

Questions and Answers (TBP Closing Webinars – July 8th, 2025)

- 1. What measures can be implemented to provide better protection for pedestrians on the shared sidewalk with a bike lane, especially along Gorge Rd?**

For the portion of Gorge Road construction that was completed in 2024 (Admirals Road to Tillicum Road), there is separation provided between pedestrians and cyclists. For the next phase of construction, from [Tillicum Road to Harriet Road](#), there is also separation planned between pedestrians and cyclists, in the form of a buffer or a curb.

- 2. How will the planned development in the Burnside Corridor Area impact the residential streets nearby, particularly the residential character and environment?**

As we progress into a detailed analysis of the inputs from the current engagement phase, we will engage in more detailed land use planning. This will determine future land use designations for the entire study area, including the Burnside Corridor.

Building on the Official Community Plan Corridor designation, the plan will examine land use changes within approximately 500 metres of Burnside Road. The height and density would typically be greatest for properties on Burnside Road and transition downwards into the neighbourhood, depending on the surrounding context.

As new developments emerge, there will be an effort to review and incorporate all relevant policies and objectives of this plan. We also have our urban design guidelines to consider, which emphasize thought and care regarding land use adjacencies, privacy, and visual impacts.

At this point, we have not begun drafting the plan, making it difficult to provide specifics on potential policies guiding developments along Burnside corridor.

- 3. Is there any consultation process with developers to ask what they want/need?**

During our Phase Two engagement, we conducted three focus group discussions with various stakeholders, including real estate and land developers, non-market housing providers, community organizations and service providers. We will continue collaborating with these stakeholders as we progress through the draft Plan development process.

A second round of stakeholder engagement is scheduled for early fall. In addition to these discussions, we are performing other analyses, such as proforma analysis, to understand the relationship between future built forms and their viability concerning building heights, tenure, and use. These assessments will further inform future land use designations.

4. I see little substantive difference between what respondents have said they wanted during the recent engagement events and what we said 20 years ago. What material differences and solutions have been identified to ensure the successful implementation of the current plan?

There are some key differences in terms of the ongoing plan development process for Tillicum Burnside Plan (TBP) when compared to the Tillicum Action Plan from 2005. As part of the TBP planning process, a substantial amount of analysis and research was done in the beginning, prior to the public engagement process. Saanich will also be running a proforma analysis to understand the market viability for construction as part of the policy drafting phase. The draft plan will include actionable policies and a robust implementation, evaluation and monitoring scheme. The monitoring scheme will include some key indicators which will be used to analyse the achievements, shortfalls and understand the rationale.

5. Can you explain what pro forma means in this instance of making this plan happen?

Pro forma analysis looks at potential redevelopment scenarios from a developer's perspective and assesses whether they would be viable to construct. The Tillicum Burnside Plan provides guidance for desired future height, density, and use. The pro-forma analysis can help assess these parameters at a site level to gauge how implementable the land use directions are.

Pro forma analysis evaluates land costs, building and other costs and revenue assumptions to assess if a development is profitable. Through the TBP planning

process, we run these tests across multiple sites and scenarios to determine which building forms are feasible based on current market conditions and costs.

6. Within the Quadra McKenzie Plan, there are some detailed maps showing new roads, walking paths, parks, etc. When can we expect that level of detail with this plan?

The first draft of the Plan, scheduled for release in January 2026, will include information on new road designs and pedestrian/cycling connections. Input received during Phase 2 engagement (April – July 2025) will help inform these paths and other desired transportation improvements.

7. Can the Centre have lower height designations within the Tillicum Burnside Plan than what is defined within the Official Community Plan? At what point in the planning process will the boundaries be defined?

Yes – The purpose of detailed planning undertaken as part of the Tillicum Burnside Plan and other Centre, Corridor and Village Plans is to take the broad directions of the OCP and translate them to a property-by-property level. There will be a range of building heights throughout the area, with many of them lower than the maximums identified in the OCP.

Regarding boundaries, significant input has been received from workshops and other engagement activities regarding the study area boundary, Gorge Village, and the proposed Burnside Village boundaries. These boundaries will be revisited as part of the creation of the draft Plan that is scheduled for release in January.

8. My question pertains to the Rudd Park neighbourhood, which is included in the Uptown Douglas Plan. Originally, the Burnside neighbourhood village was meant to be centered here, with one corner in Victoria and three corners in Saanich. Can that corner be brought back to the Tillicum Burnside Plan?

Regarding 'Burnside Village' boundary, the inputs from the workshops and other engagement activities will be revisited to determine the Burnside Village boundary and that will be integrated into the draft Tillicum Burnside Plan (TBP). This draft TBP is scheduled for release in January when there will be additional opportunities to provide input.

The area between Harriet and south of the highway is under consideration for inclusion in the Uptown Douglas Plan. However, currently it's not part of the TBP draft Plan area or explicitly included in the Uptown Douglas Plan.

9. Do you have a plan to reach out to any demographics that you may have missed during the engagement process, to ensure that the information you collect is representative of the area?

Once all engagement data is analyzed and compiled into the “What We Heard” report, it will then be an opportunity to identify underrepresented demographics within the community. At the end of Phase 3, there will be another outreach effort to the community, based on lessons learned to improve the outreach and better reach other population demographics.

10. How involved is Tillicum Mall in this process?

The Tillicum Mall representatives participated in the focus group discussions that were conducted for real estate and land development, along with other prominent landowners within the study area. However, there will be additional outreach opportunities targeted towards large landowners during the TBP development process.