

Topic: Bayview - CALUC Community Meeting

Time: Aug 17, 2021 07:00 PM Pacific Time (US and Canada)

Virtual Zoom Meeting:

<https://zgf.zoom.us/j/91723769986?pwd=SEdlbHlFeEorRW9MWm83V0VVUWZMz09>

Meeting ID: **917 2376 9986**

Passcode: **074013**

Roundhouse at Bayview Place

Attached is a site plan that shows the 3 different phases which includes this last Phase III. A short description of the 3 phases is as follows:

Phase I is the 10 acres on the Bayview hilltop that includes Bayview One, Promontory, Encore, the seniors building on the southeast corner, and our marketing office on the edge of the hill.

This 10 acres was zoned by the Province of BC in 1997/1998. We got involved in 1999/2000 to try to implement the zoning. Some city councilors objected to the zoning so we could not get a development permit for Bayview One until 2006. Subsequent permits were equally complicated and delayed so Encore was not completed until 2017/2018.

Phase II is the south part of the Roundhouse site where, after many years of planning, we got zoning for 4 buildings in 2008, followed by a development permit for one site almost 10 years later along with a development permit to restore and lease the heritage buildings after some of the residential buildings were completed, the site remediated, and construction activity was not as dangerous for the tenants and their customers.

Phase III is marked on the site plan north of the tracks where we are proposing 3 rental buildings and one condo building on the west end towards Catherine Street and 2 condo buildings on the east side by the Roundhouse across from the dog park.

This north site is the larger of the two Roundhouse parcels and is the last and only site we are zoning at this time. Our masterplan material describes the vision as a “place for everyone” including affordable housing in the one rental building along Esquimalt towards Catherine Street.

It is hoped that the zoning on Phase II and Phase III will provide enough population to support restaurants, a marketplace, and other necessary services to make this centre a special vibrant and successful place on Victoria's west side.

Our proposal does not involve any changes to Phase I or Phase II.

The Master Plan



ZGF Architects