



# Rezoning Resubmission Summary

REZ00729

June 9, 2022

# Rezoning Application - Resubmission

**SUBMITTED BY**

Focus Equities

**SUBMISSION DATE**

June 9, 2022

**LOCATION**

Victoria, BC

**PREVIOUS SUBMISSIONS**

Rezoning Application, September 2020

Full Rezoning Application, May 12, 2021

Revised Rezoning Application, Dec 12, 2021

## Project Team

**APPLICANT**

Focus Equities

KW Mariash Sr. Master Plan Community

**APPLICANT CONTACT**

Chris Reiter | Project Manager



**CONSULTANT TEAM**

*Project Architects & Urban Designers*

*Civil Engineering*

Stantec

*Planning*

SvN Architects + Planners

TownSquare

*Heritage*

ERA Architects

*Transportation*

WATT Consulting Group

*Environmental*

SLR Consulting

*Architects (Emeritus)*

ZGF Architects

*Document design and layout: ZGF Architects*

# Contents

<b>Executive Summary</b> .....	iv	<b>Housing</b> .....	21
<b>Project Summary to Date</b> .....	1	Housing Mix Comparison .....	21
<b>What We Heard and How We Responded</b> .2		Affordable Housing .....	22
<b>Summary of Application Revisions</b> .....	3	Purpose Built Rental Housing .....	23
<b>Conceptual Site Plan: Primary Revisions</b> .4		<b>Amenities</b> .....	25
Revisions to May 2021 Site Plan .....	4	Public Amenity Plan Revisions .....	25
Revisions to Dec 2021 Site Plan .....	5	Amenity Areas .....	26
<b>Rezoning</b> .....	6	<b>Height &amp; Massing Comparison</b> .....	37
2008 to June 2022 Comparison .....	6	View looking northeast .....	38
May 2021 to June 2022 Comparison .....	7	View looking south .....	39
Master Plan .....	8	<b>Shadows</b> .....	40
Plan Comparison .....	9	Design Exploration: Shadow Studies .....	40
Building Layout Comparison .....	10	<b>Solar Analysis</b> .....	44
Development Statistics .....	11	<b>DA-3 Plan Details</b> .....	45
<b>Building Heights</b> .....	13	Site Plan .....	45
Updated Proposal .....	13	DA-3 Renderings .....	46
Updated Proposal (Jun 2022) .....	14	<b>B4 Redesign</b> .....	47
Primary Public Spaces .....	15	Site Plan .....	47
Parcel Plan & Easement Realignment .....	16	B4 Renderings .....	48
Setbacks .....	17	<b>Heritage Rehabilitation &amp; Activation</b> ....	49
Tower Spacing & Building Heights .....	18	<b>Key Facts</b> .....	50
Pedestrian Cyclist & Train Mobility .....	19		
Vehicular Parking Access & Loading .....	20		

## Purpose & Use of This Document

This document provides a condensed summary of:

- Revisions to the concept plan shown in context to earlier submissions (for ease of comparison), and
- Specifics related to requests for clarification (e.g., Community Amenities Plan)

## Accompanying Documents:

This rezoning resubmission summary is to be read in conjunction with a number of accompanying documents, all of which have been updated to June 9, 2022 to reflect this current submission (as annotated), including:

- 1) Bayview at Roundhouse Rezoning Application
- 2) Appendix A: Roundhouse at Bayview Place Conservation Strategy
- 3) Appendix B: Architecture, Urban Design, and Landscape
- 4) Appendix C: Policy Analysis
- 5) Appendix D: Environmental
- 6) Appendix E: Public Consultation Summary
- 7) Appendix F: Transportation and Mobility
- 8) Appendix G: Site Servicing
- 9) Appendix H: Development Data Summary
- 10) Appendix I: Technical Drawings

**DISCLAIMER:** ALL NUMBERS, CALCULATIONS, AREAS, AND STATISTICS REPRESENTED IN THIS DOCUMENT AND ACCOMPANYING DOCUMENTS ARE APPROXIMATE ONLY AND SUBJECT TO DETAILED DESIGN, DESIGN REVISIONS, AND SURVEY AT SUBSEQUENT STAGES OF DEVELOPMENT. THE ASSOCIATED MASTER DEVELOPMENT AGREEMENT TAKES PRECEDENCE FOR ANY DIFFERENCE OR DEVIATION BETWEEN THESE DOCUMENTS AND THE MASTER DEVELOPMENT AGREEMENT.

# Executive Summary

This Application Resubmission is submitted as a comprehensive document capturing revisions and clarifications undertaken by the applicant in response to community and City Administration comments over the past year. These revisions include lower building heights, reduced density, reduced shadowing impacts on public spaces, and adjustments that provide greater visual presence for the heritage Roundhouse building.

Updates also introduce initiatives that reinforce community amenities and benefits, increase public open space areas, and broaden housing diversity.

A MOU has been agreed with the Greater Victoria Housing Society for Bayview to provide a development site for affordable housing. This is a shovel-ready site integrated within the overall Roundhouse district, providing much needed below-market housing supported by the extensive amenities and spaces that the Roundhouse project delivers.

These revisions and clarifications further strengthen the previously submitted concept, adding to the value of this unique opportunity as a place for everyone.



# Project Summary to Date



**NOTE:** <sup>†</sup> 4.75 FSR is the proposed zoning limitation

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

## What We Heard and How We Responded

### Summary of Community Comments

MAY 2021

#### Areas of Concern

- Concerns about taller buildings (general) and spurring more high rise in the future
- Need to maintain waterfront views and character of Vic West
- Plaza and cultural amenities overshadowed by towers (need a shadow study)
- Setbacks, parking, and density impacts (should be sensitive to the surrounding area)
- 4 m multi use trail too narrow (need at least 7 m)

#### Areas of Support

- Community waiting for additional homes and rentals
- Additional housing that supports retail and points of interest
- Well designed, livable community with open space & dog park
- Support for vertical growth (density = sustainability)
- Addresses housing shortage
- Benefit (historic aspect) to all Victoria - historic recognition of important heritage structures on site

### How We Responded

JUN 2022

#### Building Heights Lowered

- Removed the equivalent of 30 floors across the site
- All buildings are now below 30 floors
- Lowered heights along Catherine and Esquimalt Road and Sitkum Road

#### Shadows Significantly Reduced

- Reduced building heights = less shadowing
- Significant improvements to reduce shadowing of Victoria West Park & Turntable Plaza

#### No. of Dwellings Reduced

- Number of dwellings reduced by 13% since Dec '21 submission (equivalent to 200,000 sf)
- This reduction removes almost 300 units from the development
  - 2021 (Dec) = 2,186 units\*
  - 2022 (May) = 1,900 units\*

\* estimated

#### Affordable Housing Added

- Agreement with Greater Victoria Housing Society (GVHS)
- Providing an immediately available "shovel ready" site for affordable housing
- GVHS intends to design and deliver this affordable housing

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



## Summary of Application Revisions

In addition to the height and density adjustments, and the inclusion of Affordable Housing, the following details are outlined in this Summary document, and reflected in the accompanying Supporting Documents:

JUN 2022

### Consolidation of Land Use Zone

Earlier application was based on separate north and south land use zones - this has now been consolidated into one zone, intended as a single comprehensive CD land use providing for 10 Development Areas (details to be confirmed in MDA).

### Revision to Rezoning Extents

The May 2021 application was to rezone the north parcel only, assuming the south parcel zoning remained as per the 2008 approved density for the Roundhouse Site. This application seeks a rezoning of the entire parcel as a new CD District.

### Clarification and Expansion of Community Amenities

A comprehensive set of diagrams that detail allocation of amenities and community benefits to each development parcel.

### Clarification of Mobility, Access, & Servicing

Updates to the concept plan have included refinements to traffic and active modes routes within the site, including adjustments to B4 access.

### Clarification of Density Allocation Across Site

**A Floor Space Ratio of 4.75 is the proposed density for the overall rezoning parcel.** As with other contemporary CD-zoned sites, the zoning is intended to allow for some flexibility in distribution of density between parcels across the site (TBD at Development Permit). The density allocations identified in this rezoning application for each parcel are based on the concept massing and layout as prepared in support of this application, and are subject to change at time of each Development Permit and Subdivision. Note that this application does not exceed the total density of 4.8 FSR indicated to CALUC in August 2021.

### Adjustment to B4 Design

Based on comments from Heritage Advisory Panel, and to better address access and servicing of B4, the conceptual building shape and location has been revised to allow for greater sightlines to the rear facade of the Roundhouse, to provide a rationalized vehicle access point in context of neighbouring traffic conditions, and to provide a dedicated service and loading zone.

### Adjustment to B5 Design

Based on an intent to achieve better spaces between buildings, improve view corridors, and not further impact shadowing, the tower portion of B5 has been rotated to achieve increased space to the tower of DA-2 - this is an indicative concept only, and subject to confirmation as part of the subsequent Development Permit.

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

# Conceptual Site Plan: Primary Revisions

MAY 2021

Revisions to May 2021 Site Plan

JUN 2022

## 1 The Clearing

- Adjustments to open space and spur line configuration

## 2 B3

- Adjustment to podium to accommodate potential spur line to turntable

## 3 Car Shop

- Removal of proposed additions to Car Shop

## 4 B4

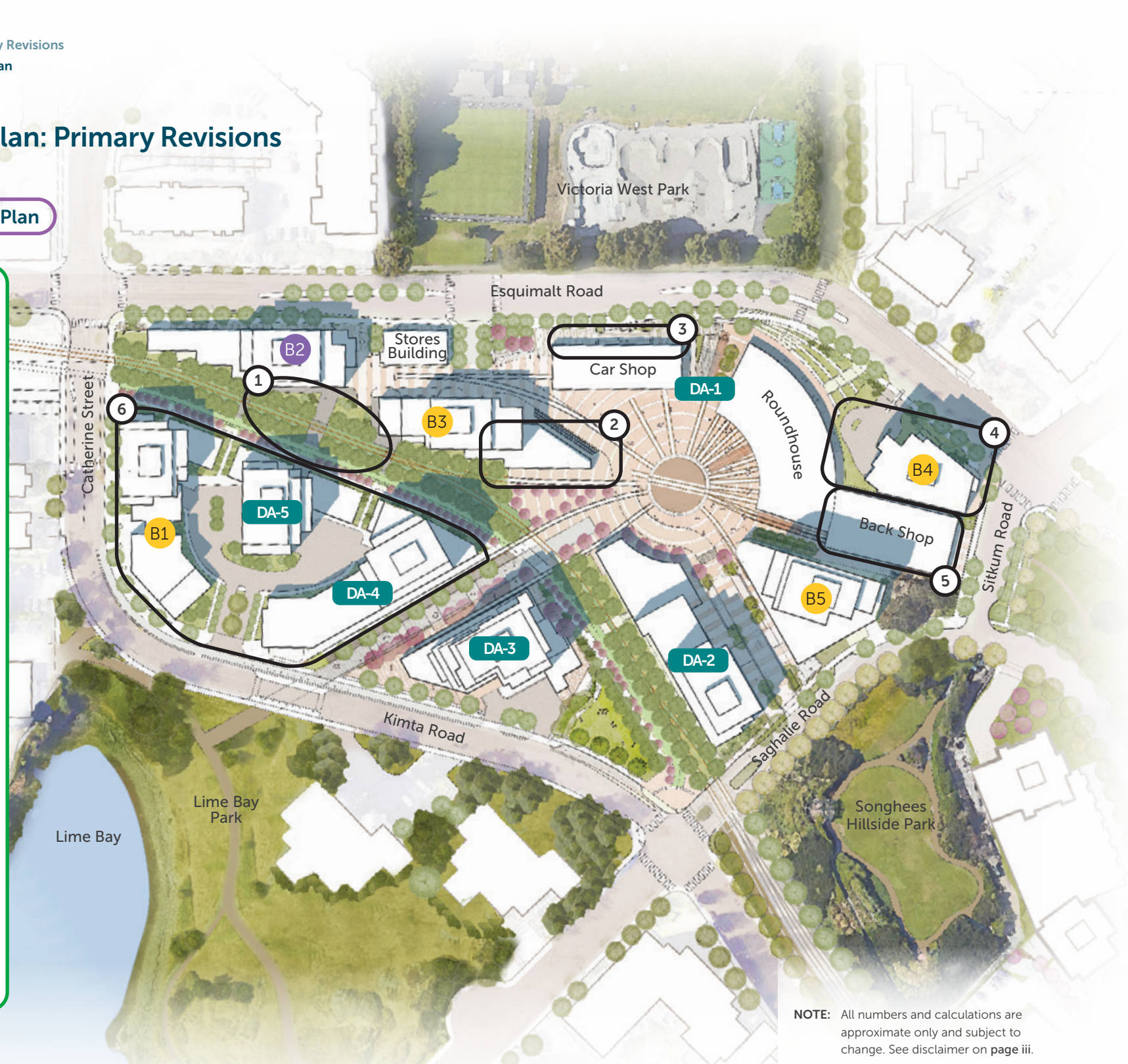
- Shift of B4 to open up views to Roundhouse
- Removal of Back Shop Plaza to accommodate shift of B4

## 5 Back Shop

- Cancel plan to raise Back Shop up to level of Sitkum Road
- Plan for parking below Back Shop removed

## 6 B1/DA-5/DA-4

- Reconfiguration of buildings and open space to achieve better tower placements, views to water, and frontage along Rail Trail



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



DEC 2021

Revisions to Dec 2021 Site Plan

JUN 2022

① B2

- Height reduced from 24 to 18 floors
- Confirmation of Affordable Housing by GVHS

② B3

- Height reduced from 26 to 18 floors

③ B1/DA-5/DA-4

- Added potential townhouse units fronting the Rail Trail
- Heights reduced:
  - B1: 26 to 21 floors
  - DA-5: 30 to 27 floors
  - DA-4: 32 to 29 floors
- Added up to 2 floors to podium buildings

④ B4

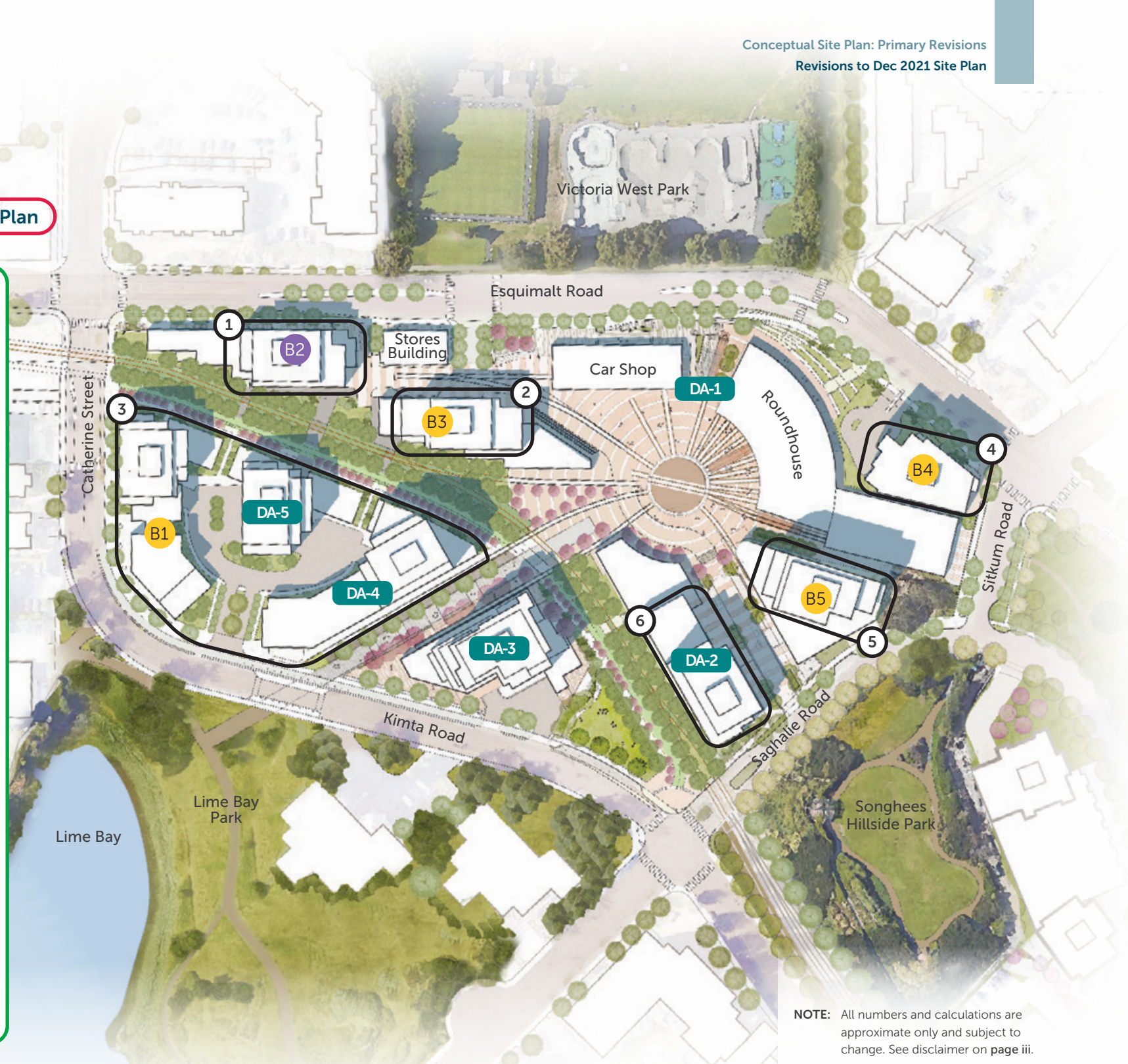
- Tower shifted to improve views to Roundhouse

⑤ B5

- Tower shifted to improve spatial separation between towers

⑥ DA-2

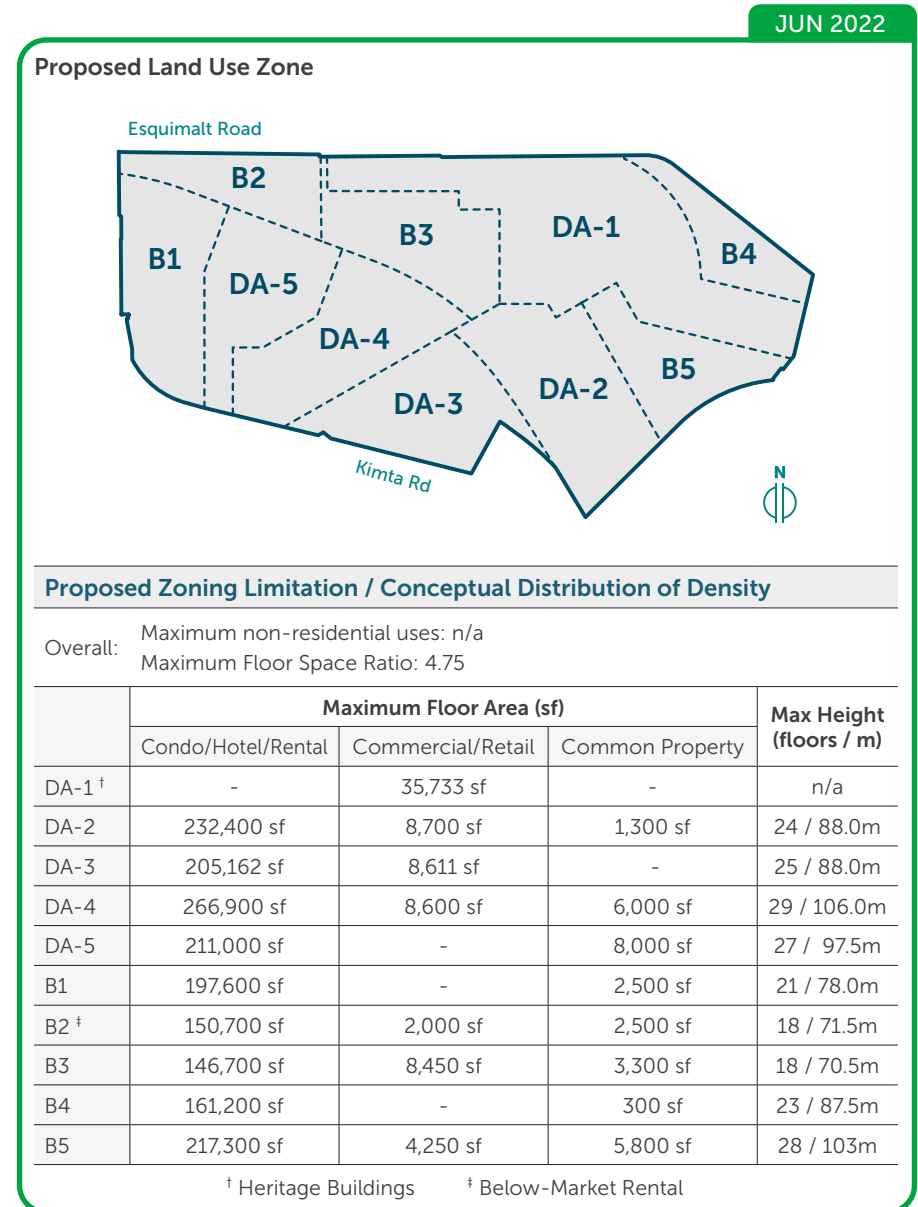
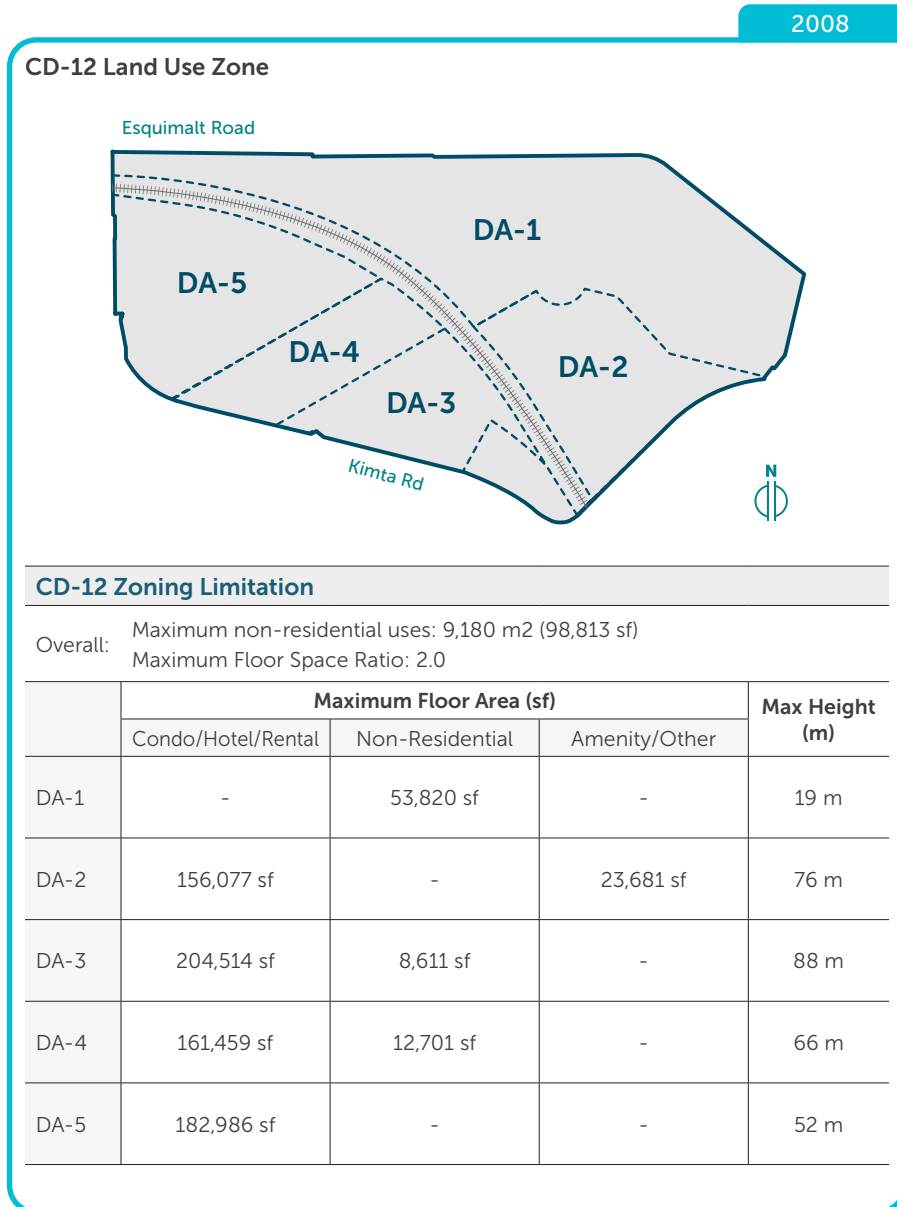
- Height reduced from 28 to 24 floors
- Added up to 4 floors to podium



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

# Rezoning

## 2008 to June 2022 Comparison

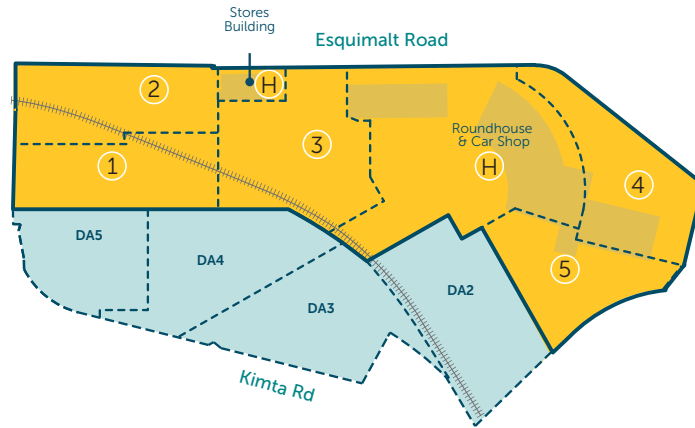


**NOTE:** All numbers and calculations are approximate only and subject to change. See disclaimer on page iii.

### May 2021 to June 2022 Comparison

MAY 2021

#### 2021 Proposed Land Use Zoning



#### 2021 Proposed Zoning Limitation

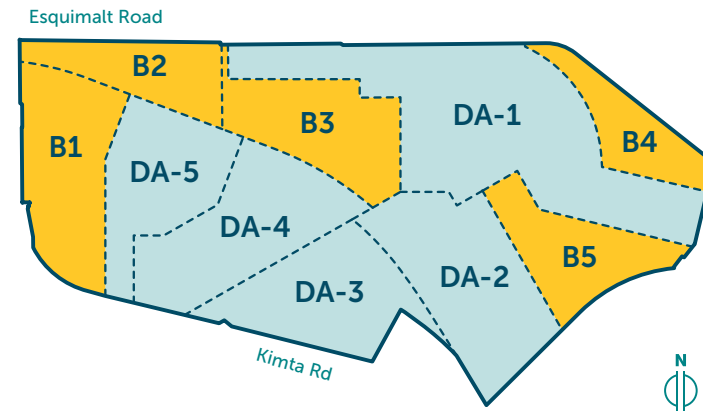
Overall: Maximum non-residential uses: n/a  
Maximum Floor Space Ratio: 4.75

	Maximum Floor Area (sf)			Max Height (floors)
	Condo/Hotel/Rental	Commercial/Retail	Amenity/Other	
H <sup>†</sup>	-	31,300 sf	-	n/a
DA-2	177,600 sf	4,200 sf	-	18
DA-3	195,400 sf	24,600 sf	-	25
DA-4	205,000 sf	9,900 sf	-	25
DA-5	127,000 sf	6,300 sf	-	18
1	219,400 sf	-	-	28
2	203,100 sf	3,900 sf	-	29
3	201,400 sf	39,200 sf	-	27
4	181,500 sf	36,500 sf	-	28
5	208,000 sf	16,000 sf	-	30

<sup>†</sup> Heritage Buildings

JUN 2022

#### Proposed Land Use Zone



#### Proposed Zoning Limitation / Conceptual Distribution of Density

Overall: Maximum non-residential uses: n/a  
Maximum Floor Space Ratio: 4.75

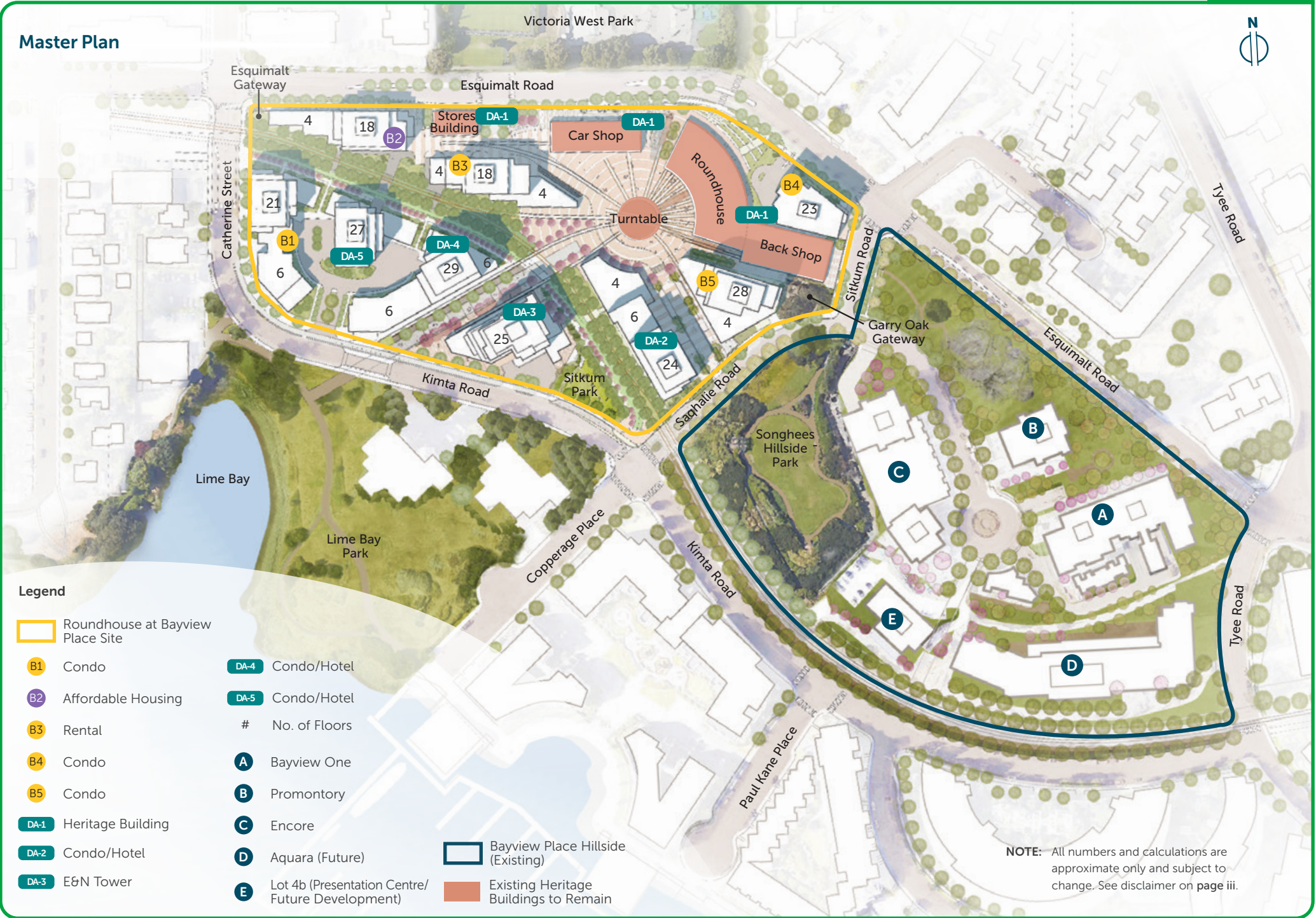
	Maximum Floor Area (sf)			Max Height (floors / m)
	Condo/Hotel/Rental	Commercial/Retail	Common Property	
DA-1 <sup>†</sup>	-	35,733 sf	-	n/a
DA-2	232,400 sf	8,700 sf	1,300 sf	24 / 88.0m
DA-3	205,162 sf	8,611 sf	-	25 / 88.0m
DA-4	266,900 sf	8,600 sf	6,000 sf	29 / 106.0m
DA-5	211,000 sf	-	8,000 sf	27 / 97.5m
B1	197,600 sf	-	2,500 sf	21 / 78.0m
B2 <sup>‡</sup>	150,700 sf	2,000 sf	2,500 sf	18 / 71.5m
B3	146,700 sf	8,450 sf	3,300 sf	18 / 70.5m
B4	161,200 sf	-	300 sf	23 / 87.5m
B5	217,300 sf	4,250 sf	5,800 sf	28 / 103m

<sup>†</sup> Heritage Buildings

<sup>‡</sup> Below-Market Rental

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

Master Plan



Legend

- Roundhouse at Bayview Place Site
- B1 Condo
- B2 Affordable Housing
- B3 Rental
- B4 Condo
- B5 Condo
- DA-1 Heritage Building
- DA-2 Condo/Hotel
- DA-3 E&N Tower
- DA-4 Condo/Hotel
- DA-5 Condo/Hotel
- # No. of Floors
- A Bayview One
- B Promontory
- C Encore
- D Aquara (Future)
- E Lot 4b (Presentation Centre/ Future Development)
- Bayview Place Hillside (Existing)
- Existing Heritage Buildings to Remain

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

## Plan Comparison

MAY 2021



### Overall Site Statistics

Site Area (not including Sitkum Park)	9.18 ac   400,091 sf
Site Coverage (%)	43.2%
Site Open Space	3.13 ac   136,420 sf
Total GFA	1,890,300 sf
Gross FSR	4.73

DEC 2021



### Overall Site Statistics

Site Area (not including Sitkum Park)	9.2 ac   400,130 sf
Site Coverage (%)	37.4%
Site Open Space	3.51 ac   153,052 sf
Total GFA	2,085,560 sf
Gross FSR	5.21

JUN 2022



### Overall Site Statistics

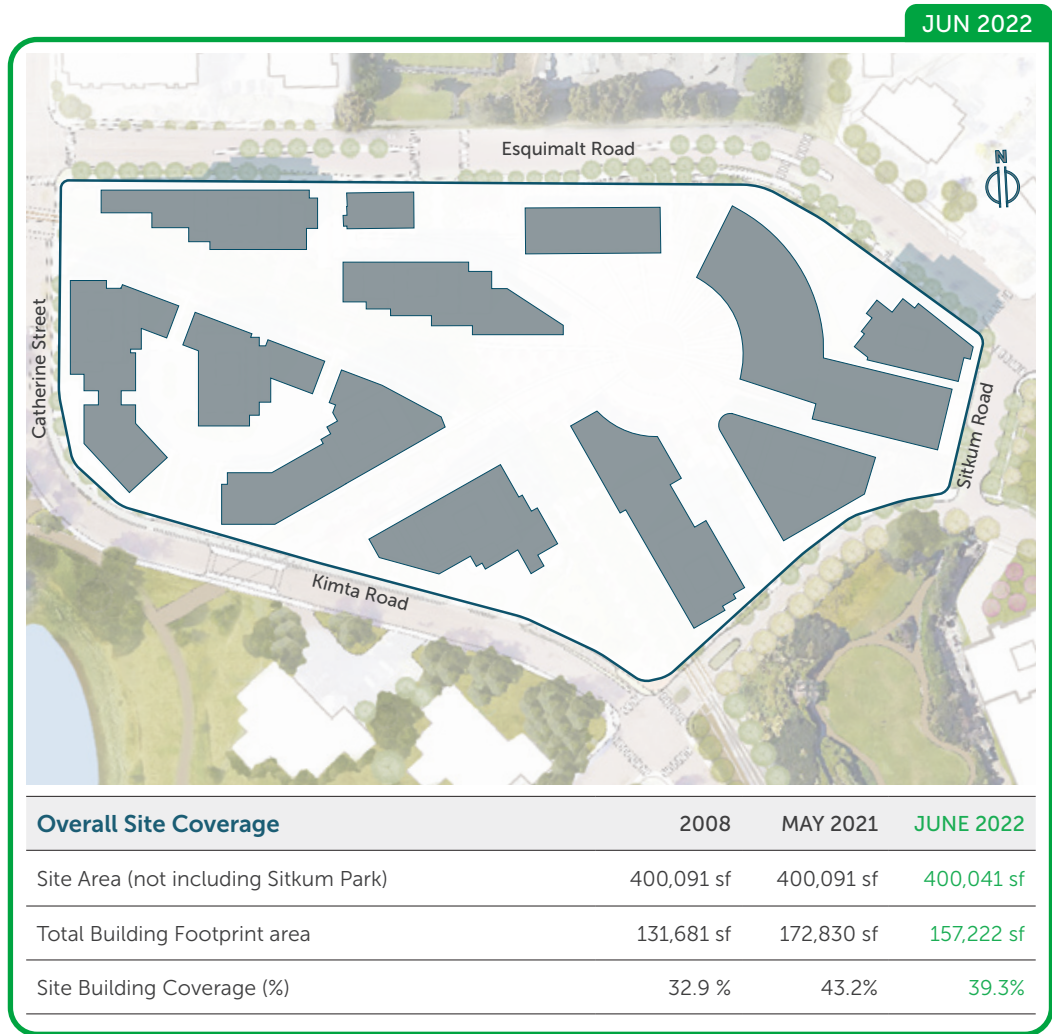
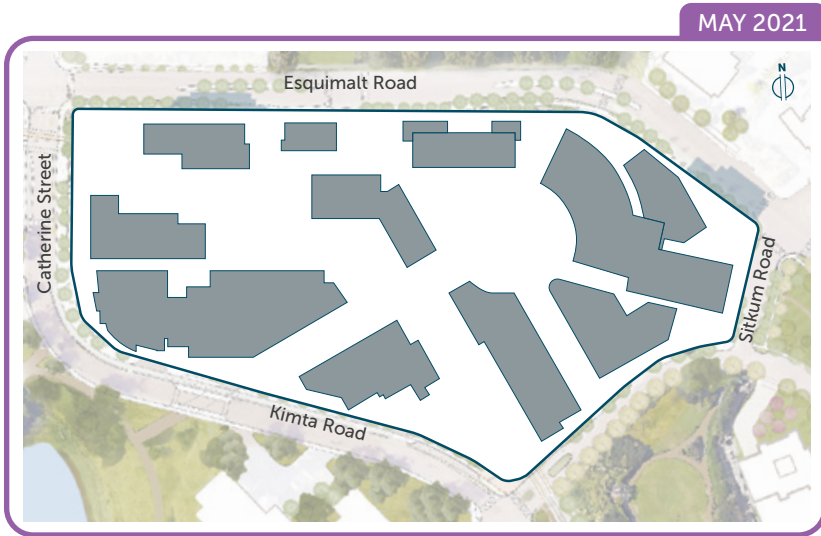
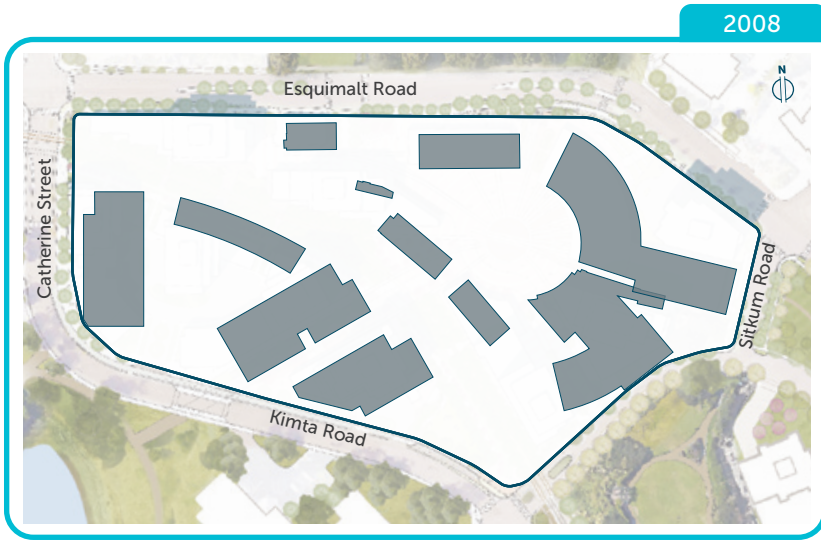
Site Area (not including Sitkum Park)	9.18 ac   400,041 sf
Site Coverage (%)	39.3%
Site Open Space	3.61 ac   155,216 sf
Total GFA	1,895,000 sf
Gross FSR	4.74

