

MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE MEETING
HELD IN THE COUNCIL CHAMBERS
SAANICH MUNICIPAL HALL, 770 VERNON AVENUE
TUESDAY, DECEMBER 12, 2006, AT 7:30 P.M.

Present: **Chair:** Mayor Leonard
Council: Councillors Brice, Brownoff, Derman, Gillespie, Hunter, Ngai, Sanders, and Wergeland.
Staff: Tim Wood, Administrator; Chris Nation, Municipal Solicitor; Russ Fuoco, Director of Planning, Mike Lai, Manager of Transportation; Neil Findlow, Planning Supervisor; Margaret Trottier, Deputy Municipal Clerk; and Margaret Roper, Senior Committee Clerk.

Douglas Street
Rezoning and
Development
Permit

**3555 DOUGLAS STREET (TOWN AND COUNTRY SHOPPING CENTRE)
- REZONING AND DEVELOPMENT PERMIT APPLICATIONS - CHANDLER
ASSOCIATES ARCHITECTURE INC.**

Reports of the Director of Planning dated November 29 dated November 29, 2006 recommending approval of the rezoning from C-3 and C-8 to C-3, that final reading of the rezoning bylaw be withheld pending Ministry of Environment Contaminated Sites clearance and approval from the Ministry of Transportation, that approval of Development Permit DPR2006-00012 be considered pending resolution of the outstanding issues outlined, Development Permits P/38/87, P/18/89, and P/3/95 be rescinded; and the Advisory Design panel dated October 23, 2006 recommending the overall concept be accepted and the applicant give further consideration to a number of recommendations as outlined

The Director of Planning stated:

- The Fire Department has advised that the applicant has addressed the fire access and radio communication for emergency services; these two items may now be removed from the list of outstanding issues.

Mr. W. Ewert, Chandler Associates Architecture Inc. stated:

- The proposal is for a lifestyle shopping centre which is typified by the inclusion of a large plaza area and a main street with smaller scale shops at the street level, trees, benches, street parking, and pedestrian and bicycle movement.
- Buildings on Main Street will be constructed in a neoclassical design with an iconographic building situated at Oak Street and Saanich Road.
- It will take three years to build the first phase.
- During all phases of construction there will be four parking spaces provided per thousand square feet of building.
- The Wal-Mart store will provide a retail facility on the Blanshard Street side of the development.
- The central plaza will be the heart of the development, providing an area which will accommodate a range of activities including performances; the cascading stairs in the plaza will provide a place for people to stand and watch the activities.
- There will be full pedestrian and bicycle movement throughout.
- Extensive consultation has taken place with municipal committees, members of the public, community groups, and staff, resulting in many design changes such as the Blanshard Street and Saanich Road accesses; the addition of a green wall along Blanshard Street; a four meter pedestrian zone throughout the site; relocating buildings on to Blanshard Street; the addition of a bike lane along Saanich Road; and incorporating more landscaping on Main Street.

- B.C. Transit is satisfied that the conflict between the loading bay area and the bus stop has been resolved.
- B.C. Hydro will be providing a plan and costs for relocating the utilities underground; a feasibility study will be undertaken once these costs are known.
- A tree preservation report and a detailed landscape plan are being prepared and will be submitted when they are completed.
- A comprehensive sign plan will be developed; tenants will have to submit their sign plans to a design team before applying to Saanich.
- If permission is granted to improve the area between Carey Road and the Galloping Goose there will be funds available and a commitment to carry out the work.
- All the apparent discrepancies in the plans will be corrected to the satisfaction of the Planning Department.
- A civic facility will be built on the Blanshard Street side of the site.

Mr. A. Bicol, Cobalt Engineering stated:

- If this development was built as a standard mall it would cover 52 acres. This design makes efficient use of the 18 acre site.
- Generous landscaping will cover some of the asphalt surfaces thereby reducing the heat emitted from the asphalt.
- They will be limiting light spill from the development by minimizing lighting levels and using equipment built for efficient light use.
- Storm water will be collected by two underground detention tanks; water quality will be improved with stormceptors, siltation control structures and waste management diversion.
- Salvageable material from the site will be resold.
- Building materials with recycled content will be used in construction.
- A single heat transfer loop system will reduce energy use throughout the entire site.

Mr. P. Kreuk, Durante Kreuk Ltd. Landscape Architects stated:

- Main Street will be fairly traditional with a generous sidewalk, a treed road with angle parking, and lamp standards with hanging baskets.
- The landscaping on the corner of Blanshard Street and Saanich Road will include bioswales, infiltration trenches and a water feature which will circulate the storm water from the buildings.
- Permeable pavers will be included where possible, though most of the development will be built on the existing pavement.
- A green wall will be developed along Blanshard Street.
- They would like to develop plaza spaces between the Galloping Goose Trail and Carey Road.

Mr. P. Joyce, Bunt & Associates stated:

- The traffic impact study, which was prepared following the terms of reference provided by the municipality, is in draft form
- There are some variances being discussed: parking is proposed at a ratio of 4 stalls per thousand square feet of building; the loading bay is very workable for this type of project with all of the truck maneuvering on site; and they have a solution to the technical problem with the dimensions of the parking stalls.

- The Ministry of Highways approves of the access points and configuration.
- There will be an exclusive transit lane along Saanich Road.
- A signal light for transit buses will be installed at Douglas Street to allow buses to jump the traffic queue.
- A lane width will be provided along Douglas Street that could be landscaped in the short term and used for a transit lane in the long term.

In response to questions from Council, Mr. G. Nagle stated:

- The proposed residential component of the proposal is important and will be contained in Phase 2 of the development.
- Reports on transportation and trees will be provided to staff in time for their review.
- It is their understanding that B.C. Transit is not in favour of routing buses through the shopping centre.
- It is their intent to provide bus passes for the employees working on site and also for frequent users.
- The parking facilities should accommodate staff parking as not all of the 1200 to 1500 employees will have cars.
- Incentive plans for employees to use alternate means of transportation will be undertaken as part of the management plan.
- They do not plan to build the typical dimly lit underground parking facilities; their plan is to make the underground parking facilities as attractive as possible.
- In addition to handicap parking, spaces can be designated for seniors and parent parking.
- There will be no entrance to from Blanshard Street as the configuration of the site and grades will not allow it; they have added several access points from Blanshard Street.
- They are not planning a pedestrian overpass for Blanshard Street; at this point the best crossing opportunity is at the signalized intersections at each end of the block.
- The design of the children's playground for the town plaza has not been completed.
- Change facilities for cyclists may be provided by the retailers; it is not something they have provided in the detailed plan.
- They have 7,000 square feet of green roof. It appears in the form of landscaping.
- The roof areas will be light in colour to reflect the light.
- An energy efficient heat loop system will provide a thermal link to all the buildings.
- If there is a better source of energy available they will consider it.
- The sidewalks along the perimeter of the site will be 2 meters wide with curb cuts at crossings; scooters can travel with no problems on sidewalks of this size. The internal sidewalks will be 4 meters wide; there will be a host of level entries connecting the public sidewalks with the pedestrian walkways in the shopping centre.
- The elevator at the central plaza, which is large enough to hold more than one scooter, will provide the link for people on scooters to travel between Blanshard Street and Main Street.

- The radius at the end of the deceleration lane on Saanich Road will be changed and the pedestrian crossing will be raised to slow traffic.
- They are continuing to work with the Ministry of Transportation to address a link to the Galloping Goose Trail.
- If more land along Blanshard Street becomes available for landscaping they would be interested in becoming part of a late-comer agreement.
- Incorporating appropriate signage throughout the development will be critical to the success of the project; they will be developing a signage plan which will include tonal coding, letter size, locational maps, and speed control.
- All pedestrian walkways will be elevated to discourage speeding.
- There will be washrooms near the food court areas and the retailers will provide washrooms for employees.
- There is no plan for a gym but there will be a spa.
- In terms of water conservation, low flush fixtures are commonly used but there has not been much success with waterless fixtures.

In response to questions from Council, Mr. W. Ewert stated:

- We were able to negotiate a second entrance to Wal-Mart from Saanich Road. Access will be provided through their garden centre.
- The retail floor level of Wal-Mart is approximately level with Douglas Street. The building will be three-quarters below street level.
- Originally there was a landscaped median down the centre of Main Street; this was removed from the plan as it would not have allowed adequate width for maneuvering a fire truck.

In response to questions from Council, Mr. P. Joyce stated:

- It is part of the plan to have cars park in the angled parking along main street.

