

**MINUTES**  
**SAANICH ADVISORY DESIGN PANEL MEETING**  
**Committee Room No. 2**  
**February 20, 2008 at 3:00 pm**

Present: T. Lee, Chair; Mac Carpenter; Brad Forth (3:15 p.m.); Stacy McGhee; Ann Murphy; Ilkka Salo; Ernst Snijders.

Staff: S. Exposito, Planner; and A. Park, Senior Committee Clerk.

Guests: Mr. Paul Gerrard, Gorge Tillicum Community Association

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**MINUTES**

**MOTION: Moved by I. Salo and Seconded by S. McGhee: “That the minutes of the Advisory Design Panel meeting on February 6, 2008 be adopted”.**

**CARRIED**

**CASE NO. 2008/004**

Preview of a pending application of Rio Can Real Estate Investment Trust and Musson Cattell Mackey Partnership for a mixed use development at Tillicum Mall, 3170 Tillicum Road.  
Current Zone: C-3 (Shopping Centre )

Mr. Stuart Craig, Director of Planning (West), Rio Can Real Estate Investment Trust; Mr. Mark Thompson and Mr. Tak Chan, Architects, Musson Cattell Mackey Partnership; Mr. Jeff Phillips, Landscape Architect; presented the conceptual design plans for the development.

In response to questions from the Panel, the applicants stated:

- Rio Can appreciates this opportunity for informal feedback from the Panel on their concept plan for a mixed commercial/residential development on the portion of the Tillicum Mall site presently occupied by two restaurants.
- Rio Can’s goal is to intensify the mall site as opportunities arise; since one restaurant is to close and the other is agreeable to a change of location, the land has become available for such a development; no other opportunities are anticipated due to long term leases.
- The main focus of the Tillicum Mall property will remain retail.
- There are three similar developments in Canada where a shopping centre has been intensified by the addition of residential units.
- An analysis of the site was initially done to determine areas of potential commercial and residential density.
- The views of Cuthbert Holmes Park from this location were considered to be an important amenity for such a residential building.
- The concept proposed is for a 12 storey building in a wave shape with a central portal through seven floors creating an entryway to the parkland beyond; the ground level would consist of retail units with underground parking on three levels.
- Variances would be required for height and parking; rezoning is not required.
- Improvements to traffic circulation from Burnside Road West are planned as well as streetscape improvements; this mall entrance is wide and undefined; they will improve the design and clearly delineate between cars and pedestrians; bus circulation will remain the same.
- Traffic consultants will work with Saanich Engineering toward a sustainable transportation goal.
- The retail façade of the existing mall will also be improved with sidewalks and landscaping.
- Two storey townhouses are planned for the first residential floor facing the park.
- LEED silver status is targeted; the building will incorporate green roof systems, sunshades, slab extensions, extensive glazing and outdoor amenity areas; raingardens will collect stormwater and also provide separation from traffic.

- The central portal is also part of the retail level and will be an active space with cafes, etc.; it will be open to both the public and residents.
- The proposed development will not encroach into the setback from the park as is currently the case with the restaurants and parking lot; restoration of the landscape along the property line is planned with the goal of enhancing the ecological functions of the park and river.

Comments from Panel members:

- The slender, curved design, varying roof levels and central void (portal) are attractive.
- Contemporary materials would improve the appearance of the residences and enhance integration with the natural area.
- It is desirable to add residential units to the shopping centre site and appropriate to locate residential parking underground.
- Parking at the ground level detracts from an inviting entrance to the park; it could be enlivened and made into a grand entry if the parking were relocated.
- The design does not integrate well into the natural system; it is not visually clear that the park is available through the opening nor is the building visually appealing when approached from the highway; the density is in the wrong location.
- The building has too much mass and cuts off the western sky; separate towers would be preferable.
- It would be preferable that all units have cross ventilation and ends of corridors be daylighted; an outdoor amenity space above ground level for the residents would be well used.
- The Burnside Road West entrance into the mall is unsafe.
- The orientation of the portal in the building could be better; the portal entrance could be made stronger; with privacy of residents in mind, perhaps the portal should not be a public walk-through portal but a see-through one.
- The arena side of the building could be highlighted as the public entrance to the park.
- It would be preferable to design one higher tower or two towers rather than such a long building while still keeping the retail below.
- The design should remain modern and urban rather than a reflection of the existing mall structure.
- Point towers at another location in the site would set off this structure.
- An affordable housing component could be considered as well as geothermal heating.
- This site could become recognized as a gateway to the District of Saanich.

**ADJOURNMENT**

The meeting adjourned at 4:45 p.m.

**NEXT MEETING**

The next Advisory Design Panel meeting will be held on March 19, 2008.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary