

Tillicum Burnside Plan

Phase 2 Engagement — Summary Report

August 2025



Territorial Acknowledgement

The District of Saanich is within the territory of the Lək'wəŋən peoples known today as Songhees and Esquimalt Nations, and the W̱SÁNEĆ peoples, represented today by the W̱JOŁEŁP (Tsartlip), BÓKEĆEN (Pauquachin), STÁUTW (Tsawout), W̱SIKEM (Tseycum), and MÁLEXEŁ (Malahat) First Nations. The First Peoples have been here since time immemorial and their history in this area is long and rich.

The District of Saanich is proud that our name is derived from the W̱SÁNEĆ peoples. Saanich Council is committed to taking a leadership role in the process of healing wounds of the past and becoming a more just, fair, and caring society.

Contents

1. Introduction	4
1.1. Overview	5
1.2. Project Context	6
1.3. Engagement Objectives	9
2. What We Did	10
2.1. Summary	11
2.2. Promotion	12
2.3. Engagement Activities	13
3. Who We Heard From	16
3.1. Summary	17
3.2. Snapshot of Workshop and Survey Participation	18
4. What We Heard	20
4.1. Summary	21
4.2. Walking Tours	22
4.3. Workshop Series	28
4.4. Transportation Workshop	39
4.5. Land Use & Housing Workshop	40
4.6. Villages, Public Realm & Open Space Workshop	53
4.7. Surveys	67
5. Next Steps	78



1

Introduction

1. Introduction

1.1 Overview

The District of Saanich (the District) is preparing the Tillicum Burnside Plan (the Plan) to ensure the Tillicum Burnside neighbourhood will respond to evolving community and housing needs, population growth, and transportation patterns. Over the next 20 years, the Plan will guide short, medium, and long term changes and will be informed by the District’s [Official Community Plan](#)’s directions of “One Planet Living” and the “15-Minute Community.”

The project was initiated during fall 2024 and the Plan’s [Terms of Reference](#) were endorsed by Council on Nov. 25, 2024. Phase 2: Concept Development took place between March and July 2025. This report details the findings from Phase 2 engagement.

What You Will Find in This Report

This report starts with background information on the project, including context, priorities, geographic area, and key terms. This is followed by an overview of the activities undertaken during Phase 2 community engagement. Subsequently, input and analysis are detailed from each of the engagement activities — including walking tours, focus group discussions, workshops, survey pop-ups, and a digital survey. The report concludes with an overview of the project’s next steps.



1.2 Project Context

Purpose of the Tillicum Burnside Plan

The purpose of the Plan is to develop a comprehensive Centre, Corridor and Village (CCV) Plan that includes a new framework for land use changes; housing and employment opportunities; and transportation improvements. Over time, the District anticipates the Plan will influence growth and transformation in the Tillicum Burnside area — shaping the homes we build, the roads we travel, the parks we enjoy, and the neighbourhoods we call home.

The Plan builds on the District's policies, such as the [Sustainable Saanich Official Community Plan \(2024\)](#), and regional and provincial policies, including the [2024 Local Government Housing Initiatives](#) (see page 9). The Plan will respond to changing socioeconomic, employment, environmental, and transportation trends, and provide clarity on community amenities. It will proactively prioritize and implement changes in the neighbourhood for years to come.

Drafting the Plan

Findings from Phase 2 engagement will help to inform the draft Tillicum Burnside Plan, along with key District plans and regional and provincial policy. An additional round of engagement, during Phase 3, will occur prior to the final Plan being brought to Council.

Implementing Land Use Changes

The Plan will identify objectives and policies for the Tillicum Burnside area. Implementation will be gradual over the 20-year lifespan of the Plan and beyond. The entire project area already has a land use designation. Land use designations will be updated and each property will be assigned a future land use designation in the Plan. Should a property owner decide to re-develop their property, the Plan will be used to evaluate the change. This will only occur once a property owner initiates redevelopment. Evaluation of any site-specific land use changes will be subject to a variety of factors, including site conditions, market conditions, site assets and constraints, and the owner's interest in redevelopment. Based on the evaluation, District staff will make a recommendation and Council will decide whether to rezone.



What's the difference between a Centre, Corridor and Village?

Centres are regionally significant areas where essential services, amenities, housing, and public spaces are concentrated. Centres are supported by frequent transit and active transportation networks.

Corridors are the connections for Centres, Villages, and everything in between. Located along major roads, Corridors are connected to major transit routes and have higher-density, mixed-use development.

Villages are similar to Centres, but are smaller neighbourhood hubs connected to transit that meet basic commercial and service needs, and provide medium-density housing.

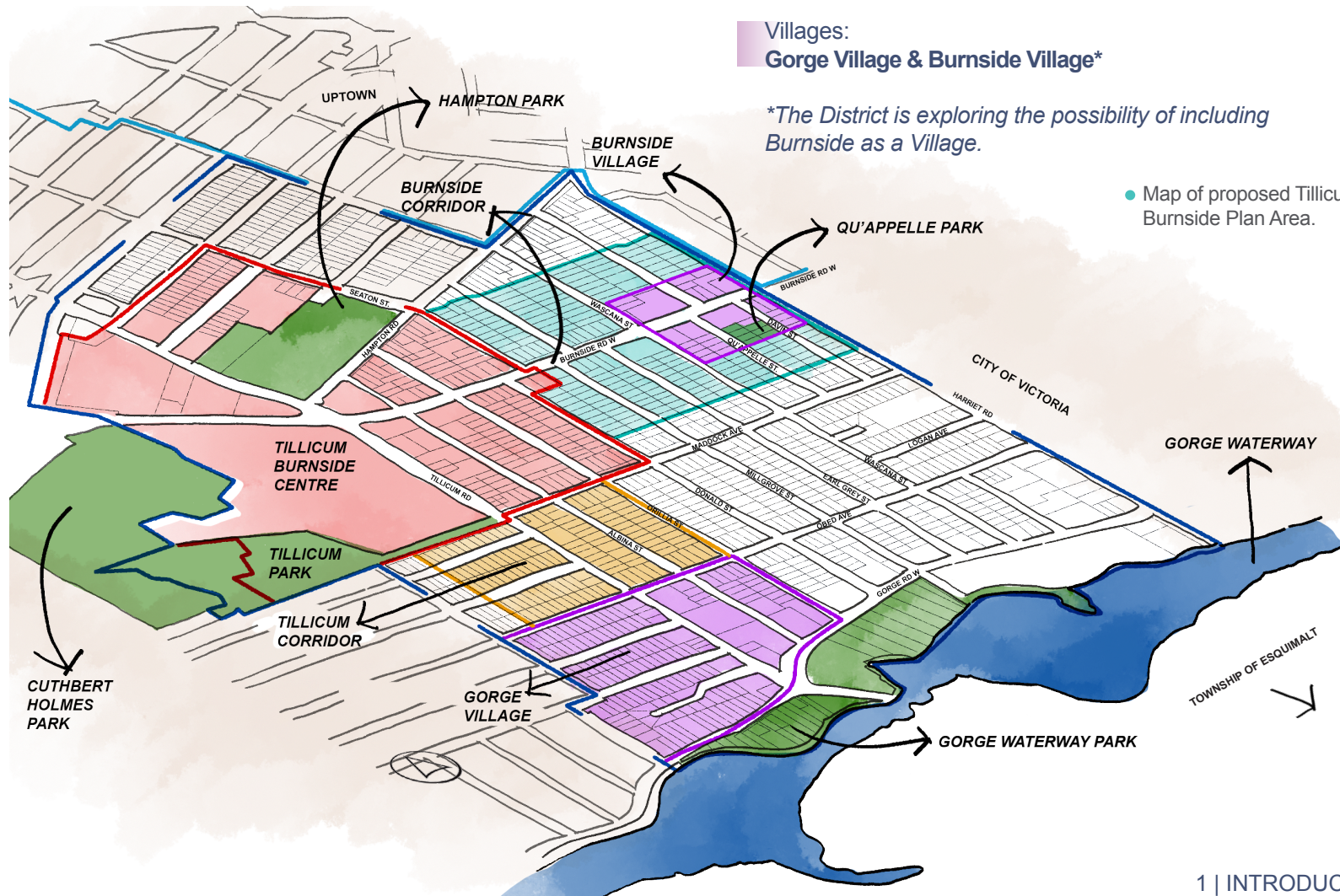
Tillicum Burnside Plan Area

The map below defines the preliminary boundaries for the Tillicum Burnside Plan. It also delineates the proposed Centre, Corridors, and Villages within the area. These boundaries were discussed during Phase 2 community engagement, and the findings are shared in this report.

- Centre:
Tillicum Burnside Centre
- Corridor:
Tillicum Road
- Corridor:
Burnside Road
- Villages:
Gorge Village & Burnside Village*

**The District is exploring the possibility of including Burnside as a Village.*

● Map of proposed Tillicum Burnside Plan Area.



Tillicum Burnside Plan Draft Goal Statements

A key component of the Tillicum Burnside planning process is to identify goal statements and objectives early on, which will provide direction for the overall Plan. While these draft goals and objectives help inform the initial Plan framework, they are a work in progress, and will continue to be refined during Phases 2 and 3.

The following four draft goal statements for the Plan were presented during Phase 2 engagement:

Each goal statement is supported by a series of objectives. These are detailed in the What We Heard section of this report. Further background information on this project can be found in the [Terms of Reference: Tillicum Burnside Plan \(2024\)](#).



Land Use

Implement the Centre, Corridor and Village growth management framework to build complete communities that foster sustainable, walkable, vibrant, and connected places.



Transportation

Deliver complete streets in the Tillicum Burnside area and improve connections for all modes with an emphasis on car-light living, safety, enjoyment, and efficiency.



Housing

Provide opportunity for new housing within well-served areas with a focus on meeting the needs of the community and providing a diversity of housing options.



Public Realm

Enhance overall livability through providing community amenities, a safe and connected network of open spaces, and distinct public realm areas.

1.3 Engagement Objectives

A component of public engagement is included in each of the project’s five phases, along with outreach and invitations. These engagement opportunities provide an opportunity for diverse community voices to share their input and shape the development of the Tillicum Burnside Plan. Phase 2 engagement activities were guided by the project’s [Terms of Reference](#) (approved by District Council) and an established engagement strategy.

Phase 2 engagement aimed to inform, consult, and involve the Tillicum Burnside community, in alignment with the International Association for Public Participation (IAP2) Spectrum for Public Participation. This engagement provided an opportunity to hear from members of the public and key stakeholders, such as real estate developers and local community service providers and organizations.

Engagement aimed to:

- Inform the public of engagement events and opportunities for input
- Inform and consult the public about the upcoming process to develop the Tillicum Burnside Plan
- Consult the public in refining goal statements and involve the public in identifying challenges, opportunities, priorities, and elements of community identity through interactive workshops

Alignment With Key District Plans and Regional and Provincial Policy:

- [Sustainable Saanich Official Community Plan \(2024\)](#)
- [Saanich Road Safety Action Plan \(2024\)](#)
- [Active Transportation Plan \(2024\)](#)
- [Urban Forest Strategy \(2024\)](#)
- [Biodiversity Conservation Strategy \(2024\)](#)
- [Diversity, Equity, and Inclusion Strategic Report and Action Framework \(2023\)](#)
- [Saanich Housing Strategy \(2021\)](#)
- [Saanich Climate Plan \(2020\)](#)
- [Victoria Region Transit Future Plan \(2011\)](#)
- [BC Local Government Housing Initiatives, Bills 16, 44, 46, and 47 \(2024\)](#)



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2

What We Did

2. What We Did

2.1 Summary

A multi-layered approach invited community members to share input and shape the Tillicum Burnside Plan. Engagement activities offered a variety of ways for the public to participate — including low-barrier activities, such as a short survey, offered in multiple formats.

Phase 2 Engagement Activities

- Information pop-ups [7]
- Walking tours [3]
- Focus group discussions [2]
- Workshops [3]
- Surveys [2]
- Webinars [2]
- Field office [1]



2.2 Promotion



Project Web Page

A central project page was hosted on the [District's website](#), sharing background information on the project, numerous opportunities to participate, and a link to the online survey (at [Hello.Saanich.ca](#)).



Information Bulletin

An [information bulletin](#) was circulated to local media in May 2025 through the District's communication channels. A follow up was sent out in June 2025. In total, the District contacted over 23 media outlets.



Social Media

Promotional posts were shared through the District's Facebook and LinkedIn pages. In total, 24 posts received over 1,500 clicks, and reached 24,900 people. Paid ads reached an additional 71,700 people from June 9 to July 8, 2025.



Email

Community members who follow [Hello.Saanich.ca](#) received emails sharing information about the project, a short video about the CCV process, and invitations to engagement activities. In total, 152 people received these emails.



Signage

Posters with QR codes and links were placed at community spaces with high foot traffic, including the Saanich Centennial Library, G.R. Pearkes Recreation Centre, Tillicum Centre, Tillicum Elementary School, and Saanich Municipal Hall, and to all businesses within and around the study area.



Flyers

Over 5,900 project flyers were delivered on two occasions in late April and mid May 2025 (via Canada Post and in person) to Tillicum Burnside households to promote the project and engagement activities. An additional 250 flyers were handed out to individuals at Tillicum Centre.

2.3 Engagement Activities

Information Pop-Ups

To raise awareness about the project and engagement opportunities, seven information pop-ups took place prior to the walking tours, focus group discussions, workshops, and surveys. These information pop-ups were an opportunity to start conversations with local residents about the Tillicum Burnside Plan and distribute pamphlets for upcoming engagement opportunities. To reach a diversity of residents, these pop-ups were held at various venues throughout the area at different times of the day and week. A total of 175 residents were engaged through these events.

The information pop-ups took place on:

- Monday, May 5, 2025, from 4:00 to 6:00 p.m. at Tillicum Centre Save-On Foods
- Tuesday, May 6, 2025, from 3:30 to 5:30 p.m. at Gorge Plaza
- Friday, May 9, 2025, from 5:00 to 7:00 p.m. at the Gorge Waterway
- Thursday, May 15, 2025, from 2:00 to 4:30 p.m. at Tillicum Elementary School
- Tuesday, May 20, 2025, from 5:30 to 8:00 p.m. at Hampton Park
- Monday, May 26, 2025, from 4:00 to 7:00 p.m. at G.R. Pearkes Recreation Centre
- Saturday, May 31st, from 9:00 to 11:00 a.m. at G.R. Pearkes Recreation Centre

Walking Tours

Three walking tours took place, each spanning over two hours. Each walking tour explored a set route, and maps highlighting these routes were shared with the participants at the location. Participants were asked to complete an anonymous assessment during the walking tour (with pens and clipboards provided). A total of 40 people participated in the walking tours. At the end of the first walking tour, participants had an opportunity to spend time at Rebel Coffee to chat about the Plan and ask any questions to District staff.

The walking tours looped between the following locations:

- **Gorge Village to Burnside Village**
Saturday, May 10, 2025, from 10:30 a.m. to 12:30 p.m. followed by a coffee chat at Rebel Coffee
- **Burnside Village to Gorge Village**
Wednesday, May 14, 2025, from 6:00 to 8:00 p.m.
- **Tillicum Centre to Burnside Village**
Thursday, May 22, 2025, from 5:30 to 7:30 p.m.



Focus Group Discussions

District staff hosted two focus group sessions, inviting stakeholders to participate in discussions to further understand the current conditions, unique challenges, opportunities, and emerging trends within the neighbourhood. The District tailored each of the sessions by theme to hear from:

1. Real estate professionals and developers
2. Community service providers and organizations

A third focus group event with housing providers was planned but cancelled due participant availability. However, an email with a series of questions was sent to these stakeholders in an effort to gain additional insights into non-market housing conditions, challenges, and opportunities. Distinct, open-ended questions were developed for each session to encourage conversations. In total, 12 stakeholders participated in these focus group discussions.

Field Office

From June 15 to June 20, 2025, District staff set up a field office at Tillicum Centre. Engagement boards were prominently displayed at the entrance of the rented space to attract people entering the mall. During business hours, District staff spoke with community members passing by, answered questions, handed out project flyers, and encouraged participation in the workshops and survey. Over 75 people were engaged at the field office, which offered a space for deeper conversations and questions.

Workshops

The project team hosted three workshops in a vacant retail space at Tillicum Centre. The venue was easily accessed by the transit exchange along two frequent bus routes and had ample vehicle and bicycle parking. The physical space and all workshop materials reflected accessibility best practices.

Each workshop covered a specific aspect of the Tillicum Burnside Plan: transportation; land use and housing; and Villages, public realm and open space. The workshops followed a consistent format, starting with an overview presentation of the project, followed by three facilitated activities in breakout groups. Each of the breakout activities was tailored to the workshop's thematic focus, followed by a brief conclusion. The workshops took place at the following times:

- **Transportation Workshop**
Saturday, June 14, 2025, from 12:30 to 3:30 p.m.
- **Land Use & Housing Workshop**
Sunday, June 22, 2025, from 12:30 to 3:30 p.m.
- **Villages, Public Realm & Open Space Workshop**
Tuesday, June 24, 2025, from 5:30 to 8:30 p.m.

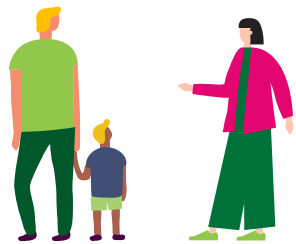
Free child care and refreshments were provided. Honoraria were offered by direct invitation to staff to circulate with their membership at the Victoria Native Friendship Centre, Saanich Neighbourhood Place, Les Passmore Activity Centre (Silver Threads), and Tillicum Community Empowerment Centre. A total of 94 participants, as well as six children, attended the workshops.

Survey Pop-Ups

Two survey pop-ups took place outside the entrance to the workshop space at Tillicum Centre, coinciding with the workshops on Saturday, June 14 and Sunday, June 22, 2025. The survey pop-ups were planned to spark interest and draw people in, as well as gain input from residents who may not have had the time to complete the online survey or participate in the workshops. Colourful signage was visible from the mall's west entrance (located adjacent to the escalators and public washrooms). Fourteen engagement boards shared information on the project. They consisted of the same 14 multiple choice questions and one open-ended question as the digital survey. The boards also included QR codes and URLs to the project page and digital survey. In total, 216 people visited the survey pop-ups.

Digital Survey

A digital survey was hosted on [Hello.Saanich.ca](https://hello.saanich.ca). The survey was open from June 13 to July 21, 2025. The survey provided information to respondents about the project, as well as 14 multiple choice questions and one open-ended question. A total of 188 people completed the digital survey.



Overview Webinars

Two overview webinars were held on June 11, 2025 at 12:00 p.m. and 7:00 p.m. At these 1.5-hour sessions, the project team presented an overview of the project, its purpose and draft objectives, and key terms. The webinars shared information on neighbourhood context and key local trends, including housing affordability, transportation, and evolving working patterns. Subsequently, the sessions provided an overview of relevant policy and detailed the upcoming engagement opportunities. Each session concluded with a question-and-answer segment. A total of 47 people attended the overview webinars.

Wrap-Up Webinars

Two wrap-up webinars were held on July 8, 2025 at 12:00 p.m. and 7:00 p.m. At these 1.5-hour sessions, the project team began by presenting an overview of the project, as well as its purpose and draft objectives. Subsequently, the team detailed the engagement activities that occurred over Phase 2, followed by an initial summary of engagement findings. The session concluded with an overview of next steps, and a question-and-answer period for attendees. A total of 27 people attended the wrap-up webinars.

The question-and-answer segments from all four of the webinars were transcribed and posted online, informing the project's frequently asked questions.

A decorative graphic consisting of several overlapping dotted white circles and lines on a solid pink background. One large circle is centered in the lower right, with another smaller one overlapping it from the top right. A dotted line curves across the top and right side of the page.

3

Who We Heard From

3. Who We Heard From

3.1 Summary

Community members shared their input to help shape the Plan during Phase 2 engagement. The following section provides a snapshot of participation from the surveys and workshops, along with census data on the Tillicum Burnside neighbourhood.

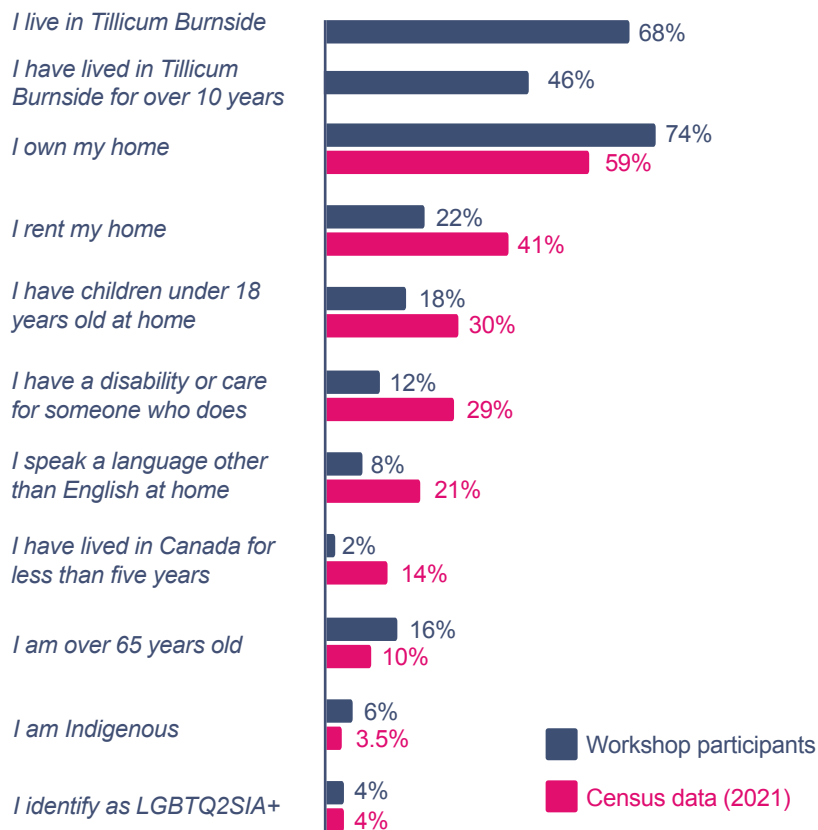
In total, we walked, rolled, chatted, and workshopped with 874 community members and stakeholders.

- Information pop-ups [175]
- Walking tours [40]
- Focus group discussions [12]
- Workshops [94]
- Surveys [404]
- Webinars [74]
- Field office [75]



3.2 Snapshot of Workshop and Survey Participation

To gain an understanding of who participated and how reflective participation was of the broader Saanich community, the workshop and surveys each included optional demographic questions. Workshop participants had the option not to respond, and survey respondents could choose “prefer not to answer.”



Who is in the room today?

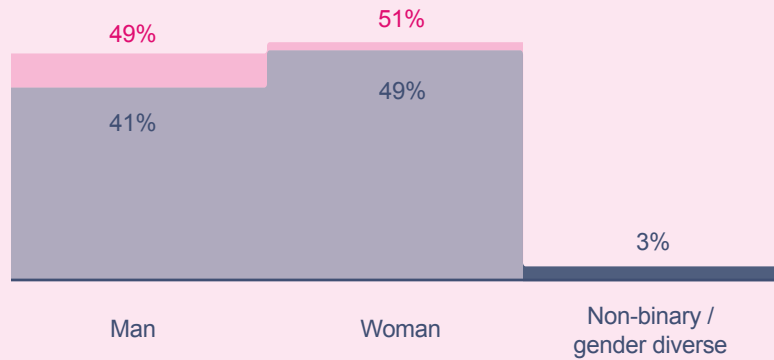
A greater proportion of home owners participated in the workshop than live within the neighbourhood. When comparing workshop participants with local population data from the 2021 census, participation among people who identify as LGBTQ2SIA+ was equal to the share of residents who identify as such. Workshop participation among Indigenous people was almost twice as high as community members living in the area, as was participation for people over the age of 65.

However, participation was lower compared to the overall demographic makeup of Tillicum Burnside for the following demographics:

- Renters
- Parents with children under 18 at home
- People with disabilities or those who care for someone with a disability
- People who speak a language other than English at home
- People who have lived in Canada for less than five years

Finally, 68% of workshop participants reported living in Tillicum Burnside (while reflecting differing perspective on the boundaries of the neighbourhood) and 46% reported living in the area for more than 10 years.

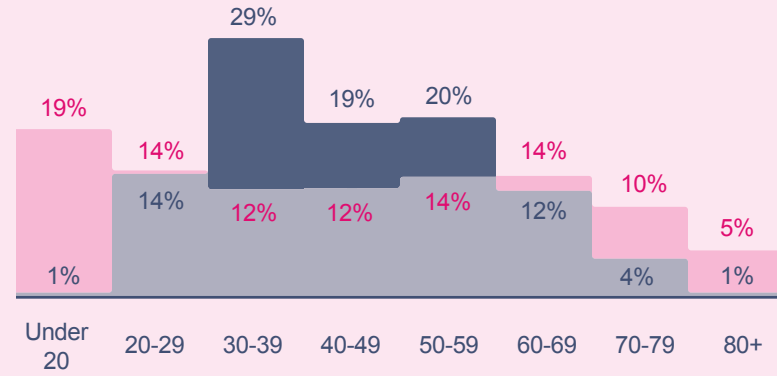
What is your gender?



■ Survey respondents
■ Census data (2021)

The gender makeup of survey respondents did not differ significantly from local census data for Tillicum Burnside, with 49% of respondents identifying as women and 41% as men. Three per cent identified as non-binary or gender diverse, while an additional 6% declined to answer.

What is your age?



■ Survey respondents
■ Census data (2021)

Survey respondents' ages varied from local census data for Tillicum Burnside. Most commonly, responses were received from participants aged 30-39 years old (29%), 40-49 years old (19%), and 50-59 years old (20%).

Empirical data on the demographics of engagement participation is limited. However, research has found that public hearings predominantly over-represent residents who are older, white, and homeowners. For this project, the share of participants between the ages of 30 and 39 is higher than average.

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4

What We Heard

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What We Heard

4.1 Summary

A variety of engagement activities provided opportunities for community members to share their ideas on the future of Tillicum Burnside. This section summarizes what we heard from the following engagement activities:

- Walking tours
- Focus group discussions
- Workshops
- Surveys



4.2 Walking Tours

Walking tour participants were provided assessment sheets to individually and anonymously evaluate various aspects of the neighbourhood, including strengths, challenges, gaps, and opportunities. The following comments and scores were collected through the walking tours and assessment sheets.

Key Themes

- The study area currently supports a fair amount of community facilities and natural assets.
- Participants noted that, within the existing Villages and Corridors, there is a modest presence of housing types catering to a range of income and age levels.
- The Villages lack placemaking elements and park features like seating, lighting, water fountains, shade, and public art.
- The study area is perceived to be unequally burdened by major through traffic, which creates an unpleasant and unsafe environment for pedestrians and cyclists along Tillicum Road and Burnside Road.
- Participants recognized the existing barriers to accessibility with the current sidewalks and street design to be a significant issue, especially for walkers of different abilities.
- It was acknowledged that the study area has limited access to commercial businesses, highlighting a need for a diverse range of amenities within walking distance.
- Urban design can support aesthetically pleasing, walkable, safe, and livable spaces for everyone, such as by supporting family-friendly development and women's safety. These best practices span across all walking tour areas of interest, with relevance to Village identity, housing and land use, transportation, and parks and open spaces.



• A graphic depiction of the walking tour.

Key Themes: Village Identity

Participants expressed concerns that businesses may not succeed at Gorge Village and the potential Burnside Village without adequate parking or foot traffic. They also expressed that the Villages currently lack amenities and placemaking, emphasizing the need for functional and accessible public spaces. People saw potential for creating a distinctive Burnside Village with commercial or retail space connected to the street; however, they noted that adequate housing, parking, and amenities would be required to support the Village. There were suggestions to change bylaws or draft policies that would permit businesses to create gathering places more easily.

Areas of Opportunity

Additional areas of opportunity on Village identity included:

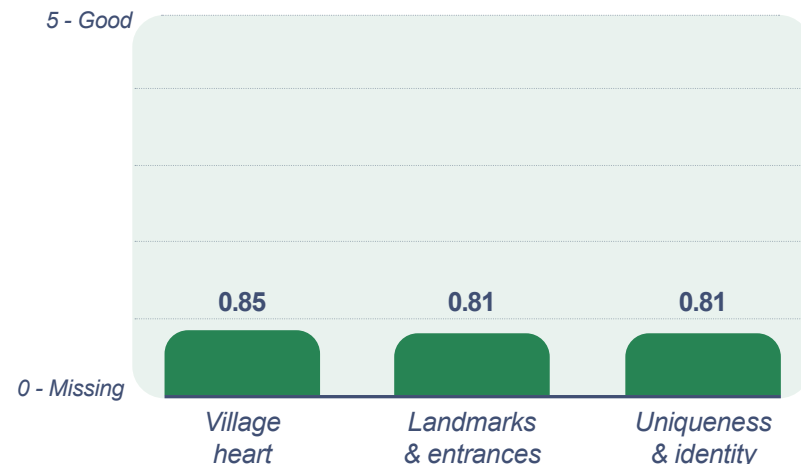
- To create a distinct Village identity by delineating boundaries and implementing unique urban design, placemaking, and landscaping features.
- For Burnside and Gorge Villages to support increased density and a diverse mix of housing.
- To integrate mixed-use within Villages, allowing most daily needs to be met within walking distance.
- To enhance the presence of commercial services and provide access to daily essentials within a short walk or bike ride.
- To explore more viable smaller or intermediate housing forms within Villages, accompanied by better amenities and careful infrastructure planning. There was a general support for taller heights along Corridors, and a gradual decrease in height within neighbourhoods.

Using the assessment sheets, participants responded to likert-scale questions regarding various aspects of the area. On this scale, 0 represented “missing” and 5 represented “good.”

The Village identity assessment questions were:

- **Village heart:** *“There is a clear central Village place where residents and visitors can meet.”*
- **Landmarks & entrances:** *“The Village is clearly identified with boundaries, gateways, and landscape features that help let residents and visitors identify that they are entering a special place.”*
- **Uniqueness & identity:** *“The Village has a distinct character and identity expressed through urban design, community art, and placemaking activities that separates it from other neighbourhoods.”*

The graph below shows the average (mean) score out of five for each question:



Key Themes: Housing and Land Use

Participants expressed interest in exploring small- or medium-density housing forms, and shared a preference for more “gentle density” in Villages. There was overall support for increased density, provided that it is accompanied by better amenities to sustain future growth levels and adds vibrancy at street level. People expressed the need for a more balanced development strategy with careful infrastructure planning. There were suggestions to focus taller heights along Corridors and to taper lower heights towards inner segments of neighbourhoods.

The housing and land use assessment questions were:

- **Housing diversity:** “There is a presence of varied housing types, (i.e. low- and mid-rise apartments and townhomes) that accommodates a range of income levels, ages, and family structures throughout the Village and in surrounding areas.”
- **Housing density:** “The Village supports increased housing density of 6 to 11 storeys, appropriately located near local businesses and transit routes within a compact, walkable distance.”
- **Housing tenure:** “The Village has a mix of housing opportunities available, including ownership, rental, cooperative, and non-market housing that supports various income levels and ages.”
- **Land use integration:** “The Village uses mixed-use developments to seamlessly blend homes, shops, services, and civic uses, allowing most daily needs to be met within walking distance.”

The graph below shows the average (mean) score out of five for each question:



Key Themes: Transportation

Participants perceived that the project area is burdened by major through traffic, which creates an unpleasant and unsafe environment for pedestrians and cyclists along Tillicum Road and Burnside Road. They expressed a desire for bike routes to pass through neighbourhoods rather than on major roads, sharing concerns that the current bike paths on major roads add to traffic and are underused. People expressed a need for significant traffic calming measures on Burnside Road, especially near Tillicum School (e.g. signs, 30 km/h, speed bumps).

Participants also shared concerns about existing transit services in the neighbourhood, and expressed the need for improved transit service to support increased density. People recognized significant barriers to accessibility with current sidewalk and street design, especially for people of different abilities. Furthermore, they expressed the need to incorporate better street lighting and to consider the design of safe streets for women and families with children who frequently walk and roll in the neighbourhood (e.g. pushing kids in strollers, taking transit, biking).

Areas of Opportunity

Additional areas of opportunity on transportation included:

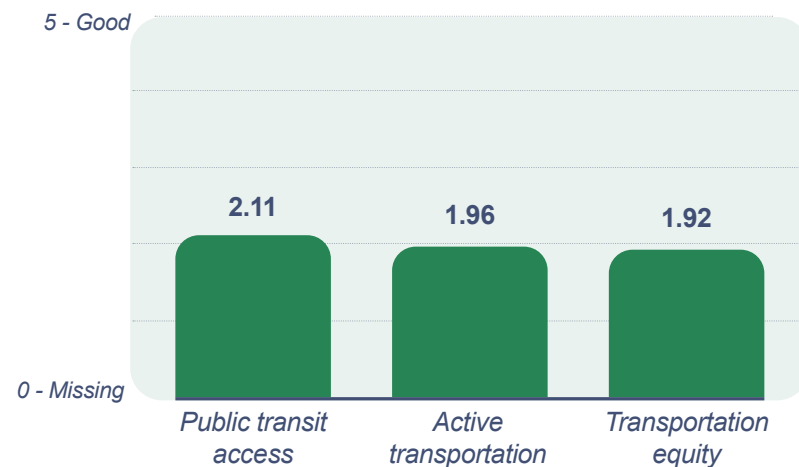
- To explore ways to improve driving and walking conditions along the main Corridors while also enhancing pedestrian and bike-friendly infrastructure along residential streets. There were suggestions to move the sidewalks away from road edges with more trees and covered outdoor spaces.
- To create a series of connections within the study area using multi-use pathways, safe crossings and traffic calming measures for comfortable and safe walking and cycling experience.

- To incorporate design features that minimize noise levels during the Village design (from traffic on Burnside Road and Tillicum Road) by inclusion of noise barriers, buffers, tree planting, quiet pavement materials, and more.

The transportation and mobility assessment questions were:

- **Public transit access:** *“The Village offers comfortable and accessible transit shelters along high-frequency transit routes for residents and visitors, including for seniors and people with disabilities.”*
- **Active transportation:** *“The Village feels practical, connected, and comfortable for walking and cycling, using multi-use paths, protected bike lanes, sidewalks, crossings, and traffic calming.”*
- **Transportation equity:** *“Low barriers to transportation access exist within the Village, considering accessibility needs for people of all ages and abilities, regardless of physical condition, age or income.”*

The graph below shows the average (mean) score out of five for each question:



Key Themes: Parks and Open Space

Gorge Park and Hampton Park were identified as highly valued assets in the community. Participants identified opportunities to enhance these public spaces, such by adding as washrooms, bike racks, art, and placemaking.

Participants expressed a preference for improving well-used and loved facilities. There were comments regarding the need for better access to recreation and the need for appropriate services and programs serving families and seniors within the study area. Comments also mentioned the need for maintenance and upgrades to Qu'Appelle Park's facilities and services.

There was strong support for developing small neighbourhood parks and integrating pocket parks and green spaces into future development. In particular, spaces along Obed Avenue and Tillicum Road were identified as areas for park acquisition. The need for permanent, fenced-in dog parks was identified as well.

Areas of Opportunity

Additional areas of opportunity on parks and open space included:

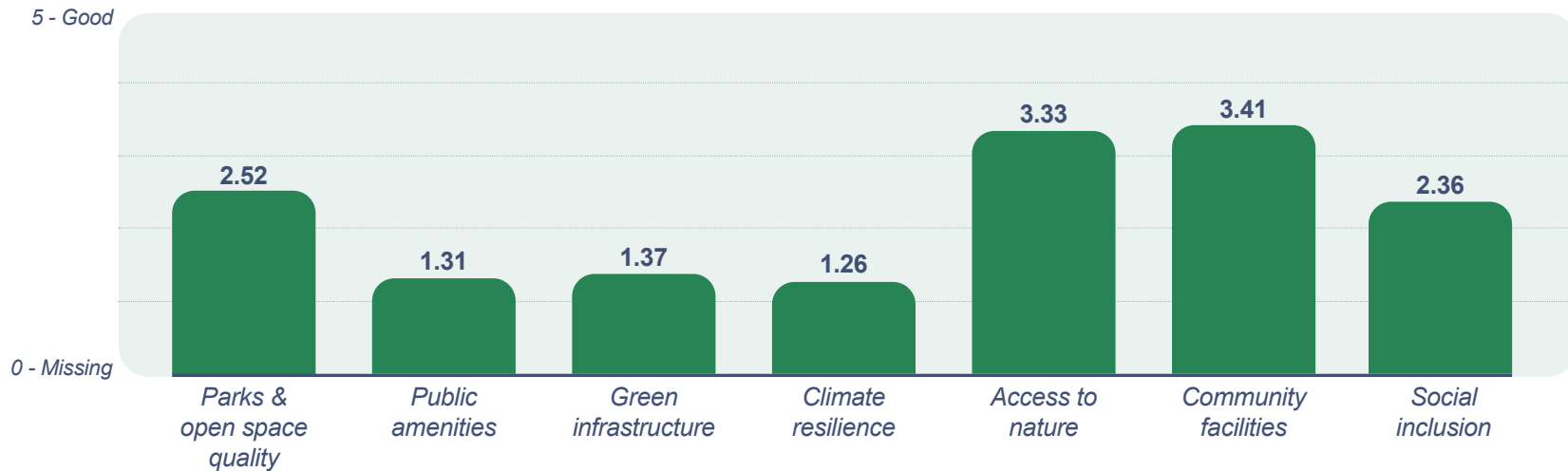
- To incorporate public amenities (such as pocket parks, water fountains, public art, and public washrooms) that enhance user experience. In particular, there was strong support for developing small neighbourhood parks and integrating pocket parks and green spaces into future developments.
- To incorporate sustainable features such as bioswales, permeable paving, urban tree canopy, green roofs, and storm water management systems during redevelopment.
- To consider maintenance and upgrades required at Qu'Appelle Park to enhance its facilities and services, with potential opportunities for park acquisition near Obed Avenue and Tillicum Road (similar to the Victoria Blanchard Street near Romeos restaurant).
- To consider permanent, fenced-in dog parks within the study area.



The graph below shows the average (mean) score out of five for each parks and open space question. The parks, trails, open spaces and community facilities assessment questions were:

- **Parks & open space quality:** “The Village has enough high-quality parks, open spaces, plazas, and trails that encourage gathering, recreation, and social interaction.”
- **Public amenities:** “The Village has sufficient seating, lighting, water fountains, shade structures, waste bins, restrooms, and public art that enhance usability and experience.”
- **Green infrastructure:** “The Village integrates sustainable features like bioswales, permeable paving, urban tree canopy, green roofs and storm water management systems into infrastructure such as roads and buildings.”

- **Climate resilience:** “Village design supports climate resilience through tree planting, cool materials, green infrastructure, energy efficient buildings, and water management.”
- **Access to nature:** “The Village is in close proximity to natural areas, trails, water bodies, or ecological corridors that support biodiversity and outdoor activity for people of all ages and abilities.”
- **Community facilities:** “Accessibility of essential public services like schools, libraries, child care, senior services, recreation centres, and health clinics within or near the Village core.”
- **Social inclusion:** “The Village supports programs and spaces that welcome diverse cultures, ages, incomes, and abilities, with an emphasis on equal access.”



4.3 Workshop Series

At the beginning of each workshop, participants were invited to respond to two engagement questions using the digital Slido platform. These anonymous and optional questions were accessible by weblink or QR code. The first question, illustrated in the graphic to the right, asked about a positive word people would use to describe the project area. The second question asked about demographic information. Demographic data is detailed in [Section 3: Who We Heard From](#).

A Positive Word About Tillicum Burnside

Participants at each workshop were prompted to provide a positive word to describe Tillicum Burnside.

Top responses included:

- Central
- Connected
- Gorge
- Green
- Underdeveloped
- Diverse

While not all words received were positive, these responses help to paint an image of the current identity of Tillicum Burnside as viewed by local residents.



4.4 Transportation Workshop

Overview of Transportation Workshop

The first workshop aimed to understand community priorities, concerns, and aspirations around the future of transportation in Tillicum Burnside. The workshop began with a presentation from the District sharing local context of multi-modal transportation (including emerging trends) and relevant District policy. Workshop activities invited participants to share their priorities, needs, and concerns around transportation and mobility, identify locations in the neighbourhood where transportation was working well or needed improvement, and explore the trade-offs required to prioritize future transportation improvements on Tillicum Road and Burnside Road.

Activity 1 Description: Values Confirmation

Activity 1 explored individual and shared priorities around transportation. The activity started with five minutes for personal reflection on the prompt:

- When you think about transportation in Saanich, what comes to mind? What matters most to you?

After, participants were invited to share their thoughts back to the group at their table to see what their reflections had in common and any differences that arose.



Key Themes: Activity 1

Several themes emerged as priorities through discussion on transportation values. Participants had varying perspectives on these key themes, which included:

- Accessibility
- Traffic
- Development impacts
- Cycling
- Sidewalks
- Pedestrian safety
- Design of public realm

Accessibility improvements were a notable priority for workshop participants. Participants noted that improvements would help people who use wheelchairs or mobility devices, as well as older adults and people pushing strollers. Similarly, participants emphasized the need for universal design in street planning to accommodate all ages and abilities. In addition to improving the condition of sidewalks, this includes more sidewalk curb ramps and better access to bus stops. Participants also felt that HandyDART service was inadequate for the area. Finally, there was a strong desire for more benches, which are especially helpful for seniors, while also improving the look and feel of Tillicum Burnside streets.

“Bike lanes provide some security for walkers.”

Participants voiced frustration around traffic. Increasing congestion was attributed to a growing population, bike lanes replacing vehicle lanes, and cars cutting through the neighbourhood to get downtown. Participants raised concerns around unsafe driving practices, including speeding, misuse of roundabouts, running red lights, and a lack of traffic enforcement.

Development impacts were also raised in connection to traffic. People felt that a growing population was contributing to congestion. There was also frustration around a perceived lack of data transparency to motivate transportation and mobility changes.

Cycling was a frequently mentioned and polarizing topic. People who biked, as well as those who walked regularly, felt that more and better connected bike lanes were needed — noting that bike lanes make them feel safer. Conversely, others felt that there were too many bike lanes and that their negative impact on cars outweighed their use (posing a risk to pedestrians and drivers).

“Cycling lanes are disconnected — the network needs to be complete and safe.”

Sidewalks and pedestrian safety emerged as a major challenge, with recommendations to prioritize pedestrian safety. Participants noted challenges with sidewalk connectivity and accessibility (particularly along Burnside Road) including a lack of sidewalks on many streets, poor condition of sidewalks, need for wider sidewalks, and more crosswalks. Several participants expressed that streets are engineered predominantly for cars and that people walking, rolling, and biking feel like an afterthought.

Considerations around public realm design were also raised in relation to street use and design. Participants suggested sustainable and aesthetic urban design, including more street trees, greenery, and public furniture. Participants highlighted the need for better street lighting, with several noting that the area can feel unsafe after dark — a particularly acute issue in the winter.

“We need sidewalks on more streets.”

- At the workshops, participants shared compelling statements that captured important sentiments. Quotes are included to demonstrate these priorities in participants' own voices.

Opportunities for Improvements

Through Activity 2, participants also identified several key roads for improvement across Tillicum Burnside:

- **Tillicum Road:** Tillicum Road was identified as a challenging route with intersections that are busy, not well lit, and have long wait times to cross. The bus stops are spread out, cut off by the bike lane, and lack shelter and benches. The bike lanes are disconnected and underused.
- **Burnside Road:** Burnside Road was mentioned the most road for improvement. Expressing concern for pedestrian safety, participants noted the need for more crosswalks, wider and clear sidewalks, better signalling, and speed controls. There was also a note to increase and stagger bus service for routes 21 and 22. There was debate about a bike lane along Burnside, with some participants expressing a desire for a bike lane, while others felt that this would take space away from car lanes and increase traffic congestion.
- **Gorge Road:** Participants noted enjoying much of the walk along Gorge Road, particularly west of Tillicum Road. Participant perspectives diverged on opportunities for Gorge Road. As with Activity 1, some people hoped to remove bike lanes, while others saw an opportunity to continue connecting a fragmented network. There was also mention that sidewalks could be widened, and that there were moments where telephone posts along the sidewalk can be difficult obstacles to manoeuvre around.
- **Harriet Road:** In line with the opportunity detailed on Maddock Avenue, there was support for a protected bike route on Harriet Road, connecting Gorge Road and Burnside Road and enabling cyclists to safely get to Maddock Avenue in order to reach Tillicum Centre.
- **Maddock Avenue:** One participant, with support from others, noted that the District's active transportation policy emphasized connecting Centres, but that the policy does not require these connections to be on arterial roads. They proposed that Maddock Avenue could become the primary east-west bike route through the neighbourhood, as part of an expanded cycling network that could also include Harriet Road.
- **Wascana Street:** Participants noted the need for pedestrian improvements, in particular adding sidewalks to the street as an important opportunity.
- **Orillia Street:** There was a suggestion to shift the bike route from Tillicum Road to Orillia Street.
- **Hampton Road:** Participants noted the need for pedestrian improvements along Hampton, in particular adding a sidewalk to provide an accessible route to Hampton Park. There was also a note that Hampton Road at the intersection of Wascana Street was dangerous for cyclists and pedestrians, and there was a suggestion to improve visibility in this space.

Activity 2 Map: Transportation Strengths in Tillicum Burnside

Access to parks, such as Tillicum Park and Gorge Park were seen as strengths in the neighbourhood.

Participants noted they liked the sidewalk improvements on Orillia and by Tillicum Elementary School.

New bike lanes along both Tillicum Road and Burnside Road, have improved traffic and provided some security to pedestrians.



Map depicting transportation and mobility strengths in Tillicum Burnside, along with callouts that summarize participant comments.

Tillicum Burnside is well located and easy to get around. In particular, participants highlighted the mall, recreation centre, and elementary school as important and convenient spaces.

Side streets such as Maddock Ave., Wascana St., and Orillia St. are popular and pleasant for walking and cycling.

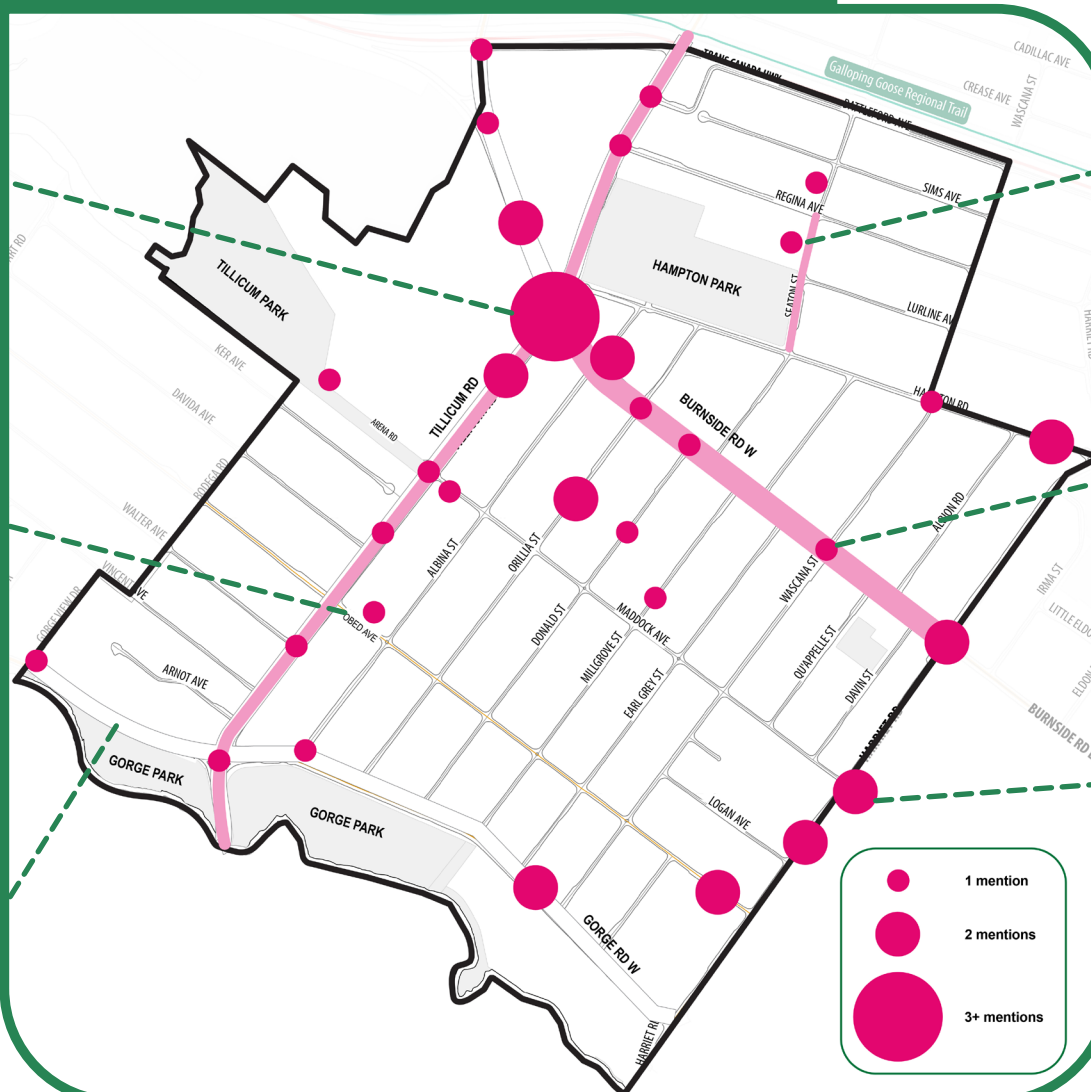


Activity 2 Map: Transportation Challenges in Tillicum Burnside

The Tillicum and Burnside intersection was identified numerous times as a challenge for residents. Frequent car accidents and fast driving were noted as elements that made it feel unsafe to cross as a pedestrian.

On side streets such as Donald St., Millgrove St., and Obed Ave., participants voiced concerns about speeding cars and “rat running” to avoid congestion on busy roads.

Gorge Road and Admirals Road are built for cars, not for active transportation.



Seaton Street was noted as challenging due to parking and a lack of sidewalks on the west side of the street.

Burnside Road was discussed the most, with people noting the need for improved crossings at the intersections of Donald, Harriet, Wascana, and Tillicum Centre, and the addition of crossings at Orillia and Colquitz Creek.

Harriet Road is a major street in the community but currently has no sidewalk or bike infrastructure on the Saanich side

● Map depicting transportation and mobility challenges in Tillicum Burnside, along with callouts that summarize participant comments and concerns.

Activity 3 Description: Creating Cross-Sections

Activity 3 invited participants to collectively design cross-sections of Tillicum Road and Burnside Road. Participants allocated space for different uses across the width of the road (including sidewalks, vehicle lanes, bike lanes, street trees, and utilities), and collectively considered the benefits and drawbacks of their scenario. Prompts included:

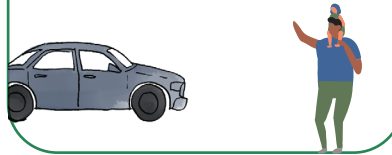
- What are the top priorities for transportation changes that you would like to see on Burnside Road over the next five years?
- What are the top priorities for transportation changes in the area over the next 30 years?

Participants began the activity by considering their own personal priorities for street design. Afterwards they were introduced to new perspectives through a set of persona cards. The cards consisted of eight fictional residents of Tillicum Burnside — including students, older adults, people with disabilities, and families with young children — and encouraged them to consider how transportation priorities may impact other people in the community.

Two tables developed five- and 30-year visions for Burnside Road. A third table developed a 30-year vision for Tillicum Road, accounting for the differing widths of different sections of the street.

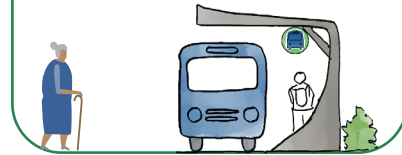
Arjun

Arjun moved to Tillicum from India over a year ago, along with his wife and two teenage children. He used to work as a mechanical engineer, but he's still waiting for his credentials to be transferred. In the meantime, he drives for Uber, which helps him become familiar with the neighbourhood and polish his English, and drives his wife to work each day. He finds it easy to charge his hybrid car nearby at the G.R. Pearkes Rec Centre. His teenage kids have settled into high school in the area but having a hard time finding summer jobs close to home.



Nonna

Nonna is a much loved grandmother, an active senior, and a friendly neighbour. She's lived in Tillicum for many decades in the home that she bought with her husband in the 60s. Following her husband's passing, her daughter and two grandchildren recently moved in with her. While she has lived here most of her life, she still speaks with a heavy Italian accent. Nonna takes the bus, to bring her grandkids to various after school programs and to get to a variety of appointments and errands across the District.



