



Roundhouse at Bayview Rezoning

File No: REZ00729

Final Submission

September 12, 2023

Appendix E: Community Engagement

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Victoria West Transformation

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

Believing that development is about more than real estate—it’s about understanding local values, realizing community aspirations, and creating innovative solutions to modern challenges.

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



2000

Mariash Takes His Vision to Victoria

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



2010

Honouring The Past. Building for the Future.

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

From Waste Land to People Place

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



1979



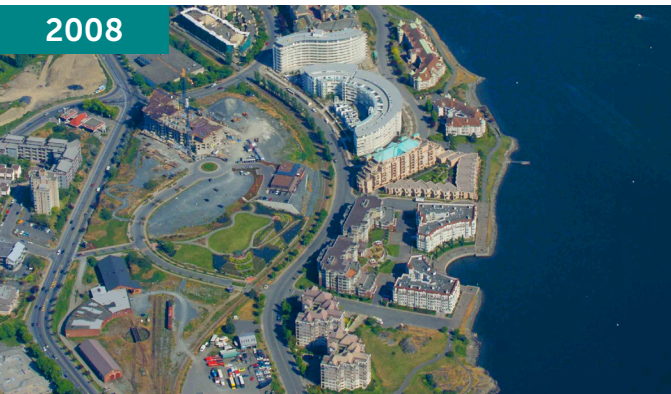
Leading the Rezoning of Bayview Place

Envisioned as a mixed-use, complete community, Mariash leads Bayview Place through a comprehensive rezoning process that responds to the needs and desires of Victoria. Community engagement throughout the original master planning process contributed countless ideas and helped build a shared vision for the future of the site and its role in the positive transformation of the neighbourhood.

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. Ongoing engagement with the community and neighbourhood stakeholders helped focus the Vision 2020 plan.

2008



Success of Bayview Place

Phase One of the Bayview Place redevelopment, including the Bayview One, Promontory and Encore buildings, is heralded as an outstanding example of contemporary urban living, providing a modern addition to Victoria's skyline. Continued dialogue with residents and neighbours has helped inform the evolution of the project.



1983



2016



2019



Continuing the Conversation

The Roundhouse at Bayview Place team is undertaking a new chapter in the project, while respecting and building upon the extensive stakeholder engagement that has occurred over the past 20 years.

To ensure project success, our engagement program has strived to:

- Maintain and foster strong relationships.
- Generate thoughtful dialogue with the Victoria West Community and broader public through an accessible and inclusive program.
- Integrate community vision and values into the design.
- Implement a transparent communications approach, informing and gathering feedback from stakeholders throughout the application process.
- Consult closely with the Victoria West Land Use Committee.
- Adjust online and virtual engagement strategies during COVID-19.

Community Engagement Program

**November 2019
to December 2019**

[Re]introduction of the Project

- Pre-application meeting with City of Victoria.
- Holiday Open House engagement events.

**December 2019
to March 2020**

Collaborative Planning and Engagement

- Design workshops—the project team has been meeting regularly to refine and shape the formal applications.
- Public Engagement Centre has been open to share project details and gather feedback.
- Ongoing stakeholder meetings.

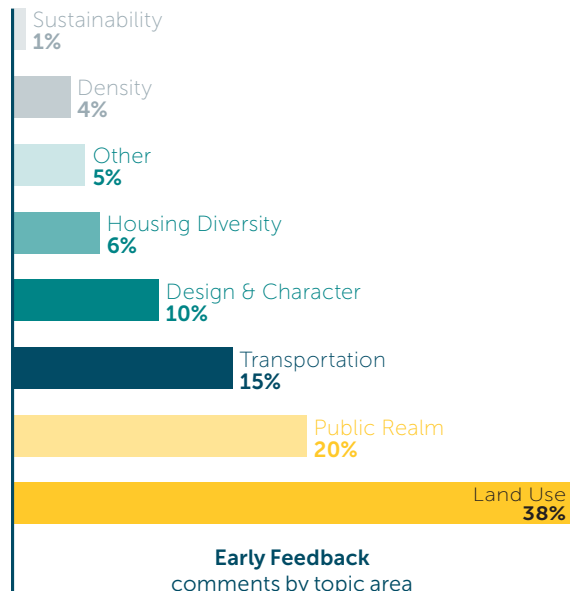
**Spring 2021
to Fall 2023**

Ongoing Engagement

- Ongoing consultation has been held with the community including the Vic West Community Association, the business community and a broad range of stakeholders. This has included digital meetings and events as well as numerous in-person meetings and open houses.

Early Feedback

The first engagement opportunities were held as the project team was re-imagining the Master Plan. The team asked stakeholders to share their hopes for Roundhouse at Bayview Place. The input gathered helped the project team imagine possibilities for the site and confirmed the renewed direction of the Master Plan. Stakeholders expressed enthusiasm for the possible site uses and integration with the surrounding community, with many suggestions provided on how to create high-impact public spaces.



Community Advisory Committee

In February 2020, the project team formed a Community Advisory Committee (CAC) to provide input and feedback on the Roundhouse at Bayview Place Master Plan. This committee is composed of volunteers representing the below groups:

- Victoria West CALUC
- Victoria West Community Association
- Residents of Bayview Place
- Residents of the surrounding Songhees area
- Residents of the broader Victoria West community

Consultation has continued with the CAC and a wide range of stakeholders throughout the application process with individual and group meetings as well as open house events and site visits and tours.

