

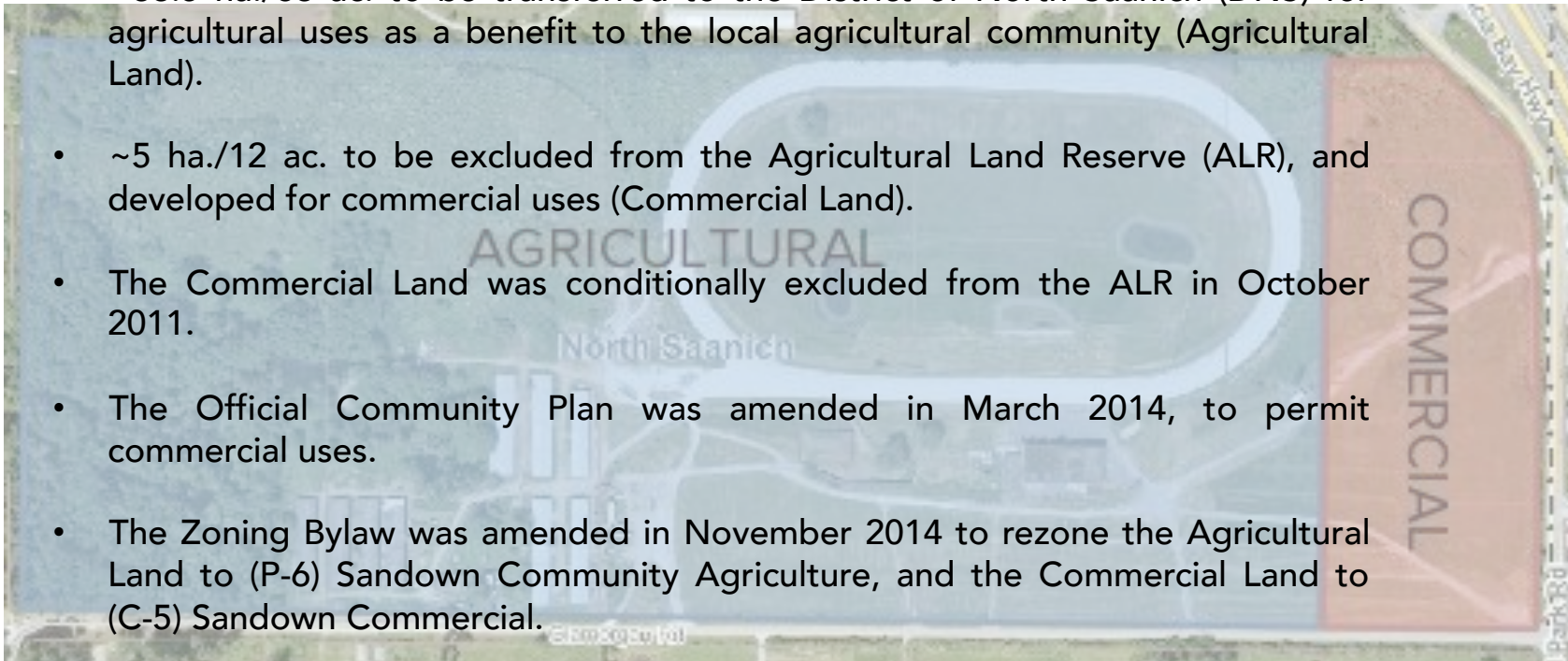
# Sandown Update

District of North Saanich  
Regular Meeting of Council  
December 5, 2016

- Andrew Sinclair, Platform Properties Ltd.
- Platform Properties Ltd., development partner for the redevelopment of the Sandown property.
- Provide brief update on status of overall development as part of Council's consideration of parking and signage DVP applications.



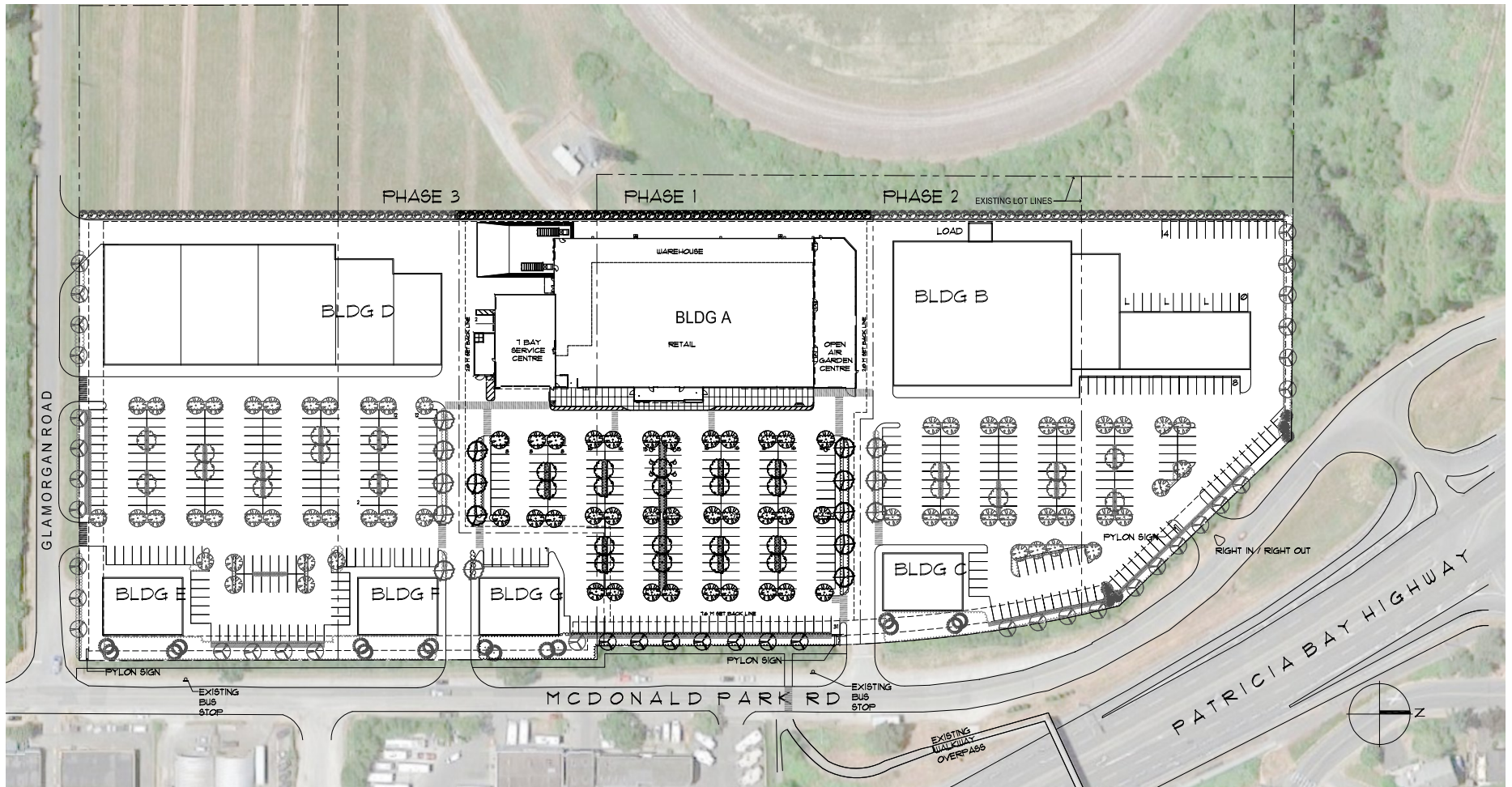
- ~38.5 ha./95 ac. in total.
- ~33.5 ha./83 ac. to be transferred to the District of North Saanich (DNS) for agricultural uses as a benefit to the local agricultural community (Agricultural Land).
- ~5 ha./12 ac. to be excluded from the Agricultural Land Reserve (ALR), and developed for commercial uses (Commercial Land).
- The Commercial Land was conditionally excluded from the ALR in October 2011.
- The Official Community Plan was amended in March 2014, to permit commercial uses.
- The Zoning Bylaw was amended in November 2014 to rezone the Agricultural Land to (P-6) Sandown Community Agriculture, and the Commercial Land to (C-5) Sandown Commercial.
- Phased Development Agreement (PDA) was entered into with the DNS in November 2014, outlining the reclamation requirements and mechanics for the transfer of the Agricultural Land to the DNS, preconditions to development of the Commercial Land.



- Leasing exercise for suitable anchor tenant.
- Reclamation & Drainage Plan accepted by the DNS in July 2016, subsequently reviewed by the ALC.
- Development Permit Application filed for Phase 1.
- ALC has extended the exclusion timeframe.
- Civil design and transportation review underway.
- DVPs for Parking and Signage, in line with industry standards.
- Subdivision application will be forthcoming shortly to enable fulfillment of PDA.

- Phased development, approximately 150,000 square feet in area.
- In keeping with the site design and scale of tenancies considered at the time of rezoning.
- Generously landscaped, pleasant experience.
- Site grades to be designed to direct stormwater into vegetated swales, treatment and detention.
- Uses in keeping with those considered by the Sandown Commercial Zone.
- Permits to progress through 2017, construction to commence Summer 2017, opening 2018.





Questions?