



June 9, 2022

# Development Data Summary

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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 m<sup>2</sup> (98,813 SF)

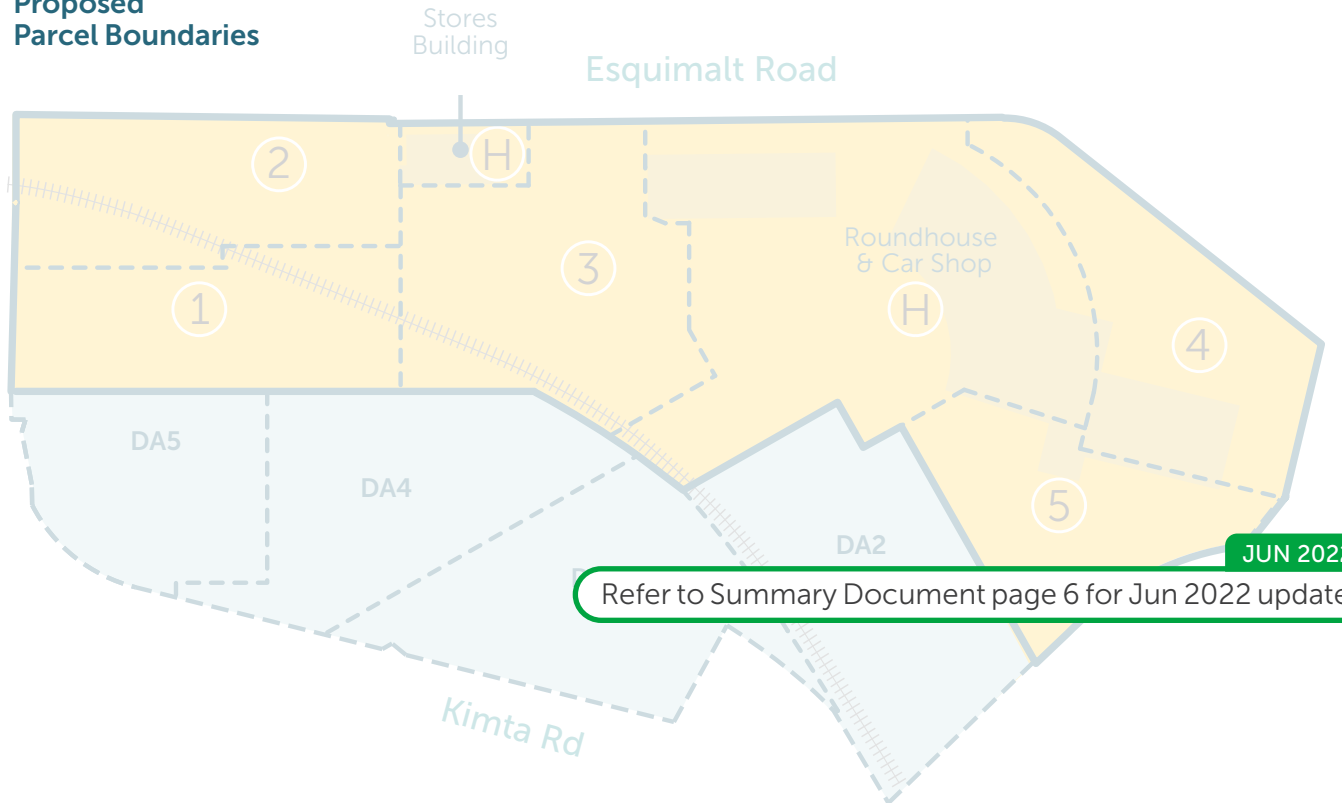
Maximum Floor Space Ratio: 2.0:1

	Maximum Floor Area (m <sup>2</sup> /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

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 Refer to Summary Document page 6 for Jun 2022 update



