

November 13, 2025

Sent via email

Dear Mount View Colquitz Community Association:

hamill@island.net

Re: Application for Development:

Applicant:	ISLAND VIEW LAND MANAGEMENT LTD.
Site Address:	816 CLOVERDALE AVE 3311 OAK ST
Legal:	LOT 1 SECTION 7 VICTORIA DISTRICT PLAN 16796 EXCEPT PART IN PLAN 3705 RW. SECTION 7 VICTORIA DISTRICT PLAN 778 PARCEL A, LOT 18 - 20.
Folder No.:	DPR01084
Description:	TO REZONE FROM C-6UD TO A NEW ZONE TO CONSTRUCT TWO RESIDENTIAL TOWERS FOR 467 UNITS WITH RETAIL AT GRADE AND TWO LEVELS OF UNDERGROUND PARKING

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments and indicate if your Community Association:

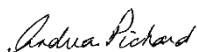
- ☐ Support the application
- ☐ Object to the application
- ☐ Have no position on the application

We would appreciate receiving your comments by December 12, 2025 so that they can be included in the package that will be forwarded to Council. If you cannot meet this timeframe, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact ANDREA PICKARD Planner at Andrea.Pickard@saanich.ca

It is suggested that you periodically check our website, www.saanich.ca *Permit and Development Tracker* as any revised site plans for this application will be posted there.

Sincerely,



Planner

AP/gp

REFERRAL FORM #2

Blue Beam Session #293-783-666

Application No. <input checked="" type="checkbox"/> DPR – DPR01084 <input type="checkbox"/> DPA – <input type="checkbox"/> DVP – <input checked="" type="checkbox"/> REZ – REZ00789 <input type="checkbox"/> TUP –	Referral date: November 13, 2025 Comments due by: December 12, 2025 File Manager: ANDREA PICKARD Applicant: ISLAND VIEW LAND MANAGEMENT LTD. Owner: Oak Cloverdale Holdings Ltd. Site address: 816 CLOVERDALE AVE 3311 OAK ST		
External Referrals: <input checked="" type="checkbox"/> Ministry of Transportation <input type="checkbox"/> Observatory (5 km radius) <input type="checkbox"/> BC Transit <input type="checkbox"/> School District # 61 <input type="checkbox"/> School District # 63 <input checked="" type="checkbox"/> Community Association MVCCA <input type="checkbox"/> Peninsula Ag Advisory Comm (PAAC) <input checked="" type="checkbox"/> Adjacent CA - QCHCA	Legal: LOT 1 SECTION 7 VICTORIA DISTRICT PLAN 16796 EXCEPT PART IN PLAN 3705 RW. SECTION 7 VICTORIA DISTRICT PLAN 778 PARCEL A, LOT 18 - 20. Current Zone: C-6UD Proposed Zone: TBD Current OCP designation: Uptown Core Required OCP amendment: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No DP Area: Uptown Core		
Internal Referrals: <input checked="" type="checkbox"/> Plan Check (LAP) <input checked="" type="checkbox"/> Environment <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Development Services <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Planning Subdivision Tech <input type="checkbox"/> Police <input type="checkbox"/> Committee <input type="checkbox"/> Neighbouring Jurisdictions <input checked="" type="checkbox"/> Public and Community Arts	Land Comments	SDPA Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Heritage Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ALR Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> FIDP Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Sign Posting Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Project Description: TO REZONE FROM C-6UD TO A NEW ZONE TO CONSTRUCT TWO RESIDENTIAL TOWERS FOR 467 UNITS WITH RETAIL AT GRADE AND TWO LEVELS OF UNDERGROUND PARKING Project Description Reviewed/Updated <input checked="" type="checkbox"/> Planners Initials AP
Departments and Agencies: <i>Please complete. If no response is received by the above "Comments due by" date, it is understood that you have no objections. Send e-mail responses to planning@saanich.ca.</i>			
Name:			
Title:		Phone:	
Date:		E-mail:	
Response: <input type="checkbox"/> Support – see comments below <input type="checkbox"/> Object – see comments below <input type="checkbox"/> No position – see comments below			

District of Saanich
Current Planning
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-5471
f. 250-475-5430
saanich.ca