Mr. P. Gerrard, president, Gorge Tillicum Community Association, stated:

- A critical part of this entire development is the high density residential component.
- If residential is to be built on top of commercial will the foundations for the commercial component be built with the capacity to support residential above?
- He had concerns with the streetscape along Blanshard Street, the inward focus of the project, the lack of details pertaining to the environmental plans, site connections, bicycle racks and storage, and loading issues.
- The zoning bylaw requires 660 trees to be planted on the site whereas the plans indicate only 403 trees.
- Is there an opportunity for more green roofs?
- The servicing report does not indicate if the offsite overhead utilities on Blanshard Street and Saanich Road will be moved underground.
- The parking variance requested is 856 spaces less than the bylaw requirement.
- The plans show only 5 disabled parking spaces and only 21 loading spaces.
- This is an amazing development with terrific potential but if we make a mistake on this we will have to live with it for a long time.

Mr. R. Livey, Mason Fitzpatrick Insurance, 3635 Douglas Street stated:

- This development will be an asset to Saanich.

- The design is exciting and innovative and it will expand and grow as Saanich expands and grows.

Mr. K. Whitcroft, president, Quadra Cedar Hill Community Association, stated:

- The plans show great architectural design and will be a definite improvement over what is there.
- The parking along Main Street was a concern for the association.
- He suggested spreading the residential units throughout the development in order to avoid the possibility of skyscrapers.
- He wondered if the development would necessitate any improvements to Tattersall Drive.

Mr. R. Wickson, 2836 Inez Drive stated:

- The wood frame buildings would not last as long as the buildings in downtown Victoria.
- He suggested providing parking specifically for Smart cars and scooters and providing affordable housing for the employees.
- What type of security will be in place after the stores are closed?
- He had not heard any mention of the buildings being constructed to a LEED standard.
- He suggested paid parking be implemented.

Mr. I. Graeme, 2615 Dean Avenue stated:

- The Planning Department has raised quite a number of issues.
- There appear to be unanswered questions, significant parking variances and multi-jurisdictional issues.
- The project still seems to be inward focused, particularly Blanshard Street.
- It is fundamental to get a final report and bring it back to Council with those questions addressed.
- Is there a plan for the waste material that will be created by the shopping centre?
- He asked for more information regarding the green roof for the development.
- He suggested that Council encourage the cooperation of the Ministry of Transportation to allow improvements to its property by the Galloping Goose Trail.

Mr. B. Shuya, 762 Ralph Street stated:

- The Wal-Mart presence on Blanshard Street is a concern.
- This development is a gateway to Victoria and deserves more care and attention especially to the streetscape and pedestrian presence.
- As there is still room for improvement the application could come forward at a later time.

Responding to questions and comments Mr. P. Nagle stated:

- The residential component of the development is critical for the entire plan.
- They are already working with the residential partner on the planning of Phase 2.

Responding to questions and comments Mr. W. Ewert stated:

- The residential component will be located in a three acre portion of the property.
- There will be parking for the residents over and above what is planned for the commercial aspect.
- The residential buildings will not be started until the infrastructure is built.
- In response to the comment pertaining to the building materials, eighty million dollars worth of concrete will be used during construction.
- The number of trees that will be planted far exceeds the number required by the bylaw.
- There will be a fairly high percentage of restaurants in the mall which prolongs the hours of business; which helps with security. There will also be a security program and a visible security presence.
- LEED standards have not been referenced as they have not been developed for this kind of project.
- Cobalt Engineering, who are leaders in sustainability practices, have incorporated the highest standards of sustainability throughout the designing of the project.
- The 12 to 13 acres of buildings will contain a significant amount of landscape, planted materials and extensive use of potted materials where it is not possible to put a planting well into the slab because of the structure below.

Responding to questions and comments Mr. P. Joyce stated:

- There has been extensive consultation with the Ministry of Transportation, B.C. Transit and staff over the transportation report.
- Fundamentally all agencies are comfortable with the transportation aspects related to this project subject to some fundamentals of the design.
- One of the possibilities for Tattersall Drive is a traffic signal at the intersection of Tattersall and Calumet Road; the other site for a traffic signal is the Ravine/Carey intersection.
- It might be appropriate to introduce traffic calming measures on Tattersall Drive subject to input from municipal staff.

The Mayor left the Chair and the meeting recessed at 9:44 p.m.

The Mayor returned to the Chair and called the meeting back to order at 9:50 p.m.

The Administrator stated:

- The applicant has made great strides to move the application along and we certainly would like to help in that regard.
- There is a requirement for a public hearing for the rezoning and consideration of the development permit.
- The next possible date for a Public Hearing for this application is January 23rd.
- The recommendation supports the Development Permit and lists 9 areas where information must still be provided.
- The recommendation requires some adjustments; items 6 and 7, the Fire Department access and radio communication for emergency services have been addressed and can be removed from the list.
- Items that should be added to this list of areas that require more information are: relocation of overhead utilities, detailed landscape plan, building

materials and colour palette, comprehensive sign plan, pedestrian and bicycle connections to the Galloping Goose, possibilities for civic use, environmental features, and future residential component.

**MOTION: MOVED by Councillor Gillespie and Seconded by Councillor Derman:
“That:**

- a) **A Public Hearing be called;**
- b) **The development concept as referenced in draft Development Permit DPR2006-00012 be supported, and**
- c) **Approval of the Development Permit be considered pending resolution of the following outstanding issues:**
 1. **Ministry of Environment Contaminated Sites clearance;**
 2. **Transportation Impact Study;**
 3. **Ministry of Transportation approval;**
 4. **Property dedication for a transit lane;**
 5. **Wal-Mart loading access;**
 6. **Required statutory rights of way for sidewalks;**
 7. **Required plan corrections;**
 8. **Relocation of overhead utilities;**
 9. **Detailed landscape plan;**
 10. **Building materials and colours;**
 11. **Comprehensive sign plan;**
 12. **Pedestrian/bicycle connections to the Galloping Goose Trail;**
 13. **Possible future civic use;**
 14. **Environmental features;**
 15. **The future residential component.**

Councillor Derman stated:

- He will be looking for a TDM program for encouraging alternative means of transportation for the employees, specific information on the amount of bicycle parking, secure storage, shower and change facilities, and improvements to the areas adjacent to the Galloping Goose Trail.

Councillor Brownoff stated:

- There is a model national energy code policy and a provincial target for commercial buildings for energy performance, which could be considered for this project and provided at the public hearing.
- She would like to see parking spaces allocated for the elderly in appropriate locations; detail on the security measures for the parkade; detailed information on the removal of the landscaped median on Main Street; how noise will be minimized at the loading bays; information about the housing component; the size of the street trees along Main Street; and the transportation study.

In response to a question from Council, the Director of Planning stated;

- The residential component is going to have to be designed to a point where style, form, character and height of the building will have to be determined prior to the construction of the foundations.

Councillor Wergeland stated:

- This is a very exciting and attractive development for Saanich.
- He looks forward to receiving answers to the concerns that have been brought forward prior to the public hearing.
- The parking variances are a concern to him when considering what will be required twenty or thirty years in the future.
- He had some concerns regarding the Wal-Mart building but the perspective from Saanich Road looking north up Blanshard is pleasing.

Councillor Hunter stated:

- It will be interesting to see what improvements can be made to the Blanshard Street side of the development, particularly the Wal-Mart building.

Councillor Sanders stated:

- This is a very important development. What happens here sets a precedent for future developments.
- There is an opportunity to include cultural and recreational activities as well as shopping.
- She had not seen anything in the plan that could be described as a green roof.
- She looks forward to seeing what the developer will give back to the community in relation to Tattersall Drive.
- Blanshard Street is quite harsh and Saanich Road is also very stark. Saanich Road is where the residential neighbourhood and the commercial centre mesh.
- She hoped this will be an exciting centre which we can all be proud of.

Councillor Brice stated:

- She is pleased to move the application forward to public hearing.
- The things she viewed as important to her are the traffic, the underground wiring, and the housing component.

Councillor Ngai stated:

- The project is exciting and will revitalize one of Saanich's major malls.
- The town plaza is will provide a gathering place for Saanich.
- She was impressed with the information that has been provided so far.

Councillor Gillespie stated:

- Some new things have been brought forward in the form of design, recycling materials and energy saving.
- He would like to ensure that the centre receives the best bus service possible which should include bringing buses through the centre.
- He look forward to receiving a copy of the transportation plan on December 18th.

Mayor Leonard stated:

- He sees this as a very positive investment in our community and hopes this sends a message to other property owners that have sites that are a bit tired and could use redevelopment.
- It is imperative that the applicants submit the information pertaining to the outstanding issues to the Planning Department early; it is only fair to the public that they see this material in advance of the meeting.
- A traffic light mid-block on Blanshard Street between the two shopping centers would be helpful as it would help with traffic calming and provide a good connector. He hopes the Ministry of Transportation will revisit that issue.
- Blanshard Street at this point is a continuation of the Pat Bay Highway and there is no retail on it until Johnson Street. It is not possible to operate retail on a highway. The appearance of the wall can be improved but Blanshard Street is not the sort of place for a storefront

The Motion was then PUT and CARRIED

Adjournment On a motion from Councillor Gillespie, the meeting adjourned at 10:42 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK