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March 1, 2021

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Executive Summary

Roundhouse at Bayview Place offers a new take on ideas originally proposed by the DA-1 development permit application. Central to this is the continuation of the concept of a heritage heart, the neighbourhood's historic centerpiece. Turntable Plaza grounds this space, flanked by the restored roundhouse and related structures, and provides life through adjacent cultural and commercial programming.

Turntable Plaza and the E&N Roundhouse District will serve as the community's central gathering space and is complemented by a more diverse network of plazas, open spaces and pathways than had previously been proposed. This includes establishment of a retail boardwalk along Esquimalt Road, and the further development of the site's pedestrian pathways, including the multi-modal E&N Urban Forest Trail.

Together, these changes mark an evolution of the public realm strategy, a refinement of already successful ideas that add tremendous value to the people and city of Victoria.







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Architecture, Urban Design,
and Landscape

Architecture

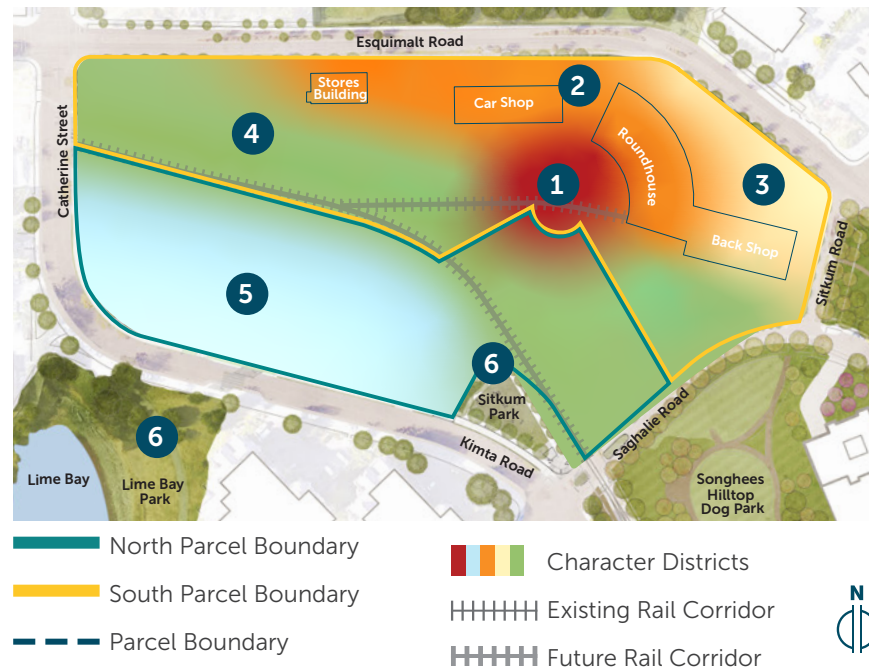
B.1 Form of Development..... B-6

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B.1 Form of 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 vibrancy 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.

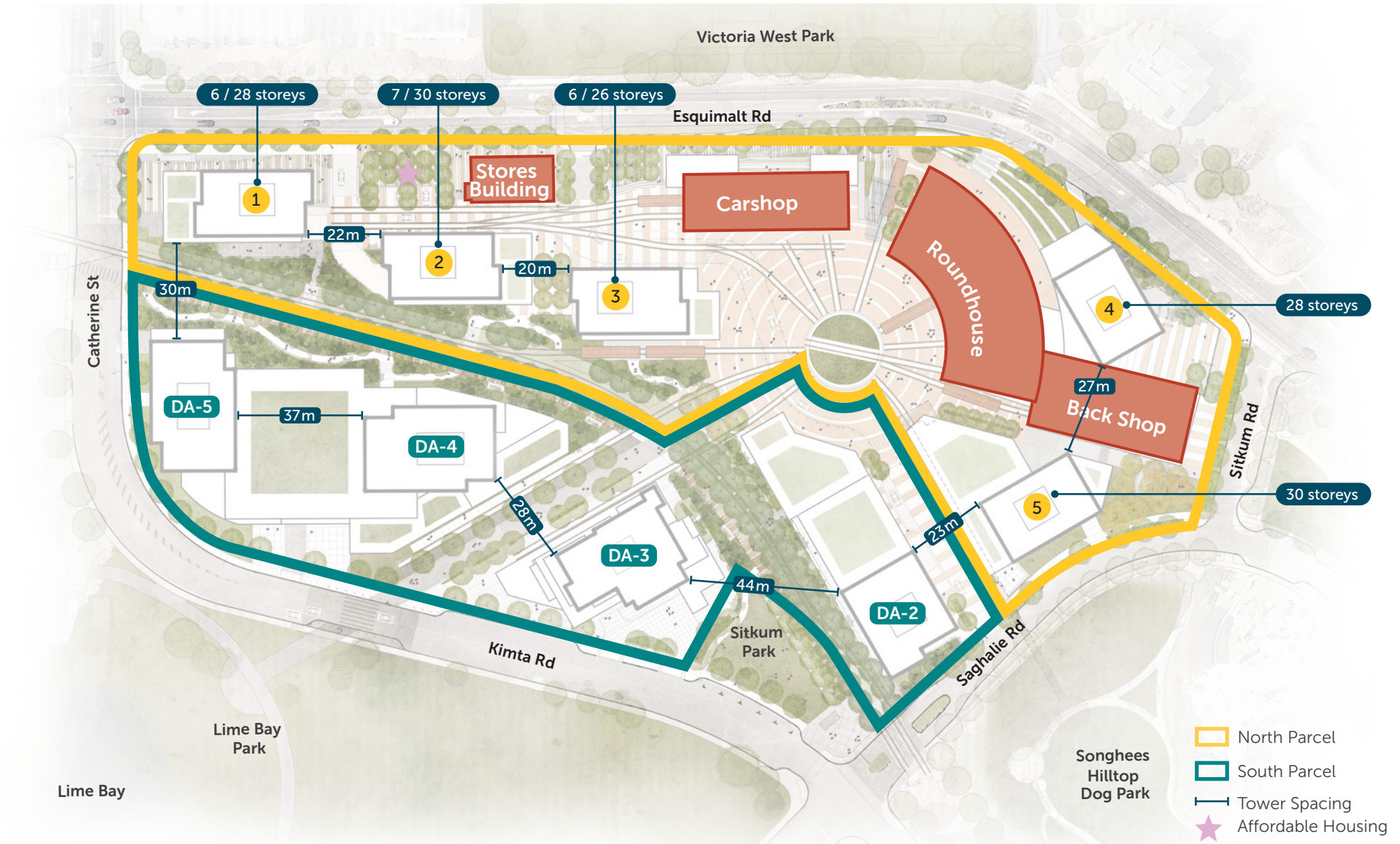
5 Lime Bay District

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.

Tower Spacing and Building Heights



B.2 View Analysis

The following views have been created to visualize the development within the future and existing skyline from various vantage points.



1 View from Fisherman's Wharf Park



2 View from Coast Interwest



3 View from Laurel Point

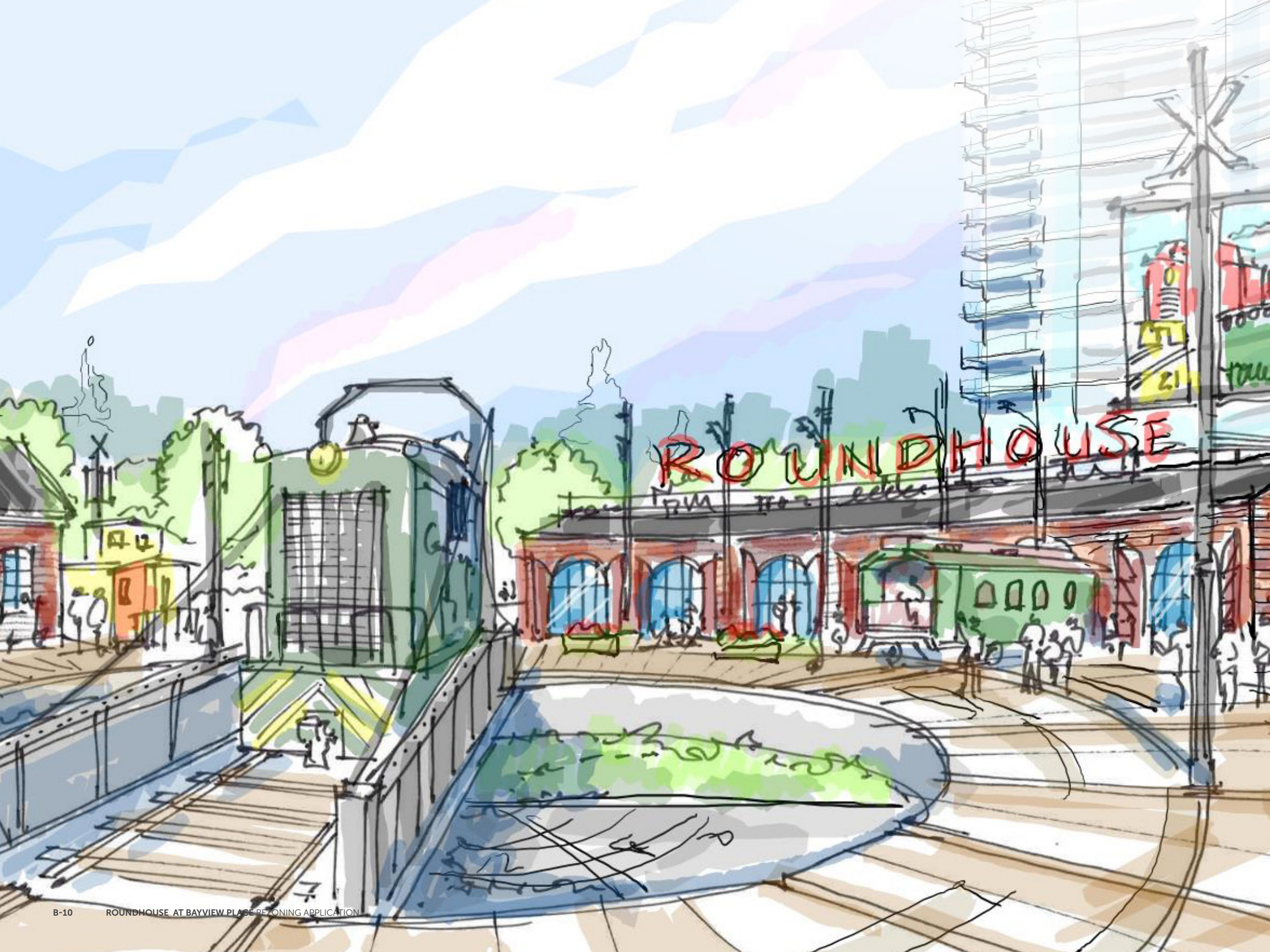


4 View from Ship Point



5 View from Harbour Road







B

Architecture, Urban Design,
and Landscape

Urban Design

B.3 Connections to Regional
Pedestrian and Bike NetworkB-12

B.4 Public and Open Space
FrameworkB-15

B.3 Connections to Regional Pedestrian and Bike Network

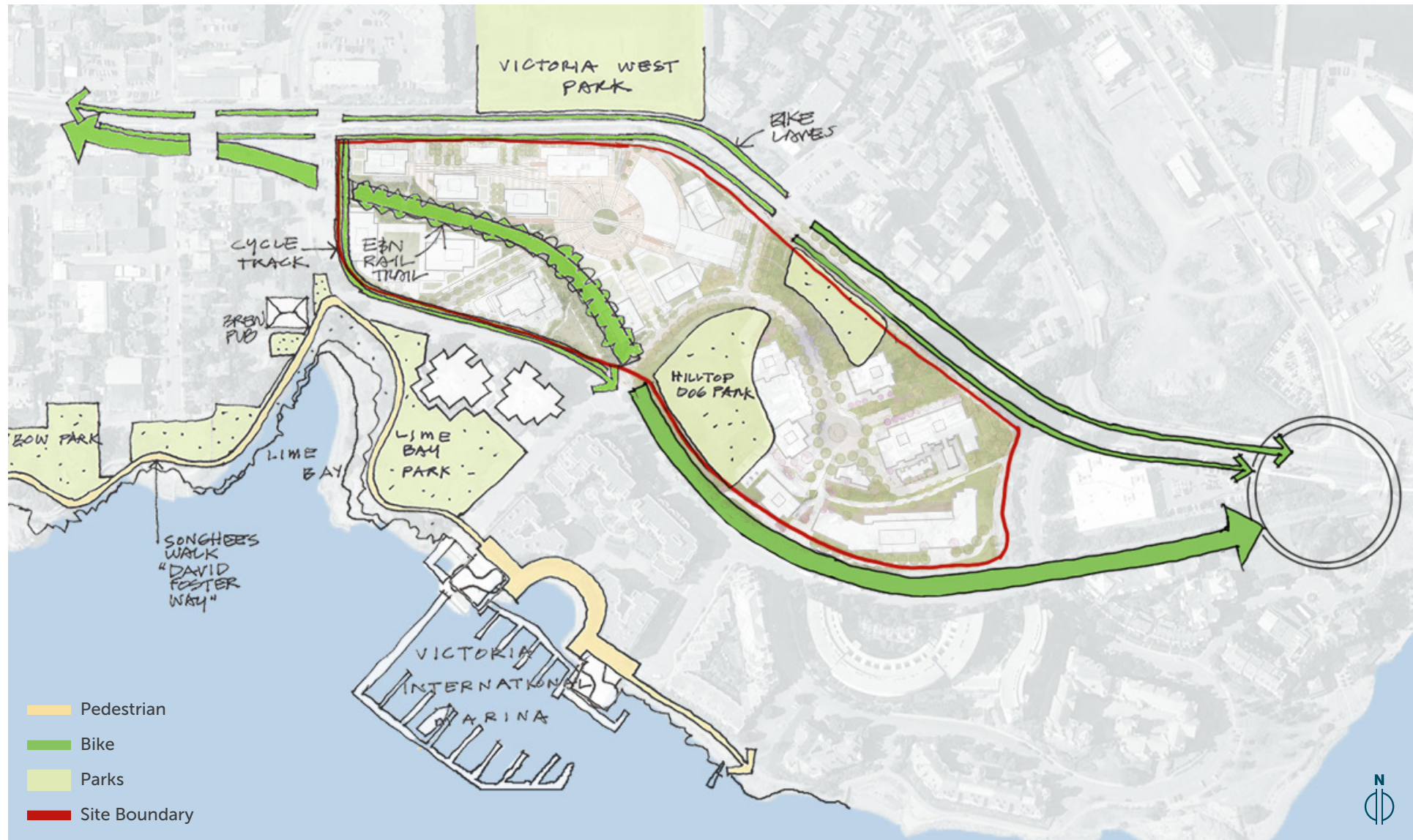
By completing the Roundhouse segment of the E&N Urban Forest Trail, Roundhouse connects pedestrians and cyclists to destinations across the region.



Depictions of the Kimta Road cycle path reflect an interim condition and may not be included in final buildout of the site.

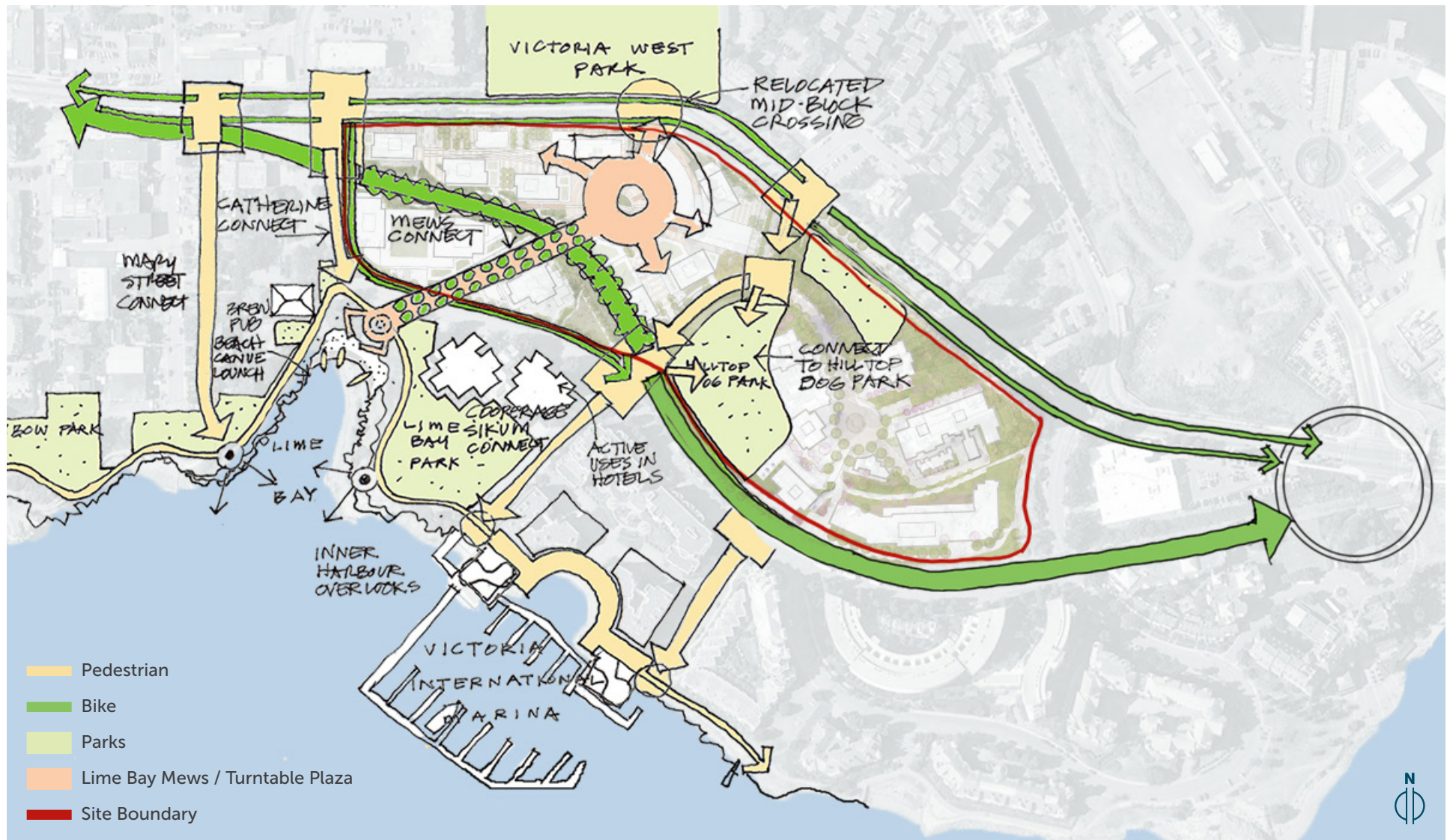
East West Pedestrian and Bike Circulation

The E&N Urban Forest Trail provides a shared cyclist and pedestrian connection east to Catherine St. and west to Kimta Rd. Prior to completion of this route, cyclists will have access to an interim AAA bicycle route along Kimta Road that will link Roundhouse at Bayview Place to downtown Victoria.