Comments: *Add additional page(s) if necessary*

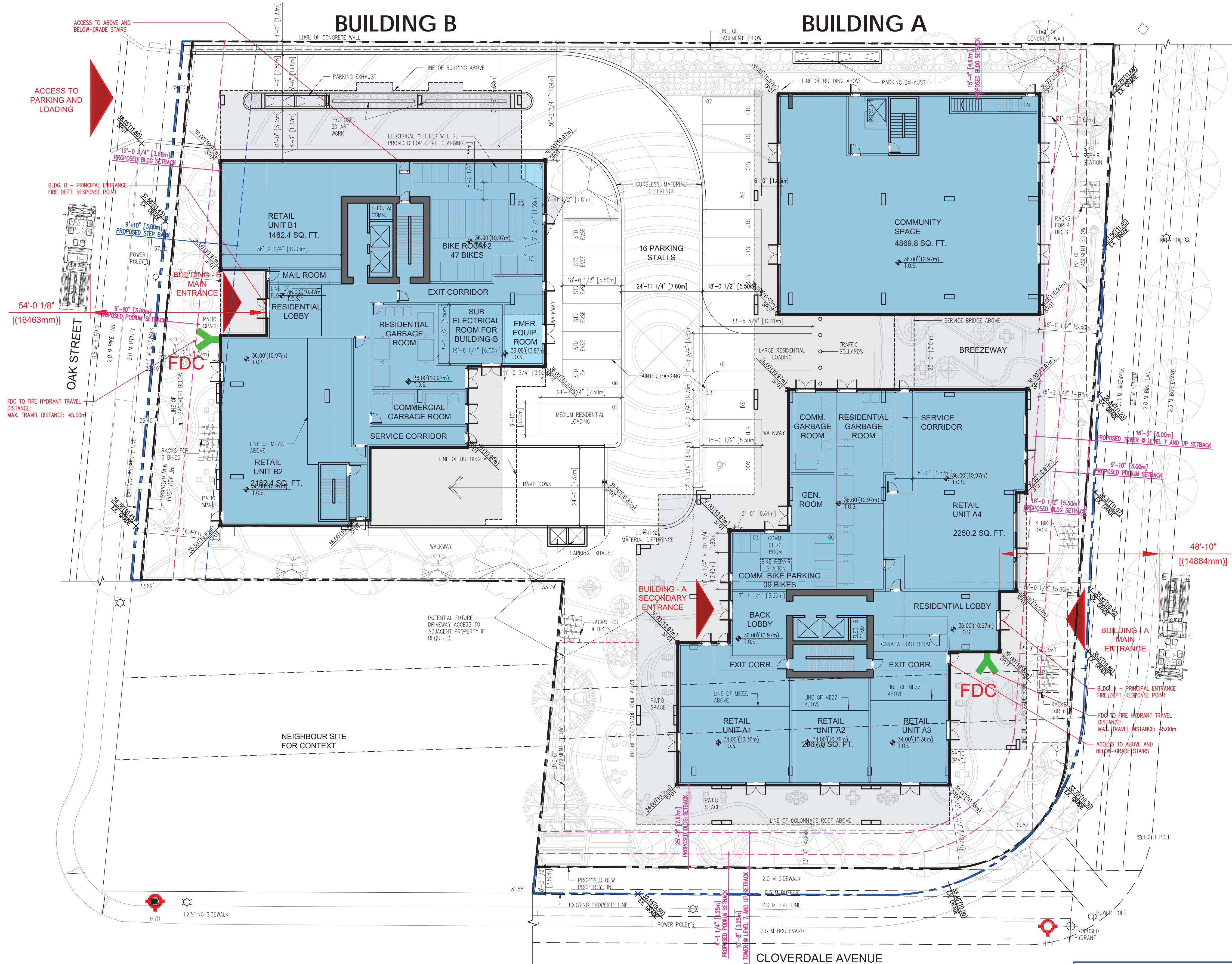
SITE LEGEND

- FIRE HYDRANT - SEE CIVIL
- LAMP STANDARD
SEE ELEC.
- PAD MOUNT TRANSFORMER
SEE ELEC.
- LANDSCAPE
SEE LANDSCAPE
- CONCRETE PAD
SEE STRU.
- CURB LETDOWN
- BIKE RACK
SEE LANDSCAPE
- BENCH
SEE LANDSCAPE
- GARBAGE RECEPTACLE
SEE LANDSCAPE
- EXISTING GRADE
- PROPOSED FINISH GRADE
- PROPERTY LINE
- RIGHT OF WAY
- SETBACK LINE
- RETAINING WALL
- SCORED AND PAINTED
CROSSWALK. SEE CIVIL
- PAINTED BARRIER FREE PARKING
STALL. SIGN C/W FLEXIBLE
ACCESSIBLE SIGN POST.

NOTES:

*THE PROJECT IS LOCATED OUTSIDE THE 5KM RADIUS OF THE DOMINION ASTROPHYSICAL OBSERVATORY. AT 8.25KM. THIS PROJECT WILL STILL COMPLY WITH SECTION II SHIELDING REQUIREMENTS AND TABLE "A" OF SCHEDULE B. ZONING BYLAW 8200.

*THE MATERIALITY FOR THE PROJECT WILL COMPLY WITH THE BIRD-FRIENDLY DESIGN GUIDELINES:
-DESIGN BUILDING CONSISTENT WITH HIGH-PERFORMANCE BUILDING GUIDELINES.
-AVOID LARGE AREAS OF GLAZING.
-USE OF MIRRORING GLASS AND GLASS REFLECTIVITY IS STRONGLY DISCOURAGED AND SHOULD BE AVOIDED.
-INCORPORATE DESIGN TREATMENTS THAT INCREASE THE VISIBILITY OF GLASS.
-REDUCE UNNECESSARY LIGHT-SPILL THROUGH SHIELDING.

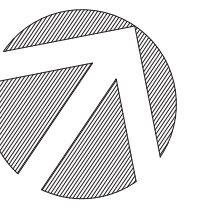


1 SITE PLAN
A100 1/16"=1'-0"

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NOV 10 2025
PLANNING DEPT.
DISTRICT OF SAANICH

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NORTH ARROW:



OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

3	RE-ISSUED FOR RZDP APPLICATION	25/11/03
2	ISSUED FOR RZDP APPLICATION	25/03/04
1	ISSUED FOR REVIEW APPLICATION REVIEW	24/11/13
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT: 2025-11-04

IWA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

816 CLOVERDALE AVE.

PROJECT ADDRESS:

816 CLOVERDALE AND 3316 OAK STREET MIXED
USE, SAANICH, BC

DRAWING TITLE:

SITE PLAN

PROJECT NO: 24037

SCALE: 1/16"=1'-0"

DWG NO:

DRAWN BY: ER

REVIEW BY: AE

A100

NORTH ARROW:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

[illegible]

3	RE-ISSUED FOR RZ/DP APPLICATION	25/11/03
2	ISSUED FOR RZ/DP APPLICATION	25/03/04
1	ISSUED FOR RZ/DP APPLICATION REVIEW	24/11/13
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT: 2025-11-04

**IWA
ARCHITECTS**

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

816 CLOVERDALE AVE.

PROJECT ADDRESS:

816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

DRAWING TITLE:

**BLDG. ELEVATION FROM
ADJACENT NW PROPERTY**

PROJECT NO: 24037

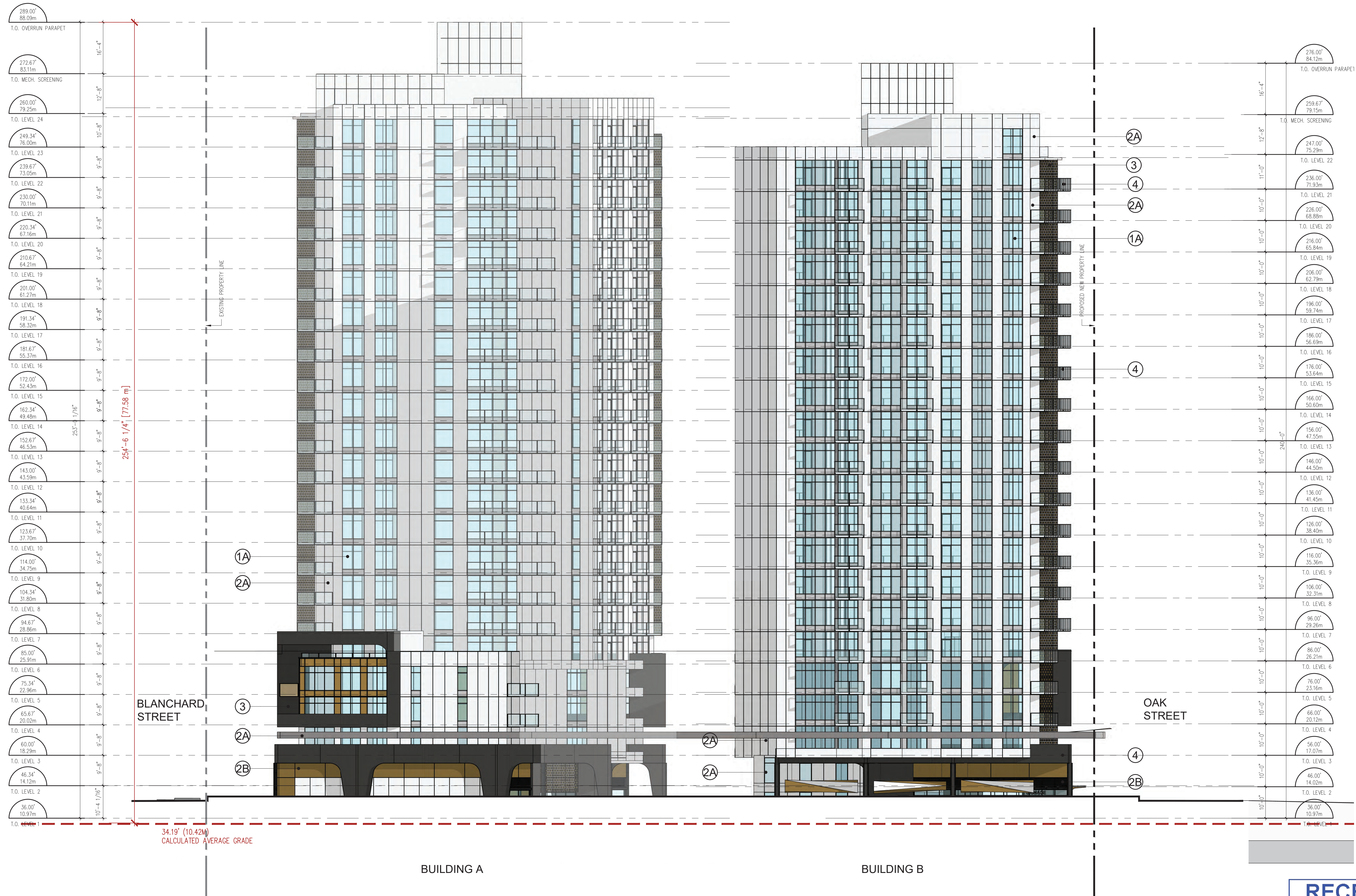
DRAWN BY: WY

SCALE: 1/16"=1'-0"

REVIEW BY: AE

DWG NO:

A300



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NOV 10 2025

PLANNING DEPT.
DISTRICT OF SAANICH

1 BLDG. ELEVATION FROM ADJACENT NW PROPERTY
A300 1/16"=1'-0"

1 BLDO
A300 1/16"=1'-0"

NORTH ARROW:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

SEAL:

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
816 CLOVERDALE AVE.

DRAWING TITLE:
**BLDG. ELEVATION ALONG
BLANSHARD ST.**

PROJECT NO: 24037 DRAWN BY: WY
SCALE: 1/16"=1'-0" REVIEW BY: AE
DWG NO: **A301**



NORTH ARROW:

OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

[illegible]

SEAL



CONSULTANT: 2025-11-04

WA
ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
816 CLOVERDALE AVE.

PROJECT ADDRESS:
816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

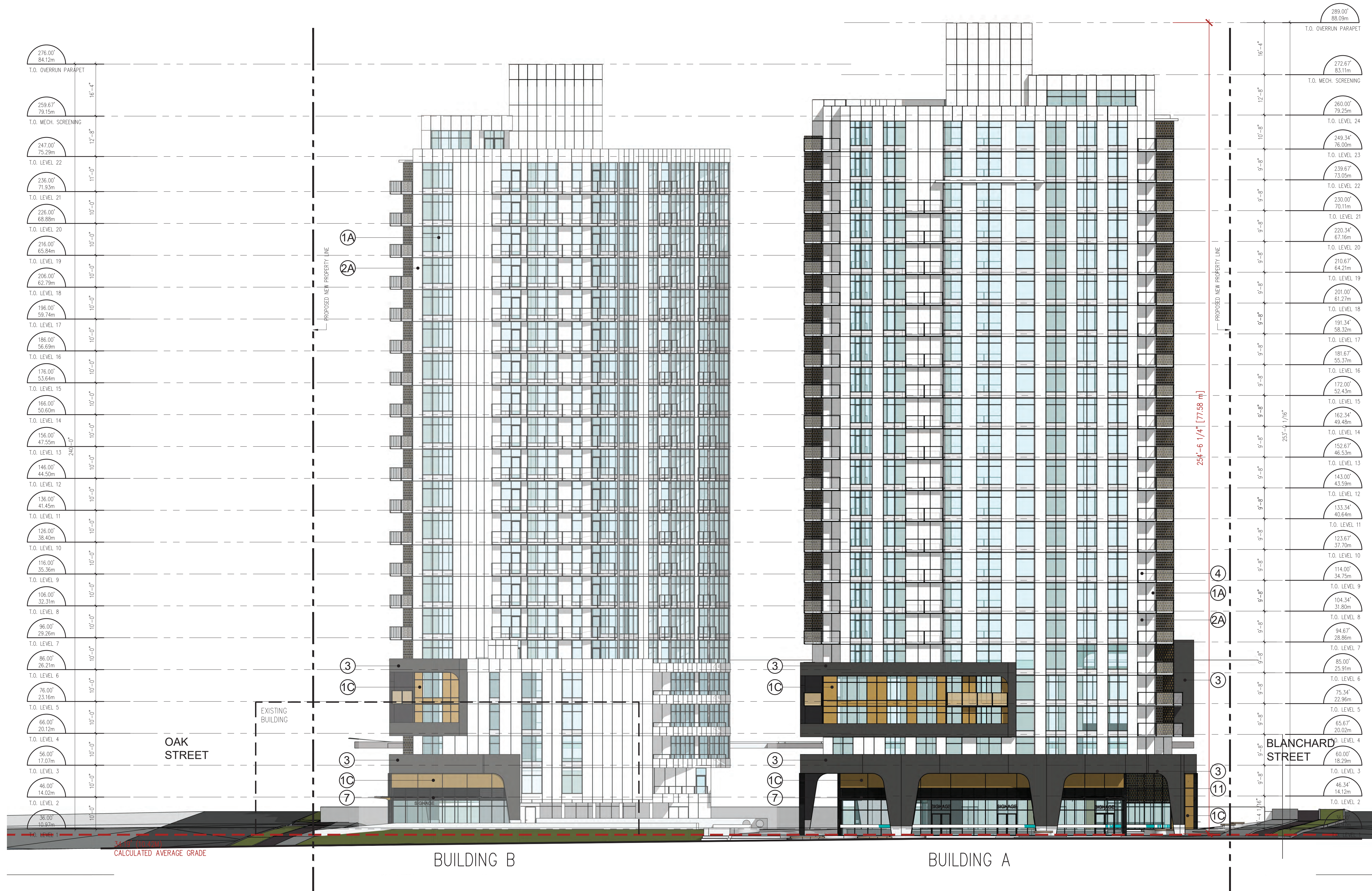
DRAWING TITLE

**BLDG. ELEVATION ALONG
CLOVERDALE AVE.**

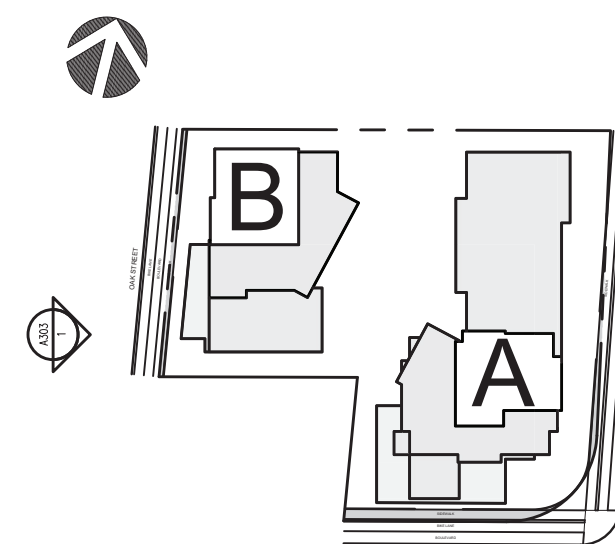
PROJECT NO: 24037 DRAWN BY: WY

SCALE: 1/16"=1'-0" REVIEW BY: AE

DWG NO: **A302**



1 BLDG. ELEVATION ALONG CLOVERDALE AVE.



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NORTH ARROW:

OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

[illegible]

SEAL:



CONSULTANT: 2025-11-04

LWA ARCHITECTS

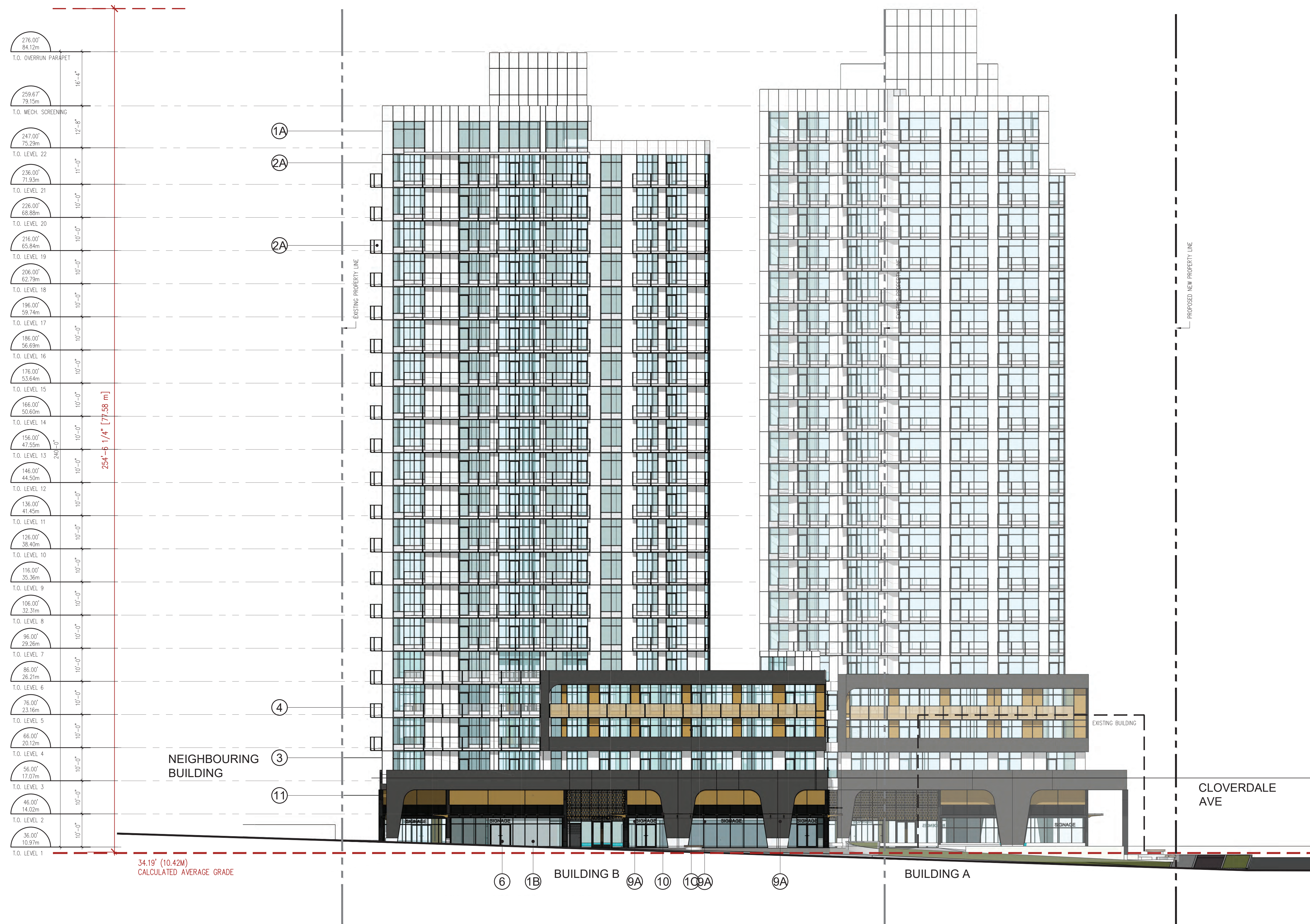
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
816 CLOVERDALE AVE.

PROJECT ADDRESS:
816 CLOVERDALE AND 3316 OAK STREET ,
SAANICH, BC

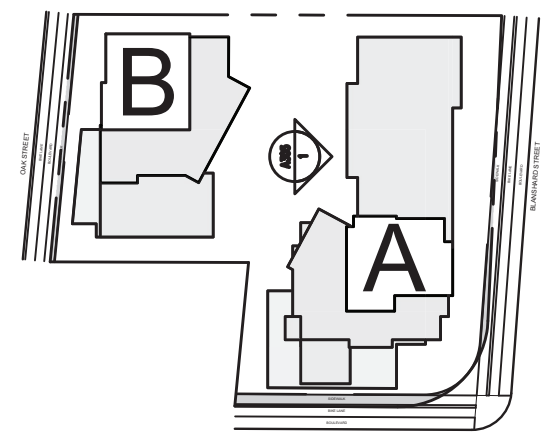
DRAWING TITLE:
**BLDG. ELEVATION
ALONG OAK STREET**

PROJECT NO: 24037 DRAWN BY: LO,WZ
SCALE: 1/16"=1'-0" REVIEW BY: AW
DWG NO: **A303**



MATERIAL LEGEND	
1A – CURTAINWALL SYSTEM (SILVER) WITH CLEAR VISION GLASS (CLEAR)	6 – CONCRETE (ARCHITECTURAL FINISH)
1B – CURTAINWALL SYSTEM (BLACK) WITH SPANDREL GLASS (PAQUE GREY)	7 – LOUVER GLASS (SILVER)
1C – CURTAINWALL SYSTEM (BLACK) WITH SPANDREL GLASS (GOLD)	8 – MECHANICAL UNIT SCREENING
2A – METAL PANEL (WHITE)	9A – SORAGE (BUILDING) SORAGE
2B – METAL PANEL (SILVER)	9B – SORAGE (TENANT)
3 – BRICK VENER FINISH (DARK BROWN)	10 – STEEL CANOPY FRAME W/LAMINATED TEmPERED GLASS
4 – STAINLESS STEEL EXTERIOR HANDRAIL AND GUARDRAILS WITH CLEAR GLASS	11 – ORIENTED PERFORATED PANEL (GOLD)
5 – PAINTED METAL DOOR TO MATCH ADJACENT WALL FINISH	
<p>THE MATERIALITY FOR THE PROJECT WILL COMPLY WITH THE BRD-FRIENDLY DESIGN GUIDELINES:</p> <ul style="list-style-type: none"> -DESIGN BUILDING CONSISTENT WITH HIGH-PERFORMANCE BUILDING GUIDELINES. -AVOID LARGE AREAS OF GLAZING. -USE OF MIRRORRED GLASS AND GLASS REFLECTIVITY IS STRONGLY DISCOURAGED AND SHOULD BE AVOIDED. -INCORPORATE DESIGN TREATMENTS THAT INCREASE THE VISIBILITY OF GLASS. -REDUCE UNNECESSARY LIGHT-SPILL THROUGH SHIELDING. 	

