



VICTORIA AIRPORT AUTHORITY

# Beacon Commercial Lands Update



January 20, 2016

# Development Background

- **July 2014** VAA held two open houses to discuss potential commercial uses for the property with the community.
- A survey was conducted during the open houses and through the Victoria Airport website.
- VAA engaged local groups encouraging them to participate and in total received 155 responses.
- The results of the survey were shared with the local media and Sidney Council.

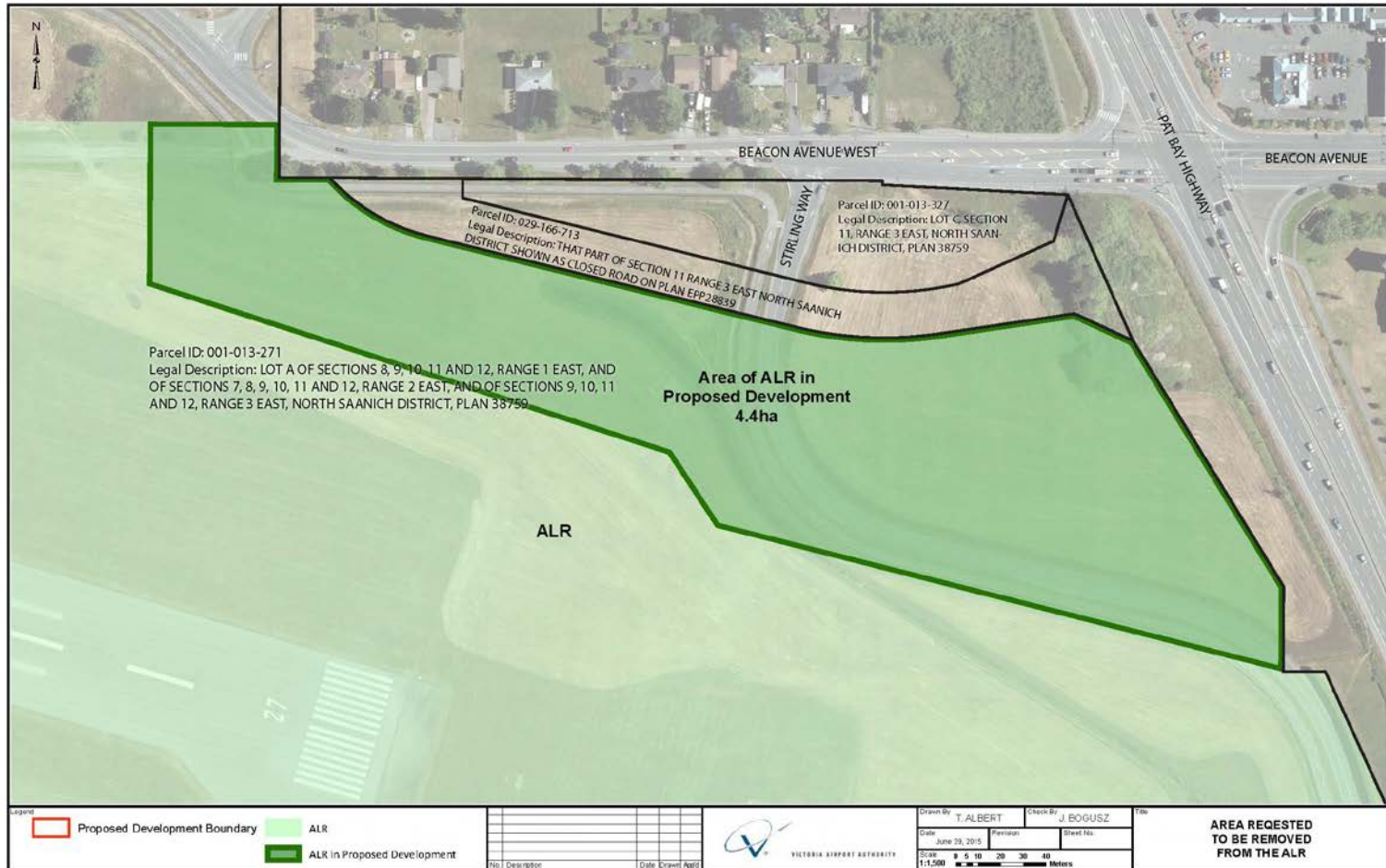


# Background Continued

- **Late 2014/Early 2015** Initial environmental assessment and traffic assessment completed. Preliminary infrastructure cost analysis were also completed at this time.
- VAA continued discussions with developers about the site.
- **July 2015** VAA completes exclusivity agreement with Omicron to begin the process required to potentially develop the site. This news was shared with the local media and the public.
- **August 2015** Application was made to the Agricultural Land Commission (ALC) to exclude a portion of the property from the Agricultural Land Reserve (ALR).
- **January 2016** Agricultural Land Commission (ALC) approves the exclusion of the property from the Agricultural Land Reserve (ALR).



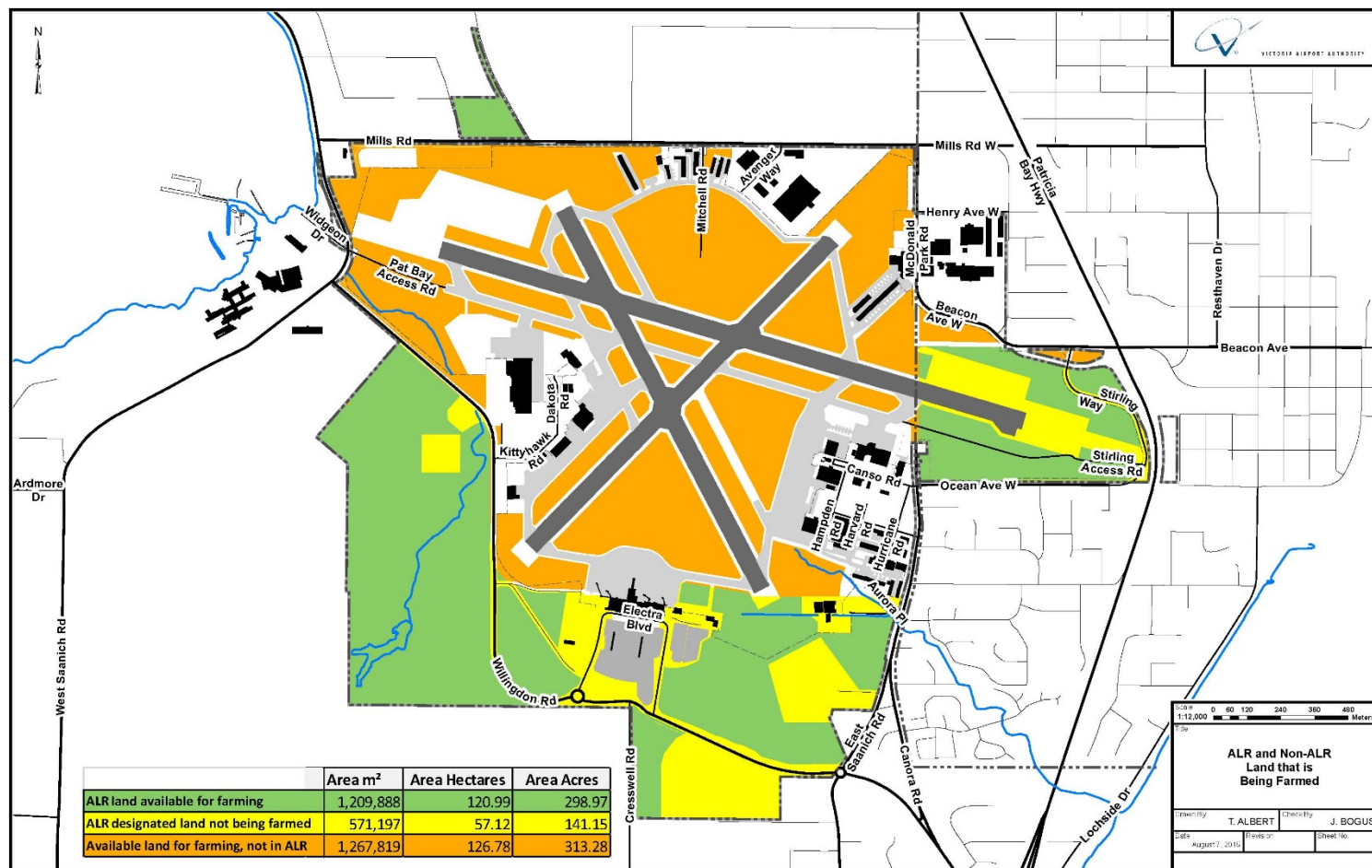
# Area of ALR Approved for Exclusion



T:\Drawings & Maps\Work Requests\Land Development\4-01-00 - Tolly - Beacon Ave Development Presentation to Sidney\ALR Land\15-06-29 - Beacon Ave Development ALR Request - Area Only.mxd - July 07, 2015 - 3:27 PM



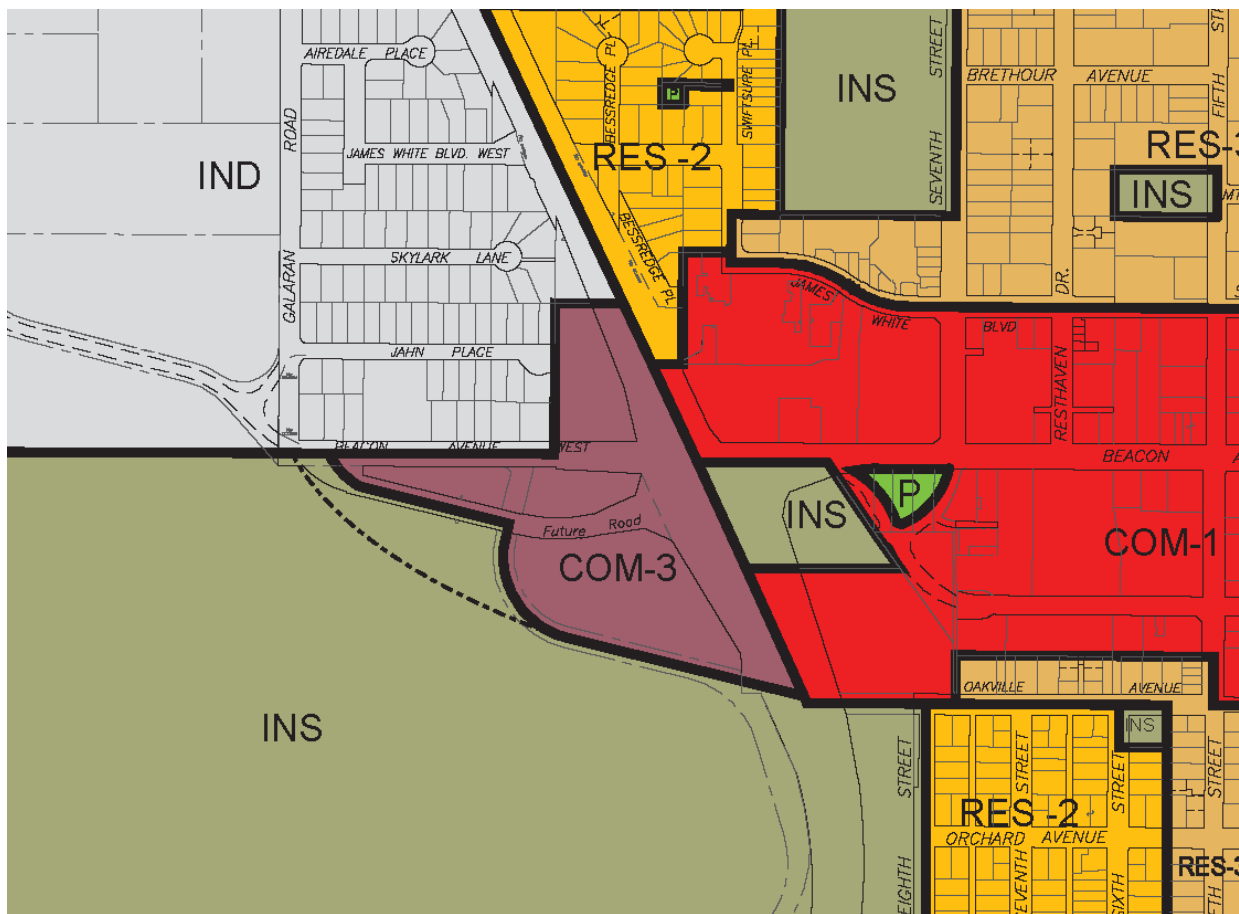
# ALR and Non-ALR Land



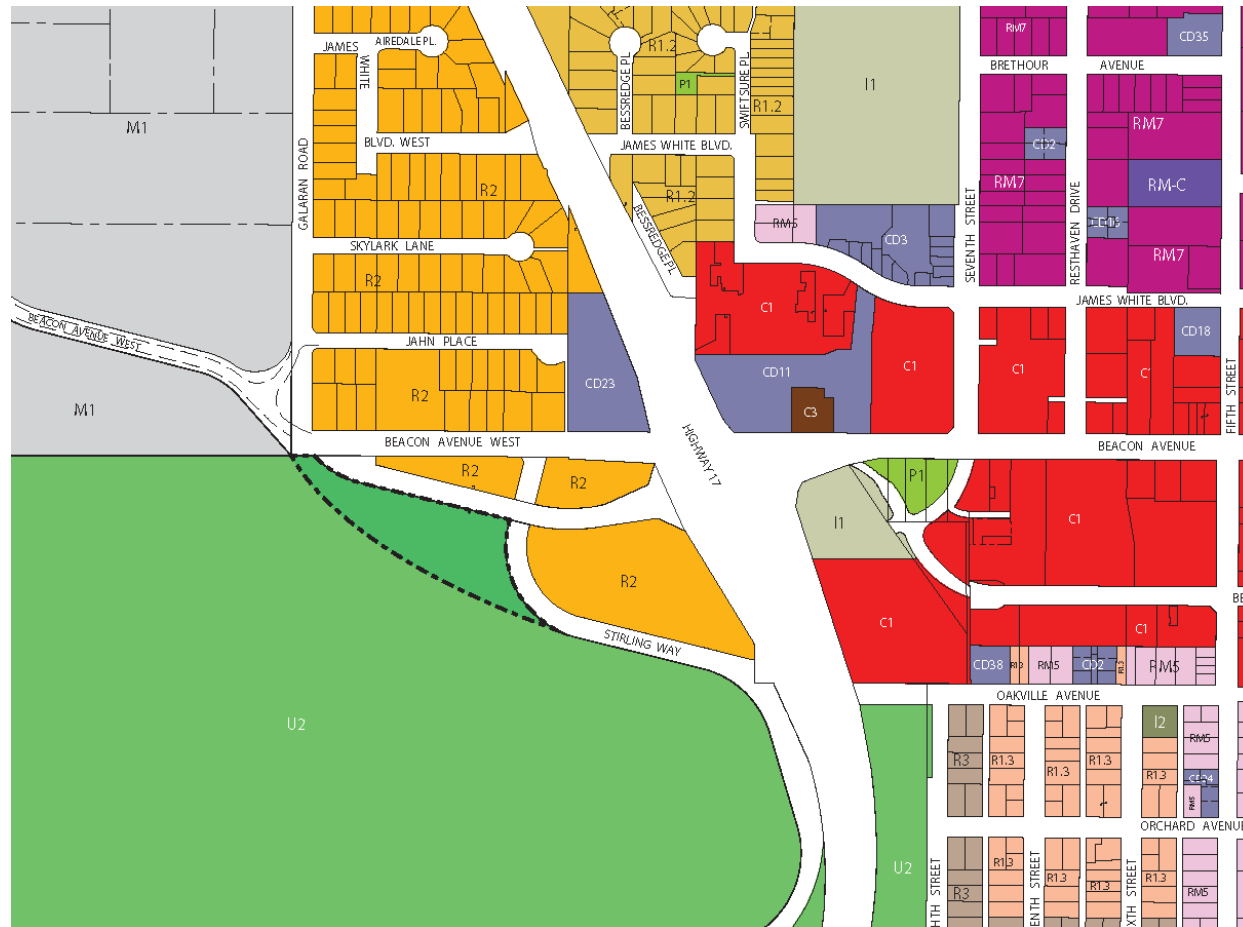
T:\Drawings & Maps\Work Requests\2010\15-08-07 - Jones - ALR vs Non-ALR Farmed\15-08-07 - Jones - ALR vs Non-ALR Farmed.mxd - August 07, 2010 - 7:31:26P



# Town of Sidney Official Community Plan (OCP)

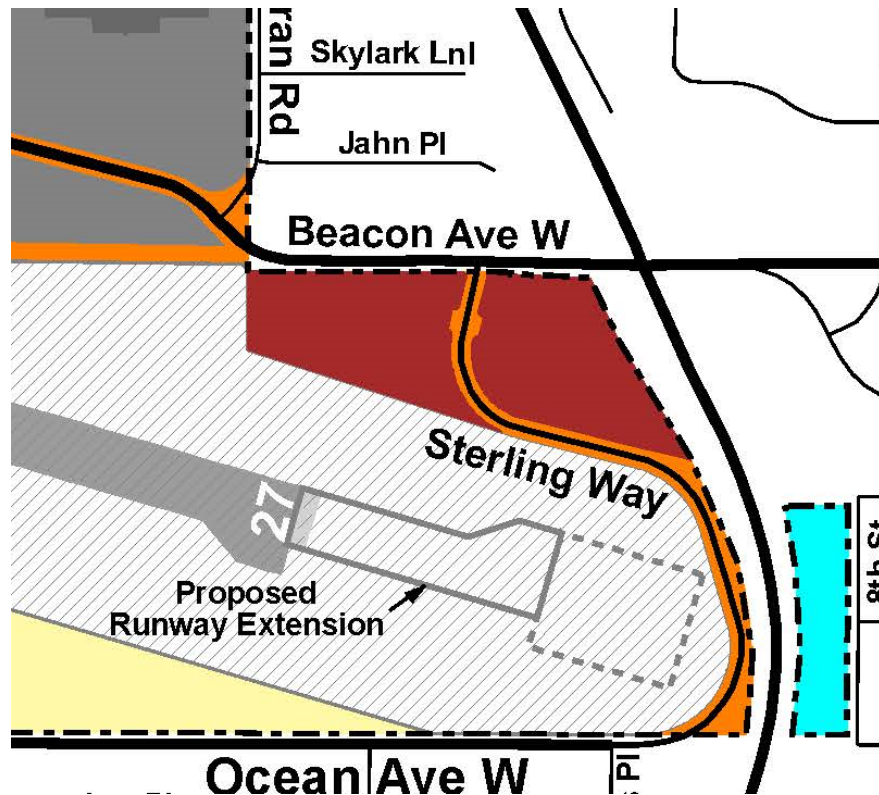


# Town of Sidney Zoning (Bylaw 2015)





# Victoria Airport Authority Land Use Plan



## LEGEND

### Land Use

- AVIATION SERVICES
- AVIATION SERVICES - DND
- BUSINESS PARK
- COMMERCIAL AREA
- RUNWAY SYSTEM
- AIR TERMINAL RESERVE
- AIRPORT RESERVE
- ENVIRONMENTAL PROTECTION ZONES
- INDUSTRIAL
- ROAD NETWORK
- PARK / RECREATIONAL

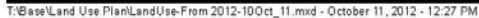




# Next Steps

- The proposed development will be submitted to the Town of Sidney through the Committee of the Whole.
- Omicron will engage the community in public consultation.
- Upon completion of public consultations, the development will be presented to the Town of Sidney for consideration of amendments to both the zoning bylaw and official community plan.





# SIDNEY GATEWAY THE OPPORTUNITY

# WHO IS OMICRON?

- Founded in 1998
- One of the largest integrated development services, design and construction firms in Western Canada
- 175 employees in Victoria, Vancouver and Calgary offices
- One of Canada's Best Managed Companies since 2009



# RELEVANT PROJECTS



# RELEVANT PROJECTS



# WHAT IS THE OPPORTUNITY FOR SIDNEY & SIDNEY GATEWAY

- Core Service Area Population
  - Central Saanich: 15,936
  - Sidney: 12,122
  - North Saanich: 11,617
  - Total 39,675
- This equals 16,425 homes
- Statistics Canada indicates after the cost of tax, mortgage and utilities each household/home purchase's approximately \$24,000 per annum
- This equates to a market opportunity of \$394,000,000 per annum
- An additional opportunity is to capture a portion of the \$111,000,000 in payroll generated by local employees who live and currently shop outside the Core Service Area. We believe 10% to 15% is achievable.











## BUILDING 3: NATIONAL APPLIANCE / ELECTRONICS / COMPUTERS





## BUILDING 4: INSURANCE, AND RETAIL (7,000 SQ.FT.)



## BUILDING 5: MEDICAL / PRIMARY CARE (7,000-10,000 SQ.FT.)





## BUILDING 6: FITNESS / DAYCARE / COMMUNITY PROGRAMS

**(10,000-12,000 SQ.FT.)**







## BUILDING 8: FOOD SERVICES (5,000 SQ.FT.)









# ANNUAL TAX GENERATION

Total Property Tax Generation: \$526,000

Includes:

- To Town of Sidney: \$226,000
- To schools: \$174,000
- To SBIA: \$31,523

# Thank you

## James Bogusz

Victoria Airport Authority

## Peter Laughlin

Omicron