AUG 2021

CALUC: Concept was represented at 4.80 FSR and 32 Floors

**NOTE:** Gross FSR as indicated in the JUN 2022 chart is a representation of the concept plan as illustrated in this document. The proposed Zoning District limit is stated as 4.75 FSR.  
All numbers and calculations are approximate only and subject to change: See disclaimer on page iii.

### Building Layout Comparison



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

## Development Statistics

Metric

JUN 2022

Roundhouse at Bayview Place	Land Use Description	Land Area (ha)	Land Area (m <sup>2</sup> )	FAR	Est. Units	Density (m <sup>2</sup> )				Floors (podium-total)	Typical Floor Plate (m <sup>2</sup> )	
						Total	Condo/Hotel/Rental	Commercial	Amenity		Podium	Tower
<b>PROPOSED DEVELOPMENT AREA:</b>												
DA-2	Condo/Hotel	0.45	4,492	-	308	22,520	21,590	808	121	4-10-24	1,640	740
DA-3	E&N Tower	0.36	3,571	-	199	19,860	19,060	800	-	25	880	810
DA-4	Condo/Hotel	0.41	4,098	-	276	26,152	24,796	799	557	6-29	1,640	740
DA-5	Condo/Hotel	0.32	3,201	-	218	20,346	19,602	-	743	3-27	1,060	740
B1	Condo	0.36	3,608	-	204	18,590	18,357	-	232	3-6-21	1,560	700
B3	Rental	0.32	3,151	-	151	14,720	13,629	785	307	4-18	1,090	750
B4	Condo	0.19	1,896	-	166	15,004	14,976	-	28	23	570	700
B5	Condo	0.26	2,550	-	224	21,121	20,188	395	539	4-28	1,260	700
Sub-Total:		2.66	26,567	-	1,747	158,312	152,198	3,587	2,527	-	-	-
B2	Affordable Housing	0.21	2,122	-	156	14,418	14,000	186	232	4-18	1,200	720
<b>TOTAL PROPOSED AREA:</b>												
TOTAL:		2.87	28,689	-	1,902	172,731	166,199	3,773	2,759	-	-	-
<b>EXISTING RAIL BUILDING AREA:</b>												
DA-1	Stores Building	0.85	8,476	-	-	272	-	272	-	-	-	-
DA-1	Car Shop	-	-	-	-	738	-	738	-	-	-	-
DA-1	Roundhouse	-	-	-	-	1,630	-	1,630	-	-	-	-
DA-1	Back Shop**	-	-	-	-	680	-	680	-	-	-	-
Sub-Total:		0.85	8,476	-	-	3,320	-	3,320	-	-	-	-
<b>TOTAL COMBINED AREA:</b>												
TOTAL:		3.72	37,165	4.74	1,902	176,050	166,199	7,093	2,759	-	-	-

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

## Development Statistics

Imperial

JUN 2022

Roundhouse at Bayview Place	Land Use Description	Land Area (acre)	Land Area (sf)	FAR	Est. Units	Density (sf)				Floors (podium-total)	Typical Floor Plate (sf)	
						Total	Condo/Hotel/Rental	Commercial	Amenity		Podium	Tower
<b>PROPOSED DEVELOPMENT AREA:</b>												
DA-2	Condo/Hotel	1.11	48,351	-	308	242,400	232,400	8,700	1,300	4-10-24	17,700	8,000
DA-3	E&N Tower	0.88	38,438	-	199	213,773	205,162	8,611	-	25	9,500	8,700
DA-4	Condo/Hotel	1.01	44,111	-	276	281,500	266,900	8,600	6,000	6-29	17,600	8,000
DA-5	Condo/Hotel	0.79	34,455	-	218	219,000	211,000	-	8,000	3-27	11,400	8,000
B1	Condo	0.89	38,836	-	204	200,100	197,600	-	2,500	3-6-21	16,800	7,500
B3	Rental	0.78	33,917	-	151	158,450	146,700	8,450	3,300	4-18	11,700	8,100
B4	Condo	0.47	20,408	-	166	161,500	161,200	-	300	23	6,100	7,500
B5	Condo	0.63	27,448	-	224	227,350	217,300	4,250	5,800	4-28	13,600	7,500
Sub-Total:		<b>6.56</b>	<b>285,965</b>	-	<b>1,747</b>	<b>1,704,073</b>	<b>1,638,262</b>	<b>38,611</b>	<b>27,200</b>	-	-	-
B2	Affordable Housing	0.52	22,841	-	156	155,200	150,700	2,000	2,500	4-18	12,900	7,800
<b>TOTAL PROPOSED AREA:</b>												
<b>TOTAL:</b>		<b>7.09</b>	<b>308,806</b>	-	<b>1,902</b>	<b>1,859,273</b>	<b>1,788,962</b>	<b>40,611</b>	<b>29,700</b>	-	-	-
<b>EXISTING RAIL BUILDING AREA:</b>												
DA-1	Stores Building	2.09	91,235	-	-	2,924	-	2,924	-	-	-	-
DA-1	Car Shop	-	-	-	-	7,943	-	7,943	-	-	-	-
DA-1	Roundhouse	-	-	-	-	17,548	-	17,548	-	-	-	-
DA-1	Back Shop**	-	-	-	-	7,318	-	7,318	-	-	-	-
Sub-Total:		<b>2.09</b>	<b>91,235</b>	-	-	<b>35,733</b>	-	<b>35,733</b>	-	-	-	-
<b>TOTAL COMBINED AREA:</b>												
<b>TOTAL:</b>		<b>9.18</b>	<b>400,041</b>	<b>4.74</b>	<b>1,902</b>	<b>1,895,006</b>	<b>1,788,962</b>	<b>76,344</b>	<b>29,700</b>	-	-	-

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

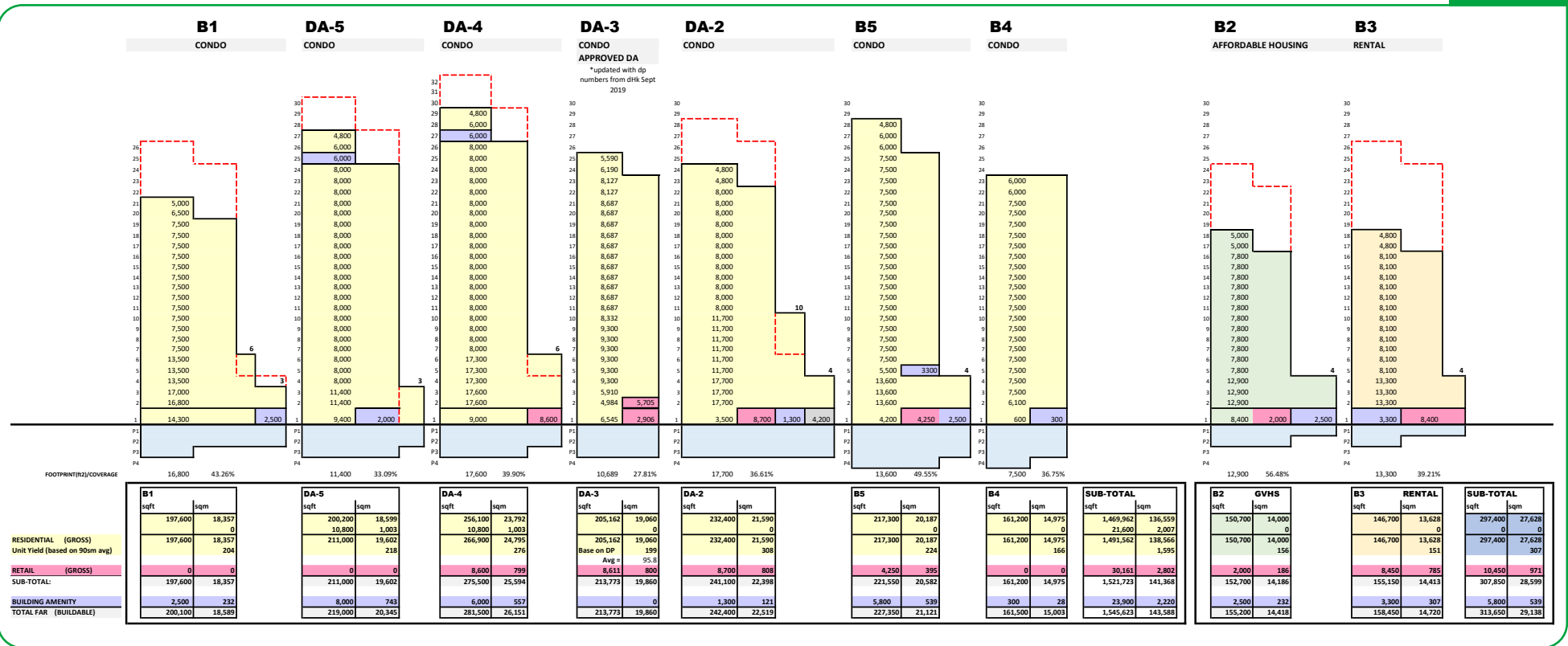


# Building Heights

## Updated Proposal

Jun 2022 Submission vs. Dec 2021 Proposal

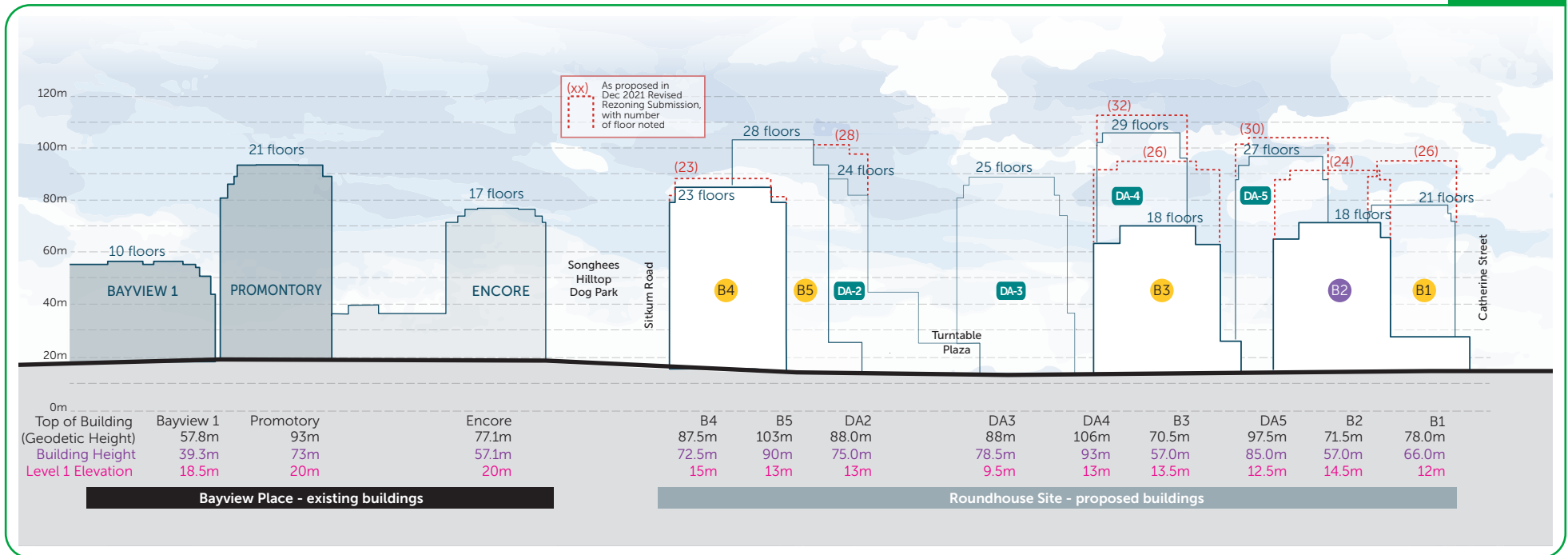
JUN 2022



NOTE: All numbers and calculations are approximate only and subject to change. See disclaimer on page iii. This data does not include Commercial space within Heritage Buildings.

Updated Proposal (Jun 2022)

JUN 2022



Legend

----- Dec 2021 Proposal Tower Heights

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

## Primary Public Spaces

JUN 2022



Four significant Public Spaces establish the primary structure of open spaces within the neighbourhood.

These public spaces are interconnected within the site and directly link to adjacent public spaces in the community.

In addition to these larger spaces, several other smaller public open space areas are provided within the plan - these are labeled on the plan above.

### Urban Forest & Rail Trail

- Central green across the site maintaining rail corridor for future mobility uses
- Primary cycling and pedestrian route linking to the wider community
- Native plantings suited to the coastal ecology

### Turntable Plaza

- Heart of the community
- Primarily a pedestrian space with limited traffic
- Activated by uses spilling out from the Roundhouse and Car Shop heritage buildings

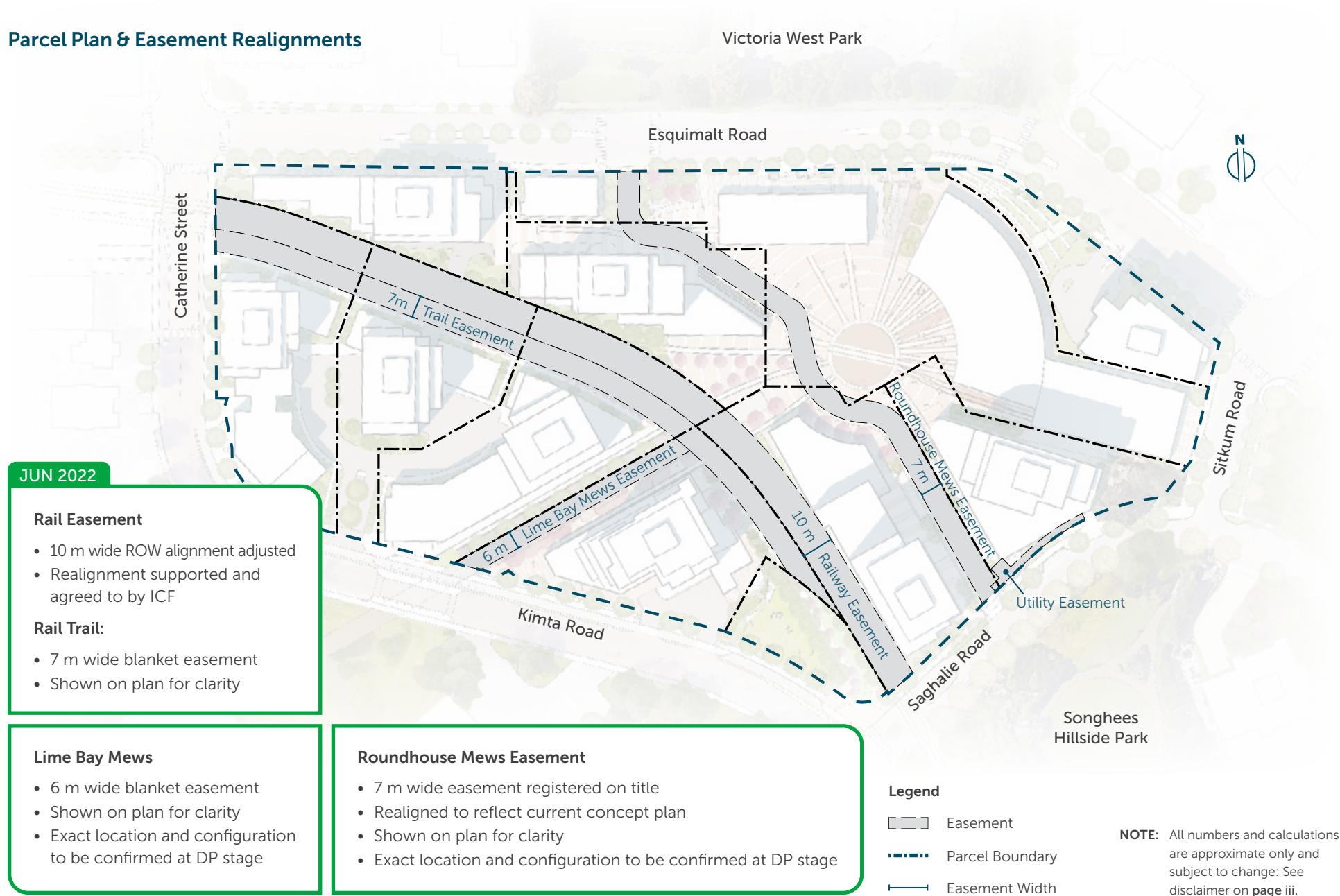
### Sitkum Park

- Existing public park to be redeveloped as a new park space
- Integrated with the Urban Forest Rail Trail
- Provides residents with a flexible and programmable public space
- A visible green entry into the neighbourhood

### Lime Bay Mews

- Primarily a pedestrian link from Roundhouse Plaza to Lime Bay Park
- Gently sloping space lined with trees, landscaped terraces and seating
- Space activated by cafe seating, shops, and residential lobby uses spilling out from the buildings on either side

## Parcel Plan & Easement Realignments



JUN 2022

### Rail Easement

- 10 m wide ROW alignment adjusted
- Realignment supported and agreed to by ICF

### Rail Trail:

- 7 m wide blanket easement
- Shown on plan for clarity

### Lime Bay Mews

- 6 m wide blanket easement
- Shown on plan for clarity
- Exact location and configuration to be confirmed at DP stage

### Roundhouse Mews Easement

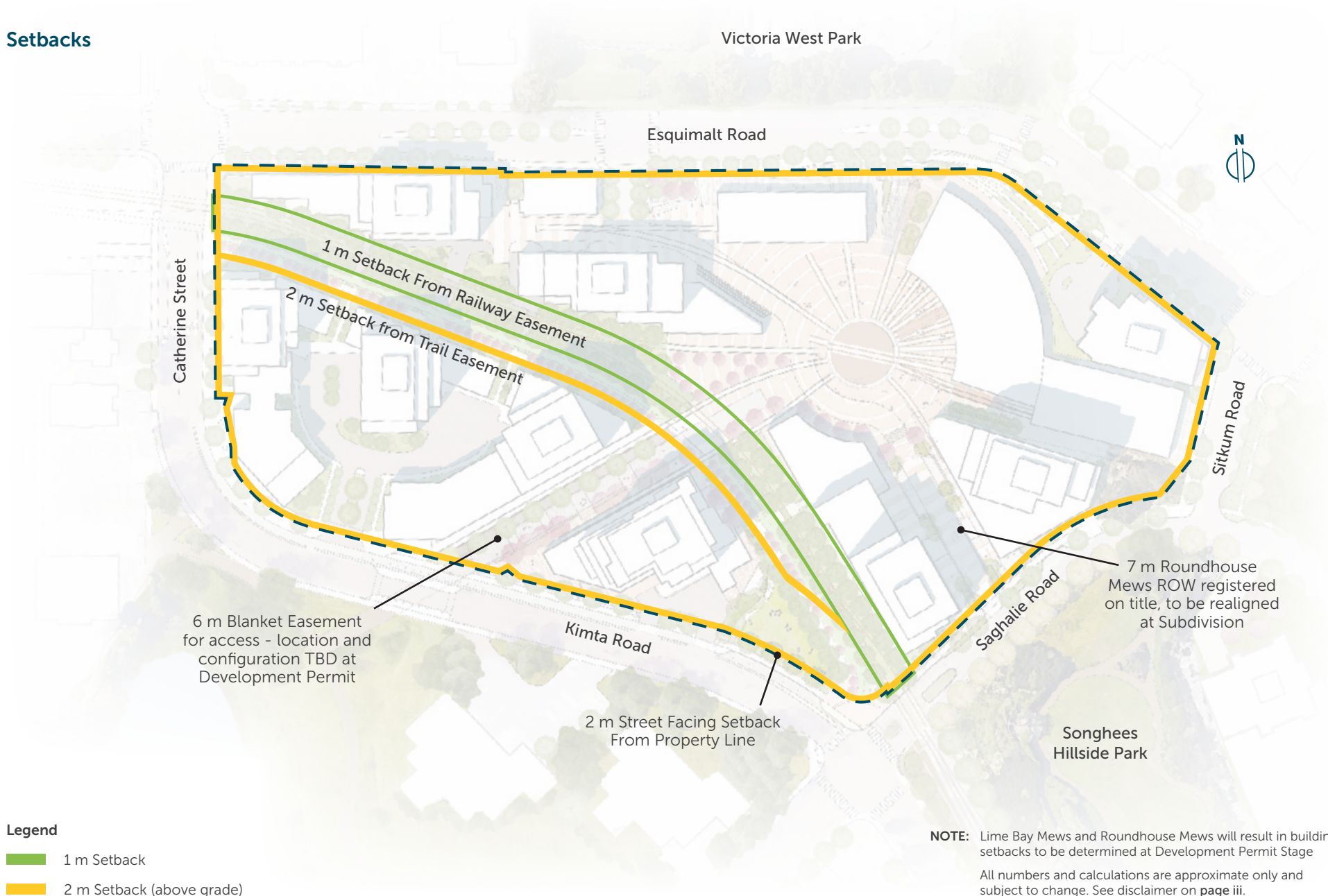
- 7 m wide easement registered on title
- Realigned to reflect current concept plan
- Shown on plan for clarity
- Exact location and configuration to be confirmed at DP stage

### Legend

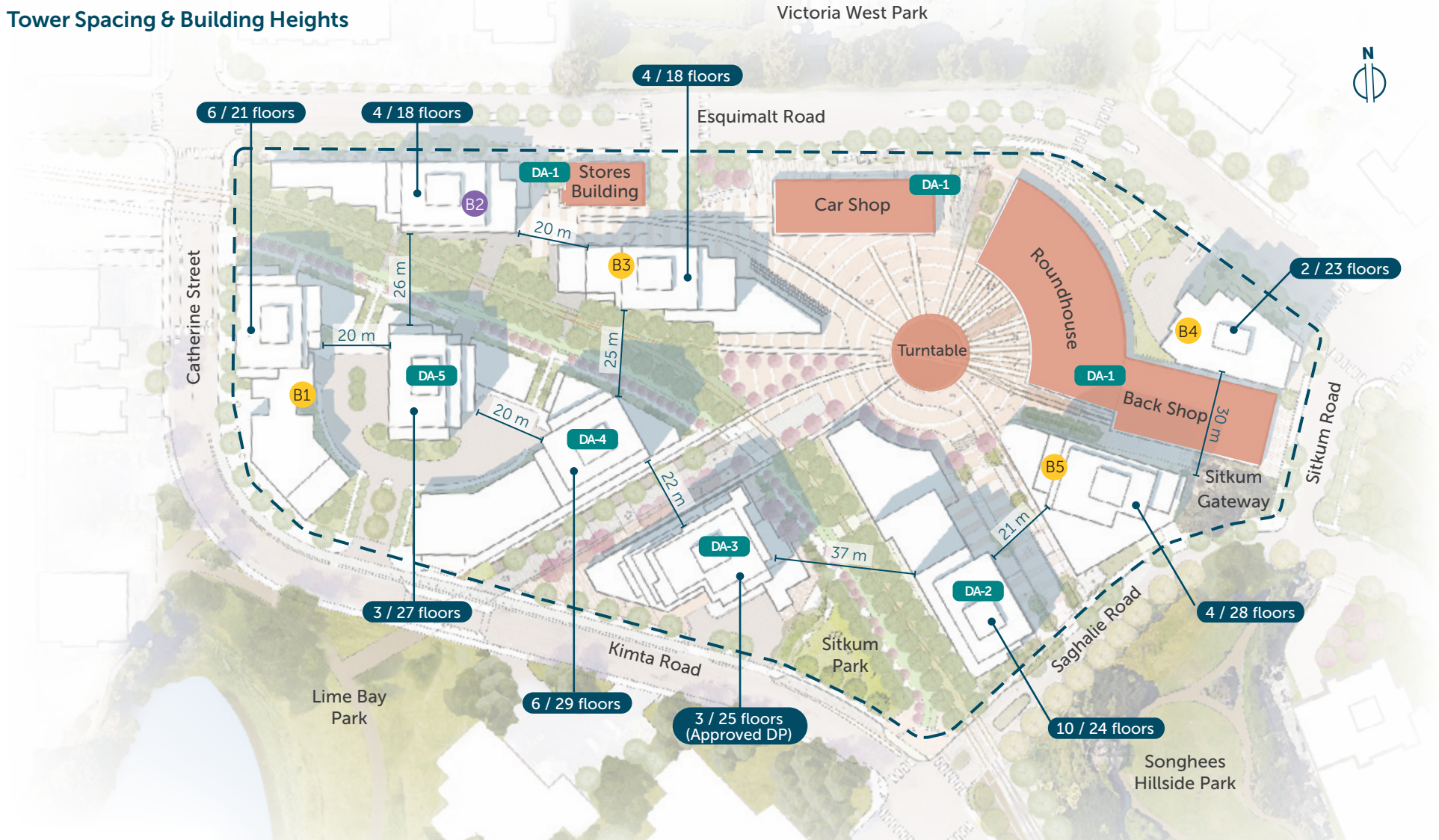
- ▭ Easement
- Parcel Boundary
- Easement Width

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



Setbacks



### Tower Spacing & Building Heights

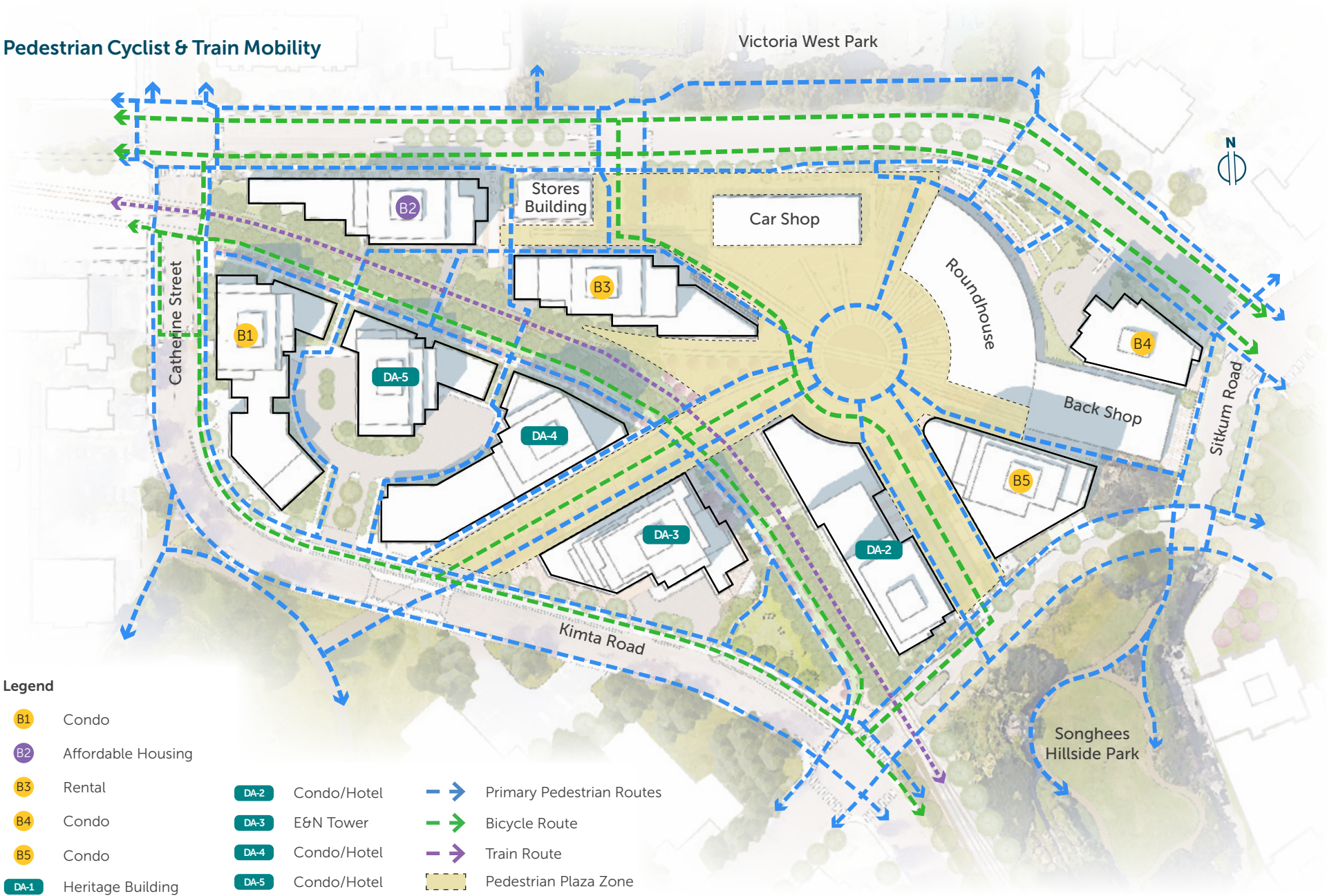


**Legend**

-  Tower Spacing
-  Building Heights (Podium / Tower)

**NOTE:** Minimum 20.0m between towers. Dimensions shown are approximate only based on concept shown  
All numbers and calculations are approximate only and subject to change. See disclaimer on page iii.

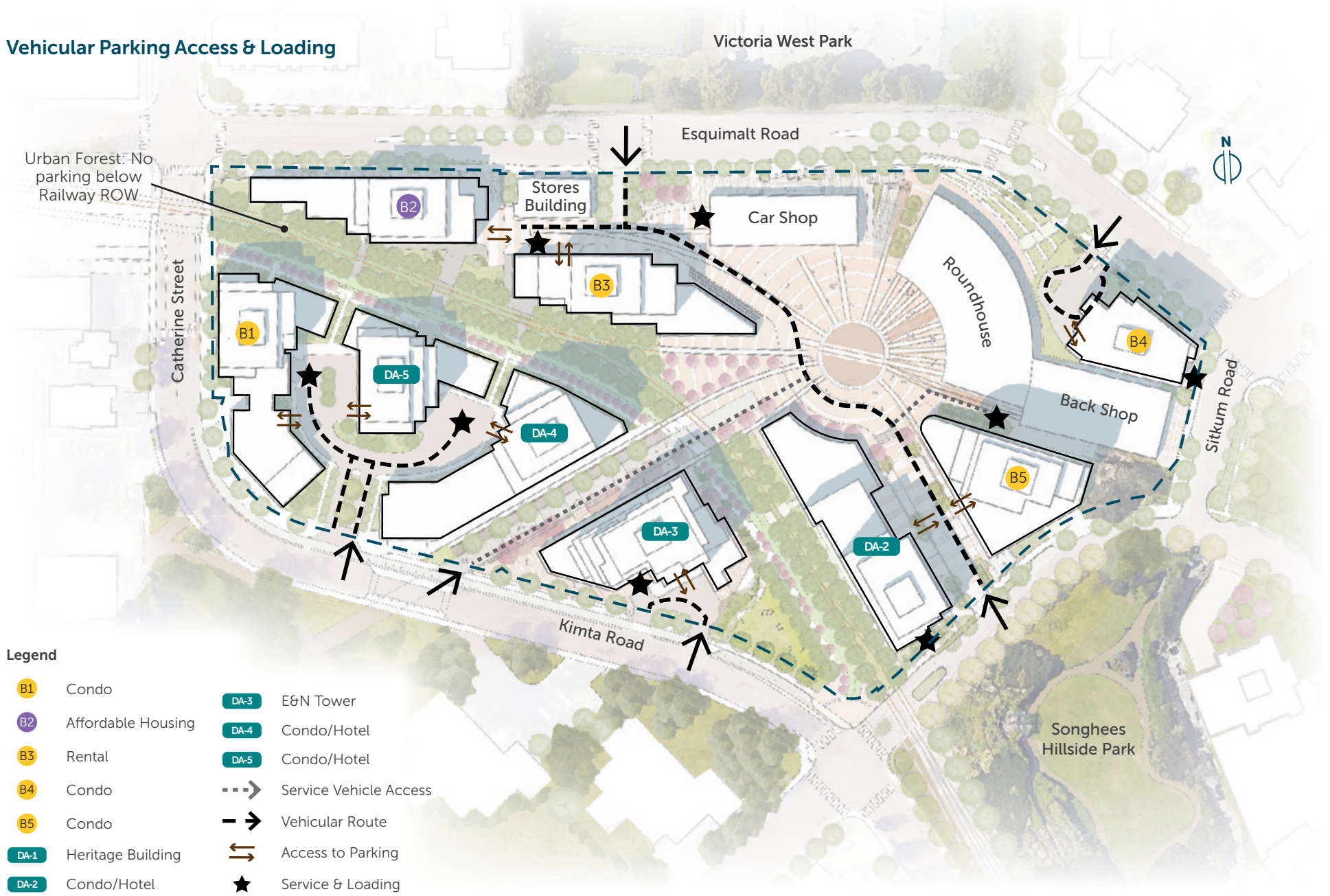
Pedestrian Cyclist & Train Mobility



Legend

- B1 Condo
- B2 Affordable Housing
- B3 Rental
- B4 Condo
- B5 Condo
- DA-1 Heritage Building
- DA-2 Condo/Hotel
- DA-3 E&N Tower
- DA-4 Condo/Hotel
- DA-5 Condo/Hotel
- Primary Pedestrian Routes
- Bicycle Route
- Train Route
- Pedestrian Plaza Zone

### Vehicular Parking Access & Loading



**Legend**

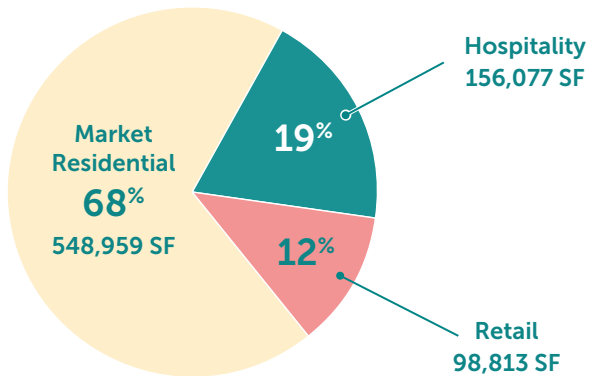
- |  |   |
|--|---|
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">B1</span> Condo               | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">DA-3</span> E&N Tower                                  |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">B2</span> Affordable Housing  | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">DA-4</span> Condo/Hotel                                |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">B3</span> Rental              | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">DA-5</span> Condo/Hotel                                |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">B4</span> Condo               | <span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; height: 10px;"></span> Service Vehicle Access |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">B5</span> Condo               | <span style="border-bottom: 2px solid black; display: inline-block; width: 15px; height: 10px;"></span> Vehicular Route         |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">DA-1</span> Heritage Building | <span style="border-bottom: 1px solid brown; display: inline-block; width: 15px; height: 10px;"></span> Access to Parking       |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">DA-2</span> Condo/Hotel       | <span style="font-size: 1.2em;">★</span> Service & Loading  |



# Housing

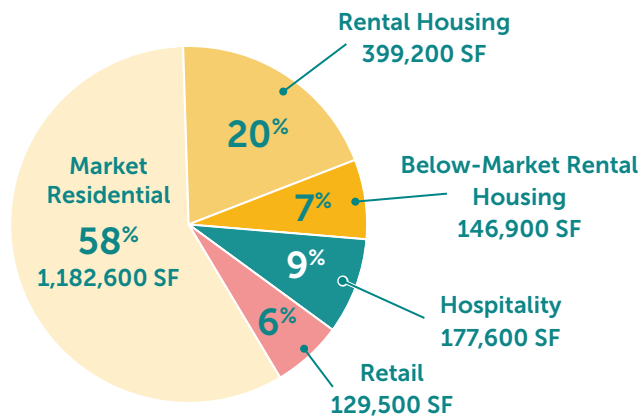
## Housing Mix Comparison

2008

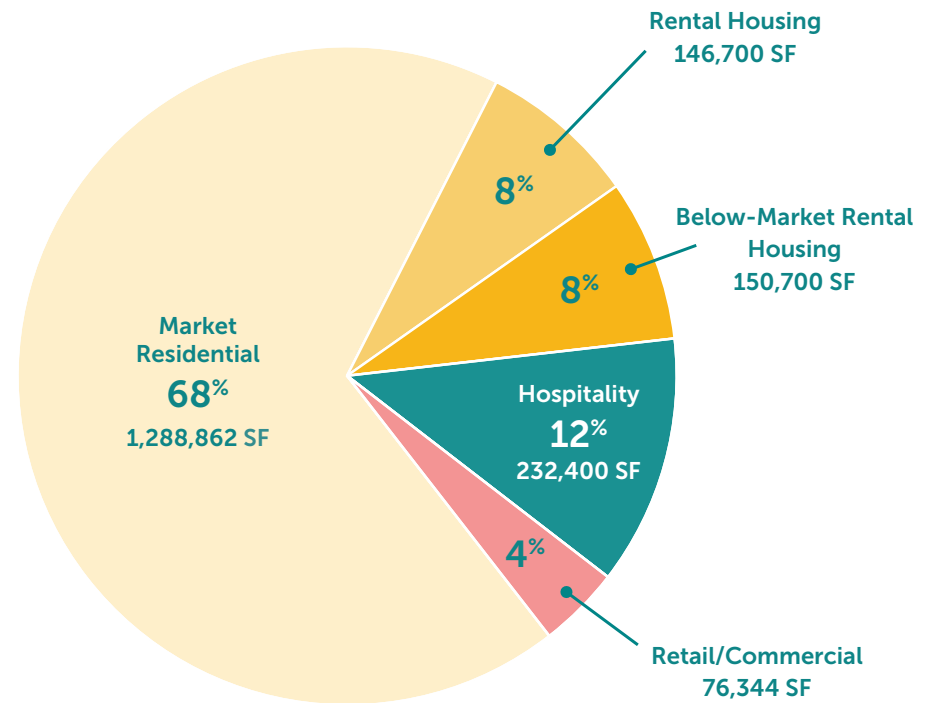


The current approved plan, which set the baseline for the mix of uses, is provided above.

MAY 2021



JUN 2022



- Overall Diversity and mix of uses similar to May 2021 submission.
- Inclusion of Affordable Housing (Below-Market Rental Housing to meet GVHS needs).
- Reduction in Rental Housing in response to market conditions.
- Reduction in Retail space to better align to anticipated market demand results in increase in market residential.

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

## Affordable Housing

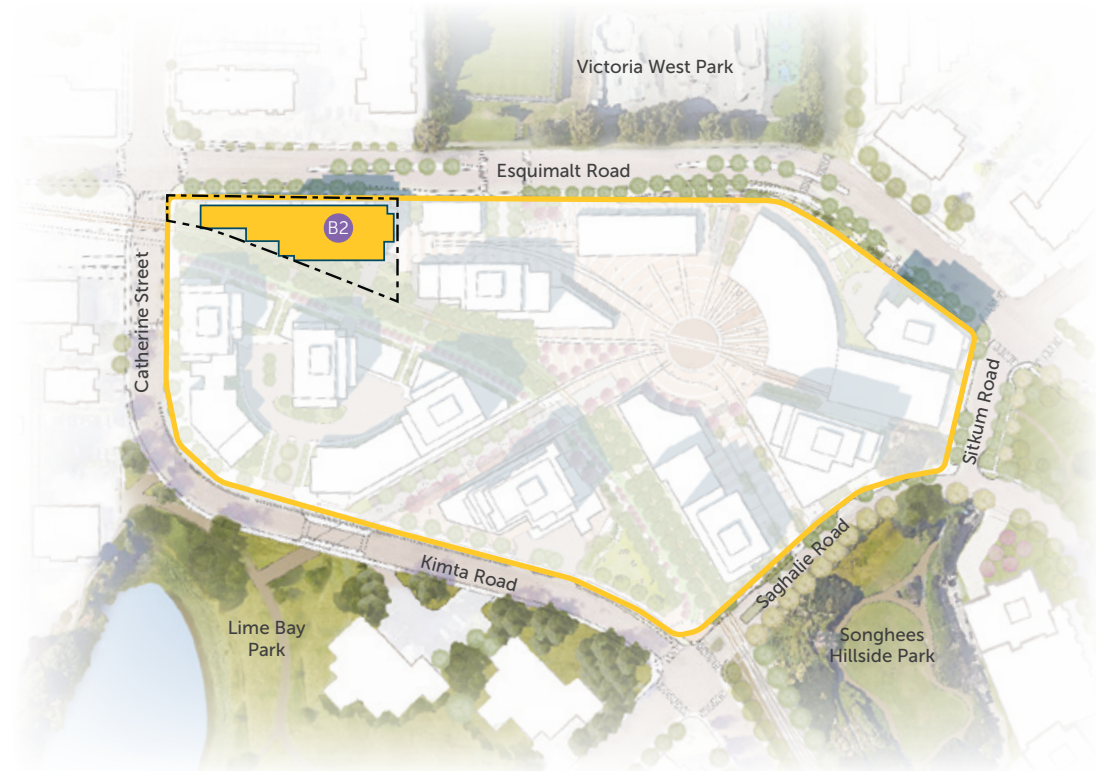
Our agreement with GVHS: Bayview will provide a shovel-ready parcel of land, serviced and ready for GVHS to proceed with the development of an affordable housing project. At approximately 1/2 acre, this site is labeled B2 on the plan.

“ The Greater Victoria Housing Society has a goal of providing work force and below market affordable housing on the site.

GVHS hopes to achieve the affordable rental housing with rents that comply with CMHC or other program affordable housing requirements or acceptable government financing program.

Units will be targeted to households with incomes that are within the low to moderate income limits as defined by BC Housing. ”

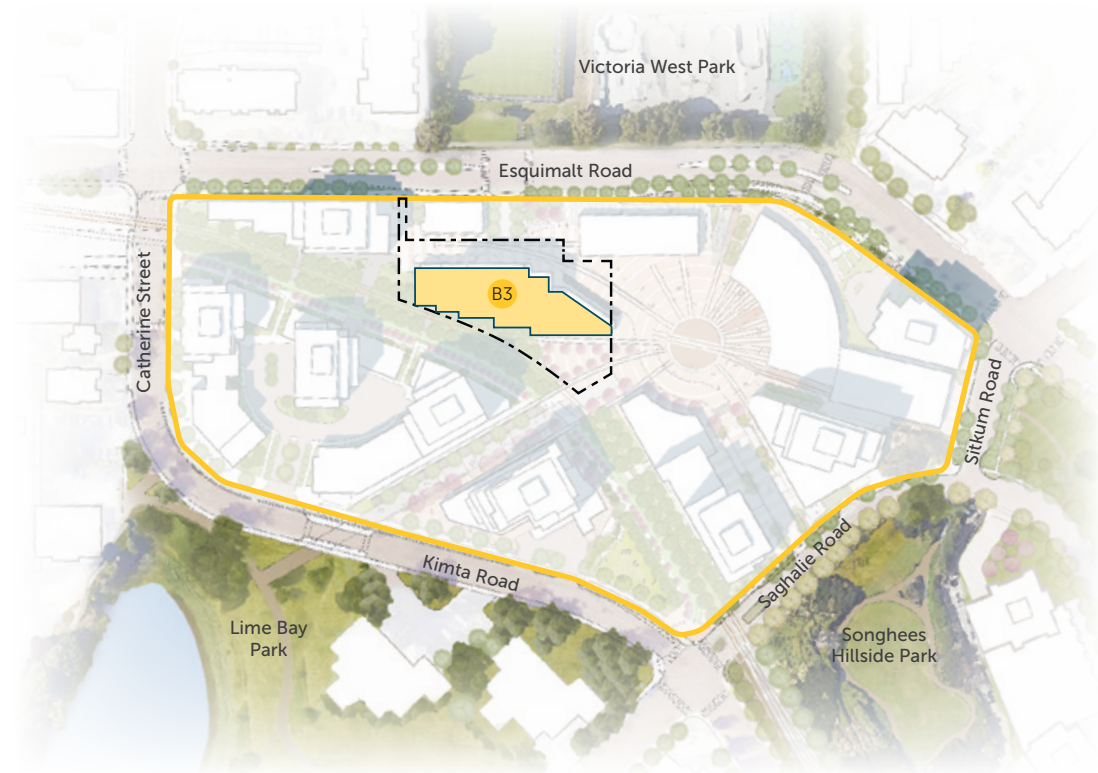
—GVHS



### Purpose Built Rental Housing

Bayview has identified a site for purpose-built rental housing, noted as B3 on the plan.

This building will provide a permanent supply of for-rent housing choices for residents within Victoria West.



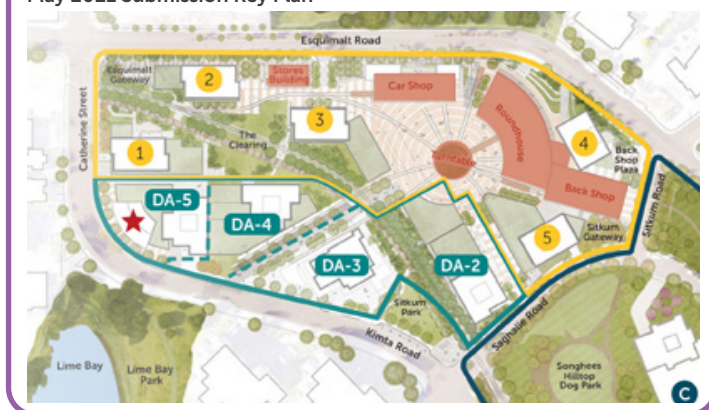
MAY 2021

Units & Parking	Units	Unit Type			Estimated Parking
		Bachelor (<45m²)	1 Bedroom (45m²-70m²)	2+ Bedroom (>70m²)	
1	216	41	87	88	209
2	256	26	104	126	303
3A	135	0	85	50	2
3B	119	0	49	70	126
4	192	80	40	72	251
5	240	88	48	104	273
Heritage Buildings					37
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>

JUN 2022

Units & Parking	Units	Unit Type			Minimum Parking
		Bachelor (<45m²)	1 Bedroom (45m²-70m²)	2+ Bedroom (>70m²)	
B1 Condo	204	39	82	83	156
B2 Affordable†	156	39	109	8	60
B3 Rental	151	15	62	74	99
B4 Condo	166	63	36	67	124
B5 Condo	224	77	51	96	172
Heritage Buildings					54
DA-2	308	44	114	150	253
DA-3	199	22	80	97	240‡
DA-4	276	94	72	110	223
DA-5	218	20	108	90	169
<b>TOTAL:</b>	<b>1,902</b>	<b>413</b>	<b>714</b>	<b>775</b>	<b>1,550</b>

May 2021 Submission Key Plan



**NOTE:** Refer to Traffic Impact Assessment and Traffic Demand Management Reports for detailed parking requirement, provisions, reductions, and variances. Minimum Parking Numbers are based on TDM strategy. Additional reductions in parking numbers may be achieved by applying the Supplemental TDM Strategy outlined in the report by WATT Consulting Group.

† Affordable Housing site and development parcel. The proposed affordable housing development is subject to future design and development permit approvals by a non-profit affordable housing developer and operator to a maximum of the values and criteria identified in this proposed zoning.

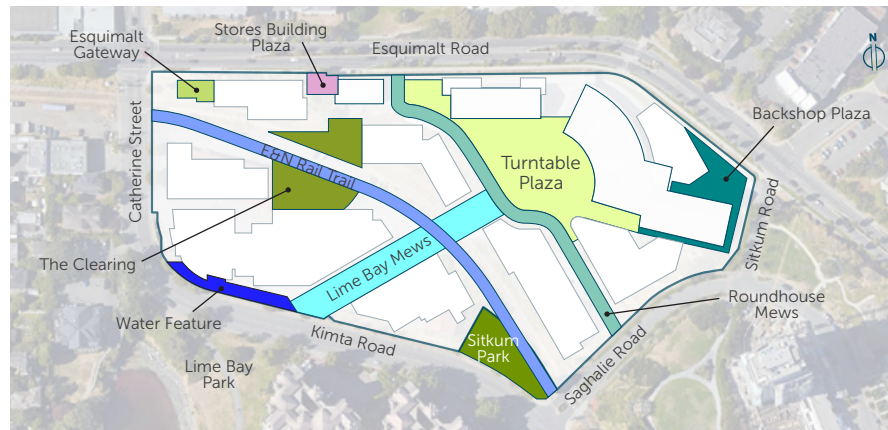
‡ TDM not applied to DA-3; number based on approved DP.

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

# Amenities

## Public Amenity Plan Revisions

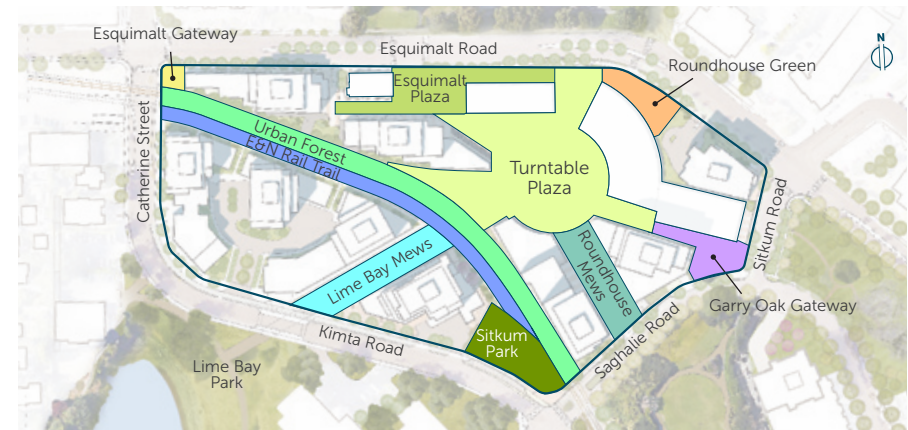
MAY 2021



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

JUN 2022



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.	Area (SF)
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.

### Amenity Areas



- Legend**
- Rail Trail (Trail Easement)
  - Urban Forest (Railway)
  - Turntable Plaza
  - Lime Bay Mews
  - Roundhouse Mews
  - Esquimalt Plaza
  - Esquimalt Gateway
  - Roundhouse Green
  - Garry Oak Gateway
  - Sitkum Park
  - Lime Bay Park & Kimta Crossing

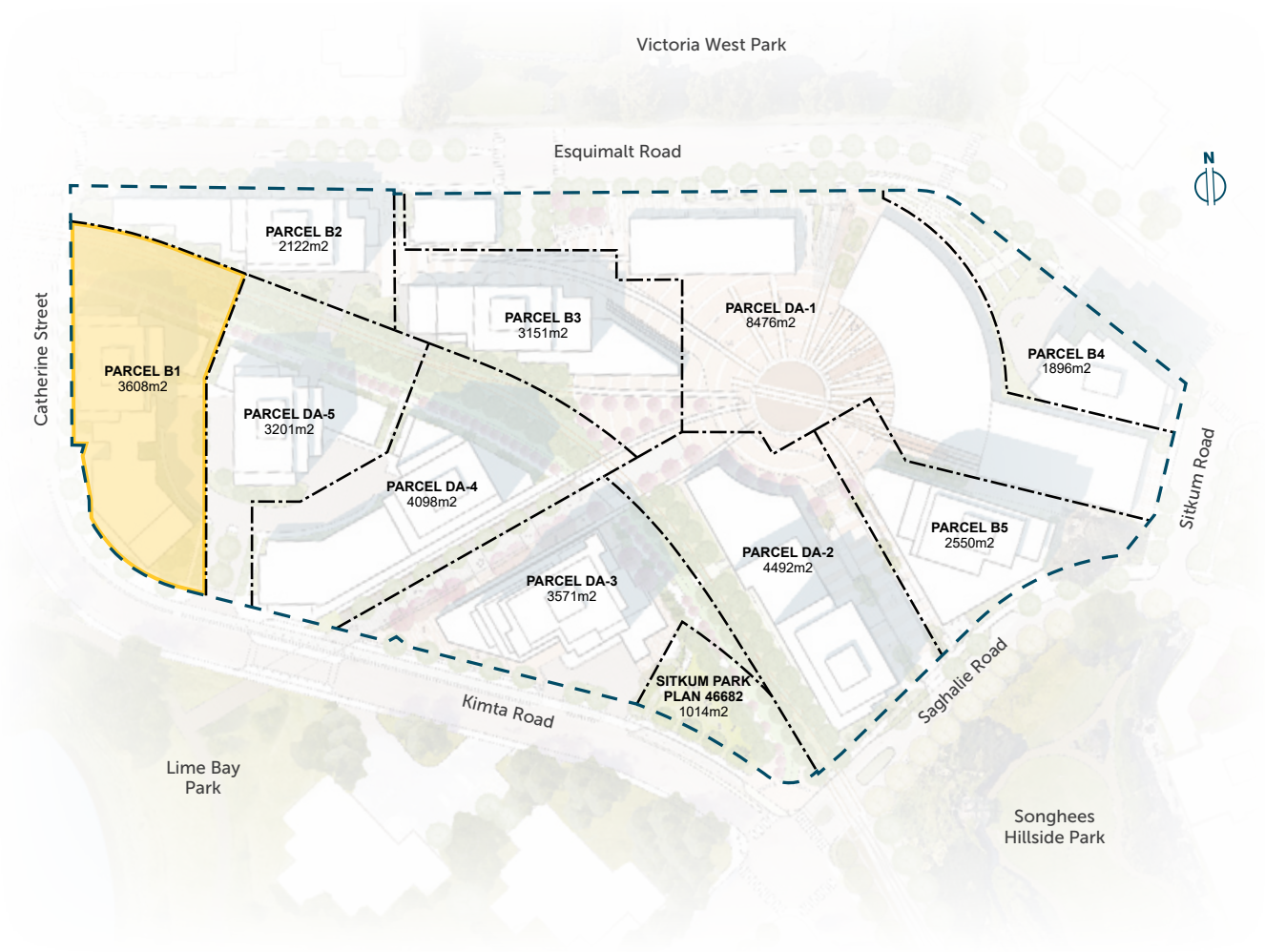
## Parcel B1

### List of Amenities

- Portion of Urban Forest
- Portion of Rail Trail

### List of Benefits

- Completion of Catherine Street frontage and interface to the Rail Trail and Urban Forest