1 BLDG. ELEVATION ALONG OAK STREET
A303 1/16" = 1'-0"



NORTH ARROW:

OWNER/CLIENT:

ISLAND VIEW LAND
MANAGEMENT,
FOR GAIN GROUP

GENERAL NOTES:

3	RE-ISSUED FOR RZ/DP APPLICATION	25/11/03
2	ISSUED FOR RZ/DP APPLICATION	25/03/04
1	ISSUED FOR RZ/DP APPLICATION REVIEW	24/11/13
NO.	ISSUED	Y/M/D

SEAL:



CONSULTANT: 2025-11-04

WAA ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
816 CLOVERDALE AVE.

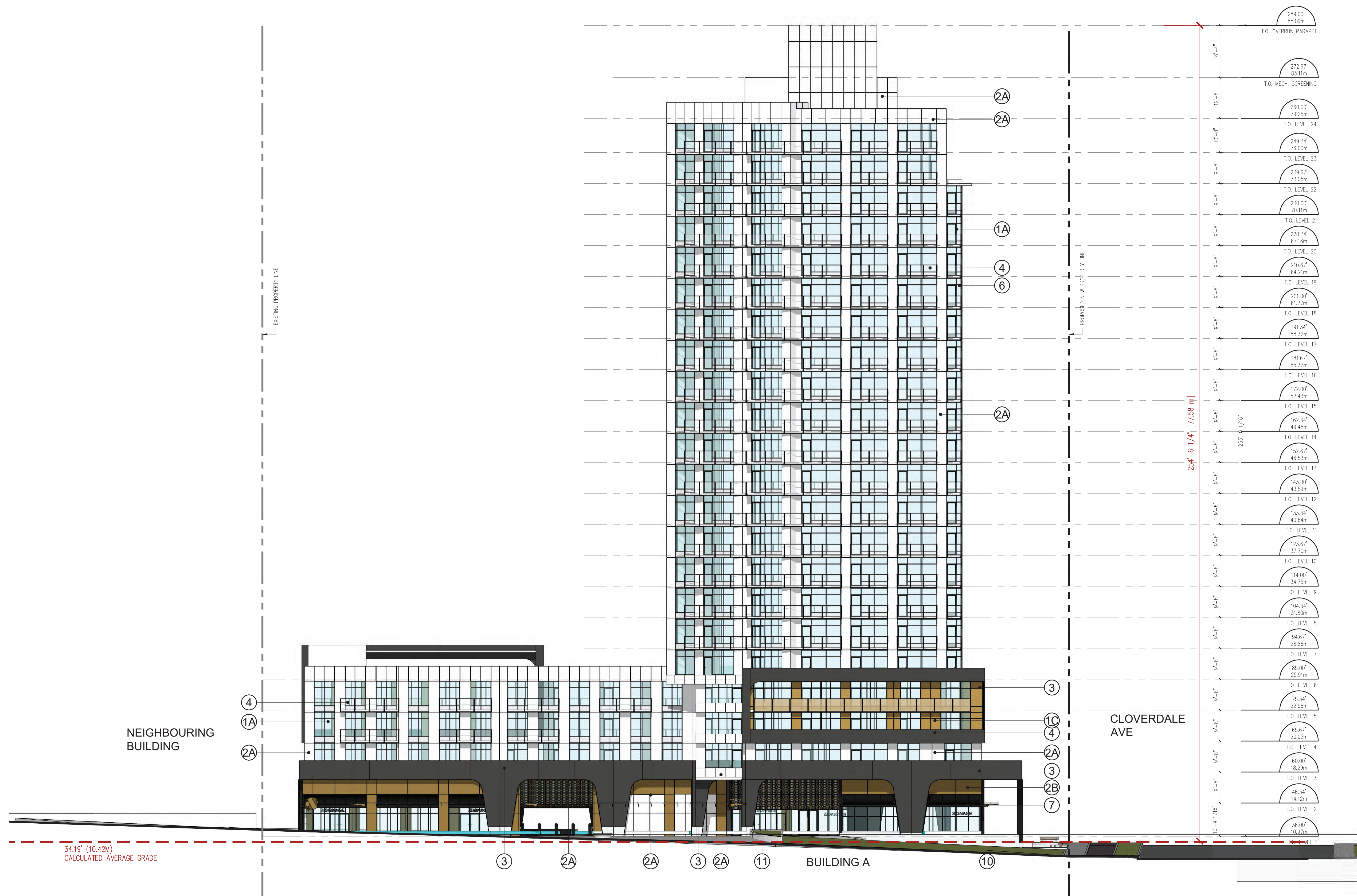
PROJECT ADDRESS:
816 CLOVERDALE AND 3316 OAK STREET,
SAANICH, BC

DRAWING TITLE:
**BLDG. A SOUTHWEST
ELEVATION**

PROJECT NO: 24037 DRAWN BY: WY

SCALE: 1/16"=1'-0" REVIEW BY: AE

DWG NO: **A305**



1 BLDG. A SOUTHWEST ELEVATION
A305 1/16"=1'-0"

A305



Recommended Nursery Stock

Trees

On Site Total: 31

Botanical Name	Common Name	Size
Alnus rubra	Red alder	6cm Cal
Betula papyrifera	Paper Birch	6cm Cal
Cercidiphyllum japonicum	Katsura Tree	6cm Cal
Cercis canadensis	Eastern Redbud	6cm Cal
Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm Cal
Parrotia persica	Persian Ironwood	4cm cal.
Prunus x yedoensis	Yoshino Cherry Blossom	6cm Cal
Street Trees - Species to be determined by the City of Victoria Parks Dept.		

Off Site Total: 6

Large Shrubs

Total: 46

Botanical Name	Common Name	Size
Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5 pot
Cornus stolonifera	Redtwig Dogwood	#5 pot
Cornus stolonifera 'Flaviramea'	Yellowtwig Dogwood	#5 pot
Taxus x media 'Hicksii'	Hicks Yew	1.2m ht.

Medium Shrubs

Total: 166

Botanical Name	Common Name	Size
Escallonia x exoniensis 'Pink Princess'	Pink Princess Escallonia	#5 pot
Lavandula angustifolia 'Hidcote Blue'	English Lavender	#5 pot
Rhododendron macrophyllum	Pacific Rhododendron	#5 Pot
Rhododendron Nancy Evans	Nancy Evans Rhododendron	#5 Pot

Small Shrubs

