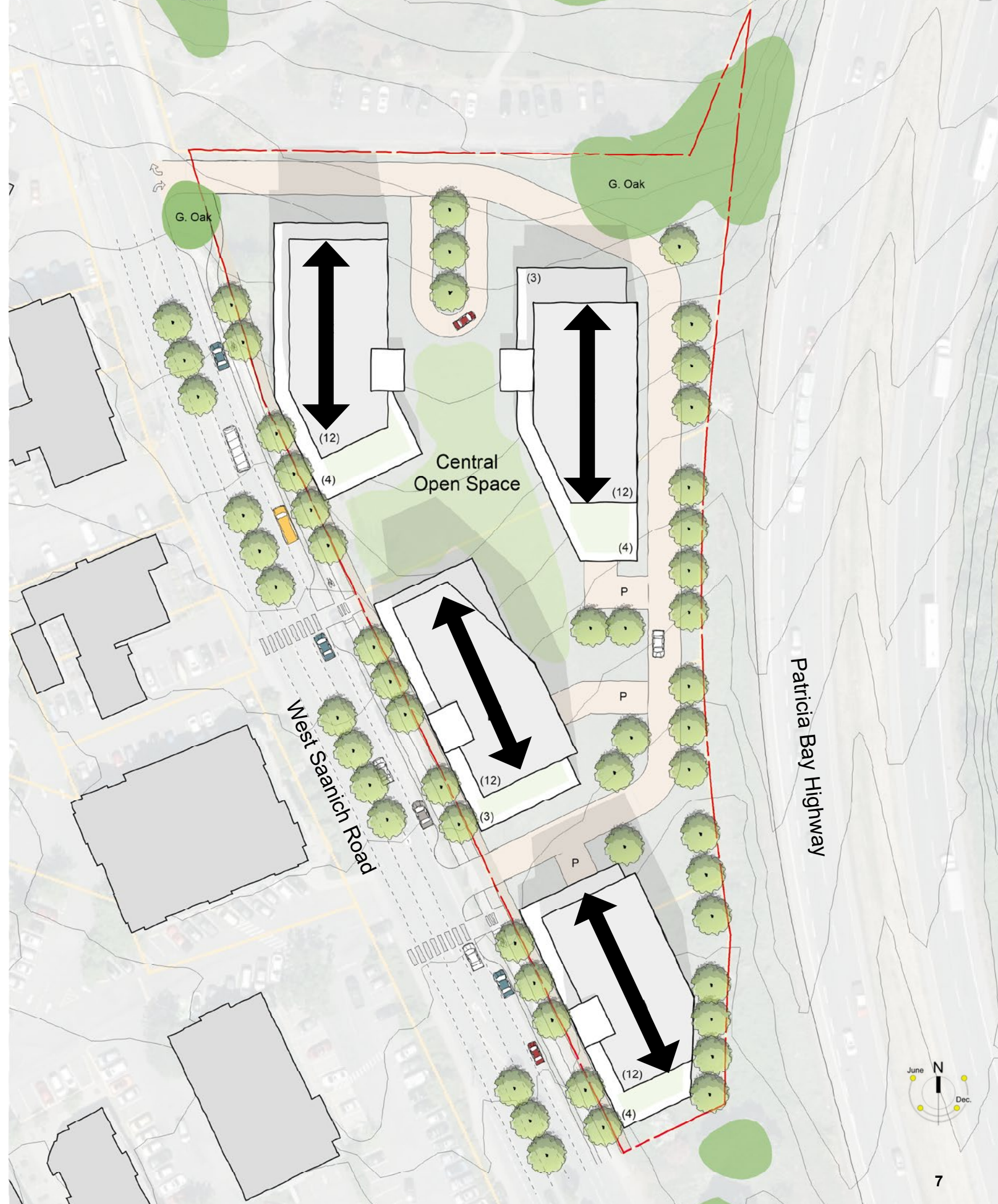
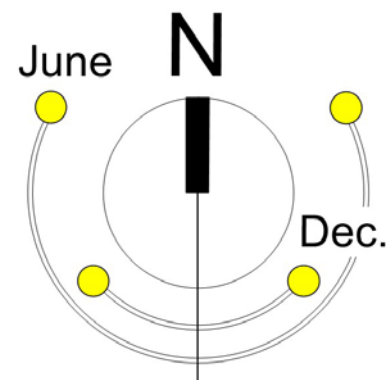
Concept Plan | Viewmont Village

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



Concept Plan | Viewmont Village

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



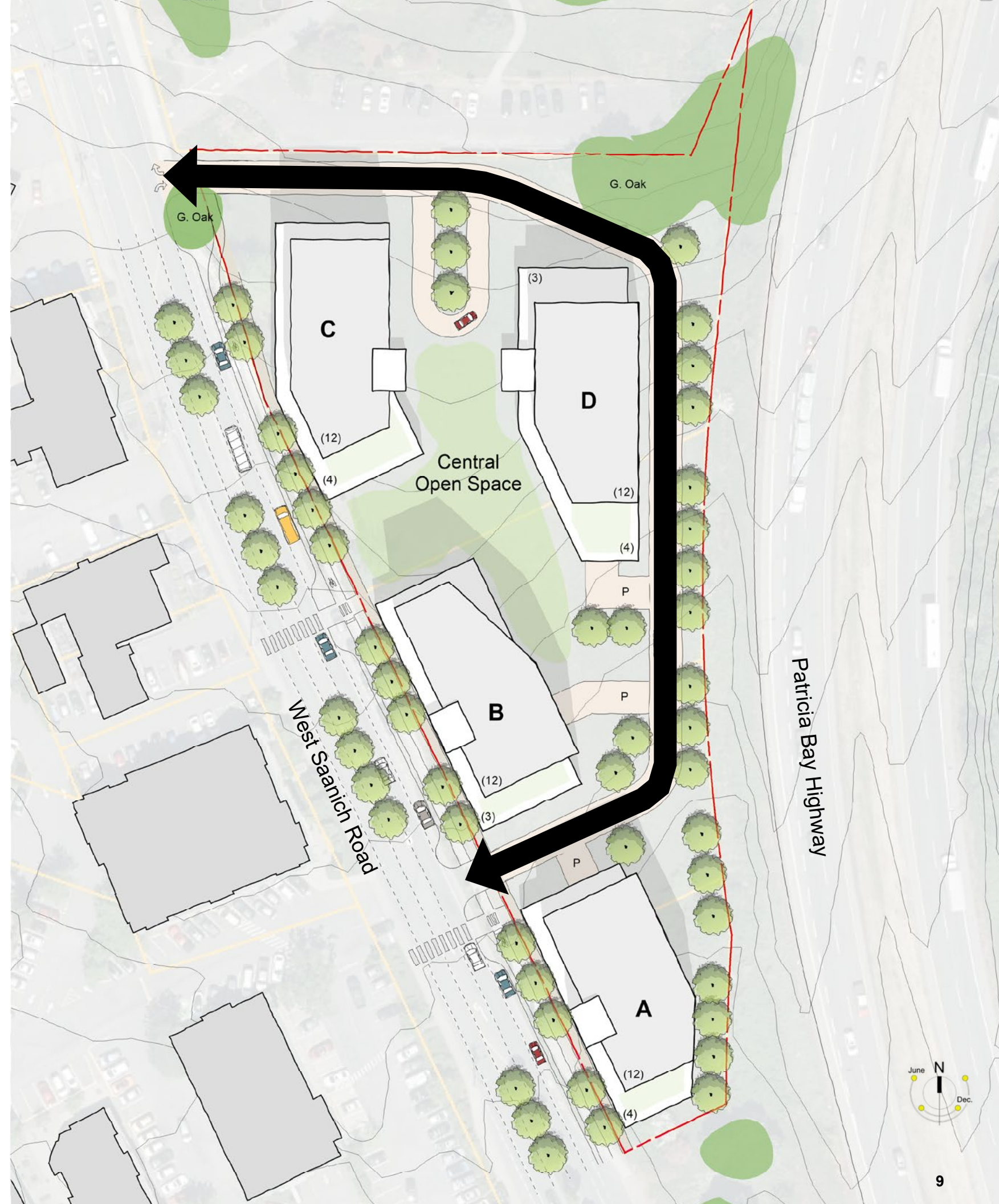
Concept Plan | Viewmont Village

- 1. North/South orientation of buildings allows direct sunlight into all apartments
- 2. Compact layout provides ample building separation and landscape