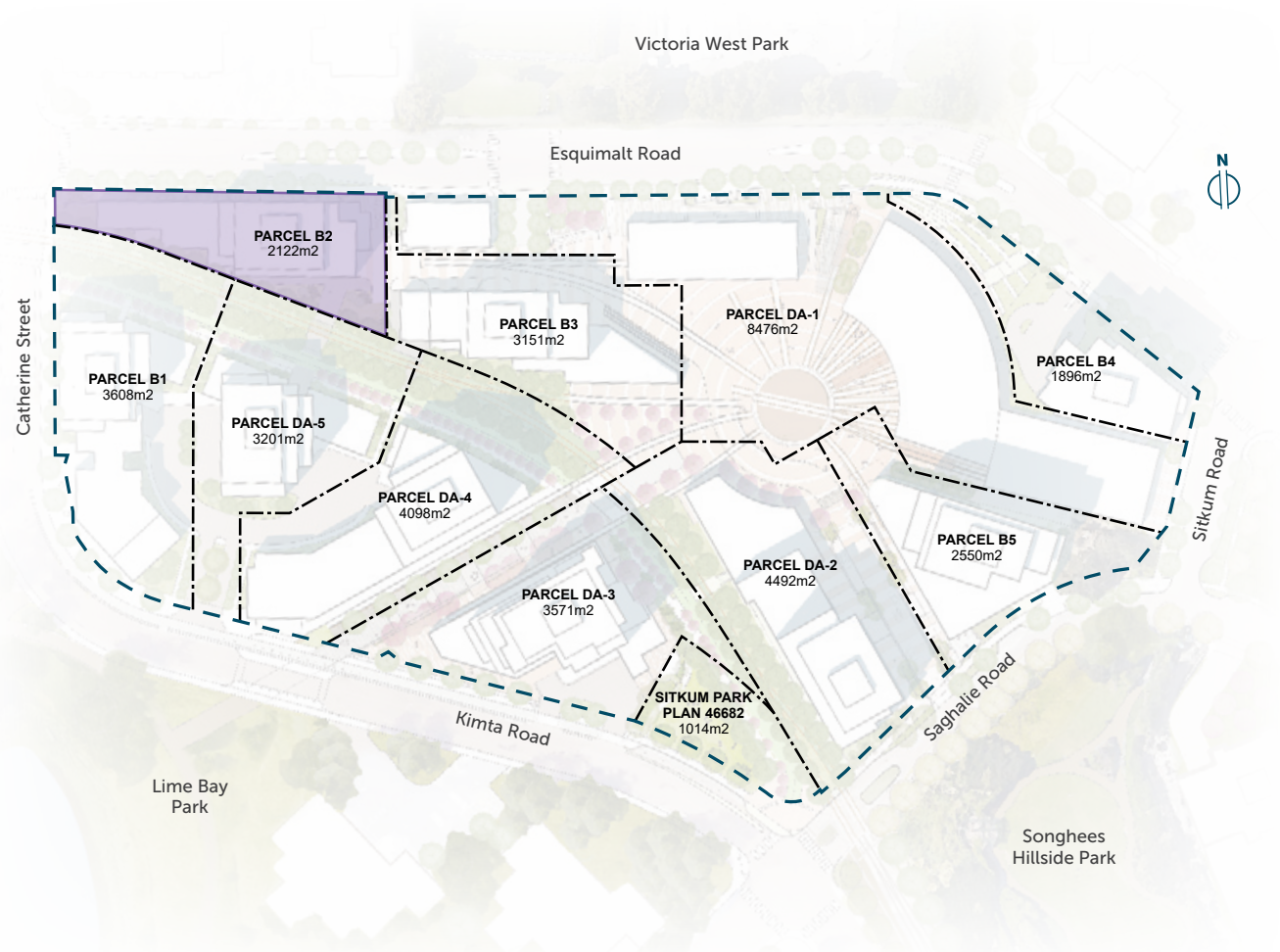
## Parcel B2

### List of Amenities

- Esquimalt Gateway (Plaza & Green Space)

### List of Benefits

- Approx. 150 Affordable Housing Units
- Delivery of Affordable Housing can occur immediately at this location in the phasing of development



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



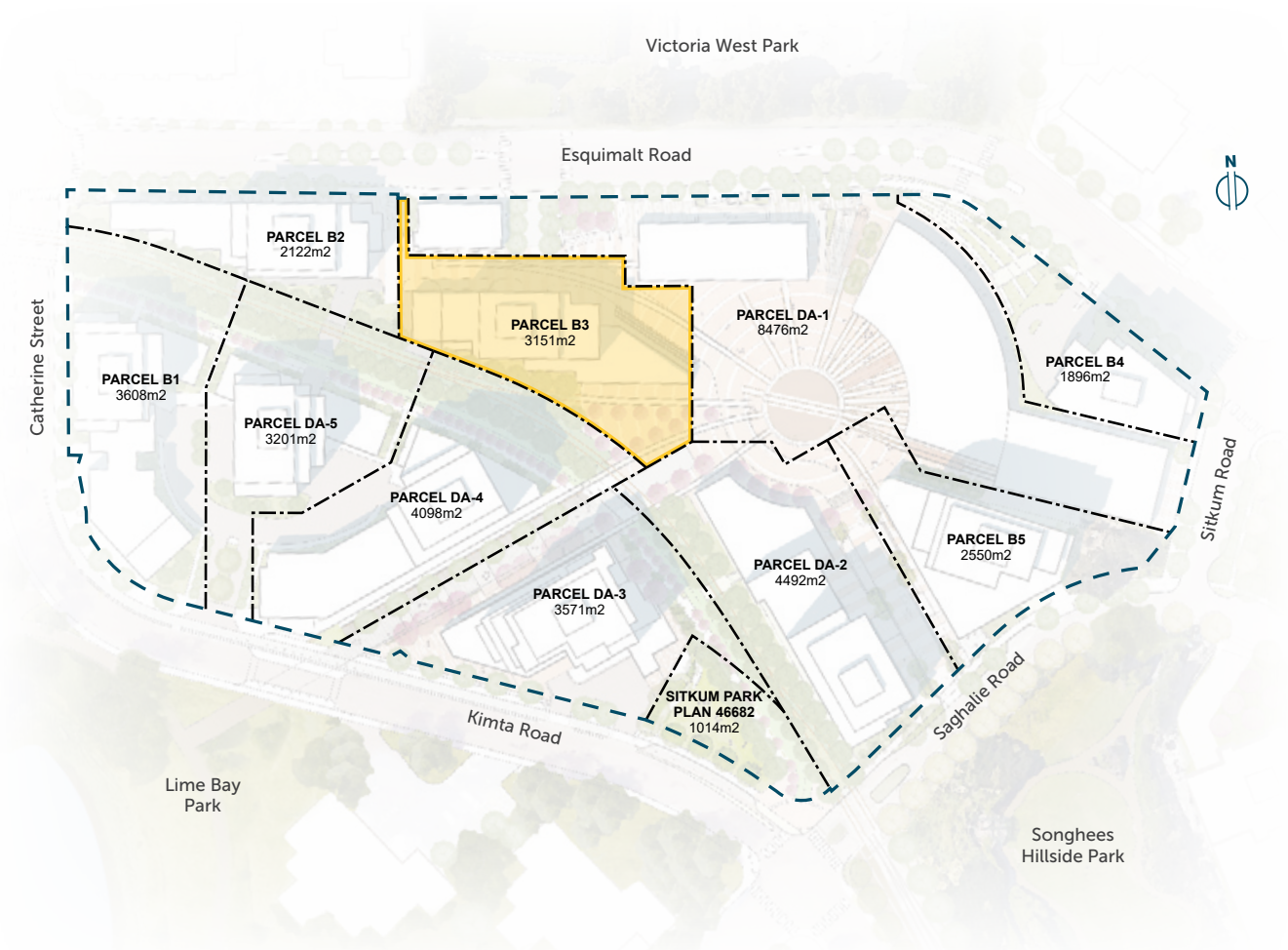
## Parcel B3

### List of Amenities

- Partial Esquimalt Plaza (between B3 & Stores Building)

### List of Benefits

- Approx. 150 Rental Units



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

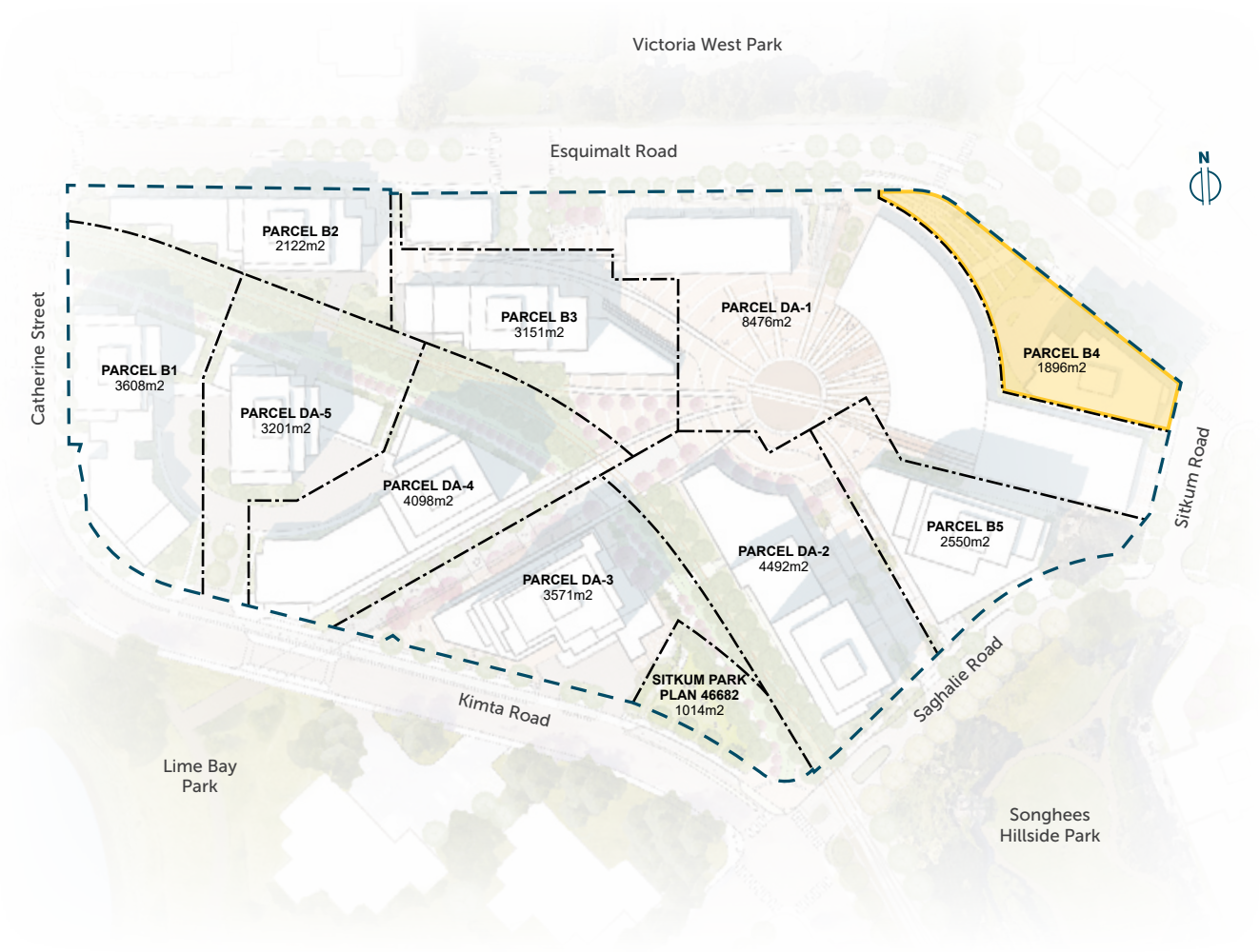
## Parcel B4

### List of Amenities

- Roundhouse Green (public access and stepping green space between Esquimalt Road and the Roundhouse)

### List of Benefits

- Improved Public Access point from Vic West Park into the Roundhouse Precinct
- Delivers a fully landscaped foreground and setting for the heritage Roundhouse building



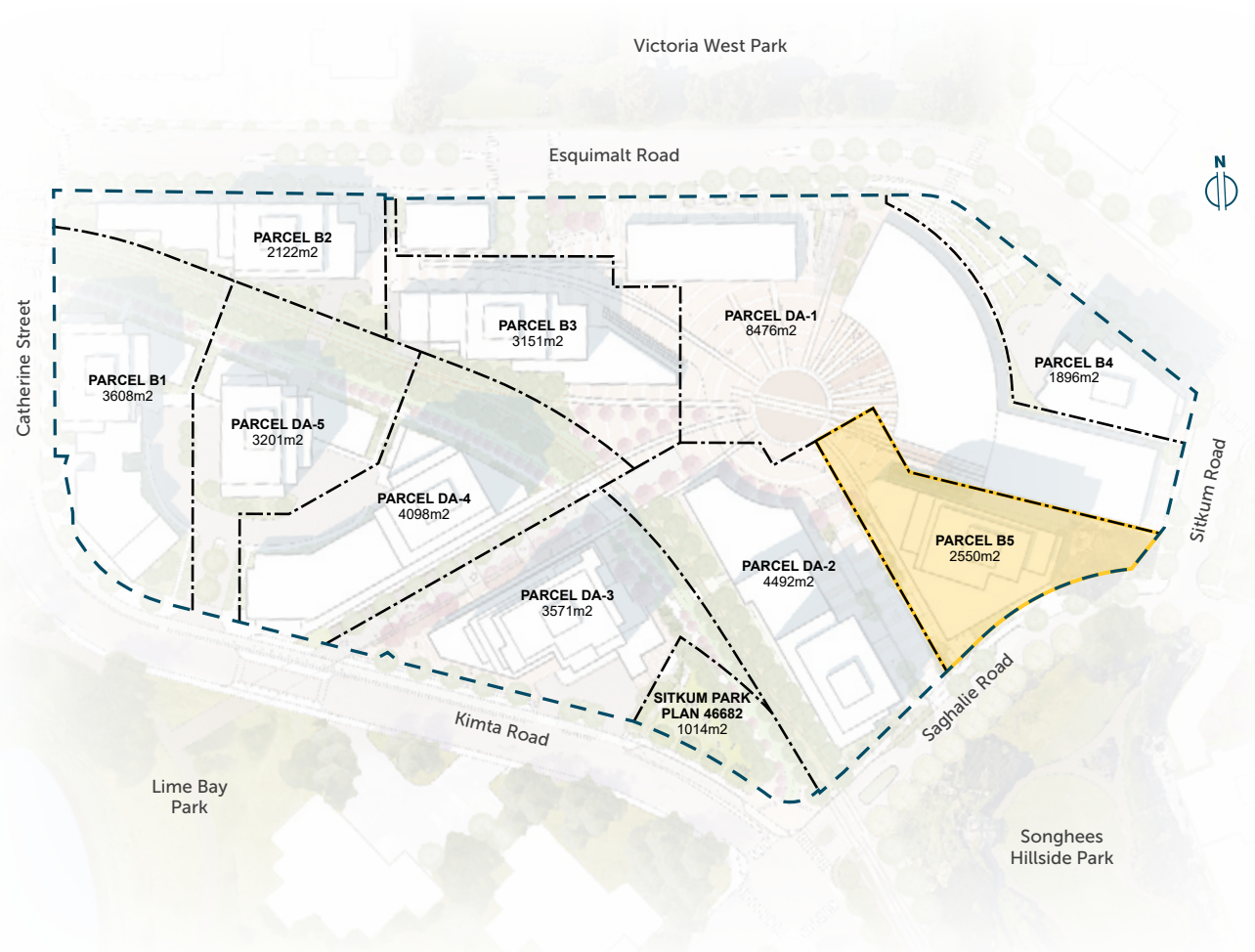
## Parcel B5

### List of Amenities

- Garry Oak Gateway (public access and steps, stepping green space between Sitkum Road and the Roundhouse)
- Portion of Roundhouse Mews

### List of Benefits

- Preserves heritage landscape and rock outcrop
- Provides pedestrian link from Sitkum down to Turntable Plaza
- Delivery of Roundhouse Mews in coordination with development of DA-2



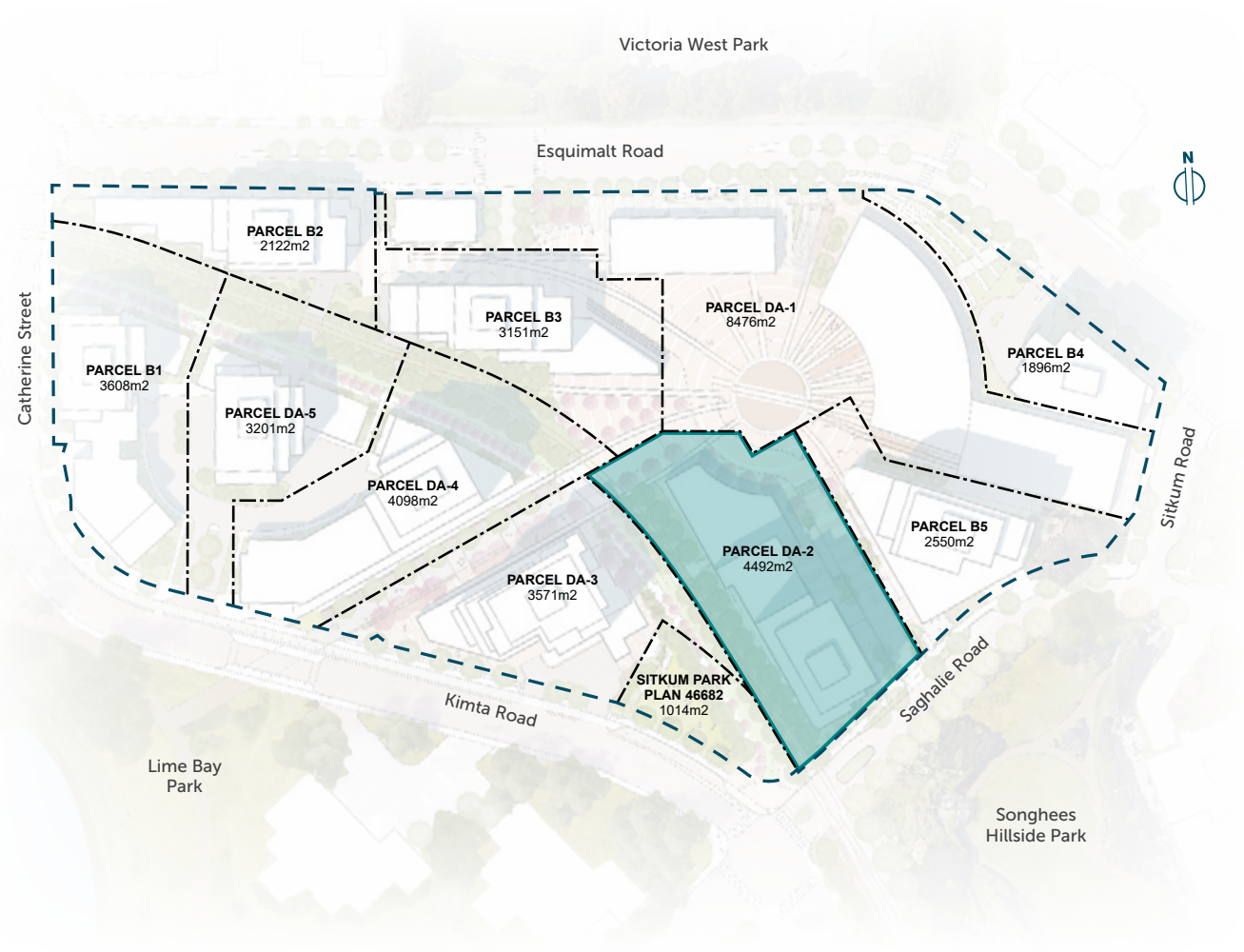
## Parcel DA-2

### List of Amenities

- Portion of Urban Forest
- Portion of Roundhouse Mews

### List of Benefits

- Delivery of the entire eastern portion of the Urban Forest
- Delivery of Roundhouse Mews in coordination with development of B5



