

Attn: **Mayor Alto & Members of Council**

1 Centennial Square  
Victoria, British Columbia V8W 1P6

Re: **Bayview Place, Roundhouse DA-3, 210 Kimta Road**  
Development Permit Application

## **PROPOSED PROJECT**

Focus Equities, owners and developers of the Roundhouse at Bayview Place are pleased to present this Development Permit (DP) Application for the E&N residential tower. This will be the first project in the 10 acre Roundhouse site and the fourth building overall, within the 20-acre master-planned Bayview Place neighborhood. The proposed mixed-use commercial/residential building is located at 210 Kimta Road on Development Area-3 (DA-3).

This application was originally submitted in 2018. A Development Permit (#000522) was issued on April 11, 2019. A subsequent Delegated Development Permit (#00538) was issued on September 16, 2020, primarily to approve some minor changes to the DP resulting from ongoing detail design.

The form and character of the current proposal is essential the same as the original design, with two minor updates to reflect changes since 2020:

- A two-way separated bicycle path has been constructed along Kimta Rd. resulting in changes to the entry plaza at the east end of the site.
- Updating of the bicycle storage room to accommodate larger cargo bicycles.

## **IMPLEMENTING THE APPROVED PLAN**

The updated Master Development Agreement (MDA) for the former Canadian Pacific Railway E&N Roundhouse lands has recently been approved and the DA-3 site will now be the first mixed-use residential site to be developed. Our perseverance through the recent COVID downturn, our continued capital investment and years of accruing costs, is a result of our commitment to Victoria's growth and prosperity.

The Mariash Group and their investment company, Focus Equities, are the owners and developers of the Roundhouse at Bayview Place. It is led by Kenneth and Patricia Mariash, both architects driven by their passion for excellence in design and masterplanning of large-scale projects. Over the years, they have engaged architectural firms from across North America to help refine the Bayview Place plans. This collaborative team brings both local and international experience to the project.

The plans for DA-3 have been developed with a significant amount of public input through years of focused community engagement around the Bayview Place master plan to ensure they contribute to building one of the most livable neighbourhoods in the city. As part of the original DP submission, we hosted numerous community

sessions, including open house events in November of 2017 and April of 2018, welcoming our neighbours, residents and potential new buyers to review our draft plans and to provide feedback for refinement to the development materials. We have also maintained an open dialogue with the Victoria West Community Association and its Land Use Committee, meeting regularly to provide updates on the complete Bayview Place project and on the design development for this next phase.

## **CONTINUOUS CITY STAFF REVISIONS**

The original DP plans also benefited from an intensive and continuous pre-application review process with City staff to ensure the principles of the project's Roundhouse Design Guidelines were met through innovative building design and public realm planning. The guidelines strive to create high quality outdoor public spaces around the building and within the adjacent Roundhouse Heritage Marketplace to the north, emphasizing how to site, shape and step the building from Lime Bay to achieve design and planning objectives.

## **PROVIDING PUBLIC AMENITIES**

The Roundhouse at Bayview Place neighbourhood plan is based on a strong framework of public spaces and amenities. The first phase of development at Bayview Place involved the completion of the 1.8-acre Songhees Hillside Park as a central public amenity for the neighbourhood. DA-3 is an integral parcel in the overall neighbourhood. Its development will introduce important new public realm features that serve to further connect and welcome people to Bayview Place, including the completion of the adjacent City park:

### **1) Developing Lime Bay Mews**

Lime Bay Mews will provide a link between the waterfront at Lime Bay and Turntable Plaza within the historic Roundhouse District, with active storefront uses and a terraced landscape at Kimta Road creating a southern gateway to the site visible to cruise ships and other arriving marine and air traffic. The Mews will connect to the site's history as a vibrant people place, with outdoor spaces and terraces providing opportunities for gathering and outdoor seating with views toward the water and the Roundhouse.

### **2) Preserving the E&N Rail Corridor, Providing the E&N Multi-use Pathway**

The E&N Rail corridor is preserved through the site. A portion of the E&N Multi-use Pathway, that we call the E&N Rail Trail will be completed to a standard that provides an important link through the neighbourhood. The Rail Trail supports recreational and commuter cycling and greater pedestrian connectivity. The building's frontage along the E&N Rail Trail includes both ground level commercial space and residential units to provide great animation and activation of the pedestrian and cyclist corridor.

### **3) Improving the Adjacent Sitkum Park**

The adjacent City-owned Sitkum Park will be designed and developed, replacing the paved parking area with new indigenous plantings and seating areas to serve as a new neighbourhood green space and a destination for travelers along the E&N Rail Trail. The E&N Rail trail flows into Sitkum Park with the potential for new public art and wayfinding elements to celebrate heritage and site interpretation.

Together, these amenities provide greater community connectivity and help to bring together the neighbourhood fabric of public use and gathering spaces that have always been part of the Bayview Place plan.

## THE NEW BUILDING

DA-3 will accommodate a mixed-use residential building, providing 199 new homes, ranging from studio units to 3 + bedroom suites. The building includes ground floor commercial uses at both Kimta Road and the Mews levels. The upper Mews level will include commercial uses, designed to accommodate small-scale retail storefronts, restaurants and cafes that will benefit from direct access to the adjacent Lime Bay Mews public space and its connection to the Turntable Plaza within the Roundhouse Heritage Marketplace. Outdoor areas will be developed for multi-modal circulation, public open space activities, and historic and cultural interpretation, including artefacts related to various forms of transportation like rail, maritime, and aviation, and the industrial heritage of the site and its harbour-front setting. A resident lobby entrance is also included at the Mews level to provide residents of the building direct access to and from the activities and services along the Mews from the back side of the building.

Street level uses will bring activity to the Kimta Road frontage, with a commercial bicycle café space located at the entrance to the Mews. As a 'bicycle café' or 'bike bistro', there is potential to integrate the adjacent bicycle storage and repair area, and a bike share facility as further animators of the space. The street level also includes the resident entrance lobby and amenity spaces with an outdoor terrace that overlooks the adjacent Sitkum Park and Kimta Road streetscape. The entrance court is designed to relate both to Kimta Road and Sitkum Park with a large canopy structure providing weather protection and a vehicular porte-cochère feature at the entrance that mirrors the canopy structure over the adjacent commercial restaurant space at the prow of the Mews. Residential uses in the form of small-scale townhouses will front onto the E&N Rail Trail, providing an active edge to the public transportation corridor. These design features serve to animate the public realm, activate the streetscape and enhance the strong pedestrian-orientation of the building on all four frontages.

The architectural character of the building contributes to an important sense of neighbourhood and build upon the success of Bayview One, Promontory and Encore, along with the unifying brick and glass elements that relate to the heritage railway buildings and Victoria's historical brick and glass construction. Unique stepping and terracing of the building provide livable outdoor spaces and views, while shaping the open space at grade and, along with future view corridors between buildings, providing a distinctive skyline at Bayview Place.

Shadow impacts of the building on the public spaces in the Turntable Plaza to the north and along Lime Bay Mews have been studied at length to ensure the plans are consistent or better than the conceptual massing models that created the Roundhouse Design Guidelines.

## MASTER DEVELOPMENT AGREEMENT (MDA) REQUIREMENTS

In addition to the provision of the public realm amenities, this DP Application proposes implementation of a number of the overall project objectives, as articulated in the Master Development Agreement (MDA).

The MDA requires that at least 20% of the project units are adaptable to residents with differing needs and abilities. With DA-3 located directly along the path of the E&N Rail Trail, the project fulfills a number of city and regional objectives creating a more walkable and bicycle-friendly environment. The MDA also sets out a number of Transportation Demand Management (TDM) strategies to help support more sustainable modes of travel. Features of the project include incorporation of ground-level bicycle storage rooms to foster increased cycling, 50% of bicycle parking with access to 110-V electrical power, 10% of bicycle parking to be oversized for cargo bikes, and the provision of a car share vehicle, and provision of an initial car share co-op membership and transit passes will be available.

## **SUSTAINABILITY AND GREEN BUILDING FEATURES**

The Bayview Place neighbourhood plan is based on the principles of sustainable development. Revitalization of the former E&N Roundhouse lands represents investment in brownfield redevelopment and preservation of some of Victoria's unique cultural history. Development within the city's urban core area provides much needed housing in close proximity to employment and commercial centres, with access to transportation options along with on-site investment in completing a portion of the regional E&N Rail Trail. The project is committed to implementing important green features into the project. A complete summary of the building and site's green features is described in the attached memo.

## **CONTINUING TO INNOVATE AND ENVISION**

We strive to maintain the vision and quality of this project, like all other large projects that we have completed around the world over the past 50 years. We have invested years of time and effort working with stakeholders on important planning and design discussions that have helped shape the 20-acre neighbourhood plan. We know the project benefits from a strong base of community support that will continue as the project is completed for the benefit of the community, the City, and the many new homeowners who will call Bayview Place home.

Our team is experienced, professional, and capable of planning, designing, and developing in response to community, stakeholder, and market input for successful results, as we have in a number of other markets. We are proud to be the visionary developers of this important piece of land in Victoria and to contribute to the positive growth and development of the city.

The incremental buildout of Victoria's projects such as Bayview Place contributes greatly to the city's vitality, as they provide new housing supply, increased tax revenue, and employment opportunities that make the community as a whole more prosperous.

Our team has worked to prepare this DP Application to reflect the overall project vision and objectives inherent in the original concept plan, while incorporating years of design consideration and input received through our open and continuing dialogue with the community and the City of Victoria's planning and technical staff.

We look forward to continuing our work with the City's professional staff and Council through this DP Application process and realize this vision for the Roundhouse at Bayview Place.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mariash".

**Kenneth W. Mariash, Sr. & Patricia A. Mariash**