



ROUNDHOUSE AT BAYVIEW PLACE

BUILDING A COMMUNITY BUILDING A CITY

Rezoning Application, September 2020

Rezoning Application, Updated March 1, 2021

Rezoning Application, Updated April 23, 2021

Rezoning Application, Updated May 12, 2021



KW MARIASH SR.
MASTER PLAN COMMUNITY

Project Team

PROJECT LEADERSHIP



KENNETH W. MARIASH, SR.
Focus Equities | Owner, Project Lead
250.388.9924
kmariash@bayviewplace.com



PATRICIA A. MARIASH
Focus Equities
250.388.9924
pm02mariash@aol.com



PATRICK COTTER
ZGF Architects Inc. | Lead Architect
604.558.8390
patrick.cotter@zgf.com

CORE TEAM

Chris Reiter
Focus Equities | Project Manager

Peter de Hoog
dHK Architects | Architect

Maryam Alirezaei
ZGF Architects Inc. | Urban Designer

CONSULTANTS AND ADVISORS

Jennifer Kay
TownSquare | Local Planning Advisor

Prakash Pinto
Pinto + Partners | International Planning Advisor

Nadine King
Watt Consulting | Transportation Engineer

Keith Provan
Stantec | Civil Engineer

Aaron Haegle
SLR Consulting | Environmental Engineer

Lane Campbell
Ryzuk Geotechnical | Geotechnical Engineer

Clint Plett
Read Jones Christoffersen Ltd. | Structural Engineer

Richard Lien
Aldrich Pears Associates Limited | Interpretive Consultants

Harold Kalman
Kalman & Associates | Heritage Consultant

Philip Evans
ERA Architects Inc. | Heritage Consultant



Roundhouse at Bayview Place Rezoning Application

Submitted by
Focus Equities

Submission Date
May 12, 2021

Location
Victoria, BC

Previous Submissions

Rezoning Submission to the City of Victoria, July 2008
Submitted By: Roundhouse Properties Limited Partnership

Rezoning Application, September 2020
Rezoning Application, March 1, 2021
Rezoning Application, April 23, 2021
Submitted By: Focus Equities

Roundhouse at Bayview Place—a KW Mariash Sr. master planned community—visionary leadership and sustained commitment to the creation of an exceptional, landmark community worthy of this world-class site.

If not now, when?
20 years, \$500M invested.
Bayview Songhees success continues.



Kenneth W. Mariash Sr. Architect, Master Planner



Roundhouse at Bayview Place A Place for Everyone

- Affordable Apartments
- Non-profit Housing
- Historic Marketplace
- Cultural Centre
- Connected and Accessible
- Efficient Land Use

A visionary Mayor and Council. A world-class project.
Right here. Right now.

Roundhouse at Bayview Place—Ken and Patty Mariash and their great team led by ZGF Architects Partner, Patrick Cotter, present Vision 2020.





Table of Contents

Context, Opportunity, and Role	8
Purpose and Extent of the Application	10
Site Character Districts	12
Introduction	14
1. Application Overview	31
1.1 Master Plan Objectives	34
1.2 Master Plan Aspirations	36
1.3 Design Guidance	42
1.4 Location and Context	46
2. Site History and Context	49
2.1 Rail and Roundhouse History	51
2.2 Victoria West Transformation	52
2.3 Heritage Strategy	54
2.4 Continuing the Story	56
3. The Master Plan	61
3.1 The Master Plan	62
3.2 Framework Plan	64
3.3 Design Rationale	66
4. Policy and Context	83
4.1 Policy and Regulatory Context	86
4.2 Existing Context	88
4.3 Public Benefits	90
4.4 Engagement	91
5. Development Data	93
5.1 Rezoning Approach	94
5.2 Current Zoning	95
5.3 New and Proposed Density	96
5.4 Development Statistics	100
5.5 Master Development Agreement	103
6. Site Massing	105
6.1 View Analysis	106
6.2 Solar Analysis	109
6.3 Shadow Studies	110

Appendices

- A: Roundhouse at Bayview Place Conservation Strategy
- B: Architecture, Urban Design, and Landscape
- C: Policy Analysis
- D: Environmental
- E: Public Consultation Summary
- F: Transportation and Mobility
- G: Site Servicing

Context, Opportunity, and Role

The Bayview Place site presents a strategic opportunity to impact and play a significant role at variety of scales, city-wide, neighbourhood-wide, and site-wide. The original 20-acre site has already delivered the new residential community, Bayview Place Hillside, along with associated streetscape improvements, dedication of public parks and open space and other amenities that have transformed the former industrial site. The remaining western half of this site presents an opportunity to deliver a broader range of public benefits including addressing the city's need for a more diverse range of housing, while creating a vibrant, mixed-use heart to Victoria West, centrally located and at the junction of mobility networks and connections to downtown and surrounding communities.



City-wide Impacts

- One of only a few major undeveloped sites of significant scale and size.
- The opportunity to implement smart-growth principles, complete, walkable, central and connected.
- An opportunity to address housing diversity and affordability.
- Opportunity to remediate the site and create a more complete and sustainable community.
- Aspiration to create a unique neighbourhood with heritage values and character.



Neighbourhood-wide Impacts

- Centrally located within Victoria West, a vision for a publicly accessible focal point to the surrounding community.
- A broad mix of uses including neighbourhood retail, amenities, public, cultural and heritage, and a diverse range of housing options including market rental.
- Extensive public realm, plazas, pedestrian mews, landscaped open space, linear park, multi-use trail, linked to the existing surrounding network of public and park spaces.
- Establish an urban core to Victoria West.

Roundhouse Site

Mixed-use precinct with a range of housing types including market rental in podium-tower forms, with neighbourhood retail and public uses at grade.

The urban character is vibrant and urban within a setting of restored historic rail buildings, industrial character, and richly enhanced public realm achieved through the urban design and building form.



Bayview Place

Residential precinct with a range of market housing types including tower forms, grade-oriented townhouses, and multi-level senior living.

The urban character is primarily residential within a setting of richly landscaped private and public open space and parks, achieved through the relatively low site coverage associated with tower forms.



Bayview Place—phase 1

- Roundhouse at Bayview Place forms the western half of the original 20-acre site and is to be understood in the context of how it complements the existing completed eastern half, Bayview Place Hillside.
- Bayview Place concentrated the residential footprint to deliver a significant amount of park and public open space as an amenity for the whole community.
- Bayview Place, has similar or lower density than the surrounding mid-rise neighbourhoods, and lower site coverage resulting in a much much higher percentage of open space.
- Bayview Place began the transformation of the former industrial lands into a safe and desirable residential environment that has enhanced the whole community.

- Parks and Open Space Links
- Residential Links
- Retail, Commercial Links
- ||||| Urban Trail Link
- Heritage, Commercial
- Residential
- Open Space



Roundhouse at Bayview Place—phase 2

- The Roundhouse at Bayview Place master plan proposes a vibrant mixed-use core focused on the existing turntable and restored historic rail buildings as the primary public open space and central node.
- The new buildings on the site are located toward the ends and perimeter of the site to retain the legibility of historic buildings and establish a heritage character to the site and surrounding public street.
- The infill residential buildings that will create a vibrant village atmosphere. are organized around formal open spaces that create a green network of public and park spaces on the site.
- The site is deeply connected to its context with pedestrian linkages to surrounding parks, and multi-modal mobility linkages to the city's urban trail and bike network.

Purpose and Extent of the Application

While at its foundation the project remains committed to the same principles and values that guided the 2008 concept plan, modern challenges such as the city's housing crisis, climate change, and rising infrastructure costs demand innovation.

This bold new vision, imagines a place where historic buildings can be brought back to life within the context of a complete and vibrant community that includes viable retail and social spaces, memorable public open spaces with destination-quality character, curated rail history interpreted and infused throughout, integrated city-wide mobility infrastructure, a broad range of housing types to accommodate a more diverse resident population, and sustainably addressing affordability and access with the addition of over 1,000 purpose built rental units.

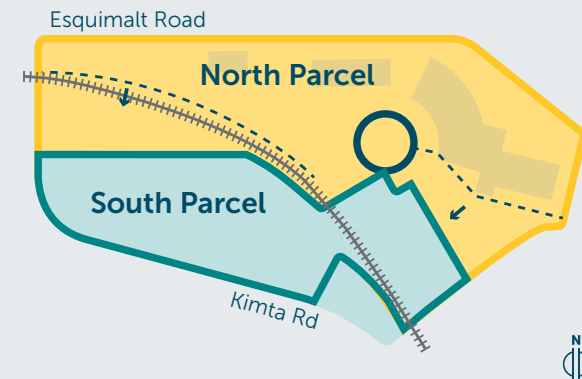
The Roundhouse at Bayview is imagined as a landmark contribution to the process of city building, one of only a few prime opportunities of this scale upon which the City might achieve its policy objectives, meet the needs of a growing city, and do so with the potential of creating the next great neighbourhood within the city on par with those of any noteworthy waterfront city in the world.

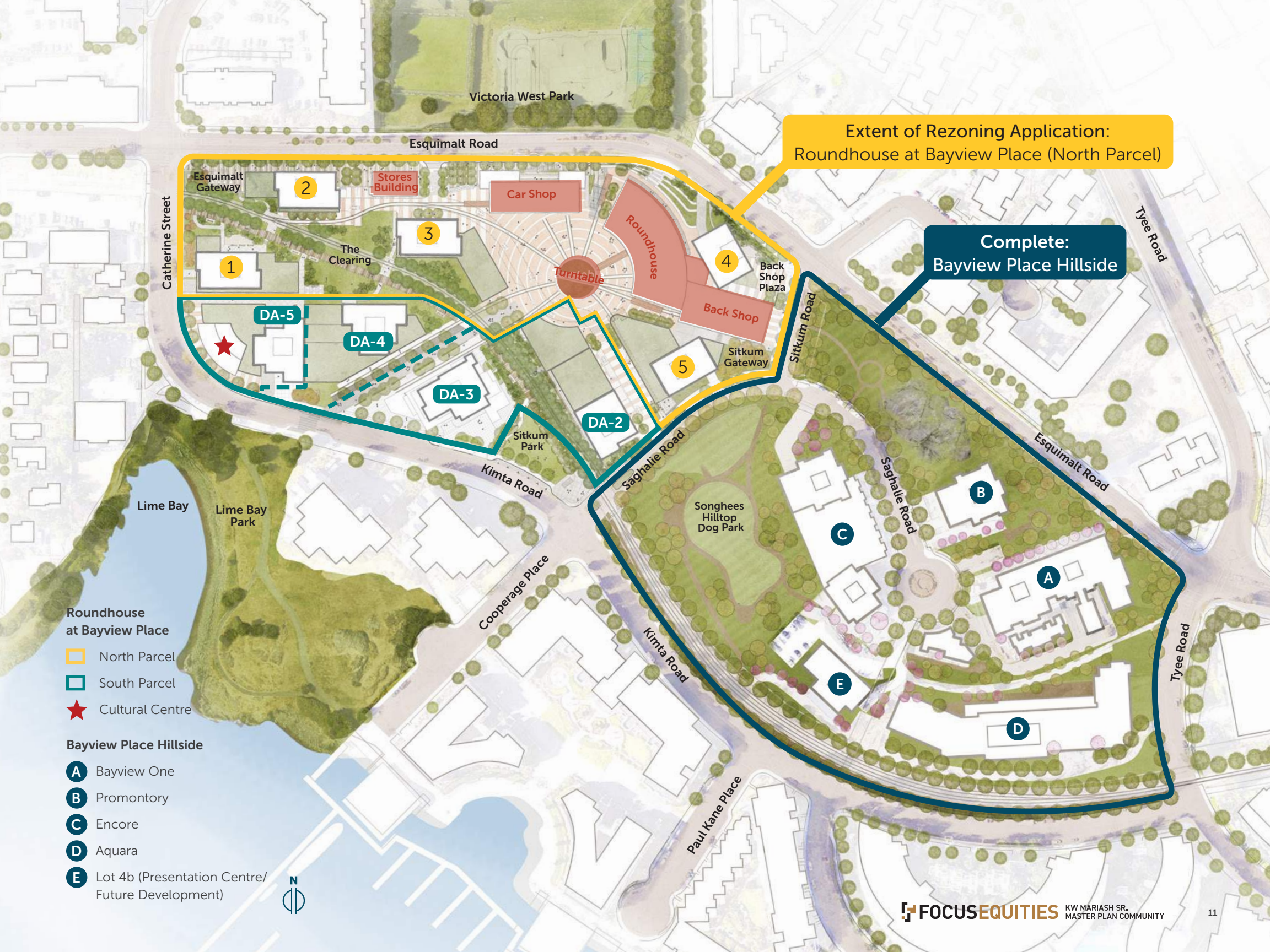
But, as much as this vision is inspired by the potential of the site, it is also deeply rooted in the significant challenges of the site. The site under its current zoning is not viable. The site has stalled for nearly 10 years following the successful approval of the initial phases of development, and will not be developed further for the foreseeable future. Its potential community benefits can't be delivered, or its vision fully realized, unless there is a strategy to resolve the significant barriers that stand in the way.

This current proposal successfully accomplishes all of the aspirations noted above, and with the addition of density on the previously underutilized portion of the site, it addresses the financial requirements to resolve the current site challenges and allow the project to proceed.

Extent of the Application

This application will create two new parcel boundaries within the Bayview Roundhouse Site and realign the E&N Rail Easement. This Rezoning Application is exclusive to the north parcel, which had previously been set aside and undeveloped in the zoning approved in 2008. The balance of the southern portion of the site retains its previously approved uses and density. Boundaries of the north and south parcels are illustrated below and indicated throughout this document.





Extent of Rezoning Application:
Roundhouse at Bayview Place (North Parcel)

Complete:
Bayview Place Hillside

Roundhouse
at Bayview Place

North Parcel

South Parcel

Cultural Centre

Bayview Place Hillside

A Bayview One

B Promontory

C Encore

D Aquara

E Lot 4b (Presentation Centre/
Future Development)



Site Character Districts

The site consists of 6 distinct Character Areas that create a cohesive and vibrant community, while connecting residents of Roundhouse at Bayview Place to each other and Greater Victoria.

1 Turntable Plaza

The neighbourhood’s central gathering place, Turntable Plaza, retains active rail elements, while remaining flexible for community programming. The function of the turntable itself is reinstated, allowing for use by rail cars.

2 E&N Roundhouse District

The Roundhouse heritage complex serves as the neighbourhood’s centrepiece, designed to embrace the site’s history of rail while creating a cultural asset within Victoria West. Public spaces are flexible and adaptable to a variety of uses, a move that will create activity and use throughout the day.

3 Back Shop District

Residential development complements and activates the Roundhouse historic complex. Plaza spaces, retail, and cultural uses drive activity, with the area connected to Turntable Plaza via a pedestrian laneway link.

4 Rail Parkway

This district provides key connection and animation through its active commercial and recreational uses. Ground level retail, residential amenities and lobbies help activate Esquimalt Road and the internal carriage lane, adding vibrance to the community. Arching across the site, the E&N Rail Trail links pedestrians and cyclists to destinations east and west of the site while integrating into the regional cyclist network.

5 Lime Bay District

The Lime Bay District provides space for cultural and artistic activities, centring Roundhouse at Bayview Place as Victoria West’s cultural heart. Lime Bay Mews connects Turntable Plaza to Lime Bay Park and provides a vibrant pedestrian corridor animated by retail.

6 Park Improvements

These areas include the establishment of Sitkum Park and improvements to Lime Bay Park, developed in coordination with the City of Victoria.

Site Uses	North Parcel Density (SF)	South Parcel Density (SF)
Condo/Hotel	181,500	527,400
Rental	831,900	177,600
Commercial	126,900	45,000
Total	1,140,300	750,000



North Parcel Boundary
South Parcel Boundary

Parcel Boundary
Character Districts

Existing Rail Corridor
Future Rail Corridor



In the beginning.

We acknowledge that 'The Roundhouse' redevelopment site is located in the traditional territories of the Lkwungen (Esquimalt and Songhees) peoples, who lived here before us as the original stewards of this land.




A Place for Everyone

Inclusive: A collaboratively designed neighbourhood for all ages and incomes

What we need when we need it: A groundbreaking investment in rental housing

Diverse community amenities: From culture to open space, a generous public benefits package that provides something for everyone.



“ This is the perfect example of a complete community where there is something in it for everyone. Mixed use, residential, commercial, heritage, historic. It really could be a gem in the west part of our city. ”



Sustainable

Doing more with a limited land resource is good land-use and environmental stewardship.

Complete Community with Mix of Uses

Creating a complete community with a broad mix of uses, walkable, transit-oriented, socially vibrant.

Diverse and Inclusive

A place for everyone includes a wide range of housing options to create a diverse, inclusive and authentic community.

A Cultural Hub

A range of arts and culture activities: broadening the range of uses on the site, increasing its significance as a place for people by creating a venue for performing arts, visual arts, art education, gathering and celebration, will create a place that engages the broader community and city to become a socially vibrant place with a heartbeat.

A place that taps into the power of culture and the arts to elevate the vision for the site, to rise to its full potential as a world class place, worthy of a prime location in an exceptional city.

“ Having lived my life on the world stage, I see my home town of Victoria, and the Roundhouse site in particular, as a globally significant opportunity to create a new cultural landmark for the City. ”

—David Foster,
Musician, Music Producer, 16 time Grammy Award winner,
writer/composer, humanitarian and philanthropist





Enliven Public Open Spaces

The public realm will be truly public, designed and planned for a wide range of activities and events to become a social place.

Enhance Placemaking and Vibrancy

Building on the rich natural, rail and maritime history of the site to create a unique identity.

Expand Programming Opportunities

Include planning for spaces and places which will promote a wide range of art and cultural activities.








Rooted in History

Contemporary pairing of past
and present that breathes life
into forgotten histories.

An active approach to history
around interpretation and
storytelling.

Repurposing of abandoned
historic structures into
dynamic hubs of activity.



“ The goal of interpretation for the
Roundhouse heritage precinct is to create
a strong sense of place. ”

Interpretive Approach
AldrichPears

Focused on the Future

Never again vacant, a dynamic mix of uses to keep the site active in the decades to come.

Interpreting the Past

Storytelling brings the past to the present and looks to create new histories.

Reviving a People Place

Residents and visitors add life to the site, returning it to a hub of activity.





Wrong side of the blue bridge.



Vacant Space to Vibrant Place

Low carbon footprint:

A bold transformation from blighted industrial wasteland to livable community

Significant financial investment: The realization of a \$400M vision co-created with community.

Economically viable: Dense, diverse, and deeply connected to Victoria's economic engine.

“ There is nothing else of this quality in Victoria and it is a privilege to honour this site with such a special community. ”

Ken & Patricia Mariash
Owners, Focus Equities



An aerial photograph of a coastal urban area, likely Victoria West. A specific development site is highlighted with a dark blue outline. This site is located on a peninsula or near the waterfront, featuring a mix of green spaces, parking areas, and building footprints. The surrounding area includes residential neighborhoods, commercial buildings, and waterfront infrastructure like docks and roads. The water is a deep blue, and the sky is not visible.

Building On Success

The continued evolution of a transformational community at the heart of Victoria West.

Economic Viability

The completion of a socially, culturally and economically vibrant community.

Environmental & Geotechnical

A viable strategy to successfully retain historic buildings and manage geotechnical and environmental challenges.

Landmark Mixed-use Community

Diverse community amenities:

From culture to open space, a generous public benefits package that provides something for everyone

Breathtaking arrival

experience: An iconic sight for harbour visitors and a unique addition to the Victoria's skyline

Vic West's cultural hub:

a performing arts center designed by world-renowned architect Frank Gehry



“ I have always tried to select projects that are dedicated to excellence and humanity. This project seems like it could be one of those unique opportunities, made even more special because it is in Canada, my native land. I am looking forward to helping, where I can, with the vision and fulfillment of this very special project. ”

—Frank Gehry Architect



Complementing Victoria

A new, complete community to realize the potential of the inner harbour.

Growing Arts and Culture

World class performing arts and open spaces for a city overflowing with talent.

Iconic Architecture

A contemporary addition to Victoria's historic skyline.





Bayview Place Hillside

Roundhouse at Bayview Place

1

Application Overview

Bayview Place represents over 50 years of architectural design and development experience on projects ranging from 20 to 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.

Perched atop 20-acres overlooking Victoria's inner harbour, the vision for Bayview Place has always been to build a diverse and resilient community unique to Victoria West. The final phase of development, Roundhouse at Bayview Place picks up where Bayview Place Hillside left off. Representing the cultural heart of the community, it is the last stage in creating the vibrant, mixed-use neighbourhood hub widely anticipated by Victoria West residents.

