The Corporation of the District of Saanich

Report

To: **Mayor and Council**

From: **Lindsay Chase, Director of Planning**

Date: **October 1, 2026**

Subject: **3468 Tillicum Road - Rezoning and Development Permit Application**

File: **DPR01079; REZ00782**

RECOMMENDATIONS

1. That Zoning Bylaw, 2003, Amendment Bylaw, 2026, No. 10226 to include a new C-20 (Mixed Use/Tourist Accommodation) Zone and to rezone 3468 Tillicum Road from the C-3 (Shopping Centre) Zone to the C-20 (Mixed Use/Tourist Accommodation) Zone be approved.

2. That Development Permit DPR01079 be approved.

3. That prior to Final Reading of the Zoning Bylaw Amendment and Ratification of the Development Permit:
   a) Registration of a covenant to secure the following:
      i. TDM Plan A – Transit Package and TDM Plan D – Unbundled Parking Package;
      ii. Servicing connections (water, power) to plaza/event space;
      iii. Hiring of an Event Coordinator for a period of five years, who will ensure a minimum of four public events per year, to be held in the plaza/event space.
   b) Registration of a Housing Agreement to secure the building as rental housing for 50 years or the life of the building.
   c) Easement for Pedestrian access on to and through the site.
   d) Statutory Rights of Way be registered with the District of Saanich as priority, for the purposes of sanitary and storm infrastructure as described in the Servicing Requirements, to the satisfaction of the Director of Engineering.

PURPOSE

The purpose of this Report is to seek Council's decision on an application submitted by Maxcellent Group (Dima Itskovitch). The application is to rezone the site at 3468 Tillicum Road from the C-3 (Shopping Centre) Zone to a new proposed C-20 (Mixed Use/Tourist Accommodation) Zone in order to construct an 18-storey mixed use purpose-built rental project with 311 market rental units, 104 hotel rooms and four commercial units at grade over two levels of underground parking. A Form and Character Development Permit with variances for parking is also requested.

Subject Site	3468 Tillicum Road

Location	Between and North of Tillicum Road and Burnside Road West
Official Community Plan Designation	Tillicum Burnside Centre
Zoning	Existing: C-3 (Shopping Centre) Zone Proposed: C-20 (Mixed Use/Tourist Accommodation) Zone
Size of Site post dedication	3938.82 m^2
Street Frontage	41.07 m
Current Land Use	C-3 (Shopping Centre) Zone – Burnside Plaza
Surrounding Use(s)	North: RA-1 (Apartment) Zone – Parkside Place East: RA-3 (Apartment) Zone – Regina Apartments P-4 (Recreation and Open Space) Zone – Hampton Park South: C-2BW (Boleskine Whittier Commercial/Apartment) Zone – Odyssey West: C-8 (Service Station) Zone – Shell
Building Height	63.35 m (18 Storeys + 2 underground)
Unit Total/Mix	311 Market Rental Units • Loft = 9 Units • Studio = 78 Units • 1 Bedroom = 120 Units • 2 Bedroom = 88 Units • 3 Bedroom = 16 Units 104 Hotel Rooms • Studio = 16 Units • 1 Bedroom = 56 Units • 2 Bedroom = 32 Units
Parking	141 Vehicle Parking Stalls • 0 Residential • 61 Residential Visitor (incl. 15 Comm at grade) • 62 Hotel • 14 Commercial • 4 Accessible 16 Motorcycle Spaces 374 Bike Parking Spaces • 352 Class I • 22 Class II Loading Stalls • 2

DISCUSSION

Land Use and Neighbourhood Context

The 3939 m^2 site is located between Tillicum Road and Burnside Road West, in the Tillicum Local Area, within the Tillicum Major “Centre” (see Figure 1). The site currently contains Burnside Plaza, a small commercial strip mall.

Surrounding land use includes Parkside Place, a c.1960s attached housing development to the north, a Shell service station to the west, and Hampton Park to the east across Tillicum Road. Immediately to the south is "The Odyssey" at 3400 Tillicum Road--a mixed-use development with 242 residential units over six commercial retail units--which was approved by Council in August 2021 and is currently under construction. Tillicum Shopping Centre is located further to the southwest across Burnside Road West.