Total: 451

Botanical Name	Common Name	Size
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Gaultheria shallon	Salal	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot
Spiraea douglasii	Douglas Spiraea	#1 pot

Perennials, Annuals and Ferns

Total: 1523

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Carex 'Ice Dance'	Variegated Sedge	#1 pot
Carex mertensii	Merten's Sedge	#1 pot
Carex obnupta	Slough Sedge	#1 pot
Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot
Festuca glauca	Common Blue Fescue	#1 pot
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot
Polystichum munitum	Sword Fern	#1 Pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	#1 pot

Vines

Total: 5

Botanical Name	Common Name	Size
Hydrangea anomala petiolaris	Climbing Hydrangea	#10 pot

Notes:

- All work to be completed to current (CSLA) Canadian Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

PLANTING PALETTE



PRECEDENT IMAGES

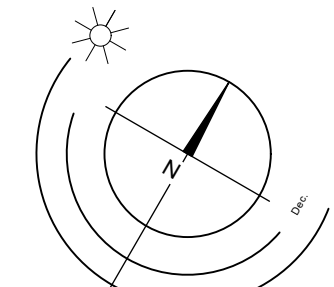


MATERIALS LEGEND	
	Planting Bed
	Sawcut concrete - Colour: Charcoal
	Sawcut concrete - Colour: Dark Grey
	Sawcut concrete - Colour: Natural
	Decorative Concrete Unit Pavers - Pixel Pattern
	Feature Custom Concrete Banding
	Square Cut Concrete - Colour Natural
	Linear Saw Cut Concrete - Colour: Charcoal
	Parking Stall Decorative Concrete Unit Pavers
	City Sidewalk
	Bike Lane
	City Boulevard

Note: All trees in hardscape to have sufficient soil volume provided via soil cells. See Tree Management Plan - L4 for additional soil volume information.

L1 - Landscape Concept | Oak & Cloverdale

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NOV 10 2025
PLANNING DEPT.
DISTRICT OF SAANICH



Project No: 2410 03-05-2025

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105