Recent Engagement Updates

Three large in-person events have been held with stakeholders since May 2022. These events included a presentation of the rezoning, guest speakers and facilitated Q/A sessions. More than 200 people attended each of the open house events. Many of their questions focused on how the community could show support for the development project to expedite the process of rezoning and building out the community.

Engagement Tactics

A variety of engagement tactics, including public open houses, in-person and digital meetings and engagement with the project’s Community Advisory Committee have been held to facilitate input from community members through a comprehensive community engagement program. To ensure the community has the most recent information, the latest rezoning application materials are updated through digital and print assets available on site where the public is regularly welcomed to learn more and have their questions answered.



Municipal Engagement

The Roundhouse at Bayview Place Master Plan has been developed in consultation with the City of Victoria through an engagement process spanning years of discussion and focused efforts between November 2019 to December 2020.

The master planning process revolved around a series of workshops held in early 2020, each focused on a major topic and culminating in the submission of a detailed master plan document in September 2020.

Master Plan Submission

A preview of the master plan was shared with the City in July 2020 in advance of submitting the comprehensive application documents. Following the September 2020 submission, meetings and working sessions to review the application materials and advance refined design details have been ongoing, with key meetings to review specific topics as follows:

October 13, 2020

Rezoning Application Review

November 3, 2020

Application Overview

November 24, 2020

Transportation and Servicing

December 15, 2020

Urban Design, Heritage and Complete Master Plan

May 4, 2023

Committee of the Whole (COTW)

Workshop 1 December 6, 2019

Transportation and Servicing

Outcomes:

- Provide simplified internal vehicle network with efficient points of entry via Esquimalt Road, Saghalie Road, and Kimta Road.
- Ensure site is permeable to pedestrians with access from Esquimalt Road & Kimta Road.
- Facilitate traffic calming of Esquimalt Road through the installation of signalized intersection.
- Design site for multi-modal functionality through integration of pedestrian, bike, and vehicle infrastructure.

Workshop 2 January 21, 2020

Heritage, Land Use, Density, Urban Design, Open Space and Public Realm

Outcomes:

- Provide an adaptable rail right-of-way that can facilitate heavy rail and/or lighter rail options if required.
- Provide a heritage integration strategy that respects the relationship of historic buildings to each other.
- Ensure continuous activation of open areas through pairing of public space with complementary commercial, hospitality, and residential uses.

Workshop 3

February 18, 2020

Design: Bringing the Plan Together

Outcomes:

- Ensure the concept of rail is infused throughout the site.
- Provide a design strategy that integrates old with new in a way that is respectful of heritage buildings.
- Develop the internal site circulation strategy to provide a diversity of multi-modal experiences.

Workshop 4

February 28, 2020

Design: Bringing the Plan Together

Outcomes:

- Build on past iterations of the site plan.
- Balance desired site density with creation of a successful public realm strategy.
- Ensure heritage integration strategy allows historic buildings to remain in their original place.

Workshops 5 & 6

March 13 & 20, 2020

Finalizing the Plan and Discussing the Rezoning Process

Outcomes:

- Site planning to retain the historic buildings in place.
- Focusing new density to the east and west, with a lower centre.
- Retaining the memory of the industrial use throughout the site.
- Establishing a strong relationship to Esquimalt Road and recognizing the need to work with the grade challenges on the east side of the site.
- Next steps to develop a comprehensive package to present master plan for submission.
- Discussion of application requirements and timing.

COTW Comments

May 2023

First Review by Council of Application

Outcomes:

- Support for additional Affordable and Rental Housing, adding floors to DA-7 & DA-8 to accommodate.
- Support for density between 4.4 and 4.6, with request for further design development to support final density.
- Request to consider incorporating Childcare use and further amenities such as playgrounds.
- Request to work with Administration to further define suitable built form and massing outcomes.

Additional Collaboration

The project team has made a concerted effort to engage organizations that can support Roundhouse at Bayview Place in realizing the City's housing affordability strategy.

These groups include:

- BC Housing
- Island Corridor Foundation
- Capital Regional District
- Royal British Columbia Museum
- BC Heritage Branch

Indigenous Consultation

In the spirit of reconciliation, the team has consulted with the Songhees and Esquimalt First Nations to explore ways to acknowledge Indigenous connection to the site. This shared effort has resulted in The Canoe Project, a regular event sponsored by Focus Equities. The Canoe Project brings First Nations members and Victoria West residents to the shore of Lime Bay Park and is intended to stimulate dialogue through cultural practice.

Community Contributions

Kenneth W. Mariash Sr. and Patricia Mariash have become contributing members of the Victoria West community, expressed through event sponsorship and charitable contributions to a number of local organizations.



Canoe provided for Pulling Together, July 2020

Focus Equities provided a traditional canoe for use in Pulling Together, an annual event that brings together Public Service Agencies and Aboriginal peoples by “canoeing the traditional highway, strengthening our future relations.” Both the Songhees and Esquimalt First Nations will collaborate on a hull design for this canoe before it is blessed and released into the water.



Pulling Together, an annual event that brings together Public Service Agencies and Aboriginal peoples by “canoeing the traditional highway, strengthening our future relations.”