- A set of eight persona cards, such as the two shown above, showcased a variety of representative experiences across Tillicum, prompting workshop participants to consider perspectives outside of their own.

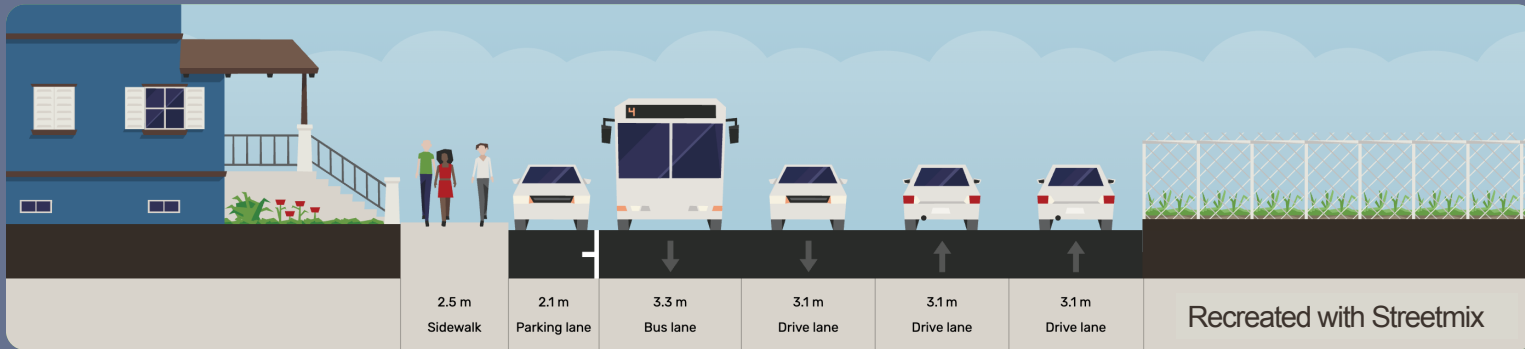
Key Themes: Activity 3

There was a general preference among participants to maintain the existing road layout over the next five years. Thinking ahead 30 years, participants were overall supportive of the following improvements:

- More greenery
- Street trees
- Widening sidewalks
- Widening cycling lanes

To accommodate these public realm and active transportation improvements, participants varied in suggesting either to reduce the number of vehicular travel lanes, or widen the right of way.

Table 1: Tillicum Road



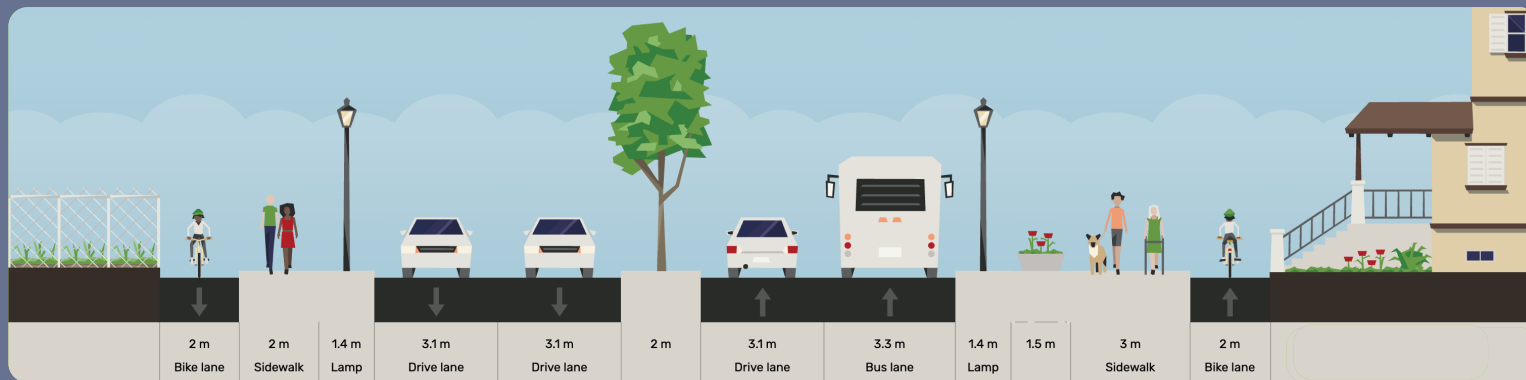
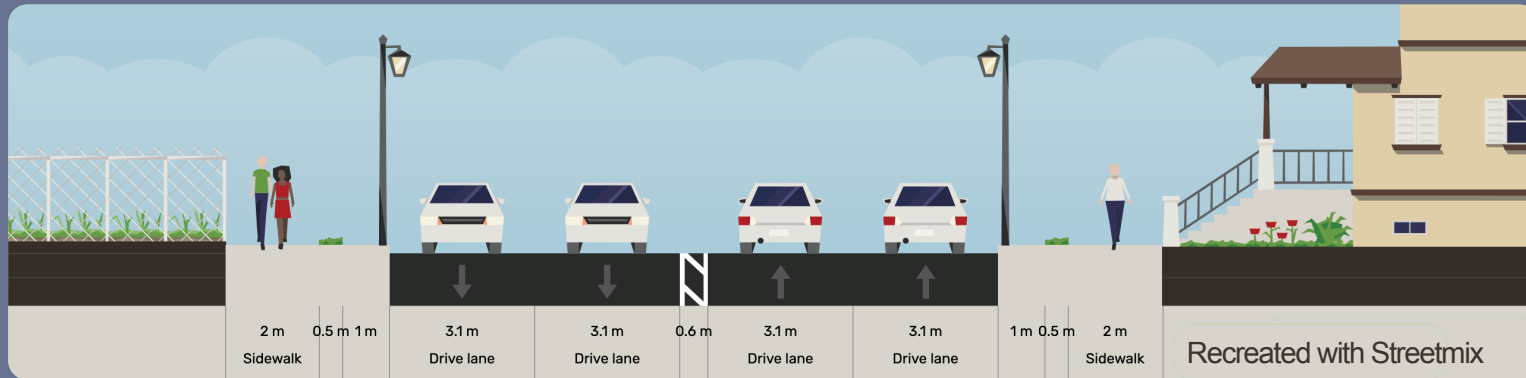
Thirty-Year Vision (top)

For narrower sections of Tillicum Road (top), participants at Table 1 proposed a 30-year vision that expanded the road width by one lane. They added a dedicated bus lane, while converting two travel lanes into flexible parking/travel lanes. A sidewalk was removed on one side of the road, while the other was widened.

Thirty-Year Vision (bottom)

For wider sections, a 30-year vision reduced the number of vehicle lanes to three (with a centre turning lane). Trees, bike lanes, and wider sidewalks were added to both sides of the street. Options were considered for different blocks, for example where street furniture or wider sidewalks were suitable.

Table 2: Burnside Road



Five-Year Vision (top)

Participants left Burnside Road its existing width for their five-year vision, citing limited space, congestion, and a desire to see Maddock Avenue as the primary active transportation route. The group added street lights, and had also considered trees but was restricted by space.

Thirty-Year Vision (bottom)

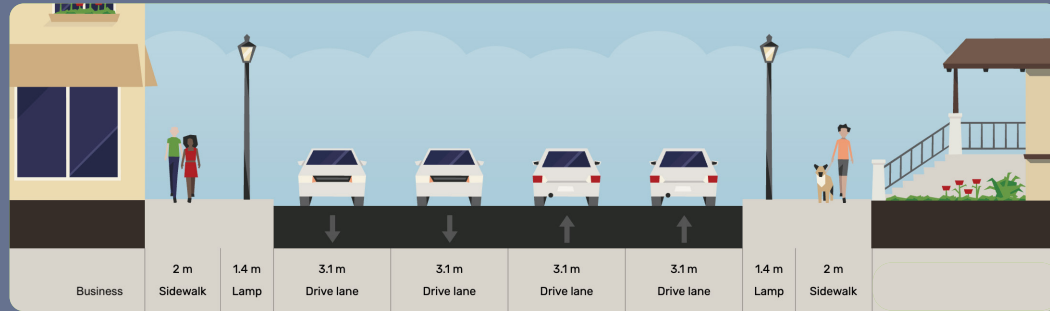
For the 30-year vision, participants widened the street to accommodate multi-use paths and a median with trees (alternating with a centre turn lane). A lane was converted to bus priority during peak hours. The group also considered trees, lighting, and street furniture.



Table 3: Burnside Road

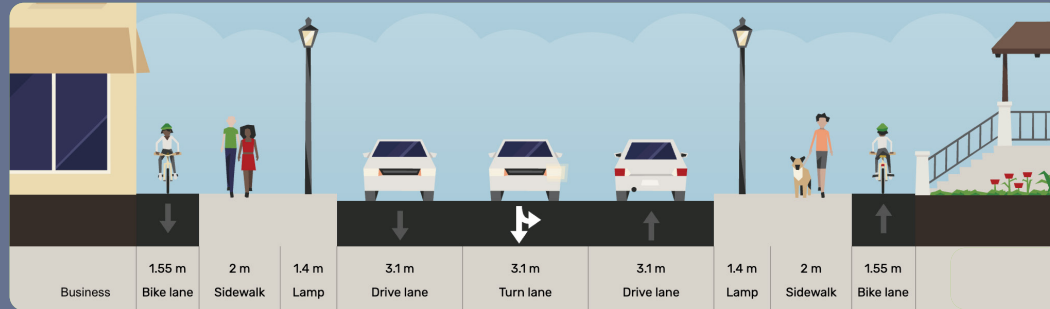
Five-Year Vision (top)

This table explored three options for a five-year time span for Burnside Road, as there were differing opinions about priorities among participants. A third of participants retained Burnside as-is—widening only the sidewalks for comfort and accessibility.



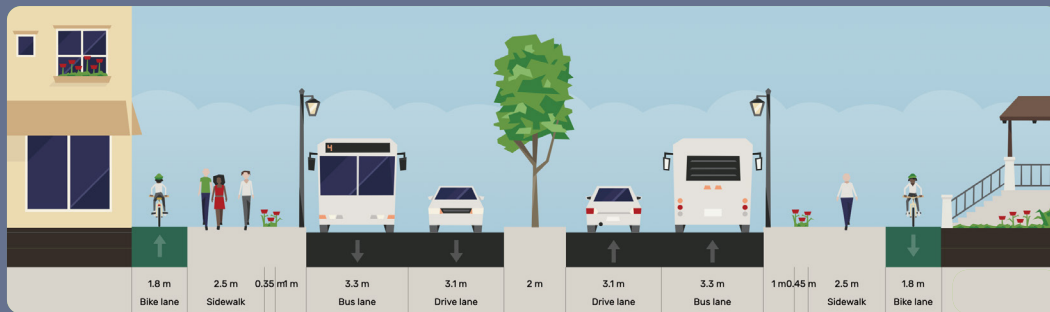
Thirty-Year Vision (middle)

Another third of participants proposed removing one vehicular travel lane to provide space for wider sidewalks, bike lanes, greenery, and streetlights. In this configuration, there would be one traffic lane for each direction, and one centre turn lane.



Thirty-Year Vision (bottom)

The remaining third of participants imagined more significant changes along Burnside Road, widening the street in order to dedicate space to a median, a bus lane (only dedicated during peak hours), wider sidewalks, street trees, and a bike lane.



4.5 Land Use & Housing Workshop

Overview of Land Use & Housing Workshop

The second workshop aimed to understand community priorities around future land use and housing in Tillicum Burnside. The workshop began with a presentation, which shared local development context (including emerging trends) and relevant District and provincial land use and housing policy. Workshop activities invited participants to prioritize housing needs and typologies, develop scenarios for density, explore the trade-offs of different approaches to accommodating growth, and map the boundaries of the neighbourhood's villages.

Activity 1 Description: Housing Needs

Activity 1 used cards to present six different housing typologies to participants at each table. Participants had five minutes to review the cards, reflect on how the different housing typologies meet community needs, and pick their top three options for Tillicum Burnside. Afterwards, participants were invited to share their three chosen typologies back to the group, followed by a group discussion on local housing needs. Prompts included:

- Are these housing options available today?
- Is there enough housing to meet the needs of the community?
- Are there any patterns in the group?



- A photo and graphic depiction of the Lego portion of Activity 2: Land Use Scenarios.

Key Themes: Activity 1

Several themes emerged as priorities through discussion on housing needs. In particular, participants shared support for:

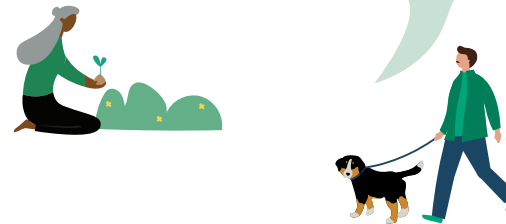
- Townhomes, apartments, and social housing
- Development along Corridors
- Family-sized homes
- Secondary suites
- Amenities to support new housing
- Tree cover

Regarding housing typologies, there was consistent support for townhomes, apartments (from four to eight storeys), and social housing as the top three types of housing needed in Tillicum Burnside. Higher-density development is suitable for the Corridors, including Tillicum Road, Gorge Road, and Burnside Road. Regardless of housing typology, participants recognized the need for family-sized homes (with three or more bedrooms) and for housing to be integrated with “third spaces” such as cafés and plazas.

Participants also discussed the benefits of secondary suites. These units provide flexibility for residents whose needs change over time (e.g. supporting first-time buyers as a mortgage helper, and allowing families to grow and older adults to age in place). Some participants noted a preference for ground-level secondary suites for greater accessibility. Housing design can be flexible, such as with a lock-off suite that can either be conjoined with the primary home or separated as needed. Family-friendly homes are important since many households in the neighbourhood have children, grandparents, and working adults all living together.

“High rises (~6) only along main corridors and not along waterways.”

“Don’t get rid of all the single family homes. They create a friendly environment.”



There was also nuanced discussion around the suitability of these housing typologies in specific locations across Tillicum Burnside. Several participants noted that it was important to have a sense of where different typologies would be located before evaluating the building type. Overall, participants largely agreed that the neighbourhood would benefit from a range of housing typologies, home sizes, and tenure options for residents.

Several participants noted the lack of development since the Tillicum Burnside Action Plan was released in 2005 and inquired about what was feasible or desired by developers. They emphasized that the new Plan needs to result in tangible development.

Top choice



Single Detached Home

Single Detached Home

Some participants expressed hope to preserve existing single detached homes. These older, single detached homes help contribute to the community's identity (such as the heritage homes on the side streets off Bodega Road) and provide well-loved gardens and green space (such as on Maddock Avenue and Obed Avenue).



Townhome / Quadplex

Townhome / Quadplex

As a top choice, participants shared support for townhomes and quadplexes as a way to add new housing throughout the neighbourhood without significantly changing local character. This typology is well-suited for families, often providing three or more bedrooms (a priority for participants).



Duplex

Duplex

Some participants discussed the need to make duplexes easier to build on residential side streets across the neighbourhood. Within this conversation about duplexes, participants mentioned the option to build additions, secondary suites, and infill houses (like laneway homes) in order to add secondary units onto properties with existing single detached homes.

Top choice



Apartment / Condo (up to 6 storeys)

Apartment / Condo (up to six storeys)

As a top choice, participants recognized the suitability of mid-density apartment buildings in Villages and along Corridors. Participants commonly mentioned up to six storeys, or between four to eight storeys, as desirable heights.

Top choice



Apartment / Condo (above 6 storeys)

Apartment / Condo (above six storeys)

Some participants recognized the suitability of taller apartment buildings in neighbourhood Centres. In particular, these higher-density buildings (up to 18 storeys) were deemed suitable for Tillicum Centre.



Social Housing

Social Housing

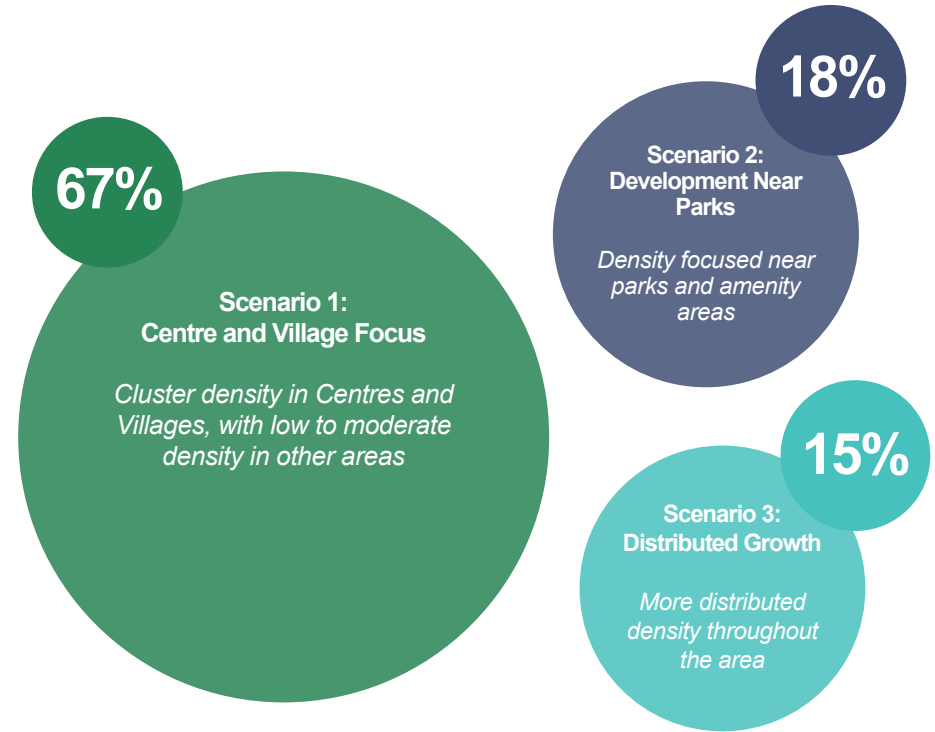
As another top choice, participants supported providing social housing through a variety of housing typologies to meet critical needs, while recognizing the benefits of providing a variety of housing models that can address levels of affordability (e.g. social housing, co-ops, and co-housing models). Social housing should be located along Centres and Corridors, near amenities and community services.

Activity 2 Description: Land Use Scenarios

Activity 2 presented three growth scenarios at each table for discussion on suitability in Tillicum Burnside. Each scenario demonstrated a direction for accommodating an equal amount of growth into the neighbourhood, through the following options:

1. Scenario 1: Centre and Village Focus
2. Scenario 2: Development Near Parks
3. Scenario 3: Distributed Growth

After discussing the benefits and drawbacks of each scenario, participants voted for their top choice. They were then invited to use Lego to collectively design a growth scenario at their table. Each group was required to incorporate all of their Lego blocks (representing approximately 3,500 new homes).



Key Themes: Activity 2

Overall, Scenario 1 (Centre and Village Focus) was the most popular with a majority of participants (67%) expressing support for this option. Notably, at multiple workshop tables, participants discussed an approach that combined aspects of Scenario 1 and Scenario 2. Input from participants on the opportunities and challenges of each scenario is presented on the following pages.

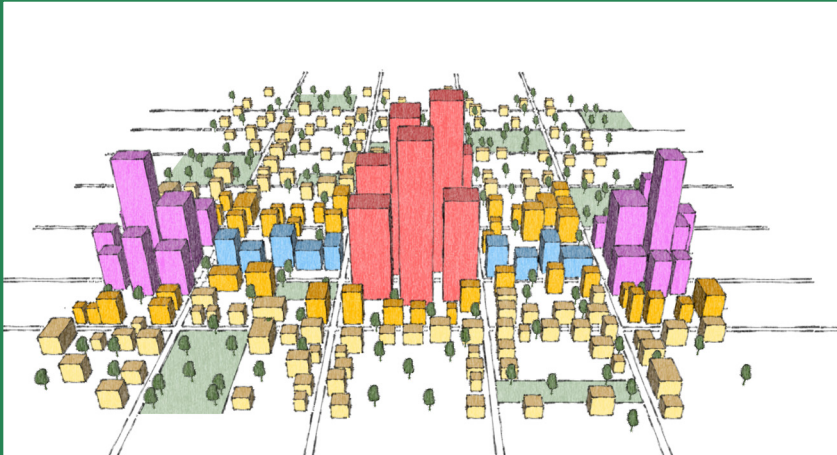
	Workshop	Surveys	Combined
Scenario 1	67%	40%	43%
Scenario 2	18%	21%	20%
Scenario 3	15%	40%	37%

- Scenario 1 received the most support in both the workshops and the surveys. This chart compares support on each of the growth scenarios.

Scenario 1

Centre and Village Focus

Cluster density in Centres and Villages, with low to moderate density in other areas



- Concentrates development and taller buildings in Centres and Villages, with less change outside of these areas
- Opportunities for more jobs, expanded community services, and overall economic vibrancy in clustered areas
- Greater likelihood of redevelopment in Centres and Villages
- Provides more homes close to the transit exchange
- Less housing diversity or options off major corridors

Scenario 1 Strengths

Participants explored the benefits of Scenario 1, sharing:

- This growth scenario provides the most diversity of choice while retaining housing variety and existing single detached home zones in the neighbourhood.
- The choice between higher-density and lower-density homes is especially attractive for families.
- Clustering density around the Centre and Villages would draw local business and connect homes to transit networks — bringing activity to public outdoor spaces and supporting future amenities.
- This scenario allows for portions of the neighbourhood to remain unchanged.

Scenario 1 Challenges

Participants discussed several drawbacks of Scenario 1, including:

- Concentrated density might create further contrast between incomes levels in the neighbourhood.
- Concentrated density might worsen social problems (e.g. anti-social behaviour in parks).
- Tall buildings may cast shadows.
- Density might further the potential loss of green spaces.

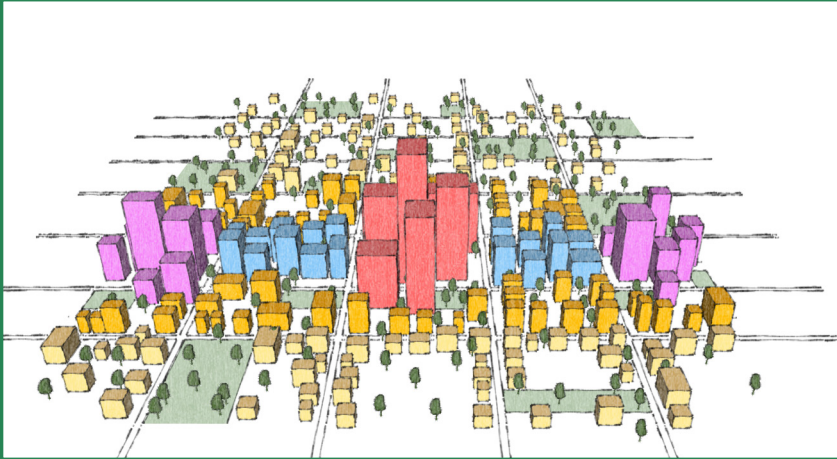


- Additional high-level massing drawings, such as the one to the left, were provided to participants to showcase the growth options explored during Activity 2: Land Use Scenarios.

Scenario 2

Development Near Parks

Density focused near parks and amenity areas



- Typically six-storey development in Villages and Corridors near parks and open spaces (e.g. Hampton Park, Tillicum School, Gorge Park)
- More homes for different types of households in quieter areas
- Slower pace of redevelopment in Centres and Villages
- Greater likelihood of redevelopment in some existing single detached dwelling areas
- Provides nearby access to open space for homes without private yards

Scenario 2 Strengths

Participants discussed the benefits of Scenario 2, including:

- The parks in Tillicum Burnside are beautiful and pleasant to live nearby.
- Access to this natural beauty is desirable and should be an option for everyone, not just for those who are well off.
- Gorge Park is well-suited to nature as well as to shops and other amenities.
- This growth scenario works well within existing infrastructure, such as transit routes.

Scenario 2 Challenges

Participants also noted several drawbacks of Scenario 2, including:

- Parks may see higher traffic, leading to litter, pollution, or undesirable behaviour.
- More services generally would be necessary to support this growth scenario.

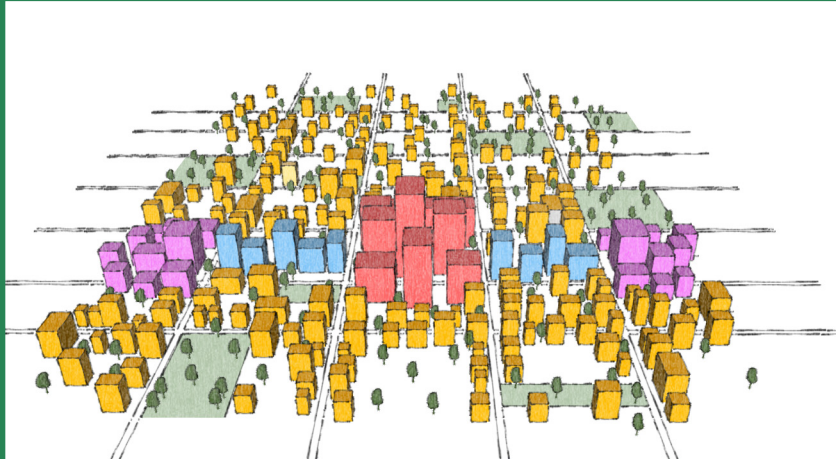


- Additional high-level massing drawings, such as the one to the left, were provided to participants to showcase the growth options explored during Activity 2: Land Use Scenarios.

Scenario 3

Distributed Growth

More distributed density throughout the area



- Four-storey development is allowed in all of Tillicum Burnside
- Fewer mid-rise (6-11 storeys) and high-rise (12+ storeys) buildings
- Large-scale redevelopment focused only in Tillicum Burnside Centre, slower pace of redevelopment in Villages
- More homes for different types of households in quieter areas
- Enables greater rate of redevelopment up to four storeys in existing single detached dwelling areas

Scenario 3 Strengths

Participants explored the benefits of Scenario 3, sharing that:

- Distributed growth would allow for housing diversity, including more three-bedroom homes, which are suitable for families and multi-generational living.
- Distributed density may result in fewer tall buildings with less shadowing impacts.

Scenario 3 Challenges

Participants identified this growth scenario as the least popular option and discussed several drawbacks, including:

- This scenario restricts choices for residents to live in more popular locations.
- Distributed growth does not leave adequate space for community to gather, such as at large central parks or plazas.
- It would be more difficult for homes spread out across the neighbourhood to access services.



- Additional high-level massing drawings, such as the one to the left, were provided to participants to showcase the growth options explored during Activity 2: Land Use Scenarios.

Key Themes: Activity 2

After discussing the opportunities and challenges of all three scenarios, each table was provided with Lego blocks to design their own unique growth scenario together. Each table was tasked with accommodating roughly 3,500 new homes (with each Lego stud representing five homes).

Each of the Lego activities is presented on the following pages. Several priority themes emerged through discussion across all of the tables within the context of accommodating growth. These priorities included:

- Increase access to nature and green spaces
- Encourage walking and cycling through the design of comfortable streets
- Increase the number of amenities overall
- Situate density near new amenities (such as transit)

“Amenities are how you truly create a village.”



Table 1: Growth Scenario



Table 1 proposed clustering density along key neighbourhood Corridors, including along Tillicum Road, Burnside Road, and Harriet Road, along with higher-density development at Tillicum Centre. This massing is closely aligned with Scenario 1.

Participants at Table 1 also discussed:

- There should be more parks provided in exchange for development.
- Streetscape design should be comfortable for walking and should enhance access to future homes.
- Functional home design can accommodate working families and remote work.
- Burnaby, B.C. was mentioned as an example of adding density to transit-oriented areas.

Table 2: Growth Scenario



Table 2 designed a growth scenario that largely aligned with Scenario 1 and Scenario 2 — adding gentle to moderate density within the neighbourhood and near parks, moderate density in the two Villages, and high density at Tillicum Centre. This approach allows density to be focused in the Villages and Centre, while still strengthening connections along the Corridors and access to the parks.

Participants at Table 2 also discussed:

- Enhancing transportation options off the major Corridors, including Tillicum Road and Burnside Road.
- Improving cycling infrastructure and connected sidewalks on adjacent streets, such as Obed Avenue and Maddock Avenue.
- Extending Gorge Park to the east to include older character homes.

Table 3: Growth Scenario



Table 3 distributed growth across the neighbourhood, while concentrating the highest density in Tillicum Centre and Gorge Village. Moderate density was integrated along Burnside Road and Tillicum Road as key Corridors to connect housing and amenities. This approach combined aspects of all three scenarios.

Participants at Table 3 also discussed:

- Redevelopment of Tillicum Centre would be beneficial to the community and provide an opportunity to add a significant amount of new housing to the neighbourhood over the next 20 years.
- New amenities will need to be considered and intentionally added into the neighbourhood in order to accommodate growth
- Developers should provide amenities and increase green space.
- This could be incentivized by reducing parking requirements.

Table 4: Growth Scenario



Table 4 developed a growth scenario that emphasized adding density to the Villages, Centre, and Corridors, while distributing gentle development and infill across the smaller residential streets. This approach combined aspects of Scenario 1 and Scenario 3.

Participants at Table 4 also discussed:

- Density is most suitable in Burnside Village from Harriet Road to Wascana Street (east to west) and Maddock Avenue and Hampton Road (north to south).
- Encouraging density outside of Burnside Village would enhance traffic flow and comfortable access for pedestrians when accessing the future Village.
- In the Gorge Village, medium to high density extends north-south along Tillicum Road to retain lower-density character on the smaller residential streets.

Table 5: Growth Scenario



Table 5 focused on Scenario 1 to incorporate density into the Villages and Centre, while allowing subtle growth on the quieter residential streets of the neighbourhood.

Participants at Table 5 discussed:

- Townhouses and duplexes are suitable along Gorge Road.
- The built form can transition to higher density closer to Tillicum Centre.
- Housing should be situated near amenities (including services and transit).
- Areas of little to no change in the neighbourhood can be retained.

Activity 3 Description: Maps & Gaps

Activity 3 invited participants to map their own proposed boundaries for the two future Villages: Gorge Village and Burnside Village. Participants had the chance to review each others' maps at random through a shuffling activity and suggest any adjustments. Prompts included:

- What areas in the community are short on public spaces and community amenities or facilities?

Key Themes: Activity 3

Through this mapping exercise, participants each suggested their own Village and neighbourhood boundaries. The details in each map varied; however, participants' maps largely aligned with the originally proposed Village boundaries.

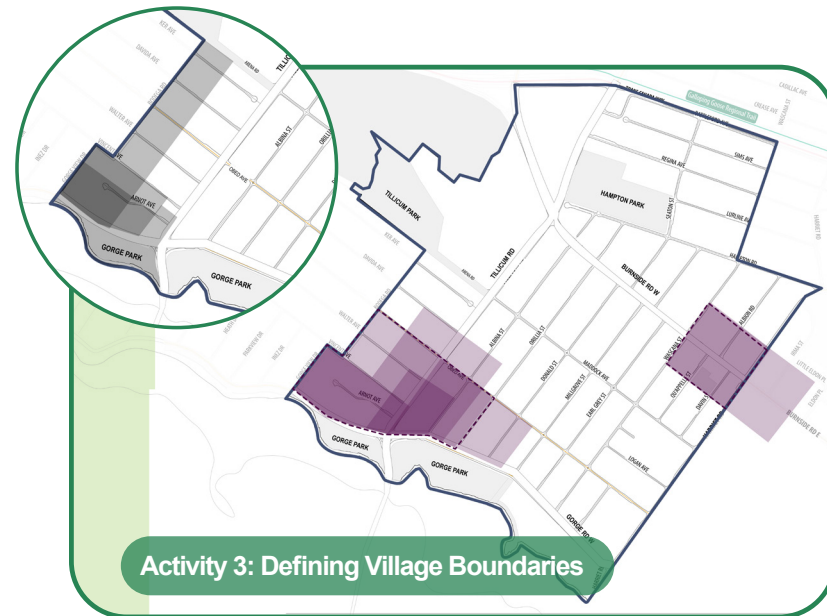
Results from each activity were digitized into one combined map, which can be found on the following page. Overlays on the map indicate more commonly mentioned responses. Generally, the Centre, Corridors and Villages (marked in purple and blue on the following maps) are consistent with the Plan definitions.

This discussion also identified opportunities to consider:

- A pedestrian bridge over the Gorge Waterway (from Gorge Waterway Park to Esquimalt Gorge Park)
- A tram line along Tillicum Road and Burnside Road

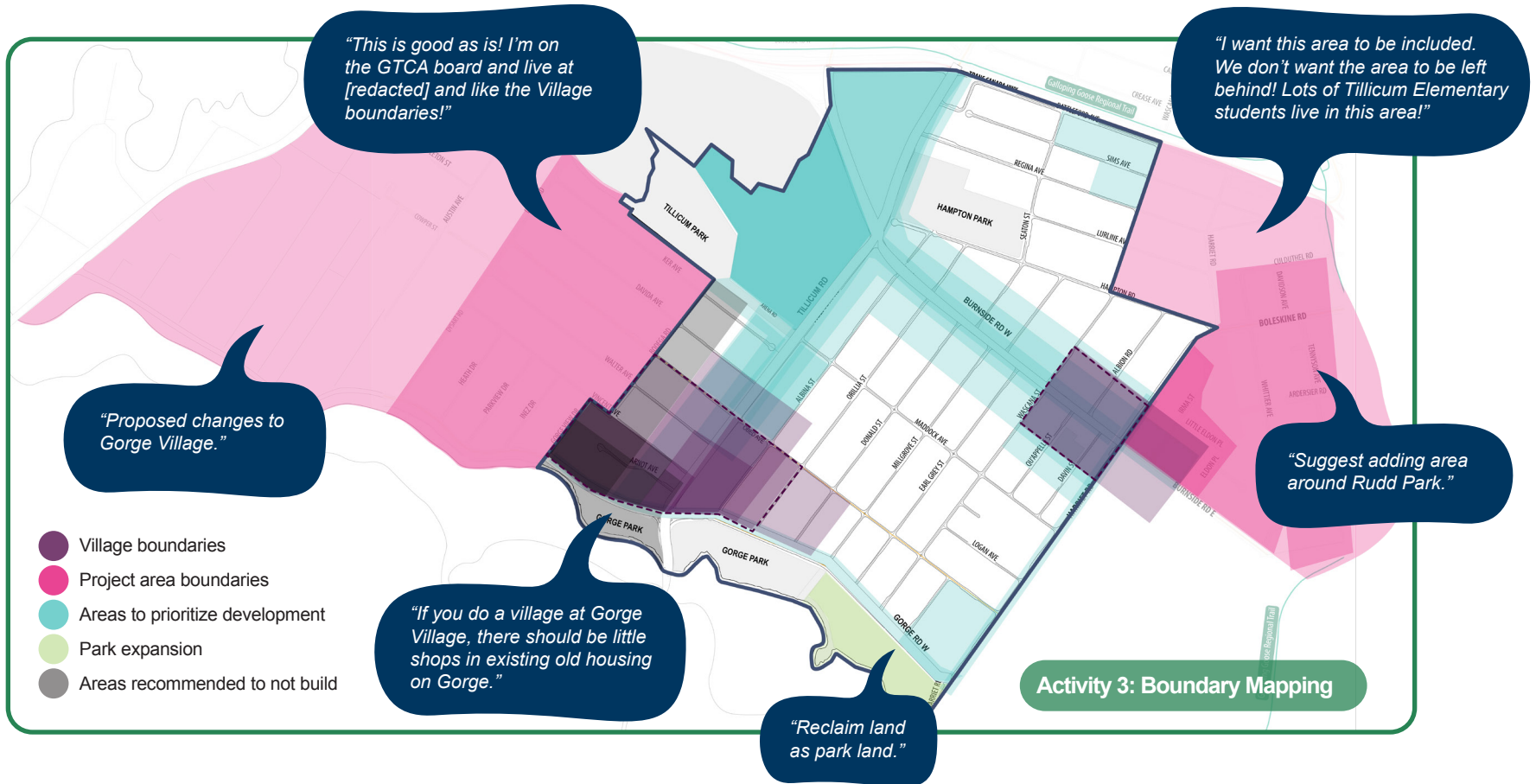
Burnside Village Boundaries

Generally, there was support for formally including Burnside Village within the planning process. There were no concerns voiced regarding the District's proposal to include a future Burnside Village in the Tillicum Burnside Plan. Participant-drawn boundaries for the two Villages are shown in purple.



Gorge Village Boundaries

There was general support for Gorge Village to be situated along the Tillicum Corridor, between Obed Avenue and Gorge Road. Some participants expressed concerns about including the western edge of the proposed Village, as shown in grey in the map above. Participants shared that this area has character homes that are unique to the neighbourhood and should be preserved.




Plan Area Boundaries

Workshop participants (as well as webinar participants) shared the following comments and recommendations on the boundaries of the project area:

- Explain why the boundary ends at Gorge View Drive and Bodega Road
- Expand the project boundary west to include the Tillicum neighbourhood and Admirals Road
- Remove the southwest corner of the existing Plan area (east of Tillicum Road and south of Maddock Avenue)
- Expand Burnside Village boundaries towards Uptown and the City of Victoria

- A map showing the combined results from Activity 3: Maps & Gaps where participants identified their preferred boundaries of Villages, Centres, and Corridors within the neighbourhood. Darker layers on the map indicate that more people selected this option.



"We are the gateway to the Gorge."

Key Themes: Activity 1

Participants were asked to identify special places in the neighbourhood. Maps of these special places are provided on the following pages. The most commonly mentioned locations included:

- Gorge Park and Gorge Waterway Park (in particular, Curtis Point and the Gorge Park Community Gardens)
- G.R. Pearkes Recreation Centre (including mention of the library, recreational facilities, and daycare)
- Tillicum Park
- Hampton Park and sports fields
- Qu'Apelle Park
- Retail locations
- Native Friendship Centre

Participants emphasized that it is fairly easy to walk and bike around Tillicum Burnside, and that the neighbourhood is well situated within the region, with easy access to downtown Victoria. However, people also felt that there are limited local destinations to visit. Participants noted that there were not many unique places in Tillicum Burnside, especially when compared to nearby neighbourhoods with more destinations, such as Uptown's many shops and public spaces.

Participants shared that they want to foster the feeling of a Village in Tillicum Burnside. During this activity, conversation around boundaries of the Villages surfaced again. A number of participants noted that the neighbourhood feels like it extends west to include Admirals Road, encompassing Gorge Road.

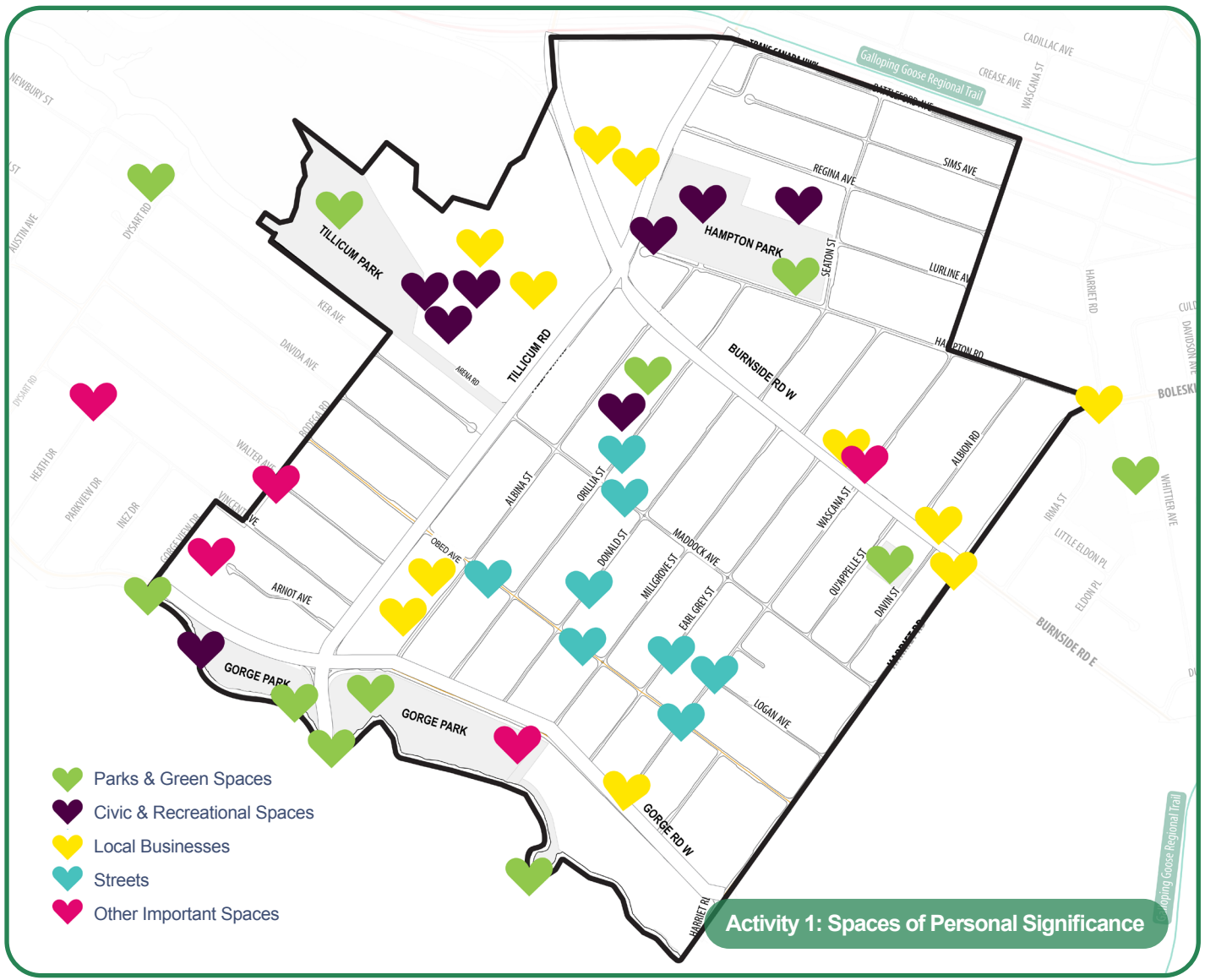
The nature in Tillicum Burnside contributes to the neighbourhood's sense of identity. This was reflected in the special places mentioned, such as Gorge Park and the community gardens. Participants noted that the parks are:

- Beautiful and well-maintained
- Meeting places for community members
- Connected to the neighbourhood
- Popular walking destinations for residents

There was also recognition of local pride reflected on private properties and along street frontages — for example, where residents care for beautiful gardens and appreciate street trees along Obed Avenue and Wascana Street. This appreciation for natural spaces was reflected in suggestions to improve green spaces, such as by creating a pocket park at Tillicum Road and Arena Road.

Notably, the Gorge Waterway came up as a distinguishing feature of the neighbourhood. One resident described the neighbourhood as "the gateway to the Gorge." Through this activity, the neighbourhood was also described as:

- "Convenient"
- "Connected"
- "Easy to access"
- "An old fashioned suburb"
- "A neighbourhood frozen in time"
- "In need of identity"



- This map provides an overview of spaces in Tillicum Burnside that had personal significance to workshop participants during Activity 1.



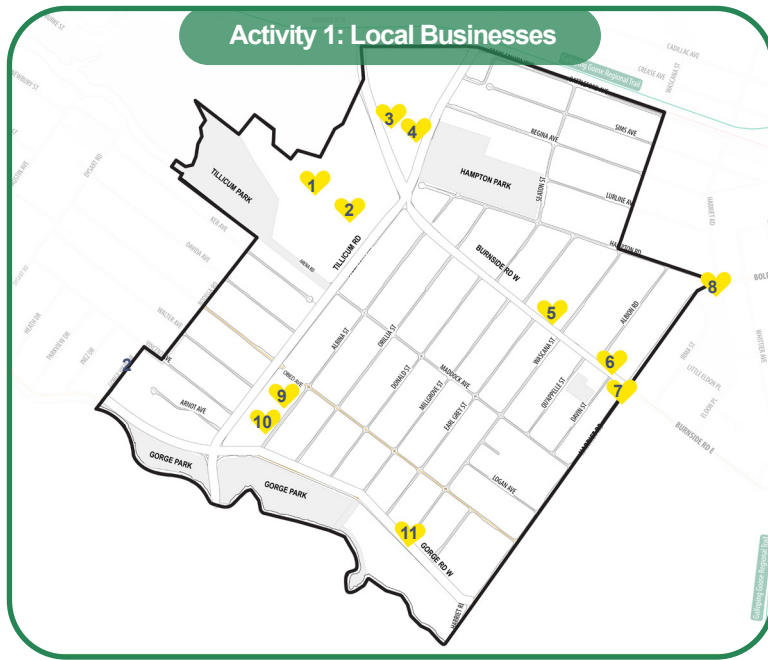
Mapping Parks & Green Spaces

1. Gorge Park and Curtis Point
2. Gorge Waterway Park
3. Cuthbert Holmes and Tillicum Park
4. Tillicum School Playground
5. Qu'Appelle Park
6. Hampton Park
7. Meadow Park
8. Rudd Park



Mapping Civic & Recreation Facilities

1. Saanich Neighbourhood Place
2. Saanich Centennial Public Library
3. GR Pearkes Recreation Centre
4. Tillicum School
5. Silver Threads Service
6. Hampton Park Baseball and Soccer Fields
7. Native Friendship Centre
8. Victoria Canoe and Kayak Club



Mapping Local Businesses

1. SilverCity Cinemas
2. Tillicum Centre (Save-On Foods, Rona, Winners)
3. Skyhaven Games
4. Mr. Tubbs Ice Cream Parlour
5. Cycles West
6. Kuku's
7. Rebel Garage
8. Uptown Bistro
9. BC Liquor
10. Fairway Market
11. Marhaba Restaurant



Mapping Streets

1. Obed Avenue (unique street trees)
2. Earl Grey Street
3. Maddock Avenue
4. Donald Street
5. Tillicum School (walking school bus)

“Donald Street: Unique homes, great for trick or treating, nice gardens, and character street trees.”





Mapping Other Important Spaces

1. Heritage homes along Gorge Road
2. Gorge Park Community Gardens
3. Mural on Cycles West



- Photos of the mural at Cycles West and the streetscape on Burnside Road.

Activity 2 Description: Maps & Gaps (Amenities)

Activity 2 invited participants to map the location of future amenities, and consider which locations most need investment. Prompts included:

- Where would you like to see new amenities?
- What areas in the community are currently short on amenities and public spaces?
- What locations are most important to prioritize, and why?

Each group also decided on the top five amenities that Tillicum Burnside will need in the next 10 years.

Key Themes: Activity 2

Each table was provided with a list of amenity icons as inspiration; however, ideas for additional amenities also emerged (such as street trees).

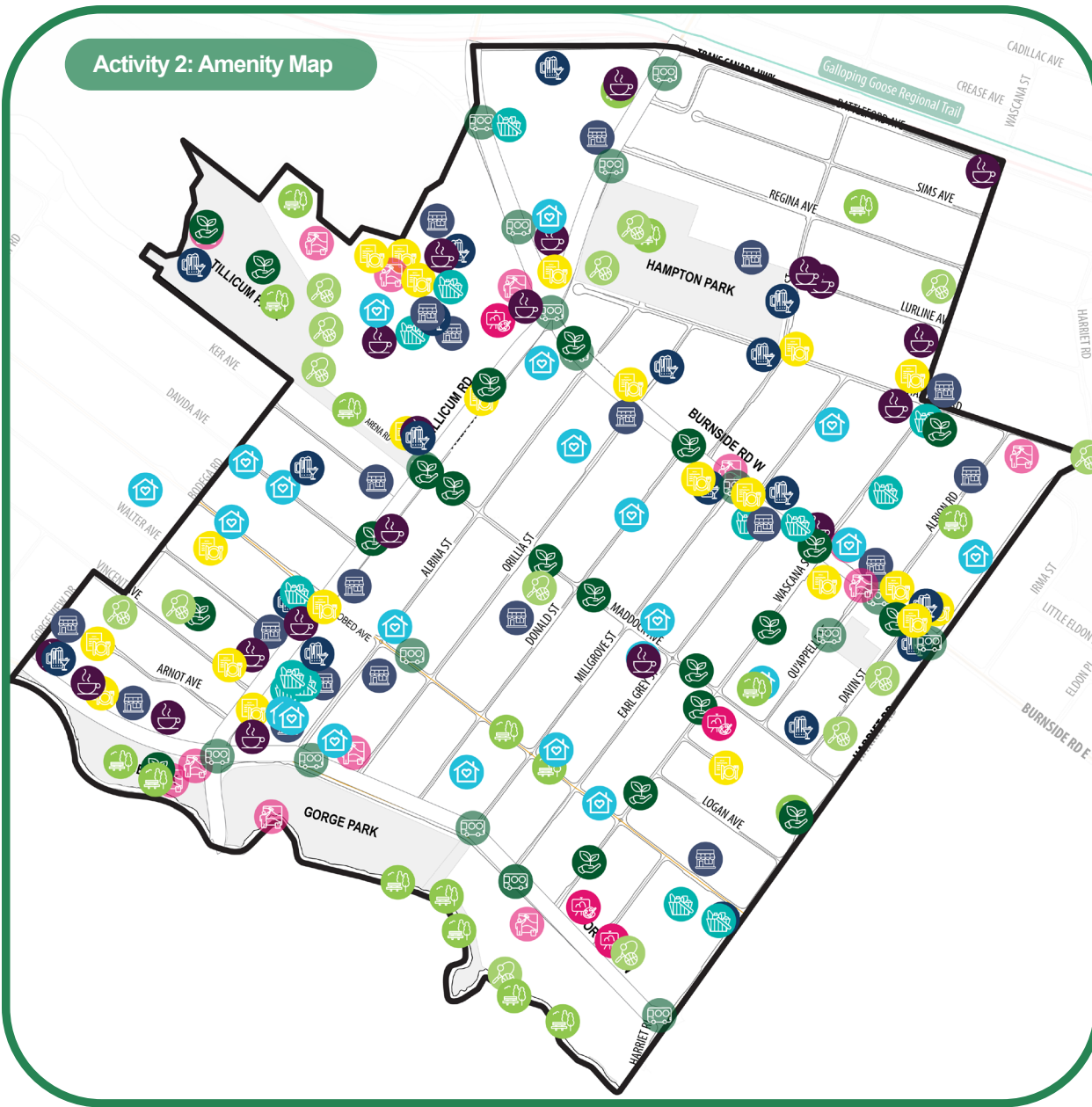
A common theme from participants was that Tillicum Centre is a prime location for future amenities, but that it is outdated. Participants shared that the G.R. Pearkes Recreation Centre and Tillicum Centre are well visited, but “surrounded by too much parking” with “terrible design,” making the destinations feel “hidden.” There were suggestions to re-envision the area as a destination with amenities, local retail, and housing to better support the neighbourhood. Participants also noted the need for improved signage and wayfinding to support new amenities, particularly around Tillicum Centre.



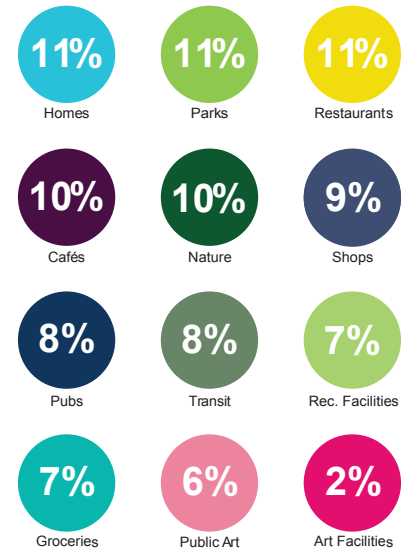
Additional discussion themes are presented on the following pages. The map on the following page shows the total combined results of all the locations and types of amenities mapped. As their top priority, participants most commonly prioritized the following five amenities:

1. Homes
2. Parks
3. Restaurants
4. Cafés
5. Nature

Activity 2: Amenity Map



This map shows the most commonly suggested amenities and their locations, combining results from all of the workshop tables. The legend below indicates the percentage of amenities placed on the map under each category.



Additional Discussion: Activity 2

A number of priorities arose through discussions at each table. Common themes and suggestions from these discussions are presented below, along with details and examples.



Commercial Spaces

- Cafés
- Restaurants
- Pubs
- Shops
- Groceries
- Summer activations (e.g. food truck or local market)

In particular, participants were keen for more variety and choice in commercial spaces. Participants located the majority of commercial amenities in the proposed Centre, Villages and along the Corridors. These commercial amenities were co-located with residential density, indicating support for mixed uses.



Street Beautification

- Street trees
- Public art
- Wayfinding
- Underground power lines

Street trees were a popular response at all four tables. Participants were keen to see more street trees across the neighbourhood, and specifically along Tillicum Road and Wascana Street.



Access to Nature

- Access to Gorge Park and walking loops to/ from the water
- A designated dog park
- Adding greenery and trees to parking lots and empty properties

Additional Discussion: Activity 2 (continued)



Housing

- Mixed-use housing
- Medium-density housing
- Variety of housing options

In particular, participants located new housing near Tillicum Centre and along Burnside Road. A popular example was six-storey apartments along Burnside Road with commercial and public realm opportunities on the ground floor.



Civic Facilities

- Swimming pool
- Park amenities for all ages (e.g. pickleball and tennis courts)
- Arts facilities (e.g. local music venues and an outdoor stage in Gorge Park)

Participants also shared appreciation for existing civic facilities, such as the G.R. Pearkes Recreation Centre.



Transit and Access

- More frequent transit (including along Burnside Road)
- Bike lane on Obed Avenue
- Better sidewalks and curbs (including along smaller side streets, such as Harriet Road)
- Improved connectivity to adjacent neighbourhoods (such as Langford and Uptown)
- Comfortable walking routes
- Walking school bus to Tillicum School for children
- Traffic light at Tillicum Road and Obed Avenue

Activity 3 Description: Village Visioning Collage

Activity 3 began with a brief presentation to showcase public realm and Village precedents from across the region and around the world (with brief mention of the trade-offs related to urban design decisions). Participants were prompted to consider:

- How could you imagine the future of the neighbourhood Villages?
- Do any of these examples resonate with you?

Afterwards, participants were invited to get creative, visualizing their priorities for Village character and design by making a collage. Additional prompts included:

- How do you want these Villages to look and feel?
- As the region and neighbourhood continue to accommodate a growing population, how would you like to see amenities integrated across Tillicum Burnside?



Key Themes: Activity 3

After viewing the presentation showcasing public realm and Village precedents, participants discussed examples that resonated with them. Top responses included images from:

- Cowichan Bay, B.C.
- Montreal, Quebec
- Portland, Oregon
- European cities (generally, with specific examples including Rieselfeld in Freiburg, Germany, as well as Hammarby Sjostad and Stockholm Royal Seaport in Stockholm, Sweden)

Conversations during this activity provided additional feedback on how participants envision these future Village sites in Tillicum Burnside. Participants mentioned that:

- The Village sites in Tillicum Burnside are currently underwhelming in their amenities and sense of place.
- The Villages should have amenities that make them feel like vibrant destinations.
- These destinations need to feel safe, with improved access for walking and biking to bring more “eyes on the street.”
- Participants imagined the Villages with lively community gathering spaces, such as pubs and cafés.
- New buildings should be aesthetic — colourful and intriguing — adding character to the neighbourhood and bringing energy to the street.
- Improvements could include better lighting and fewer blank walls and unsafe corners.



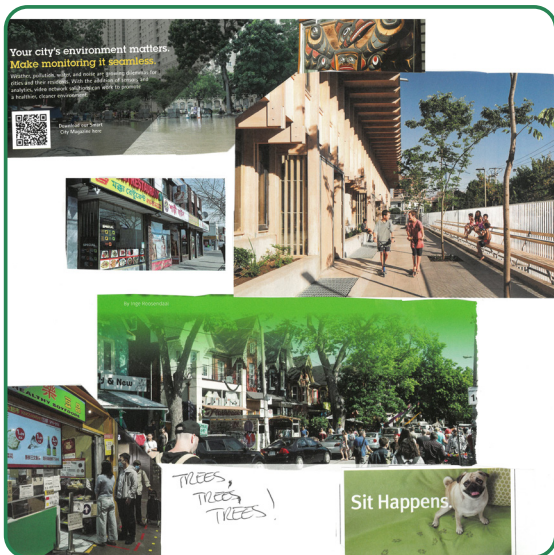
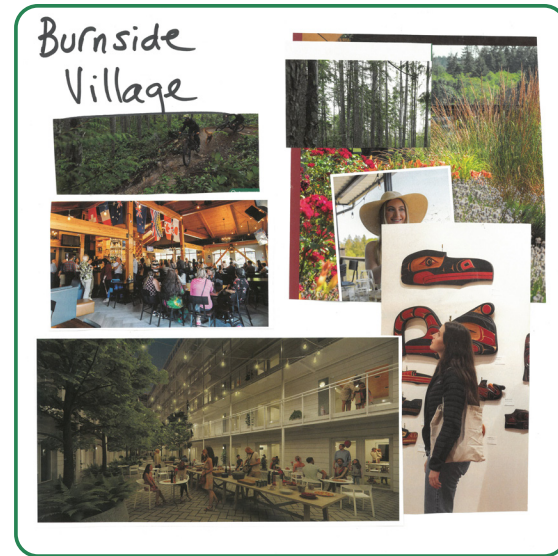
- Several collages created during Activity 3: Village Visioning are included here, depicting how participants want future Villages to look and feel.

“More energy along the Gorge.”

“Lots of four- to six-storey housing with small parks, coffee shops, grocers, and medical offices.”



“Maintain mountain views where they exist.”



“Opportunities for creativity and cultural activities.”

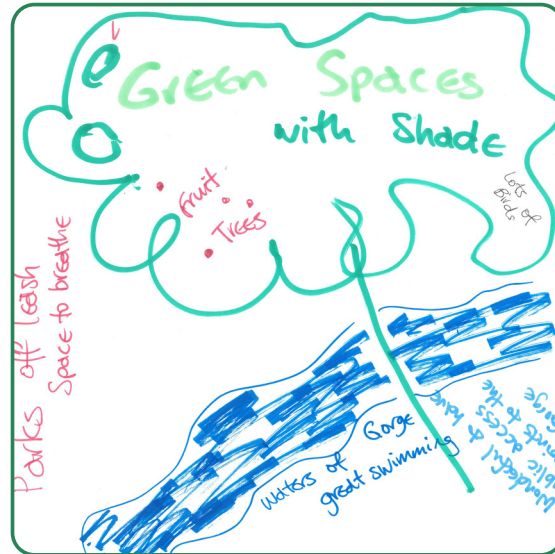
- Several collages created during Activity 3: Village Visioning are included here, depicting how participants want future Villages to look and feel.



“What can bring us together? Plants!”

- Several collages created during Activity 3: Village Visioning are included here, depicting how participants want future Villages to look and feel.

“Generally the area needs beautification.”



4.7 Surveys

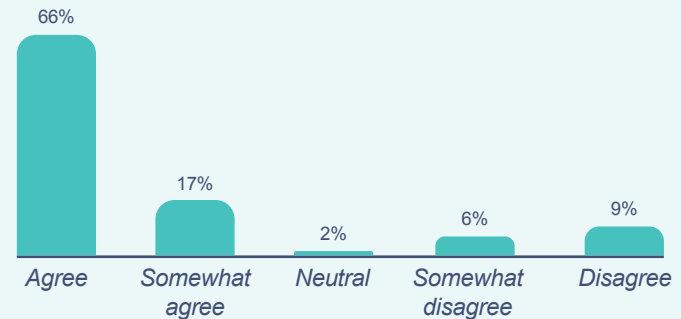
Both online and at the survey pop-ups, participants answered 14 questions related to transportation, land use, housing, and the public realm. These survey questions explored perceptions of the draft goal statements, level of support for the draft objectives for each thematic area, and nuances across the neighbourhood within each topic. The exact same questions were asked both online and in person. Results from both surveys have been combined and are presented here.



Transportation

Rate your level of agreement with the draft Tillicum Burnside Plan transportation goal statement:

“Deliver complete streets in the Tillicum Burnside area and improve connections for all modes with an emphasis on car-light living, safety, enjoyment, and efficiency.”



Overall, 66% of survey respondents reported a high level of agreement with the transportation goal statement.

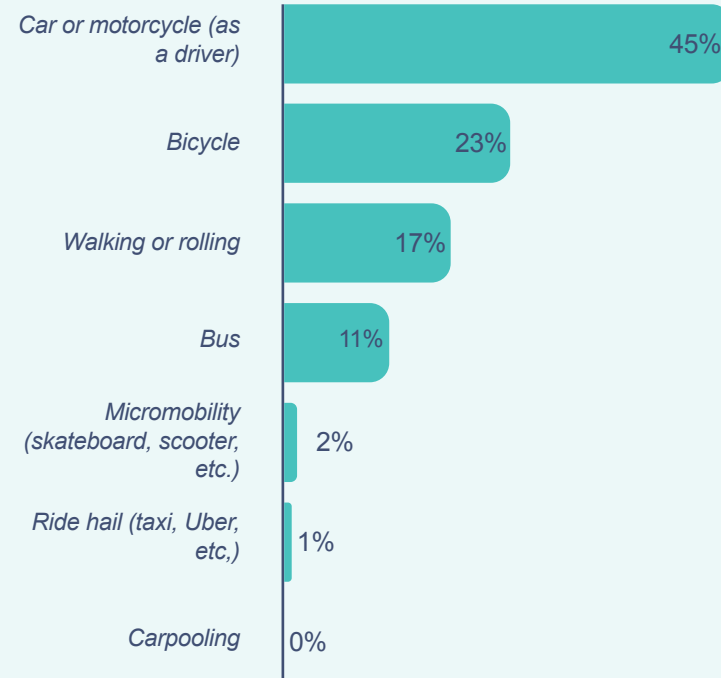
What are your priorities for the Plan's draft transportation objectives?

Participants ranked each draft objective as either high, medium, or low priority. The list below shows the number of respondents who ranked the draft objective as high priority.

- 66%** *Improve tree cover and pedestrian comfort to promote active transportation and seamless connections to local destinations.*
- 61%** *Support the delivery of quality transit service, with an emphasis on the Tillicum Burnside Centre and connections to the future Uptown Transit Hub.*
- 54%** *Create complete street design concepts for Tillicum Road and Burnside Road, integrating public realm, active transportation, and public transit.*
- 47%** *Create seamless inter-municipal connections for all modes of transportation.*

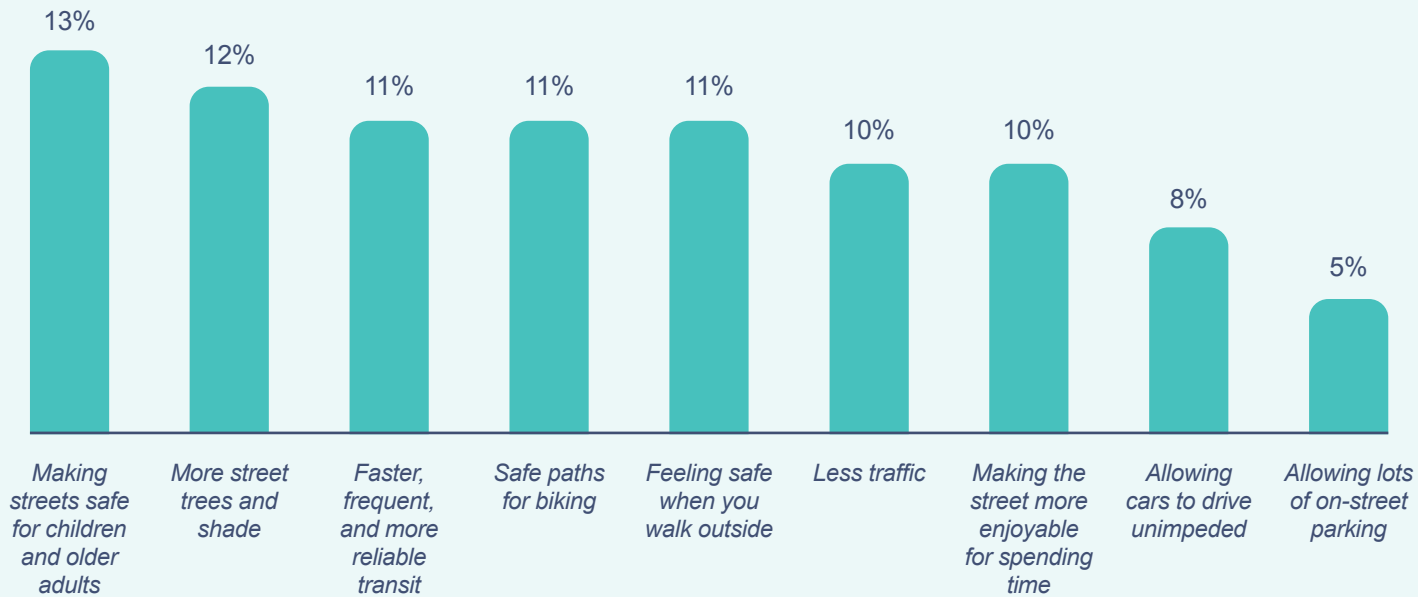
- Participants prioritized tree cover and pedestrian comfort most highly, with 66% of respondents selecting this as high priority, and only 10% reporting it as low priority.
- Supporting the delivery of quality transit had 61% ranking it as high priority, and 11% ranking it as low priority.
- Creating complete streets received the third-most high priority selections, at 54%, but also received the greatest number of low priority responses at 24%.
- Creating seamless inter-municipal connections was prioritized less frequently, with 47% selecting this as high priority, and 21% selecting it as low priority.

How do you get around Tillicum Burnside?



- More respondents reported getting around by private car or motorcycle than any other mode, with 45% selecting this option. This is lower than the District-wide average of 77% of trips by private car or motorcycle.
- A relatively high share of respondents reported getting around by bicycle (23%), walking and rolling (17%), and bus (11%).

What are your top priorities for streets in your neighbourhood?

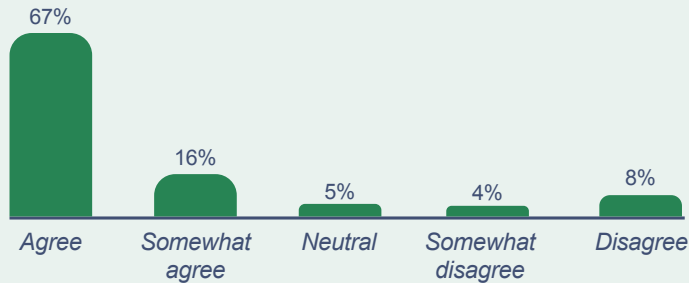


- The top priorities selected by participants were improving safety for children and older adults (13%), followed by street trees and shade (12%).
- The lowest priorities were reducing traffic (7%) and allowing lots of on-street parking (3%).

Land Use

Rate your level of agreement with the draft Tillicum Burnside Plan land use goal statement:

“Implement the Centre, Corridor and Village growth management framework to build complete communities that foster sustainable, walkable, vibrant, and connected places.”



Sixty-seven per cent of participants reported a high level of agreement with the land use goal statement.

What are your priorities for the Plan’s draft land use objectives?

Participants ranked each draft objective as either high, medium, or low priority. The list below shows the number of respondents who ranked the draft objective as high priority.

63% *Integrate redevelopment of Tillicum Mall and other large sites in the Tillicum Centre to create a more pedestrian-oriented place with a greater diversity of employment, service, and housing options.*

56% *Deliver a planning framework that supports the development of a 15-minute community where all daily needs can be within walking distance.*

51% *Accommodate higher-density housing and employment opportunities in alignment with transit investment to support community needs, foster revitalization, and enable progress towards climate goals.*

47% *Explore the possibility of creating a Village on Burnside Road, further connecting Tillicum Burnside to the Uptown Core and the City of Victoria.*

- Survey respondents prioritized redevelopment of large sites, including Tillicum Centre, with 63% of respondents selecting this as a high priority.
- Accommodating higher-density housing and employment opportunities received the second-highest level of priority, with 56% selecting this as high priority.
- A planning framework for a 15-minute community was selected as high priority by 51% of respondents.
- Exploring the possibility of creating a Burnside Village was prioritized less frequently, with 47% of respondents selecting this as high priority, and 28% as low priority.



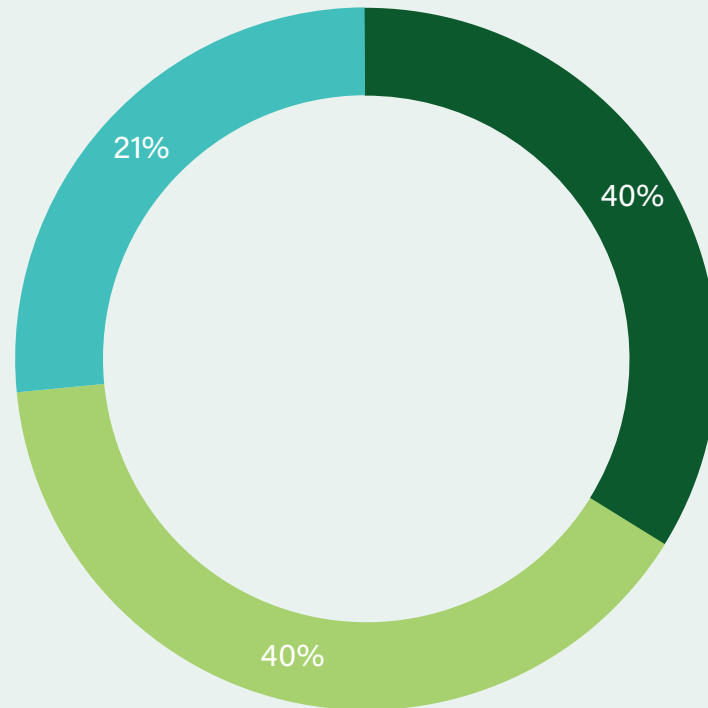
Which of the following scenarios is your preferred land use approach for Tillicum Burnside?

Survey respondents were provided information on the three growth scenarios to review and share their preferred approach for how the area can meet housing and other community needs:

- Scenario 1: Centre and Village Focus**
Cluster density in Centres and Villages, with low to moderate density in other areas
- Scenario 2: Distributed Growth**
Density focused near parks and amenity areas
- Scenario 3: Development Near Parks**
More distributed density throughout the area

Support was evenly distributed between Scenario 1: Centre and Village Focus, and Scenario 2: Distributed Growth, each receiving 40% support from participants, and Scenario 3: Development Near Parks was preferred by 21% of participants.

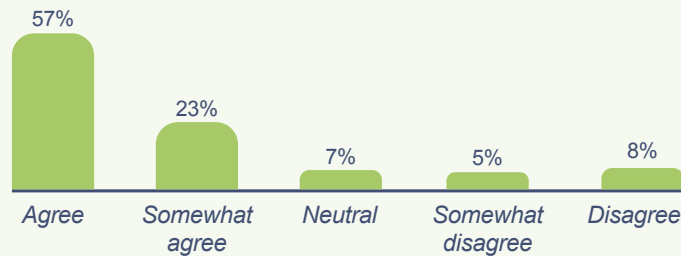
**To learn more about the proposed land use approaches, refer to pages 45-47.*



Housing

Rate your level of agreement with the draft Tillicum Burnside Plan housing goal statement:

“Provide opportunity for new housing within well-serviced areas with a focus on meeting the needs of the community and providing a diversity of housing options.”



Fifty-seven per cent of participants reported agreement with the housing goal statement.

What are your priorities for the Plan’s draft housing objectives?

Participants ranked each draft objective as either high, medium, or low priority. The list below shows the number of respondents who ranked the draft objective as high priority.

65%

Support increased housing choice, including smaller units for one-person households, larger family-sized units, and housing for seniors.

54%

Create a land use framework that addresses the community’s diverse housing needs through additional supply and a variety of tenures and unit types.

50%

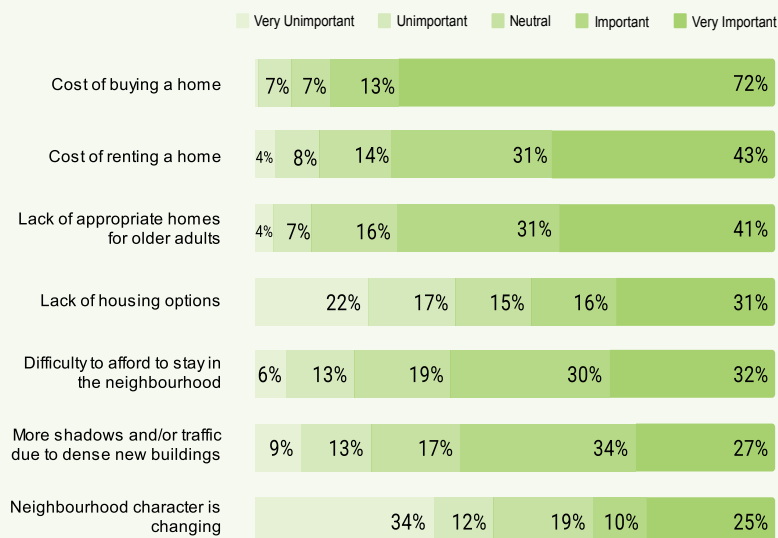
Support the delivery of non-market housing and mixed-market models to support equitable access to housing.

- Participants prioritized supporting increased housing choice most highly, with 65% of respondents selecting this as a high priority.
- Creating a land use framework to address housing was the second-highest priority, with 54% selecting this as high priority.
- Supporting non-market housing and mixed-market models was a slightly lower priority, with 50% of respondents selecting it as high priority.

What challenges with housing do you expect in your neighbourhood by 2050?

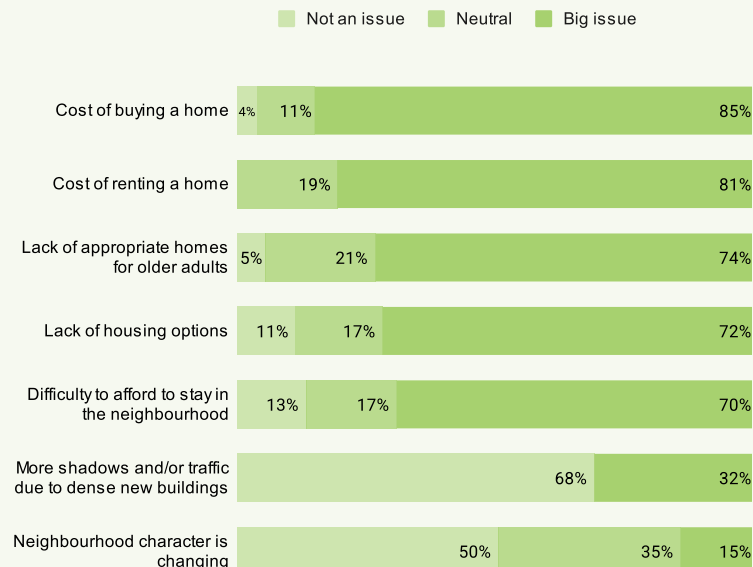
Participants were asked about the top housing challenges that they expect to experience in Tillicum Burnside by 2050. Data was collected slightly differently for the survey pop-up and digital survey. Both are shown below:

Digital Survey Results



- Digital survey participants selected the same top two challenges, including cost of buying a home (72%) and cost of renting a home (43%).
- Difficulty to afford to stay in the neighbourhood was the third-most selected challenge.

Pop-Up Survey Results

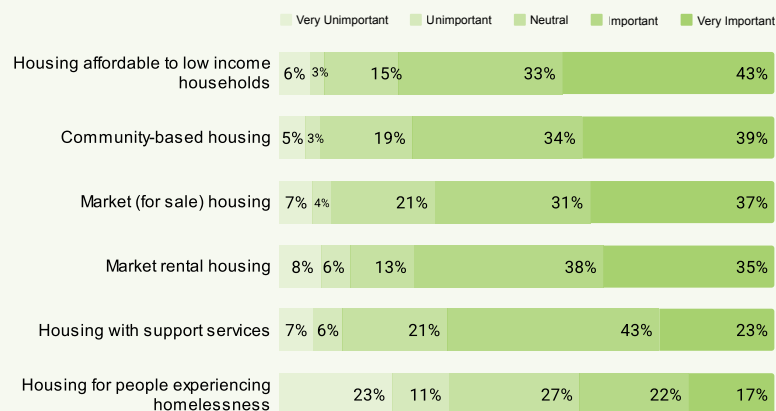


- Pop-up survey participants selected the same top two challenges, including cost of buying a home (85%) and cost of renting a home (81%).
- Lack of appropriate homes for older adults was the third-most selected challenge, followed closely by lack of housing options and difficulty to afford to stay in the neighbourhood.

What kinds of housing do you feel are most important to have in Tillicum Burnside?

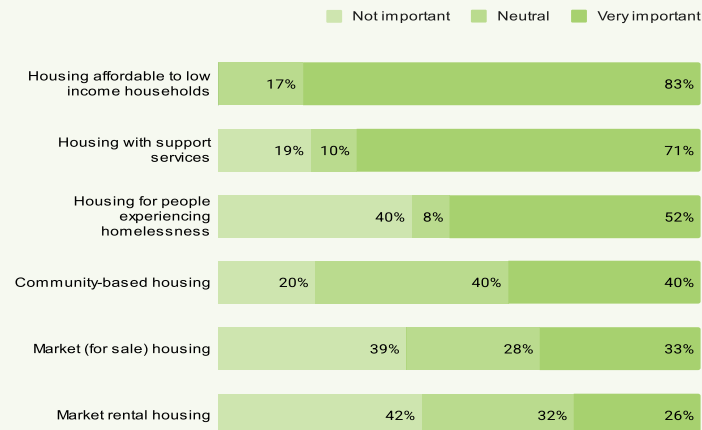
Participants were asked about the top types of housing needed in the neighbourhood. Data was collected slightly differently for the survey pop-up and digital survey. Both are shown below:

Digital Survey Results



- Digital survey participants indicated the same top priority for future housing supply, with 43% reporting that affordable housing for low-income households is very important (such as rent geared to income and housing for working families).
- As the next top priorities, 39% of participants selected community-based housing (such as co-op housing) as very important, and 37% selected market (for sale) housing.

Pop-Up Survey Results

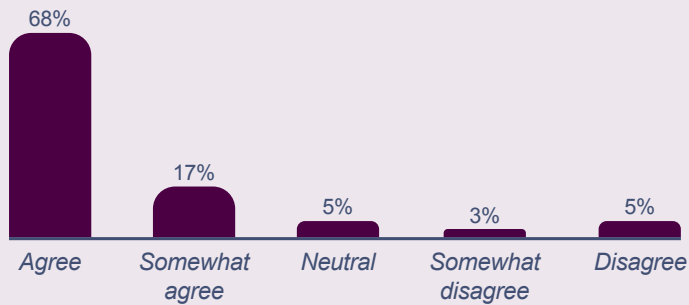


- The vast majority (83%) of pop-up survey respondents shared that it is very important to provide housing that is affordable to low-income households. Nobody reported that this was not important.
- Another 71% selected housing with support services as very important (such as assisted living)
- The third-most important item was housing for people experiencing homelessness (such as emergency shelter), selected by 52%. However, this option also received the second-highest percentage of “not important” answers, after market rental housing (40% and 42% respectively).

Public Realm

Rate your level of agreement with the draft Tillicum Burnside Plan public realm and open space goal statement:

“Enhance overall livability through providing community amenities, a safe and connected network of open spaces and distinct public realm areas.”



Sixty-eight per cent of participants reported agreement with the public realm and open space goal statement.

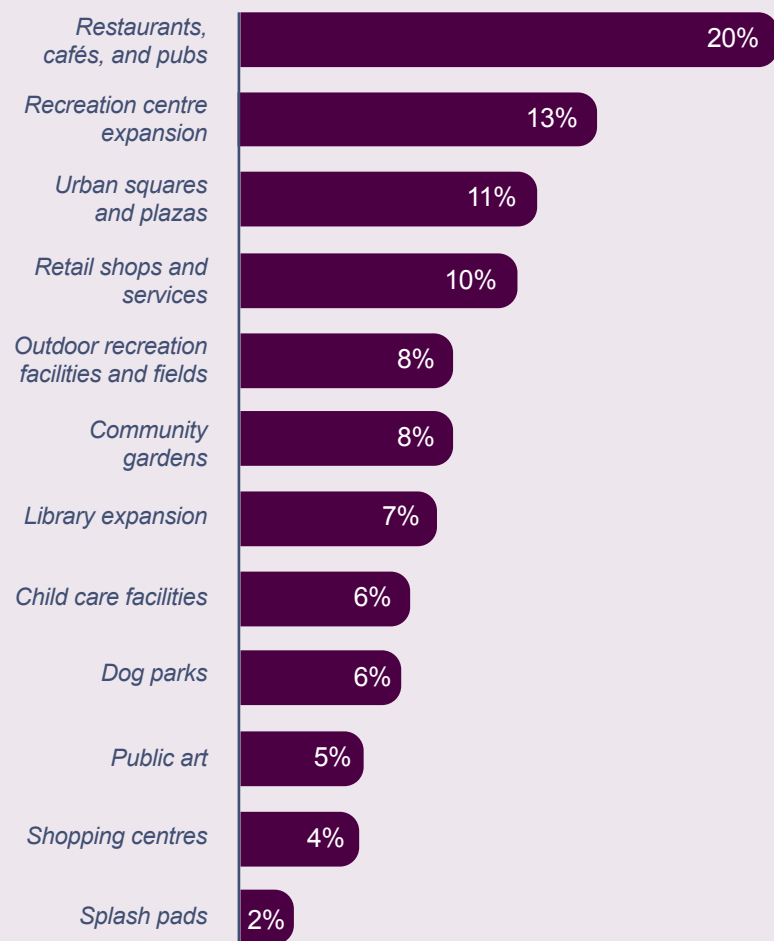
What are your priorities for the Plan’s draft public realm objectives?

Participants ranked each draft objective as either high, medium, or low priority. The list below shows the number of respondents who ranked the draft objective as high priority.

- 69%** *Re-imagine Tillicum Mall as a vibrant, mixed-use urban centre with public spaces, park access, and rooftop amenities.*
- 64%** *Enhance the public realm through tree planting along streets and park improvements, in alignment with the Urban Forest Strategy.*
- 48%** *Create a strong local identity through street design and active storefronts in the Centre, Village, and along the Corridors.*
- 40%** *Acquire land for public gathering spaces through redevelopment.*

- Participants prioritized re-imagining Tillicum Centre as a vibrant, mixed-use urban Centre most highly, with 69% of respondents selecting this as high priority.
- Enhancing the public realm through street trees and park improvements was the second-highest priority, with 64% selecting this as high priority.
- Creating a strong local identity through street design was considered high priority by 48% of respondents.
- Acquiring land for public gathering spaces was ranked lower, with 40% of respondents selecting it as high priority and more selecting it as medium or low priority.

What are your priorities for making Tillicum Burnside a vibrant and thriving community?



To support a vibrant and thriving neighbourhood, respondents' top priorities included restaurants, cafés, and pubs (20%); followed by recreation centre expansion (13%); and urban squares and plazas (11%).

Additional priorities shared as write-in responses on the surveys included:

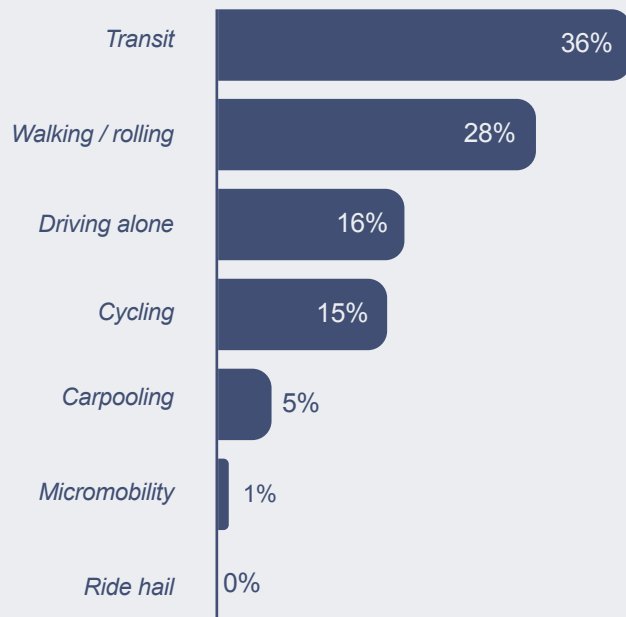
- Pubs
- Active transit (e.g. slower residential streets and increased public transportation)
- Nature (e.g. access to and expanded parks, trails, and green spaces)
- Patios and free public spaces
- Homes
- Social service hubs (e.g. family services, food distribution, and medical centres)
- Another ice rink
- Awareness for the local archives
- Bowling alley

The surveys reflected similar responses as the workshops, in which participants prioritized amenities in the following order: homes, restaurants, cafes, nature, parks, shops, transit, pubs, groceries, recreation facilities, public art, and art facilities.



Which modes of transportation should Saanich invest in over the next 30 years?

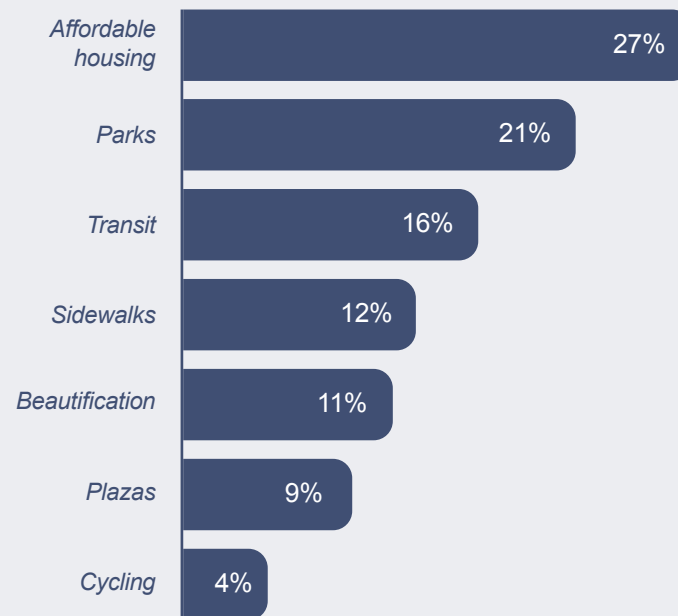
Participants in the transportation workshop took part in a budgeting activity, where they were given \$100 in monopoly money and asked to invest accordingly. The question focused on modes of transit that should be invested in.



Transit received the highest share of investment, accounting for 36% of the funding, followed by walking or rolling (28%). Micromobility (1%) and ride-hail (0%) were the lowest priorities for investment.

What services and amenities should Saanich invest in over the next 30 years?

Participants in the land use workshop and Villages, public realm and open space workshop took part in a budgeting activity, where they were given \$100 in monopoly money and asked to invest accordingly. The most popular categories for future investment were affordable housing, parks, and transit.



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5

Next Steps

5. Next Steps

This engagement summary report concludes Phase 2: Concept Development. In Phase 3: Plan Development, District staff will integrate findings from community engagement, pro forma analysis, and policy review — all within the parameters of the Terms of Reference approved by Council. The District will use this information to draft the Plan, which is anticipated to be publicly released in late 2025 or early 2026. Phase 3 will include another round of community engagement to solicit feedback on the draft Plan.

In Phase 4: Draft Plan Refinement, the District will review and refine the Plan based on feedback from community engagement, as well as other relevant policy.

The Plan will be completed in Phase 5: Plan Finalization and presented to Council for approval, anticipated for late spring 2026. This presentation to Council will include a final opportunity for public comment.