**Proposed Parcel Boundaries**



**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	—	623,900	<b>623,900</b>	—	—	—	<b>623,900</b>
Residential/Hotel	—	389,500	<b>389,500</b>	705,000	—	<b>705,000</b>	<b>1,094,500</b>
Commercial/Retail	53,820	73,080	<b>126,900</b>	45,000	—	<b>45,000</b>	<b>171,900</b>
<b>Total</b>	<b>53,820</b>	<b>1,086,480</b>	<b>1,140,300</b>	<b>750,000</b>	—	<b>750,000</b>	<b>1,890,300</b>
	Existing Parcel	Proposed Parcel	Parcel Size Change	Existing Parcel	Proposed Parcel	Parcel Size Change	
<b>Parcel Size</b>	194,361	254,827	+60,466	205,769	145,303	-60,466	

\*Per 2008 CD-12 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*	Cultural		
<b>North Parcel</b>									
1	Rental	0.5	259,900		255,700	4,200	6 / 28	8,000	
2	Condo	0.7	255,700	255,700		0	4/32	8,000	
3-A	Affordable Rental	0.5	148,500		146,900	1,600	18	7,800	
3-B	Rental	0.8	146,200		143,500	2,700	4/20	7,800	
4	Condo + Heritage	0.8	211,200	174,700	0	36,500	28	7,400	
5	Condo/Rental	0.7	229,500	224,800		4,700	30	7,400	
Stores Building		0.1	3,100			3,100	1		
Roundhouse & Car Shop		1.8	28,200			28,200	1		
<b>South Parcel</b>									
DA-2	Condo/Hotel	0.9	259,500	177,600		8,800	6/28	8,000	
DA-3	E&N Tower	0.9	195,400	195,400		0	25	8,750	
DA-4	Condo/Hotel						32	8,200	
★	Cultural Centre						TBD	10	
DA-5	Condo/Hotel	0.6	214,100	127,000		8,100	28	8,200	
<b>Total</b>		<b>9.2</b>	<b>2,198,100</b>	<b>1,522,500</b>	<b>546,100</b>	<b>129,500</b>	<b>—</b>	<b>—</b>	

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Refer to Summary Document pages 11 & 12 for Jun 2022 update

Units and Parking	Units	Unit Type*			Parking
		Bachelor (<45m²)	1 Bedroom (45m²-70m²)	2+ Bedroom (>70m²)	
<b>North Parcel</b>					
1	216	41	87	88	209
2	256	26	104	126	303
3-A	135	0	85	50	2
3-B	119	0	49	70	126
4	192	80	40	72	251
5	240	88	48	104	273
Stores Building					4
Roundhouse & Car Shop					33
<b>South Parcel</b>					
DA-2	227	26	82	119	237
DA-3	181	20	73	88	229
DA-4 / DA-5	545	98	216	231	640
<b>Total</b>	<b>2,111</b>	<b>379</b>	<b>784</b>	<b>948</b>	<b>2,307</b>



Legend  
■ North Parcel    ■ South Parcel    ★ Cultural Centre

\*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.

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#### Rail, Trails and Roadways:

- Realignment of rail corridor, including crossings ,and spur line connection points
- 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.
- Provision of an interim pedestrian path in a location approximating the Rail Trail to ensure a connection is maintained during site development.

#### Historic Restoration:

Restoration of heritage buildings, including:

- Restoration and rehabilitation of façade, structural components, and interiors.
- Reconstruction of critical and historically significant components, including the turntable.

#### 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 .

**NOTE: This Section has been updated to align with the proposed site areas in Section H.3 Public Amenities and Benefits**

### Development Area: Affordable & Rental

Development of Site 1

- Excavation for parkade construction.
- 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 Area: Heritage

Development of Site 2

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

### Development Area: B-4

Development of Site 3

- Excavation and construction of parkade, including parkade entrance from Esquimalt Road.
- Construction of new building.
- Development of Roundhouse Green.

### Development Area: B5/DA-2

Development of Site 4

- Landscape preservation, protection, and improvements of Garry Oak Green.
- B5 / DA-2 excavation and construction of parkades, including partial construction of Roundhouse Mews (in sequence) to provide parkade entrances.
- Integration and development of Roundhouse Mews
- Integration and completion of E&N Rail Trail and Rail Corridor, including landscaping
- Completion of Turntable Plaza, including spur lines

### Development Area: DA-3

Development of Site 5

- Excavation for parkade construction.
- Development of parkade and new building.
- Development of Lime Bay Mews.
- Development of at-grade pedestrian crossing of Rail Corridor.
- Integration with Kimta Road, including parkade access and Lime Bay Mews.
- Development of Sitkum Park.

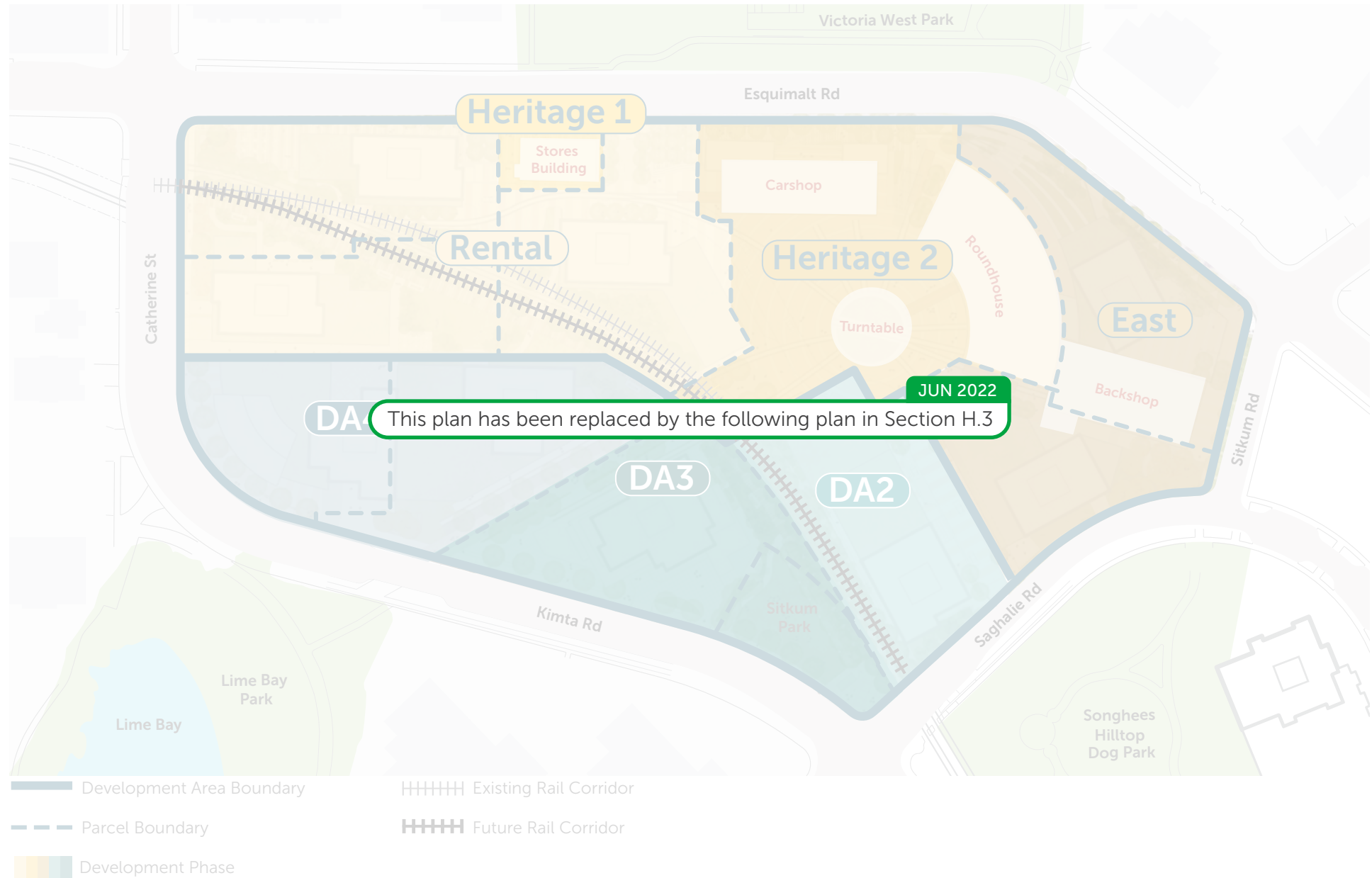
### Development Area: B1/DA-4/DA-5

Development of Site 6

- Excavation for parkade construction.
- Development of parkade and new buildings.
- Integration with Kimta Road and Catherine Street, including parkade access.
- Completion of pedestrian crossing of Kimta Road to Lime Bay Park.
- Improvements to Lime Bay Park.



Development Plan



# H.3 Public Amenities & Benefits

**Public Amenities & Benefits by Development Parcel**  
2022 Master Plan

- Site 1**
  - B2 Tower - Affordable Housing
  - B3 Tower - Rental Housing
  - Esquimalt Gateway
  - Esquimalt Plaza (portion)

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- Site 2**
  - Heritage Buildings rehabilitation
  - Turntable Plaza
  - Esquimalt Plaza (portion)

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- Site 3**
  - B4 Tower
  - Roundhouse Green

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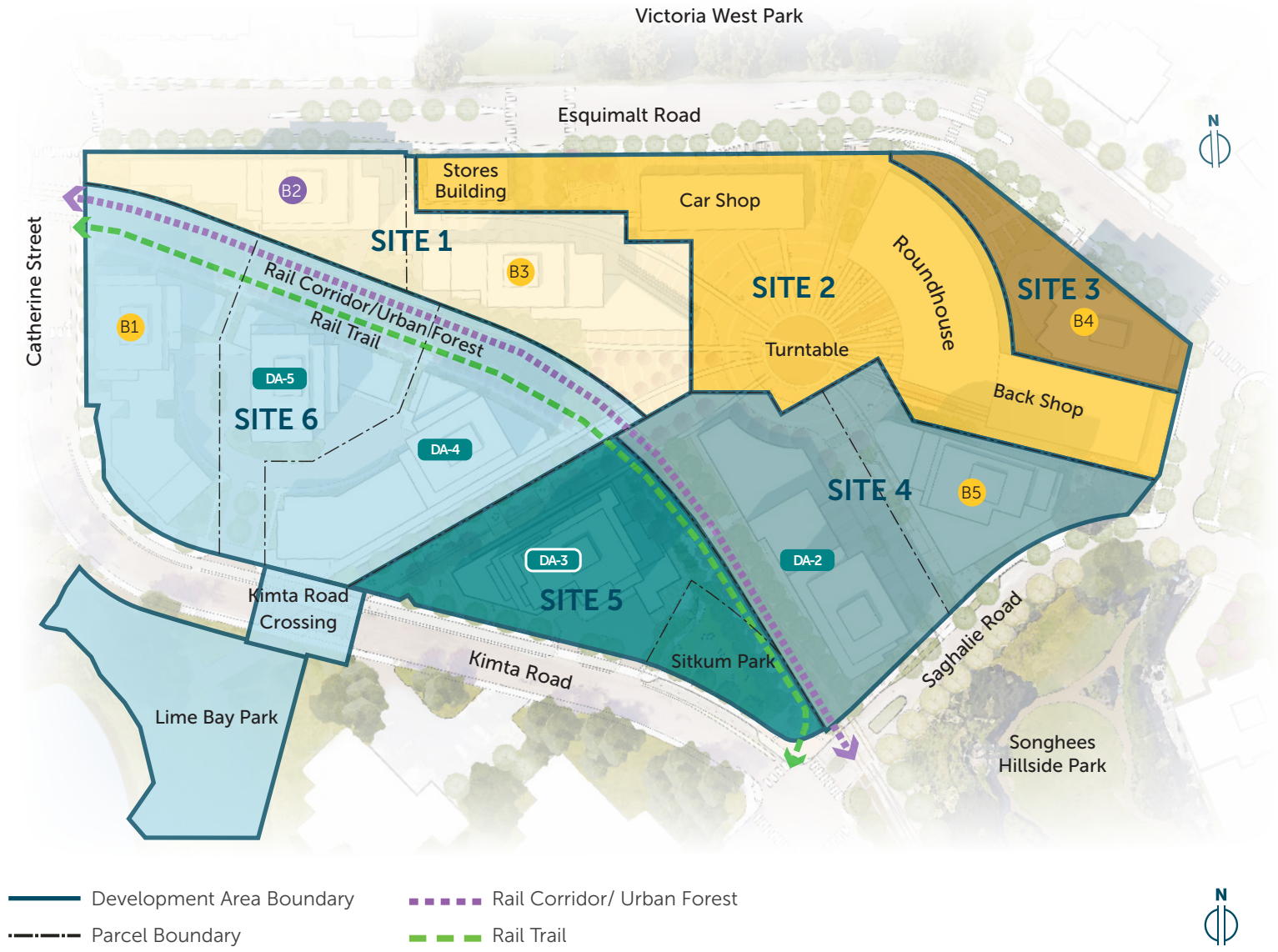
- Site 4**
  - B5 Tower
  - DA2 Tower
  - Garry Oak Gateway
  - Roundhouse Mews
  - Urban Forest (portion)

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- Site 5**
  - DA3 Tower
  - Lime Bay Mews (majority)
  - Sitkum Park
  - Rail Trail (portion)
  - Interim Crossing of Kimta Road

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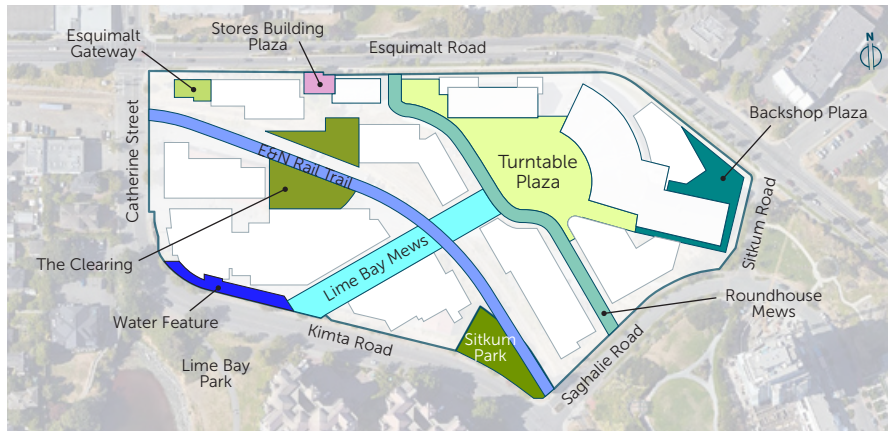
- Site 6**
  - DA4/ DA5/ B1 towers
  - Lime Bay Mews (portion)
  - Urban Forest (majority)
  - Rail Trail (majority)
  - Crossing of Kimta Road
  - Lime Bay Park improvements





### Public Amenity Plan Revisions

MAY 2021



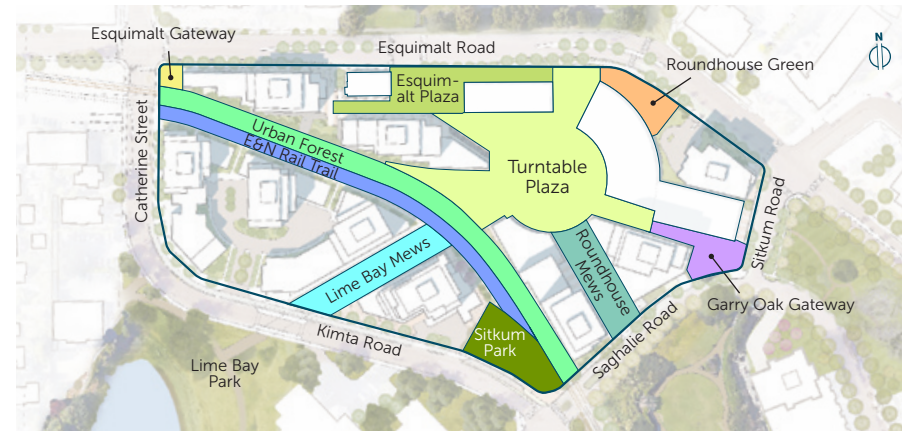
#### On-site Improvements

	Area (SF)
Multi-purpose Pathway (E&N Rail Trail)	18,800 sf
-	-
Turntable Plaza	37,560 sf
Lime Bay Mews	18,260 sf
Roundhouse Mews	15,810 sf
Stores Building Plaza	1,830 sf
Back Shop Plaza	10,960 sf
Esquimalt Gateway	13,730 sf
-	-
-	-
-	-
Water Feature	5,190 sf
The Clearing Open Space	14,280 sf
<b>Subtotal</b>	<b>(3.13 ac) 136,420 sf</b>

#### Off-site Improvements/Misc.

Sitkum Park	10,817
Lime Bay Park Improvements & Site Interpretation Program	TBD
Community Use Space (Roundhouse)	(Cash in Lieu)

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#### On-site Improvements

	Area (SF)
Rail Trail (Trail Easement)	17,007 sf
Urban Forest (Railway)	29,213 sf
Turntable Plaza	54,724 sf
Lime Bay Mews	13,315 sf
Roundhouse Mews	11,959 sf
-	-
-	-
Esquimalt Gateway	1,475 sf
<b>NEW</b> Esquimalt Plaza	14,596 sf
<b>NEW</b> Roundhouse Green	6,824 sf
<b>NEW</b> Garry Oak Gateway	6,103 sf
-	-
-	-
<b>Subtotal</b>	<b>(3.61 ac) 155,216 sf</b>

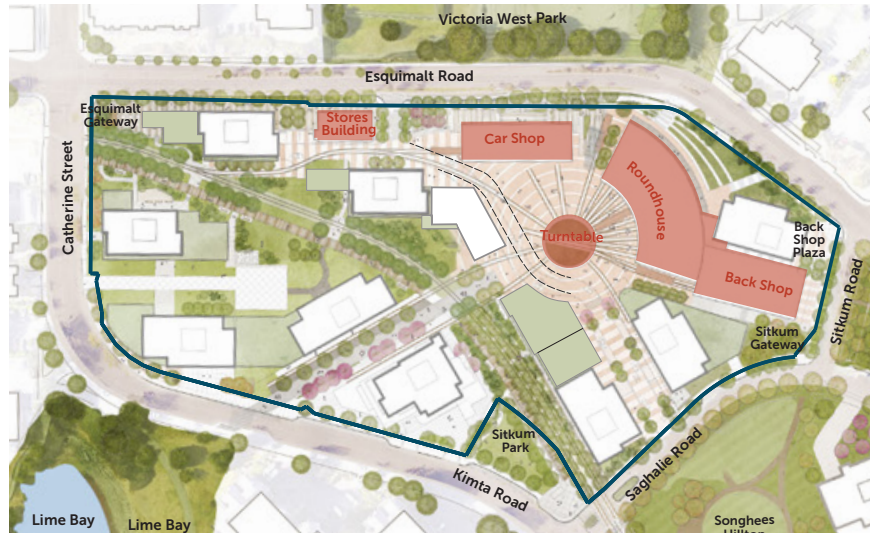
#### Off-site Improvements/Misc.

Sitkum Park	10,915
Lime Bay Park Improvements & Site Interpretation Program	Included
Cash In Lieu (Accrued Value to 2022)	\$815,826

NOTE: All numbers and calculations are approximate only and subject to change. See disclaimer on page iii.

Public Benefit Comparison

MAY 2021



Public Benefit Commitments (2021)

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

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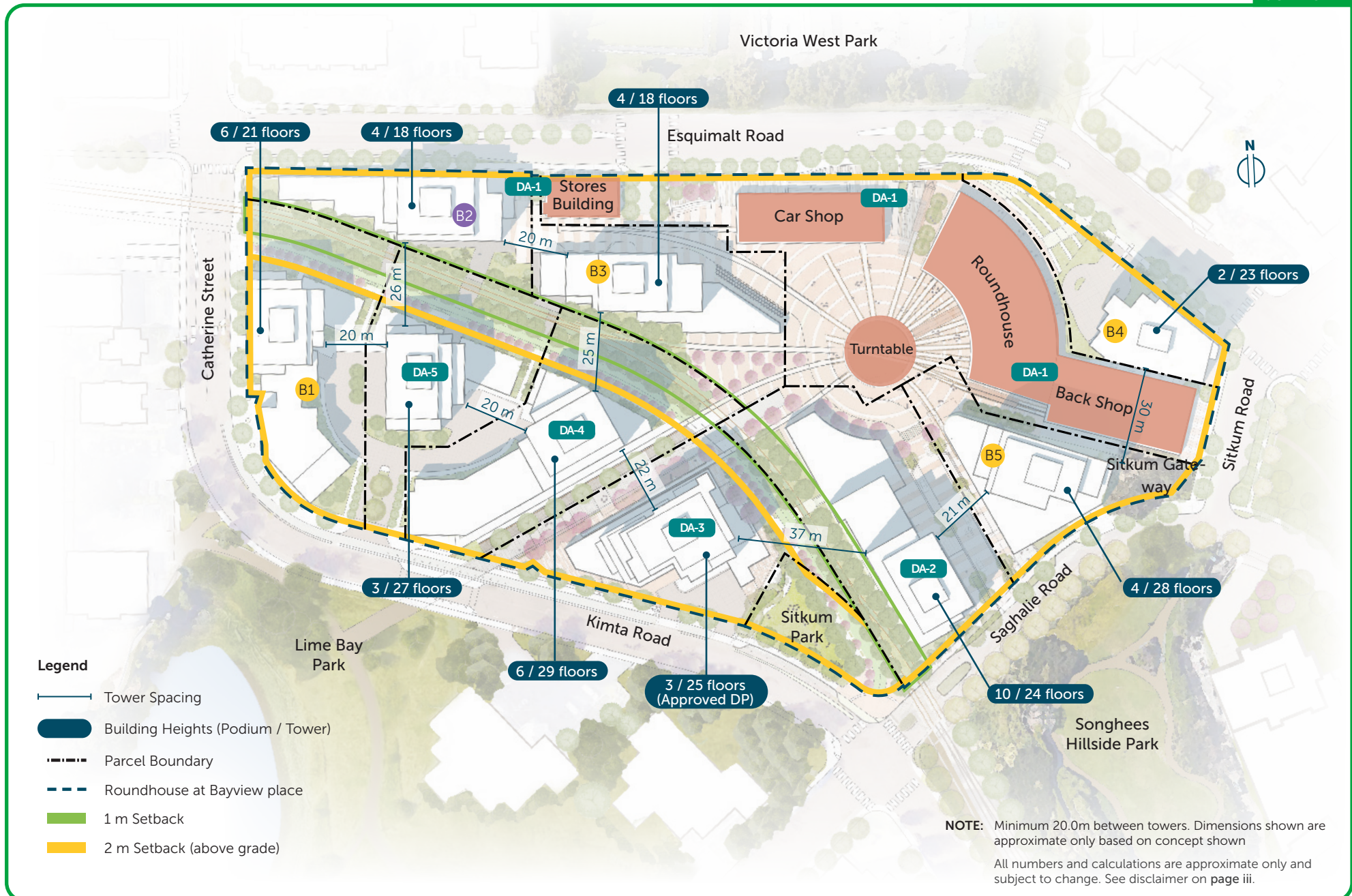


