



The Corporation of the District of Central Saanich

REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, May 13, 2024

Re: Soil Removal Application – 7701 East Saanich Road

RECOMMENDATION(S):

That the Soil Removal and Deposit Application, dated 25 March 2024, for excavation of the proposed multi unit development at 7701 East Saanich Road be approved for issuance by the Municipal Engineer upon satisfactory completion of outstanding permitting requirements associated with the project.

BACKGROUND:

The District's Soil Deposit and Removal Bylaw No. 1544 requires Council's approval for soil removal or deposit more than 1,000 cubic meters.

Castrada Properties Inc. has submitted a development permit, with a public hearing held July 10, 2023, and housing agreement bylaw was given third reading at the September 11, 2023 Regular Council Meeting. As part of the current municipal development process, the developer has submitted a Soil Removal Application required for excavation of the proposed multi-unit development at 7701 East Saanich Road.

DISCUSSION:

Excavation on the site proposes the removal of approximately 13,300 cubic meters of sand and silt for construction of the parkade. The excavation will extend within the 7m buffer zones from property lines on all sides. Over excavation beyond the property boundaries is not anticipated, underpinning of the foundation walls to adjacent lands is not being proposed.

While the soil removal and deposit bylaw stipulates a 7m buffer zone around areas of deposit or removal to property boundaries, the finished ground elevation will result in negligible alteration from preconstruction ground height. It is appropriate to allow a temporary encroachment into the buffer zone for construction of the parkade. The developer's geotechnical engineer will regularly monitor the progress of the excavation and advise the applicant on additional mitigation measures as required.

The deposit location for the excavated soil will be 1681 Keating Cross Road, for use of the mine site reclamation of the property. Trucking routes to and from the deposit sites will follow the established routes of the Truck Route Bylaw.

The application is submitted with excavation plans by Westbrook Consultant Ltd. detailing the technical considerations of interest to the District. Staff have reviewed the material and confirm that the general requirements have been met.

IMPLICATIONS:**Strategic**

The existing development process where soil removal or deposit greater than 1,000 cubic meters is currently cumbersome, staff are currently reviewing the process and will recommend a solution to Council at a future meeting.

CONCLUSION:

Staff have reviewed the soil removal application for the development at 7701 East Saanich Road and recommend approval of the permit. Subject to Council approval, the Municipal Engineer will issue the permit upon satisfactory completion of outstanding permitting requirements associated with the project.

Report written by:	Yvan Sylvestre, Manager of Infrastructure
Respectfully submitted by:	Dale Puskas, P.Eng. Director of Engineering
Concurrence by:	Emilie Gorman, Acting Chief Administrative Officer

ATTACHMENTS:

Appendix A: Soil Removal Application

Appendix B: Excavation and Shoring Plan