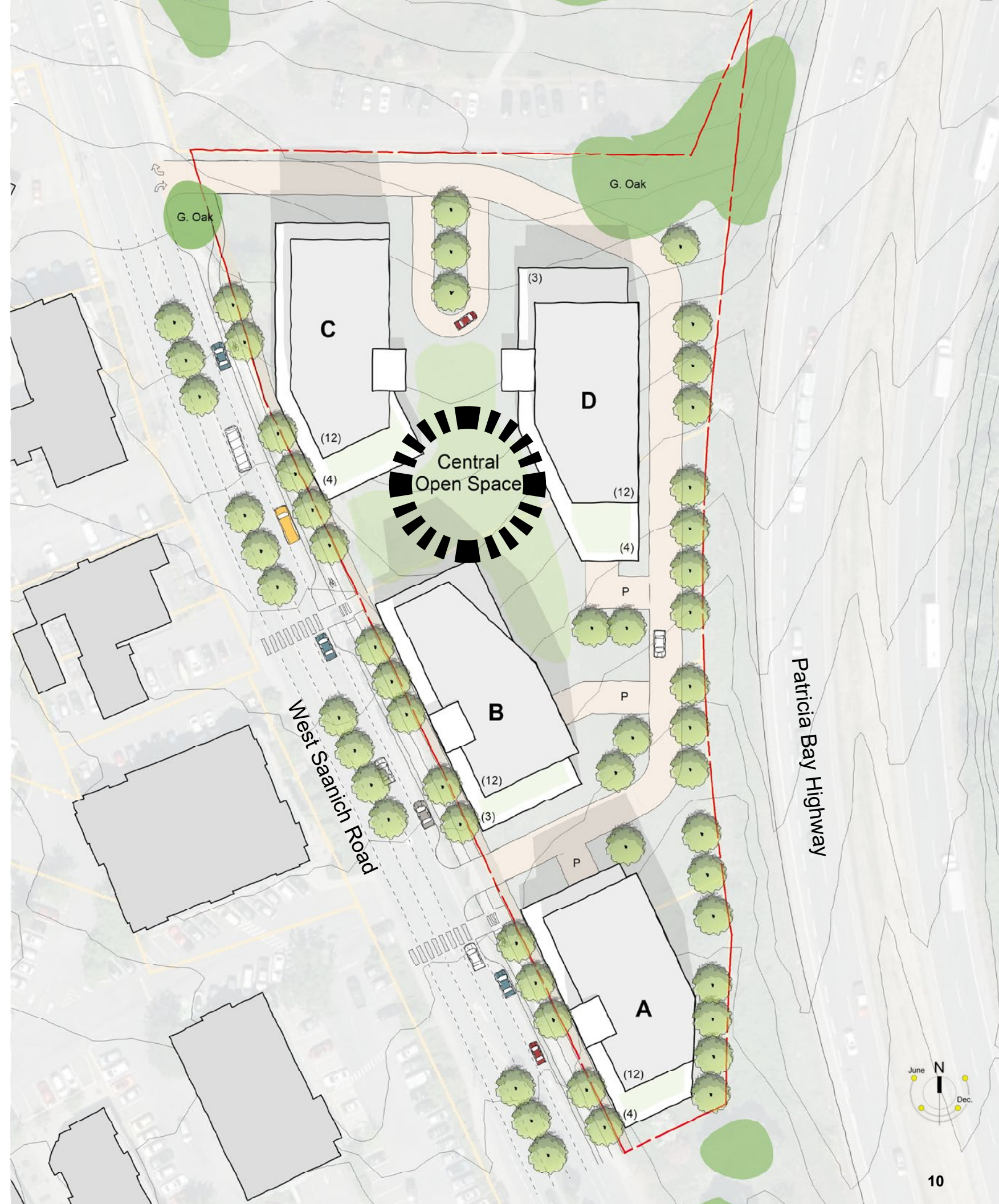
Concept Plan | Viewmont Village

1. North/South orientation of buildings allows direct sunlight into all apartments
2. Compact layout provides ample building separation and landscape
3. Lane parallel to highway increases distance to buildings to mitigate traffic noise



Concept Plan | Viewmont Village

1. North/South orientation of buildings allows direct sunlight into all apartments
2. Compact layout provides ample building separation and landscape
3. Lane parallel to highway increases distance to buildings to mitigate traffic noise
4. Central Green Space as a focus for the redevelopment