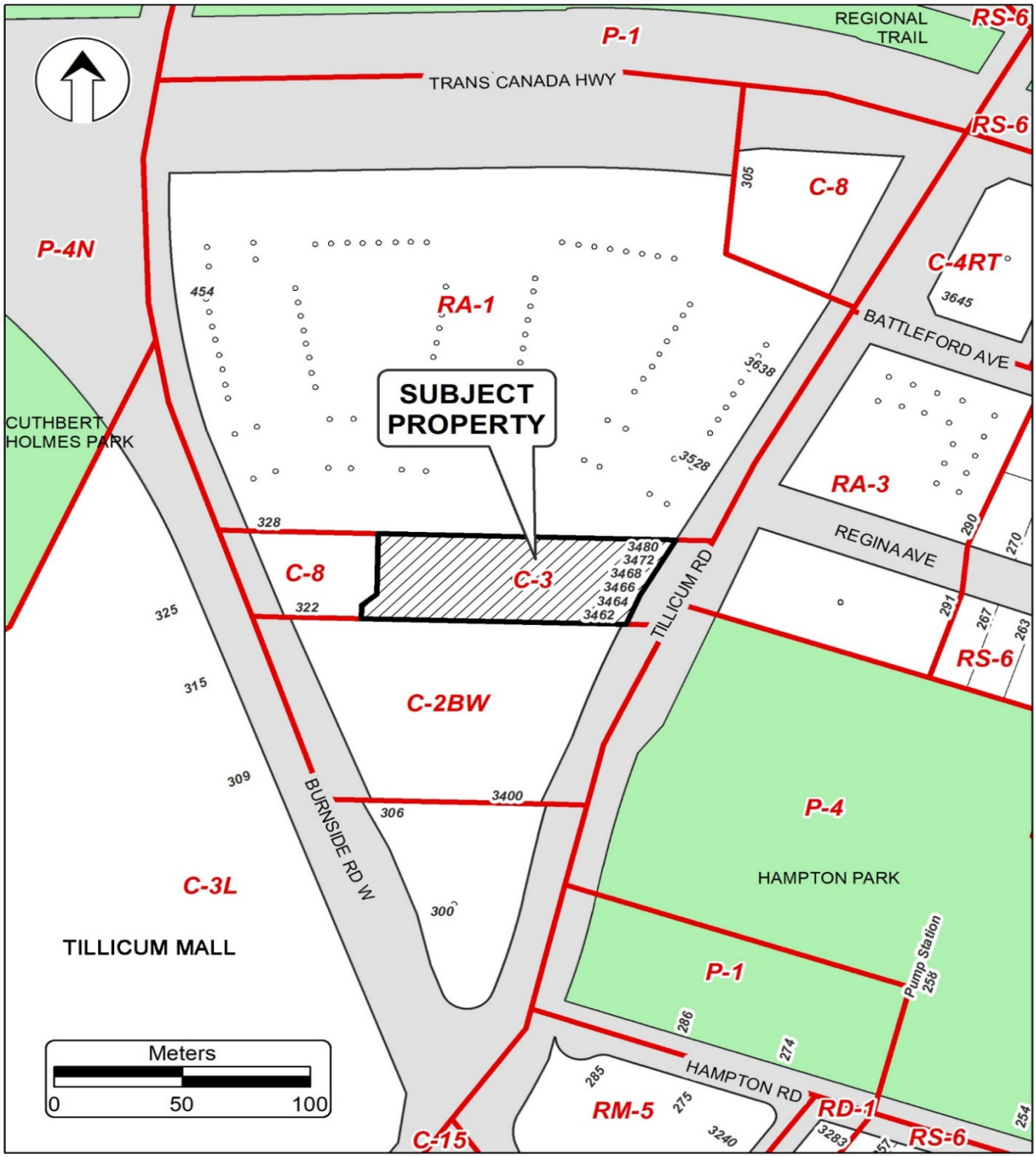

Figure 1: Neighbourhood Context

Proposed Development

The application is for an 18-storey mixed-use building that would include 311 market rental housing units, 104 Hotel Rooms and four commercial retail units (CRUs) at grade over two levels of underground parking. Project Data is provided in Table 1.

The main entrances to the residential and hotel lobbies, as well as the CRUs would be off the drive aisle that would traverse the southern edge of the property, leading from Tillicum Road to the entry to the underground parkade (see Figure 3).

