



May 5, 2021

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H.1 Parcel Summary & Project Statistics

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:

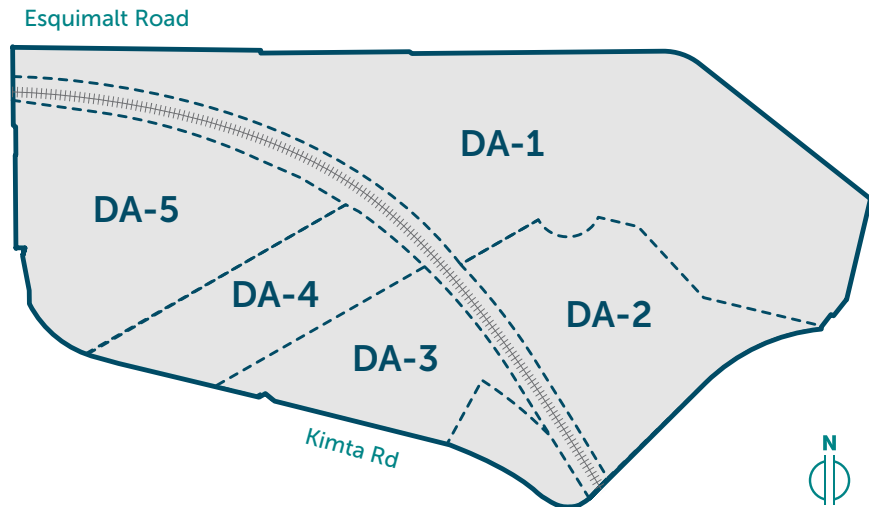
EXISTING ZONING LIMITATIONS

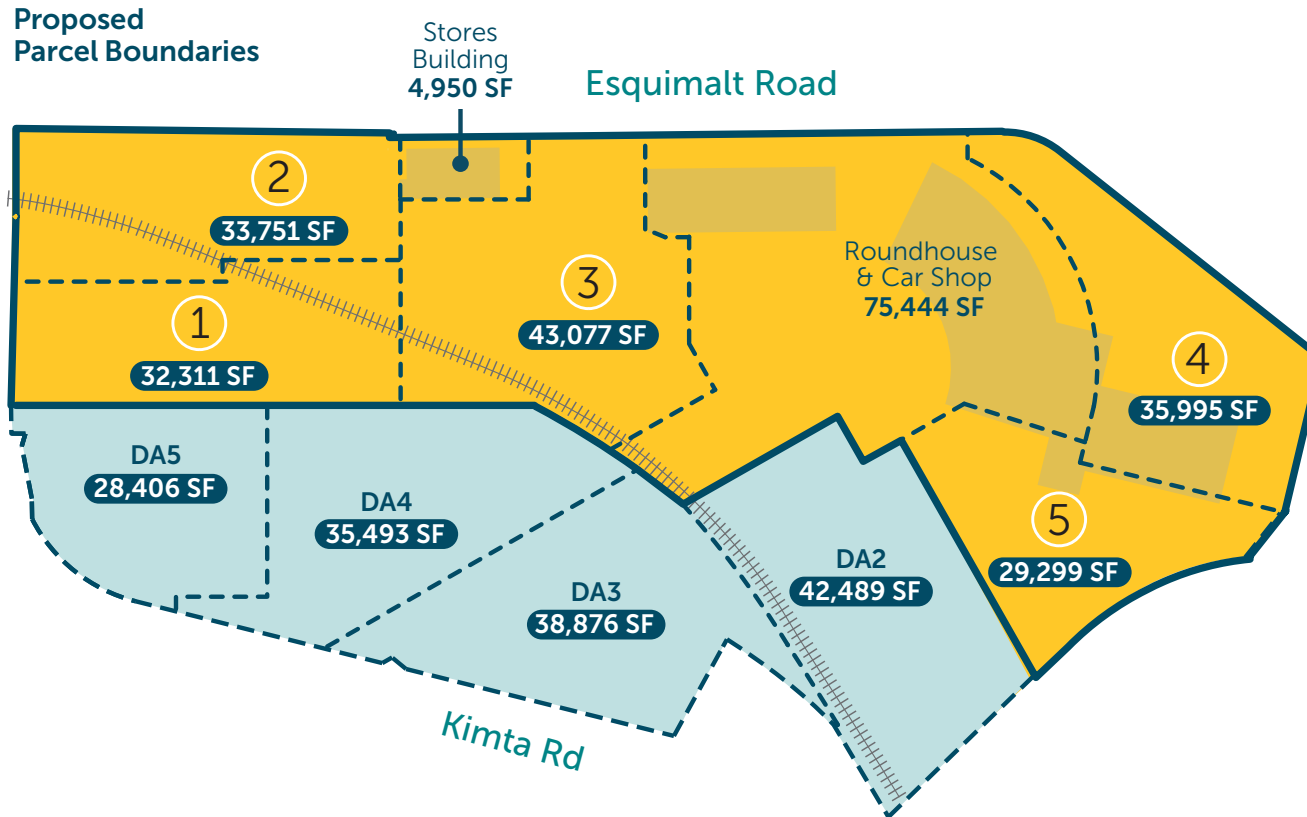
OVERALL:

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





Total Site Area
9.2 acres (400,141 SF)

Legal Address
251, 253, 259 Esquimalt Road,
and Catherine Street
Victoria, British Columbia

Legend

- North Parcel
- South Parcel

Old/New Density 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	37,080	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
	Existing Parcel	Proposed Parcel	Parcel Size Change	Existing Parcel	Proposed Parcel	Parcel Size Change	
Parcel Size	194,361	254,827	+60,466	205,769	145,264	-60,505	

*Per 2008 CD zoning.

Project Statistics

Roundhouse at Bayview Place	Land Use Description	Land Area (acre)	Buildable Density (SF)				Storeys	Typical Tower Floorplate (SF)
			Total	Condo / Hotel	Rental	Commercial*		
North Parcel								
1	Rental	0.7	219,400		219,400		6 / 28	7,100
2	Rental	0.8	207,000		203,100	3,900	6 / 29	7,100
3	Rental	1.0	240,600		201,400	39,200	5 / 27	7,100
4	Condo + Heritage	0.8	218,000	181,500		36,500	28	6,300
5	Rental	0.7	224,000		208,000	16,000	30	8,073
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	6,500
DA-3	E&N Tower	0.9	220,000	195,400		24,600	25	8,750
DA-4	Condo/Rental/Hotel	0.8	214,900	205,000		9,900	25	7,100
	Cultural Centre	0.0					TBD	10
DA-5	Condo/Rental/Hotel	0.7	133,300	127,000		6,300	18	7,100
Sitkum Park		0.2						
Total		9.2	1,850,400	708,900	1,005,200	136,300	—	—

Units and Parking	Units	Unit Type*			Parking	
		Bachelor (<45m²)	1 Bedroom (45m²-70m²)	2+ Bedroom (>70m²)		
North Parcel						
1	233	52	114	67	210	
2	231	64	103	64	217	
3	232	66	96	70	300	
4	198	52	68	78	303	
5	230	28	166	36	241	
Stores Building					7	
Roundhouse & Car Shop					66	
South Parcel						
DA-2	226	29	126	71	213	
DA-3	181	20	73	88	316	
DA-4/DA-5	340	85	170	85	361	
Total		1871	396	916	559	2,411

*Unit types, generally. Units within given size ranges may vary in number of bedrooms/dens. Sizes based off Schedule C: Off-Street Parking Regulations, and CD-12 Zoning.

H.2 Development Plan

Critical Items

These items will be required for full site development, either before or in conjunction with building construction.

Site Preparation:

- Soil Remediation and site rehabilitation. Including onsite remediation and contaminated soil storage.
- Excavation and removal of rock on Northwest corner of site, to be crushed and used as landscaping elements on Esquimalt gateway and other spaces
- Demolition of non-historical buildings onsite. Disposal of materials, removal of potential hazardous materials and site remediation.
- Regrading of site for current and future developments.

Rail, Trails and Roadways:

- Realignment of rail corridor, including crossings, spur line connection points, and parkade integration.
- Construction of E&N Rail Trail in conjunction with the rail corridor realignment.
- Maintaining access routes to current phases of construction and completed phases through temporary or permanent roadways and turnarounds.

Historic Restoration:

Restoration of heritage buildings, including:

- Restoration and rehabilitation of façade, structural components, and interiors;
- Reconstruction of critical and historically significant components;

Building and Parkade Construction:

- Maintaining sufficient access points to parkades and buildings, phasing parcel development in conjunction with parkade ramp locations, parkade expansion, and access roads.
- Development of tower and podia based on market conditions, building typology, staging, and Generalized Phasing Plan .

Development Phase: Rental

Development of Rental Site 1,2 and 3.

- Excavation for parkade construction, including the removal and excavation of the rail corridor
- Excavation and removal of rock on Northwest corner of site, to be crushed and used as landscaping elements on Esquimalt gateway and other spaces
- Development of parkades and new buildings
- Construction of parkade access, construction of western portion of the new internal road, construction of new realigned rail, and construction of new spur line.
- Integration with E&N Rail Trail and Rail Corridor, including landscaping.
- Development of parkade access and integration with Catherine Street and Esquimalt Road.

Development Phase: Heritage 1

Development of Stores Building and Car Shop.

- Restoration and rehabilitation of Stores Building façade, structural components, and interiors.
- Reconstruction of critical and historically significant components.
- Integration of Stores Building and Stores Building Plaza with Esquimalt Road.

Development Phase: Heritage 2

Development of Turntable and Roundhouse

- Restoration and rehabilitation of Car Shop and Roundhouse façade, structural components, and interiors.
- Restoration and rehabilitation of Turntable.
- Reconstruction of critical and historically significant components.
- Completion of Car Shop Plaza and Turntable Plaza, including spur lines.
- Parkade construction.
- Construction of Internal Road, completing connection to Esquimalt Road
- Integration of Car Shop, Turntable, and Plazas with Esquimalt Road and Internal Road.

Development Phase: East

Development of Site 4, and 5

- Restoration of critical Back Shop structural components.
- Excavation and construction of parkade, including one way parkade entrance from Esquimalt Road.
- Construction of new buildings
- Integration of new building and Back Shop with Roundhouse.
- Development of Plaza at the corner of Esquimalt and Sitkum.
- Integration with Sitkum Road, including preservation and protection of Gary Oaks.

Development Area: DA2

Development of DA2

- Removal and excavation of rail corridor for parkade construction.
- Development of parkade and new building.
- Integration and completion of E&N Rail Trail and Rail Corridor, including landscaping, and realignment over parkade,
- Completion of internal road, including connection to Saghalie Road.
- Completion of Turntable Plaza, including spur lines