Hierarchical Connections to Inner Harbour and History

Roundhouse provides a rich assortment of connections to local destinations including Victoria West Park and Lime Bay Park. These connections are diverse in their typology and range from plazas and connected paths to Lime Bay Mews and the multi-modal E&N Urban Forest Trail.



B.4 Public and Open Space Framework

Key public and open space areas are shown on the plan below.
Details about these key areas can be found on the following pages:

Turntable Plaza B-28

Back Shop Plaza B-32

Esquimalt Activation B-34

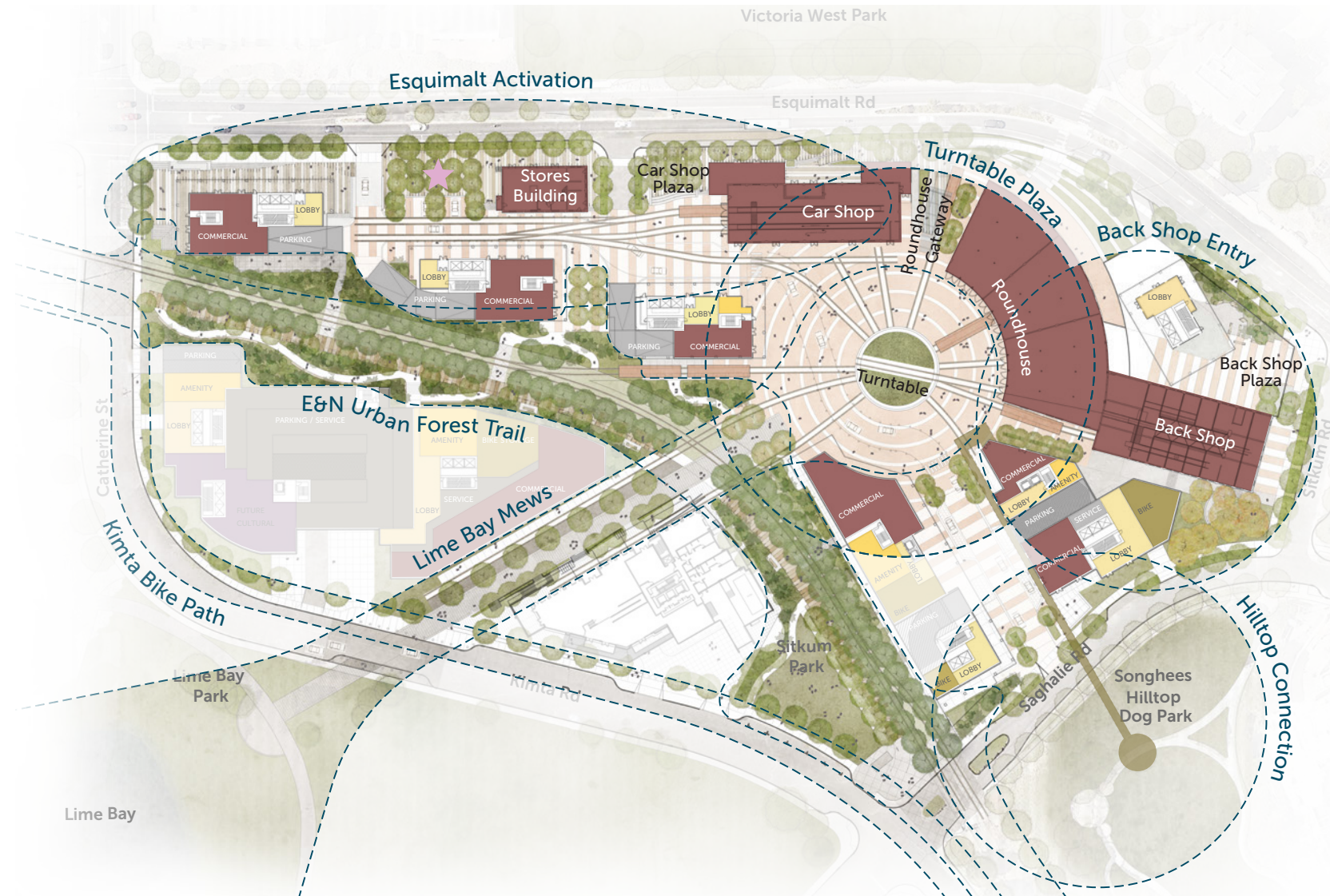
Lime Bay Mews B-42

E&N Urban Forest Trail B-46

Hilltop Connection B-56

Legend

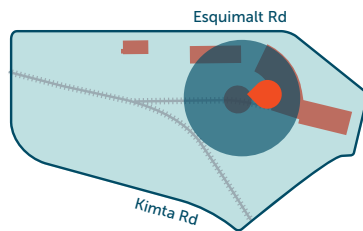
- Residential Lobby
- Residential
- Commercial / Community
- Parking
- Parking / Service
- Residential Amenity
- Bike Storage
- Future Cultural Space
- Affordable Housing



Depictions of the Kimta Road cycle path reflect an interim condition and may not be included in final buildout of the site.

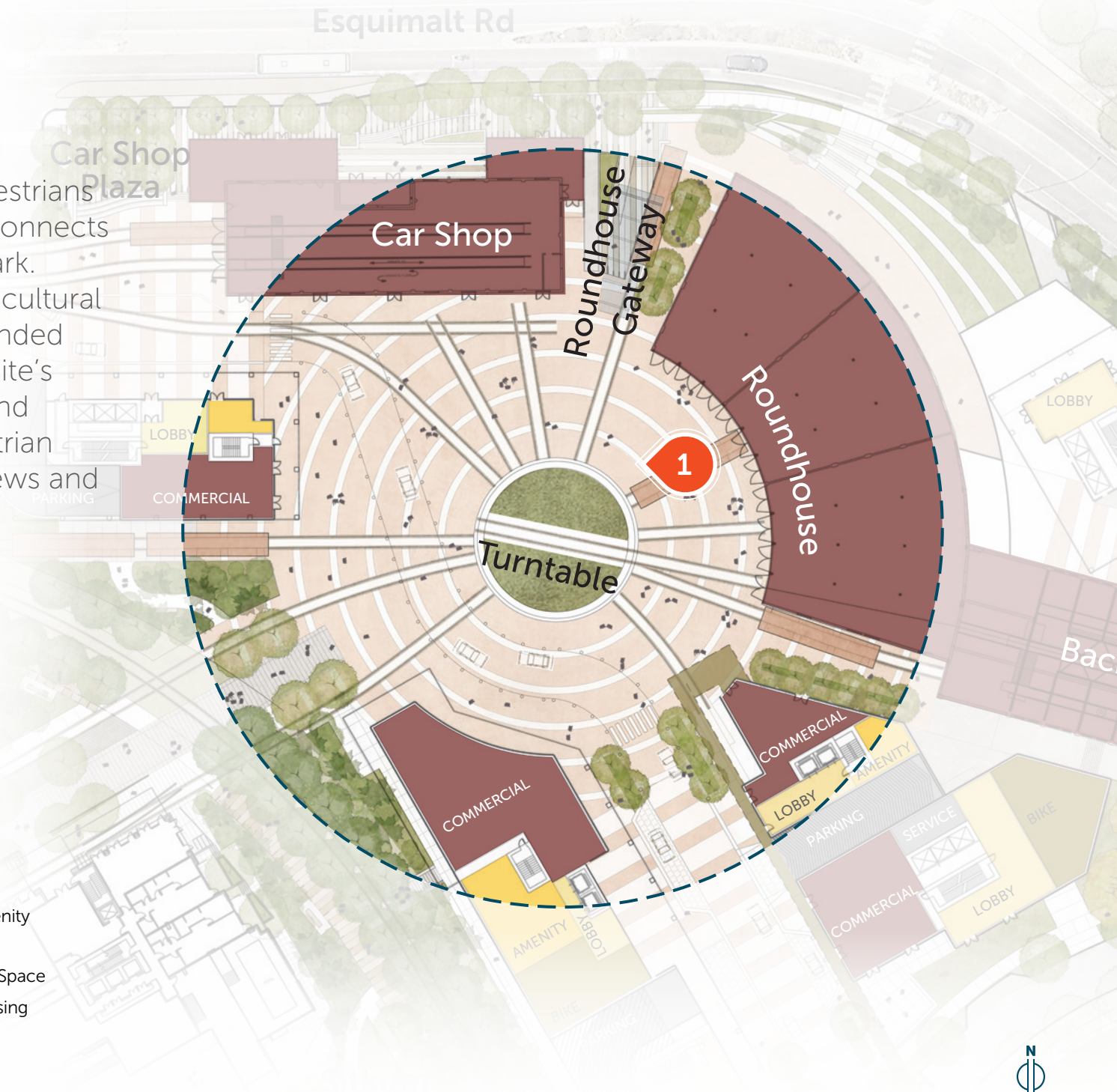
Turntable Plaza

Turntable Plaza is the heart of the community and accessible to pedestrians via Roundhouse Gateway, which connects the community to Victoria West Park. Framed by active commercial and cultural spaces, public space design is intended to highlight the Roundhouse, the site's historic centerpiece. Collonades and canopies provide additional pedestrian comfort, broadening horizontal views and providing weather protection.



Legend

	Residential Lobby		Residential Amenity
	Residential		Bike Storage
	Commercial / Community		Future Cultural Space
	Parking		Affordable Housing
	Parking / Service		



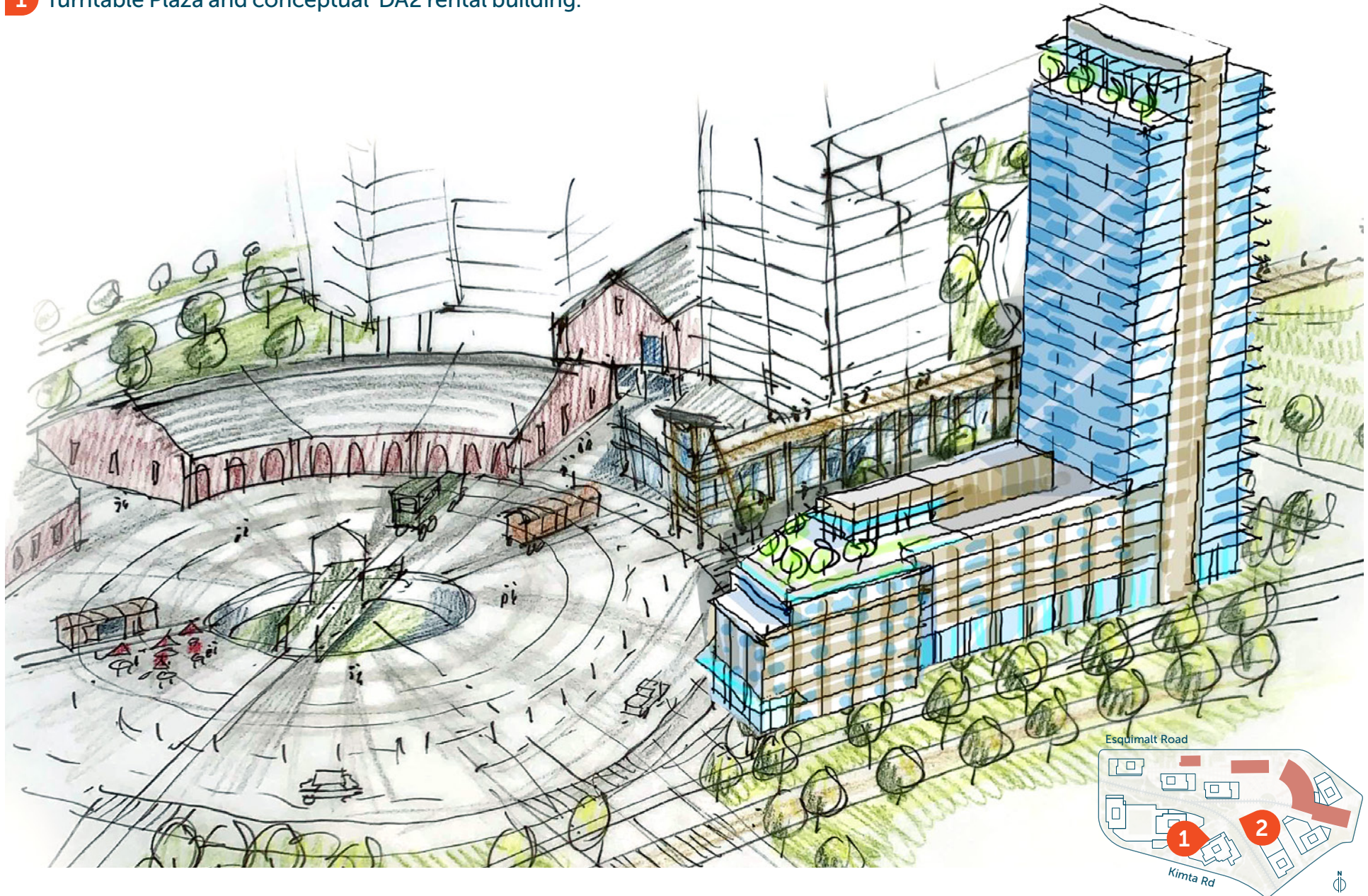
Turntable Plaza

1 Turntable Plaza Looking West



Turntable Plaza

1 Turntable Plaza and conceptual DA2 rental building.



Turntable Plaza

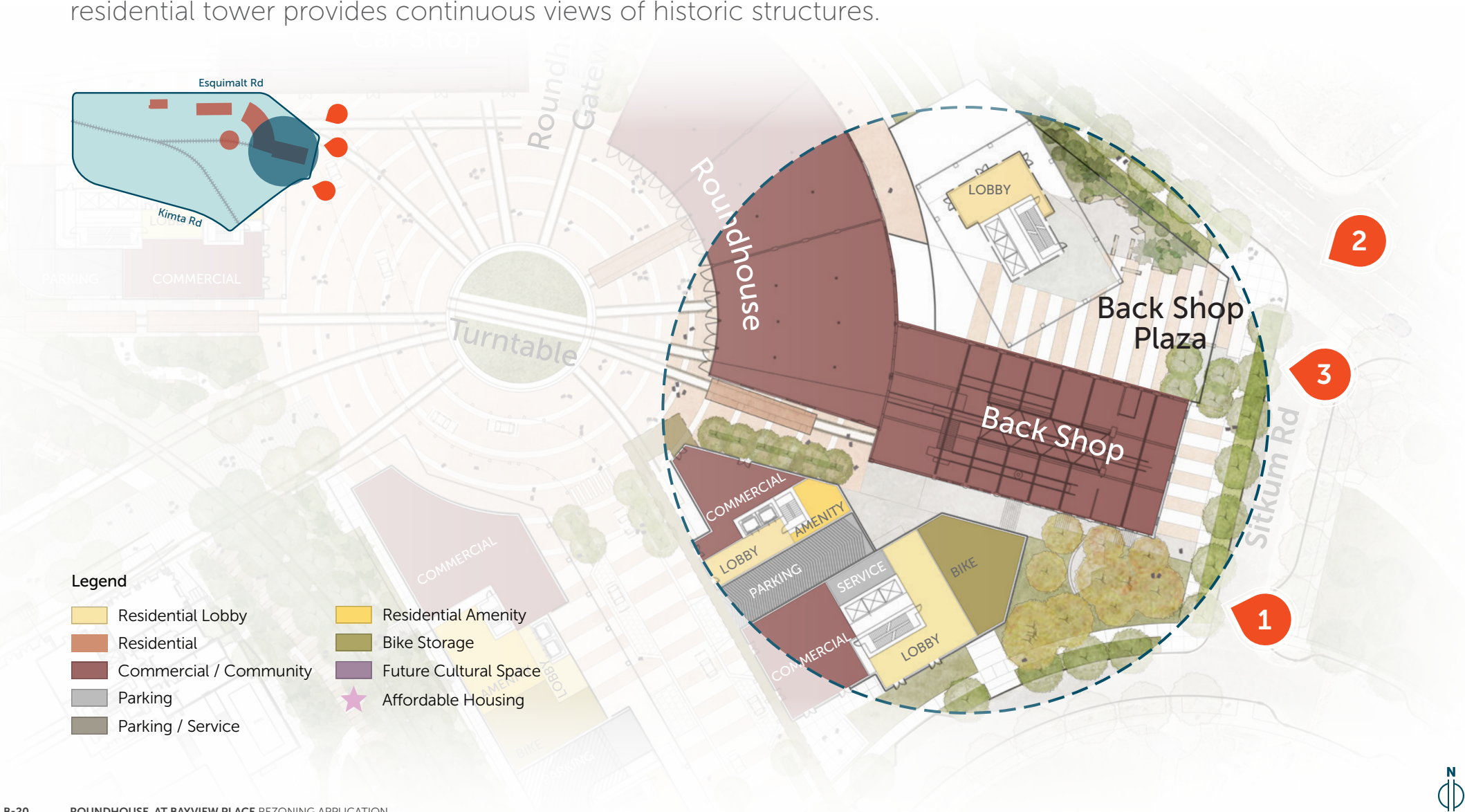
2

Turntable Plaza looking West
down the E&N Urban Forest Trail



Back Shop Plaza

The Back Shop Plaza is the site's pre-eminent pedestrian entry point, offering a direct link to Turntable Plaza. Definition of a plaza and adjacent residential lobby activates the Back Shop, while elevating the residential tower provides continuous views of historic structures.

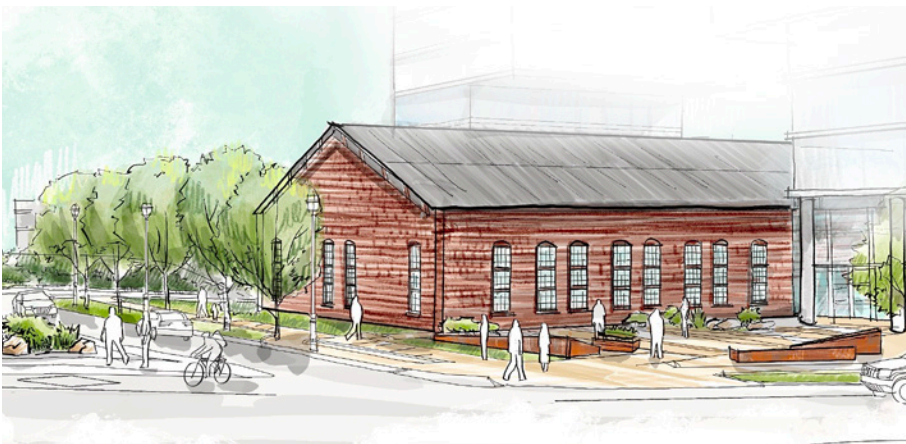


Back Shop Plaza

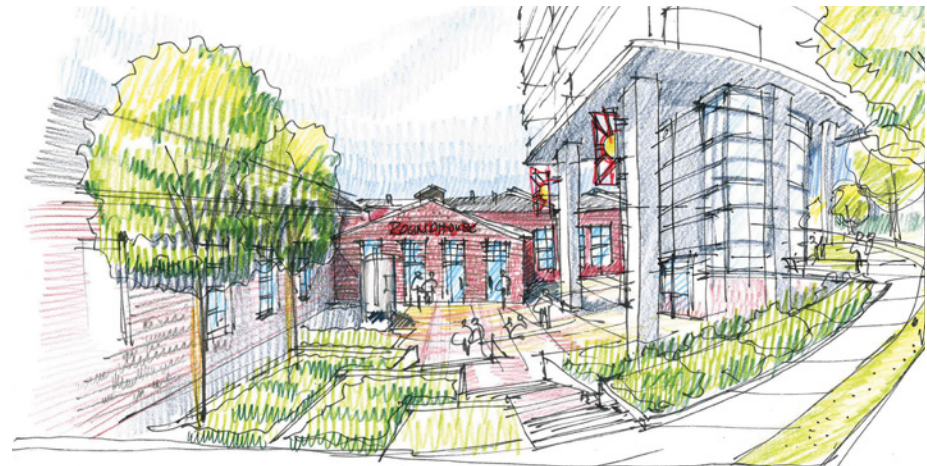
1 Back Shop at the entrance to the Back Shop Mews



2 Sitkum Road at Esquimalt Rd, looking south to Back Shop

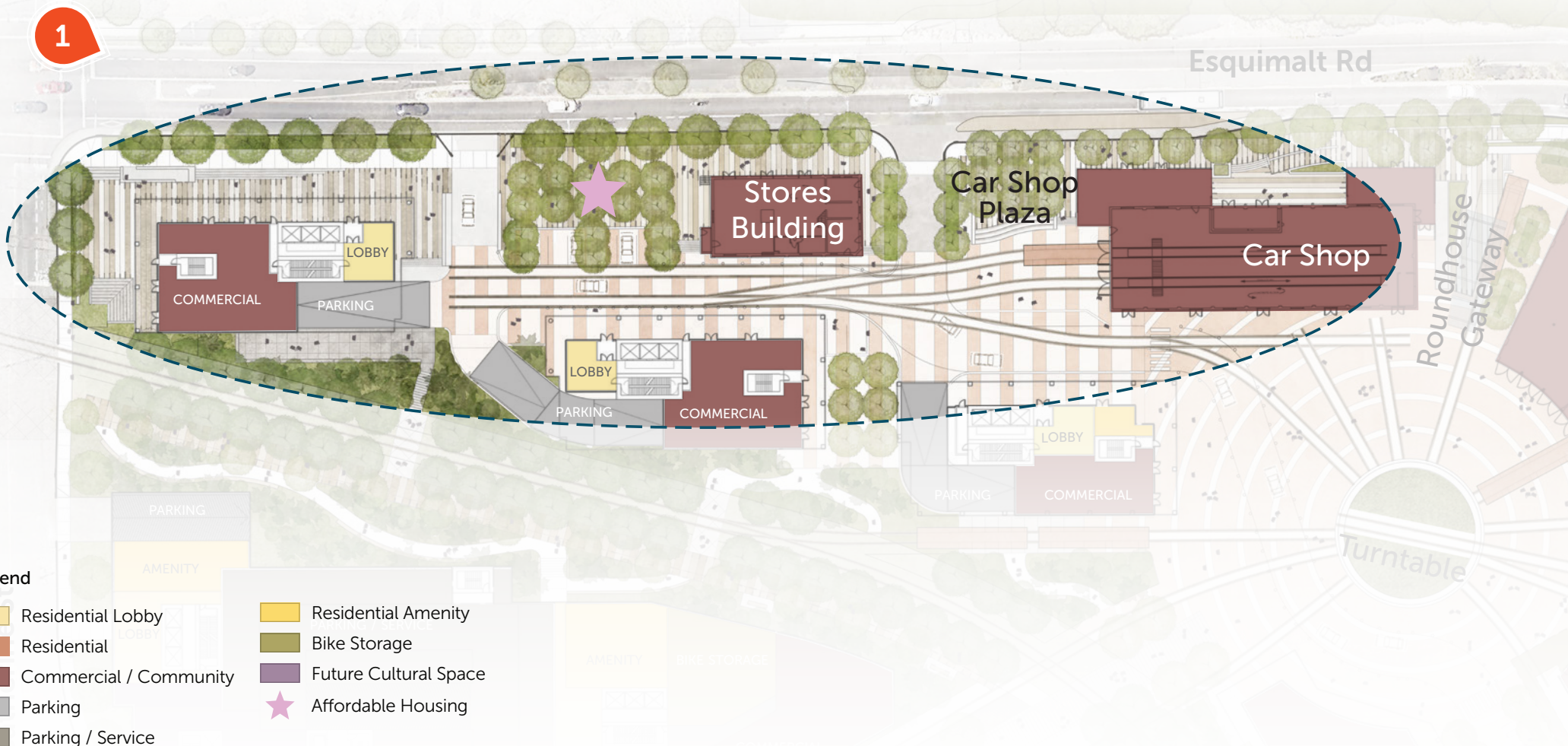
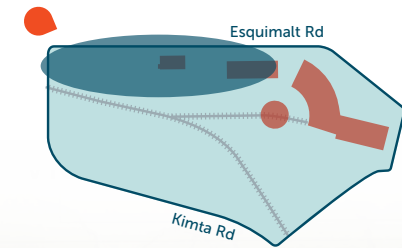


3 Looking East to Back Shop



Esquimalt Activation

Urban in nature, the Esquimalt Edge is enlivened by cultural, commercial, and lobby spaces. Made level with the adjacent sidewalk, these spaces are universally accessible, which helps ensure continuous use.



Esquimalt Activation

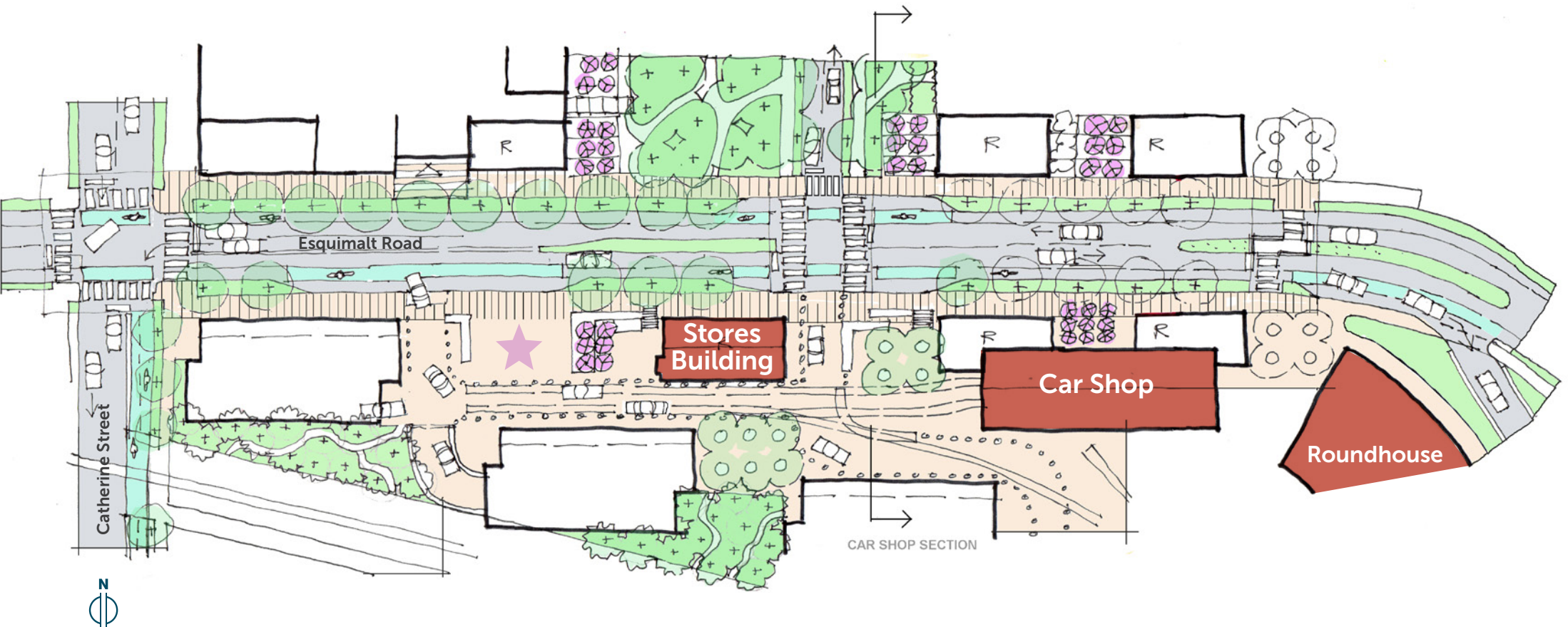
1 Esquimalt Road Looking East



Esquimalt Activation

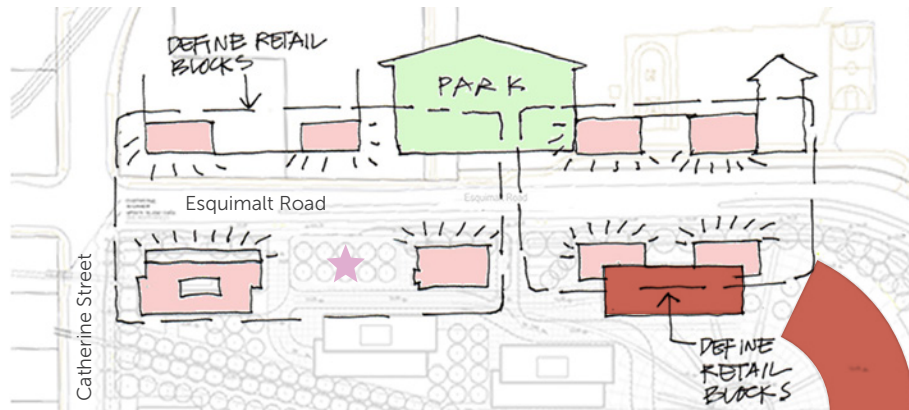
Esquimalt Road Retail Study

Esquimalt Road is continuously active, defined by at-grade retail spaces that create a programmatically cohesive commercial corridor.



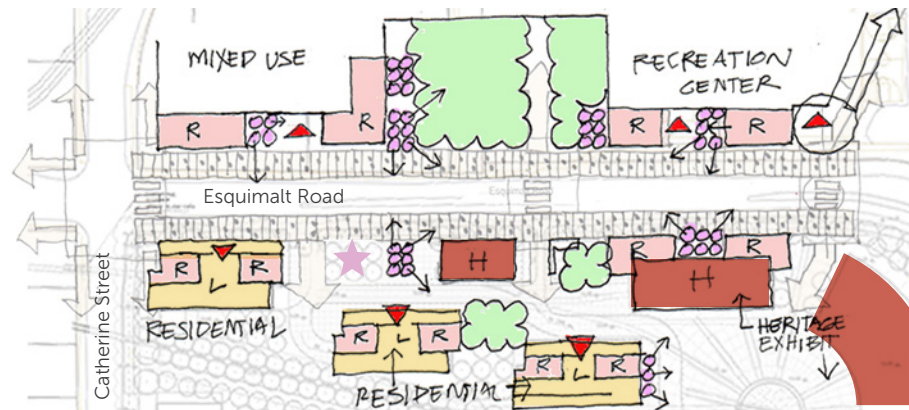
Esquimalt Activation

Layers of Retail Activation



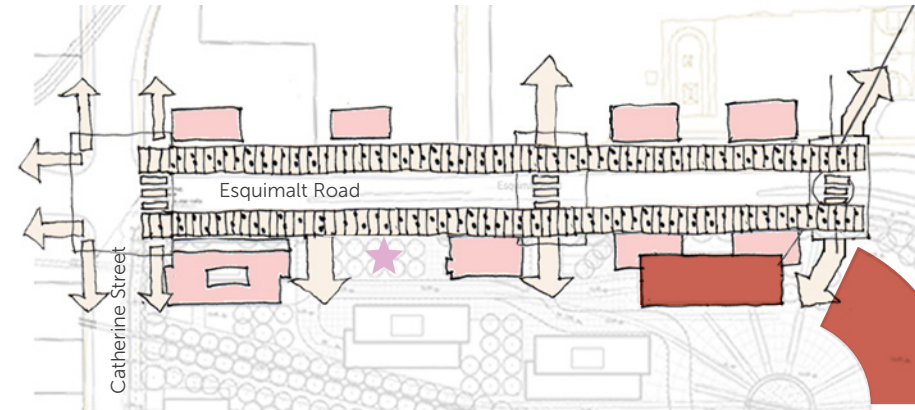
Define Active Retail Blocks

Active retail defines Esquimalt Road, creating two distinct blocks.



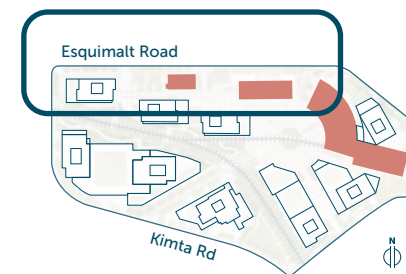
Support Retail Spaces

Diverse uses such as residential lobbies and recreation and cultural spaces support retail by ensuring continued activity along Esquimalt Road.



Connect Retail

Retail spaces are connected by a continuous boardwalk and new pedestrian crossings that clearly mark each end of the corridor.

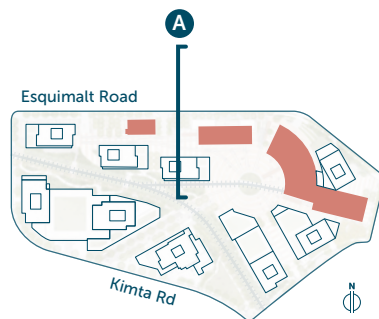
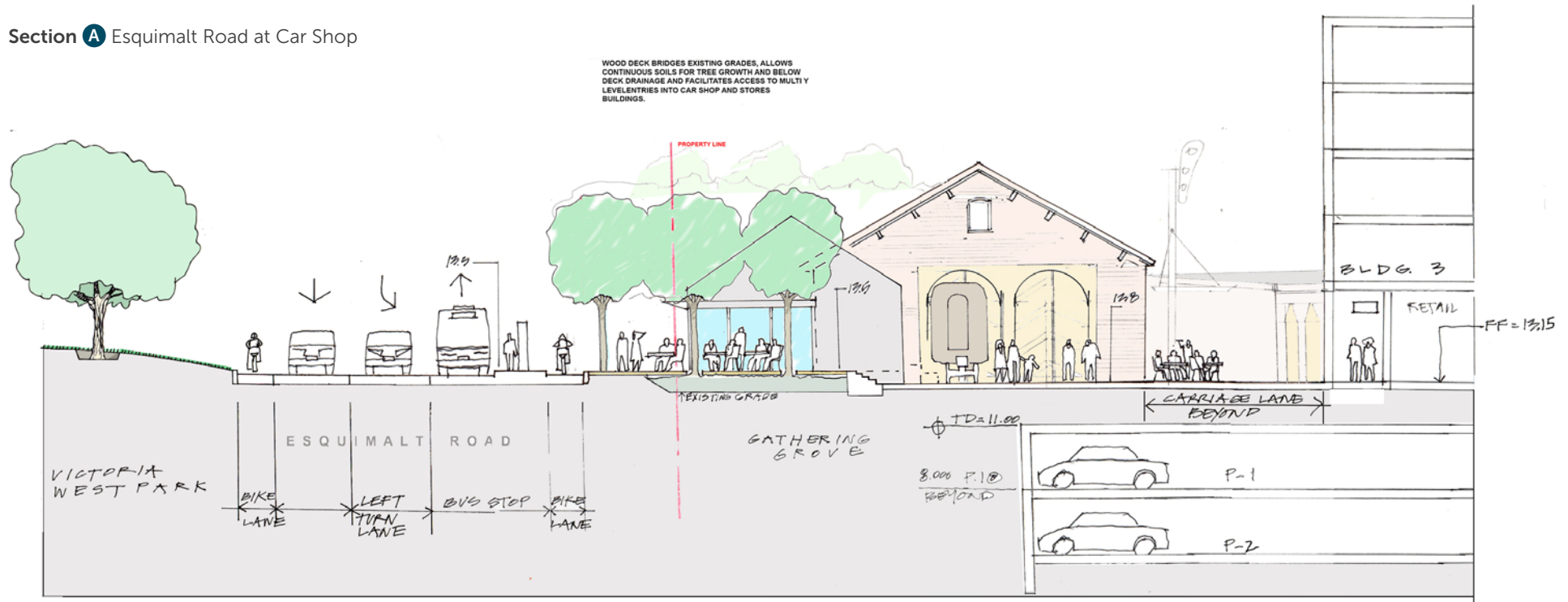


Legend

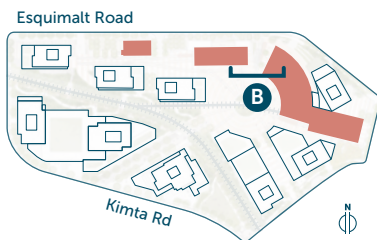
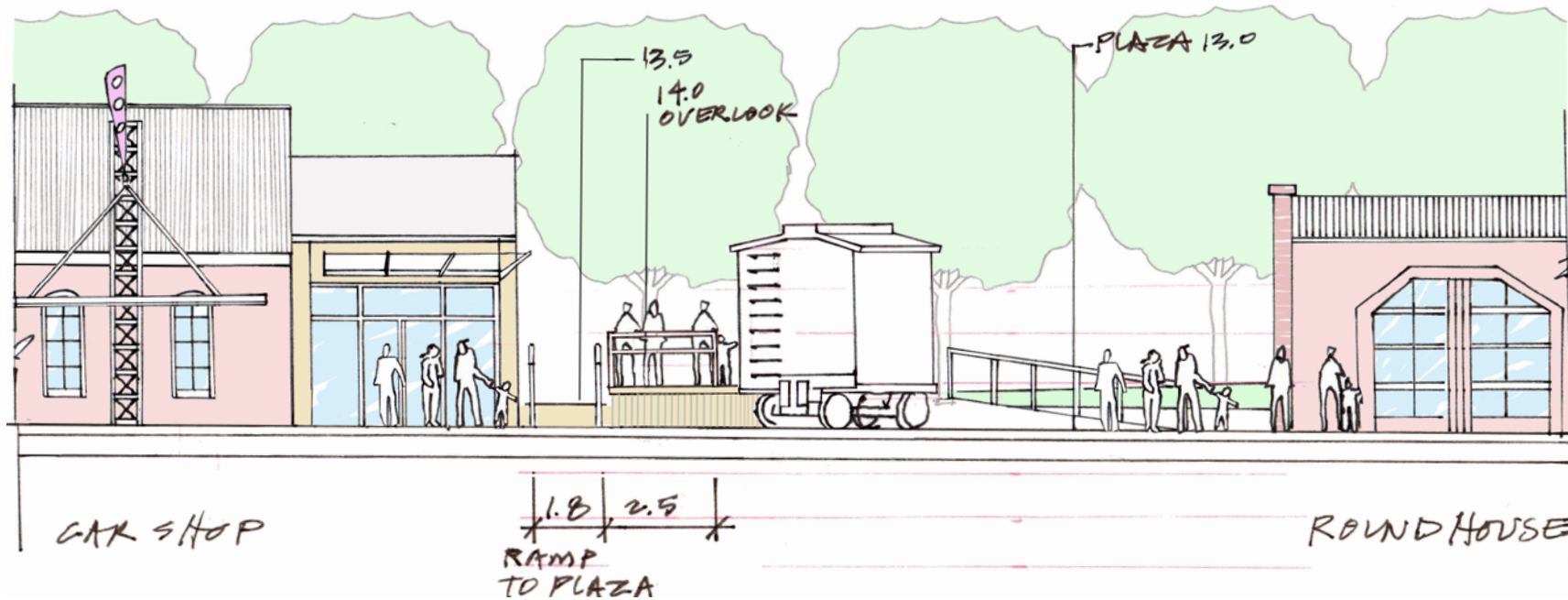
- Heritage Building
- Retail
- Pedestrian Connections
- Residential Lobby
- Parks / Green Space
- Affordable Housing

Esquimalt Activation

Section A Esquimalt Road at Car Shop



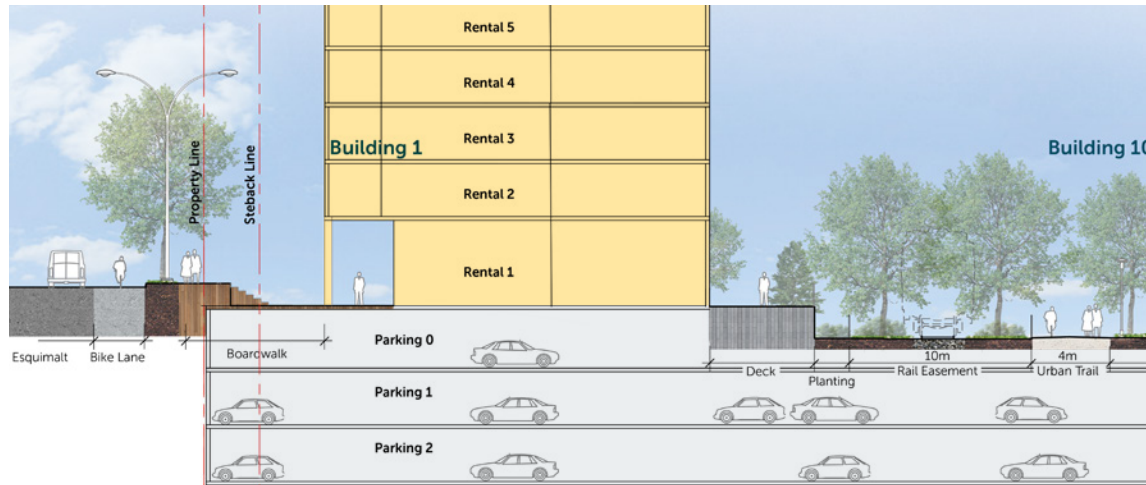
Section B Rail Car Exhibit between Car Shop and Roundhouse



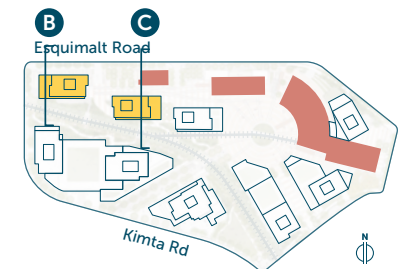
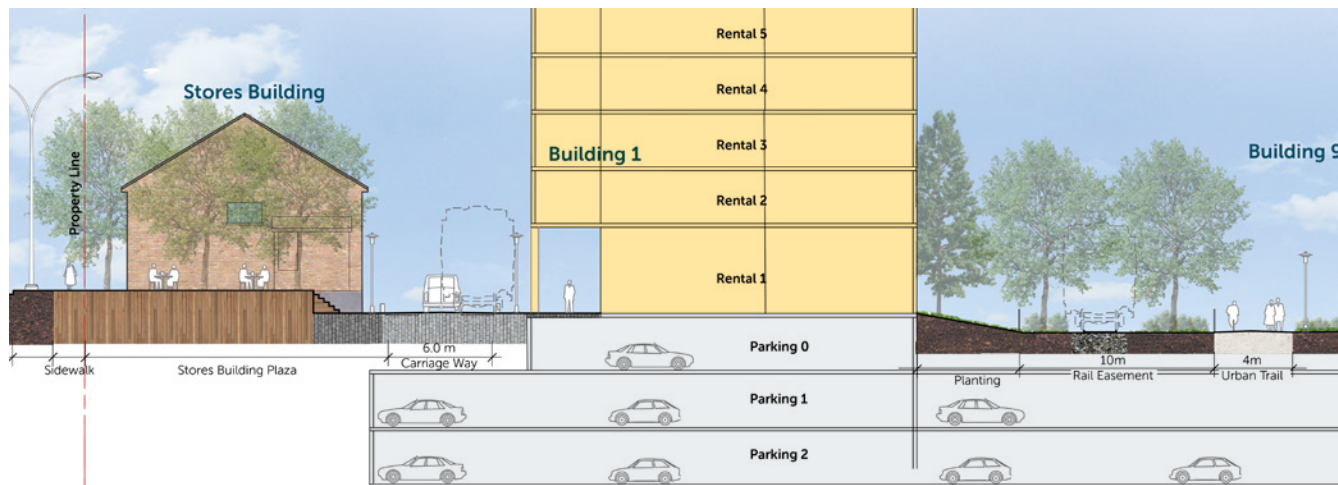
Esquimalt Activation

Esquimalt Road and Carriage Lane

Section B Building 1 on Esquimalt Road Looking East



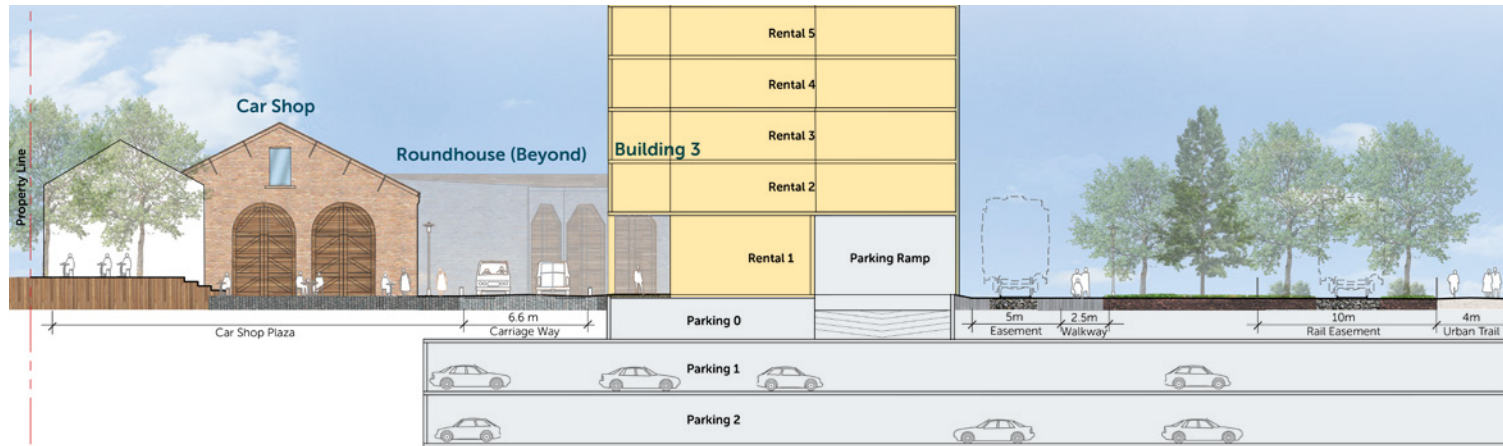
Section C Stores Building Plaza Looking East



Esquimalt Activation

Esquimalt Road and Carriage Lane

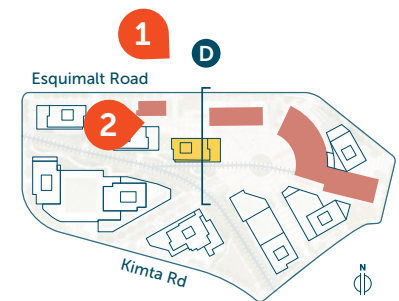
Section D Car Shop Plaza Looking East



1 Car Shop retail concept

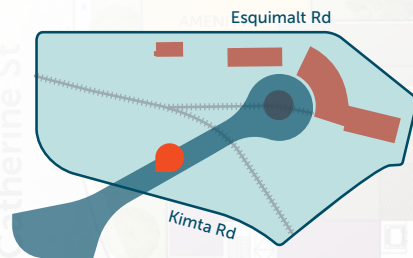


2 Carriage Lane looking east



Lime Bay Mews

Lime Bay Mews, bordered by active commercial spaces and E&N Tower entry points, connects the site to the waterfront by providing a direct link from Turntable Plaza to Lime Bay Park.



Lime Bay

Legend

	Residential Lobby		Parking / Service
	Residential		Residential Amenity
	Commercial / Community		Bike Storage
	Parking		Future Cultural Space

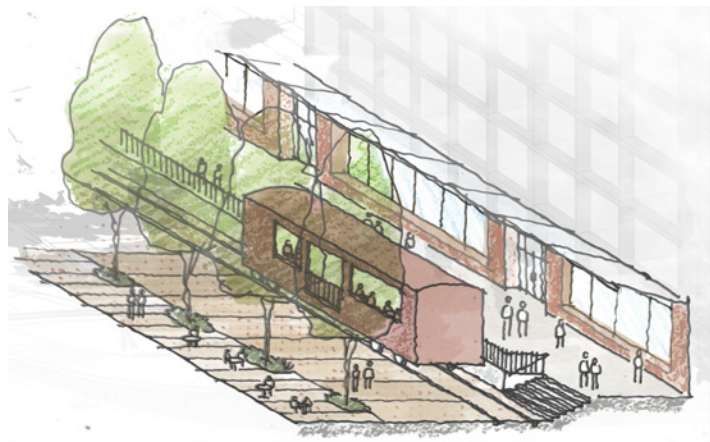
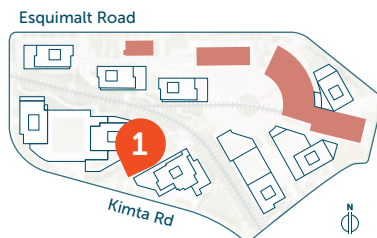


Lime Bay Mews

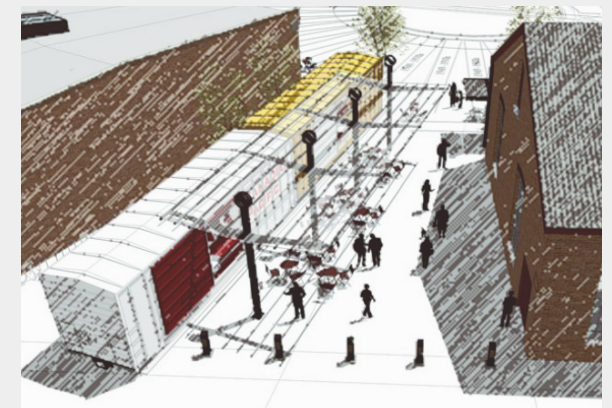
1 Lime Bay Mews looking south



A heritage passage, life in the public realm and the historic character of the mews is emphasized by heritage elements such as repurposed boxcars.

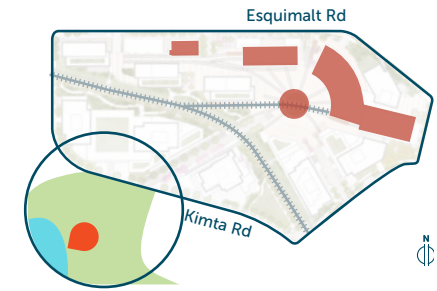


Repurposed Box Car Concepts



Lime Bay Mews

Lime Bay Mews, the site's strong urban axis, connects the neighbourhood to Lime Bay Park and the inner harbour, a place of respite amid the commotion of the city.



1 Looking south to Lime Bay



E&N Urban Forest Trail

Naturalized by native plantings, the E&N Urban Forest Trail transforms from a traditionally linear, multi-modal corridor to an urban forest trail that showcases the area's coastal ecology.

Catherine St

Esquimalt Rd

Car Plaza

Stores Building

COMMERCIAL

PARKING

LOBBY

LOBBY

PARKING

COMMERCIAL

LOBBY

PARKING

COMMERCIAL

PARKING

AMENITY

LOBBY

PARKING / SERVICE

AMENITY

BIKE STORAGE

COMMERCIAL

LOBBY

SERVICE

FUTURE CULTURAL

Esquimalt Rd

1

Turntable

Roundhouse

COMMERCIAL

COMMERCIAL

LOBBY

PARKING

AMENITY

COMMERCIAL

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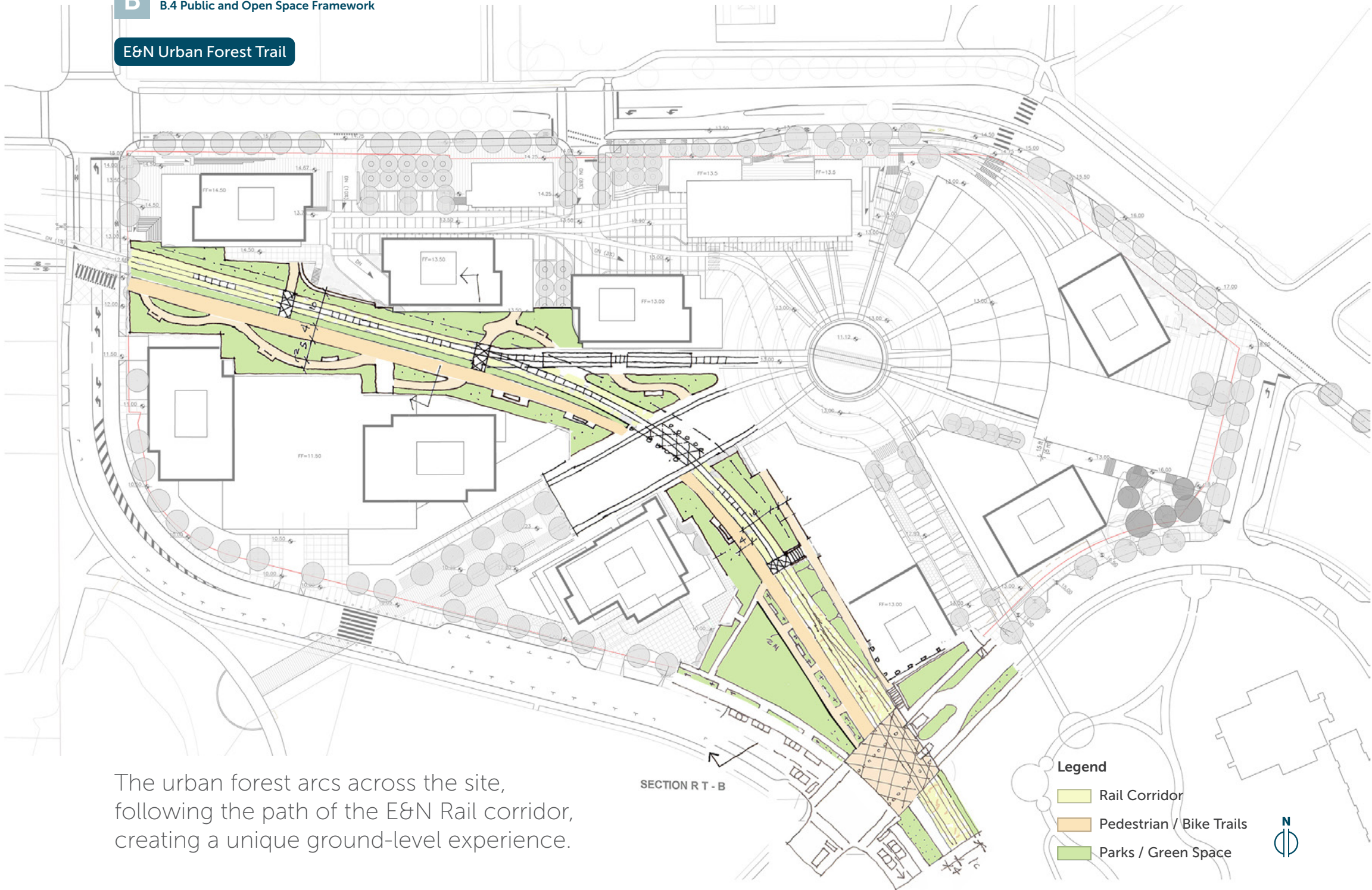
LOBBY

E&N Urban Forest Trail

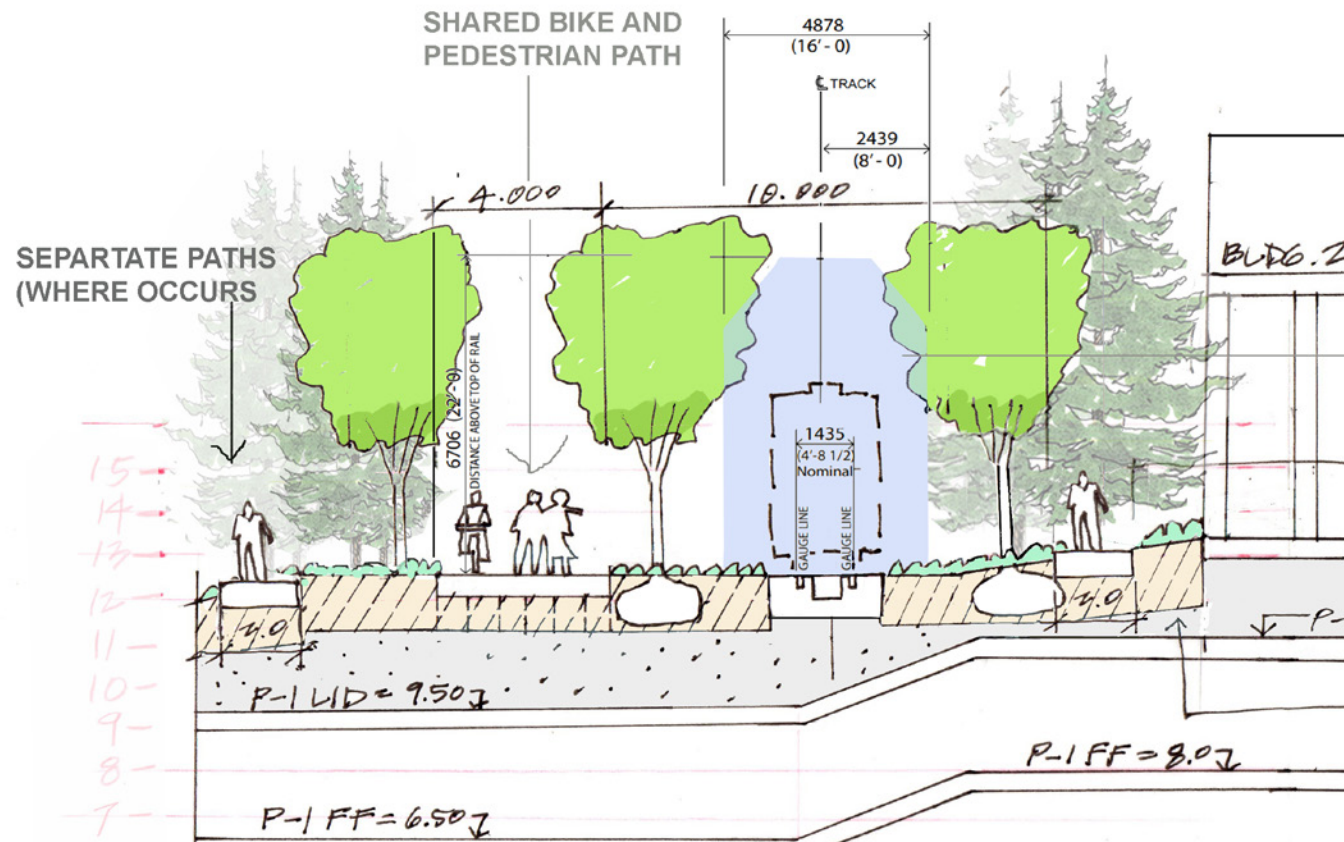
1 Looking West along the E&N Urban Forest Trail.



E&N Urban Forest Trail

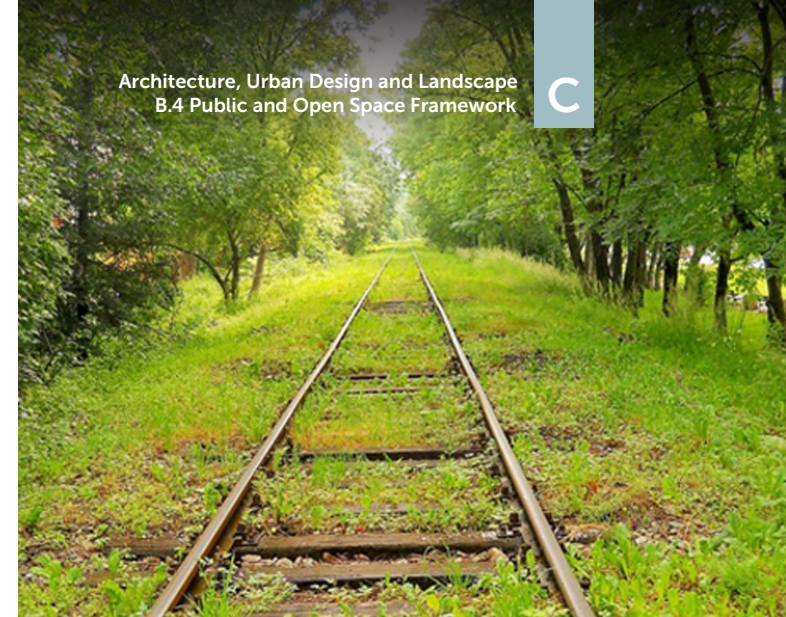


E&N Urban Forest Trail



E&N Urban Forest Trail, Linear Park Proposed Section

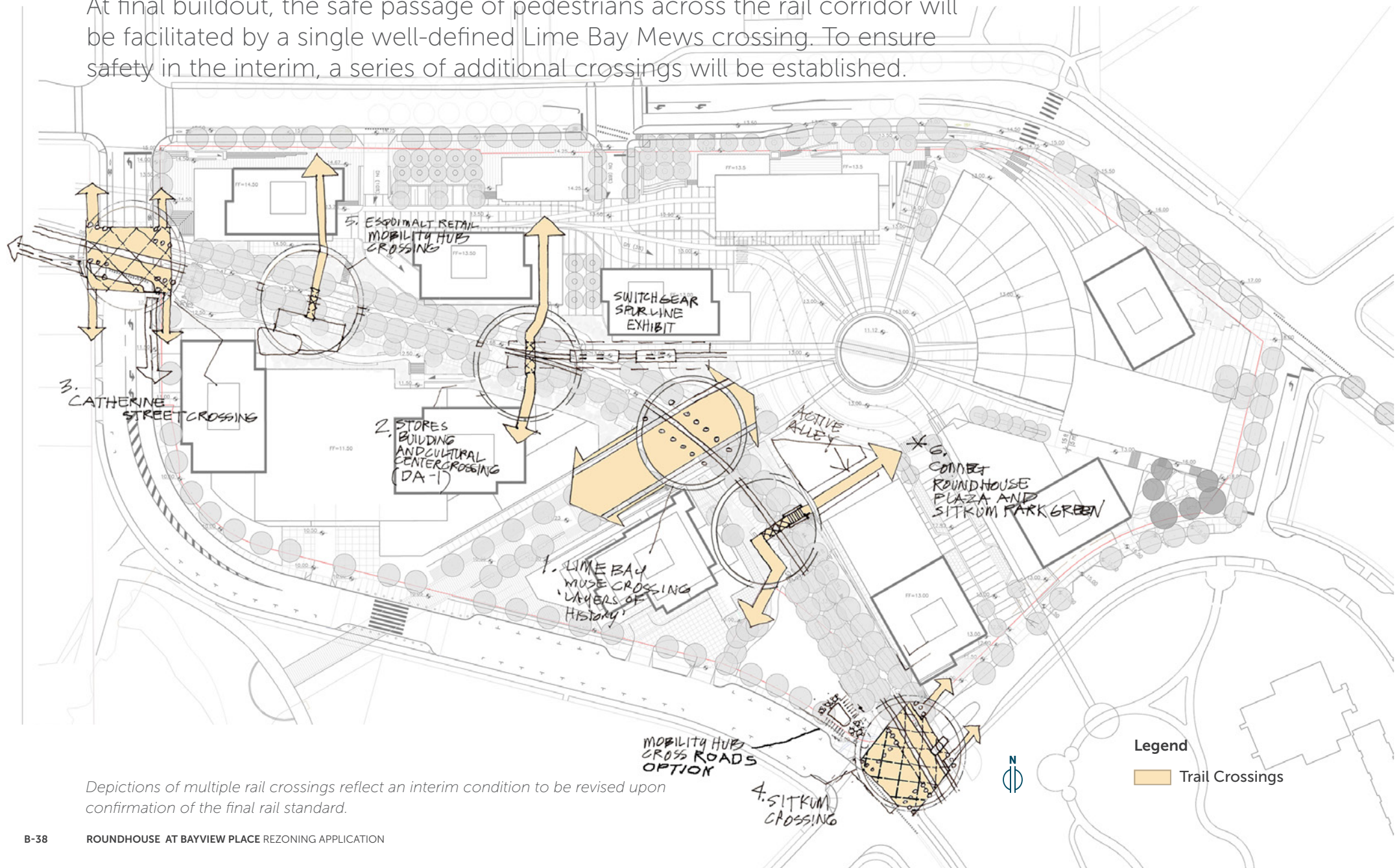
Planting zones are used to create pockets of green space between the pedestrian and multi-use pathways, producing a “walk in the forest” experience.



E&N Urban Forest Trail

Trail Crossings

At final buildout, the safe passage of pedestrians across the rail corridor will be facilitated by a single well-defined Lime Bay Mews crossing. To ensure safety in the interim, a series of additional crossings will be established.

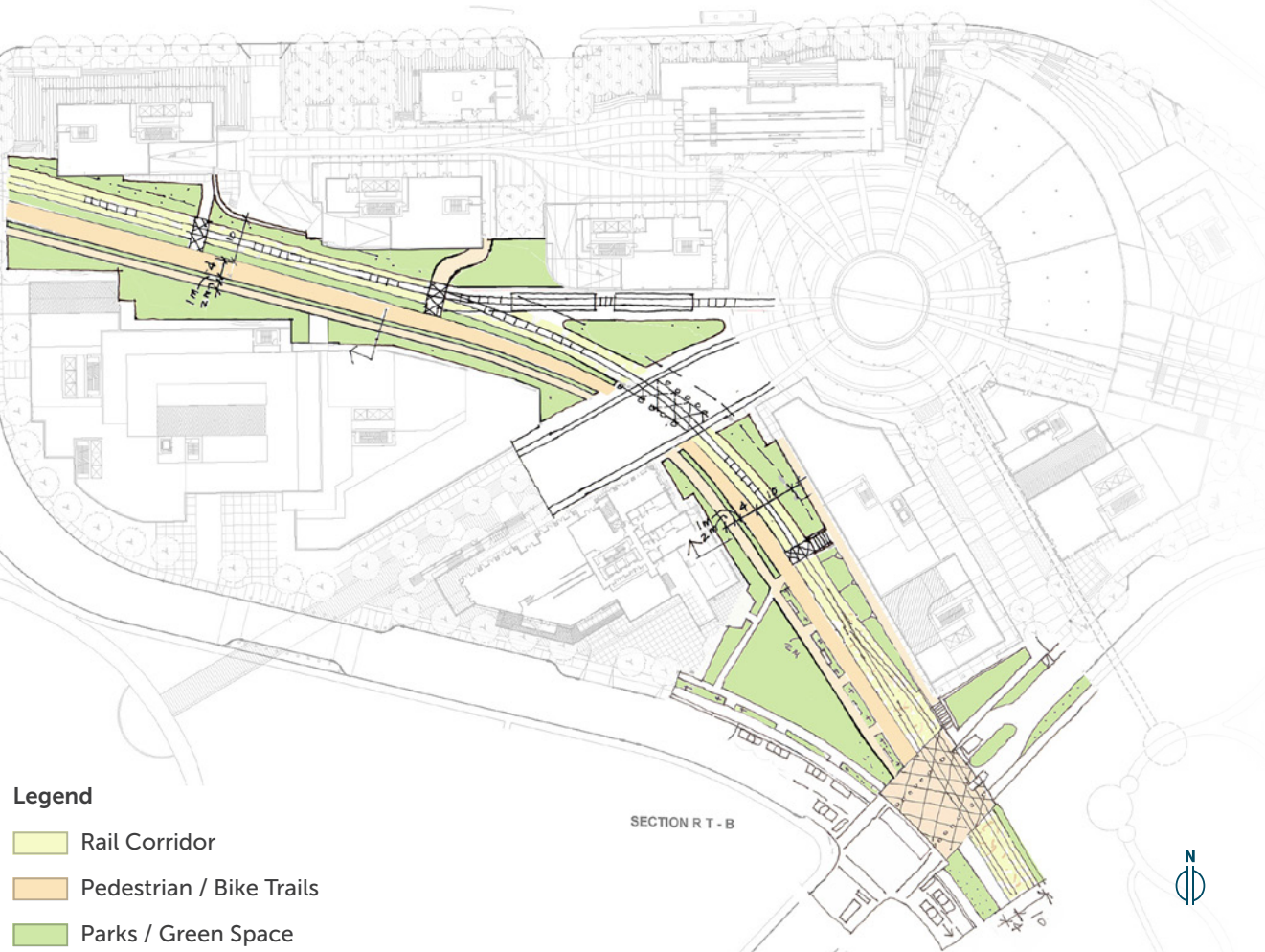


Depictions of multiple rail crossings reflect an interim condition to be revised upon confirmation of the final rail standard.

E&N Urban Forest Trail

An Alternative design

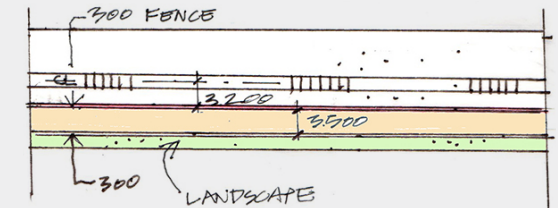
An alternative to the urban forest trail design runs the pedestrian path, bike lane and rail tracks parallel throughout the site. This more traditional rail-with-trail approach had been explored in previous design proposals.



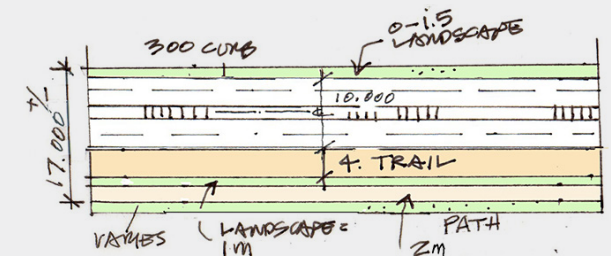
Legend

- Rail Corridor
- Pedestrian / Bike Trails
- Parks / Green Space

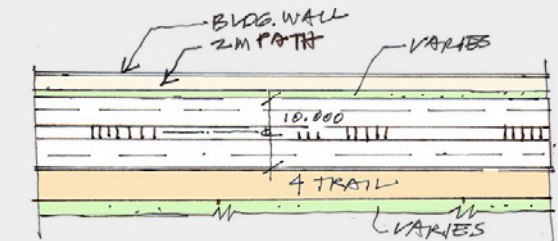
E&N Urban Forest Trail Previous Designs



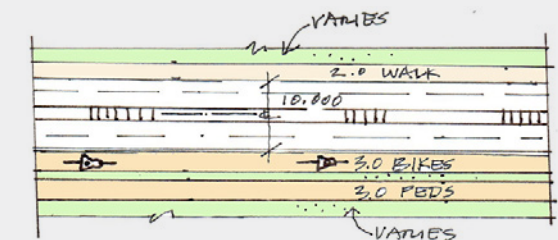
Existing E&N Trail West of Catherine Street



2015 Design Guidelines Shared Multi-use Path



Rezoning Application (Sept 2020)



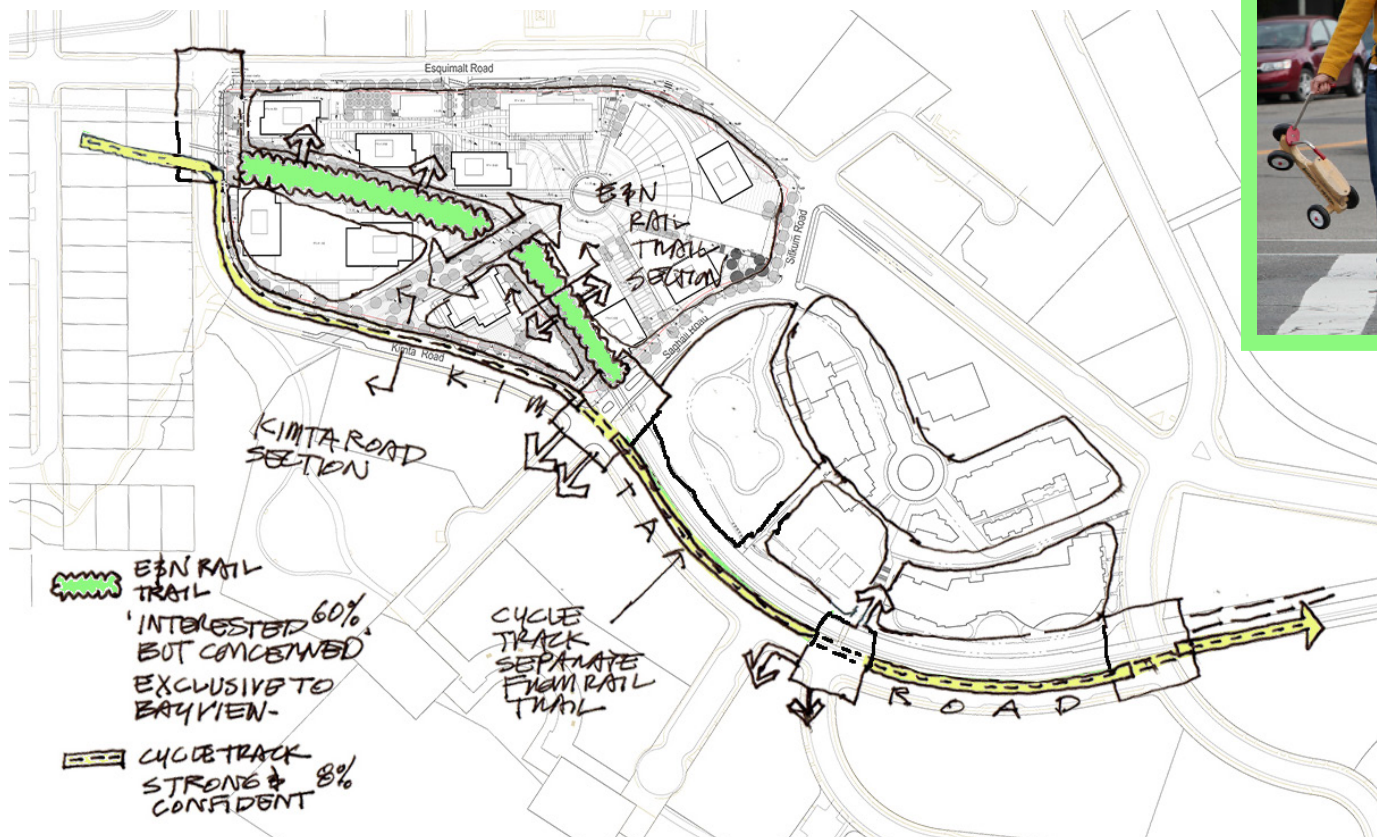
Separate Bikes and Pedestrians Option

Note: Separated bike lanes promote speed and leave little room for pedestrians

E&N Urban Forest Trail

Trail Users

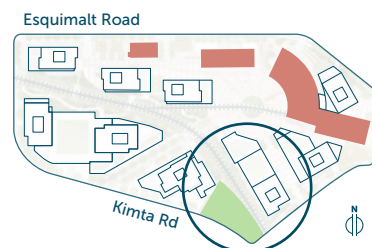
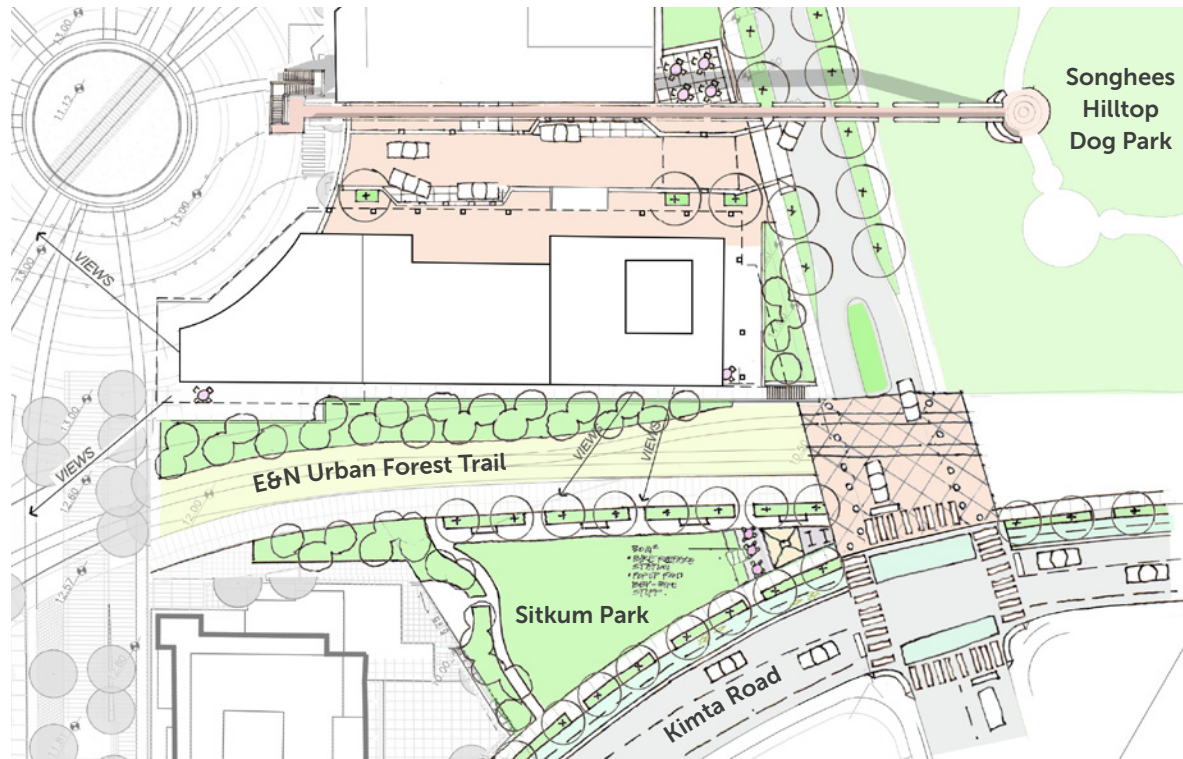
Designed to ensure the comfort of pedestrians and cyclists, regardless of age or ability, the E&N Urban Forest Trail is a unique piece of active transportation infrastructure located away from commuter traffic.



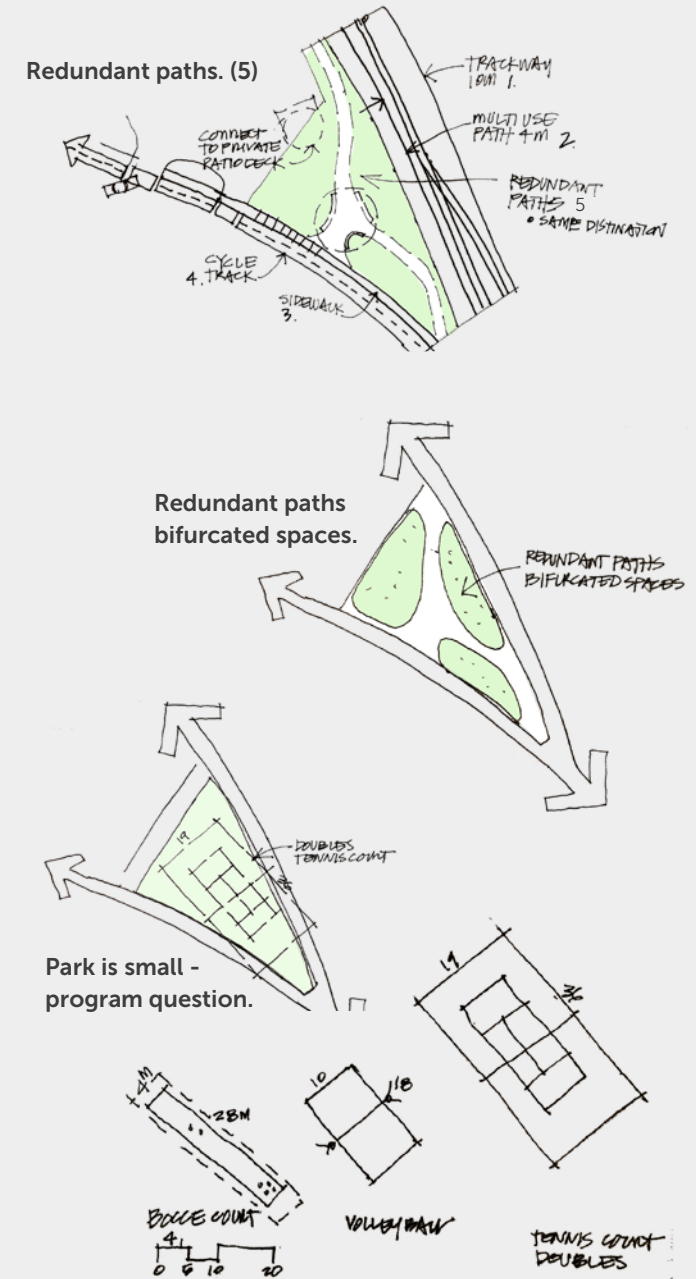
E&N Urban Forest Trail

Sitkum Park

The trail is anchored by Sitkum Park, designed to provide residents and visitors flexible and programmable park space. The intersection of the rail at Saghalie Road also creates an opportunity for additional open space in the form of a plaza.



Sitkum Park Explorations



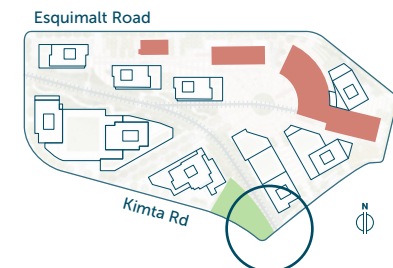
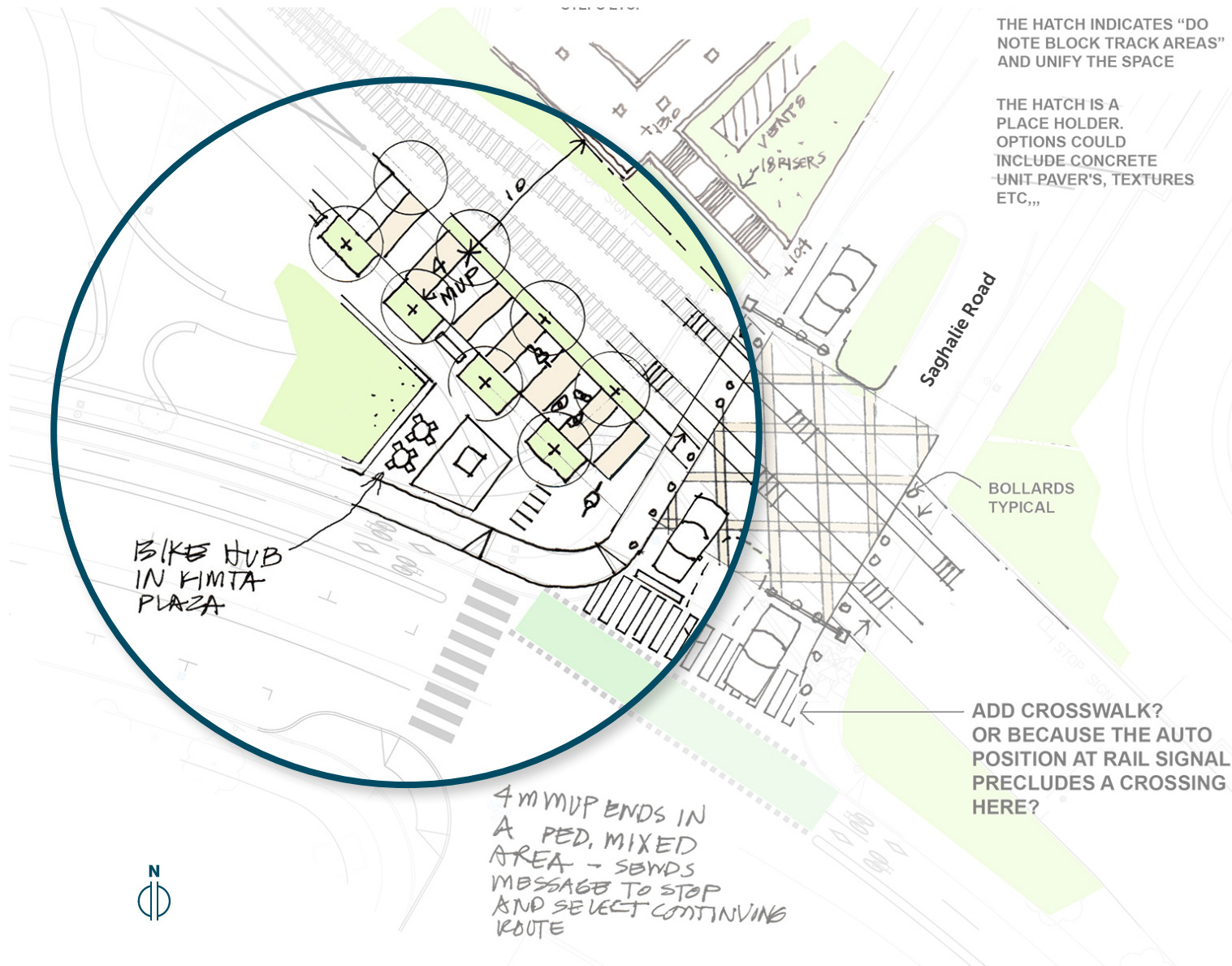
E&N Urban Forest Trail

Saghalie Bike Hub

The Saghalie Bike Hub provides cyclists an opportunity to rest and recharge. Outfitted with bike maintenance infrastructure, it is a convenient pit stop or place to linger for those traveling along the E&N Rail Trail or adjacent cycle paths.

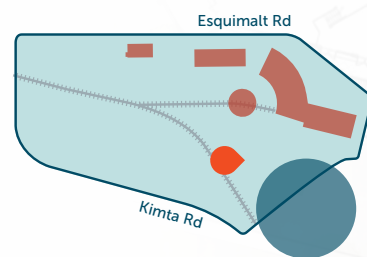


E&N Urban Forest Trail



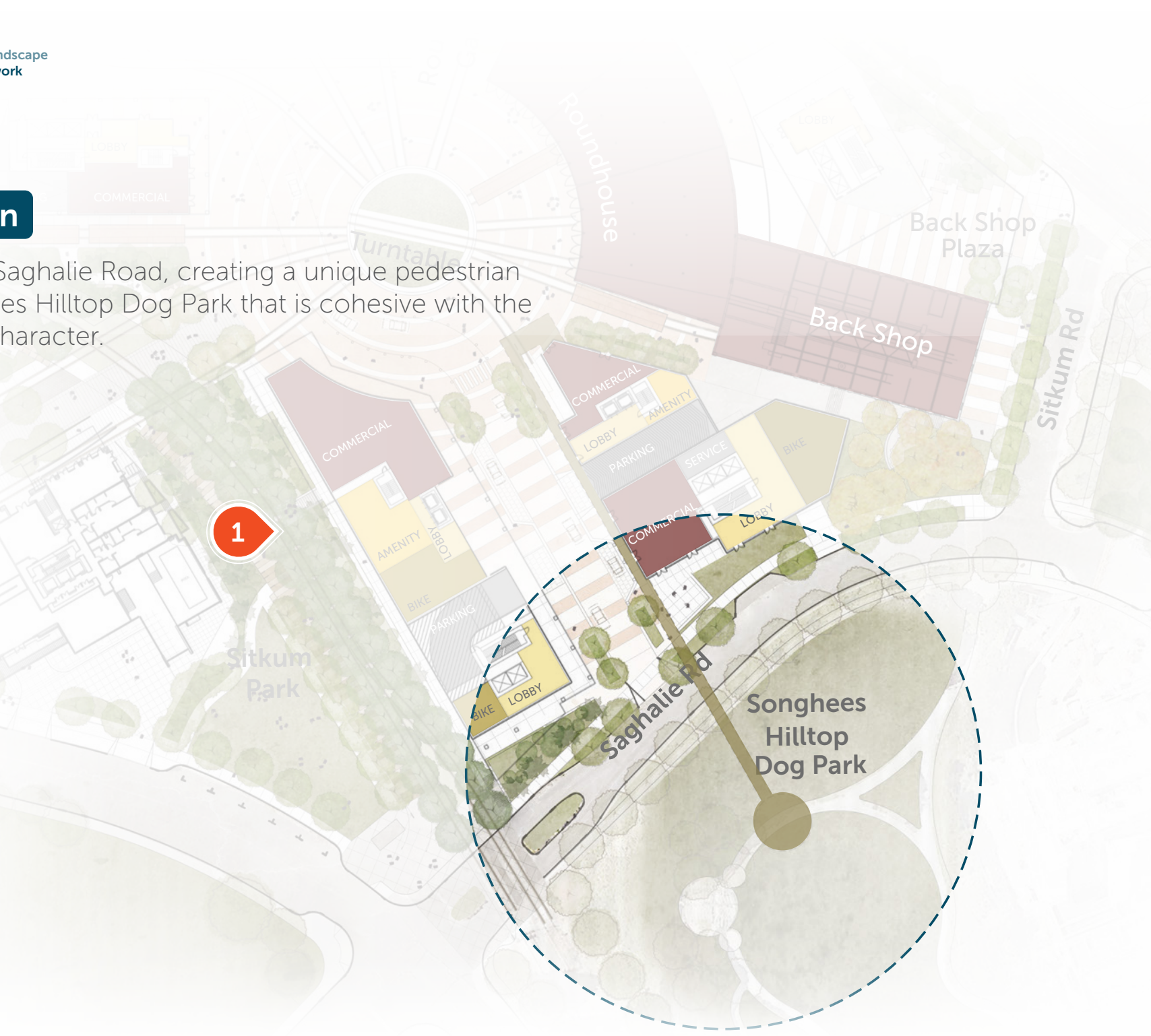
Hilltop Connection

A trestle bridge spans Saghalie Road, creating a unique pedestrian connection to Songhees Hilltop Dog Park that is cohesive with the neighbourhood's rail character.



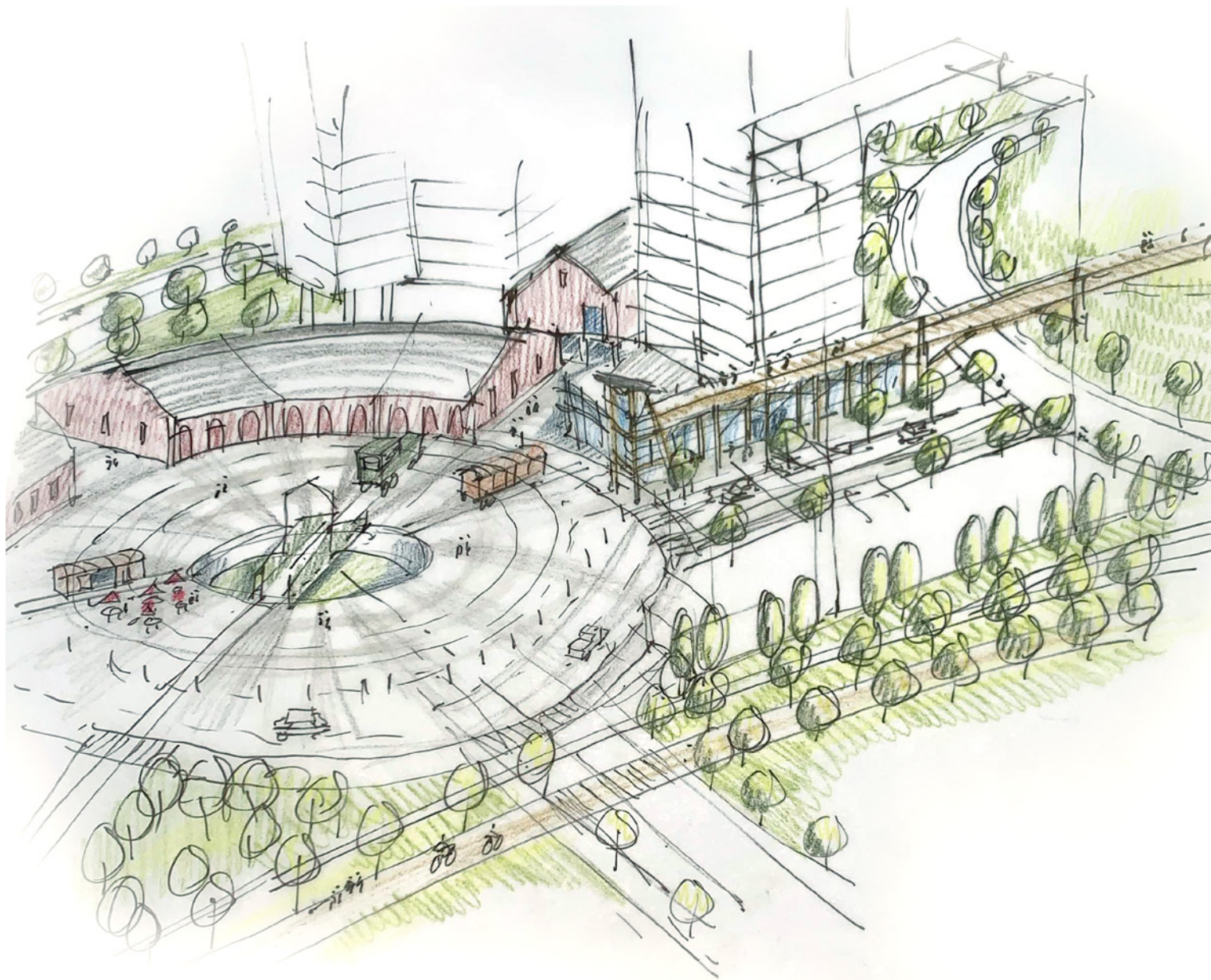
Legend

- Residential Lobby
- Residential
- Commercial / Community
- Parking
- Parking / Service
- Residential Amenity
- Bike Storage



Hilltop Connection

1 Trestle Pedestrian connection to Songhees Hilltop Dog Park and Bayview One



Songhees Hilltop Dog Park







B

Architecture, Urban Design, and Landscape

Landscape

B.5 Landscape Typology B-48

B.6 Public Art..... B-50

B.7 Sitewide “Kit-of-Parts” B-52

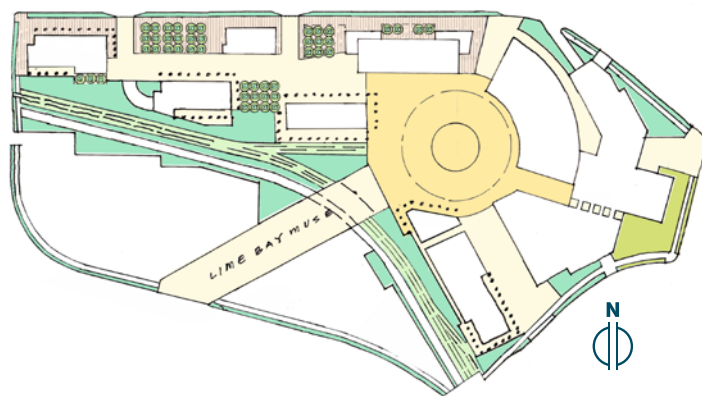
B.8 Temporary access from
Esquimalt Road..... B-56

B.9 Site Plan with Grading Plan B-58

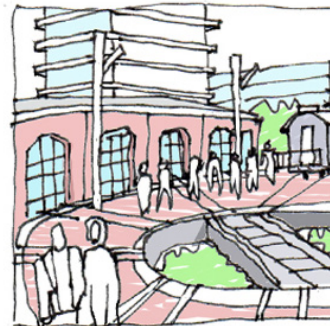
B.5 Landscape Typology

The site's typology provides a juxtaposition between industrial materials taken from its history and soft planted elements that reflect the surrounding coastal ecology.

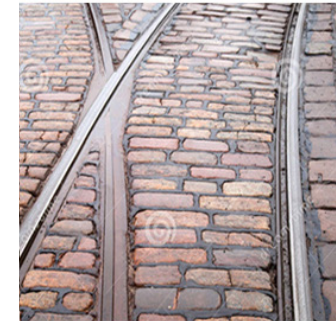
Key Plan



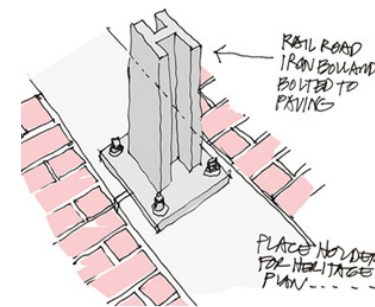
- | | |
|--|---|
|  Roundhouse Rail Plaza |  Native Forest |
|  Connecting Rail Streets |  Gathering Groves |
|  Esquimalt Destination Retail |  Garry Oak Outcrop |



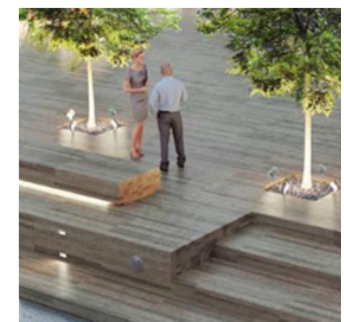
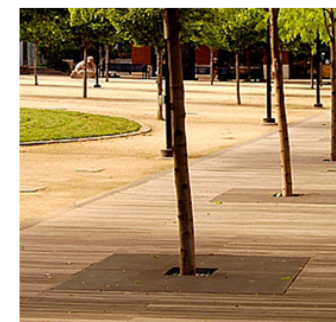
 Roundhouse Rail Plaza

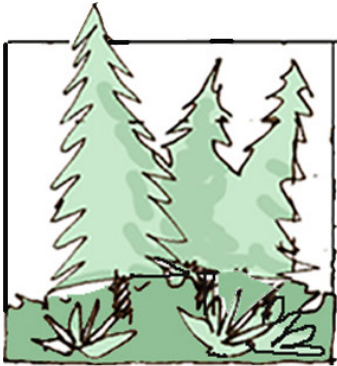


 Connecting Rail Streets and Carriage Lane

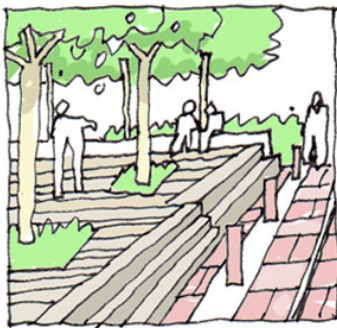
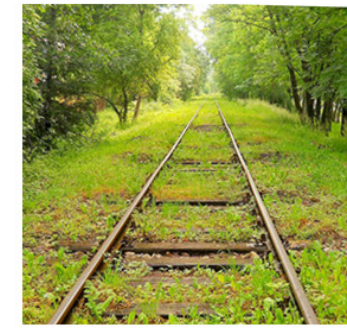


 Esquimalt Destination Retail

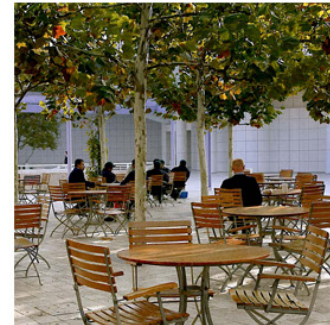
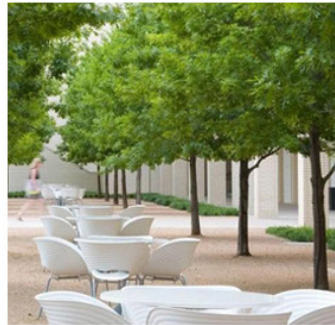




 Native Forest



 Gathering Groves

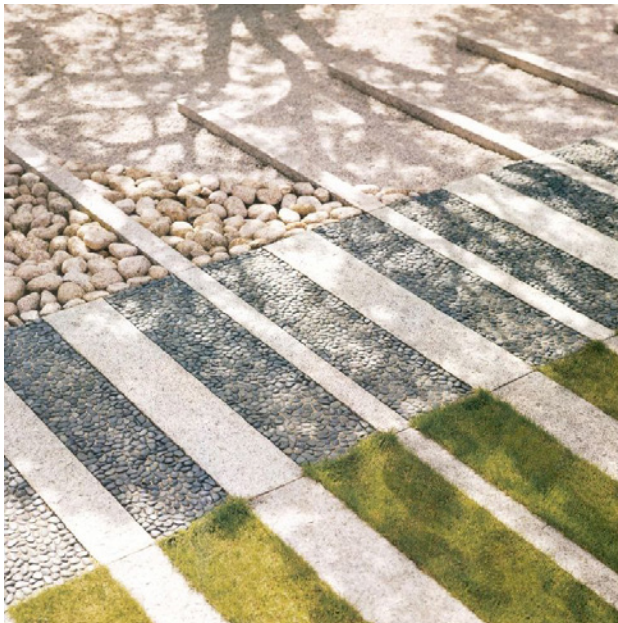


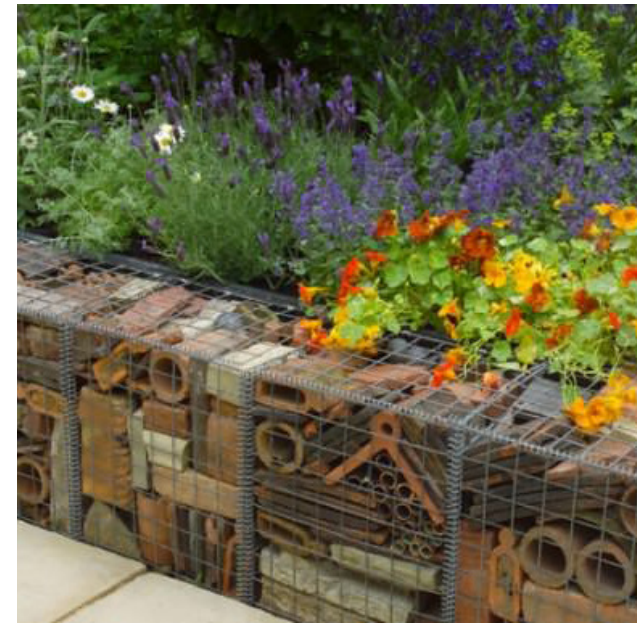
 Garry Oak Outcrop



B.6 Public Art

A comprehensive public art program that includes performing arts, education and history enhances our understanding and appreciation of the history, cultures, and natural environment connected to the Roundhouse site. Site landscape concepts reclaim and integrate the collection of historic industrial railroad artifacts in coordination with the heritage programme.





B.7 Sitewide “Kit-of-Parts”

The outdoor spaces will be animated by a layering of contemporary rail-themed site furnishings that contribute to the public realm.

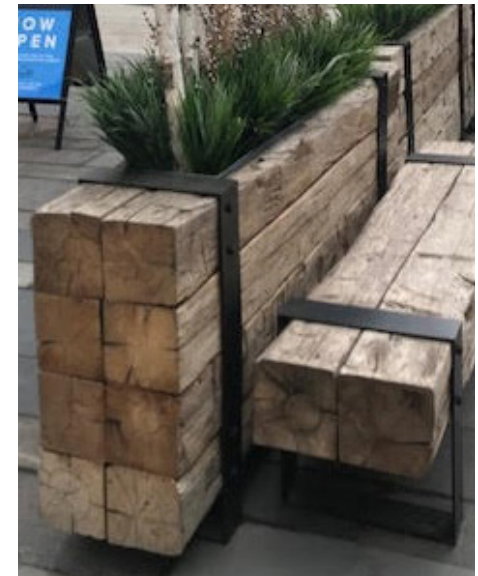
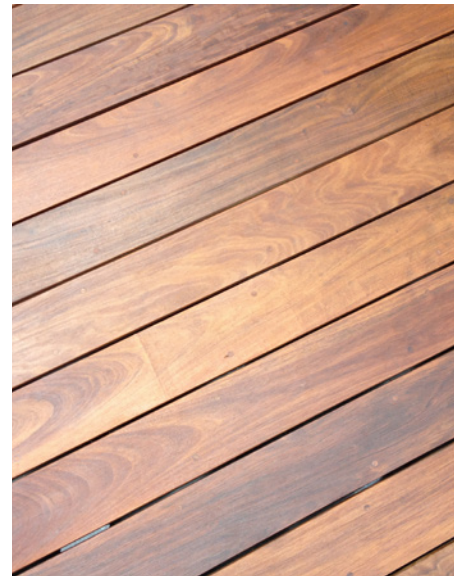
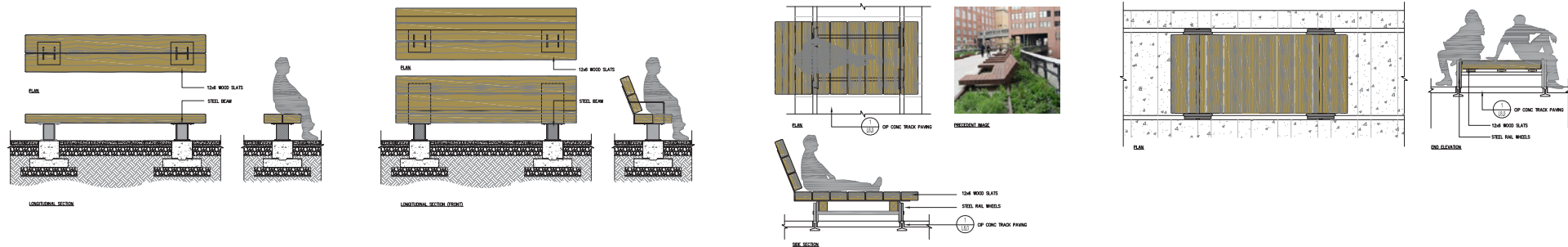
Movable Table and Chairs

- “The rail road yard attitude”
- Durable, strong, resilient and functional
- Includes canopies and tables that support canopies



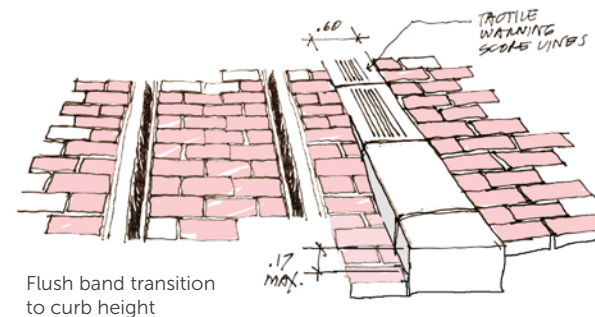
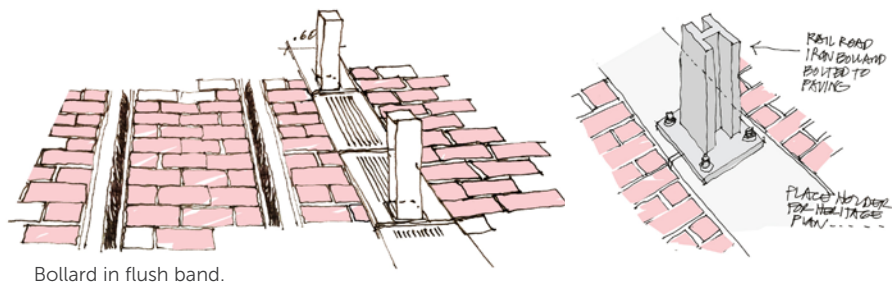
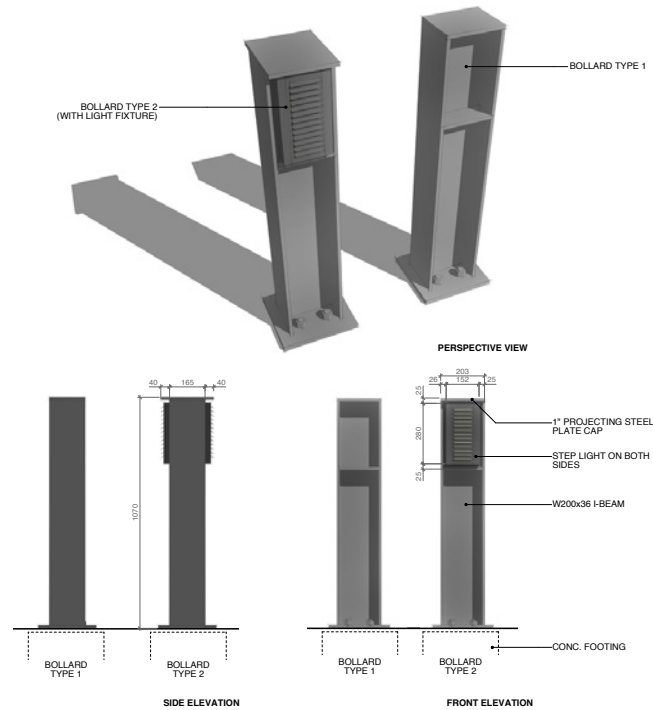
Benches and Seating

- "The rail road yard attitude"
- Durable, strong, resilient and functional wood construction
- Designs include seat walls and raised on-structure planter beds



Bollards and Pavers

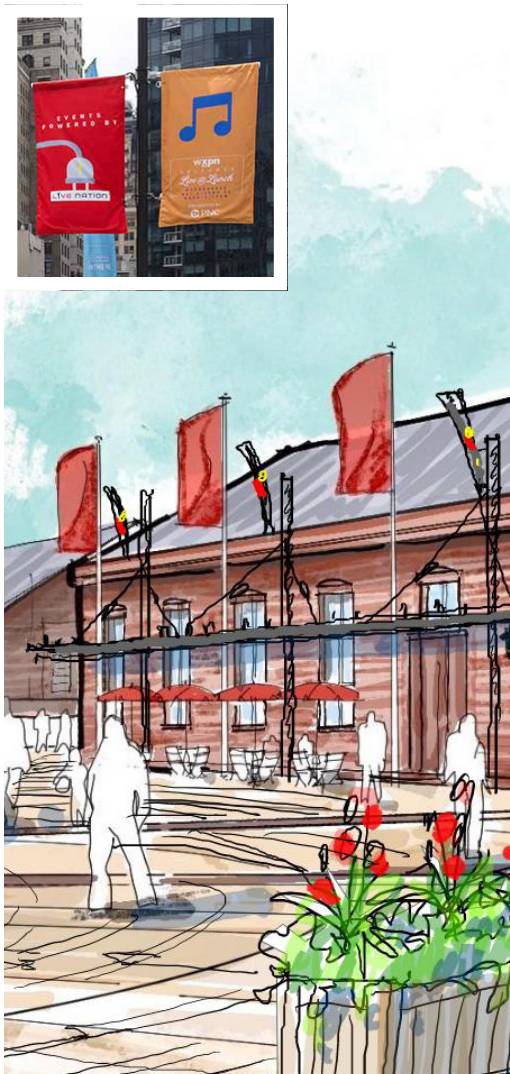
- Materials reflective of the site's rail identity will be integrated throughout the site.



Durable, timeless paving in rail.

Banners and Flags

Choreographed banner and flag program—seasonal and announcing festivals.



Lighting and Canopies

Create a family of light fixtures—functional and rail road industrial.



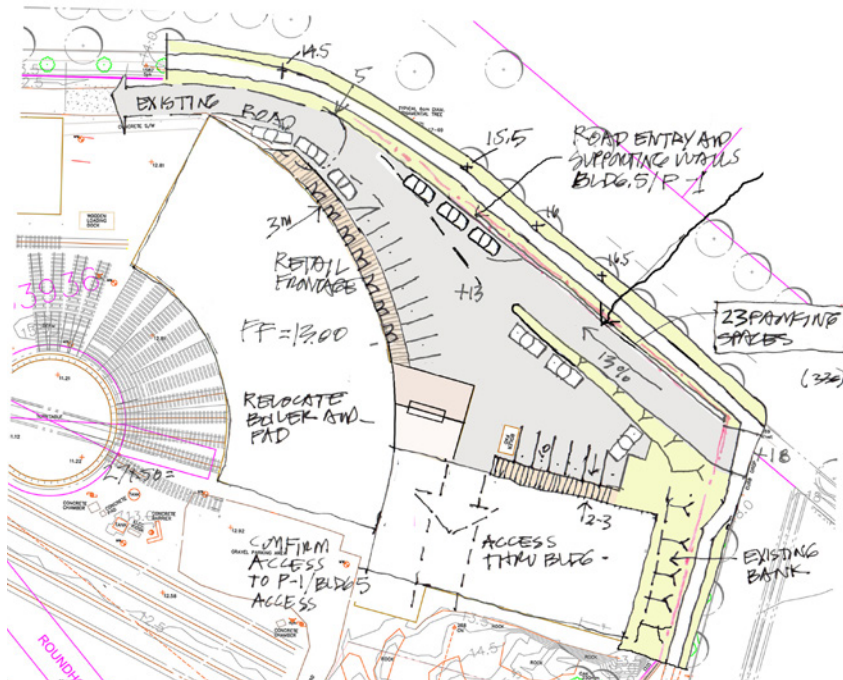
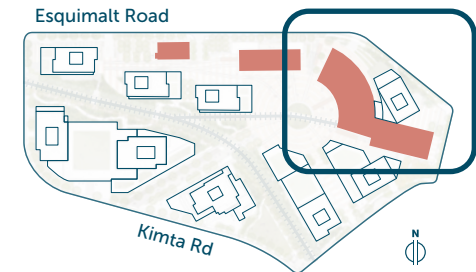
Signage

Include signage with furniture, lighting, banners, and flags.



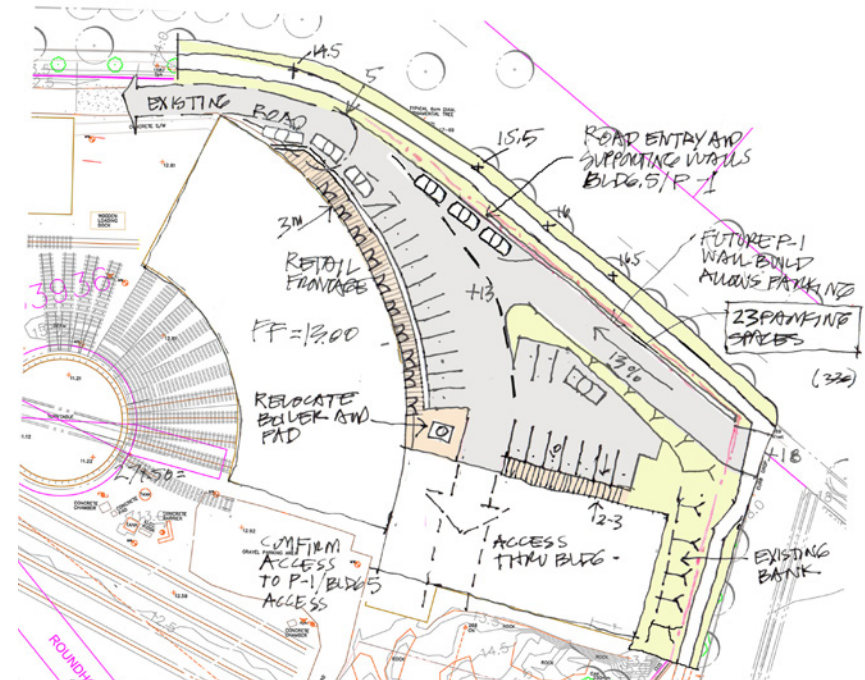
B.8 Temporary access from Esquimalt Road

Temporary access is proposed from Esquimalt Road permitting entry to the site prior to final buildout.



Phase One Option A

Existing entry at Sitkum Road and Esquimalt Road



Phase One Option B

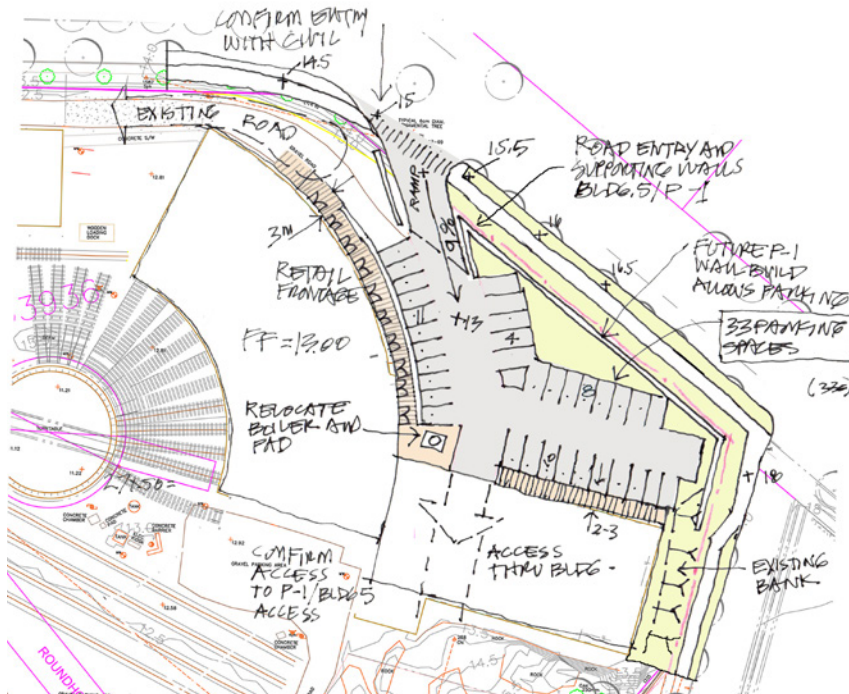
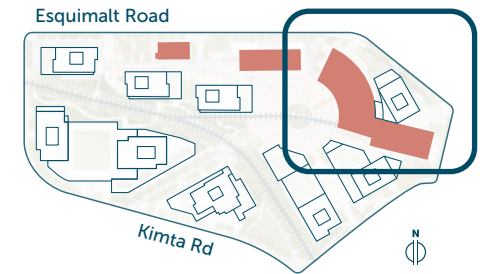
Existing entry at Sitkum Road and Esquimalt Road

Legend

Parking Green Space

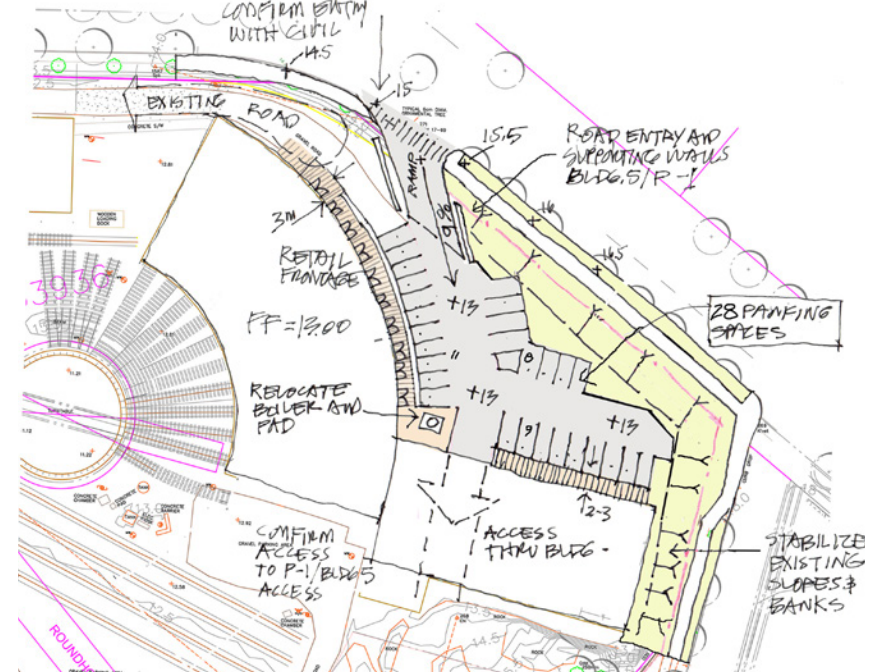
Possible Future Options

Additional vehicle entry points are proposed from Esquimalt Road. These are intended to increase site access while maximizing open space.



Possible Future Option A

Building 5 and P1 Auto Entry



Possible Future Option B

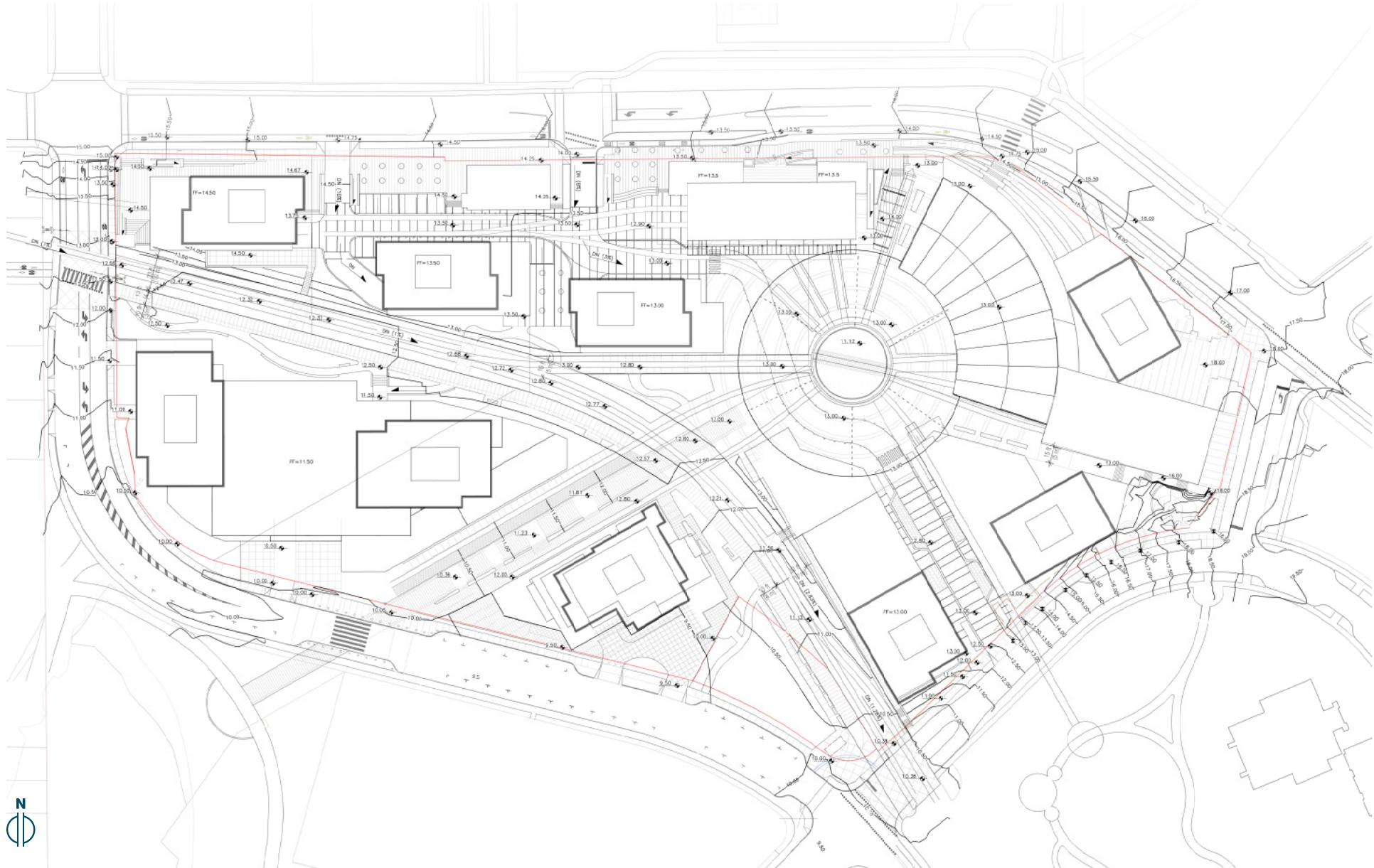
Building 5 and P1 Auto Entry, No Parkade Walls

Legend

Parking Green Space

B.9 Site Plan with Grading Plan

Universal and easy accessibility is intended across the site, facilitated by the grading plan.





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.



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