Site and Building Design
The site itself is relatively flat with no trees and consists of an existing small strip mall and surrounding parking lot. Access to the lot would be via the Tillicum Road frontage.

The proposal is for an 18-storey mixed-use tower with Commercial Retail Units at grade, along with live-work artist loft units at grade on the north side of the building. The upper floors would consist of market rental apartments, as well as four floors of hotel on an extended stay, limited-service model. The hotel floors would be located on floors 6 – 9. As part of the business model, the hotel lobby would be kept separate from the other uses. The extended stay model has less suite turnovers than other hotel types that focus strictly on tourist accommodation.

The most impactful feature of this particular site is the presence of Rights-of-Way (ROW) for underground services (shown in blue on Figure 3). Transiting diagonally across the eastern edge of the property are three mains: District of Saanich stormwater and sewer mains, as well as a pressurized sewer main that is under the jurisdiction of the Capital Regional District. Relocating these services would not be viable, and since no buildings can be constructed over them, their presence means this portion of the site would not be available for development.

A new zone is required to support the proposal, as well as a Development Permit for the form and character. Although a new zone is required, required setbacks would be based on other representative zones, therefore some variances would be anticipated.

Signage for the development is yet to be determined, but it is anticipated that a pylon sign would be located at the northeast corner of the site that would be clear of any easements or statutory rights-of-way. In addition, signage for the hotel use located on the building itself can also be anticipated. These would form part of a subsequent Sign Permit application.

Greater detail of the proposed development can be found within the attached Plans.



Figure 2: Rendering of South Elevation (from plans by Mallen Gowing Berzins Architecture Inc.)

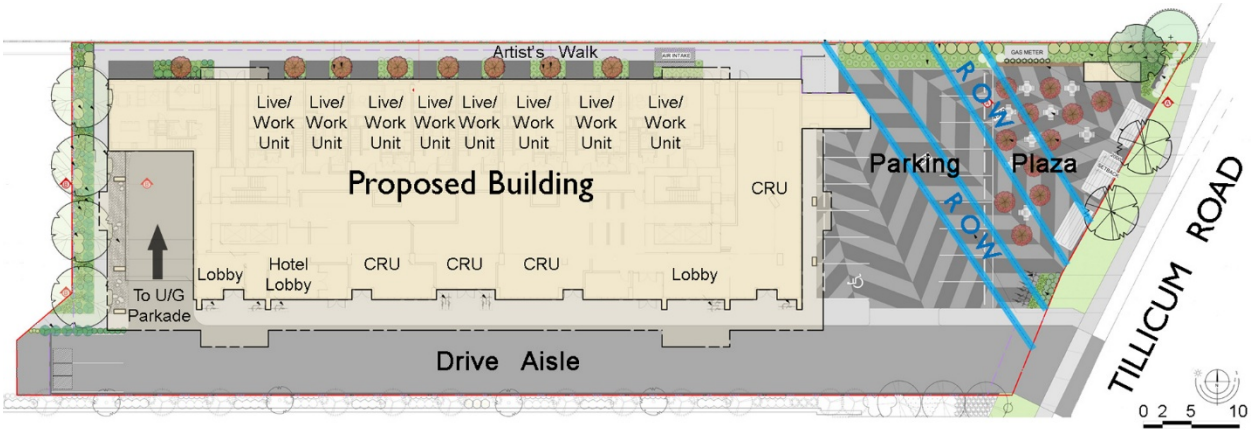

Figure 3: Proposed Site Plan (from plans by LADR Landscape Architects)

The presence of the underground service Rights-of-Way (ROWs) means that a larger open space between the building and the Tillicum Road frontage would be provided. In addition to some surface parking for the commercial uses at grade, the applicant is proposing an outdoor Plaza which is intended to serve as a flexible, multipurpose space that would host a seating area, trees in movable planters, food trucks, and which would accommodate events throughout the year that would be organized by an event coordinator. This position would be secured by covenant for the first five years of operation. The applicant notes that potential activities that could occur on site might include such things as a farmer's market, movie nights, or evening

concerts (see Figure 4). These activities are further supported by design elements of the plaza which include a stand-alone washroom for use during these events, in addition to water and power connections available within the space.



Figure 4: Rendering of Plaza area during an Evening Event (Maxcellent Group)

Proposed C-20 (Mixed Use/Tourist Accommodation) Zone
The Zoning Bylaw, 2003, does not have a mixed-use zone that would accommodate the proposed density, and so a new zone is required. If Council wishes to support the application as presented, a new C-20 (Mixed Use/Tourist Accommodation) Zone is proposed. The proposed C-20 (Mixed Use/Tourist Accommodation) Zone has been designed to account for the higher density and building height and yet maintains other key regulations found in similar Neighbourhood and Centre Mixed Used Zones. As noted above, this application would still require some variances for projections, parking, and setbacks.

Policy Analysis: Zoning
Proceeding with the proposed development requires two decisions of Council. One decision regarding the rezoning of the subject site, and a second decision on the development permit that would permit the building being proposed. Where different policy applies to each of these decisions, this Report breaks down staff analysis into these separate categories.

Staff has reviewed the proposed rezoning relative to all relevant policies and advise that it is consistent with the intent of the Official Community Plan (OCP). The attachment ‘Applicable Land Use Policies‘ provides a list of relevant policies that have been considered in this recommendation. A discussion on how this project meets applicable land use policy is provided below.

Official Community Plan

The proposed project is consistent with the Official Community Plan (OCP). The site is designated Centre (Map 3)
and is located adjacent to the Frequent Transit Network (Map 4), is on both a Major Road (Map 8) and the All Ages and Abilities Bike Network (Map 10) and is close to parks and amenities.

OCP policies support the Mixed Use, Residential and Commercial uses, and the High-rise Building form in Centres (Policies 7.3.20 and 7.3.21). While the OCP speaks generally to heights of up to 12 storeys in Centres, support is given for heights of up to 18 storeys where a Centre is located along two Primary Corridors, as is the case with the Tillicum-Burnside Centre, and provided certain conditions are met (Policy 7.3.22). According to the OCP, buildings up to 18 storeys provided that the following criteria are satisfied:

a. Located at key intersections and/or on unique large sites;
b. Demonstrate the advancement of OCP objectives, where applicable and as appropriate to the site;
c. Demonstrate how increased building height can contribute to on-site publicly accessible open space, significant public realm improvements, and/or new public plazas, park spaces, or recreation facilities; and,
d. Provide active, ground-oriented, human-scale commercial, retail and/or institutional uses.

As noted, the site is in a Centre that is located along two Primary Corridors (adjacent to Tillicum Road, and with Burnside Road located one parcel away to the west). While the site is narrower than larger adjacent parcels to the north and south, it is large enough to accommodate the existing strip mall and parking. The development would take advantage of the increased height to include four floors of Tourist Accommodation (Hotel) in addition to the Market Rental, Commercial and Live/Work units.

According to the Final Report of the Greater Victoria Hotel Development Working Group, Greater Victoria is anticipated to require 2,000 net new hotel rooms over the next decade in addition to retaining or replacing existing hotel room stock. Greater Victoria's hotel inventory has declined significantly over the past decade, falling by 25% since 2016. This is largely due to the removal or conversion of existing, older hotel stock that has not been replaced at the same pace by new hotel development. In its report, the working group identified the following six recommendations:

1. Apply targeted zoning and land use policies to unlock hotel development sites.
2. Address permitting process complexities early to reduce permitting time.
3. Deliver hotel development education and technical support to municipal staff.
4. Pursue First Nations hotel partnerships.
5. Support regional hotel investment attraction.
6. Establish supportive policy and financial tools for hotel conversion and revitalization.

Also as noted, the public plaza between the building and Tillicum Road would allow for a number of events that would activate the space. While it is true that the presence of the underground services would push the Commercial component (along with the rest of the building) away from the street, this does at the same time open up opportunities to take advantage of this open space when not used for parking.

The space's primary use as parking would mean that the space would not have quite the same aesthetic as a dedicated, purpose-built plaza, but efforts have been made—through the provision of such elements as custom concrete colour paving, Japanese maples in movable

concrete planters, café style seating clusters and a seatwall style bench—to make the area as amenable as possible when used for public events.

Of the 311 rental units proposed, 88 of these would be two bedroom and 16 would be three-bedroom units, or 28.3% and 5.1% of the total, respectively. Combined, these figures would meet the Official Community Plan (OCP) recommendation that new multi-unit residential developments contain a minimum of 30% units with two bedrooms or more but would fall short of providing at least 10% of units with three or more bedrooms (Policy 8.4.4). While this still falls short of the OCP policy recommendation, staff are supportive of the current unit mix and are appreciative of the applicant for considering the inclusion of more two- and three-bedroom units.

Staff also note the shift from condominium tenure in a previous iteration to rental tenure. The Housing Strategy and Housing Needs Report are both supportive of purpose-built rental development and note it as a key District of Saanich priority given that approximately 70% of the rental housing stock in Saanich is insecure/not purpose-built.

Staff remain supportive of this proposal overall. Staff continue to encourage the applicant to consider greater family-oriented amenity space and would encourage the applicant/operator to secure a childcare use as one of the commercial retail units (CRU) tenants, provided adequate outdoor space, suitable to childcare use, could also be provided.

Staff are also supportive of increased supply of hotel rooms in the District of Saanich and its impact in relieving Short Term Rental (STR) pressure.

Tillicum Local Area Plan

Land use policies in the Tillicum Local Area Plan, 2000, speak to rezoning for multi-family use on a few selected sites shown on Map 7.2.

The subject site is not one of those identified, but then neither are a number of other sites that the OCP 2024, does consider to be appropriate for this type of development (Map 7.2 and Policy 7.3).

Draft Tillicum Burnside Plan

Work on the new Tillicum Burnside Plan (TBP) is currently underway, with a draft having been presented to Council in April of 2026. While still in draft form, it may be useful to review TBP policies relevant to the subject parcel. Map 4.2 Tillicum Burnside Centre – Future Land Use Designations identifies the parcel as “Centre (Mid-Rise to High-Rise)” with a height of 6 up to 12 storeys. Under the TBP, only two parcels (300 Burnside Road West and 3170 Tillicum Road, i.e. Tillicum Mall) would retain the potential maximum height of 18 storeys.

In general, mixed-use developments that deliver a range of local businesses and services, including retail, grocery, cafés, pubs, and restaurants, shops, medical offices, and childcare are supported. A specific policy in the TBP states: "Support new hotel developments in the Tillicum Burnside Centre".

It is important to remember though that staff’s recommendation for this current application is based on the adopted policy framework, and that the TBP is still only in draft form.

Analysis Summary

The site is located in a Centre, and both the proposed high-rise building type and height of 18 storeys is supported by the Official Community Plan (OCP).

Overall staff are supportive of the rezoning application for the following reasons:

- The site is in a Centre in an area suitable for increased residential density, and both the proposed High-rise building type and height of 18 storeys is supported by the OCP.
- The provision not only of Commercial Retail Units (CRUs) but also the Hotel would further District of Saanich goals on Economic Development and Job creation, particularly within Centres.
- The proposed development is located adjacent to the Frequent Transit Network and is on the All Ages and Abilities Long-Term Bicycle Network.
- The plaza fronting Tillicum Road could be a publicly accessible open space, and the applicant has suggested future uses could include food trucks and programming to enliven the public realm.
- The development meets the OCP target for family-sized housing units with respect to two-bedroom units, and a number of three-bedroom units are also provided.

Policy Analysis: Development Permit
Council approved the revised Saanich Development Permit Area Guidelines (DPAG) on Feb 26, 2024. These guidelines were developed with three objectives in mind:

1. To communicate the design expectations for Residential, Commercial, Industrial, and Mixed-Use projects.
2. To facilitate fair and consistent application of design objectives; and
3. To foster design excellence and sustainability throughout the District of Saanich by encouraging consistently high-quality, contextual, and attractive development.

In addition to the General Guidelines, the DPAG also contains guidelines specific to High-Rise Residential. Key Guidelines state that all High-Rise Residential and Mixed-Use projects should:

1. Provide a generous first floor height in podiums, and limit podium heights according to heights noted in relevant area specific plans.
2. Design buildings to activate the street with transparent frontages and commercial, retail, and residential units accessible from the street.
3. Provide access to parking and loading areas via secondary streets. Locate structured parking away from street frontages.
4. Provide opportunities for mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity.

Other DPAG guidelines speak to maximum floorplate sizes (with a maximum of 650 m^2 recommended for Residential buildings) and encourage point towers situated atop lower “podium” levels. (DPAG 7.1.3). Staff determined that it would be technically possible to situate two towers meeting the recommended floor plate atop a podium, with said towers being separated by just under the DPAG recommended distance of 20 m. The applicant notes that while the two-tower option was explored, it was determined that this would have resulted in the loss of several units per floor, as well as amenity spaces, and would have made the project financially unviable.

Residential and Hotel Lobbies, as well as three of the four Commercial Retail Units (CRUs) would face the drive aisle along the south (See Figures 5 and 6), which is not as desirable as having them face the street frontage, but given the shape of the lot it is difficult to imagine how else this might have been handled. One of the CRUs would face Tillicum Road (See Figure 7), but the presence of the Rights-of-Way (ROWs) means that the building is some distance away from the frontage. The applicant has proposed food trucks in the plaza area and suggests these would “contribute to a continuous retail edge along Tillicum Road.” Staff note that food trucks, if

seasonal or intermittent, would animate the space for a limited amount of time throughout the year, and that the space would otherwise function as a smaller pedestrian plaza with low level landscaping abutting surface parking for the Commercial units.



Figure 5: Rendering of lobbies and CRUs along drive aisle (from plans by Mallen Gowing Berzins Architecture Inc.)



Figure 6: Rendering of Southeast Corner (from plans by Mallen Gowing Berzins Architecture Inc.)



Figure 7: Rendering of Southeast Corner (from plans by Mallen Gowing Berzins Architecture Inc.)

The constraints of the site also mean that the overall floorplate of the building is confined due to the presence of the underground servicing Rights of Way, which also contributes to the building consisting of one articulated “slab” tower as opposed to two “point” towers.

Development Permit Area Guidelines (DPAG) also recommend that tall buildings be designed “to have a cohesive architectural look with a distinct podium, tower (middle) and top.” The design proposed does not incorporate a podium—the applicant has instead taken steps to create visual differentiation and/or articulation through the provision of large white canopies overhanging the first (mainly commercial) floor to provide horizontal separation and set it apart from the upper levels of the tower (See Figures 5 and 6).

The monolithic appearance of the single slab is mitigated in a number of ways—physical articulation is provided by indenting the centre section of the building, creating the appearance of two outer blocks, which is reinforced by the stepping down of the centre section vertically, referred to as the “keystone” by the applicant. The keystone section is also recessed horizontally, and on certain floors would contain various amenity spaces. These spaces would be glazed and are intended to provide transparency through the floors at these levels (See Figure 8). The proposed Amenity Spaces would total c. 381 m^2 in total area and would consist of the following:

- Level 2: Children’s Play Area (48.8 m^2), outdoor play area (31.5 m^2) and Cardio Bar (31.5 m^2)
- Level 3: Weight Room (48.8 m^2) and Spin (31.5 m^2)
- Level 4: Music (15.75 m^2), Study (15.75 m^2), and Meeting (31.5 m^2), along with outdoor amenity spaces
- Level 17: Lounge (31.5 m^2) and Dining (31.5 m^2) along with outdoor amenity spaces
- Level 18: 8-seat Movie Theatre (31.5 m^2) and Games Room (31.5 m^2)



Figure 8: Rendering of South Elevation (from plans by Mallen Gowing Berzins Architecture Inc.)

The building articulation is further reinforced through the use of colours and materials. where each “block” uses darker colours, with a protruding lighter colour used for a vertical element in the centre of each block (See Figures 2 and 8). These central elements extend above the parapet of the rest of the building, and are capped with large roof overhangs, which provide visual interest and mark the top of the building. Other design elements include wider elements at the corners from the second through to the ninth floors, and a “wave” treatment to the corner balconies above this (See Figure 9).



Figure 9: Rendering of Southwest Elevation (from plans by Mallen Gowing Berzins Architecture Inc.)

Variances

As noted, a new C-20 (Mixed Use/Tourist Accommodation) Zone is proposed. As this zone has been drafted to be useable for similar projects throughout the District of Saanich, certain aspects of this particular application, such as setbacks, mean that some variances are requested. Variances will also be requested for items such as projections, visitor and accessible parking and loading space size, as these are not specific to any zone.

Projections

Section 5.8 (c) of the Zoning Bylaw, 2003, allows the minimum distance to an abutting interior side lot line to be reduced by not more than 0.6 m for cantilevered balconies. Plans provided show balconies projecting 1.39 m on the north side and 0.94 m on the south side, resulting in variances of 0.79 m and 0.34 m, respectively.

Visitor Parking

Although no parking is required for the market rental units themselves, it is still expected that visitor parking be provided in the amount of 0.3 spaces per unit (fractions rounded up). 311 market rental units are proposed, and so 94 visitor parking spaces would be required. 61 visitor spaces would be provided, resulting in a variance of 33 visitor parking spaces. Given that the majority of visitor parking spaces would be provided, and the fact that the development is located in a Centre, with abundant alternate transportation options, this variance is supportable.

Accessible Parking

Required parking would be 136 spaces, including 0 spaces for the residential (apartment) component, 108 spaces for hotel use and 28 spaces for commercial use (assuming a mix of

restaurant, retail and office space). Proposed parking would be 141 spaces, plus an additional 16 motorcycle spaces, so no variance would be required for the total number of parking spaces. There would be a variance for accessible parking however, as described below.

In order for the required parking for the apartment use to be reduced to 0, the Zoning Bylaw, 2003, requires that certain Transportation Demand Management (TDM) measures be provided and, due to the subject property being located in a Centre, one of these must be TDM Plan A – Transit Package (bus passes for residents). The applicant is proposing to provide TDM Plan A as well as TDM Plan D – Unbundled Parking Package.

As noted, parking requirements under the Zoning Bylaw, 2003, would be zero spaces for apartment use, although five accessible parking spaces (including one van accessible space) would still be required. A total of four regular accessible parking spaces are proposed, resulting in a variance of one van accessible space.

Loading Spaces

Section 7.4 (h) of the Zoning Bylaw, 2003, also requires additional loading spaces for residential developments with more than 12 dwelling units. Tables 7.6A and 7.6B specify the number and type of on-site loading spaces. In this case three loading spaces would be required--two medium spaces and one large space. Two medium-size loading spaces are proposed (with a length of 7.5 m as opposed to 10.2 m), resulting in a required variance for one large loading space.

Setbacks

As noted, a proposed C-20 (Mixed Use/Tourist Accommodation) Zone has been drafted for use in this particular application. Zone elements such as setbacks have been designed to conform with other zones, and so some elements of the current application will require variances. In particular the draft C-20 (Mixed Use/Tourist Accommodation) Zone specifies setbacks that presume adherence to the podium-and-tower formula for high rise buildings as outlined in the Development Permit Area Guidelines. In this case, there is no podium, and so the required setbacks for the tower portion are applicable. The draft C-20 (Mixed Use/Tourist Accommodation) Zone would require a minimum setback of 6.0 m from lot lines abutting a street, which the current application would meet.

The C-20 (Mixed Use/Tourist Accommodation) Zone would also require setbacks of 10 m from any lot line which does not abut a street. This would require variances for setbacks to the rear (west) lot line and both interior (north and south) lot lines.

Staff considered the potential impact of these reduced setbacks on neighbouring properties. Due to the building being setback from Tillicum Road due to underground services, the setback to this property line is greater than would otherwise be expected. Similarly, the setback to the south is greater due to the presence of the drive aisle leading to the parkade entrance. It is also worth noting that the above grade parkade for "The Odyssey" at 3400 Tillicum Road to the south has a setback of 0.96 m to the property line shared with this property.

The proposed setback to the rear lot line is 3.19 m, requiring a variance of 6.81 m. The proposed setbacks to the north and south interior side lot lines are 4.1 m and 5.89 m respectively, requiring variances of 5.9 m and 4.11 m. The impact of the reduced setback to the north, adjacent to Parkside Place, is further mitigated by the fact that parking and a drive aisle are located along the southern edge of the Parkside Place property.

The proposed rear yard setback appears close to the westerly property line; however, this represents the “worst case” condition. The majority of the building along this side would be set

back approximately 3.8 m. It is also noted that the existing strip mall on the subject site currently abuts this same property line, which is shared with the Shell service station to the west, resulting in an existing setback of 0 m. In addition, the C-20 (Mixed Use/Tourist Accommodation) Zone would permit a setback (for a podium) of 4.5 m, and were this applied the requested variance would not be as large. While a larger setback would be desirable, staff also note the constraints placed on the buildable envelope engendered by the presence of the underground rights-of-way on the eastern side of the property. For this reason, the proposed Variance is acceptable.

With respect to the interior side lot line setbacks, if the 4.5 m podium setback standard were applied, the variance to the north would be substantially reduced and the variance to the south would be eliminated. Similarly, the comparable C-16 (Neighbourhood Mixed Use) Zone permits a 5 m setback for interior side lot lines, which would result in a similar outcome. For this reason, the variances for interior side yard setbacks can also be supported.

Consultation
The application was considered by the Advisory Design Panel (ADP) at their meeting of June 18, 2025. At that meeting the panel moved:

> "That it be recommended that the design to construct an 18-storey mixed use purpose-built rental project with 407 rental units and 5 commercial units at grade over 2 levels of underground parking at 3468 Tillicum Road be postponed to allow for consideration of:
> - Improved site circulation and pedestrian connectivity to adjacent sites;
> - Improved public realm with further design development of the plaza space;
> - Inclusion of a child specific amenity space;
> - Meeting the minimum bike parking requirements; and
> - Better alignment of floor plate area and massing per District of Saanich guidelines."

The applicant returned to the ADP on August 6, 2025, and gave a presentation aimed at addressing the five specific points mentioned by the panel in their previous motion.

Following the applicant's presentation and much discussion, the panel moved:

> "That it be recommended that the design to construct an 18-storey mixed use purpose-built rental project with 407 rental units and 5 commercial units at grade over 2 levels of underground parking at 3468 Tillicum Road be denied."

Following the motion the Panel commented that the main concerns are items 2 (Improved public realm and further design of the plaza space) and 5 (Better alignment of floor plate area and massing with District of Saanich guidelines) particularly the floor plate.

The application was also forward to the Gorge Tillicum Community Association on January 13, 2025, and again on January 28, 2026. To date no response has been received.

PROCEDURES

As this application is consistent with the Official Community Plan, notice of the bylaws will be provided pursuant to Section 464(3) of the *Local Government Act* in advance of the Council meeting. This facilitates Council being able to consider the recommendations included in this report.

Should Council decide to approve the recommendations, the following procedures will occur:

1. At the initial meeting, approval of the application, first three readings of the Zoning Bylaw Amendment and approval of the Development Permit.
2. After all conditions have been met, the application will come before Council for Final Reading of the Zoning Bylaw Amendment and ratification of the Development Permit.

COUNCIL OPTIONS

1. That Council support the application to rezone 3468 Tillicum Road. Staff recommend this option.

2. That Council reject the application.

3. That Council provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no immediate implications to the District of Saanich's 2026 – 2030 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The subject proposal aligns with the Housing theme in the District of Saanich's 2023 - 2027 Strategic Plan by improving the supply of diverse forms of housing in the community.

CONCLUSION

The application to rezone the subject property to a new proposed C-20 (Mixed Use/Tourist Accommodation) Zone in order to construct an 18-storey mixed use building with 311 market rental units, 104 hotel rooms and four commercial retail units at grade over two levels of underground parking is consistent with the Official Community Plan, which identifies the site as being within a "Centre". Official Community Plan guidelines that allow for the additional height (such as significant public realm improvements, and active, ground-oriented, human-scale commercial and retail uses) have been met as far as is possible.

Staff acknowledge that, with a proposed Floor Space Ratio of 7.2, the proposed development would be dense, and the program is an ambitious one. If done well, the proposed plaza space could provide a welcome and enlivening venue for the neighbourhood. Due to the constraints of the site—which are considerable—the podium-and-tower configuration for the high-rise building form could not be achieved; however, the applicant has taken pains to provide articulation to the building both physically and through the use of colour and materials.

The provision of 311 market rental units would be welcome, as would the proposed hotel rooms, which are anticipated to relieve Short Term Rental pressure and would make progress towards accomplishing the intent of recommendations in the Final Report of the Greater Victoria Hotel Development Working Group.

For these reasons, staff can support the Rezoning and Development Permit Applications.

Prepared by: Chuck Bell, Planner

Reviewed by: Carl Purvis, Manager of Current Planning

Approved by: Lindsay Chase, Director of Planning

Attachments:

- Zoning Bylaw, 2003, Amendment Bylaw, 2026, No. 10226
- Development Permit - DPR01079
- Applicable Land Use Policies
- Engineering Servicing Requirements – April 16, 2026
- Advisory Design Panel Minutes – June 18, 2025
- Advisory Design Panel Minutes – August 6, 2025
- Plans – May 11, 2026, and January 27, 2026

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.

Brent Reems, Chief Administrative Officer