The evolution of a 20-acre Master Planned community.

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



Roundhouse at Bayview Place

Bayview Place Hillside



Downtown Victoria

Hotel Fairmont Empress

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

**Future evolution of current planning policy.*

1.1 Master Plan Objectives

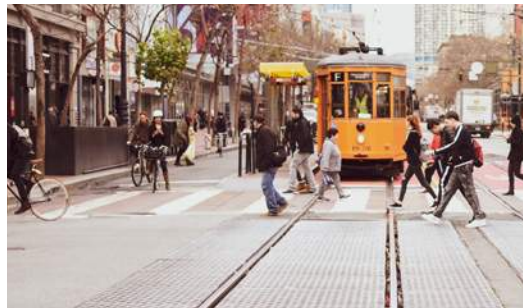
The vision for Bayview Place has always been constant: create a vibrant, highly livable urban neighbourhood in the heart of Victoria West.



Deliver Housing Diversity and Increase Overall 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 housing at a cost they can afford**.

Roundhouse at Bayview Place will support this vision by growing Victoria's supply of **purpose-built rental housing** — a move that promises to increase overall affordability by providing an alternative to ownership housing, inaccessible to many. Additional rental housing will also encourage greater generational diversity in Victoria West while supporting community wellbeing targets and creating a vibrant new neighbourhood.



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**.



Remediate Contaminated Lands

A former industrial site, development of Roundhouse at Bayview Place is a complex process. Sitewide remediation requires a scientifically-sound strategy to resolve geotechnical and contamination issues and ensure the **land can support a healthy and active community**.

By **creating a compact, mixed-use neighbourhood** above a remediated brownfield, Roundhouse at Bayview Place will provide Victoria a truly innovative example of contemporary development. Undertaken at significant expense to the developer, this type of **sustainable community building** is exactly in line with Victoria's bold history of climate action.



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 the City's programs and policies.

The new plan for Roundhouse at Bayview Place similarly centers wellbeing by prioritizing diverse and **good quality housing options**; accessible all ages and abilities **transportation infrastructure**; employment opportunities; and public benefits, such as cultural assets, parks and open spaces 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

Roundhouse at Bayview Place prioritizes smart urban development by **remediating former industrial lands** and **strategically densifying** an area proximate to Victoria's downtown core. This type of development will ensure municipal services are optimized by making use of what's already there.

Building additional housing, including in-demand purpose-built rental units, will also help address Victoria's housing shortage and increase the local tax base, all while feeding the city's downtown economic engine.

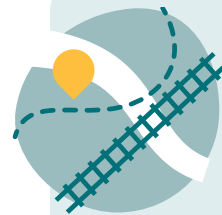
1.2 Master Plan Aspirations

Below is a snapshot of what the proposed plan aspires to deliver.



1500-2000 Rental Housing Units

provide approximately 30% of rental housing required in the urban core by 2041.



Trail and Rail

offer a range of transport options to create a walkable community with strong links to downtown Victoria.



Seniors Housing

diversifies the accommodation mix in Victoria West and provides support for Canada's aging population.



Cultural Centre

add to the diversity of uses in Victoria West and create an iconic hub.

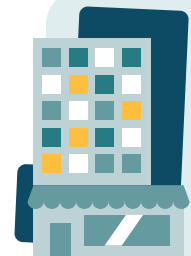
Revitalized Heritage Spaces

provide an opportunity to engage with the City's history.



2+ Acres of Parks and Open Spaces

facilitate active recreation in the community and build on the robust network of green spaces in Victoria West.



Office, Retail, Live-work

provide a range of employment uses to diversify the local economy.

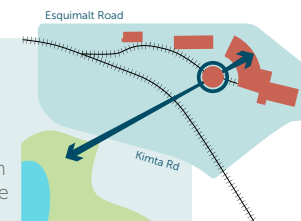


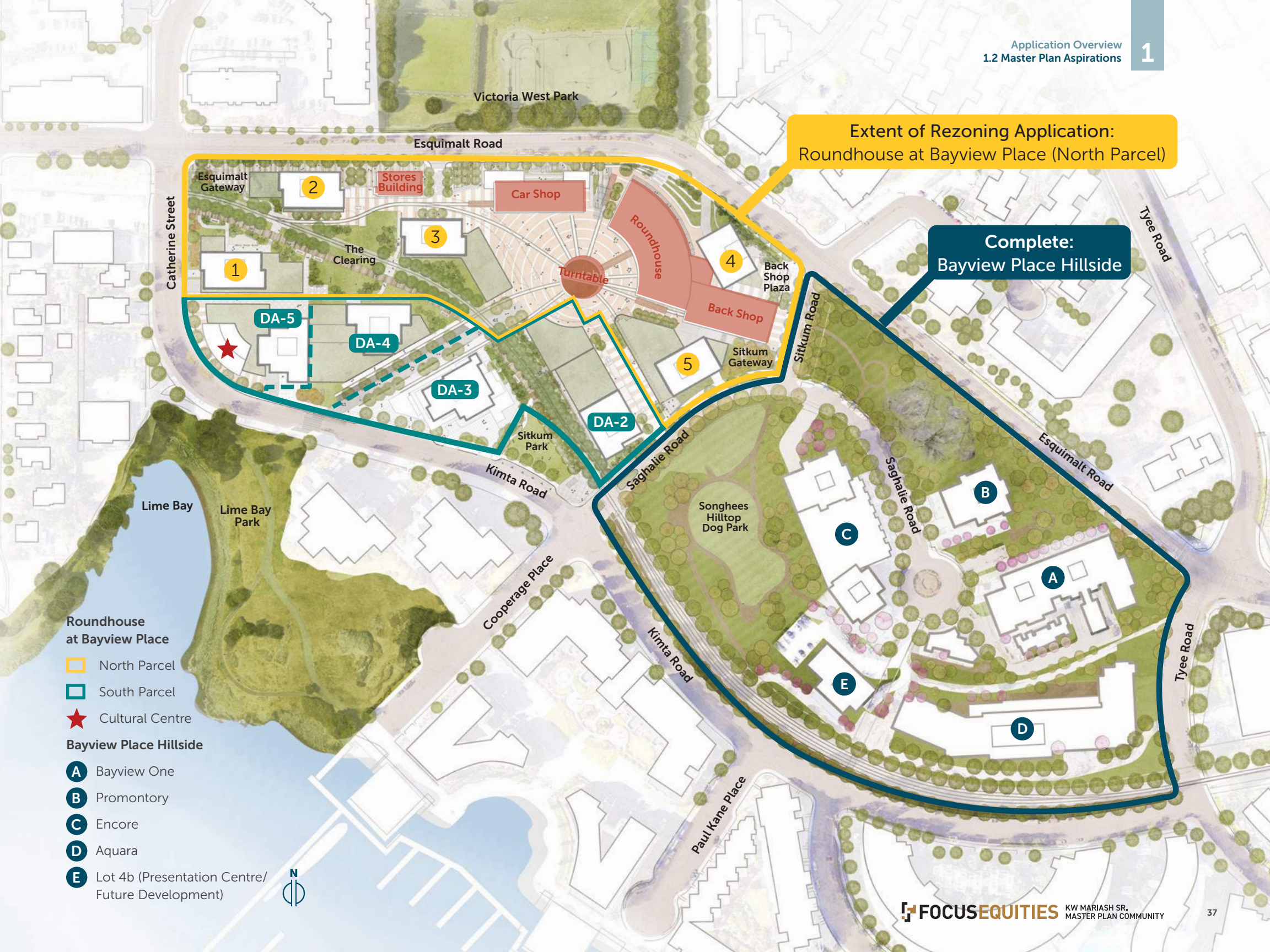
Flexible Indoor and Outdoor Public Spaces

provide diverse opportunities for community programming.

Lime Bay Mews

consolidate the site's relationship to the natural environment by providing an active pedestrian link to Lime Bay that takes advantage of stunning views of Victoria's Inner Harbour.





Extent of Rezoning Application:
Roundhouse at Bayview Place (North Parcel)

Complete:
Bayview Place Hillside

**Roundhouse
at Bayview Place**

- North Parcel
- South Parcel
- ★ Cultural Centre

Bayview Place Hillside

- A Bayview One
- B Promontory
- C Encore
- D Aquara
- E Lot 4b (Presentation Centre/
Future Development)





Promontory

Bayview One

Bayview
Roundhouse







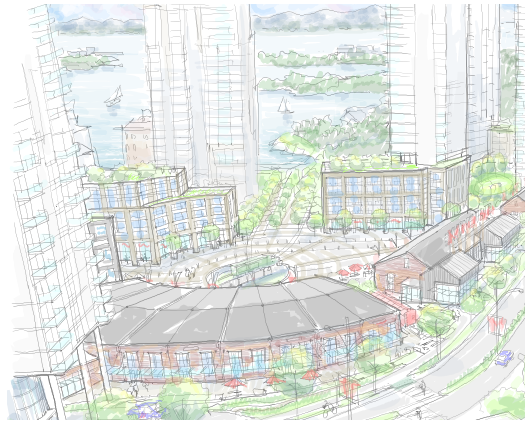
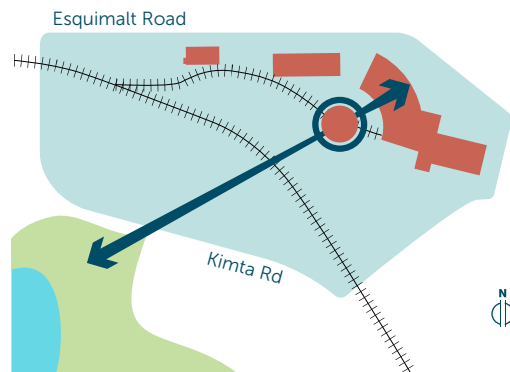
1.3 Design Guidance

Developed in collaboration with the residents of Victoria West, the design draws from all that the site has to offer, its rich past, geographical context and central urban location.



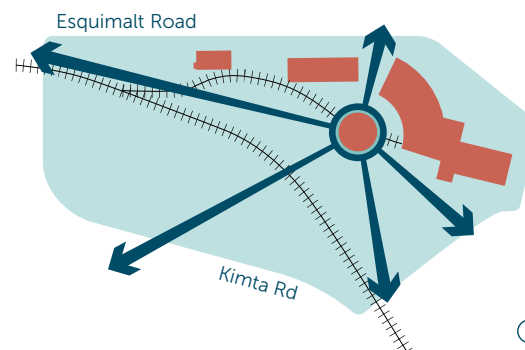
Develop Rail-to-Sail as a Design Driver

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



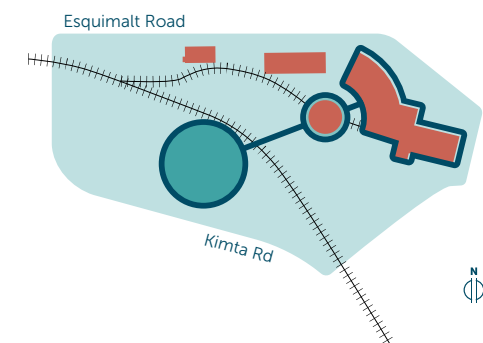
Radiate Movement from the Roundhouse

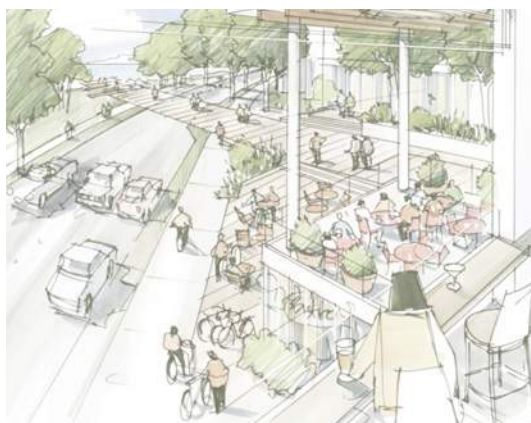
Create pathways radiating to and from Turntable Plaza, along rail lines and critical sightlines, emphasizing the pedestrian experience.



Engage, Integrate, and Activate Heritage

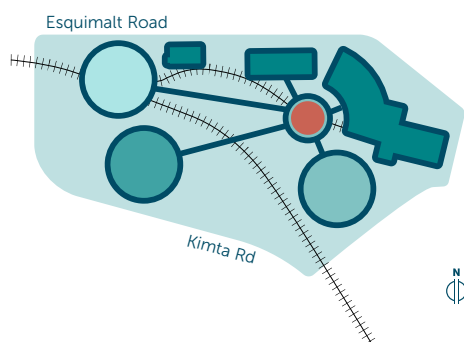
Complement the Turntable Plaza and the E&N Roundhouse with residential development, contrasting the historic centerpiece and ancillary buildings with new iconic development.





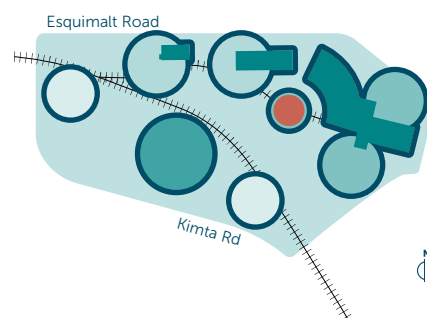
Diversify with Mix of Uses

Frame Turntable Plaza with a diversity of uses, growing the region's housing options while emphasizing the Plaza as a central activity and gathering space.



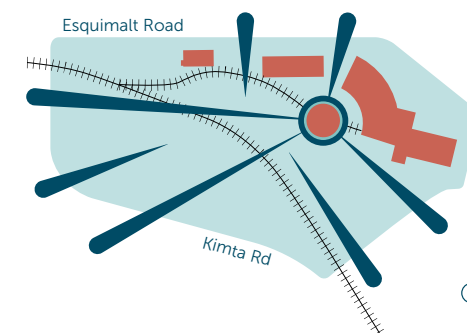
Broaden Residential Mix

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



Maintain Views Through Site

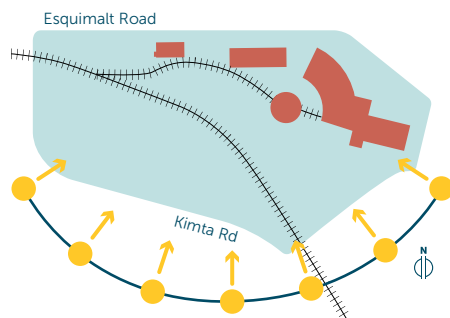
Maintain sightlines through the Lime Bay Mews and Roundhouse Mews, and create new views along rail corridors and pathways.





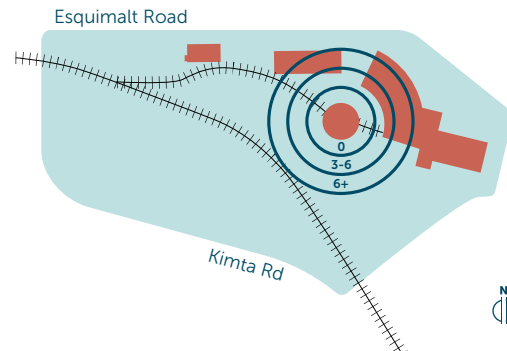
Minimize Shadow Impact

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



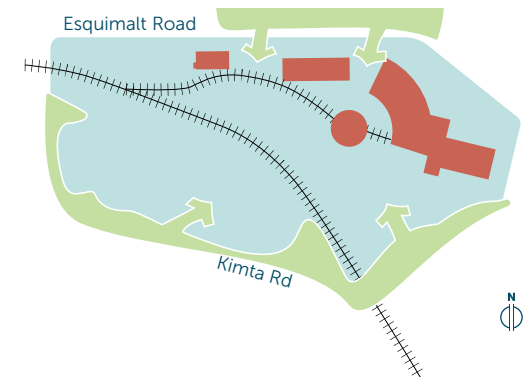
Massing Transition

Transition building massing stepping down toward Turntable Plaza, with podium elements 3-6 storeys, and tower elements 6+ storeys beyond.



Natural Edge and Connections

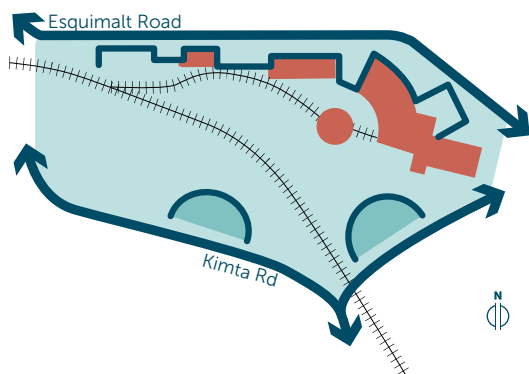
Allow greenspace to permeate the site's south edge, penetrate along corridors, connect the site to parks and water, and create a soft southern edge.





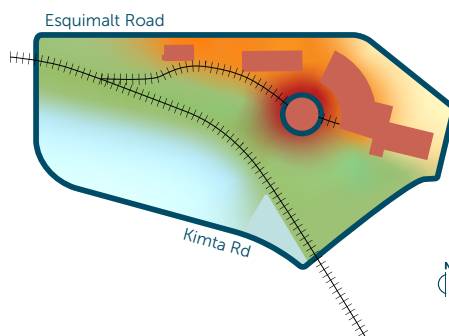
Urban Edge

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



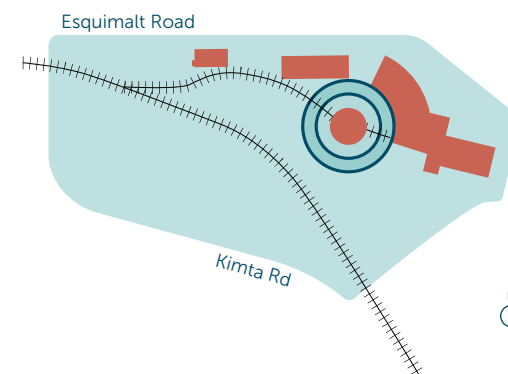
Districts

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



Heritage Interpretation

New buildings should respect and respond to the dominant structures, forms, materials, and the industrial character of the existing buildings. Provide for the continued activation of heritage buildings through the integration of mixed-uses.



1.4 Location and Context

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.





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

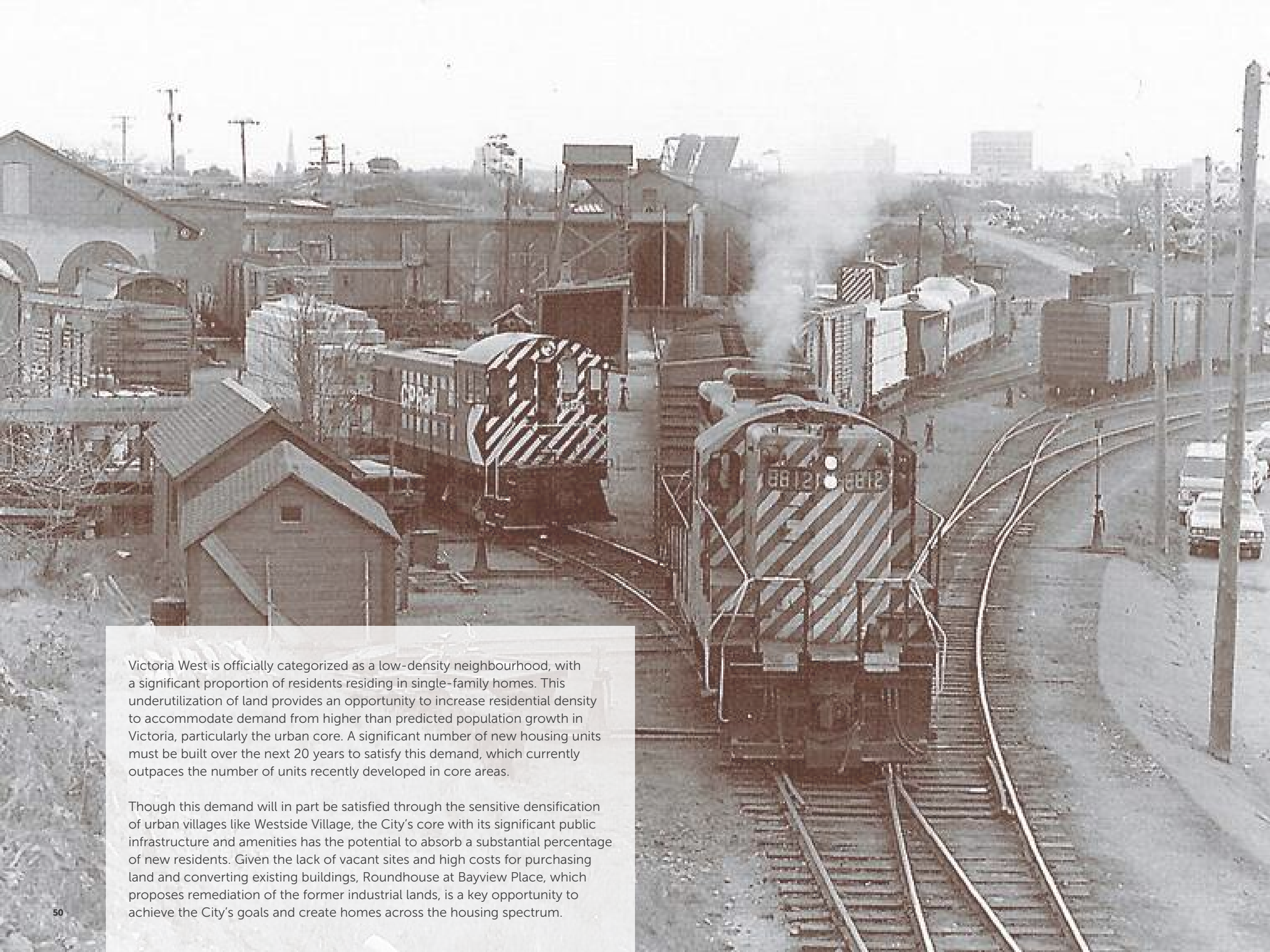
This iconic location is for many the first they see of Victoria, whether they arrive by boat or by plane. With stunning views of the Inner Harbour and Legislature Buildings, Roundhouse at Bayview Place is a gateway to everything the city has to offer.



2

Site History and Context

Just two decades ago Bayview Place
was a disused, 20-acre industrial site,
inaccessible to the public.



Victoria West is officially categorized as a low-density neighbourhood, with a significant proportion of residents residing in single-family homes. This underutilization of land provides an opportunity to increase residential density to accommodate demand from higher than predicted population growth in Victoria, particularly the urban core. A significant number of new housing units must be built over the next 20 years to satisfy this demand, which currently outpaces the number of units recently developed in core areas.

Though this demand will in part be satisfied through the sensitive densification of urban villages like Westside Village, the City's core with its significant public infrastructure and amenities has the potential to absorb a substantial percentage of new residents. Given the lack of vacant sites and high costs for purchasing land and converting existing buildings, Roundhouse at Bayview Place, which proposes remediation of the former industrial lands, is a key opportunity to achieve the City's goals and create homes across the housing spectrum.

2.1 Rail and Roundhouse History

A brief modern history of the Roundhouse site.



1800s

Time Immemorial

The site occupies a portion of the traditional and ancestral territory of the Lekwungen speaking people.

1888

The Esquimalt & Nanaimo Railway ('E&N') is extended across the harbour into downtown Victoria.

1886

August 13th, 1886, Prime Minister Sir John A. Macdonald drives in the last spike of the E&N Railway just south of Shawnigan Lake.

Short extension is opened in Sept. from Esquimalt to Russell's Station in Victoria West, near the site of the Roundhouse property.

1900s

1913

CPR builds 10 Stall Roundhouse to accommodate growing freight and passenger service. The complex now includes the Roundhouse, Car Shop, Stores Building (formerly Machine Shop), Turntable, and former Sand House and Oil Tank.

1911-1914

The E&N is extended to Port Alberni, Lake Cowichan and Courtenay.

1905

The Canadian Pacific Railway acquires the E&N Railway from the Dunsmuir family. The E&N is now considered an extension of the transcontinental Railway.

1978

VIA Rail Canada takes over the Dayliner service on the E&N.

1955

Canadian Pacific replaces wooden passenger cars with Rail Diesel Cars (Dayliners), on the E&N passenger trains.

1949

The E&N is converted entirely to diesel power, bringing greater efficiencies in the transport of passengers and freight, and eliminating steam power, which the Roundhouse had been built to accommodate.

2000s

2016

Bayview One, adjacent to the Roundhouse site and part of the Bayview Place redevelopment, is complete.

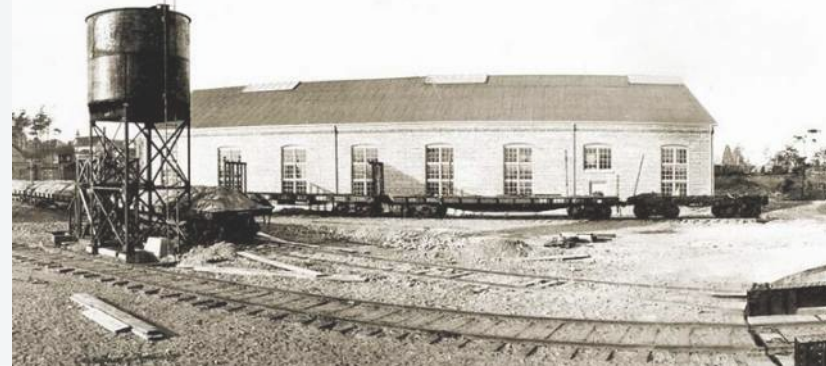
2008

Roundhouse District rezoning and Roundhouse Design Guidelines receive City of Victoria Council approval and adoption.

2003-2006

Island Corridor Foundation is formed in 2003 and in 2006 takes over ownership of the Railway on Vancouver Island.

In 2006 Southern Railway of Vancouver Island takes over operation of freight service.



2.2 Victoria West Transformation

Focus Equities is committed to, and invested in, creating a legacy of better communities.

Focus Equities believes 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. Kenneth W Mariash Sr. 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



2010

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.

Honouring The Past. Building for the Future.

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



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.

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.

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.

2008



2016



2019



2.3 Heritage Strategy

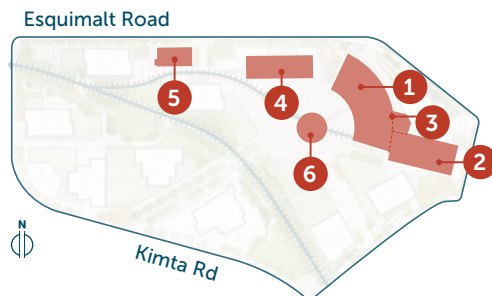
Roundhouse at Bayview Place will blend contemporary expression with newly revitalized historic buildings, ensuring new buildings complement, rather than imitate, the forms of the Roundhouse complex.

Heritage Components

The heritage structures that compose the Roundhouse complex will serve as the neighbourhood's centerpiece. Contemporary building forms with a mixture of residential and commercial uses will be placed alongside these structures, the juxtaposition of differing typologies creating a dialogue between past and present, while ensuring the complex is made active.

The following six structures within the Roundhouse site are individual heritage assets:

- 1 Roundhouse
- 2 Back Shop (attached to the Roundhouse)
- 3 Boiler House (attached to the Roundhouse)
- 4 Car Shop
- 5 Stores Building
- 6 Turntable

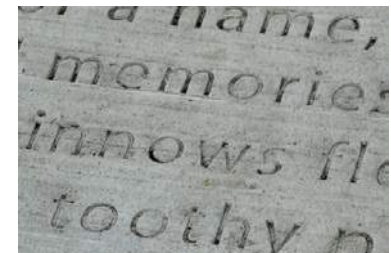
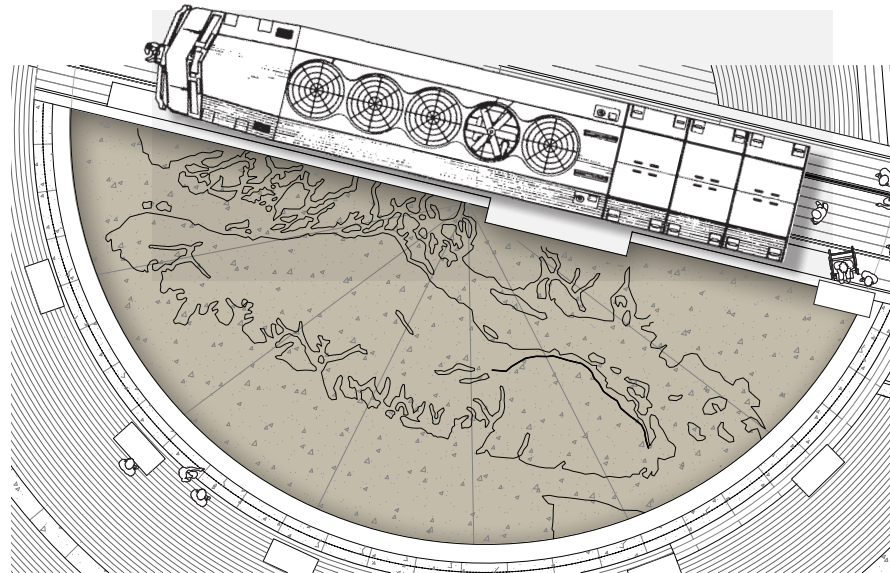


These buildings have concrete foundations, brick exterior walls, heavy-timber structural frames, and wood roofs. The structures and the larger site retain integrity. However, the physical fabric has experienced considerable deterioration due to weather and disuse. In 2008, Focus Equities made a significant investment in repairs and structural reinforcement, ensuring the buildings are no longer at risk of collapse.

Interpretive Approach

The project's interpretive approach to heritage is one grounded in activity and engagement. Though the physical manifestations of the past remain, the history of the Roundhouse site is largely intangible. Beginning with the traditional and ancestral uses of the Lekwungen-speaking people, the site has served as a source of sustenance for Fort Victoria residents and as a key hub of rail activity beginning with the activation of the Roundhouse in 1913.

By using storytelling, narrative and education, enlivened by new uses, building forms and site users, the project's approach promises to breathe life into the area's rich history. Juxtaposing old against new will also transform this unused and underdeveloped piece of land into a vibrant and active community that knits together the surrounding urban fabric.



The Turntable Plaza, including Timeline Signs, conveys stories about the role of the railway in Vancouver Island's early development as well as the operation of the turntable.



Large-scale murals/banners, views and interpretations of ongoing maintenance in the Back Shop animate the space, bringing to life the original function of each building and personal stories of those who worked there.

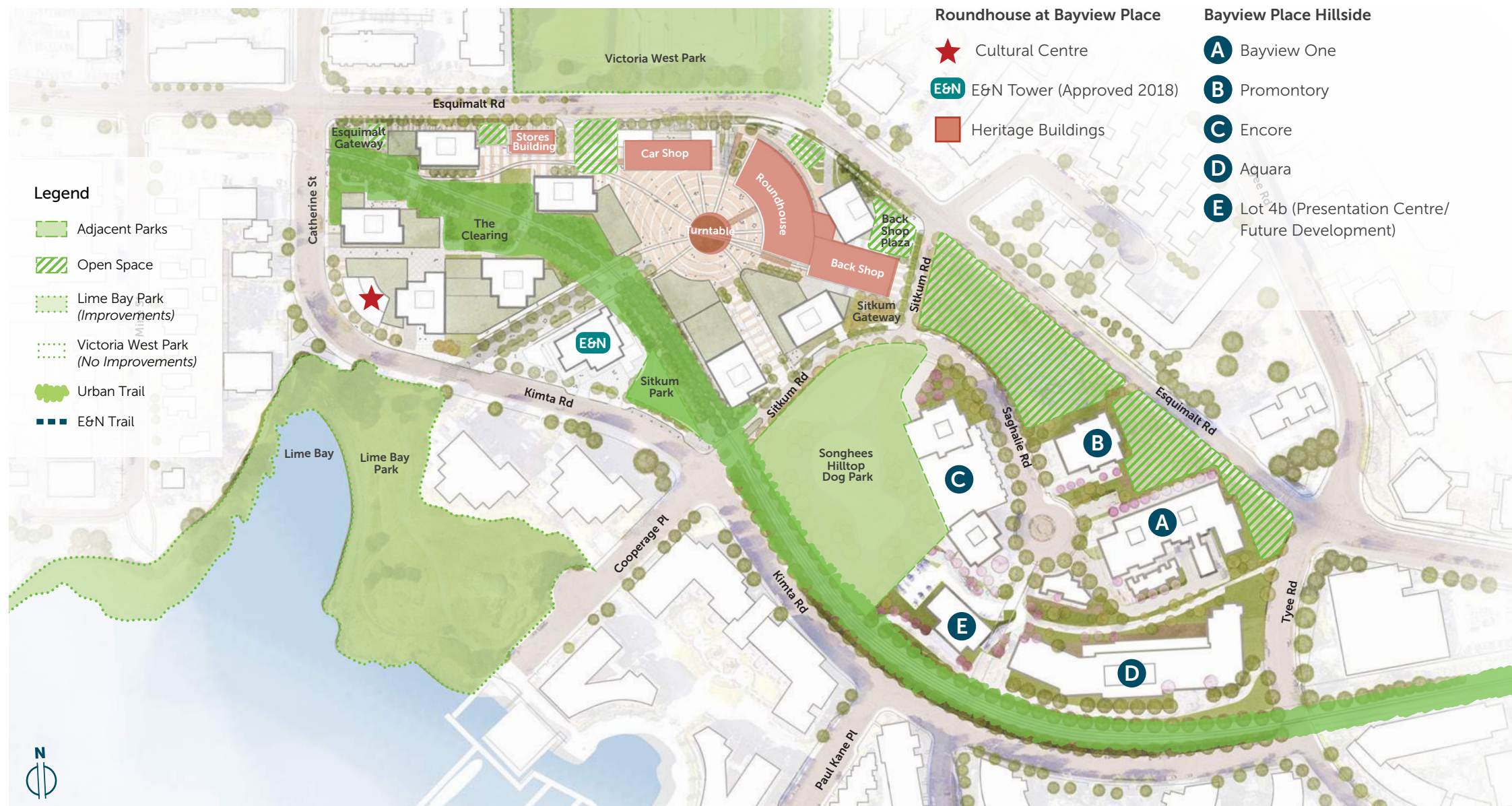
2.4 Continuing the Story

Formerly vacant land, Bayview Place has succeeded in creating a vibrant and active community—Roundhouse at Bayview Place aspires to continue building on this success.

Bayview Place is a 20-acre master planned residential community overlooking Victoria Harbour. The first phase of development, the 10-acre hilltop community of Bayview Place Hillside, is comprised of three elegant residential towers that pay homage to the industrial heritage of Victoria West through their modern brick and glass facades.

Formerly vacant land, this development has succeeded in creating a vibrant and active community through provision of a well-used network of amenities, including the Songhees Hilltop Dog Park, Sitkum Park and meandering walking paths. Future tennis courts will provide additional recreation opportunities, further diversifying this suite of public offerings integral to the neighbourhood's identity.







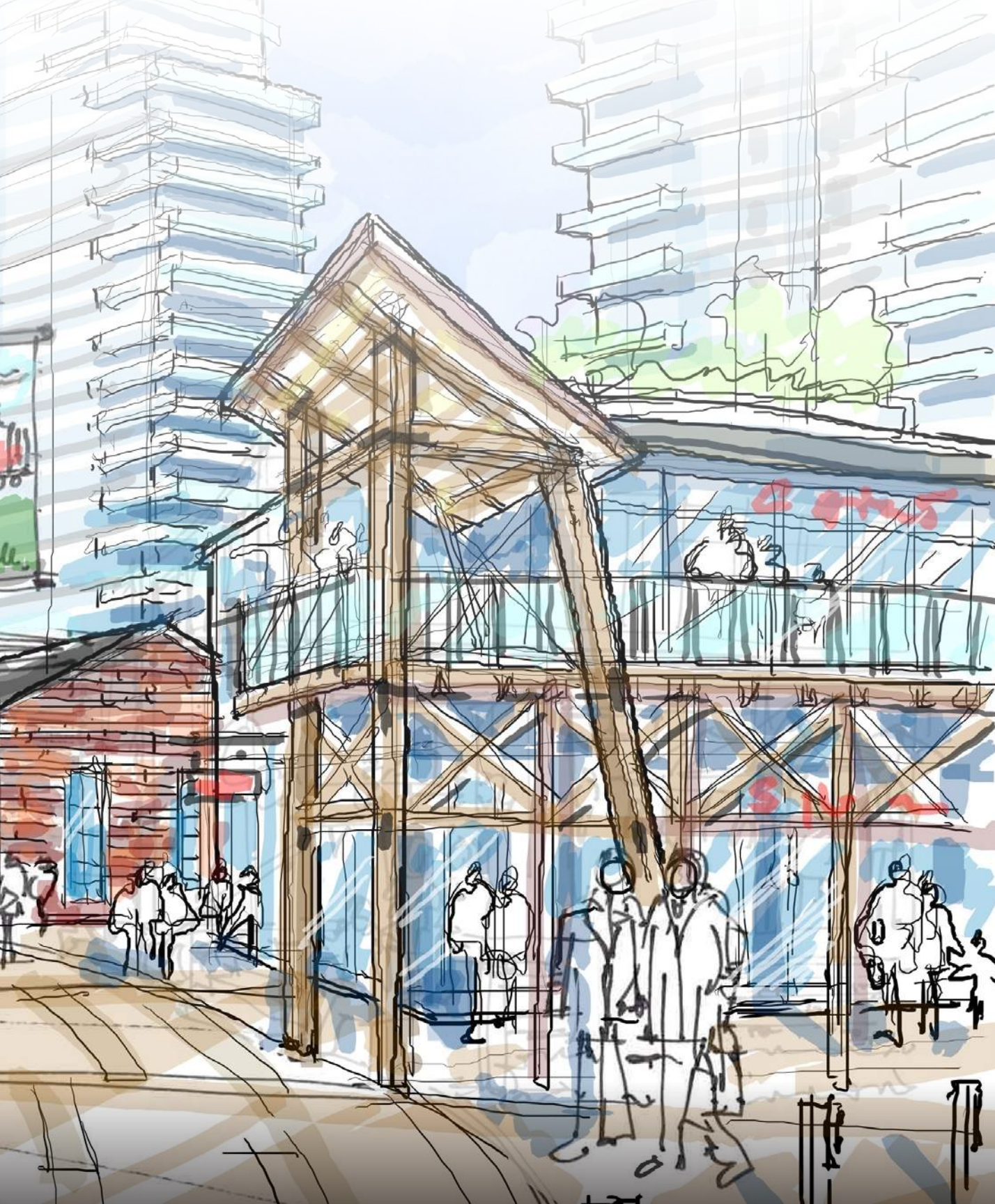




The Master Plan

The COVID-19 pandemic has shown us how quickly the world can become unpredictable and how resilience hinges on flexibility. Roundhouse at Bayview Place responds to these times by proposing an adaptable master plan responsive to shifts in context, no matter the scale of change.

Offering a mix of uses, housing options, and an animated and active ground level experience, the plan provides a renewed future-forward vision. Doing so in the form of a lush, compact, and walkable neighbourhood, built atop a remediated brownfield, also addresses one of the biggest unknowns facing Victoria: climate change.



3.1 The Master Plan

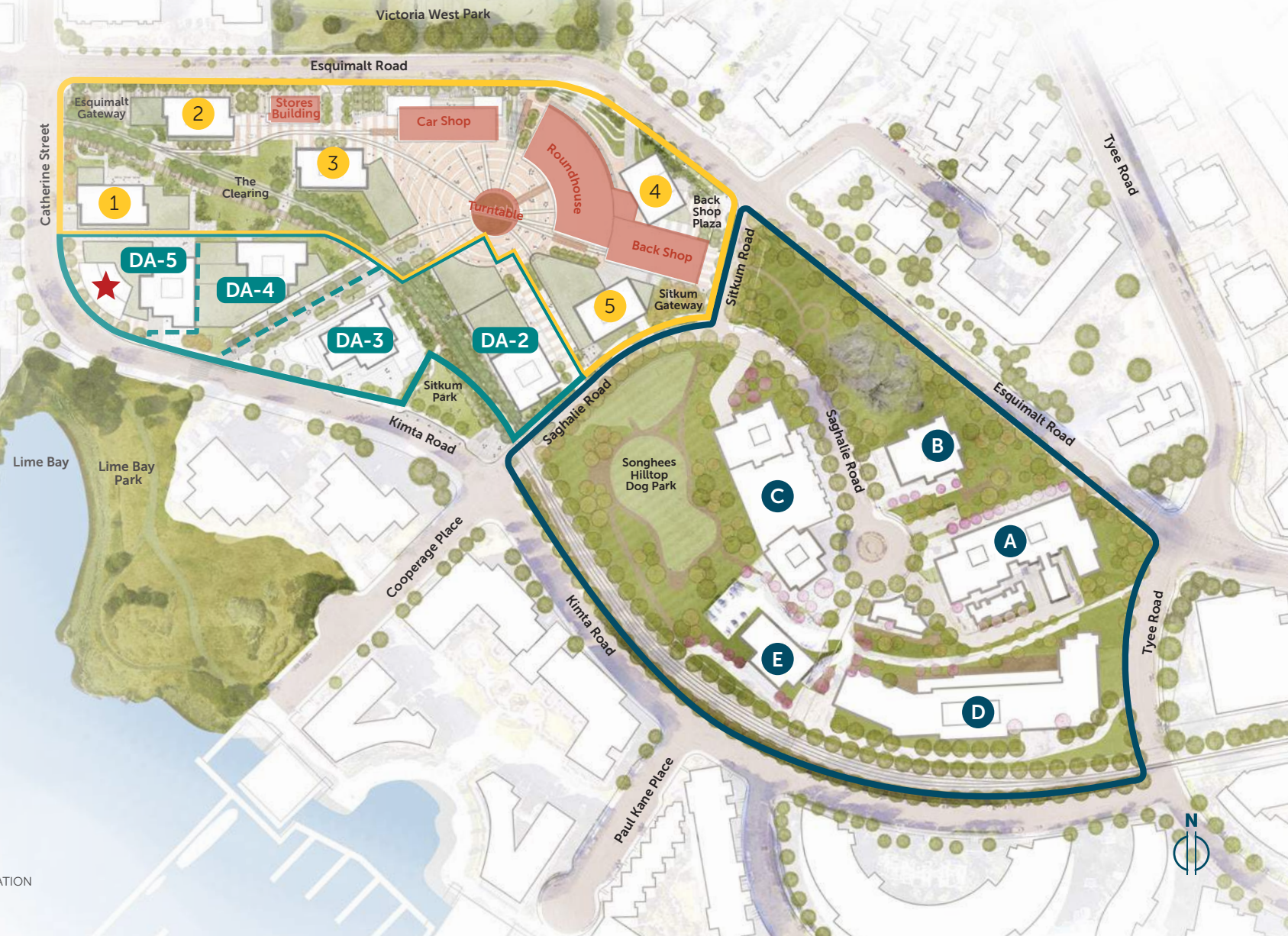
Roundhouse at Bayview Place balances a need for mixed-tenure housing with an active ground-level experience and vibrant open spaces.

Roundhouse at Bayview Place

- North Parcel
- South Parcel
- ★ Cultural Centre

Bayview Place Hillside

- A Bayview One
- B Promontory
- C Encore
- D Aquara
- E Lot 4b (Presentation Centre/
Future Development)



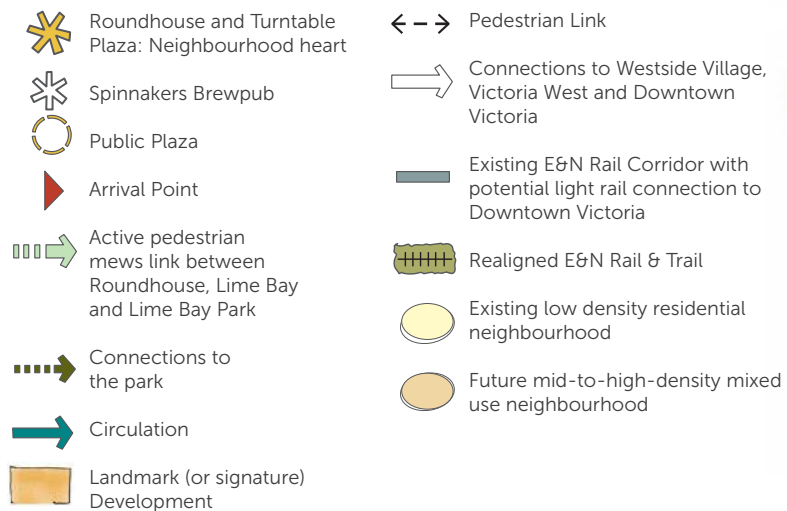


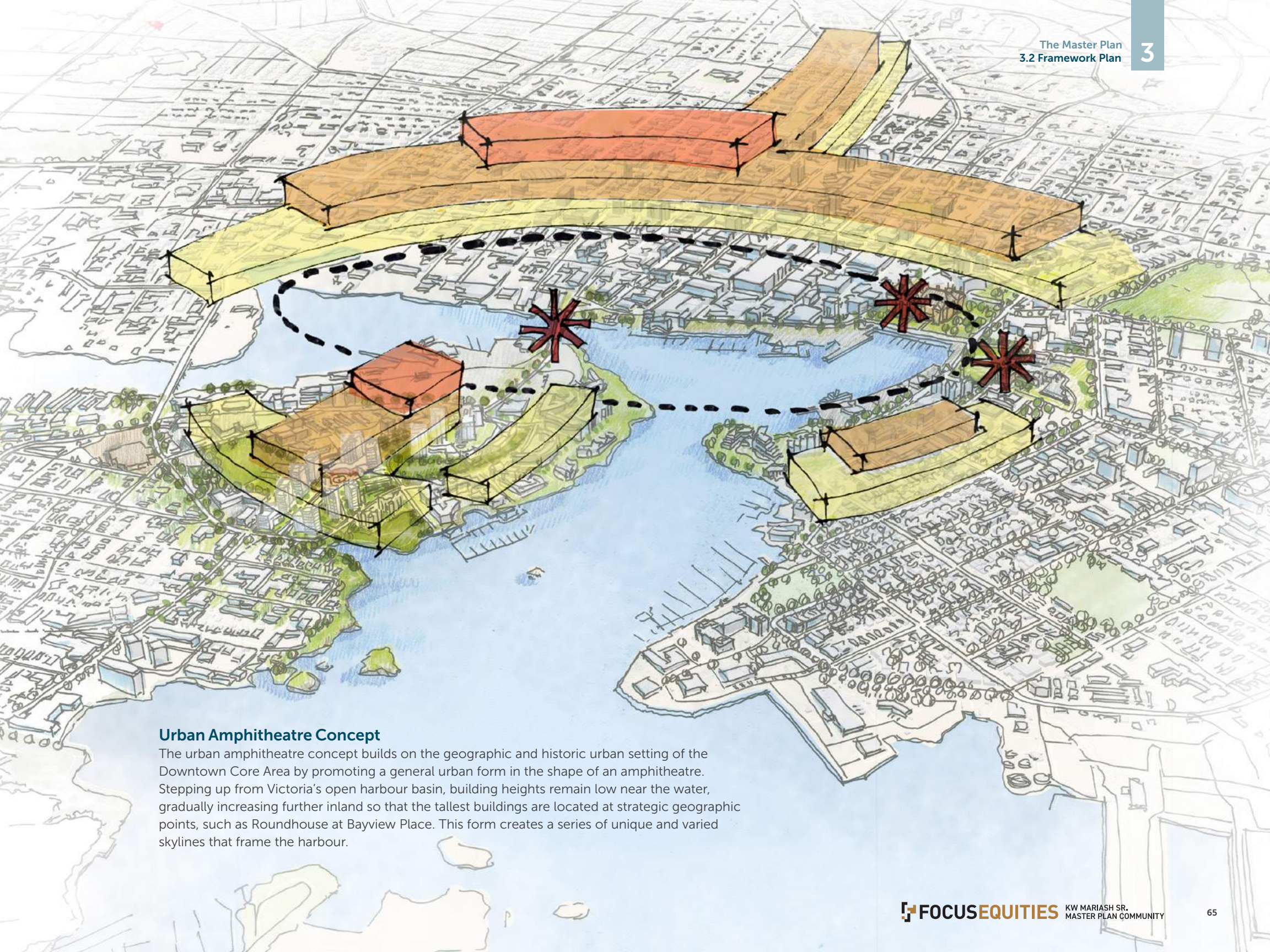
3.2 Framework Plan

Envisioned as a complete community, Roundhouse at Bayview Place will enliven Victoria West by providing a spectrum of housing choices, a distinct cultural center, and a myriad of public benefits.

Realignment of the E&N Rail Corridor allows for the addition of mixed-use, purpose-built rental towers, a move that increases site-wide activity and diversity. By infusing the ground-level with active retail, revitalized historic buildings and an iconic cultural centre, the neighbourhood promises a lively pedestrian experience complemented by flexible open spaces.

Multiple entry points add porosity to the site, drawing community members into the animated neighbourhood heart. Designed for multi-modal accessibility, these pathways simultaneously connect to key urban assets like Westside Village, Victoria West Park, Lime Bay Park, and the Songhees Promenade, while completion of the E&N Rail Trail fortifies a key regional connection.



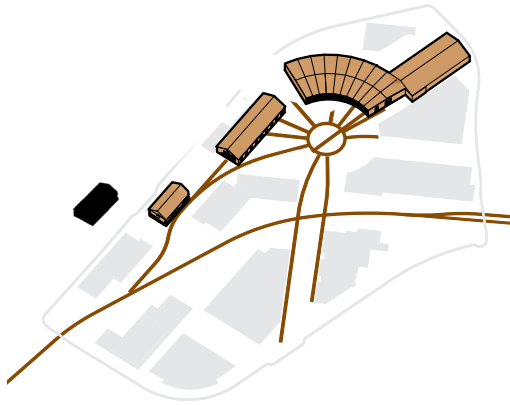


Urban Amphitheatre Concept

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 amphitheatre. 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.

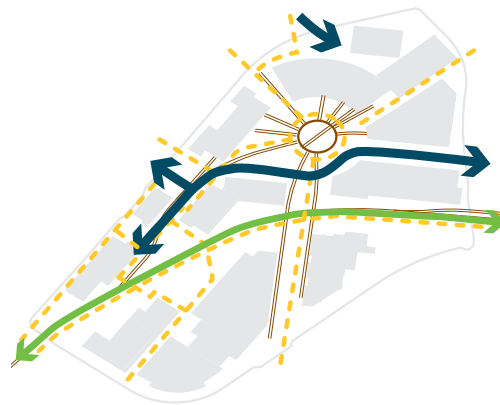
3.3 Design Rationale

The master plan employs a variety of methods to create an impactful design that considers the site's unique features and its untapped potential.



Existing Buildings and Structures

- Highlight and respect the historic buildings on site, stepping back new buildings to ensure they remain prominent.
- Use climate-friendly principles of adaptive reuse to activate historic structures.
- Use the Roundhouse as the historic centerpiece, radiating pathways and sightlines from Turntable Plaza.
- Adjust the rail alignment to maintain the usability of rail lines through the site.
- Conform to the Standards & Guidelines for the Conservation of Historic Places in Canada.



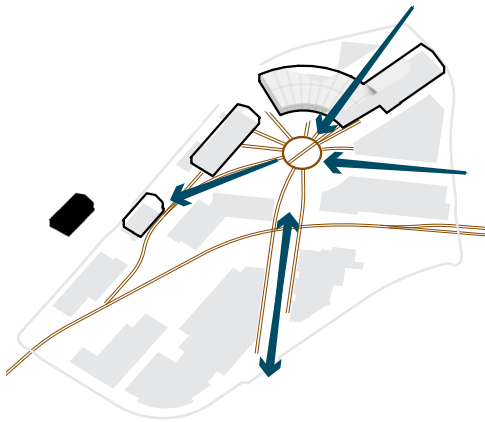
Movement Network

- Connect Roundhouse at Bayview Place to the rest of Victoria using multi-modal transportation infrastructure.
- Improve connections to existing trails to increase site permeability and provide active and low-carbon transportation options.



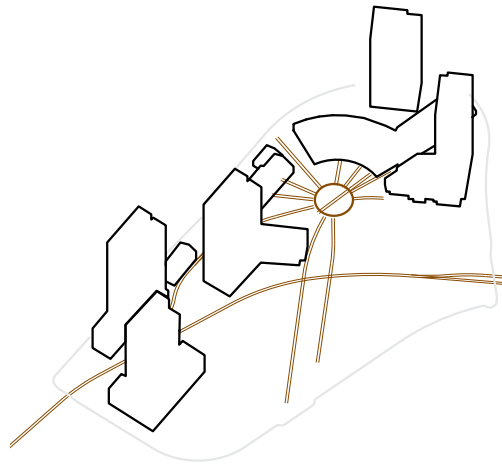
Public Realm

- Activate heritage buildings with new public spaces that provide seating areas, green spaces, pedestrian connections, programmable areas, and other public benefits.
- Define a green spine through the site to connect unique public space nodes to residents and visitors.
- Ensure the public realm is complemented by a lush urban tree canopy to reduce urban heat island effects and reduce stormwater runoff.



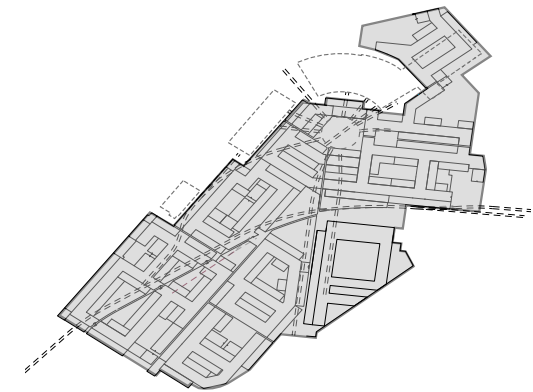
Axial Views

- Maintain views to Lime Bay and through the Roundhouse Mews that signal the importance of Turnable Plaza.
- Create sightlines throughout the site that accentuate the relationship between historic buildings, provide visual interest, and create a sense of place.
- Maintain views from gateway points and entryways to historic buildings.



Form of Development and Land Use

- Provide a mix of uses that respond to the needs of residents, both within the site and in Victoria as a whole, and create a vibrant and diverse community.
- Establish Roundhouse at Bayview Place as Victoria West's cultural heart by creating an architecturally distinct cultural centre and revitalizing historic buildings.
- Prioritize creation of a low-carbon, walkable community by ensuring residents can meet their daily needs on-site.
- Limit the impact on surrounding areas and enhance the Victoria West skyline with towers which have sufficient spacing and optimal floorplates with slender forms.



Parking & Remediation

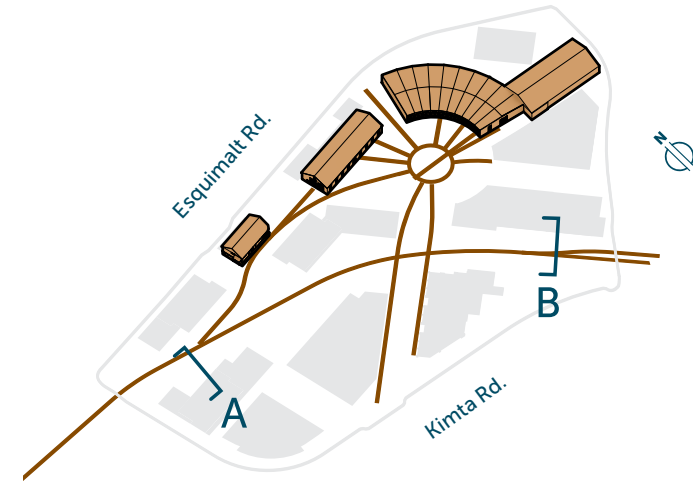
- Provide adequate parking and access points on-site for residents, hotel guests, and visitors.
- Provide Electric Vehicle charging stations, and short and long term bicycle parking stalls to encourage and support low-carbon travel.
- Sustainably remediate the site by excavating and reburialing contaminated soil in an environmentally-responsible "dig and bury" site. Dispose of excess hazardous materials off-site in a licensed facility.

Existing Buildings and Structures

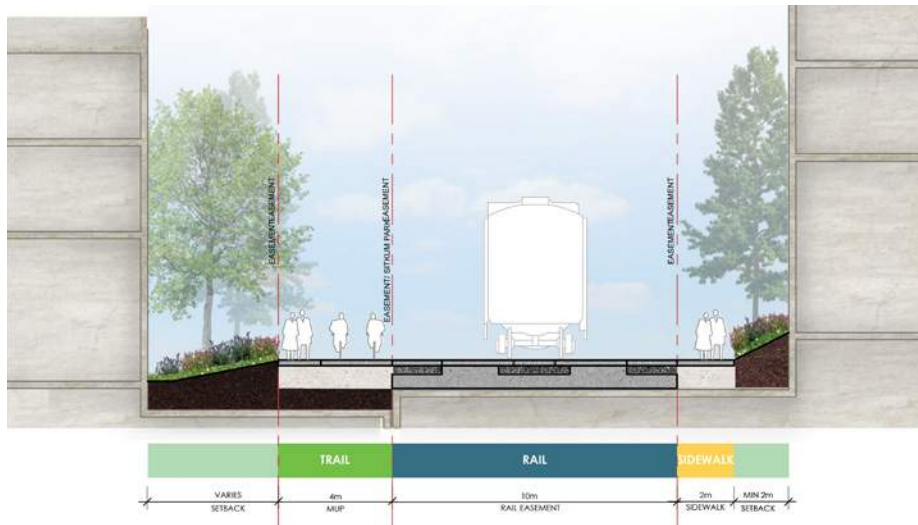
The site's design, development, and programming embrace and celebrate the legacy of rail, reinvisioning existing buildings as cultural assets for public benefit. Multiple spur lines will be retained to maintain the functionality of the central turntable, with operational freight and boxcars located throughout the neighbourhood. These programmable spaces will foster a sitewide character centred around rail.

Integrating residential towers with historic buildings ensures the continued activation of these buildings throughout the day. The following key improvements will also enhance user experience within and around historic structures:

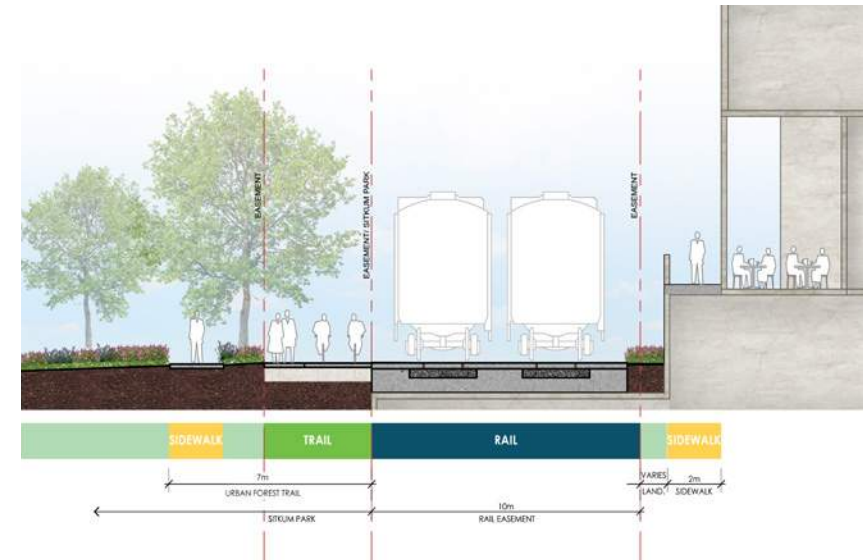
- Lift the Back Shop to improve its visibility and access from Sitkum Road
- Create a laneway alongside the Stores Building and Car Shop to create a unique, active space that maintains the presence of historical buildings and improves accessibility



Rail Section A: Active Rail Corridor



Rail Section B: Active Rail Corridor



Rail Alignment

The E&N rail line, including the corridor that passes through the site, is owned by the not-for-profit Island Corridor Foundation (ICF), a partnership between regional districts and First Nations. Future use of rail is dependant on discussions between the Province, federal government, 13 municipalities and the Songhees and Esquimalt First Nations.

In order to retain future use of the corridor and improve development feasibility, the rail line will be realigned within the Roundhouse site. This adjusted alignment will create a new development parcel north of the corridor and allow for additional residential and streetscape improvements while preserving the historic railyard buildings. The new rail corridor will incorporate rail with trail throughout the site and be designed to the standards provided by the *Vancouver Island Rail Corridor: Rail-with-Trail Design Guidelines*, created for the ICF and E&N Rail Trail specifically.

Legend

- Proposed Rail Re-alignment
- Proposed Active Rail Spur Lines
- Proposed Rail Easement
- Existing Rail Alignment
- Existing Rail Easement





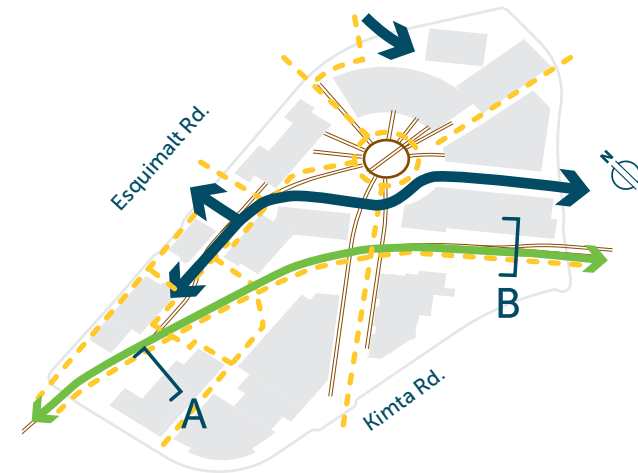


Movement Network

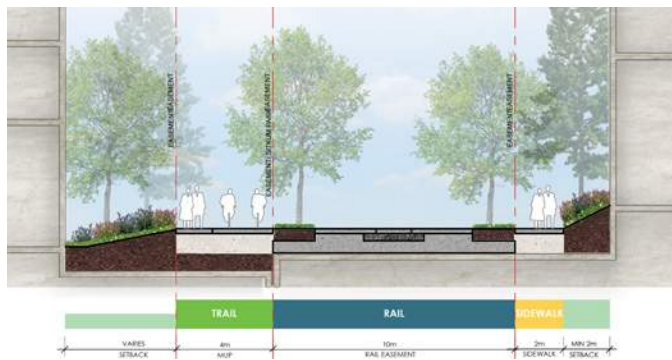
Multiple roadways will provide parking, retail, drop-off, delivery, and fire access. These will be limited to two lanes and 6.0 m pavement width throughout the site, with street parking provided at select locations. To limit vehicle speeds and improve safety, a shared roadway will be located around Turntable Plaza. Roadway connections to Esquimalt Road, a major arterial, will be limited to reduce intersection density and maintain traffic flow through the area.

The E&N Rail Trail will encourage low-carbon travel by connecting Victoria West cyclists and pedestrians to the city's downtown core and wider region. Envisioned as the site's green spine, the trail will roughly follow recommendations for widths established by the Island Corridor Foundation.

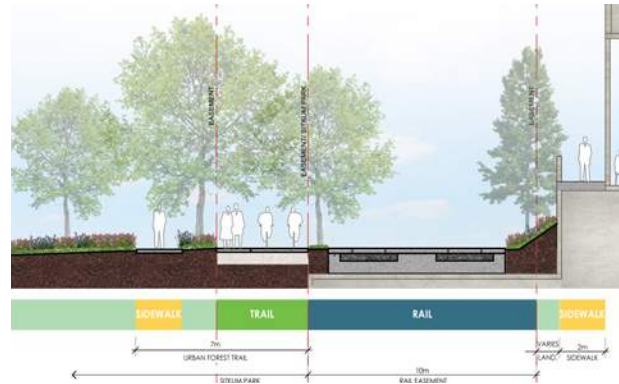
Internal pedestrian connections will provide ease of travel within the site. This network will offer a range of paths by which community members can access Bayview Place destinations, while minimizing conflict points with cars, bicycles and rail.



Rail Section A: Inactive Rail Corridor







Rail Section B: Inactive Rail Corridor
















Legend

Existing

-  Water Taxi Stop
-  Bike Lanes / E&N Trail
-  MODO Vehicles
-  Pedestrian Crossing

Future / Proposed

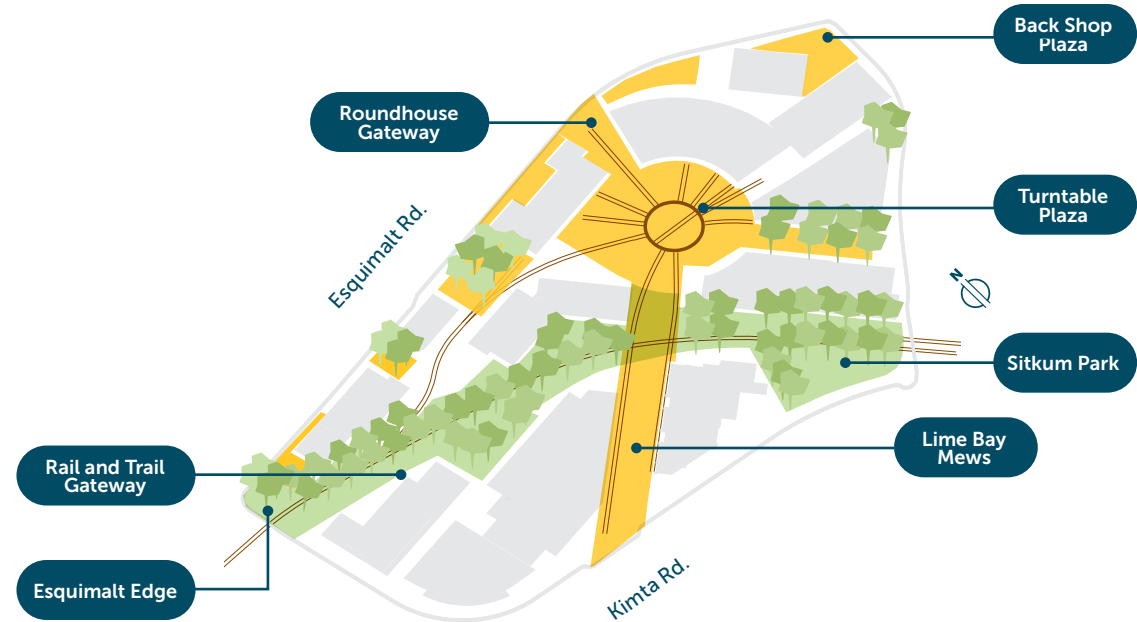
-  AAA Bike Facility / E&N Trail
-  U-Bicycle Virtual Parking
-  Pedestrian Crossing
-  Pedestrian Connections
-  Two-Way Vehicular Road
-  One-Way Vehicular Road
-  Russell Bus / Train Station
-  MODO Vehicles
-  Mobility Hub
-  Parking Entry
-  Signalized Intersection

Public Realm

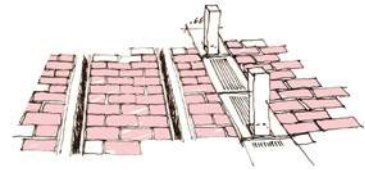
Open spaces make up a large component of the development's public benefits strategy. A variety of sizes and typologies, these spaces are designed to be flexible, adaptable, and easily programmed to ensure optimal use by residents and visitors at different times of the day.

Plazas are placed along the edges of the site in locations that connect the E&N Rail Trail to Bayview Place destinations and the surrounding area. Hardscaped spaces at the north edge of the site transition to more permeable and natural spaces on the south edge, providing visual and experiential connections to Lime Bay Park and the waterfront. Pathways and public spaces connect to Turntable Plaza, radiating outwards and centering the plaza as a focal-point and gathering space within Bayview Place. Lime Bay Mews, which connects Turntable Plaza to the site's south edge, is activated by adjacent retail and clear views of the waterfront.

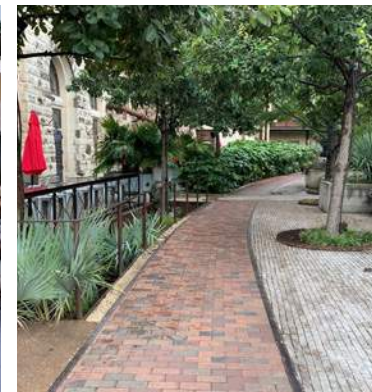
Bioswales, permeable paving and other stormwater management systems will be integrated into open spaces to mitigate increased impermeable surfaces and peak system loads. A significant urban tree canopy will green the site, mitigating urban heat island impacts, intercepting rainfall, providing natural habitat, and providing shaded areas of rest for residents and visitors.



Consistent signage unifies the neighbourhood and aids in wayfinding.



Bollards, inlaid rail, and seating animate spaces by layering rail-themed elements and reinforcing the site's sense of place.

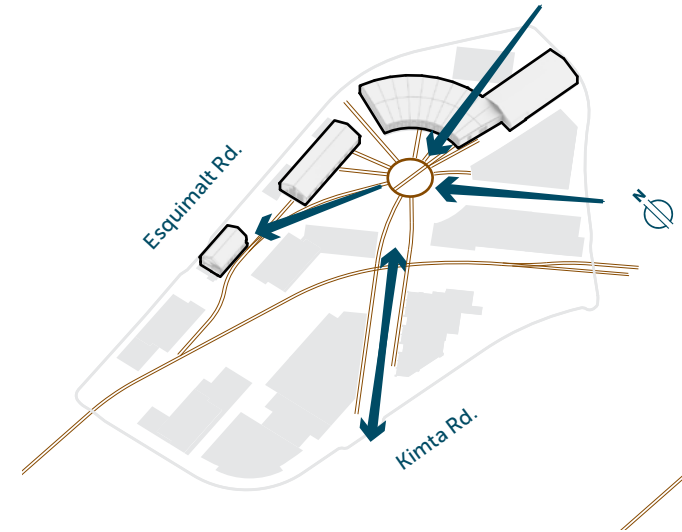




Axial Views

Creating a mews from Turntable Plaza to Lime Bay establishes a visual connection with the waterfront while also emphasizing the importance of Turntable Plaza. Separation of residential towers and heritage buildings, and generous tower spacing, creates unobstructed views that link the contemporary and historic development with the site's surrounding features. This is emphasized by the lifting of the Back Shop, a move that increases visibility and connectivity.

Locating buildings along the rail corridor establishes the Roundhouse Mews, a clear sightline from the west entrance of the E&N Rail Trail to the Roundhouse that creates a clear connection between these two key assets. Entrances into the site will have continuous connections to Turntable Plaza, the community's heart.



1 Esquimalt Rd. — Looking South to Lime Bay



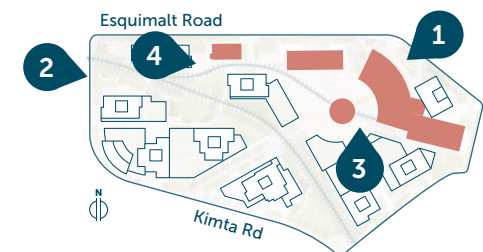
2 Catherine St. — Looking South to Lime Bay



3 Looking North at the Turntable Plaza



4 Looking East along E&N Trail

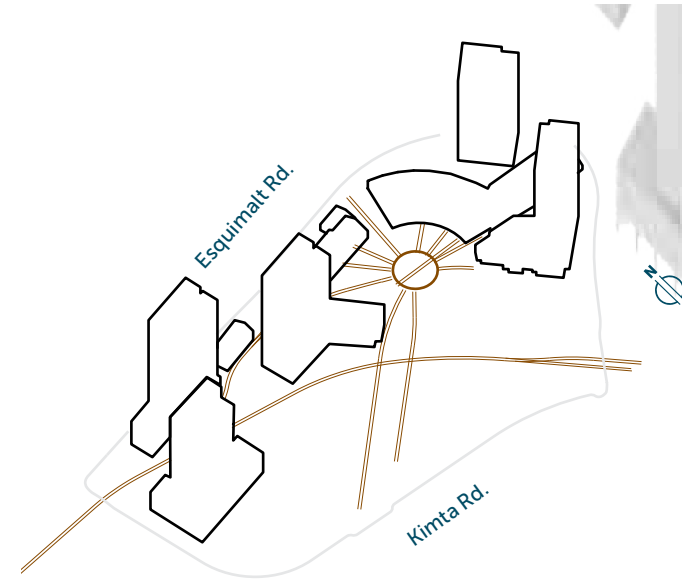


Form of Development & Land Use

Creation of an active ground-level experience is accomplished through the inclusion of at-grade retail spaces, cultural uses, residential amenities, and residential lobbies. Podiums are oriented to create active internal connections to the Roundhouse with retail and amenity spaces located along internal roads. Residential rental and ownership buildings are provided shared indoor and outdoor common areas, flexibly designed to encouraged use.

Slender tower design, combined with generous spacing, allows views through the site and minimizes shadow impacts on Victoria West Park and properties to the north. In order to limit tower height, podiums on the on south buildings will be designed to a max of eight storeys, creating an urban feel at the pedestrian level while maximizing sky views and sun penetration.

A potential cultural centre is located on the south west corner to provide visitors with views of the ocean and complement Lime Bay activities. Envisioned as a podium building, the form of the cultural centre will be part of the skyline visitors view upon arrival to the city.



Legend

- E&N Roundhouse District
- Back Shop District
- Non-residential/Retail/Commercial
- North Parcel
- South Parcel
- Cultural Centre

Building Heights

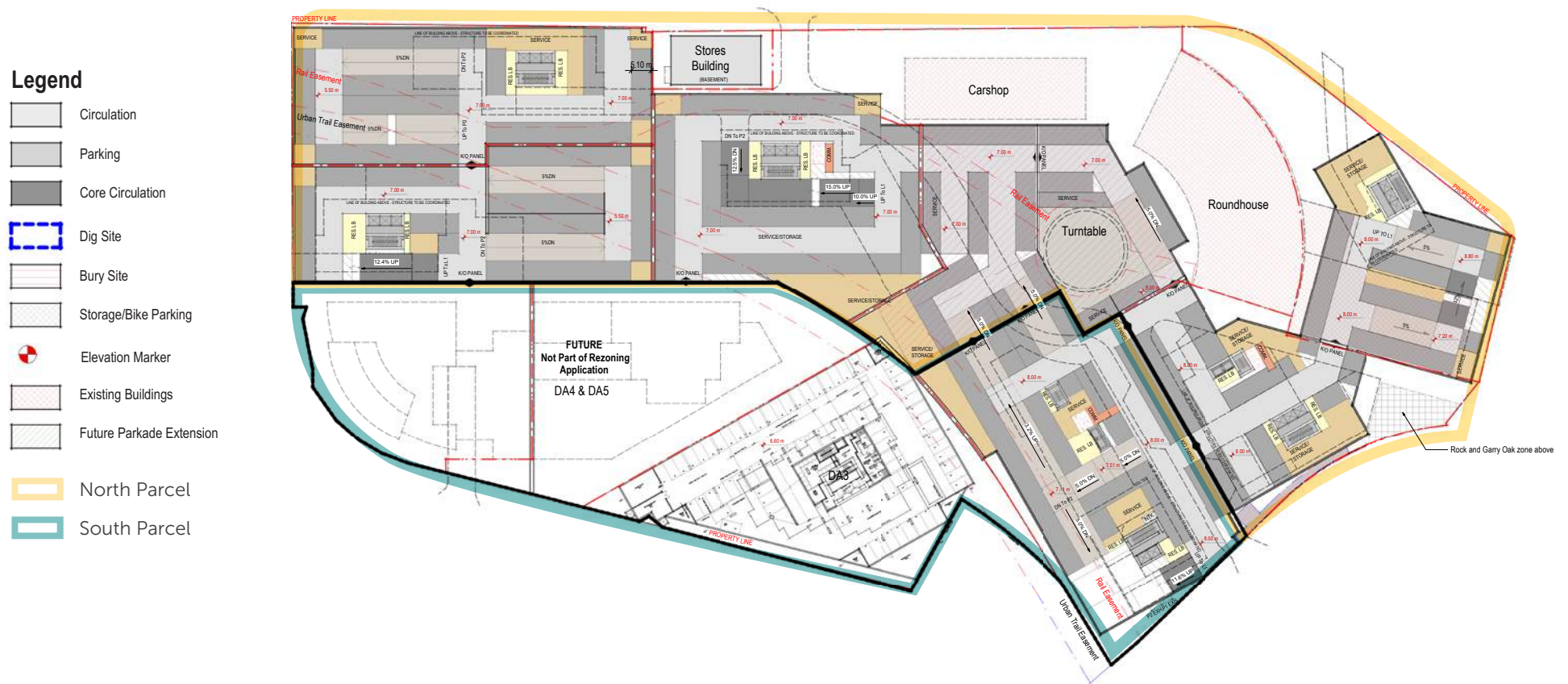
- 1 28 Storeys
- 2 29 Storeys
- 3 27 Storeys
- 4 28 Storeys
- 5 30 Storeys



Parking

Parking will be provided on site to meet the requirements set out in Schedule C of the Parking Bylaw, and Part 12.12 of the CD-12 Roundhouse Zoning.

Parkades will extend under private roads, but will not impact public parks or historical buildings. An at-grade parking structure will be provided behind the Roundhouse to allow easy public access to the site, which will be incorporated under the raised Back Shop building. Bike parking facilities and EV charging stations will be provided within parkades to encourage low-carbon transportation. Short term bike lock-up areas will also be provided throughout the site.



Parking Requirements

Parking Requirements	Per Unit	Visitor per Unit	Long Term Bike Parking per unit	Short Term Bike Parking per unit
<485 SF multiple dwelling	0.5	0.1	1.0	0.1
485-750 SF multiple dwelling	0.75	0.1	1.25	0.1
>750 SF multiple dwelling	1.0	0.1	1.25	0.1
<485 SF affordable dwelling	0.3	0.1	1.0	0.1
485-750 SF affordable dwelling	0.6	0.1	1.25	0.1
>750 SF affordable dwelling	0.85	0.1	1.25	0.1
Live/work unit	1.5	—	1.25	0.1
Restaurant	1.0 <i>per 7.5 seats</i>	—	0.23 <i>per 1000 SF</i>	0.93 <i>per 1000 SF</i>
Seniors residence	0.25	—	0.13 <i>per 1000 SF</i>	0.46 <i>per 1000 SF</i>
Hotel (Stalls per room)	0.25	—	0.04	0.025

Parking requirements	Per 1000 SF	—	Long Term Bike Parking per unit	Short Term Bike Parking per unit
Artisan space	0.66	—	—	—
Office	1.33	—	0.62	0.23
Medical office, Personal service, Financial	1.86	—	0.46	0.31
Restaurant	2.32	—	0.23	0.93
Grocer <8600 SF	1.16	—	0.46	0.46
Grocer >8600 SF	2.32	—	0.46	0.46

Remediation Strategy

Formerly an active railyard, Roundhouse at Bayview Place possesses varying degrees of contamination. In response to this, a remediation strategy has been developed that prioritizes minimizing the environmental impact of contaminated material disposal with fiscal responsibility.

This approach proposes excavating and reburial of the majority of contaminated material in an on-site “dig and bury” location that will be capped with rock. Situated near the historic Roundhouse and car shop buildings, the dig and bury site will sit below a future vehicular corridor and pedestrian plaza and will accommodate contaminated material. Hazardous waste and other excavated material that exceeds the specifications of the remediation strategy will be deposited off-site at a licensed disposal facility.

This balanced approach to contamination management will ensure that the site is able to achieve a required Certificate of Compliance and will establish Roundhouse at Bayview Places as one of Victoria’s most climate-forward neighbourhoods.




Site looking east, 1983



Bayview Place Hillside

Policy and Context

Roundhouse at Bayview Place will create a diverse, culturally-rich community unique to Victoria West and grown from a remediated brownfield. Promising a generous offering of public benefits, including a significant increase in purpose-built rental housing, the project is an opportunity to create a community with an eye towards the future.



Downtown Victoria

Hotel Fairmont Empress



Roundhouse at Bayview Place

Bayview Place Hillside



Downtown Victoria

Hotel Fairmont Empress

Future evolution of current
planning policy.

4.1 Policy and Regulatory Context

Master planned projects such as Bayview Place provide Victoria with the opportunity to supply much needed housing.

Existing Land Use Designations

The Roundhouse site is part of the Core Songhees development permit area, a sub-designation of the Urban Core, which is poised to receive 50% of Victoria's growth over the next 21 years. The OCP describes this area as consisting of the "highest density and greatest mix of uses in the city" including high-rise and multi-unit residential apartments, commercial, and light industrial. Building heights of up to 23 storeys are allowed as per the Victoria West Neighbourhood Plan, with tall buildings concentrated in hillside areas.

A number of medium- and high-density master planned projects that reflect this definition have been approved within the Core Songhees area, notably Dockside Green and Bayview Hillside. The current CD-12 Roundhouse District zoning, approved by Council in 2008, preceded approval of these plans and therefore does not respond to this densification.

Currently, the OCP notes there is a risk that housing will become increasing expensive in Victoria as available capacity is depleted under the current zoning. Often, land ownership patterns in Victoria are fragmented and parcel assemblage makes it difficult for higher density communities to develop. Within the City's current policy and existing land use patterns, there are limited areas available to accommodate density in Victoria West.

Roundhouse at Bayview Place, in building off of the success of Bayview Hillside, seeks to respond to the increasing residentialization of Victoria West by augmenting the site's development capacity. This additional density will provide new rental housing, adding housing diversity to Victoria West while accommodating projected population growth.

Rental Units by Area



Land Use by Area



* Underdeveloped Land Areas estimated by comparing OCP designations with current land uses.

** Developed Areas includes developed parcels, roads, and parks.

*** Land Use Area does not include streets.

Rental Housing

There is currently an unmet need for housing in Victoria, particularly rental units, as demonstrated by the City's Inclusionary Housing and Community Amenity Policy, a direct outcome of the Victoria Housing Strategy. This demand is strongest in the urban core, where the majority of population growth will be concentrated. With the repositioning of Victoria as a high-value economy, it's possible this need could become exacerbated by an influx of skilled workers hoping to reside close to the city's core and the Innovation District.

Though policy has attempted to address this gap in supply and demand, housing prices continued to rise through 2019 while the rental vacancy rate declined to 1.0%, far below what is considered healthy. Despite the success of Dockside Green and Bayview One, no new construction dwelling units were approved in Victoria West in 2019 and the area registered a net loss of four units. This slow rate of approvals does not reflect the current conditions of the affordable housing crisis in Victoria.

Reconciling the Inclusionary Zoning Policy with the intentions of the Official Community Plan and the reality of this crisis will require the creation of dense, mixed-tenure communities in areas proximate to the downtown employment center. Just as Dockside Green continues to densify the eastern edge of Victoria West by creating housing suitable to mixed-incomes, Roundhouse at Bayview Place strives to achieve the same outcome. Facilitated by the realignment of the E&N Rail Corridor, densification of the North Parcel will help achieve the City's goal of increasing housing options through the creation of purpose-built rental units. This move will increase overall housing affordability by providing options to those unable to purchase property and diversifying the rental spectrum.



Master planned and multi-storey projects take up just **10% of the land area** in Victoria West but provide almost **70% of the housing supply**.



Victoria West Housing Mix

68%
Apartments
& multi-family



15%
Single-Detached



8.4%
Townhomes



7.5%
Duplexes and houses
with secondary suites.

4.2 Existing Context

Roundhouse at Bayview Place reflects the evolution of Victoria West, a neighbourhood whose identity is shifting from one of industrialization to urban neighbourhood.

Formerly distinguished by its strong industrial character, the Songhees Peninsula of Victoria West is becoming increasingly residential with new medium- and high-density developments realized in the form of Bayview Place Hillside, Dockside Green, the Railyards Development, and the future redevelopment of Tyee Housing Co-op. Roundhouse at Bayview Place is part of this evolution. Previously a hub of rail activity, the new concept plan envisions a contemporary mix of residential and commercial uses enlivened by an active public realm.

Victoria West has proven an increasingly popular place to live and work for a variety of reasons. The area offers a direct route east across the Johnson Street Bridge to downtown Victoria, the city's employment heart, and the wider region. Victoria West is also well-served by open space and boasts an above-average supply of parkland per resident. For the Roundhouse site, Lime Bay Park provides access to the waterfront and Songhees Point, while Victoria West Park, the neighbourhood's largest, is located just north of the site.

However, cultural amenities are largely concentrated in the downtown core. Development of Roundhouse at Bayview Place offers an opportunity to increase the number of public benefits unique to this neighbourhood by repurposing the site's historic assets, complemented by an architecturally-distinct cultural centre. This mix of cultural assets will create a unique destination outside of downtown Victoria and define the central heart of Victoria West.

Bayview Place Hillside

Bayview Place Hillside contains approximately 680,000 SF of residential and senior housing just east of Roundhouse at Bayview Place. Building heights range from 5 to 21 storeys.

Dockside Green

Dockside Green is a mixed-use development on the eastern point of the West Victoria Peninsula. The approximately 800,000 SF project will be predominantly residential with some office development on the north end of the site. The development will achieve a density of 2.5 FAR and maximum tower heights of 22 storeys.

Railyards Development

Railyards is a residential development north of the Bay Street Bridge. The approximately 550,000 SF project consists largely of residential low-rise and townhouse building typologies.

Downtown Victoria

Bayview Place is within a 10 minute walk of Victoria's downtown core and Central Business District, which accommodates the majority of the City's high-density development, employment opportunities, and regional amenities.

Innovation District

The Innovation District, located at Rock Bay, is imagined as a "global facing" hub of cross-sector collaboration and an area that will "attract companies that anticipate and solve the problems of the 22nd century."

Victoria West Open Space

Victoria West Park sits directly north of Bayview Place and includes a skate park, lawn bowling, basketball court, and baseball field. To the west, Bayview Place Hillside provides multiple open space opportunities including the off-leash dog area at Songhees Hillside Park, while Lime Bay Park connects the community to waterfront walking trails and greenspaces.

Multi-modal Transportation Connections

Esquimalt Road, Kimta Road, E&N Trail, and Songhees Trail connect Bayview Place to Victoria's Downtown core and the rest of Victoria.



4.3 Public Benefits

Integral to its mission of community building, the unique suite of public benefits at Roundhouse at Bayview Place promises to bring together residents and visitors alike.

Roundhouse at Bayview Place will provide a rich collection of public benefits accessible to all Victorians. These include new purpose-built rental housing, a revitalized National Historic Site, new public spaces, and an enhanced public realm — all achieved through remediation of a former industrial, brownfield site. This innovative approach to development follows the path set by Bayview Place Hillside, which included the construction of Songhees Hillside Park, a central public amenity, above consolidated and capped-in-place contaminated soils. This same “dig and bury” remediation approach will be applied to the Roundhouse Lands, creating a uniquely sustainable complete community.

The project’s most important public benefit will be new purpose-built rental housing, a significant addition to Victoria’s rental stock that will help increase overall housing affordability. Additionally, Roundhouse at Bayview Place will deliver significant improvements to two existing City of Victoria parks, Sitkum Park and Lime Bay Park, connected to the site by Lime Bay Mews. Completion of the multi-modal E&N Rail Trail will also link Roundhouse at Bayview Place to surrounding areas including the city’s downtown core and wider region. Within the site, new public space at Turntable Plaza will provide diverse programming opportunities for residents and visitors. A potential large cultural centre, iconic to Victoria, will also define Core Songhees as Victoria West’s cultural hub.

Balancing heritage revitalization and environmental remediation costs with the full package of public benefits will allow the project to arrive at the most comprehensive community amenity contribution possible.



4.4 Engagement

The Roundhouse at Bayview Place master plan was developed in consultation with the City of Victoria, the community, and a diversity of stakeholders. Moving forward, engagement will seek to innovate in response to evolving consultation practices.

The Roundhouse at Bayview Place team continues to engage stakeholders maintaining the commitment to community that has characterized the project since 2008. Methods that have been used as part of this approach include:

- **Public open houses:** Bayview Place-led events have been held regularly to provide updates on the project and gather feedback.
- **Community Association Land Use Committee:** The Roundhouse at Bayview Place team has formed relationships with members of this group to better understand their priorities for Victoria West. Engagement with this group has moved online since the onset of the COVID-19 pandemic.
- **Community Advisory Committee:** The team organized the formation of a volunteer advisory committee composed of 20 community members from Bayview Place, Songhees area and greater Victoria West to share input and provide feedback on the renewed Master Plan.
- **Municipal Engagement:** Collaborative workshops with City staff were hosted prior to submission of the rezoning application to ensure project alignment with municipal policy.

The challenges posed by physical distancing mean that the consultation approach has evolved to rely on digital technologies. The Roundhouse at Bayview Place team continues to innovate in this realm, consulting with advisory committees, the broader Victoria West community, and City staff using a suite of tools that allow us to generate ideas and solicit feedback through a range of methods.





5

Development Data



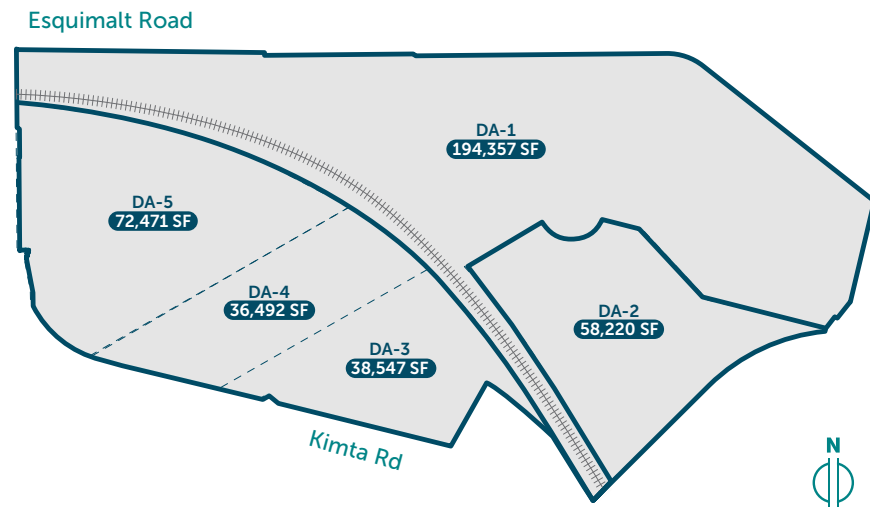
5.1 Rezoning Approach

Realignment of the E&N Rail Corridor enables the creation of an expanded North Parcel, previously underutilized and underdeveloped. This reconfiguration and additional development capacity is balanced by enhanced South Parcel site design, ensuring a balanced and complete urban neighbourhood. This submission will rezone the North Parcel only, with the rezoning of the South Parcel occurring at a later date.

The rezoning application adjusts the site's parcel boundaries, creating a North Parcel and South Parcel, as shown (right). This reconfiguration provides the site increased development capacity north of the E&N Rail Corridor.

Parcel	North Parcel	South Parcel
Existing Parcel Boundaries (SF)	194,361	205,769
Proposed Parcel Boundaries (SF)	254,827	145,303
Parcel Size Change (SF)	+60,466	-60,466

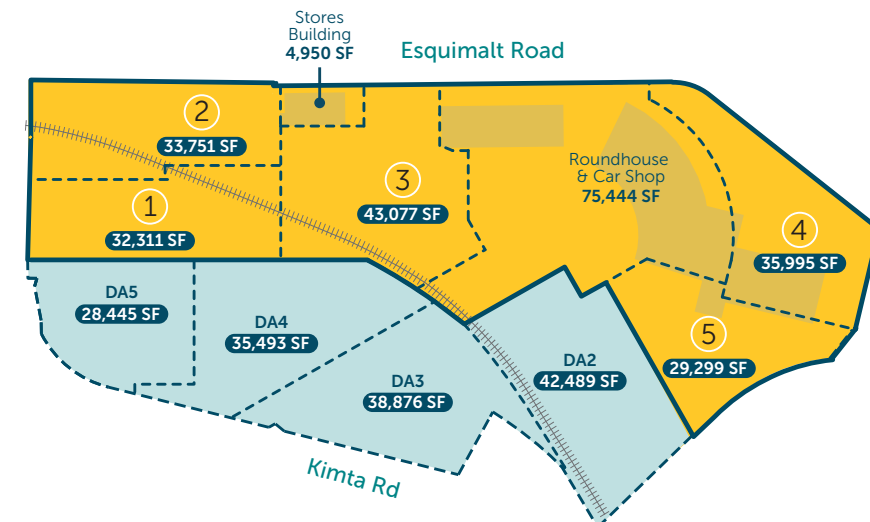
Existing CD-12 Parcel Boundaries



Proposed Parcel Boundaries

Legend

- North Parcel
- South Parcel



5.2 Current Zoning

Part 12.12 – CD-12 Zone, Roundhouse District

The site is located at 251, 253, 259 Esquimalt Road, and Catherine Street. City of Victoria Zoning Regulation Bylaw (No. 80-159) designates the Plan Area as CD-12 Zone: Roundhouse District. This zone is divided into five (5) Development Areas, as shown on the map below:

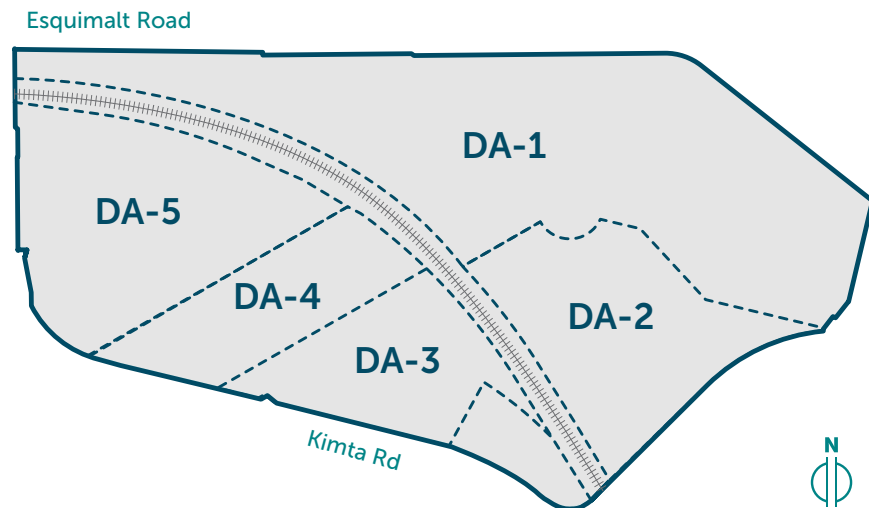
EXISTING ZONING LIMITATIONS

OVERALL:

Maximum non-residential uses: 9,180 m² (98,813 SF)

Maximum Floor Space Ratio: 2.0:1

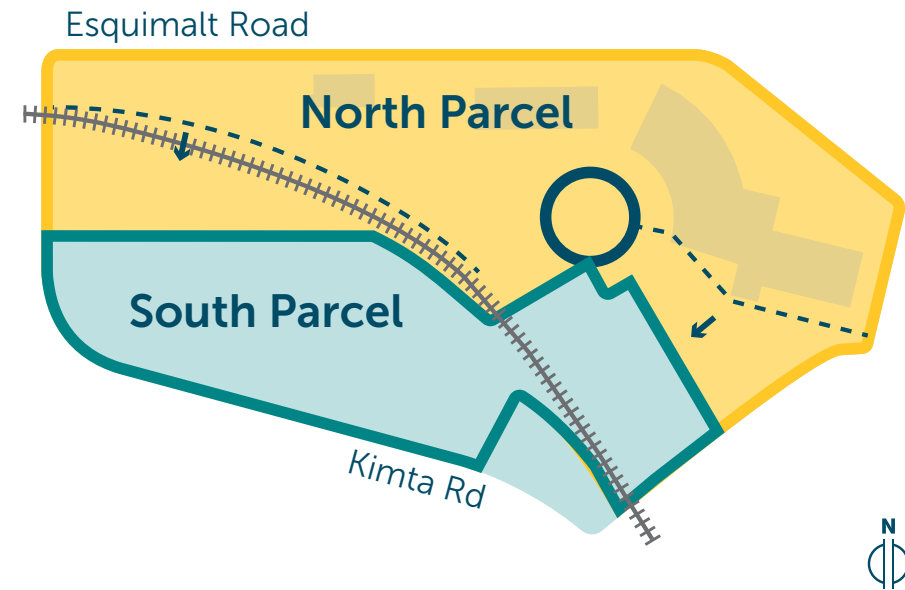
	Maximum Floor Area (m ² /SF)	Maximum Height (m)
DA-1	5,000/53,820 (commercial)	19m
DA-2	14,500/156,077 (condo, hotel) 2,200/23,681 (other uses)	76m
DA-3	19,000/204,514 (residential) 8000/8,611 (non-residential)	88m
DA-4	15,000/161,459 (residential) 1,180/12,701 (non-residential)	66m
DA-5	17,000/182,986 (residential)	52m



5.3 New and Proposed Density

Facilitated by the realignment of the E&N Rail, the proposed site plan creates capacity for a smarter use of valuable land to achieve a comprehensive development.

Through the 2008 rezoning of Roundhouse at Bayview Place, a site-wide density of 2.01 FAR was approved. However, this density was concentrated on the South Parcel, giving this portion of the site a density of 5.02 FAR, and the North Parcel a density of only 0.21 FAR (including existing historic buildings). The proposed site plan adds additional density to the North Parcel by adding purpose-built rental housing and other uses. The intent is to balance the site with a range of uses and built forms that make best use of the land designated for urban development, thereby reducing pressure on existing neighbourhoods to accommodate future growth.



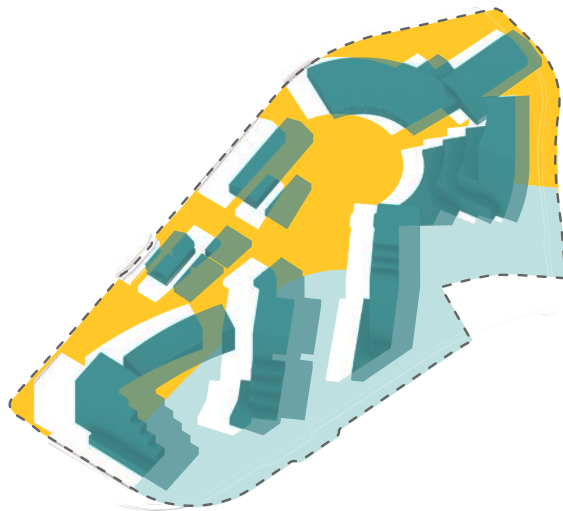
Old/New Breakdown	North Parcel			South Parcel			Total (SF)
	Approved (SF)	New (SF)	SubTotal (SF)	Approved (SF)	New (SF)	SubTotal (SF)	
Rental	—	831,900	831,900	—	177,600	177,600	1,009,500
Residential/Hotel	—	181,500	181,500	705,000	-177,600	527,400	708,900
Commercial/Retail	53,820	73,080	126,900	45,000	—	45,000	171,900
Total	53,820	1,086,480	1,140,300	750,000	0	750,000	1,890,300

Consolidating and Reconfiguring Approved Density

The current zoning concentrates the majority of the site's density within the South Parcel, as illustrated below. This rezoning application seeks to incorporate the majority of additional density throughout the North Parcel, with some additional density proposed on the South Parcel. The Approved Density diagram shows the approved massing and density, while the South Parcel Approved Density diagram shows the approved density superimposed on the proposed massing.

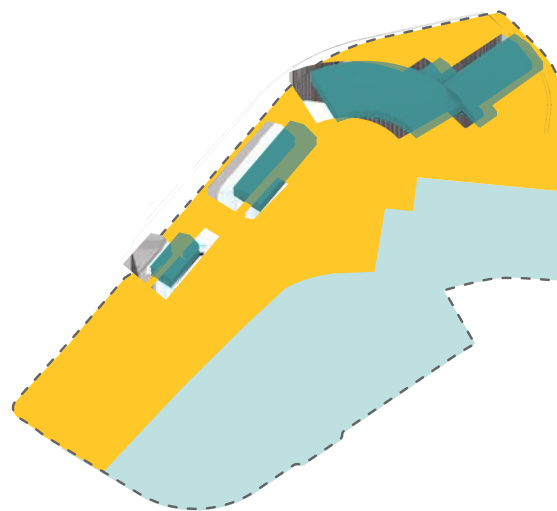
Approved Density*

803,820 SF



North Parcel Approved Density

53,820 SF



South Parcel Approved Density**

750,000 SF



Approved Plan Density	North Parcel (SF)	South Parcel (SF)	Total (SF)
Site Area (SF)	254,827	145,303	400,550
Approved Density GFA (SF)	53,820	750,000	803,820

* Approved Massing in 2008 Rezoning

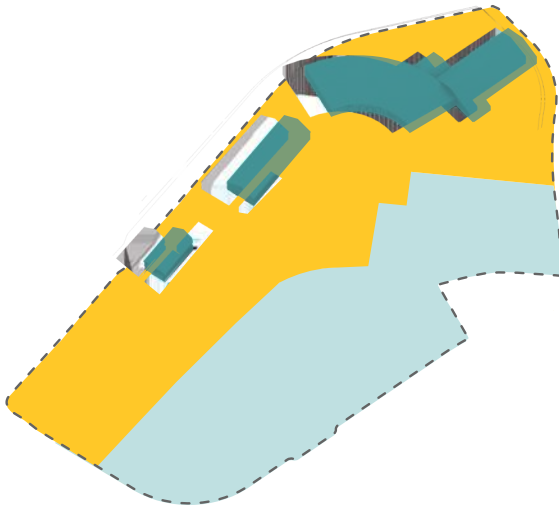
** Approved South Parcel Density superimposed on the Proposed massing

North Parcel Plan

The diagrams and tables below provide a comparison between the 2008 Approved Plan Density (left) and the 2020 Proposed Plan Density (center). The Uses Diagram (right) is a general representation of planned residential uses and does not reflect detailed building uses.

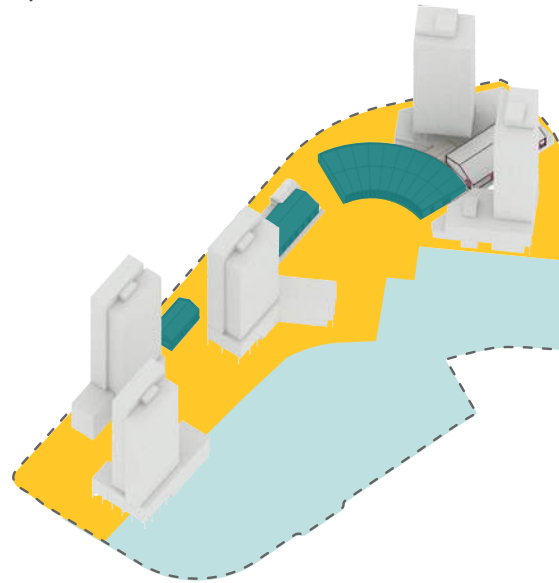
North Parcel Approved Density

53,820 SF



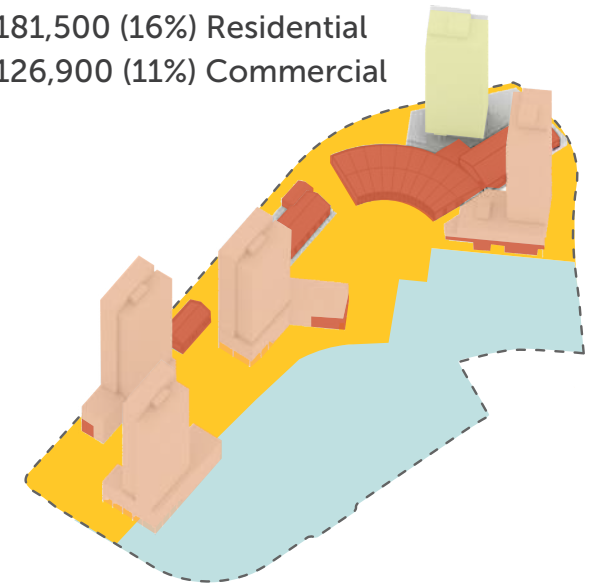
North Parcel Proposed Density

1,140,300 SF



North Parcel Uses

831,900 (73%) Rental
181,500 (16%) Residential
126,900 (11%) Commercial



Parcel	Site Area (SF)	Approved Density GFA (SF)	Proposed Density GFA (SF)
North Parcel (SF)	254,827	53,820	1,140,300
South Parcel (SF)	145,264	750,000	750,000
Total	400,303	803,820	1,890,300

Legend

- Approved Density
- Additional Proposed Density

Legend

- Rental
- Condo
- Retail
- Hotel

South Parcel Plan

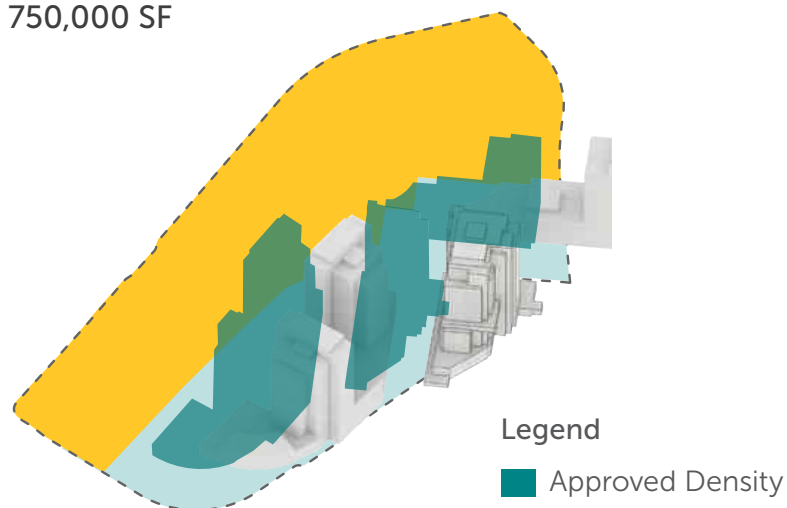
The diagrams and tables below provide a comparison between the 2008 Approved Plan Density (left) and the 2020 preliminary Proposed Plan Density (center) for the South Parcel. The Approved Plan Density Diagram is a representation of the approved density superimposed onto the proposed massing, and does not reflect the approved site plan. The Uses Diagram (right) is a general representation of proportional planned residential uses and does not reflect detailed building uses.

South Parcel Approved Density

750,000 SF

South Parcel Proposed Density

750,000 SF



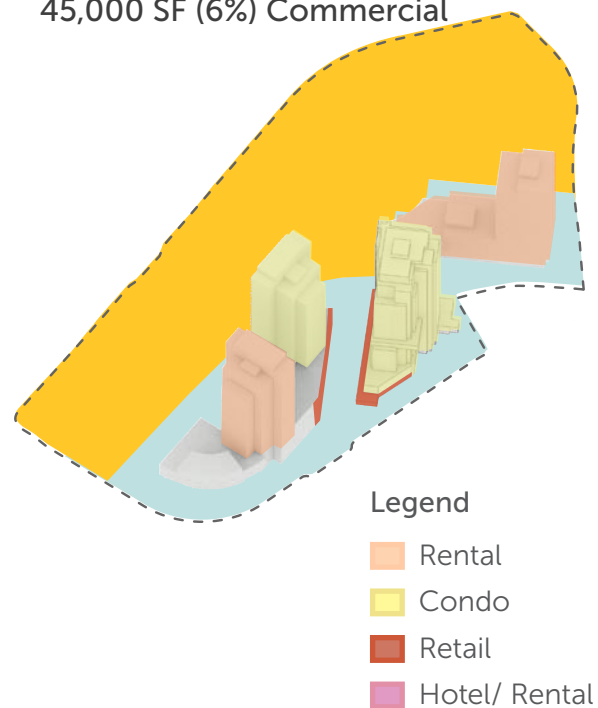
Parcel	Site Area (SF)	Approved Density GFA (SF)	Proposed Density GFA (SF)
North Parcel (SF)	254,827	53,820	1,140,300
South Parcel (SF)	145,264	750,000	750,000
Total	400,303	803,820	1,890,300

South Parcel Uses

177,600 SF (24%) Rental

527,400 SF (70%) Residential

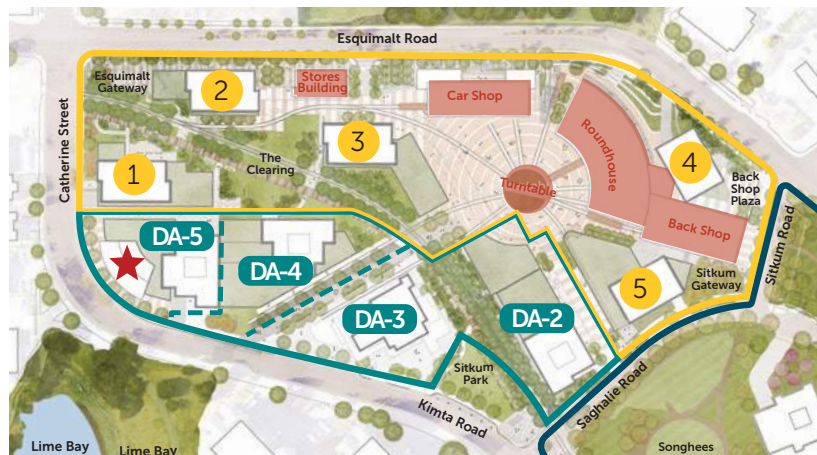
45,000 SF (6%) Commercial



5.4 Development Statistics

Roundhouse at Bayview Place	Land Use Description	Land Area (acre)	Buildable Density (SF)					Storeys
			Total	Condo / Hotel	Rental	Commercial*	Cultural	
North Parcel								
1	Rental	0.7	219,400		219,400			6 / 28
2	Rental	0.8	207,000		203,100	3,900		6 / 29
3	Rental	1.0	240,600		201,400	39,200		5 / 27
4	Condo + Heritage	0.8	218,000	181,500		36,500		28
5	Rental	0.7	224,000		208,000	16,000		30
Stores Building		0.1	3,100			3,100		1
Roundhouse & Car Shop (extension)		1.7	28,200			28,200		1
South Parcel								
DA-2	Rental	1.0	181,800		177,600	4,200		6/18
DA-3	E&N Tower	0.9	220,000	195,400		24,600		25
DA-4	Condo/Rental/Hotel	0.8	214,900	205,000		9,900		25
★	Cultural Centre	0.0					TBD	10
DA-5	Condo/Rental/Hotel	0.7	133,300	127,000		6,300		18
Sitkum Park		0.2						
Total		9.2	1,890,300	708,900	1,009,500	171,900	—	—

* Includes 53,820 SF of existing heritage building density.

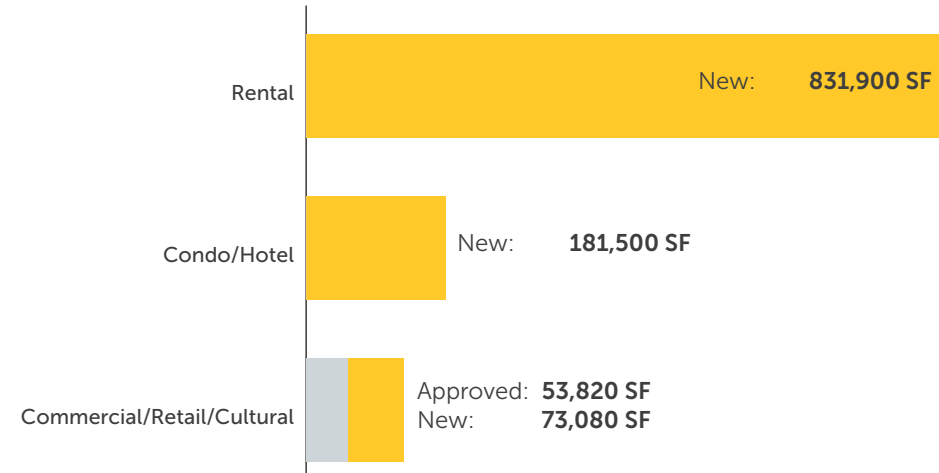
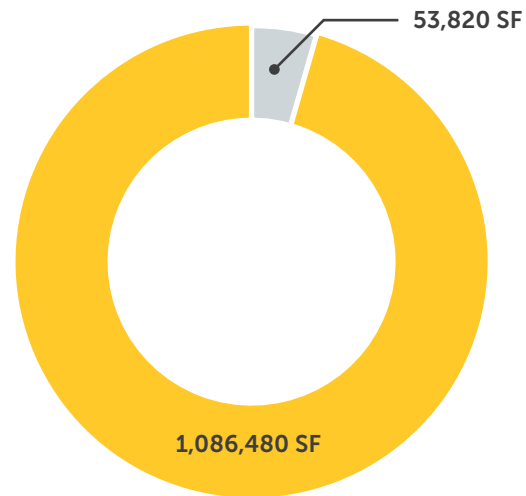


Roundhouse at Bayview Place

- North Parcel
- South Parcel
- ★ Cultural Centre

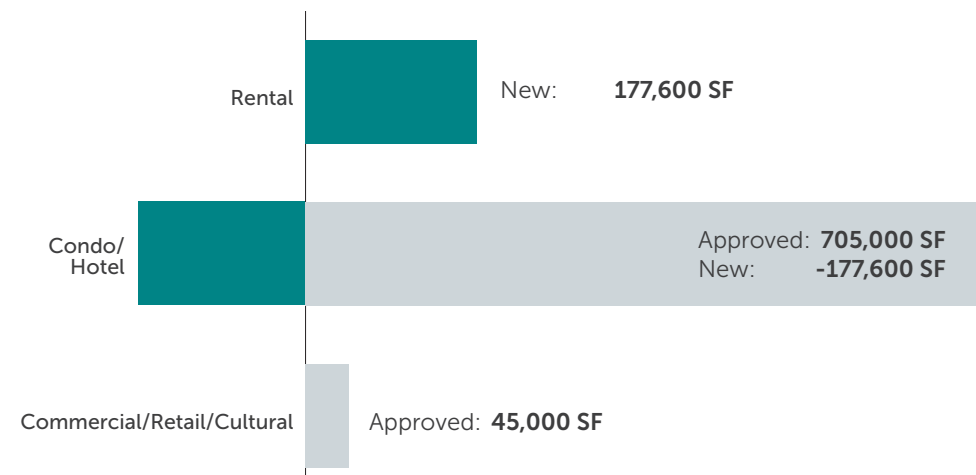
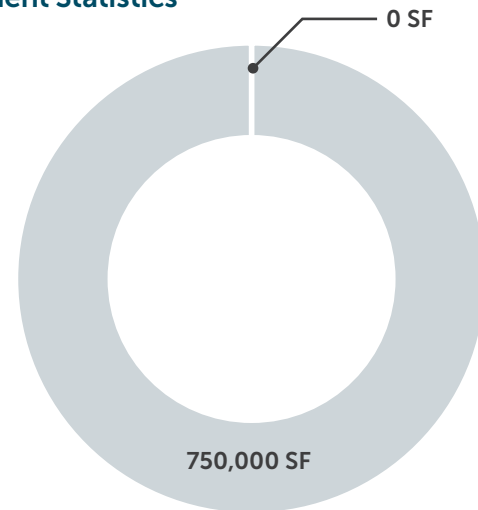
North Parcel Development Statistics

New
Approved

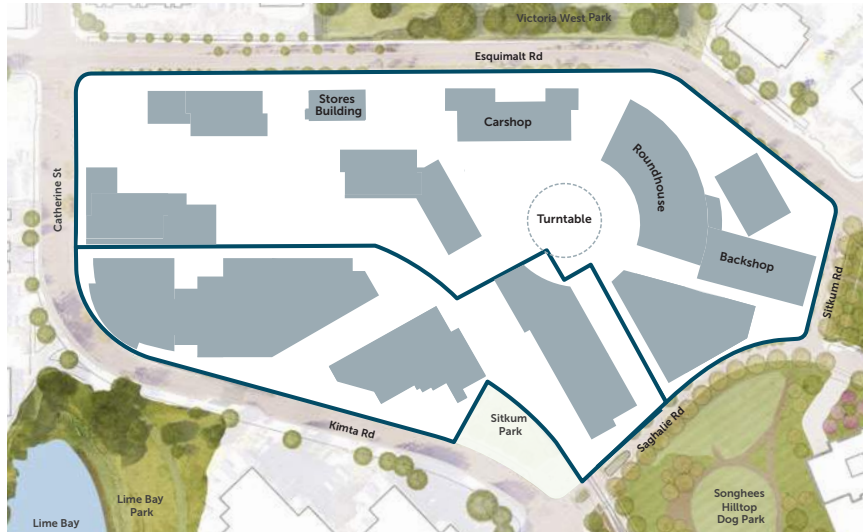


South Parcel Development Statistics

New
Approved



Development Summary



Overall Site Statistics

Zoning	CD-12
Site Area (not including Sitkum Park)	400,091 SF
Site Coverage (%)	43.2%
Site Open Space	235,163 SF
Total GFA	1,890,300 SF
Gross FAR	4.7

Legend

■ Rail and Trail
 ■ Plazas
 ■ Mews
 ■ Green Spaces



Public Amenity Plan

Area (SF)

On-site Improvements

Multi-purpose Pathway (E&N Rail Trail)	18,800
Turntable Plaza	37,560
Esquimalt Gateway	13,730
Water Feature	5,190
Lime Bay Mews	18,260
Roundhouse Mews	15,810
Stores Building Plaza	1,830
Back Shop Plaza	10,960
The Clearing Open Space	14,280

Off-site Improvements

Sitkum Park	10,817
Lime Bay Park Improvements	TBD

Miscellaneous

Site Interpretation Program	N/A
Community Use Space (Roundhouse)	Cash in lieu

5.5 Master Development Agreement

The Roundhouse Master Development Agreement (MDA) was adopted in 2008 in conjunction with the original rezoning. The Agreement provides a framework for the delivery of public benefits over the phased development of Roundhouse at Bayview Place.

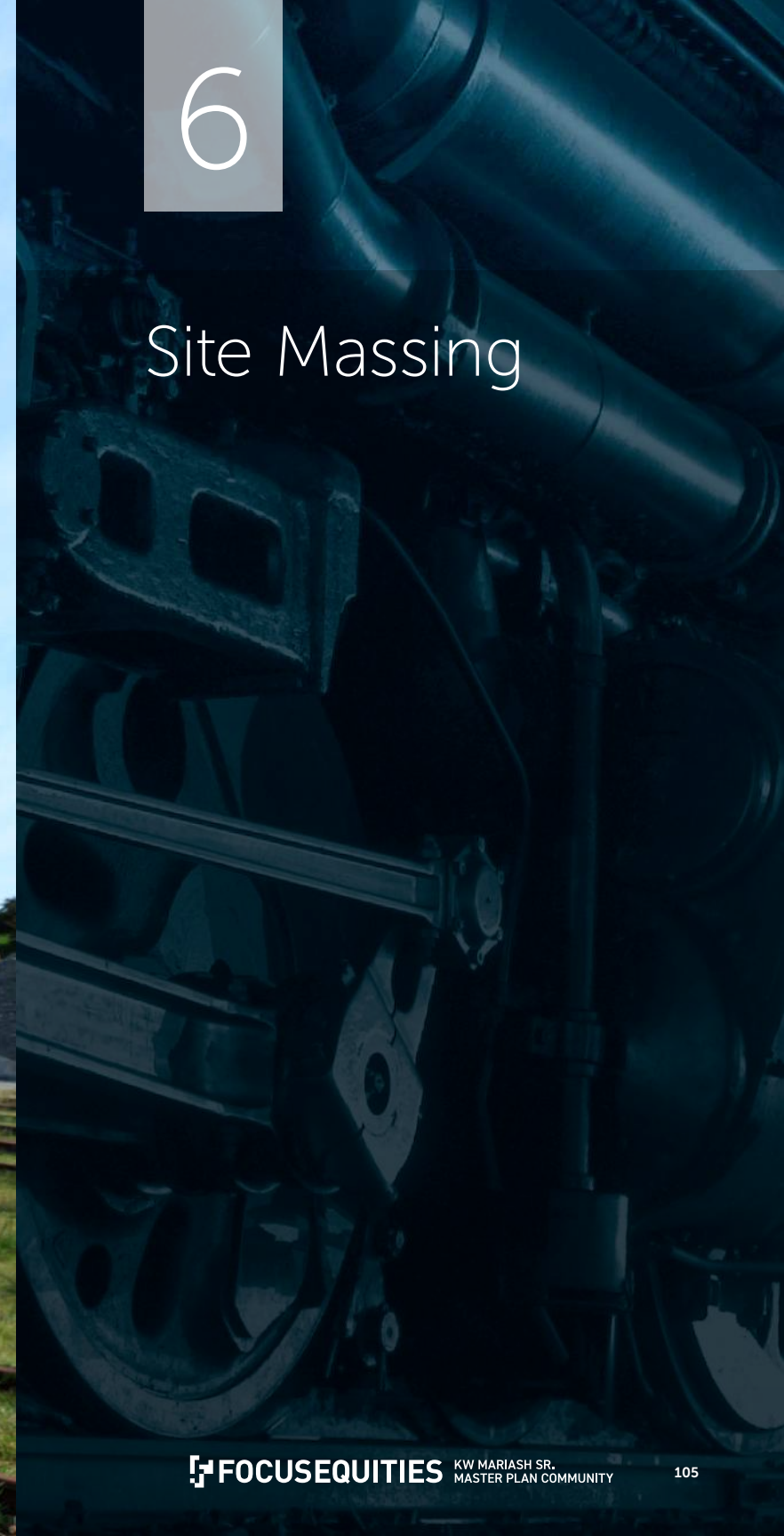
The current application proposes rezoning the property to realize a more complete and diverse mix of uses that will intensify and activate retail amenities and public spaces, and provide greater community benefits in the form of purpose-built rental housing and a redesigned public realm. A new Master Development Agreement will be drafted to capture the full suite of planned benefits and could include the following:

- Provision of purpose-built rental housing
- Provision of adaptable residential units
- Rehabilitation of heritage-designated buildings and structures
- Development of the E&N Rail Trail Multi-Purpose Pathway
- Development of on-site public realm improvements
- Development of off-site park and streetscape improvements
- Provision of Transportation Demand Management (TDM) strategies
- Confirmation of rail crossing agreements
- Confirmation of development phasing strategy
- Confirmation of noise attenuation/mitigation measures
- Provision of site servicing



6

Site Massing



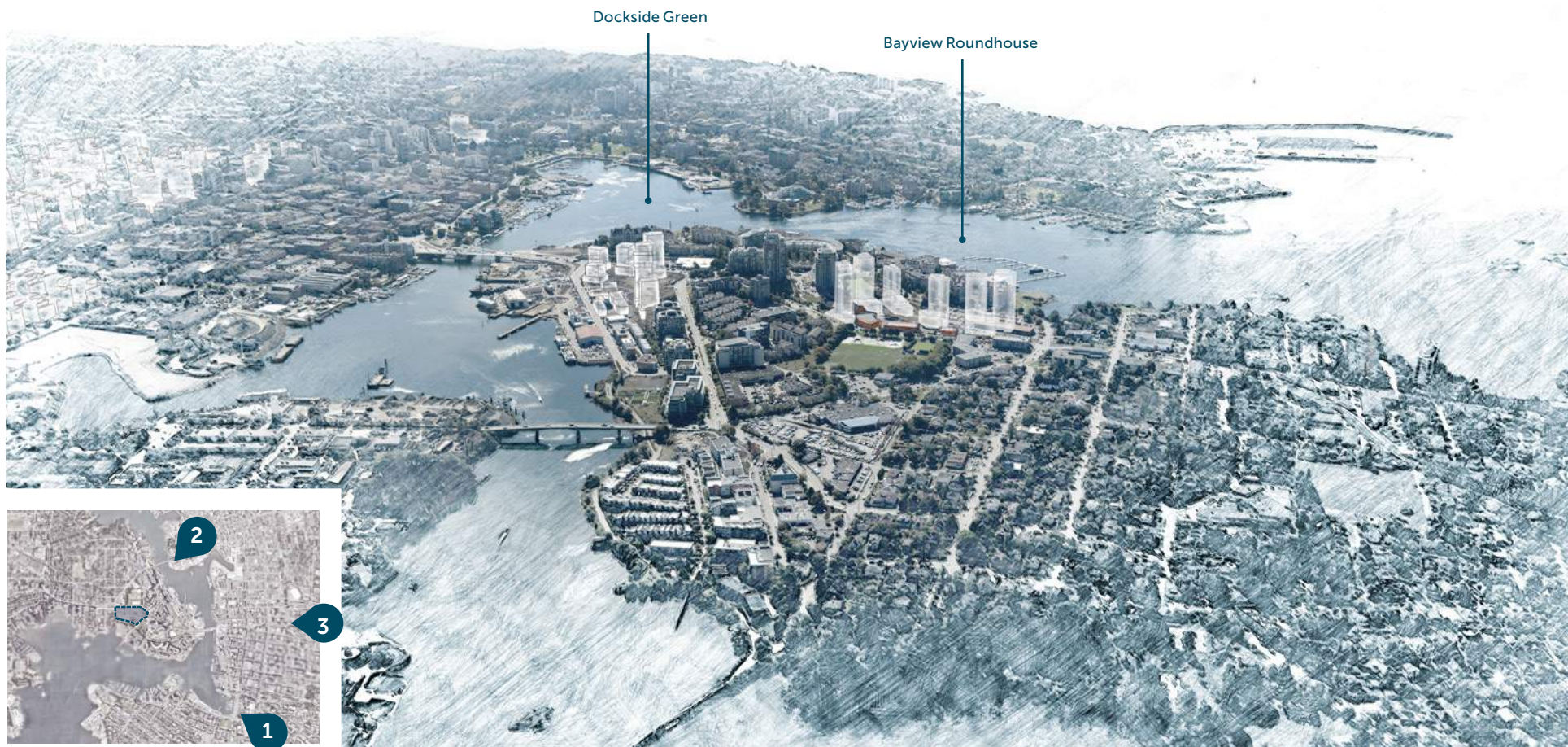
6.1 View Analysis

The height and massing of Roundhouse at Bayview Place aims to enhance Victoria West's skyline while stepping up and away from the harbour and preserving the prominence of the Downtown Core within Victoria Harbour. Further views can be found in Appendix C.

1 Aerial view north-west from Downtown



2 Aerial view south-west towards Downtown



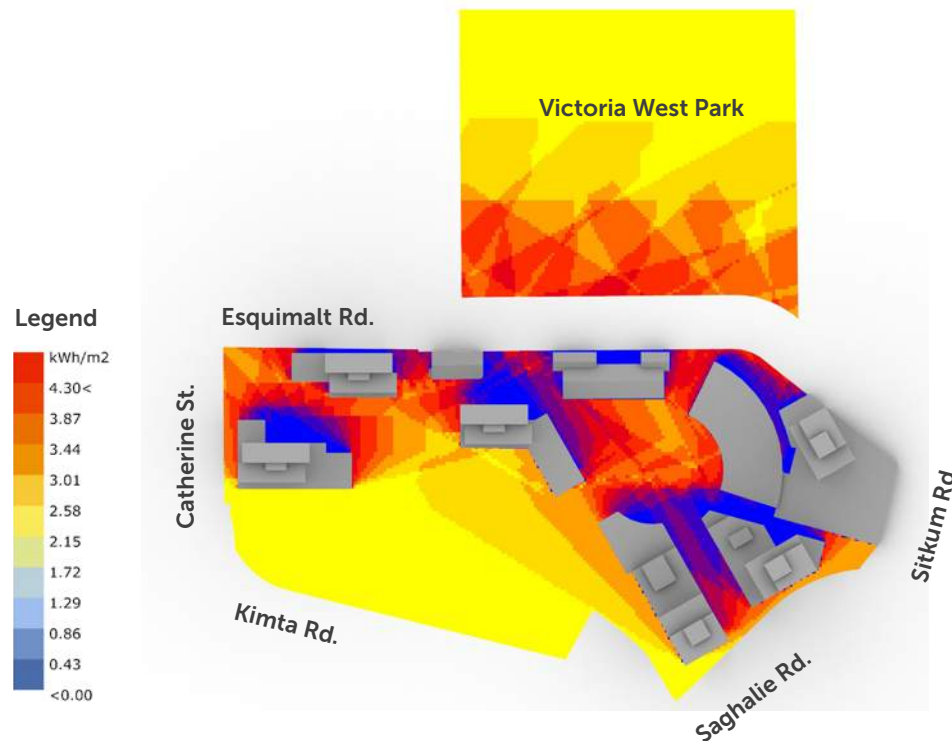
3 Aerial view west towards West Victoria



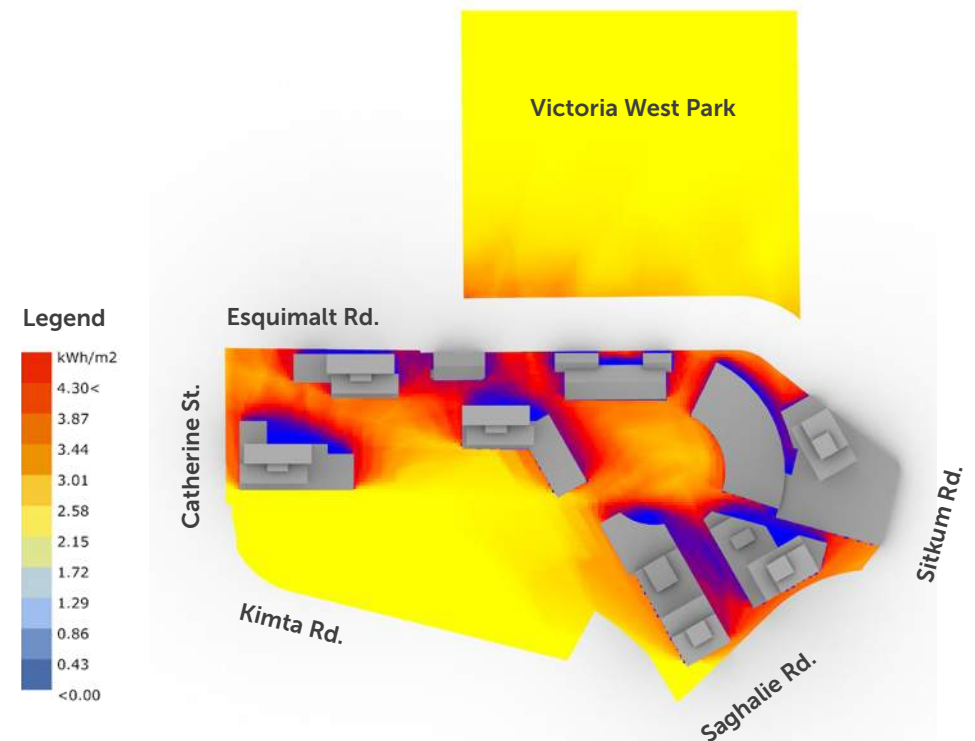
6.2 Solar Analysis

The sunlight incidence diagram shows the time for which direct sunlight is available from 9 am to 6 pm (for a total of 9 hours). This proposal prioritizes retention of maximum daylight on Turntable Plaza, while mitigating shading impacts on Victoria West Park and Esquimalt Road through building orientation.

March 21st (Spring Equinox)



March 21st-September 21st: Total Sunlight from 9am to 6pm

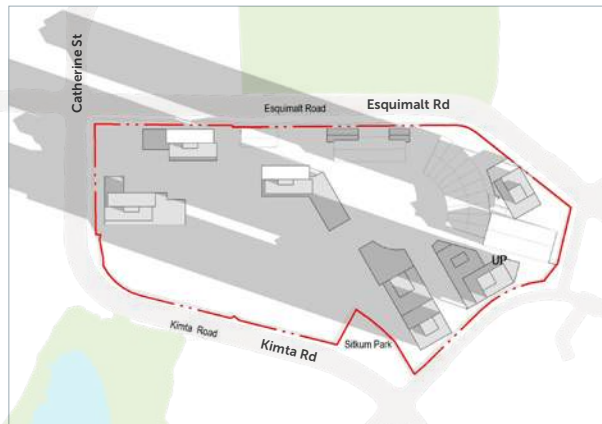


6.3 Shadow Studies

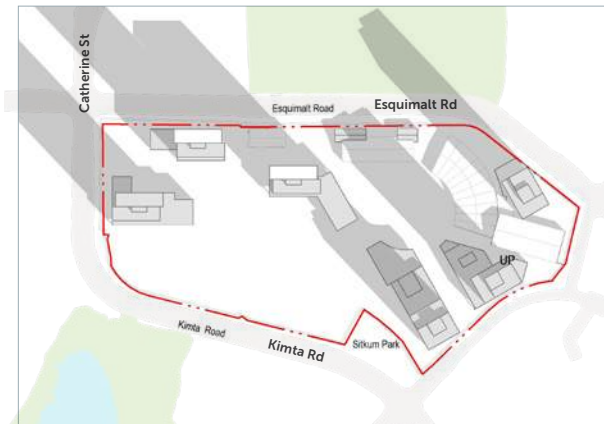
The shadow diagrams provide a shadow analysis of proposed building sites contained in the rezoning proposal (north parcel).

Spring Equinox - March 21st

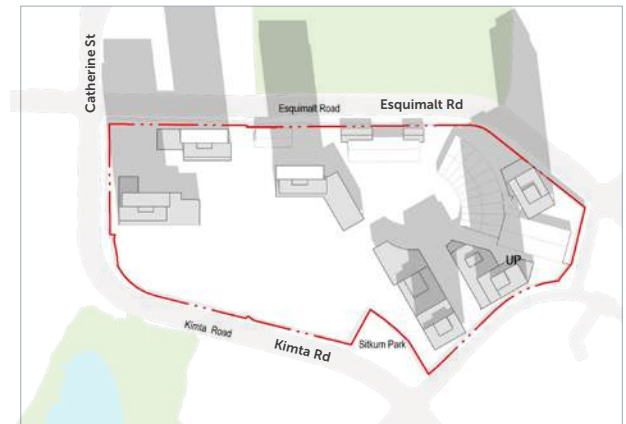
8:00 am



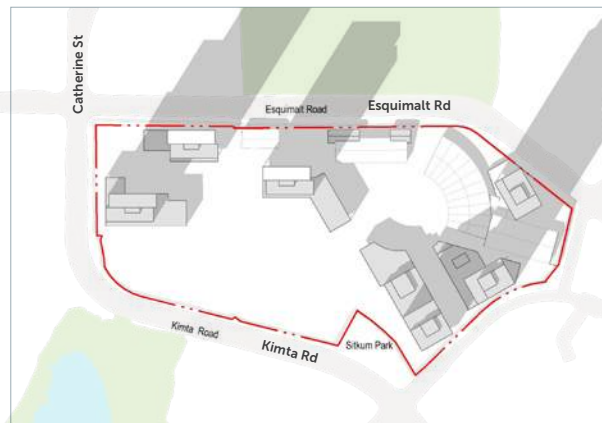
10:00 am



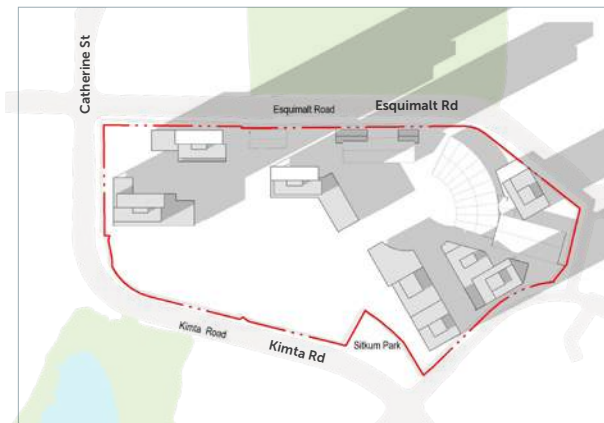
12:00 pm



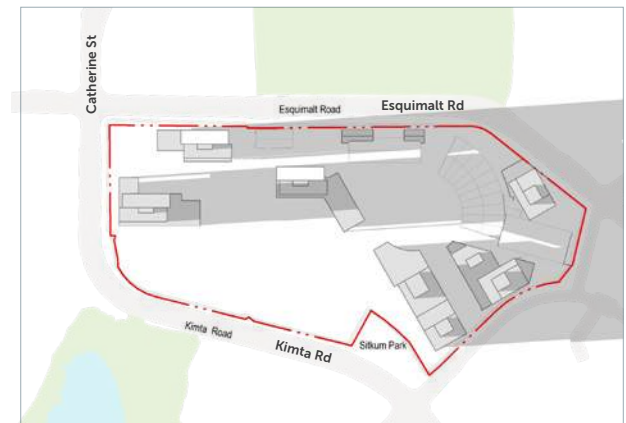
2:00 pm



4:00 pm

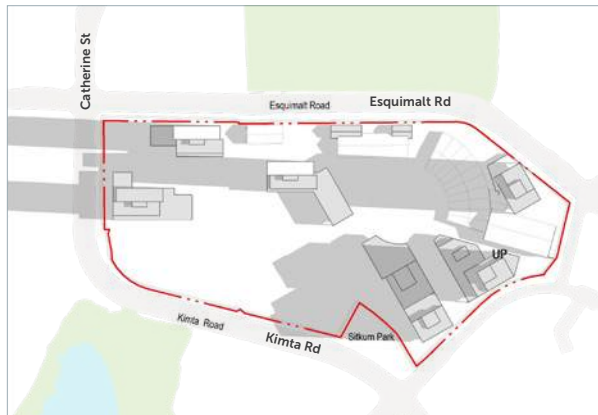


6:00 pm

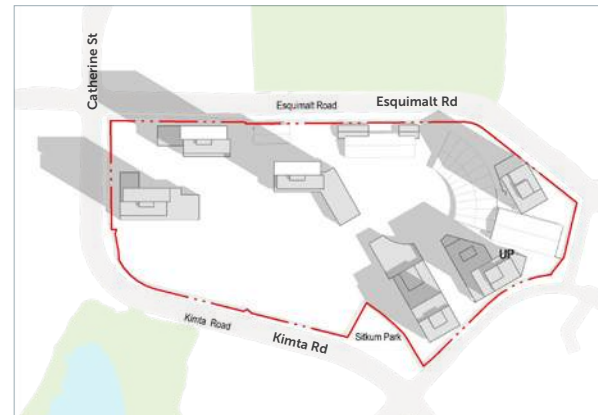


Summer Solstice - June 21st

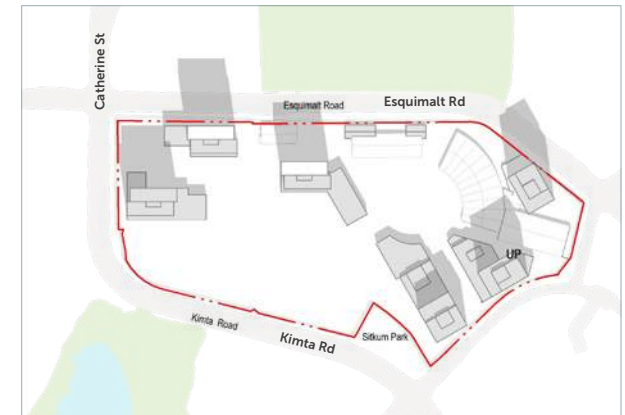
8:00 am



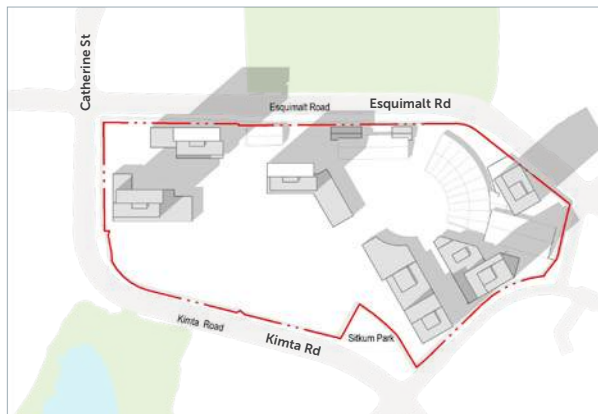
10:00 am



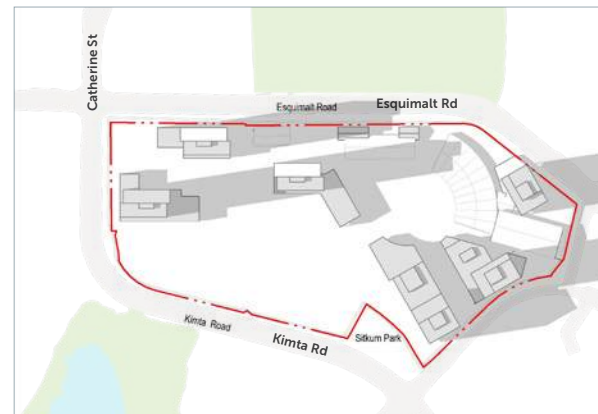
12:00 pm



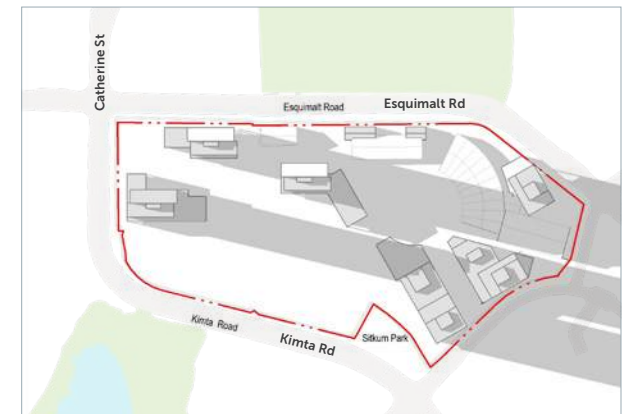
2:00 pm



4:00 pm



6:00 pm





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 architect, planner, designer, developer and contractor on projects in cities throughout North America and around the world.



**FOCUS
EQUITIES**

KW MARIASH SR.
MASTER PLAN COMMUNITY