Concept Plan | Viewmont Village

1. North/South orientation of buildings allows direct sunlight into all apartments
2. Compact layout provides ample building separation and landscape
3. Lane parallel to highway increases distance to buildings to mitigate traffic noise
4. Central Green Space as a focus for the redevelopment
5. Shared underground and under-building parking



Concept Plan | Viewmont Village

1. North/South orientation of buildings allows direct sunlight into all apartments
2. Compact layout provides ample building separation and landscape
3. Lane parallel to highway increases distance to buildings to mitigate traffic noise
4. Central Green Space as a focus for the redevelopment
5. Shared underground and under-building parking
6. Preservation and many new trees to define streets and add to urban tree canopy



Concept Plan | Viewmont Village

1. North/South orientation of buildings allows direct sunlight into all apartments
2. Compact layout provides ample building separation and landscape
3. Lane parallel to highway increases distance to buildings to mitigate traffic noise
4. Central Green Space as a focus for the redevelopment
5. Shared underground and under-building parking
6. Preservation and many new trees to define streets and add to urban tree canopy
7. Street parking to serve non-residential users

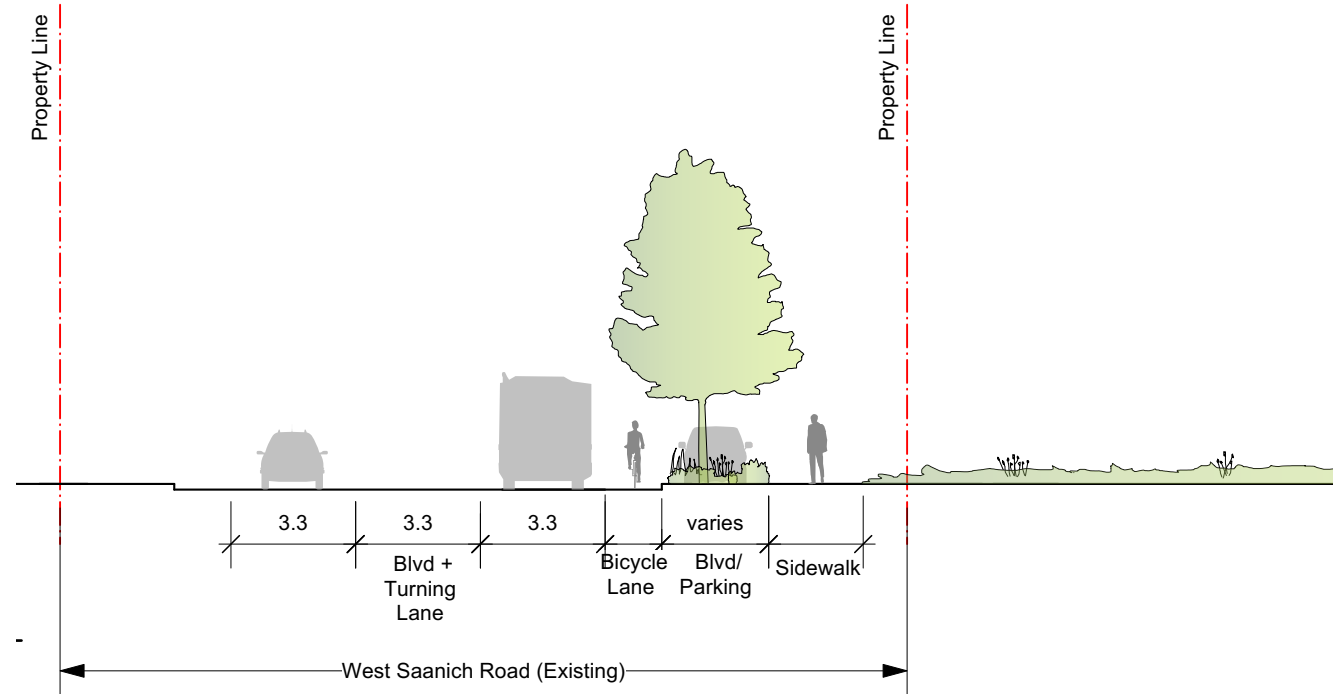


Concept Plan | Viewmont Village

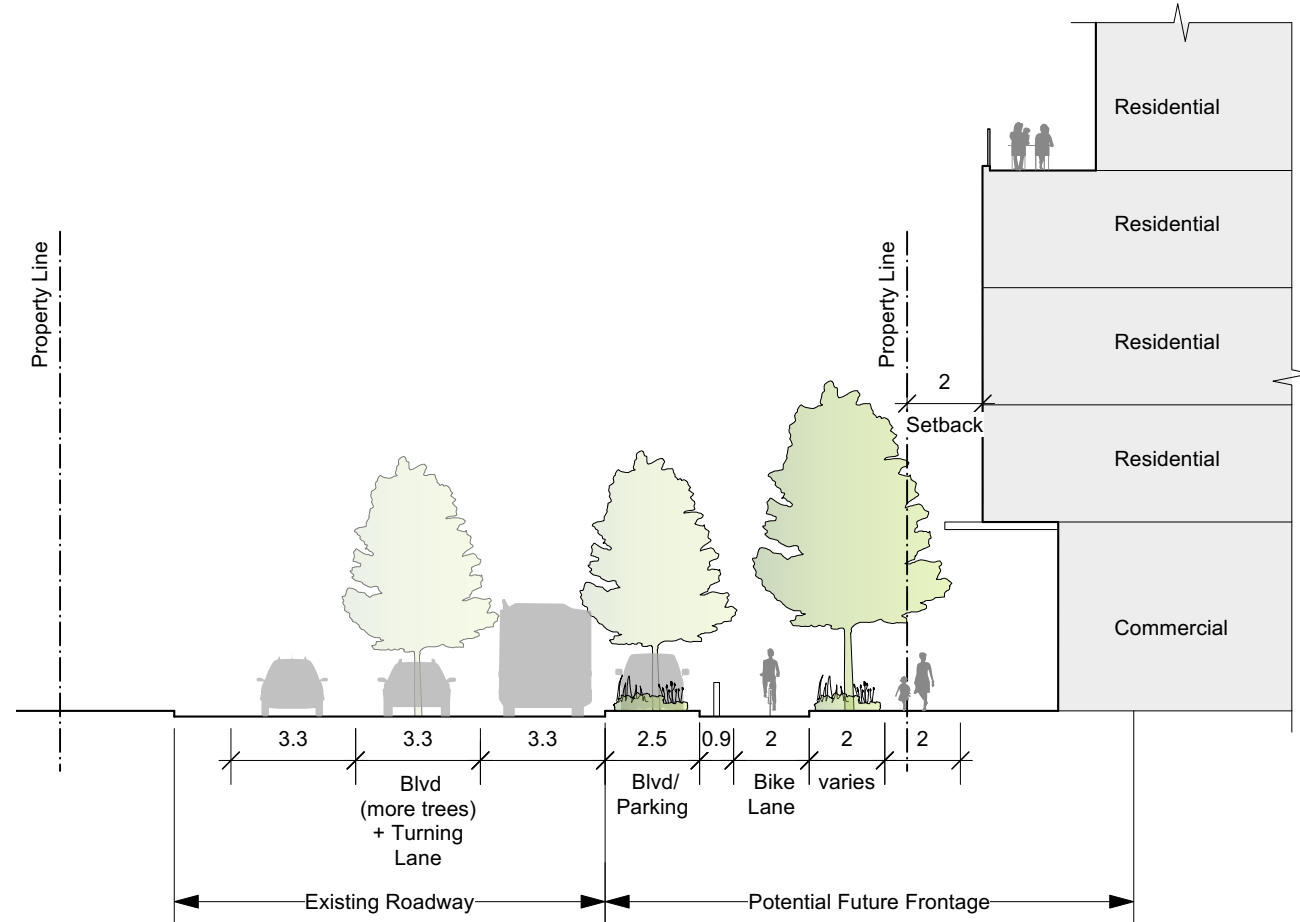
1. North/South orientation of buildings allows direct sunlight into all apartments
2. Compact layout provides ample building separation and landscape
3. Lane parallel to highway increases distance to buildings to mitigate traffic noise
4. Central Green Space as a focus for the redevelopment
5. Shared underground and under-building parking
6. Preservation and many new trees to define streets and add to urban tree canopy
7. Street parking to serve non-residential users
8. Two crosswalks for pedestrian access to west-side service-commercial and retail
9. West Saanich Road improved to work for drivers and encourage all mobility choices



Concept Plan | Viewmont Village



Existing West Saanich Road



Proposed West Saanich Road



Concept Plan | Viewmont Village

Questions or Comments?

email: realestate@saanich.ca

