

Opportunity to Purchase Land



Mixed-Use Residential and Commercial Development
in Royal Oak Centre, Saanich B.C.

**4500-block east of
West Saanich Road
Victoria B.C.**

Legal Description:

Lots 1 – 4, Section 8-A, Plan VIP7392
Except Parts in Plan 2395 RW and
Plan E of 770 R/W and in 770 R/W.

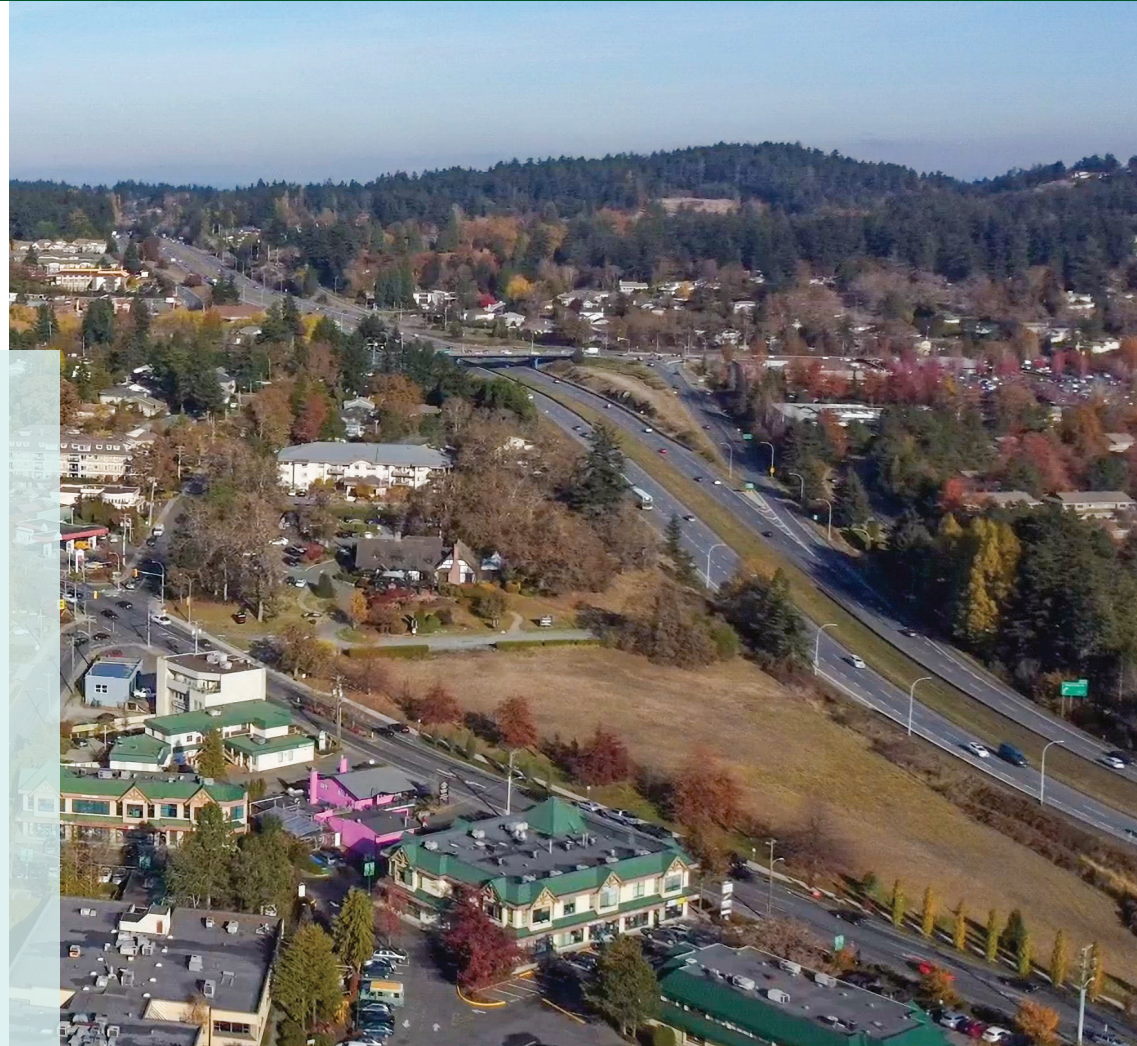
PIDs:

005-726-743; 005-726-808; 005-726-816;
005-726-859 (collectively "the Property")

Gross Area 1.09ha (2.7acres)

Official Community Plan designation:
Royal Oak Centre

Current zoning: C-2 General
Commercial



Asking Price: \$25,000,000



EXPRESSIONS OF INTEREST

The District of Saanich invites expressions of interest for the purchase of the Property including, but not limited to:

- the total purchase price offered for the Property
- company or name of the purchaser and contact information
- name and contact information of the licensed broker/associate if applicable
- name and firm of lawyer, any sales terms and conditions.



BACKGROUND

The Property is currently zoned C-2 General Commercial which permits a wide range of uses including retail and commercial services, office use, multi-family residential apartments and congregate care. The District is currently in the process of considering an application to rezone of the Property to increase the permitted density and height, and to include tourist accommodation (hotel) as a permitted use, consistent with the [Official Community Plan](#).

The Official Community Plan designates the Property as a part of the Royal Oak Centre, which is one of the District's primary growth areas envisioned to have a broad range of urban scale community uses, employment opportunities and housing options supported by the transit network and active transportation plan.

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| C <i>Commercial services</i> | MF <i>Multi-family residential</i> |
| R <i>Low density residential</i> | T <i>Transit exchange</i> |



DEVELOPMENT CONCEPT PLAN

The District has prepared a [development concept plan](#) which was presented for public input and used to formulate an application for rezoning, including proposed amendments to the density, height and permitted uses, but not to direct a specific development proposal for the property.

The District will consider selling the property conditional to the rezoning for the sole benefit of a Purchaser, and subject to the adoption of the zoning amendment bylaw, before November 28, 2025.

If the property is not under contract to be sold by November 28, 2025, the District may proceed with a Request for Proposals process.

All inquiries related to this Expression of Interest are to be directed to the District of Saanich Real Estate Division at realestate@saanich.ca

Information obtained from any other source is not official and should not be relied upon.

PLEASE FIND THE ATTACHED LINKS TO DOCUMENTS

- District of Saanich Zoning Bylaw 8200
www.saanich.ca/assets/Local~Government/Documents/Planning/zone8200.pdf
- District of Saanich Official Community Plan www.saanich.ca/EN/main/community/community-planning/official-community-plan-ocp.html
- District of Saanich Development Permit Area Guidelines www.saanich.ca/EN/main/local-government/development-applications/development-permit-guidelines.html

ACCEPTANCE OF RESPONSES

This Expression of Interest is not an agreement to purchase goods or services. The District is not bound to enter a contract with any respondent.

The District will be under no obligation to receive further information, whether written or oral, from any respondent.

The highest offer, or any offer, may not necessarily be accepted.

The District of Saanich reserves the right to accept or reject any expression submitted. No agreement or contract of any kind shall arise from the submission of an offer to purchase, unless and until that offer is accepted in writing by the District of Saanich.

Any purchase and sale agreement will be subject to final approval of District of Saanich Municipal Council.



MODIFICATION OF TERMS

The District reserves the right to modify the terms of this document at any time in its sole discretion.

This includes the right to cancel the Expression of Interest at any time for any reason whatsoever, without entering into a contract.

DEPOSIT

A deposit of 2% of the purchase price is to be paid by way of certified cheque or wire transfer to the Municipal Solicitor, within 5 business days of acceptance of the offer by the District.

'AS IS, WHERE IS' AGREEMENT

The Expression of Interest is made on an 'as is, where is' basis subject to approval of rezoning as proposed by the District with no vendor representations or warranties other than as to ownership. Interested parties must satisfy themselves on all

matters concerning the property including without limitation: its size, location, encumbrances, and fitness for any particular purpose.

RESPONDENT COSTS

Respondents are solely responsible for their own expenses in preparing a response and for subsequent negotiations with the District.

WRITTEN AGREEMENT

Upon acceptance of an offer, the parties will enter into a written agreement, the form of which will be determined by the District.

STATUTORY NOTICE

The Expression of Interest process is subject to a statutory notice of Disposition pursuant to section(s) 26(2) and 94 of the Community Charter and is not a tender.