Public Benefit Commitments (2022)

Benefit	Proposed Commitment
Heritage Rehabilitation - Emergency Stabilization	<ul style="list-style-type: none"> <li>Ongoing maintenance of heritage buildings</li> </ul>
Heritage Rehabilitation	<ul style="list-style-type: none"> <li>Updated Heritage Rehabilitation Work and Heritage Conservation Guidelines</li> </ul>
Housing - Adaptable Units	<ul style="list-style-type: none"> <li>20% of all dwelling units to be adaptable</li> </ul>
Housing - Rental	<ul style="list-style-type: none"> <li>Approximately 150 purpose-built market rental units</li> </ul>
Contaminated Soils Remediation	<ul style="list-style-type: none"> <li>Remediate brownfield site to appropriately remediate contaminated soils for community development</li> <li>Additional site area to be remediated using new approach</li> </ul>
<b>NEW</b> Affordable Housing	<ul style="list-style-type: none"> <li>Approximately 150 below-market rental units (GVHS)</li> </ul>

# H.4 Zoning Overlay

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## Proposed Site Regulations

Site	Maximum Height (Geodetic)/ Floors	Setbacks	Tower Floor Plates	Podium Floor Plates
B1	78.0m / 21	2m from Catherine Street 9m from Rail Easement	~ 7,500 SF (~ 700 m <sup>2</sup> )	~ 17,000 SF (~ 1,80 m <sup>2</sup> )
B2	71.5m / 18	2m from Catherine Street 2m from Esquimalt Road 1 m from Rail Easement	~ 7,800 SF (~ 725 m <sup>2</sup> )	~ 13,000 SF (~ 1,210 m <sup>2</sup> )
B3	70.5m / 18	2m from Esquimalt Road 1 m from Rail Easement	~ 8,100 SF (~ 755 m <sup>2</sup> )	~ 13,300 SF (~ 1,235 m <sup>2</sup> )
B4	87.5m / 23	2m from Esquimalt Road/Sitkum Road	~ 7,500 SF (~ 700 m <sup>2</sup> )	~ 7,500 SF (~ 700 m <sup>2</sup> )
B5	103.0m / 28	2m from Sitkum Road	~ 7,500 SF (~ 700 m <sup>2</sup> )	~ 13,600 SF (~ 1,265 m <sup>2</sup> )
Stores Building	19.0m / 1	Existing Building Setback	—	—
Roundhouse & Car Shop	19.0m / 1	Existing Building Setback	—	—
DA-2	88.0m / 24	2m from Esquimalt Road	~ 8,000 SF (~ 750 m <sup>2</sup> )	~ 17,700 SF (~ 1,645 m <sup>2</sup> )
DA-3	88.0m / 25	2m from Kimto Road 2m from Sitkum Park 11m from Rail Easement	~ 9,300 SF (~ 865 m <sup>2</sup> )	~ 10,700 SF (~ 995 m <sup>2</sup> )
DA-4	106.0m / 29	2m from Kimta Road 9m from Rail Easement	~ 8,000 SF (~ 750 m <sup>2</sup> )	~ 17,600 SF (~ 1,635 m <sup>2</sup> )
DA-5	97.5m / 27	2m from Kimta Road 2m from Catherine Street 9m from Rail Easement	~ 8,000 SF (~ 750 m <sup>2</sup> )	~ 11,400 SF (~ 1,060 m <sup>2</sup> )





