

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
Committee Room No. 2
September 17, 2008 at 3:00 pm

Present: T. Lee, Chair; M. Carpenter, S. McGhee; I. Salo; C-J. Rupp; D. Le Frank (3:13 p.m.)
B. Forth (3:55 p.m.).

Staff: N. Findlow, Supervisor of Local Area Planning; and A. Park, Senior Committee Clerk.

MINUTES

MOTION: MOVED by I. Salo and Seconded by S. McGhee: "That the minutes of the Advisory Design Panel meeting of September 3, 2008 be adopted."

CARRIED

CASE NO. 2008/011

Application by Chandler Associates Architecture Inc. to modify site plan, elevations, parking and landscaping and to add an additional 15, 667m² gross floor area to the proposed Uptown Shopping Centre (former Town and Country Mall) at 3555 Douglas Street.

Mr. Wally Ewart, Principal, Ms. V. Castilla, Ms. A. Fung, all of Chandler Associates Architecture Inc., attended to present the revised design plans for the proposed shopping centre at 3555 Douglas Street, assisted by Mr. Peter Kreuk of Durante Kreuk Ltd., Landscape Architects, Mr. Hart Star, Cobalt Engineering, and Mr. Geoff Nagel, Morguard Investments Ltd.

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

- This application is to amend the Development Permit for the former Town and Country Shopping Centre in order to add additional space in response to market conditions and community input.
- The additional space is predominantly for office use (175,000 sq.ft.) with a minor amount of additional retail space (11,000 sq.ft.).
- There are no new buildings proposed; additional storeys are to be added to some of the previously approved buildings on the site.
- Additional underground parking to accommodate the new office space is proposed to be constructed.
- The building "Mini Anchor #3" at the corner of Saanich Road and Douglas Street, has been significantly enhanced with two floors of office space added on top of the two retail floors; it aims for transparency at ground level, with spacious patios and restaurant services planned on the second floor level and a generous outdoor greenspace for office tenants; the mechanical equipment proposed for collection of excess heat energy from the development will be located on the roof of Mini Anchor 3 and concealed behind architectural features; the recycled heat will be directed to the future residential building planned for the site; a height variance will be necessary.
- The exteriors of the renamed "Uptown" shopping centre have been redesigned for a more urban, contemporary look; stone facing replaces much of the brick; the buildings have been designed to suit proposed tenants while being appropriate for future retenanting.
- The pedestrian access from Blanshard Street has been improved, as has pedestrian circulation throughout the site.
- Green roofs have been added to several buildings; LEED certification is targetted; 75% of the construction waste is to be recycled; there will be rainwater harvesting and bio swales.
- A stronger landscape statement has been designed for the Saanich Road/Oak Street entrance; the landscaping flows throughout the site.

Comments from Panel members:

- Overall the new look of the centre is preferable to the old; however, the Wal Mart corner appears boxy.
- The signature building, Mini Anchor 3, does not tell passersby what is in “Uptown”; it presents a blank wall to the street; the corner of Douglas Street and Saanich Road merits a different design, more inviting to passersby.
- The clock tower could be redesigned to be less like the Victoria City Hall tower.
- Traffic circulation around the site may become a problem.
- A connection to the Galloping Goose trail would be beneficial.
- There is little on the site that is not building or parking; the development appears as an island separated from the rest of the community by highways.
- The landscape design could be strengthened; the applicant might look at any left over spaces and detail the landscaping as richly as in the main plaza.
- Main Street is not visible to people passing by on Saanich Road or Douglas Street.
- This development will be a great asset to Greater Victoria.

MOTION: MOVED by B. Forth and Seconded by I. Salo:

- 1) **“That it be recommended to Council that the design changes for Uptown at 3555 Douglas Street be accepted with the exception of the design for the building at Douglas Street and Saanich Road (Mini Anchor #3); and**
- 2) **that the applicant open up the ground floor of Mini Anchor #3 at the intersection of Oak Street and Saanich Road to create a better pedestrian connection from Saanich Road to Uptown’s Main Street;**
- 3) **that the applicant review options to achieve the following:**
 - i) **articulate the street level facades of Mini Anchor #3;**
 - ii) **strengthen the landscaping expression at the main entrances to the site; and**
 - iii) **add landscaping on the roof parking areas by CRU#2 & #5.”**

CARRIED

ADJOURNMENT

The meeting adjourned at 6:10 p.m.

NEXT MEETING

The next Advisory Design Panel meeting is scheduled for October 1, 2008.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary