

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
Committee Room No. 2
October 1, 2008 at 3:18 pm

Present: T. Lee, Chair; M. Carpenter; S. McGhee; I. Salo; D. Le Frank (3:30 p.m.).

Regrets: C.J. Rupp; B. Forth.

Staff: A. Topp, Manager of Community Planning; S. Exposito, Planner; and A. Park, Senior Committee Clerk.

MINUTES

MOTION: MOVED by S. McGhee and Seconded by I. Salo: "That the minutes of the Advisory Design Panel meeting of September 17, 2008 be adopted."
CARRIED

CASE NO. 2008/004

Application by Musson Cattell Mackey Partnership Architects to construct a 14 storey mixed use building with 1428 m² commercial floor space, 268 residential apartment units and underground parking, an addition to an above ground parking structure with a 476 m² attached restaurant and 867 m² new commercial space under the main building.

Mr. S. Craig, Riocan; Mr. M. Thompson, Musson Cattell Mackey Partnership Architects; Mr. J. Phillips, Landscape Architect; Mr. P. Joyce, Bunt & Associates, Transportation Planners; Ms. M. Kenwood, Property Manager of Tillicum Mall; and Ms. J. Plett, a Vice-President of Riocan; attended to present the design plans for the proposed development at 3170 Tillicum Road.

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

- Since meeting informally with the Advisory Design Panel earlier this year, they have revised their design to reduce the massing effect of one long curved building.
- The mixed use building will now have one 13 storey residential tower on Burnside Road connected by a six storey central section to an 11 storey residential tower, with retail space on the ground level.
- Improvements to pedestrian pathways, transit infrastructure, traffic flow and landscaping will be made to the mall property.
- Additional retail space is to be added at the southwest corner of the existing mall building to create a complete façade across the back of the mall.
- The parkade ramp will be redesigned and a restaurant attached with outdoor patio space, taking advantage of the landscaping of the park; a green roof is planned for the restaurant; green walls may be considered elsewhere on the site.
- Mitigation of existing damage to the Colquitz River riparian setback areas is planned.
- LEED silver is targetted for the project; permeable paving will be used extensively and raingardens installed.
- The Burnside Road intersection is poorly defined; lanes and signal control will be upgraded to improve safety, traffic flow and pedestrian movements.
- The planted island beside one of the transit stops will be removed to improve pedestrian access.
- Bicycle parking is planned for every entrance.
- Existing retail leases and parking requirements have influenced the design.
- The development of office space on the site may be considered in the future.
- Underground parking was not considered for this site.

Comments from Panel members:

- The new design of the proposed development is an improvement.
- The residential towers would benefit from a greater difference in height.
- The contemporary design is attractive although more colour could be added.
- The landscaping improvements will enhance the entire mall property.
- The design for the residential towers would also succeed if the height of the two towers was reversed.

MOTION: MOVED by S. McGhee and Seconded by D. LeFrank: “That it be recommended to Council that the design for the proposed development at 3170 Tillicum Road be accepted.”

CARRIED

ADJOURNMENT

The meeting adjourned at 5:00 p.m.

NEXT MEETING

The next Advisory Design Panel meeting is scheduled for October 15, 2008.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary