

MINUTES  
SAANICH ADVISORY DESIGN PANEL MEETING  
HELD IN COMMITTEE ROOM NO. 2  
WEDNESDAY, OCTOBER 18, 2006 AT 3:00 P.M.

**Present:** Jack James in the Chair; Mac Carpenter, Brad Forth (3:40 p.m.), Bruce Hallsor, Travis Lee, and Ernst Snijders. Also present were Neil Findlow, Planning Supervisor, and Margaret Roper, Senior Committee Clerk.

**Regrets:** Pradip Misra

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**MINUTES**

**Motion:        MOVED by B. Hallsor and Seconded by M. Carpenter: “That the minutes of the Advisory Design Panel meeting held October 4, 2006 be adopted.”**

**CARRIED**

**CASE #2006/021**

Application of Chandler Associates Architecture Inc. for a concept plan for a 55,740 square meter shopping centre with 427 residential units; and construction of Phase 1 on Lot 1, Sections 7 & 9, Victoria District, Plan VIP69851; Lot A, Section 7, Victoria District, Plan 17993 except part in Plan 35262BL, at Town & Country Shopping Centre - 3555 Douglas Street. Planning File: DPR2006-00012 / REZ2006-00020

Wally Ewert and John Saliken, Chandler Associates, Geoff Nagle, Morguard Investments Limited, Oliver Tubb, Durante Kreuk Ltd., and Peter Joyce, Bunt & Associates, presented the master site plan and the concept drawings for Phase 1 of the proposed 55,740 m<sup>2</sup> lifestyle shopping centre planned for 3555 Douglas Street.

In response to questions from the Panel the applicants stated:

- The Blanshard Street streetscape cannot include the detail planned for Main Street as the retailer on Blanshard Street is Walmart. Their stores generally have one public entrance and exit. Walmart has consented to a design which is a departure from their standard style. Glazing is being incorporated as well as a secondary access from Saanich Road to their garden centre. They have not allowed multiple entries into the building from Blanshard Street and they cannot reduce the size of the building.
- The walls on the Blanshard Street side of the Walmart building will have greenery alternated with planters.
- The placement of the Walmart building within the development was carefully considered. Seventeen different sites were reviewed with the site shown on the current plans proving to be the most suitable.
- One of the key ingredients for a profitable retail business is street parking immediately adjacent to the store front. Blanshard Street does not provide this convenience.
- As a response to consultations with the Planning Department and the community two buildings have been moved right up to Blanshard Street and provided access with steps.
- The buildings along Blanshard Street are set back much further than the minimum bylaw requirements.

- The entrance from Blanshard Street will have a series of landscaped steps and pots of trees.
- Synergizing the traffic flow between the Saanich Plaza and the Town and Country Shopping Centre is not something that they can control as Blanshard Street is under the jurisdiction of the Ministry of Transportation.
- The proximity of the intersection of Blanshard Street and Saanich Road was considered when planning the location of the Blanshard Street vehicular entrance and exit. A more westerly location might have encouraged drivers to cross the street to the Saanich Plaza.
- The vehicular entrance and exit on Blanshard Street will be designed by the traffic experts.
- The central plaza is 100 feet across. Their concern is with keeping it intimate and attractive. Moving a building to enlarge the plaza area does not fit with the overall concept to scale things down to look like a main street.
- They can incorporate more greenery and are considering installing a playground in the central plaza area.
- In order to incorporate more green space into the development it would require growing medium which is not available at this site.
- The parking deck will contain a lot of greenery where pedestrians will be able to enjoy it.
- Sustainability has been designed into the plan from the very beginning. Temperature will be controlled with a water source heat transfer loop system.
- The water feature located at the transit plaza on Saanich Road will re-circulate water.
- The possibility of providing parking along Saanich Road is quite slight due to the plans for a bicycle lane along the road.
- It was important to have a building to terminate Main Street rather than create an interrelationship with Saanich Road at that point. The additional entrance into the garden centre will draw activity from Saanich Road.

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 B. Hallsor left the meeting at 5:10 p.m.  
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- In addition to the residential component, the other major element of a lifestyle shopping centre is the inclusion of a number of good restaurants. The restaurants will bring people into the area in the evening.
- Vehicle lanes and pedestrian walkways have both been included in the design for Main Street. Studies of shopping centres across the U.S. show that those centres which incorporate a mix of vehicles and pedestrians are far more successful.

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 E. Snijders left the meeting at 5:32 p.m.  
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- There will be a structure covering the escalators in the central plaza. There will be a focal point from the top of the structure.
- The budget allows for twice as many trees as are shown on the plans.

- Motion:**        **MOVED** by T. Lee and **Seconded** by M. Carpenter: “That it be recommended to Council that the overall concept for the planned Town and Country Shopping Centre at 3555 Douglas Street be accepted and the applicant consider:
1. Revisiting the Blanshard Street streetscape with the goal of adding more retail or office space;
  2. Adding green treatment to the Town Plaza in the centre of the shopping centre;
  3. Placing a playground in the Town Plaza in the centre of the shopping centre to make the area more family friendly;
  4. Increasing the open space at Main Street and Oak Street;
  5. Providing a stronger street presence at the entrance from Saanich Road near Oak Street;
  6. Architectural treatment of the Walmart building at the corner of Saanich Road and Blanshard Street to make it more like the building shown as Mini Anchor 3.
  7. More attention to the area along the back of the building shown as CRU13 where the narrow strip of landscaping is planned;
  8. Additional landscaping treatments on the upper parking decks on the Blanshard Street side of the development;
  9. Increasing the landscaping buffer along the street frontages of Blanshard Street and Saanich Road;
  10. Improvements to Main Street adding green treatment and special paving or detailing to make it more welcoming;
  11. Giving thought now to the future interrelationship of the Town and Country Shopping Centre with the Lochside Trail and the Saanich Plaza;
  12. Resolving the cover over the grand stair and escalator core; and
  13. Showing all the trees on the plan.

**CARRIED**

The meeting adjourned at 6:10 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary