



Vision 2020

A KW Mariash Sr. Master Plan Community

October, 2019

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FOCUSEQUITIES KW MARIASH SR.
MASTER PLAN COMMUNITY

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B&A
Planning
Group



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Roundhouse at Bayview Place presents a rare opportunity to develop a dense, highly-livable community, providing opportunities to live, work and thrive, regardless of age or income.





Bayview Place represents over 50 years of architectural design and development experience on projects ranging from 20 – 20,000 acres. Like all Focus Equities projects, it results from a comprehensive approach, employing the latest in research, design, planning, engagement and construction techniques to fulfill another Mariash brand promise – a master planned community uniting a rich past with a vibrant future.

My goal is to build a resilient community with sufficient density, a diversity of home owners and the right mix of business, social and residential uses. Informed by deep consultation with the residents of Victoria West, Roundhouse at Bayview Place embodies the urban planning and design principles that make great spaces and great experiences including:

- A comprehensive overall concept and a smart master plan;
- A sense of occasion and a strong sense of place;
- A quality community – unique, authentic, local and engaging;
- Enduring design details including space, scale, comfort, identity and access;
- A sustainable environment that promotes active and healthy lifestyles;
- A memorable place that respects the culture, geography and history of the site; and,
- A development that delivers commercial, financial and social benefits to customers, tenants, owners, visitors and governments alike.

The Bayview Place signature is its outstanding architectural design. Meticulous attention is paid to every last detail because it's my goal to exceed even the highest of expectations.

A handwritten signature in black ink, appearing to read 'Ken Mariash'.

KENNETH W. MARIASH SR.

FOCUSEQUITIES *A vision built on a legacy of development success.*
KW MARIASH SR. MASTER PLAN COMMUNITY

A changing world
requires a renewed
vision to respond
to a broader range
of needs.





A vision for a more complete and diverse mix of uses to intensify and activate retail amenities and public spaces.

A Place for Everyone

The vision for Bayview Place has always been constant: create a vibrant, highly livable urban neighbourhood in the heart of Victoria West. However, the context has shifted. Climate change, the housing crisis, rising infrastructure costs—these challenges demand innovation.

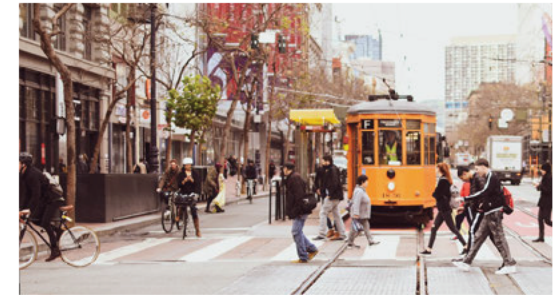
Roundhouse at Bayview Place is an opportunity to demonstrate what innovation looks like in the face of adversity, all while making a bold, new mark on the city's unique skyline. Together, in partnership with the community that has for many years informed this vision, we can build up, rather than out, for the many, rather than for the few.



Deliver Housing Diversity and Affordability

Victoria is moving towards more housing choices for Victorians of all income levels and has shown bold leadership in meeting its goal of ensuring residents have **access to safe and affordable housing**.

Roundhouse at Bayview Place will support this vision by increasing the supply and diversity of **non-market and market housing** across the spectrum, providing new affordable rental homes **in excess of the 20% inclusionary zoning target**. This mix will add greater generational diversity to Victoria West, supporting community wellbeing targets and creating a vibrant new neighbourhood for future residents.



Establish a Transportation and Mobility Hub

Creating **wellbeing infrastructure** that encourages active transportation is a priority for Roundhouse at Bayview Place. This shift will not only reduce greenhouse gas emissions associated with high-carbon vehicles, but will support improved public health outcomes.

Located at the intersection of several key transportation corridors, the neighbourhood will become a transportation hub **for all ages, abilities, and modes of transit**. Bay Street and Esquimalt Road will be activated, delivering a spirited pedestrian experience that facilitates movement to the downtown core. Completion of the Bayview Place component of the E&N Rail Corridor will also provide key local and regional infrastructure, including an opportunity for **new public transportation**.



Action for Climate Change and Resilience

For Victoria, climate action is rooted in bold GHG reduction targets, an ambitious **renewable energy transition strategy**, and a commitment to smart development.

Roundhouse at Bayview Place is a valuable development opportunity both for its proximity to downtown and its prominent gateway location. By creating a **resilient and livable community** built above a remediated brownfield, the neighbourhood will not only be deserving of its unique Victoria West location, but it will be a highly-visible demonstration of what climate leadership looks like in built form.



Enhance Human Experience, Health, and Community Wellbeing

For Victoria, **community wellbeing is more than a goal**, it is the driving force behind many of its programs and policies.

The new plan for Roundhouse at Bayview Place similarly centres wellbeing by prioritizing diverse and **good quality housing options**; accessible, all ages and abilities **transportation infrastructure**; employment opportunities; and amenities that promote **social inclusion**. Together, the vision promises to create not simply a neighbourhood, but a community.

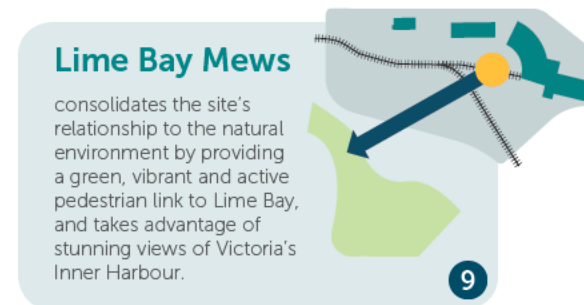
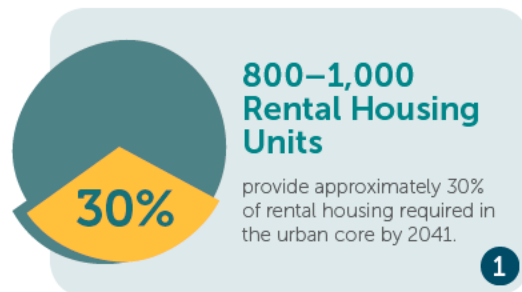


Establish a Robust Financial Strategy to Support Municipal Objectives

Cities like Victoria are increasingly at the forefront of costly challenges, forced to address housing shortages and build expensive infrastructure with limited municipal budgets. **Smart urban development** that provides **strategic densification** can help relieve this pressure by increasing the local tax base and optimizing existing infrastructure.

This is the perspective taken by Roundhouse at Bayview Place, which seeks to **remediate and repurpose former industrial lands** and make better **use of local services**. By building a dense neighbourhood adjacent to downtown, the area will also support the city's economic engine, increasing the resilience of the urban core.

Master Plan Fact Sheet





Victoria West Park

Esquimalt Road

Catherine Street

Kimta Road

Sitkum Park

Songhees Hilltop Dog Park

Lime Bay Park

Cooperage Place

Kimta Road

Esquimalt Road

Saphalie Road

Tyee Road



Design Principles

Developed in collaboration with the residents of Victoria West, the design draws from all that the site has to offer, from its rich past, to its geographical context and central urban location. A defined rail-to-sail connection that radiates from the historic E&N Roundhouse and links the site's heritage to the inner harbor is the foundational principle upon which the plan is built.

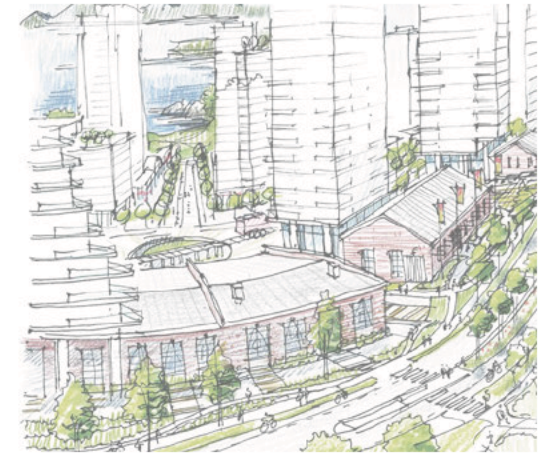
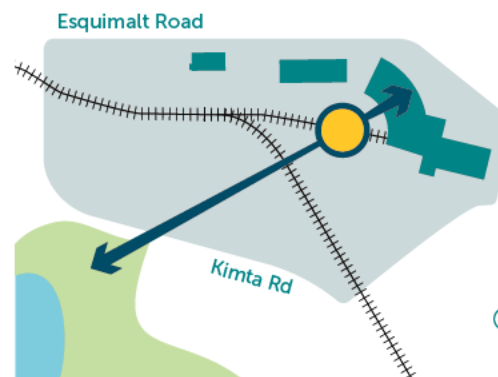
Pathways and sightlines extend from Turntable Plaza, emphasizing an active, pedestrian experience that revolves around this essential public space. Strong urban edges, softened by greenspace and made porous by points of connection, work to distinguish the site from surrounding areas, while connecting the neighbourhood to Victoria West and beyond.

The site's heritage similarly works to define the neighbourhood through its contrast to the contemporary design of hotel and residential towers. This built form defines the skyline, while the diversity of use adds definition to the neighbourhood's districts, each of which embody their own character.



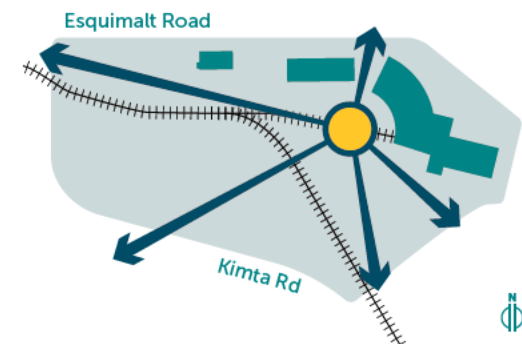
Develop Rail-to-Sail as a Design Driver

Connect the historic E&N Roundhouse and Turntable Plaza to Lime Bay and the waterfront.



Radiate Movement from the Roundhouse

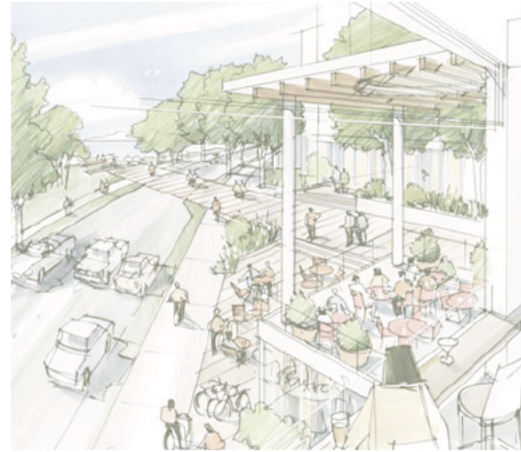
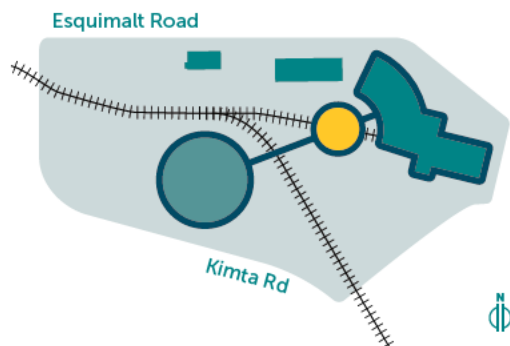
Create pathways radiating to and from Turntable Plaza, along rail lines and critical sightlines, emphasizing the pedestrian experience.





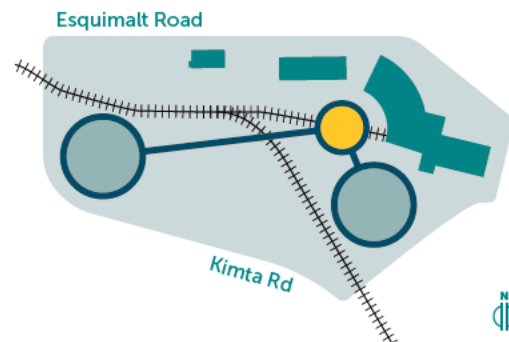
Engage, Integrate, and Activate Heritage

Complement the Turntable Plaza and the E&N Roundhouse with residential development, contrasting the historical centerpiece with iconic twin towers.



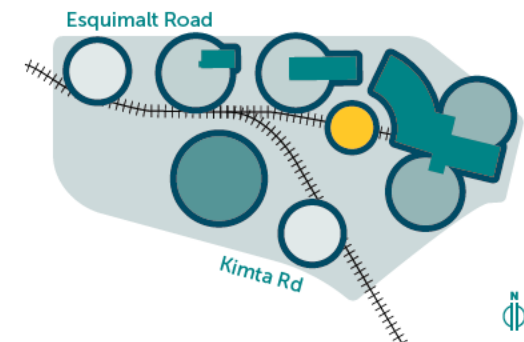
Diversify with Hotel Uses

Bookend the development with hotels, growing the region's hospitality options while emphasizing Turntable Plaza as a central activity and gathering space.



Broaden Residential Mix

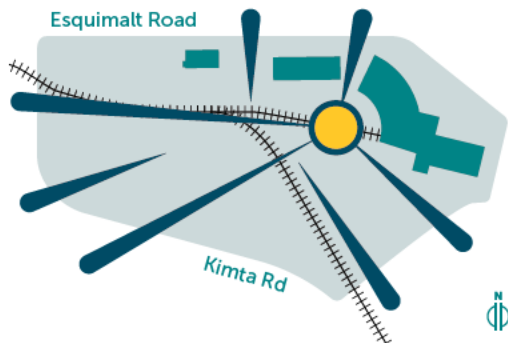
Develop a mix of housing types and options, creating a concentration of density centered around the mixed-use amenity space of the E&N Roundhouse.





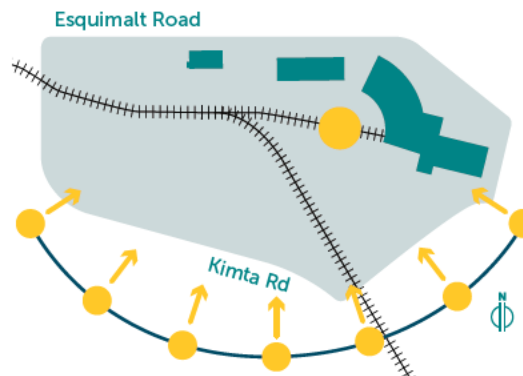
Maintain Views Through Site

Maintain sightlines through the "Lime Bay Mews" and "Roundhouse Mews", and create new views along rail corridors and pathways.



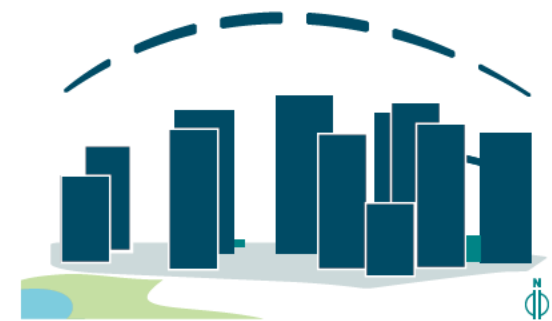
Sun Path (Equinox)

Align towers to minimize shadows within the site, and on surrounding developments.



Shape the Skyline

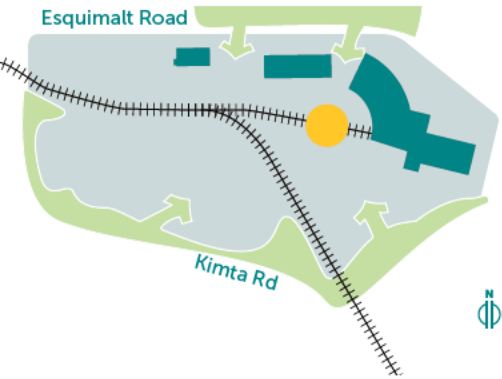
Create a built form that enhances the Victoria West skyline, emphasizing the topography of the peninsula and stepping away from the harbour.





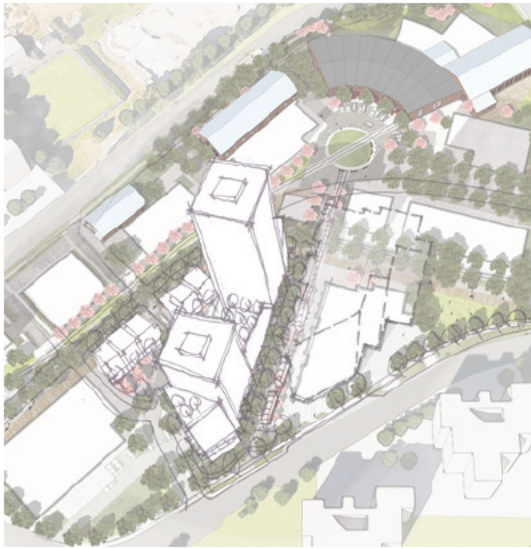
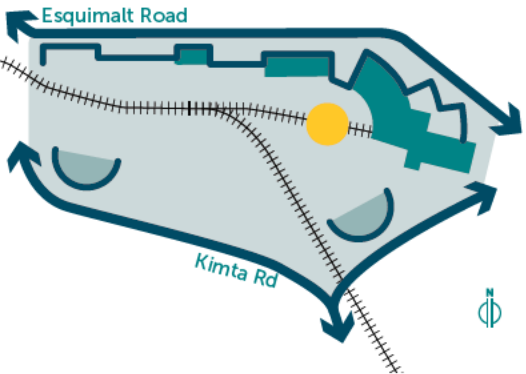
Natural Edge and Connections

Allow greenspace to permeate the site's south edge, penetrate along corridors, connect the site to parks and water, and create a soft southern edge.



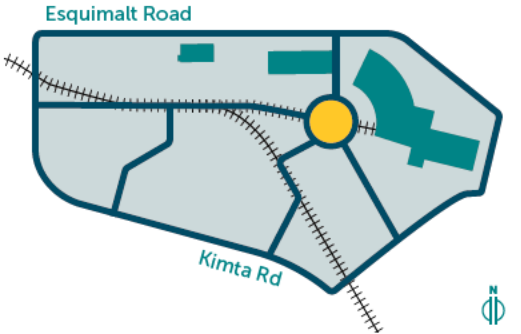
Urban Edge

Create an urban edge around the site that steps back to highlight historical buildings. Use the site's southern edge to create a distinct gateway, defined by two landmark hotels, that also integrates with neighbouring development.



Districts

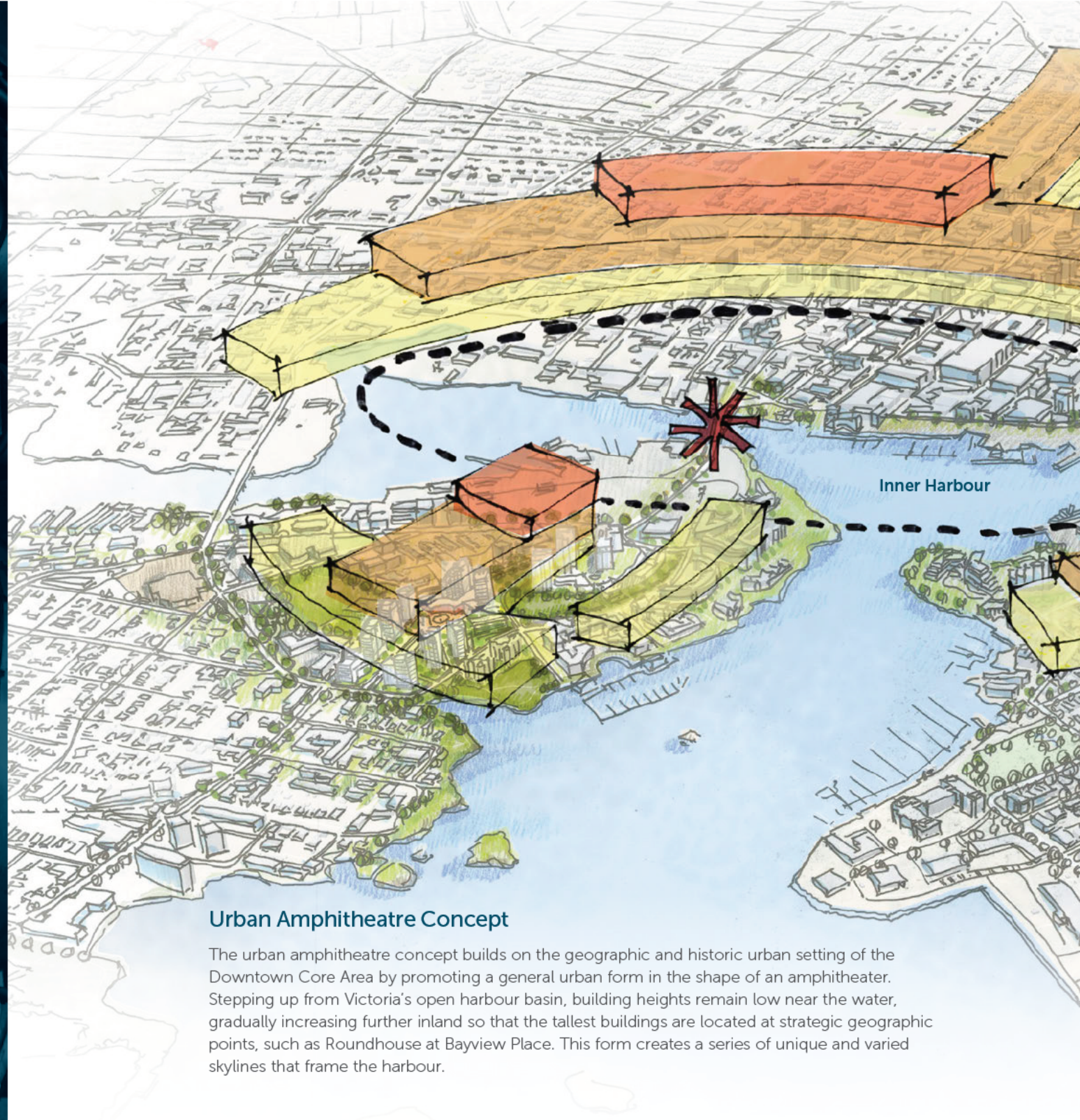
Shape the Roundhouse at Bayview Place community by creating four character districts. Use building forms and the public realm to reflect the unique identity of each while incorporating unifying site elements that tie them all together.



Location and Context

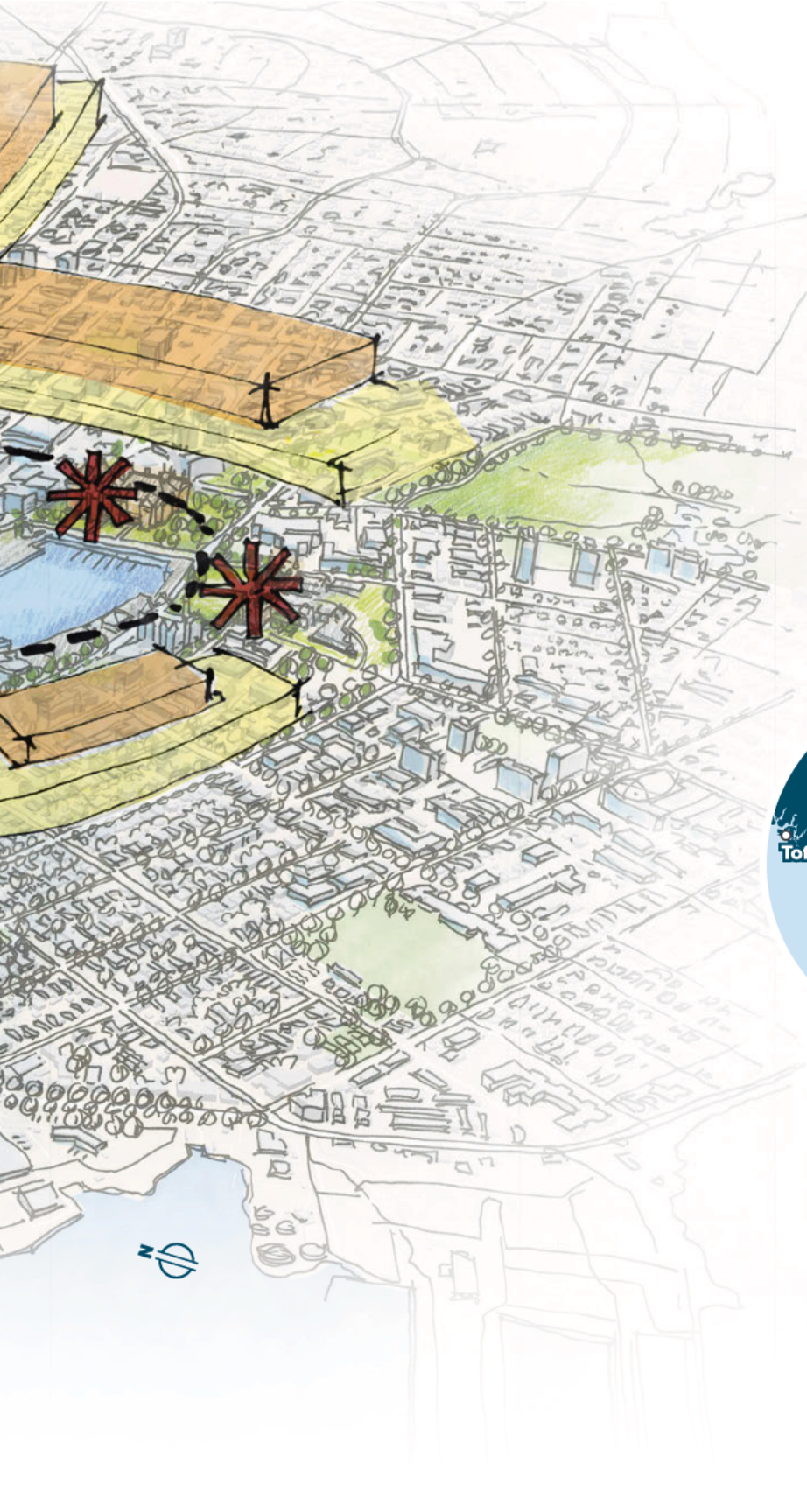
Cresting above Victoria's inner harbour, Roundhouse at Bayview Place defines the city's urban amphitheater, providing a rising backdrop against which the confluence of water, brick and glass are amplified.

Situated along the central spine of the Songhees Peninsula, Roundhouse at Bayview Place provides an opportunity to complete the buildout of Victoria's urban core while also creating a new destination in Victoria West. Conveniently connected to downtown with views of the Empress Hotel and historic legislature, and all-day sunlight from east to west, the area is a natural fit for a new mixed-use urban village designed to provide access to everything Victoria has to offer.



Urban Amphitheatre Concept

The urban amphitheatre concept builds on the geographic and historic urban setting of the Downtown Core Area by promoting a general urban form in the shape of an amphitheater. Stepping up from Victoria's open harbour basin, building heights remain low near the water, gradually increasing further inland so that the tallest buildings are located at strategic geographic points, such as Roundhouse at Bayview Place. This form creates a series of unique and varied skylines that frame the harbour.



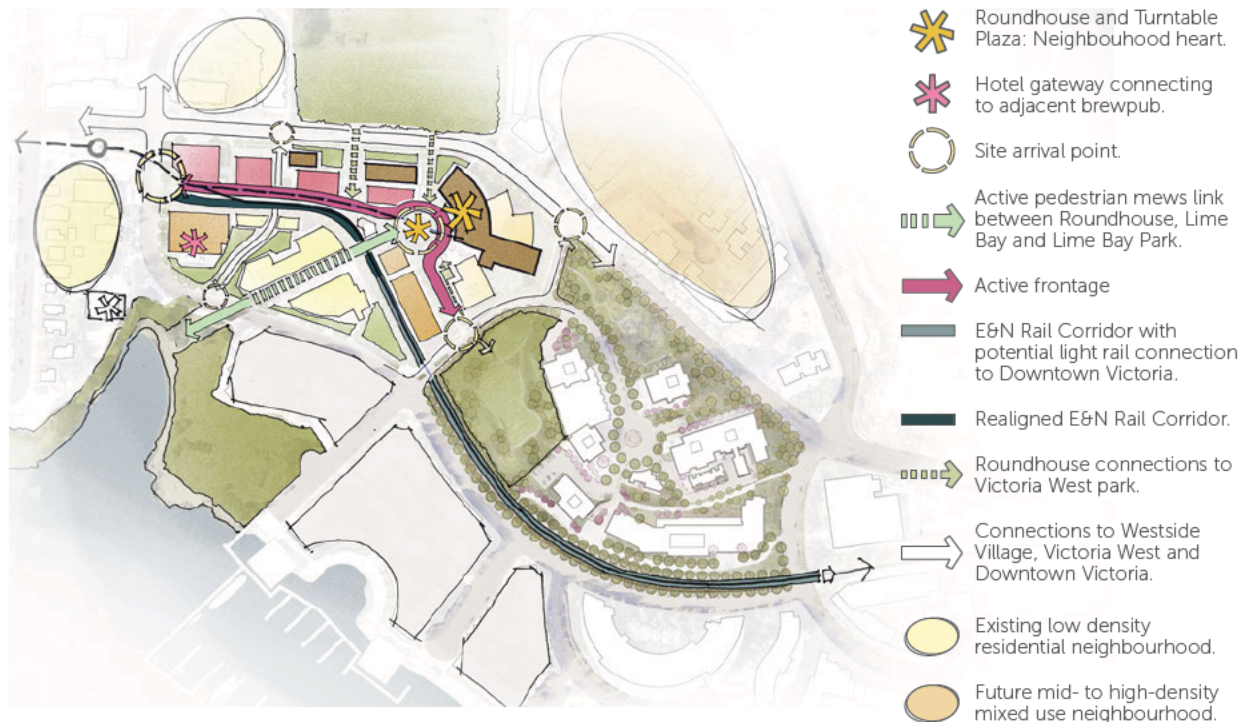
Roundhouse at Bayview Place presents a rare opportunity to develop a dense, highly-livable community walking distance from the city's historic downtown.

Perched atop the Hillside Lands, this iconic location is for many the first they see of Victoria, whether they arrive by boat or by plane. With stunning views of the inner harbour and legislature buildings, Roundhouse at Bayview Place is a gateway to everything the city has to offer.

The Master Plan

Framework

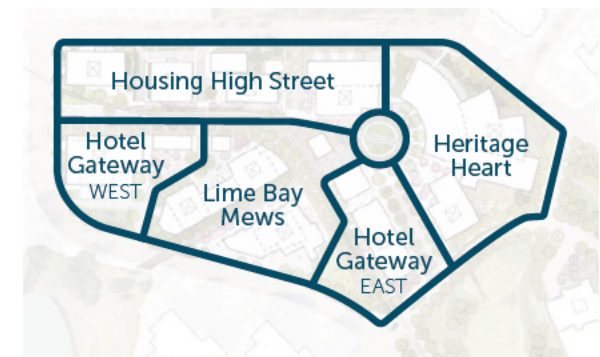
Envisioned as a complete community, Roundhouse at Bayview Place enlivens Victoria West by providing a spectrum of housing choice and a suite of well-connected amenities. The realignment of the E&N Rail Corridor allows for the addition of crucial mixed-use market and non-market rental towers. The neighbourhood's combination of diverse public spaces, including the E&N Roundhouse (restoration of which is already approved and underway), are designed to serve immediate residents and those from across the area. Porous entrypoints draw both into the animated neighbourhood heart while simultaneously connecting to key urban assets like Westside Village, Victoria West Park, and the Songhees Promenade. These passageways create space for pedestrians, cyclists, and vehicles, while the renewed E&N Rail Corridor contributes a bold new form of urban transportation. Esquimalt Road, recharacterized as distinctly urban, is calmed by frequent pedestrian crossings that make the route to downtown Victoria more universally accessible. Regardless of age, ability or income, Roundhouse at Bayview Place is a community accessible to all.



Districts

A compact, mixed-use community, Roundhouse at Bayview Place provides choice and convenience alongside a unique urban experience. Made up of four distinct districts, it is anchored by the Heritage Heart, an animated marketplace where residents can shop for groceries, browse local wares, and come together over coffee. World-class hotels pin the site at either end, while the Housing High Street adds affordability. The Lime Bay Mews, the site's strong urban axis, connects the neighbourhood to Lime Bay Park and the inner harbour, a place of respite amid the commotion of the city.

Roundhouse at Bayview Place is a place of contrasts and of connection. It is the complete urban experience.





Legend

Approved Zoning

- 1 Market Residential / Retail
- 2 Market Residential / Retail
- 3 Hotel / Residential
- 4 Hotel / Residential

Proposed Zoning

- 5 Market Residential / Retail
- 6 Rental Housing / Retail
- 7 Rental Housing / Retail
- 8 Rental Housing / Retail
- 9 Rental Housing / Retail
- 10 Market Residential

Heritage Buildings

- 11 Stores Building *heritage*
- 12 Car Shop *heritage*
- 13 Roundhouse & Turntable *heritage*
- 14 Back Shop *heritage*





Victoria West Park

Songhees
Hilltop
Dog Park

Sitkum
Park

1

2

Esquimalt Road

Catherine Street

Kimta Road

Sitkum Road

Lime Bay
Park

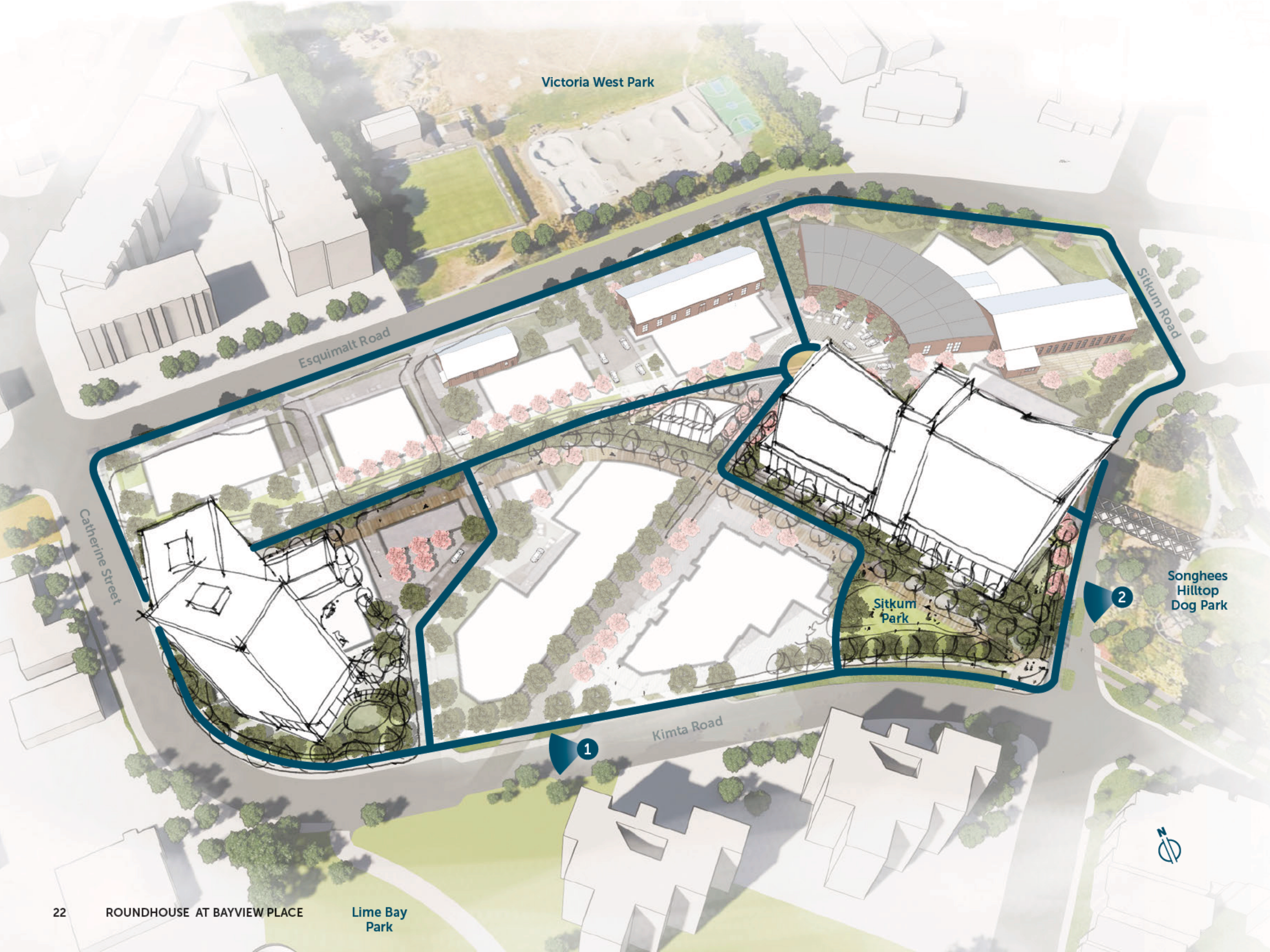


Lime Bay Mews

The Lime Bay Mews is the neighbourhood's central spine, providing a strong rail-to-sail connection that stretches from the community's inner heart to the inner harbour. A heritage passage, life in the public realm is a dynamic blend of modern restaurants cased in glass, operating alongside pop-up retail in repurposed boxcars. Above the street, residents take advantage of views that only height can offer.

Together, the Lime Bay Mews are an expression of a post-industrial community — the epitome of urban living.





Victoria West Park

Esquimalt Road

Catherine Street

Sitkum Road

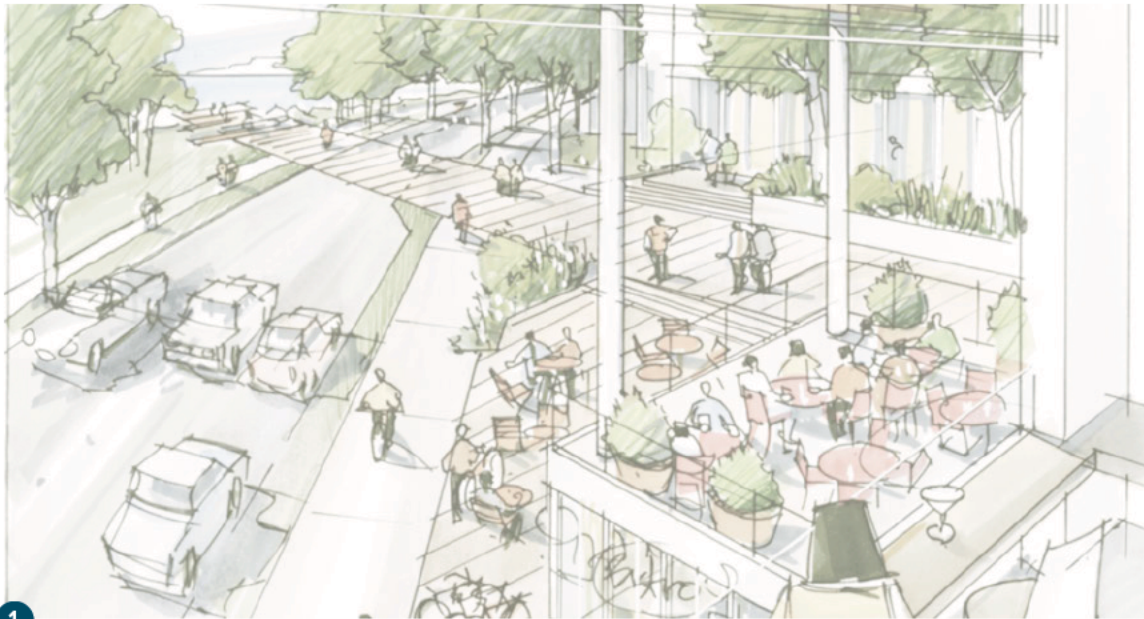
Sitkum Park

Songhees Hilltop Dog Park

Kimta Road

1

2



1



2

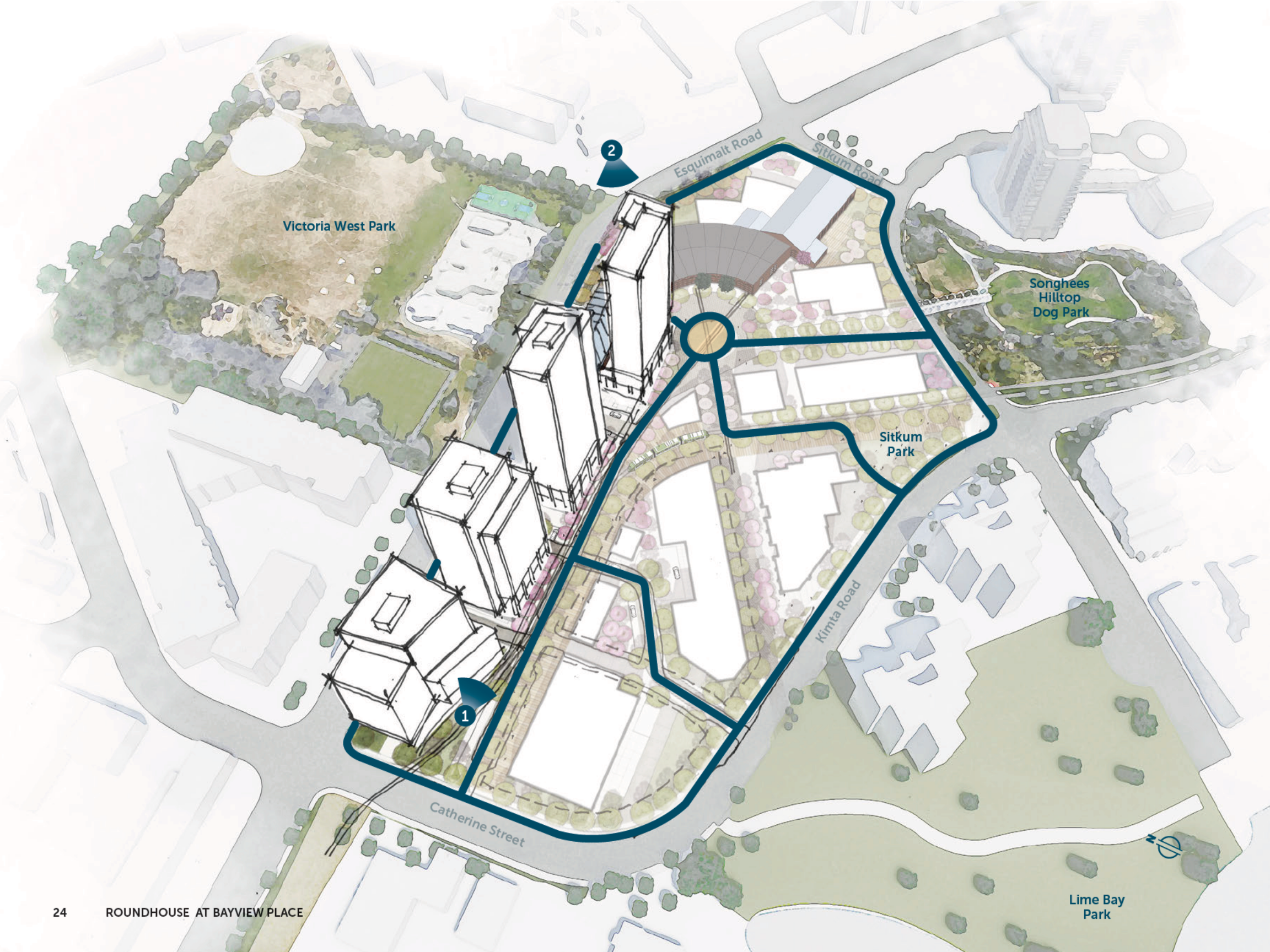
Hotel Gateways

Pinning the community at its east and west ends, the Hotel Gateways are wrapped in views of the inner harbour, the Olympic Mountains, and the downtown historic core, providing visitors a distinctly Victoria experience.

Guests at the West Hotel stroll along the waterfront promenade, stepping back in time as they pass by the province's oldest brewery before lingering along the harbour edge.

For guests at the East Hotel, with its views of the iconic legislature building and access to the E&N Rail Trail and Turntable Plaza, each stay is unique, offering something for everyone. All are drawn to the Heritage Heart, where the curiosity of visitors adds texture and an economic boost to the community.





Victoria West Park

Songhees Hilltop Dog Park

Sitkum Park

Lime Bay Park

Esquimalt Road

Sitkum Road

Kinta Road

Catherine Street



Housing High Street

The Housing High Street is a hub of activity, one that brings to life the area's industrial past through a flurry of movement and use. Combining office, retail, live-work and non-market and market rental, the area provides residents the opportunity to live and work in close proximity, regardless of income level. A strong entryway to the Heritage Heart, local shops front the former rail line and a wide and energetic public realm hums with life. Esquimalt Road, the urban northern edge, provides direct access to downtown and the wider region, ensuring that for residents, everything they need is within reach.





Victoria West Park

Songhees
Hilltop
Dog Park

Sitkum
Park

Esquimalt Road

Sitkum Road

1

2

HOTEL



1



2

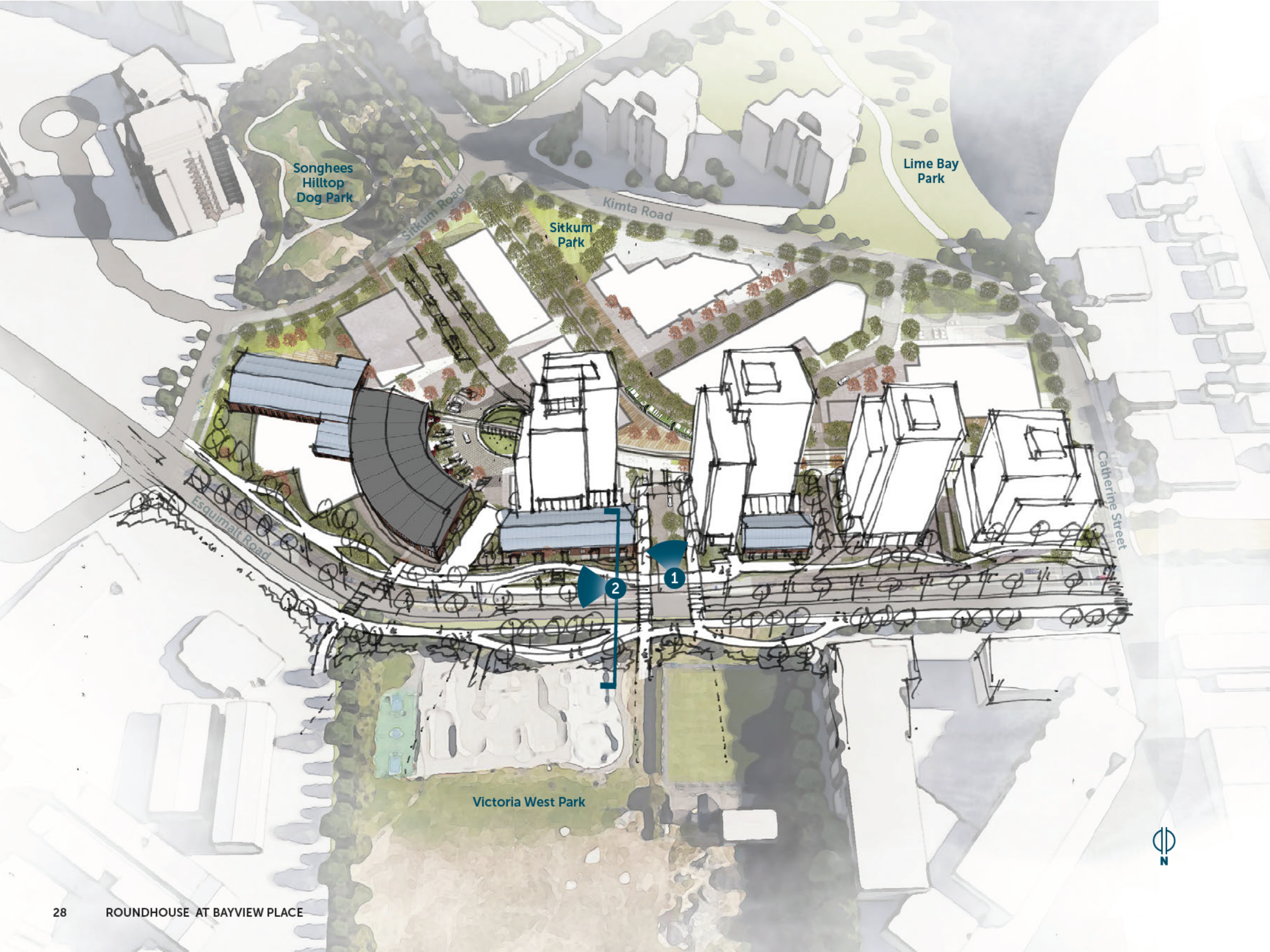
Heritage Heart

The Heritage Heart is an expression of a rich past met with a vibrant future. Here, heritage is not a story of what once was, but one that is lived.

The E&N Roundhouse serves as the gateway to tomorrow, its historic design reinvented by contemporary towers skewed in a radial expression. It is simultaneously an entranceway to modern living and a bustling marketplace, home to a mix of uses that animate Turntable Plaza. Local entrepreneurs bring life to repurposed boxcars, now popular pop-up spaces, while community programming lends imagination to the area.

Strong connections tie the Heritage Heart to Victoria West, and the northern pathway to Victoria West Park is well-loved by residents. By linking the park to the E&N Roundhouse, the marketplace becomes a convenient place to refuel after a soccer game and stock up before a family picnic. The park's new neighbours keep it active, making it a hub of community connection.





Songhees
Hilltop
Dog Park

Lime Bay
Park

Sitkum
Park

Sitkum Road

Kimta Road

Esquimalt Road

Catherine Street

Victoria West Park

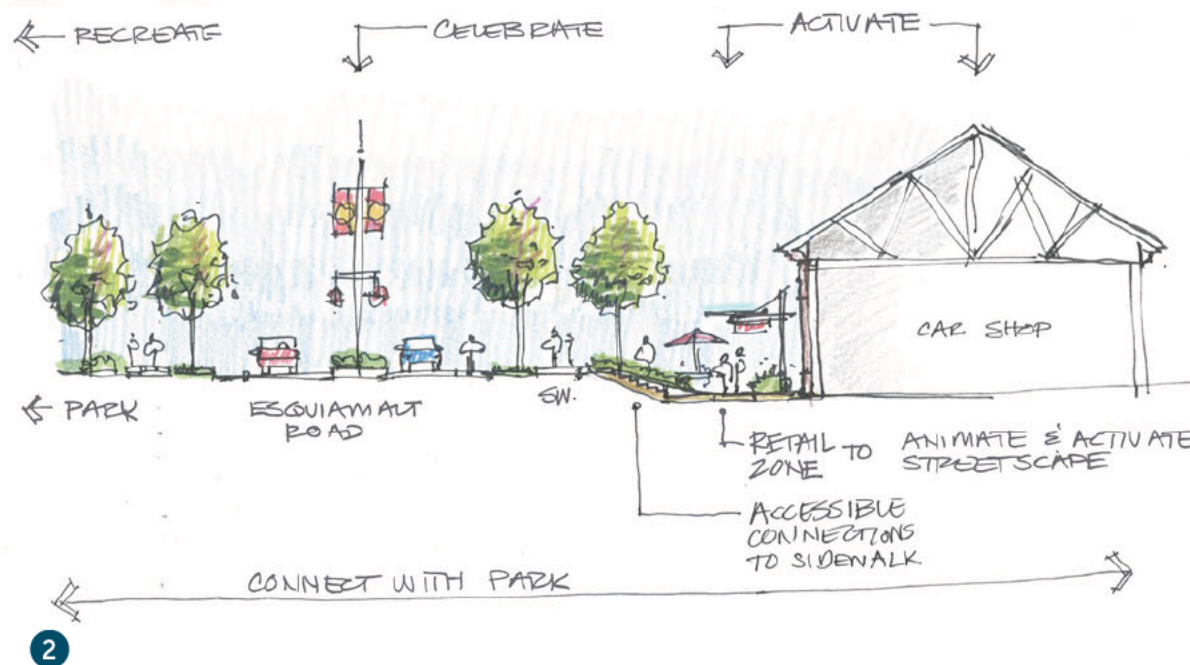




Activating the Edges

Roundhouse at Bayview Place activates the neighbourhood's edges by creating a generous public realm that entices pedestrians, generating a rhythm of activity. Esquimalt Road, the connection to downtown Victoria and the outerlying region, takes on a distinctly urban character, flanked on the south side by contemporary Housing High Street towers.

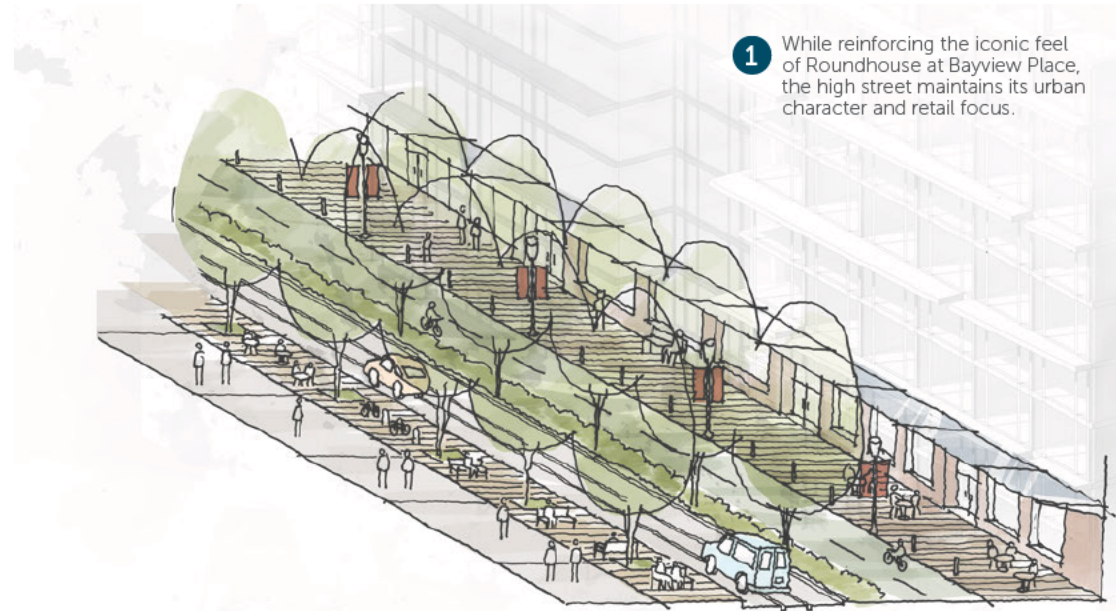
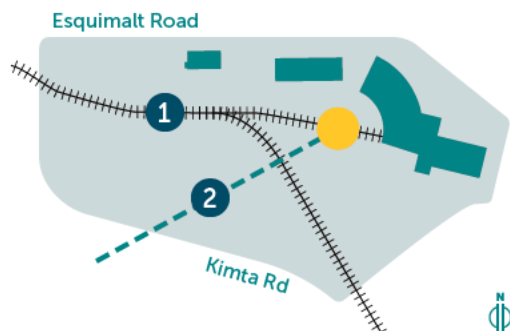
Newly planted trees beautify this street and others, with Catherine Street providing primary access to the neighbourhood. This entryway also directs vehicular traffic away from the Kimta Road all ages and abilities pilot bicycle route, which is made porous by a variety of multi-modal points including Lime Bay Mews and the E&N Rail Trail.



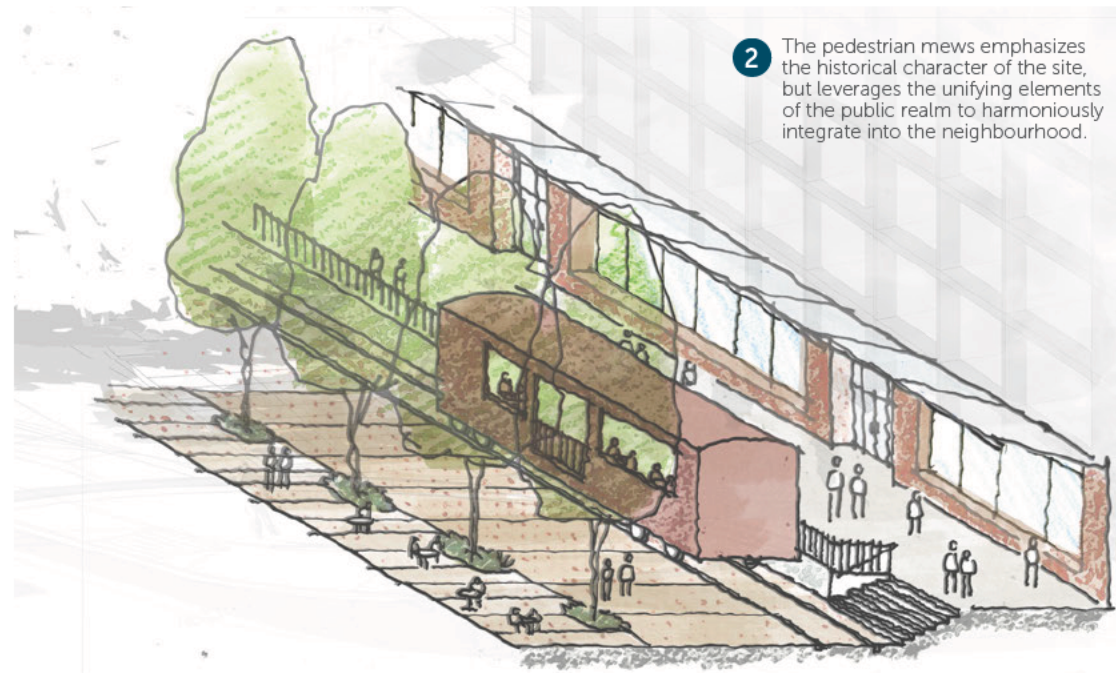
Unifying Site Elements

Across the neighbourhood, the theme of rail-to-sail, the juxtaposition of contemporary and heritage, tie the districts together. Brick and steel evoke a strong industrial past, rooted in the history of the E&N Railway, while glass towers reflect the inner harbour and provide the area a modern expression. Radial paving patterns travel up through the unique E&N Roundhouse, reanimated through a mix of retail and community activation, through to the sculptural towers that shape the Heritage Heart. For the community, all roads lead here, to the iconic site where old meets new and where legacy is expressed through the hum of activity.

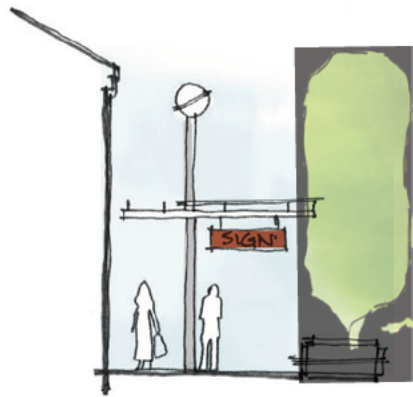
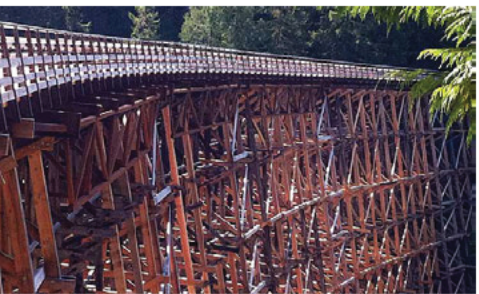
The site is unified by consistent public realm elements that enhance the character of each district. The Housing High Street and Lime Bay Mews showcase this idea through the consistent language between paving materials, signage, lighting and furniture. However, the urban feel of the high street is maintained by its retail focus, while the historic character of the mews is emphasized by heritage elements such as repurposed boxcars.



- 1 While reinforcing the iconic feel of Roundhouse at Bayview Place, the high street maintains its urban character and retail focus.

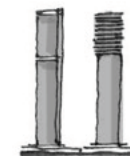
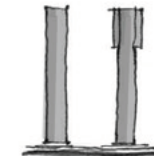
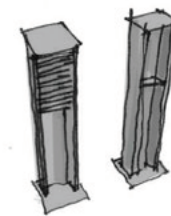
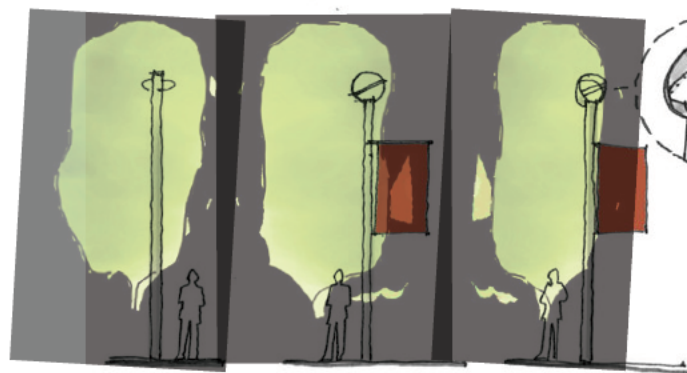
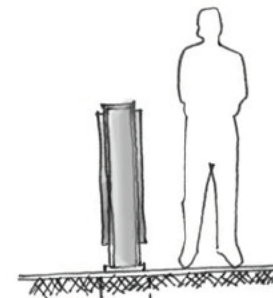
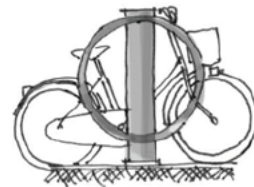
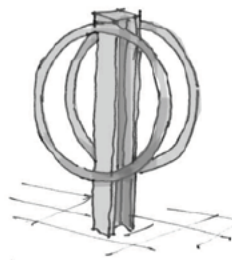
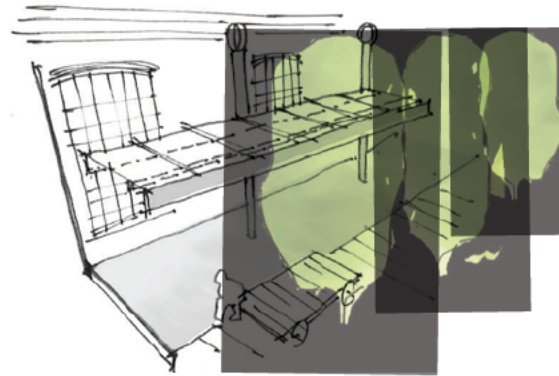


- 2 The pedestrian mews emphasizes the historical character of the site, but leverages the unifying elements of the public realm to harmoniously integrate into the neighbourhood.

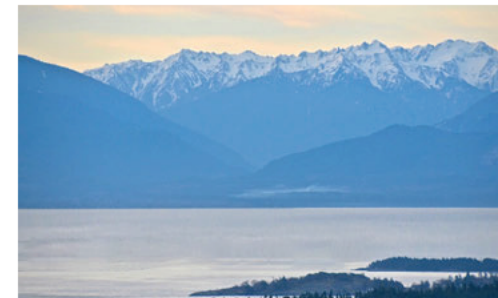


Consistent signage unifies the neighbourhood and aides in wayfinding.

Awnings and pavilions have a consistent language of steel and glass that harmonizes with both the historical and new elements of the neighbourhood.

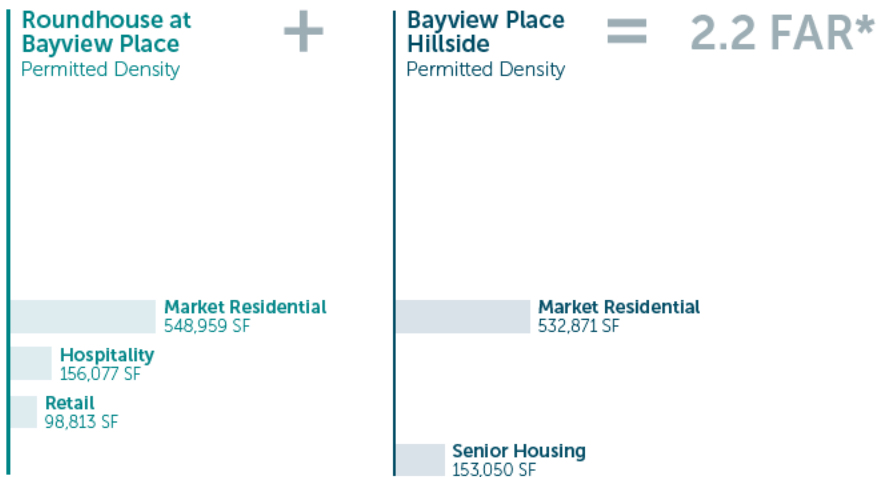
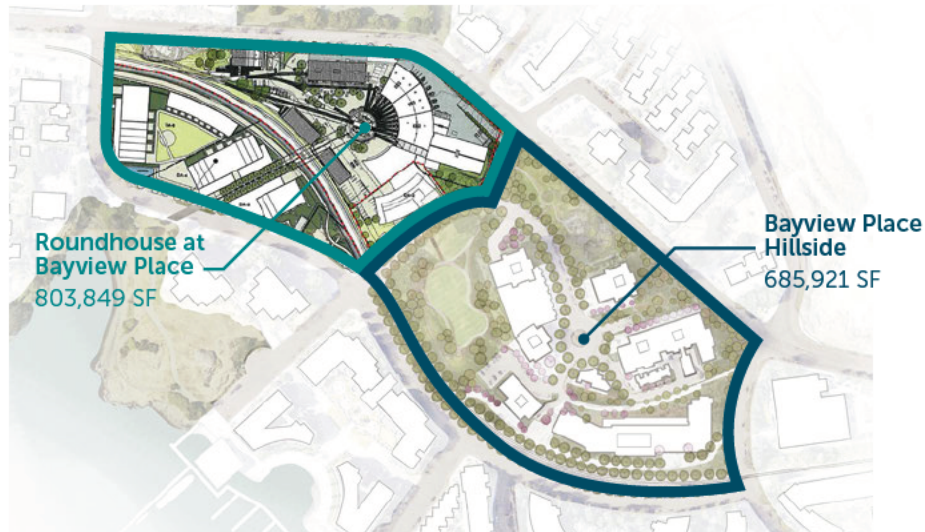


Bollards, lighting, bike parking and signage using dark steel materials continue the consistent language of the neighbourhood and unify all districts.

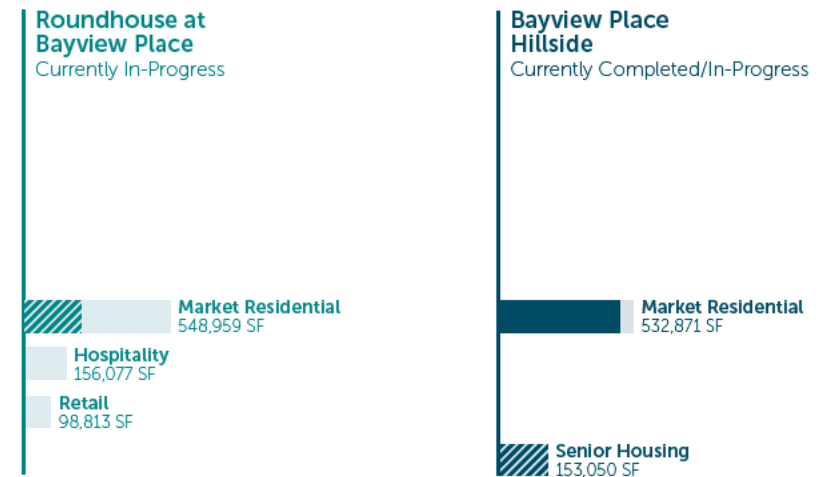


Density Summary

Approved Plan (2008)



Currently Completed (2019)



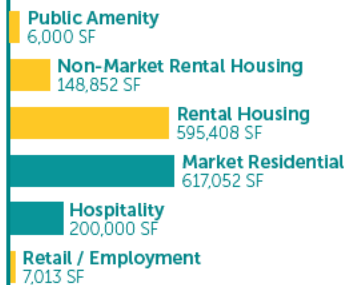
*Permitted FAR for Roundhouse at Bayview Place and Bayview Place Hillside calculated based on 2012 OCP permitting 2.5 FAR for Roundhouse at Bayview Place. Current plan (approved in 2008) FAR: 1.7.

Proposed Plan (2020)

The proposed increase in market and non-market rental and strata housing is provided alongside proposed additional amenity, retail/employment, and hospitality space. Together with Bayview Place Hillside, this intensification will result in a combined FAR of 3.8.

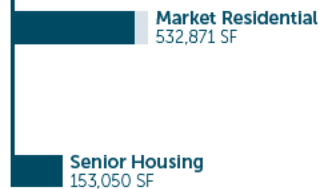


Roundhouse at Bayview Place
Additional Proposed Density
1.6 FAR



+

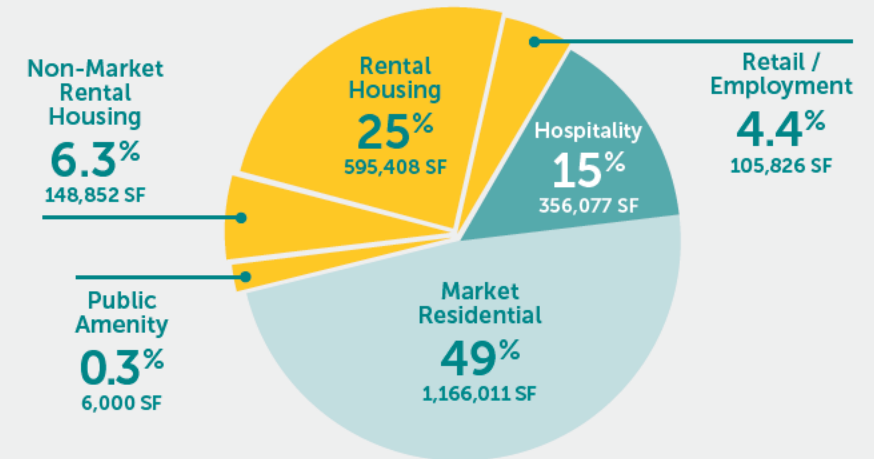
Bayview Hillside
Approved Density
2.2 FAR



= 3.8 FAR

Roundhouse at Bayview Place 2020 (Proposed Plan)

The proposed plan provides a more complete community that works in support of the City's inclusionary housing targets, supplying up to 1,000 rental housing units, 20% of which are anticipated to be non-market.^{1,2} The distribution below reflects the total proposed square footage of development, delineated by use.

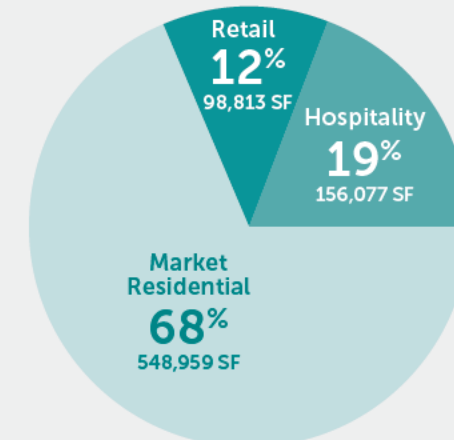


¹ See the Inclusionary Housing and Community Amenity Policy.

² Final unit count to be determined in collaboration with City staff.

Roundhouse at Bayview Place 2008 (Approved Plan)

The current approved plan, which set the baseline for the mix of on site uses is provided below. These will be redistributed to create capacity for a smarter use of valuable land to achieve a comprehensive development.



20 Years of Transforming Victoria West

Focus Equities is committed to, and invested in, creating a legacy of better communities. Believing that development is about more than real estate—it's about understanding local values, realizing community aspirations, and creating innovative solutions to modern challenges.

Bayview Place was a project that wasn't supposed to happen. It was a renegade project that sat around for years—very few development companies were willing to take on a development that included a National Historic Site. Mariash took the time to look at the characteristics of this site and the community that surrounds it to understand its unique nature and develop a recipe for success.



2000

Mariash Takes His Vision to Victoria

Inspired by his personal connection to the city, Kenneth W. Mariash Sr. brings decades of international experience to Victoria through development of the Bayview Place site.



2010

Honouring The Past. Building for the Future.

Located on the traditional territory of the Lekwungen people, the 1913 historic Canadian Pacific Railway E&N Roundhouse is at the heart of the Bayview Place neighbourhood, inspiring a connection between rich history and modern activity.



From Waste Land to People Place

Mariash, guided by keen instincts and a diverse knowledge of development, sees potential in the site and initiates a multi-year master planning exercise to establish a new legacy for Victoria West.

1979





Leading the Rezoning of Bayview Place

Envisioned as a mixed-use, complete community, Mariash leads Bayview Place through a comprehensive rezoning process that responds to the needs and desires of Victoria.

Bayview Place Vision 2020

Recognizing the potential of Roundhouse at Bayview Place to respond to key challenges facing Victoria, Mariash initiates a new visioning process for the next phase of the project.

2006



Success of Bayview Place

Phase One of the Bayview Place redevelopment is heralded as an outstanding example of contemporary urban living, providing a modern addition to Victoria's skyline.

2016



1983



2019



FOCUSEQUITIES

KW MARIASH SR.
MASTER PLAN COMMUNITY

50 Years of World-class Master Planned Projects

Today, the approaches are new, the techniques streamlined, and the tools the most sophisticated available. However, the goal of satisfaction in a job well and honestly done remains unchanged. This Mariash commitment is the backbone of every Focus Equities investment and project. It has guided every decision on every project including successful signature projects such as Deerfoot Meadows and Meadows Mile in Calgary, Aurum Energy Park in Edmonton and now Victoria's Bayview Place.



Deerfoot Meadows CALGARY, AB

Over 40 million visitors every year at one of North America's pre-eminent open air shopping experiences. The Mariash team at Focus Equities master planned this 3.6 million square foot development.



Aurum Energy Park EDMONTON, AB

Integrated with rail and transportation links, this 750-acre industrial master planned project by Focus Equities will continue to serve the provincial capital and region as a bustling logistics, fabrication and transportation centre.



Meadows Mile CALGARY, AB

A 20-acre retail experience of the leading performance automobile brands: Ferrari, Cadillac, Maserati, Lamborghini, Lotus, Porsche, Rolls-Royce and MINI. Overlooking Deerfoot Meadows, the project also features a Holiday Inn Hotel & Suites, 6-acre business park, restaurants and much more.

vision coming to fruition



Editor: Brian Drewry • Telephone: 250-380-5345 • Fax: 250-380-5346



Bayview Place steps up to the

MARIO ANNICCIARICO
Times Columnist

Calling it a "new era of golf," a reporter for *Kraft* magazine wrote last week about the new players who are

TIMES COLONIST, VICTORIA, B.C.

ISLANDER

The baron of Bayview



Victoria, British Columbia
High R. Details, C6



Bayview adds new partner for Songhees condo tower
Vancouver's

Bosa aboard with smaller units planned

ANDREW A. DUCKY

[illegible]

use designation and a National Historic Site designation. Adjacent to it is the Car Shop and the rusted rails of the old turntable, but part of a restoration plan that could see an amphitheatre and public sculpture installed.



and has an exception for the third owner. Cidin Boso, chief executive of Boso Properties, says they anticipate being in the construction to start the fall and completion of the first tower within a year.

—Mike

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CREATION & INVESTMENT PROPERTIES

WORLD.COM

SATURDAY, APRIL 15, 2007



A promenade is proposed along bluffs overlooking the beach. On our new XLUV press, to be specific. It's ideal for high quality marketing communications.



The perfect combination of
experience, education & vision.

The Focus Equities master plan brand reflects a visioning process that has evolved from over 50 years of experience. In each of our projects, we have successfully achieved an integrated outcome. Kenneth W. Mariash Sr. has been involved as an [REDACTED] planner, designer, developer and contractor on projects in cities throughout North America and around the world.



**FOCUS
EQUITIES**

KW MARIASH SR.
MASTER PLAN COMMUNITY