

density on a reduced footprint in a town centre with services, infrastructure and transit already in place; by the design of the proposed stormwater management system; by repairing the Colquitz River parklands; by providing the car cooperative membership and sustainable energy systems in the buildings, with Leed Silver certification targetted.

Ms. C. Barraclough, Aqua-Tex Scientific Consulting Ltd., stated:

- Her firm has been working with Saanich on an overall assessment of the health of the entire Colquitz River; their research shows that the river is suffering from too much stormwater, not enough groundwater recharge, encroachment upon the habitat and loss of habitat due to invasive species.
- They have developed a plan for the applicant which addresses these issues and repairs and restores the lands near to the proposed residential towers.
- Consistent with the plan, the new buildings are being built on existing asphalted surfaces, much of which will be replaced with porous materials and raingardens, with a green roof on the restaurant and hundreds of trees are to be planted; a cedar split rail fence along the trail will protect the riparian zone; and a small garry oak restoration project is planned.
- They are also working with Saanich staff on a natural areas restoration plan for Cuthbert Holmes Park.
- The LEED certification process includes the construction phase of the project; therefore, sediment and erosion control, fencing, appropriate signage, construction monitors employed on site, and consultation with Saanich Environmental Services staff, will occur.

In response to questions from the Council, Mr. Craig stated:

- Rio Can is willing to participate, along with the Gorge Tillicum Community Association, in any future planning sessions for the immediate area.
- Rio Can is willing to consult with the CRD to determine whether, by working together, they might increase the affordable housing component of this development.
- This development is just the beginning of the revitalization anticipated for this 60's style mall which no longer suits the needs of retailers or shoppers;

Mr. M. Thompson, Architect, Musson Cattell Mackey Partnership, stated:

- They are willing to plumb and wire the buildings so that solar energy features could be accommodated in the future; geothermal heating is under consideration since land is available for a large geothermal field.
- Synergies are possible between the residential and retail energy demands.
- Pedestrian flow will be enhanced with corresponding reductions in speed of traffic.

In response to questions from Council, Mr. J. Phillips, PWL Partnership Landscape Architects Inc., stated:

- The road system within the mall has been redesigned and will include

a wider sidewalk at Burnside Road; 390 bicycle parking spaces will be created; future pedestrian upgrades are planned for the area fronting the London Drugs store.

- Upgrades to transit stops on Tillicum Road are proposed and will match those on Burnside Road.

In response to questions from Council, Mr. P. Joyce, Bunt & Associates Engineering Ltd., stated:

- The Transportation Demand Management (TDM) study is underway and includes establishment of a TDM Committee composed of Tillicum Mall tenants and the residential strata corporation, appointment of a TDM coordinator from the Tillicum Mall administrative staff and a schedule of monitoring and reporting.

Ms. C. Thompson, Saanich Neighbourhood Place (SNP), stated:

- SNP has operated a family resource centre in the Pearkes Recreation Centre for 15 years; a daycare centre is needed and would complement their services; they have the experience and expertise to manage such a centre.
- If this development is approved, the applicant has agreed to contribute funds for a daycare facility.

Dr. R. Prasad, 407 Davida Avenue, stated:

- His home is across from the mall site and he is concerned about increased traffic from the proposed residences.

Mr. V. Hughes, 3215 Wetherby Road, stated:

- This neighbourhood consists of single family homes and the proposed residential towers will appear as monoliths.
- Traffic is already a concern in the area.

Mr. R. Caton, 388 Ker Avenue, stated:

- The proposed development does not suit the neighbourhood and he questions whether Rio Can plans to have high rise buildings on the Tillicum Road side of the mall as well.

Ms. D. Fox, 393 Ker Avenue, stated:

- She presently has a view to Christmas Hill from her balcony which will be lost if the towers are constructed, thus affecting the value of her home.
- Increased traffic congestion will result from the residential density proposed.

Ms. A. Holden, 371 Ker Avenue, stated:

- Traffic is a concern now in the area.
- The height of the towers is inappropriate and will create a Palm Springs of the north.

Mr. J. Anderson, 430 Gorge Road West, stated:

- He is concerned about the height of the buildings since eight storeys is the maximum allowed by Saanich bylaws.
- Cuthbert Holmes Park is an oasis and will be negatively impacted by the towers.

- Security will not be improved by the residential building – the problems will simply be displaced.
- He is concerned about light pollution and any impact on the blue heron colony resident in the park.

Mr. C. Watmough, 362 Ker Avenue, stated:

- He objects to the height of the proposed residential buildings and believes the amenities offered are not sufficient compensation for these structures.
- Traffic problems will increase and the park will be negatively impacted.

Mr. B. Yeo, 432 Davida Avenue, stated:

- The proposed building is too high.
- Construction may affect the salmon run and fish ladder in the Colquitz River.

Ms. S. Kay, 398 Ker Avenue, stated:

- She would welcome more single family or townhouse type development on the site.
- The scale and massing of the proposed buildings is not suitable for the neighbourhood; views will be affected.
- Residential towers are anonymous and will not contribute to the community.
- Long term consequences are more important for Council to consider rather than any short term gain from this project.

Ms. D. Chambers, 435 Obed Avenue, stated;

- She has experienced problems with trash from the mall site and shopping carts in the river and retention pond; these issues have not been rectified.

Mrs. S. Prasad, 407 Davida Avenue, stated:

- The proposed building is on the verge of a conservation area and its beauty will be impacted.
- There are traffic jams daily on Burnside Road.

Ms. S. Jones, 3634 Tillicum Road, stated:

- She is chair of the strata council at Parkside Place; no concerns have been voiced by the strata owners with respect to this development.
- The improved bike, bus and pedestrian services are welcome.

Mr. D. MacNeill, 475 Ker Avenue, stated:

- He appreciates the improvements Saanich has made in the Gorge-Tillicum area.
- He objects to the height of the proposed buildings; traffic and parking problems will increase.

Mr. R. Wickson, 2836 Inez Drive, stated:

- He is a member of the Gorge Tillicum Community Association (GTCA) and has worked with Rio Can during the process of preparing this application.
- He understands the community's main issue with the project is its

height; however, the building is to be situated at the lowest point of the property, which will mitigate the height.

- The GTCA believes this proposal meets the objectives of the Regional Growth Strategy.

Mr. J. Bennett, 1737 Jefferson Place, and Chair, CRD Housing Action Team, stated;

- His team is working on a Housing Affordability Strategy for the region; density can help neighbourhoods.
- He would suggest that Rio Can work with the CRD to maximize the amount of affordable housing possible from the project.

Mr. M. Kuhnke, 508 Ker Avenue, stated:

- The height of the proposed development is out of character with the area; it should be limited to the building height allowed in the Official Community Plan.
- The development is too close to the park and river and would best be located on the Tillicum Road side of the mall.
- Shadowing of the natural area is a concern.

Mr. T. Hancock, 494 Ker Avenue, stated:

- He supports the principle of higher density in urban centres and therefore supports the general direction of this development.

Mrs. C. Kay, 398 Ker Avenue, stated:

- This development will not contribute socially or environmentally to the neighbourhood.
- Bicycle users are not evident at Tillicum Mall.

Mr. B. Payant, 412 Ker Avenue, stated:

- The parking variances requested and increased traffic are concerns.
- Currently drivers do not respect the one way designation on Bodega Road.

Mr. W. Ellam, 514 Walter Avenue, stated:

- He supports the project but urges Council to ensure that the salmon and herons are protected during the construction phase.

Mrs. J. Brooks, also on behalf of Mr. J. Terfloth, 463 Ker Avenue, stated:

- The proposed towers are incongruent with the existing mall.
- A survey of Saanich residents last year showed that a majority are strongly opposed to buildings over 9 storeys in major centres.
- To achieve the goal of affordable housing, it would be better to allow rental suites in existing houses.
- Housing within a mall is undesirable.

In response to questions raised by Council, Ms. C. Barraclough, Aqua-Tex Scientific Consulting Ltd., stated:

- The problems with the Colquitz River are due to storm water runoff occurring over a long period; any impact from construction will be temporary and minimal.
- Plans are in place to prevent damage occurring during construction.
- Enhancing the quality of the water and the health of the trees will

support the heron community.

Mr. P. Joyce, Bunt and Associates Engineering Ltd., stated:

- Traffic congestion is the result of regional sprawl; traffic is flowing from outlying housing developments into the city.
- The Regional Growth Strategy attempts to redress that by situating density in urban centres such as this mall.
- The project will create additional traffic which will flow to the Burnside Road exit; the traffic flow improvements proposed as part of this development will improve car capacity at Burnside Road.

The Director of Engineering stated;

- Although the Police Department has reported that traffic violations on Bodega Road have decreased, a median could be installed; however, this is not an ideal solution.

Mr. J. Phillips, PWL Partnership Landscape Architects Inc., stated:

- The residential towers are set back from the river to reduce shade and the orientation of the building creates early morning shade only and none for the rest of the day; the native plantings chosen will be suitable for the conditions.
- The development overall offers a positive impact on the park.
- The Leed program requires that light spilling out from the residences be minimized; also, landscape lighting will be installed very low.
- Maintenance of landscaping elsewhere in the mall has improved and an underpaving system will be used which allows for root growth over larger areas and includes an irrigation and drainage system.

Mr. S. Craig, Rio Can Holdings, stated:

- Rio Can is willing to provide a letter to the Mayor stating their commitment to consulting with the CRD with the goal of maximizing the affordable housing component.
- Scooter plug-ins can be installed on the site.
- They have designed the first level of underground parking so that a portion is open for use by commercial properties during the day but barred at night.
- It is expected that the new strata corporation will hire security for the residential buildings, that the police presence will increase with the increased density and that improved security of mall areas will result from the presence of full time residents.
- This site is designated as a town centre under the Saanich OCP and fits with their company's vision for a reworked retail centre with residential and office components.

Ms. M. Kenwood, Tillicum Mall Property Manager, stated:

- The mall has a gardener patrolling the edges of the site, picking up carts and trash daily; neighbours have the mall contact details for any complaints.

MOTION:

MOVED by Councillor Gerrard and Seconded by Councillor Wergeland: "That it be recommended that:

- 1. Development Permit DPA2008-00020 be approved;**

2. That a covenant be registered, prior to final ratification of the said Development Permit, to ensure the following:
 - a) that no building be constructed unless the following contributions are made or works undertaken:
 - o \$1500 per unit up to a maximum of \$444,000 for deposit in the Saanich Affordable Housing Fund;
 - o \$200,000 towards the construction of a day-care facility at the Pearkes Recreation Centre;
 - o \$200,000 for improvements to Cuthbert Holmes Park;
 - o Landscape works to Cuthbert Holmes Park as shown on plan LDP 3.01 and outlined in the report;
 - o Car Share Cooperative membership payments at \$400 per dwelling unit for each of the dwelling units up to 296 units and providing a minimum of two designated Car Share Cooperative parking spaces;
 - o \$30,000 ontribution to the Victoria Car Share Cooperative for the purchase of two cars to be made available by the Cooperative for use at the Tillicum project;
 - b) prohibiting the enactment of Strata Corporation bylaws for the apartment that prevent owners from renting their units;
3. That a Transportation Demand Managment study for the entire Tillicum Mall site be completed prior to issuance of a building permit and implemented prior to occupancy of the mixed use building.”

Councillor Gerrard stated:

- He supports the project for many reasons - it is consistent with Saanich's planning goals; there are 10,000 residents within walking distance of this site; no zoning amendment is needed; each building is stepped to mitigate the impact of its height; substantial amenities will benefit the community, an affordable housing component on the site will be considered; and it is a well designed project that will add a dynamic element to the neighbourhood.

Councillor Derman stated:

- It is appropriate to locate density in such urban centres; the area's traffic problems have been created by past development patterns.
- He appreciates the owners willingness to work with the CRD on affordable housing and with the community on future planning for the area.

Councillor Wergeland stated:

- This project will be good for the future of Saanich.

Councillor Brice stated:

- She supports the project and believes that dense nodes such as this will be perceived differently in the future, as more sustainable places to live.

Councillor Sanders stated:

- Concerns have been raised about height, massing, environmental impact and traffic and these have been addressed by the applicant.
- The entire mall environment will be improved as a result of this project.

Councillor Murdock stated:

- Except for the height of the proposed residential buildings, this development meets the goals of Saanich's OCP and is appropriate in this location, where services and infrastructure already exist.
- Concerns expressed by the community, however, make this a difficult decision.

Councillor Brownoff stated:

- The applicant has made a commitment to deal with the operational problems at the mall.
- Traffic flow improvements will make a difference on Burnside Road while transit improvements will encourage more transit users.
- The Regional Growth Strategy encourages growth where there is infrastructure to support it and this location can provide that.
- The Colquitz River will benefit from the measures to be undertaken as a result of this project.
- The developer's commitment to sustainability is appreciated.
- The height of the building on Burnside Road, however, is still a concern.

Councillor Hunter stated:

- New investment in this mall is needed so that it may become what the neighbours expect it to be.
- Neighbourhood concerns must be addressed.

**MOVED by Councillor Derman and Seconded by Councillor Hunter:
"That the meeting extend past 11:00 p.m."**

CARRIED

Mayor Leonard stated:

- The Planning report explains that the Official Community Plan (OCP) anticipated buildings higher than 8 storeys in major centres and therefore included policies for consideration of such variances as a means of securing a variety of mitigating public amenities. The report concluded that this development supports the goals of the OCP and that the height variance was supportable.
- The Saanich community has over the years fought to keep this mall and it remains an important regional centre for Saanich.

The Motion was then Put and CARRIED.

Adjournment

On a motion from Councillor Gerrard, the meeting adjourned at 11:10 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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MUNICIPAL CLERK