Development Area: DA3

Development of DA3

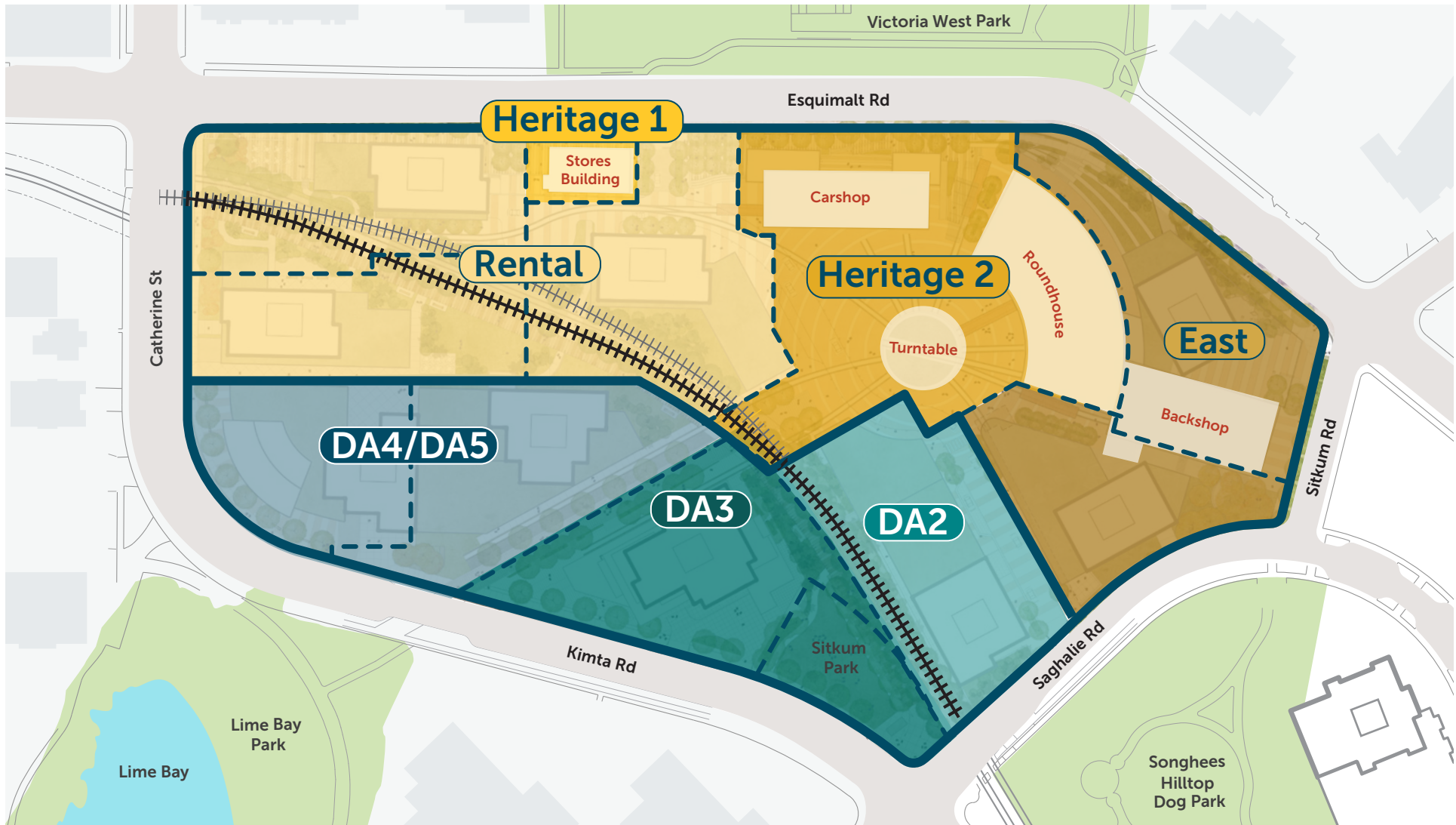
- Excavation for parkade construction.
- Development of parkade and new building.
- Development of at-grade pedestrian crossing of Rail Corridor. No changes to the rail alignment needed
- Integration with Kimta Road, including parkade access and development of Lime Bay Mews
- Development of Sitkum Park.

Development Area: DA4/DA5

Development of DA4,DA5 (future)

- Excavation for parkade construction
- Development of DA4 and DA5 parkade and new buildings.
- Development of Cultural Performance and Arts Venue.
- Integration with Kimta Road and Catherine Street, including parkade access.

Development Plan



- Development Area Boundary
- Parcel Boundary
- Development Phase
- Existing Rail Corridor
- Future Rail Corridor

H.3 Public Amenities & Benefits

Public Amenities & Benefits by Development Parcel
2021 Master Plan

- Site 1**
 - Rental Tower 1
 - The Clearing Open Space
 - Multi-use Trail (portion)

- Site 2**
 - Rental Tower 2
 - Esquimalt Gateway
 - Stores Building rehabilitation
 - Multi-use Trail (portion)

- Site 3**
 - Rental Tower 3
 - Car Shop rehabilitation
 - Turntable Plaza (portion)
 - Roundhouse Mews (portion)
 - Multi-use Trail (portion)

- Site 4**
 - Back Shop rehabilitation
 - Back Shop Plaza

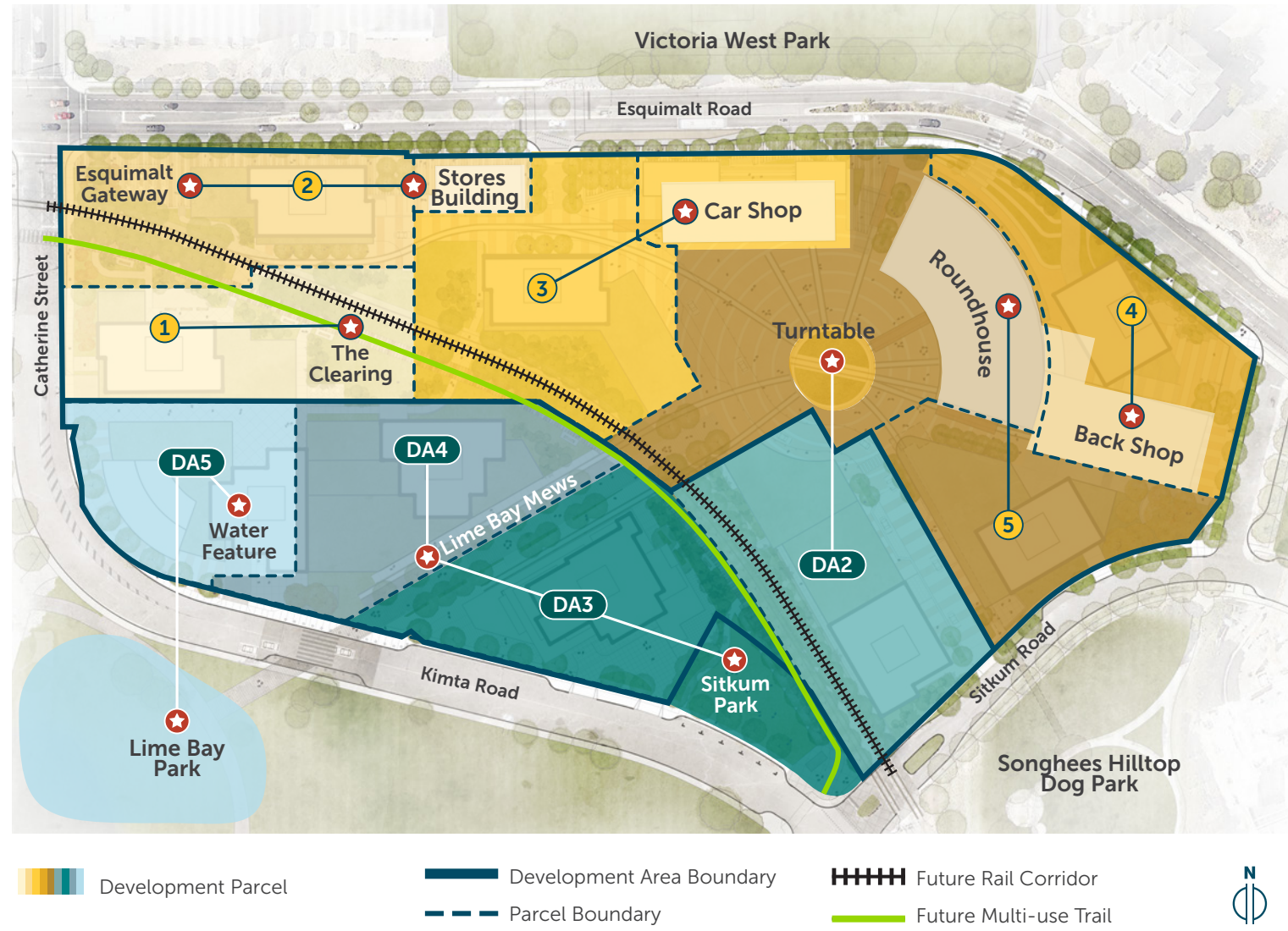
- Site 5**
 - Roundhouse rehabilitation
 - Turntable Plaza (portion)

- DA-2**
 - DA-2 rental tower
 - Turntable Plaza (portion)

- DA-3**
 - Sitkum Park
 - Lime Bay Mews (portion)
 - Multi-use Trail (portion)

- DA-4**
 - Lime Bay Mews (portion)

- DA-5**
 - Lime Bay Park improvements
 - Water feature



Public Amenity Comparison



Public Amenity Plan (2015)	Area (SF)
On-site Improvements	
Multi-purpose Pathway (E&N Rail Trail)	18,800
Turntable Plaza	35,100
Naturalized Landscape Knoll	13,600
Water Feature	5,190
Lime Bay Mews	14,450
Roundhouse Mews	14,185
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

Legend

- Rail and Trail
- Plazas
- Mews
- Green Spaces



Public Amenity Plan (2021)	Area (SF)
On-site Improvements	
Multi-purpose Pathway (E&N Rail Trail)	18,800
Turntable Plaza	37,560
NEW Esquimalt Gateway	13,730
Water Feature	5,190
Lime Bay Mews	18,260
Roundhouse Mews	15,810
NEW Stores Building Plaza	1,830
NEW Back Shop Plaza	10,960
NEW 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

Public Benefit Comparison



Public Benefit Commitments (2015)

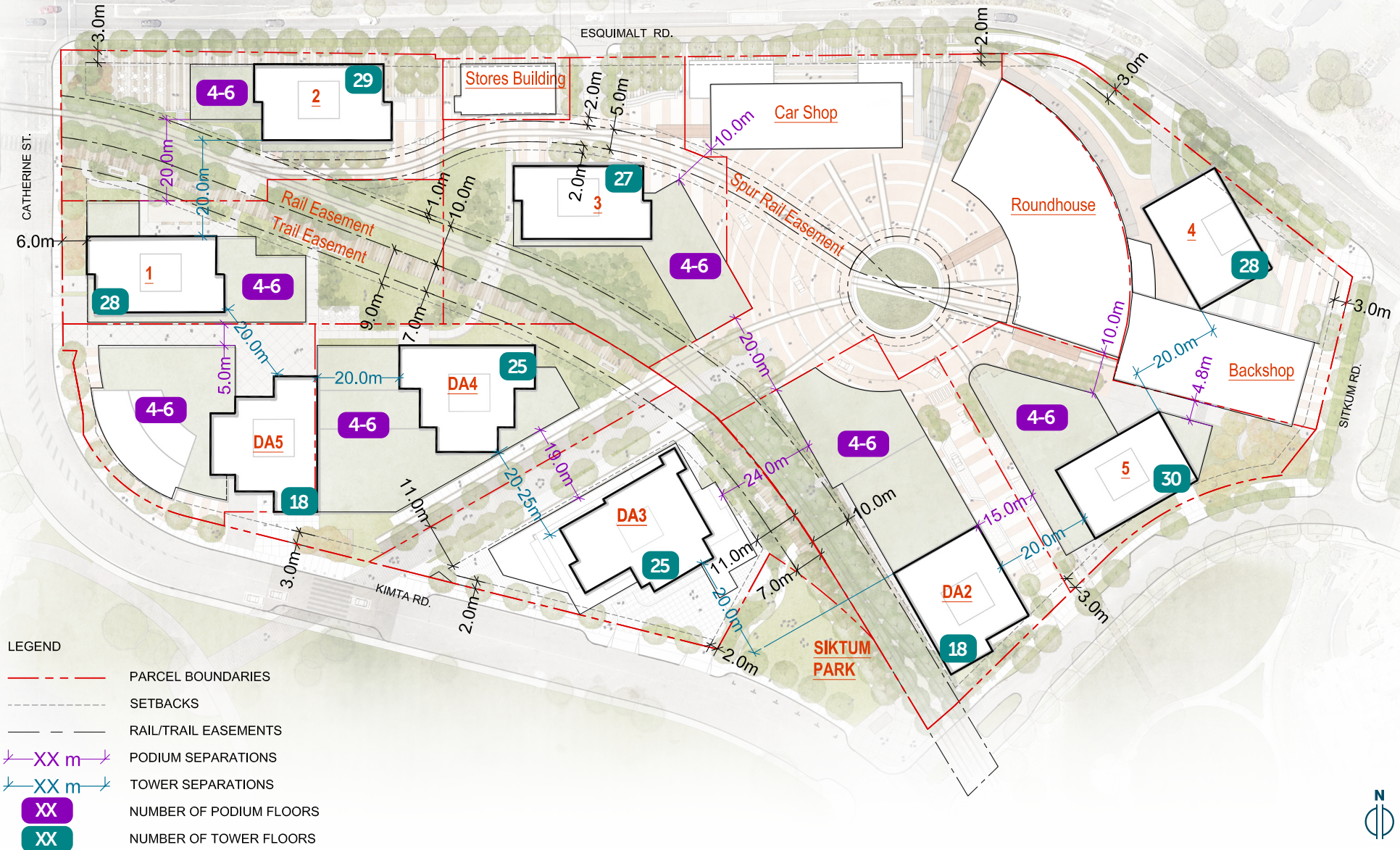
Benefit	Existing Commitment
Heritage Rehabilitation - Emergency Stabilization	<ul style="list-style-type: none"> Roundhouse building emergency shoring and stabilization work -Complete
Heritage Rehabilitation	<ul style="list-style-type: none"> Rehabilitation of the Roundhouse
Housing - Adaptable Units	<ul style="list-style-type: none"> 20% dwelling units to be adaptable units
Housing - Rental Housing	<ul style="list-style-type: none"> 20% of dwelling units to be multi-family flex units for a total of 136 units, with lock-off rental studio suites
Contaminated Soils Remediation	<ul style="list-style-type: none"> Remediate brownfield site to appropriately remediate contaminated soils for community development

Public Benefit Commitments (2021)

Benefit	Proposed Commitment
Heritage Rehabilitation - Emergency Stabilization	<ul style="list-style-type: none"> Ongoing maintenance of heritage buildings
Heritage Rehabilitation	<ul style="list-style-type: none"> Updated Heritage Rehabilitation Work and Heritage Conservation Guidelines
Housing - Adaptable Units	<ul style="list-style-type: none"> 20% of all dwelling units to be adaptable
NEW Housing - Rental Housing	<ul style="list-style-type: none"> Total of 1152 purpose built rental units
Contaminated Soils Remediation	<ul style="list-style-type: none"> Remediate brownfield site to appropriately remediate contaminated soils for community development Additional site area to be remediated using new approach

H.4 Zoning Overlay

Site Coverage (Maximum) 43%
Overall Density (Maximum) 1,800,000 SF



1. SETBACKS MAY BE REDUCED ABOVE PODIUM LEVEL .
2. SETBACKS OF EXISTING BUILDINGS WILL BE MAINTAINED.

Proposed Site Regulations

Site	Maximum Height (Geodetic)/ Floors	Setbacks	Tower Floor Plates	Podium Floor Plates
North Parcel				
1	100m/28	6m from Catherine Street, 9m from Rail Easement	6,200-7,300 SF (575-660 m ²)	12,500-13,000 SF (1,160-1,210 m ²)
2	107m/29	6m from Catherine Street, 3m from Esquimalt Road, 1 m from Rail Easement, 2m from Spur Rail Easement	6,200-7,300 SF (575-660 m ²)	9,500-10,000 SF (880-930 m ²)
3	99m/27	2m from Esquimalt Road, 1 m from Rail Easement, 2m from Spur Rail Easement	6,200-7,300 SF (575-660 m ²)	13,500-14,000 SF (1,250-1,300 m ²)
4	110m/28	3m from Esquimalt Road/Sitkum Road	6,200-7,300 SF (575-660 m ²)	6,200-7,000 SF (575-650 m ²)
5	108m/30	3m from Sitkum Road	6,200-7,300 SF (575-660 m ²)	14,000-14,500 SF (1,300-1,350m ²)
Stores Building	19m/1	Existing Building Setback	—	—
Roundhouse & Car Shop	19m/1	2m from Esquimalt Road, 2m from Spur Rail Easement	—	—
South Parcel				
DA-2	81m/18	3m from Esquimalt Road	6,200-7,300 SF (575-660 m ²)	19,300 SF (1,795m ²)
DA-3	88m/25	2m South site, 2m from Sitkum Park, 11m from Rail Easement and West site	8,800 SF (820 m ²)	6,800-9,400 SF (630-875 m ²)
DA-4	98m/25	3m from Kimta Road, 9m from Rail Easement	6,200-7,300 SF (575-660 m ²)	19,000SF-21,000 SF (1,765-1,950 m ²)
DA-5	98m/18	3m from Kimta Road, 6m from Catherine Street, 9m from Rail Easement	6,200-7,300 SF (575-660 m ²)	19,000SF-21,000 SF (575-660 m ²)



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