## Parcel DA-3

### List of Amenities

- Portion of Rail Trail
- Majority of Lime Bay Mews (open for public use)
- Sitkum Park

### List of Benefits

- Potential immediate development of this parcel (based on already approved DP)
- Delivers redevelopment and programming to Sitkum Park for wider community benefit as an immediate shovel-ready project
- Interim pedestrian crossing of Kimta Road



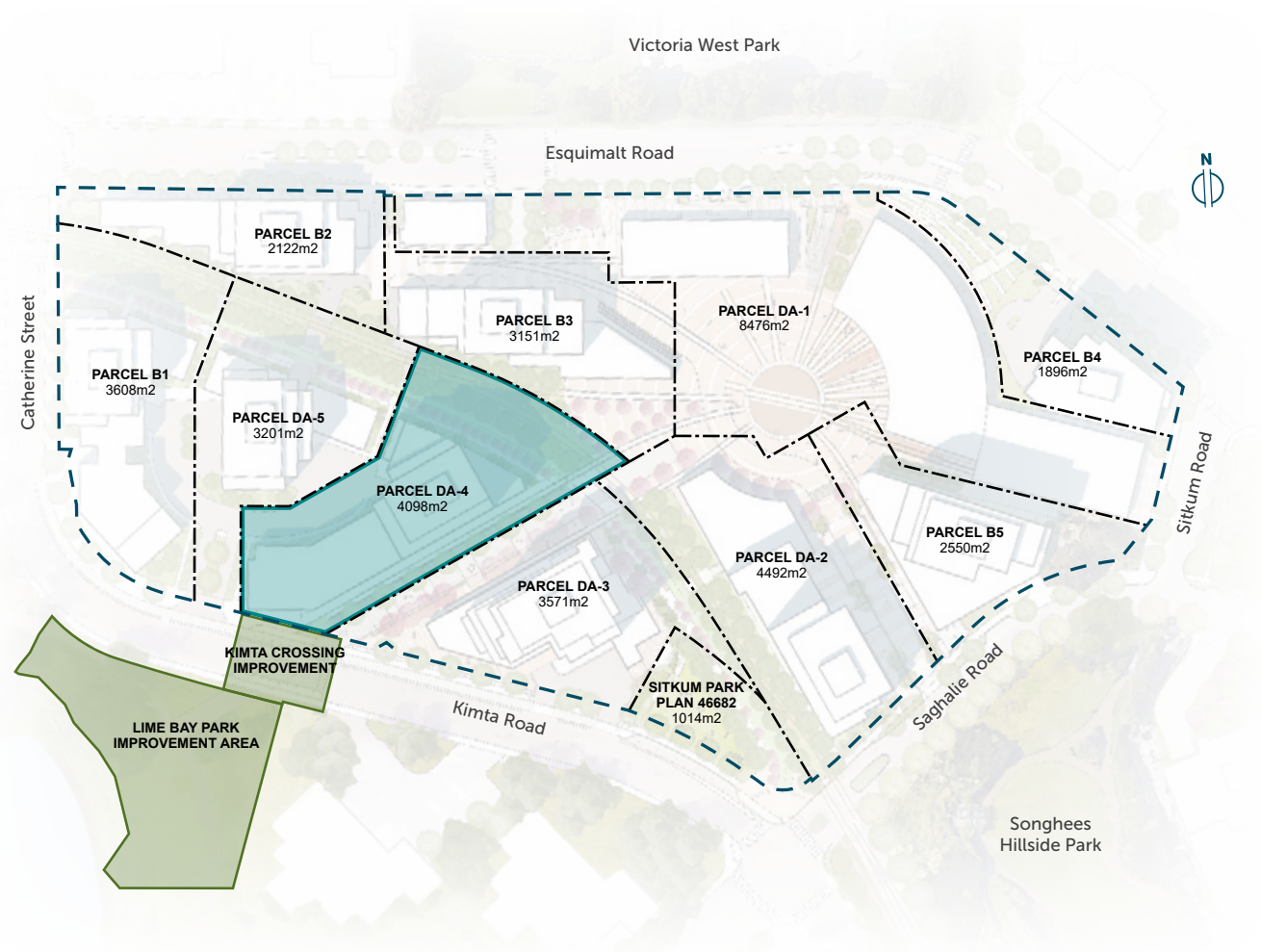
## Parcel DA-4

### List of Amenities

- Portion of Urban Forest
- Portion of Rail Trail
- Portion of Lime Bay Mews
- Pedestrian Crossing of Kimta Road
- Lime Bay Park Improvements

### List of Benefits

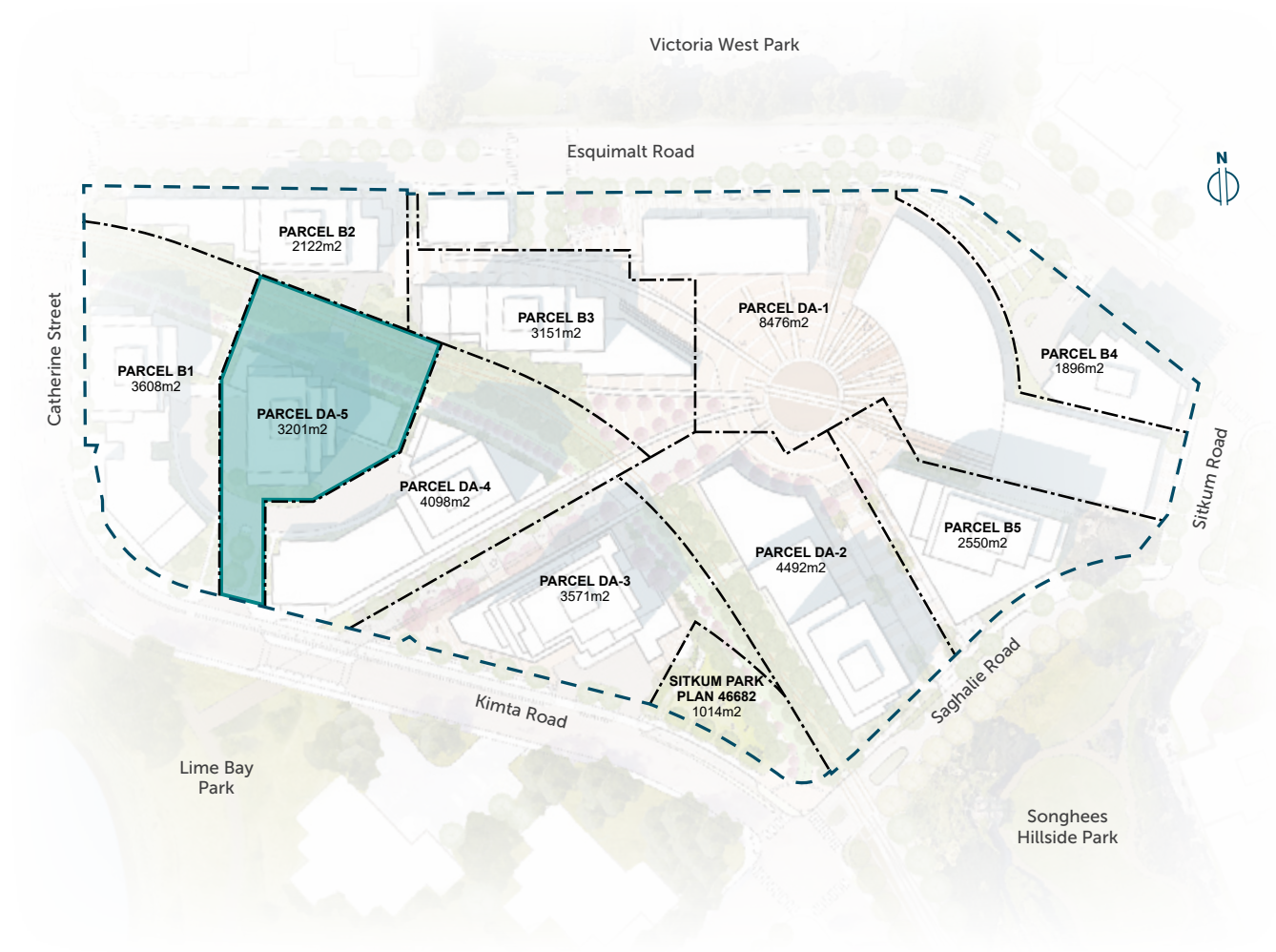
- Connection to Lime Bay Park from Lime Bay Mews is upgraded as a prominent connector for pedestrians
- Lime Bay Park improvements will link the Roundhouse district directly to the harbour edge, making this a destination node along the Vic West foreshore pathway



## Parcel DA-5

### List of Amenities

- Portion of Urban Forest
- Portion of Rail Trail



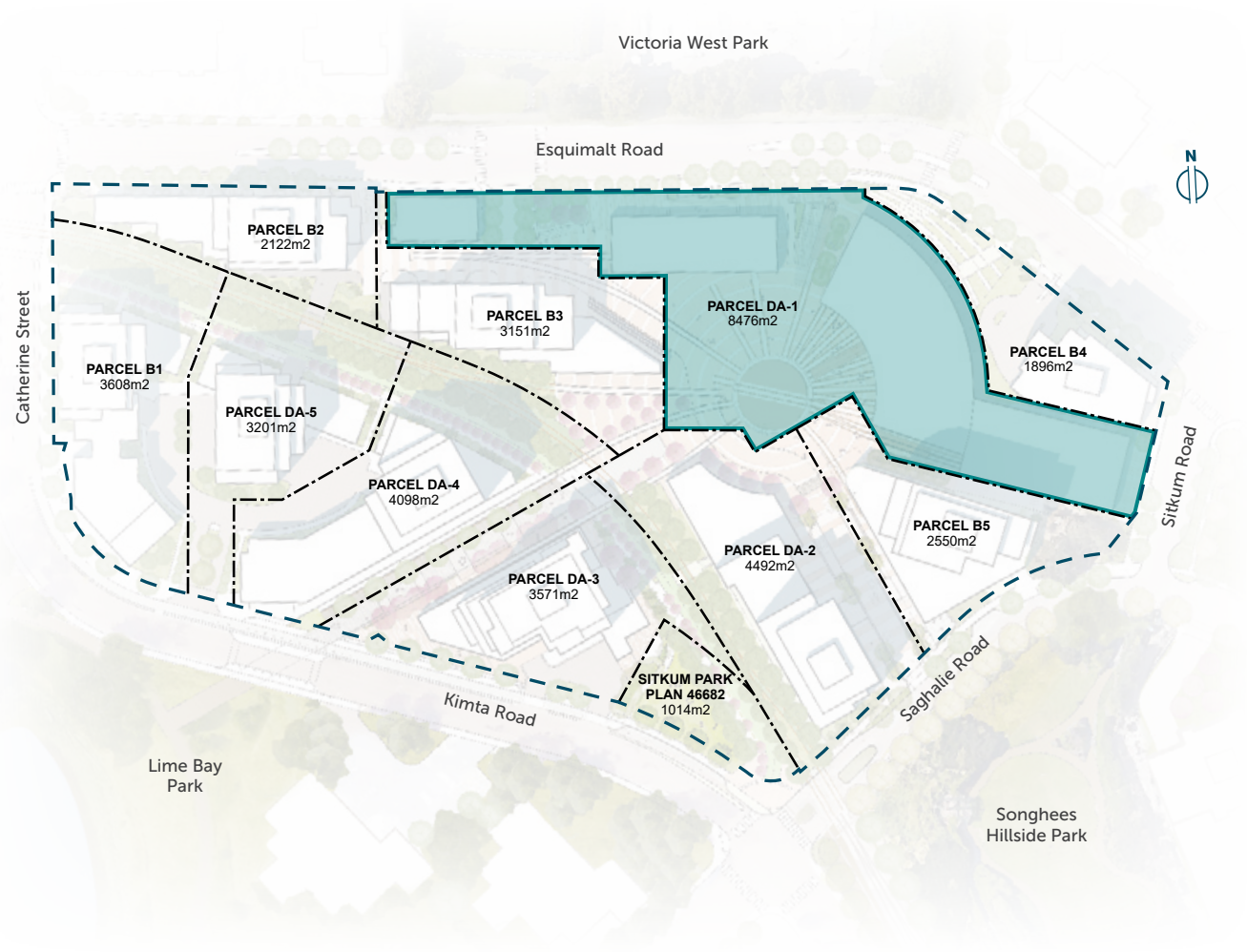
## Parcel DA-1

### List of Amenities

- Heritage Buildings
- Turntable Plaza
- Balance of Esquimalt Plaza

### List of Benefits

- Rehabilitation of heritage buildings
- Adaptive reuse of heritage buildings
- Activation of spaces with the heritage buildings and Turntable Plaza public space
- Activation of Esquimalt Road streetfront as pedestrian friendly zone





## Height & Massing Comparison

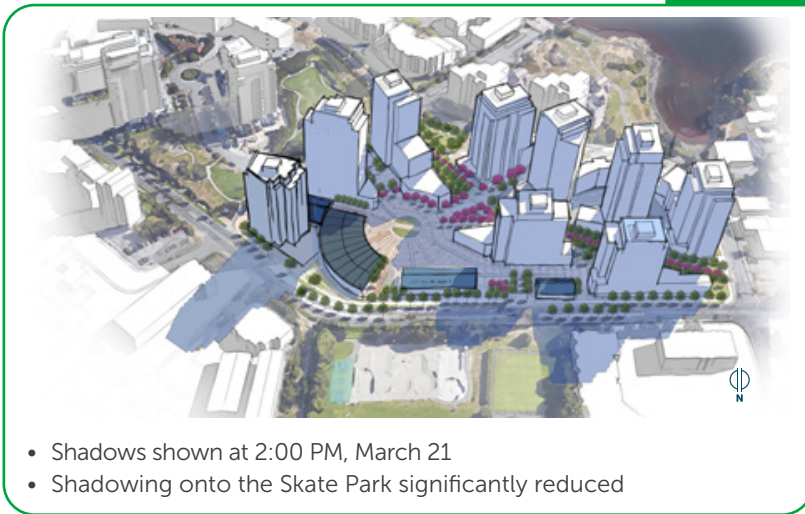
Dec 2021 Submission

DEC 2021

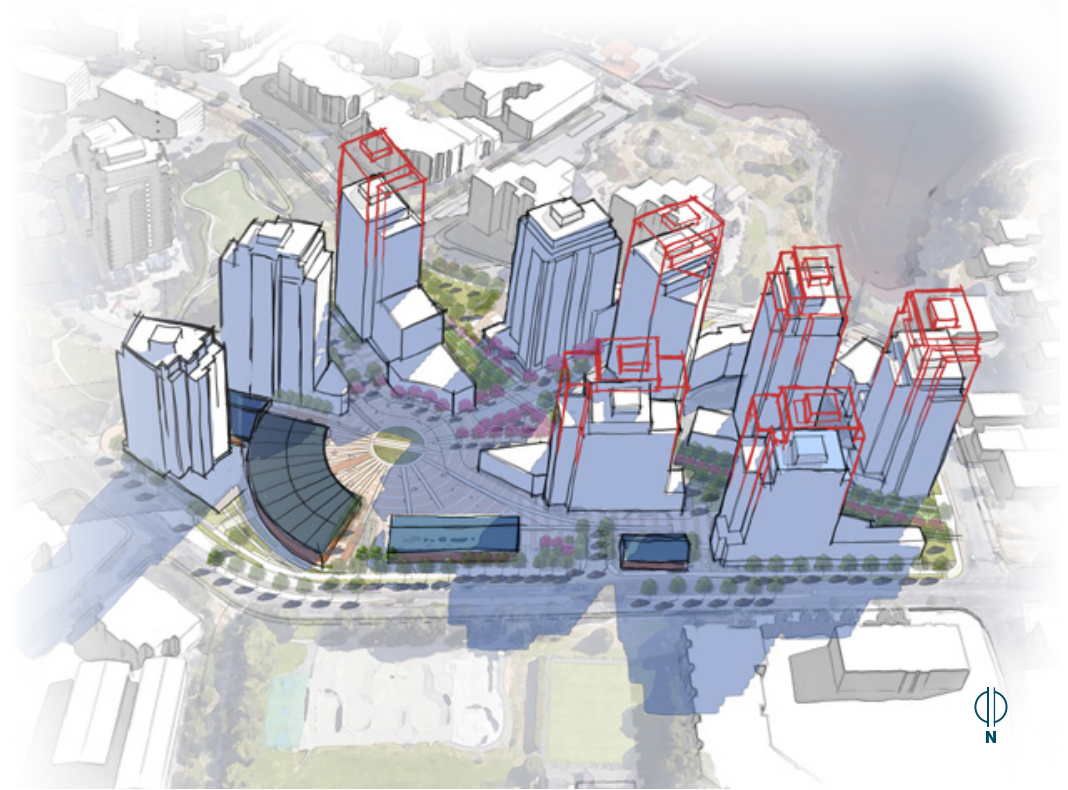


Current Submission

JUN 2022

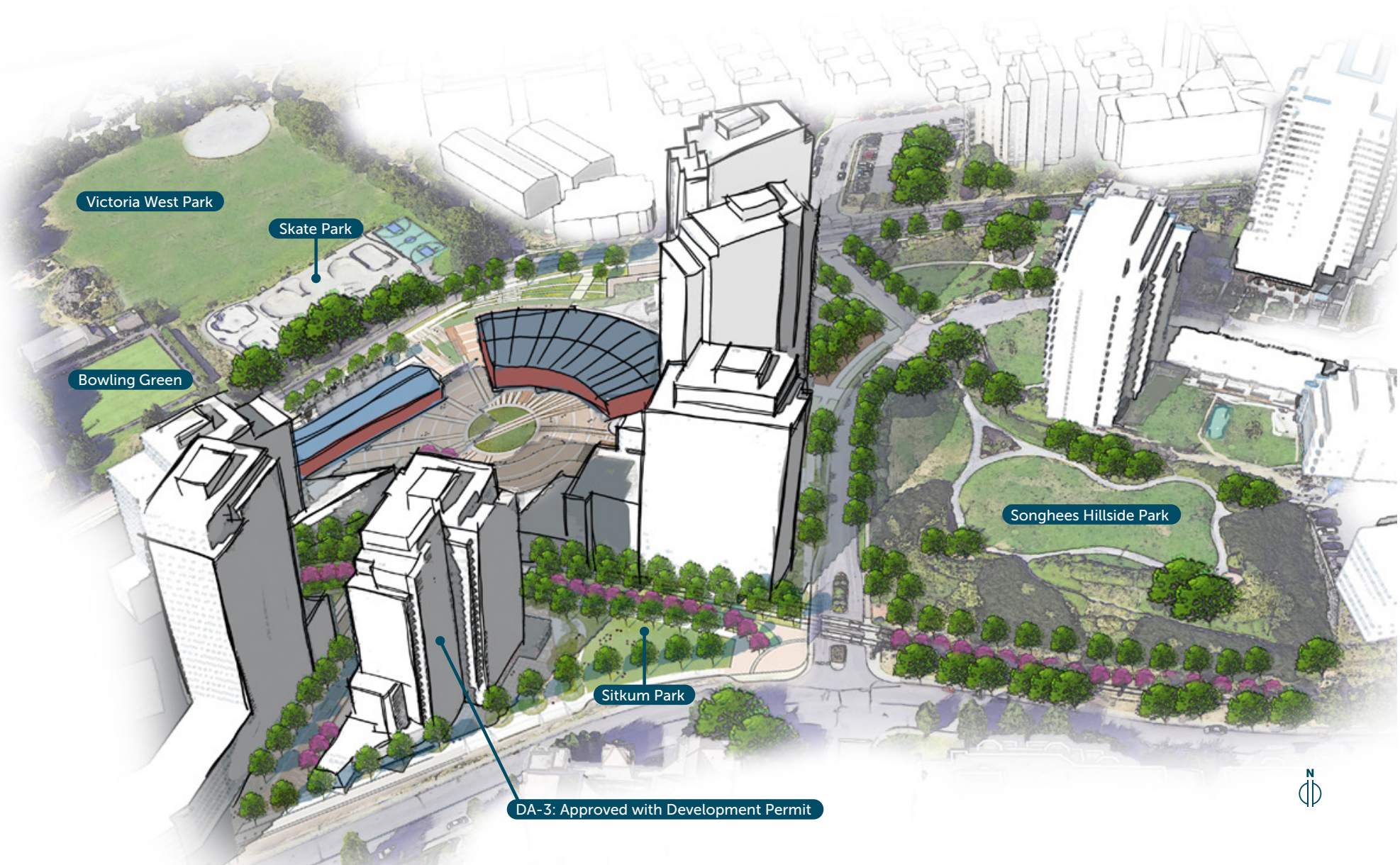


Massing Comparison

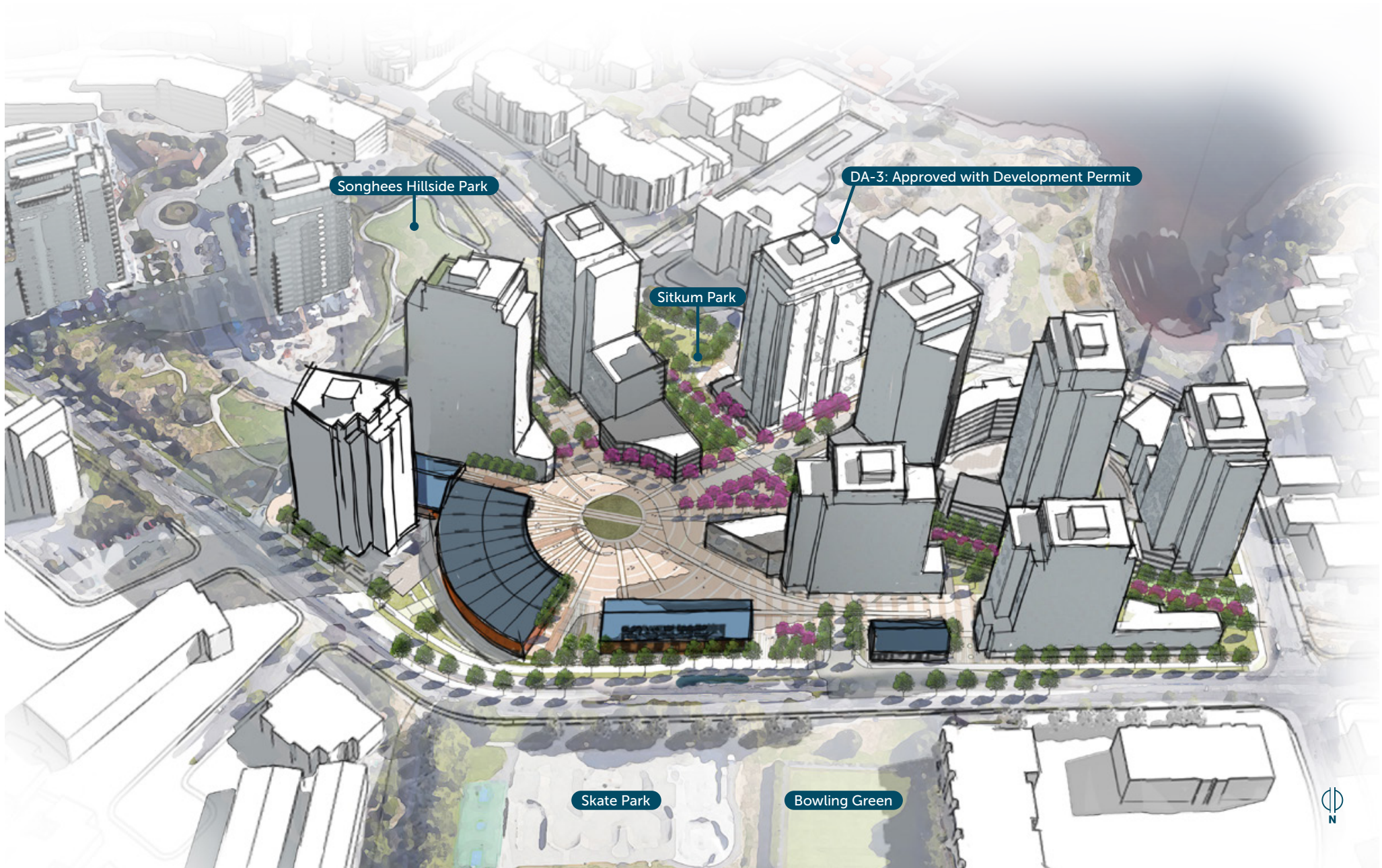


The above diagram illustrates a comparison between our submission in Dec 2021 (red lines) and our current submission (Jun 2022).

These revisions collectively amount to removing 30 floors from the proposed development.



View looking northeast



View looking south

JUN 2022

# Shadows

## Design Exploration: Shadow Studies

The shadow diagrams provide a shadow analysis of proposed building sites contained in the rezoning proposal.

In response to comments from both community and City Administration to the most recent Dec 2021 concept related to overshadowing of Vic West Park and ensuring sunlight into Turntable Plaza, the current concept plan has strategically reduced building heights to mitigate shadow impacts.

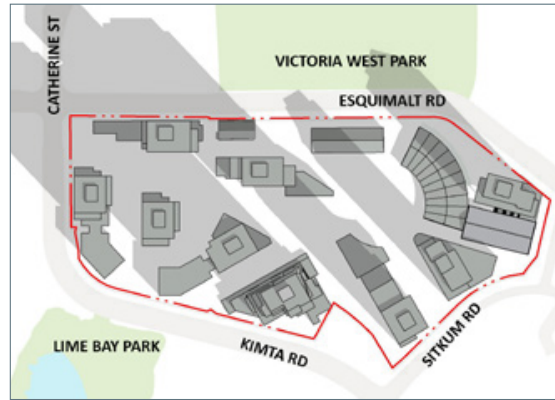
### Spring Equinox - March 21st

DEC 2021

8:00 am



10:00 am



12:00 pm



### Spring Equinox - March 21st

JUN 2022

8:00 am



10:00 am



12:00 pm



Spring Equinox - March 21st

DEC 2021

2:00 pm



4:00 pm



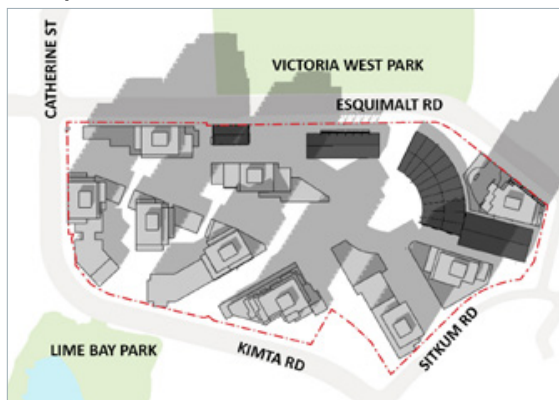
6:00 pm



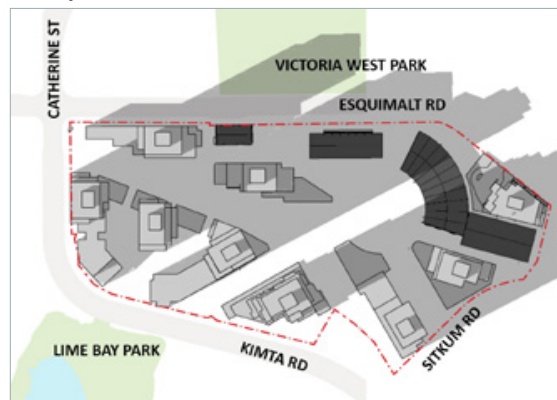
Spring Equinox - March 21st

JUN 2022

2:00 pm



4:00 pm



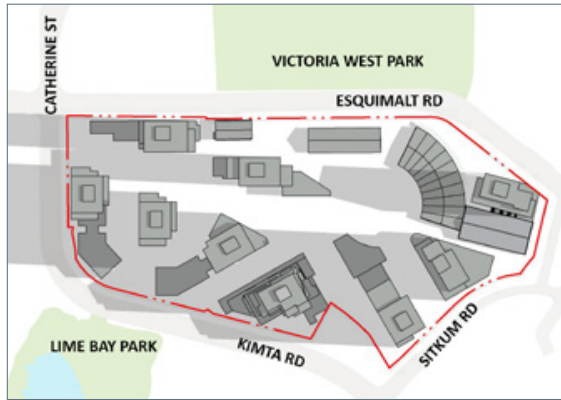
6:00 pm



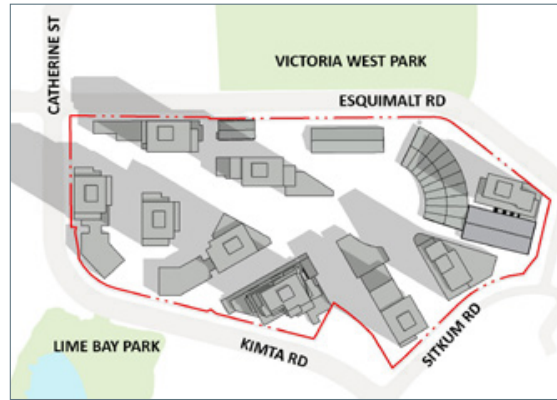
Summer Solstice - June 21st

DEC 2021

8:00 am



10:00 am



12:00 pm



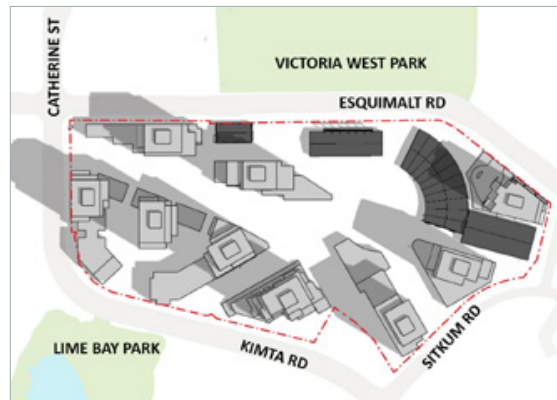
Summer Solstice - June 21st

JUN 2022

8:00 am



10:00 am



12:00 pm



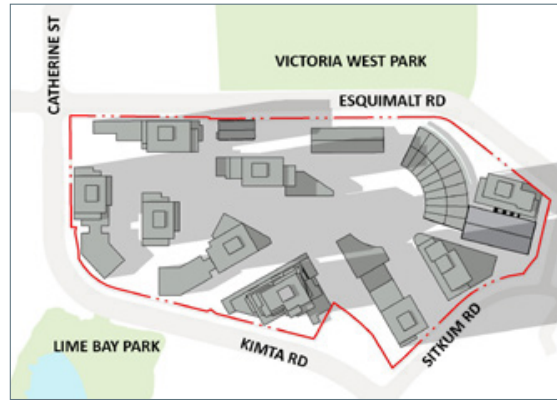
Summer Solstice - June 21st

DEC 2021

2:00 pm



4:00 pm



6:00 pm



Summer Solstice - June 21st

JUN 2022

2:00 pm



4:00 pm



6:00 pm

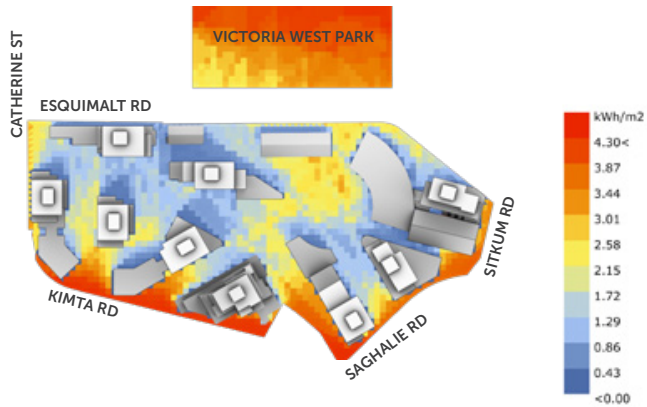


## Solar Analysis

The sunlight analysis diagrams show the time for which direct sunlight is available throughout the day. This proposal prioritizes retention of maximum daylight on Turntable Plaza, while mitigating shading impacts on Victoria West Park and Esquimalt Rd through building orientation.

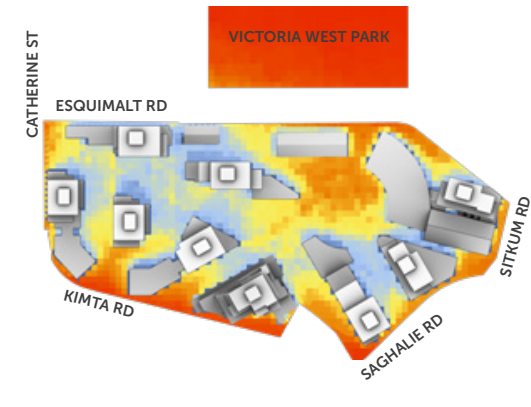
DEC 2021

Spring Equinox - March 21st



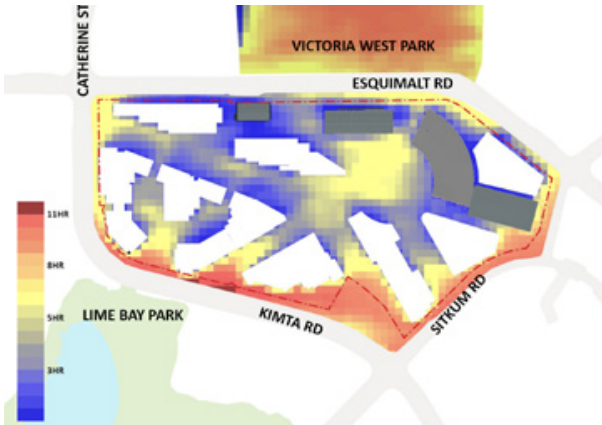
**NOTE:** Intensity of colour range difference exists between the Dec 2021 set and June 2022 set. This is a graphic variance only, not an intensity of impact variance. Colours in the Dec 2021 versions in this document have been enhanced with additional contrast to aid in comparison/understanding.

March 21st - September 21st: Total Sunlight

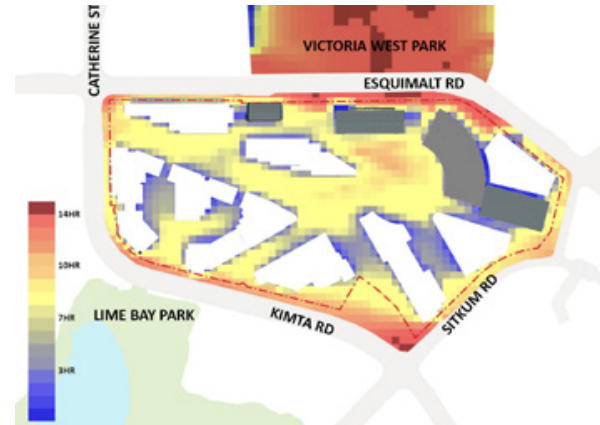


JUN 2022

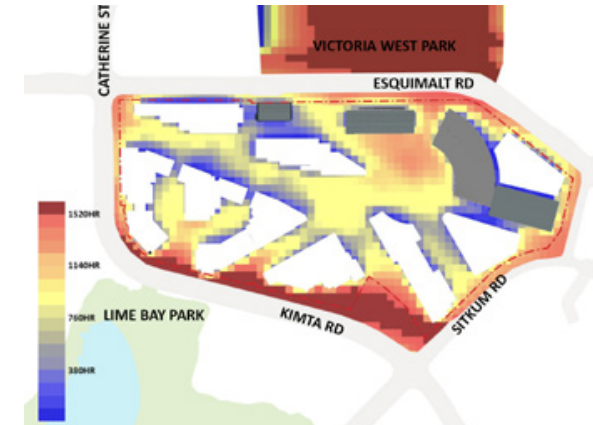
Spring Equinox - March 21st



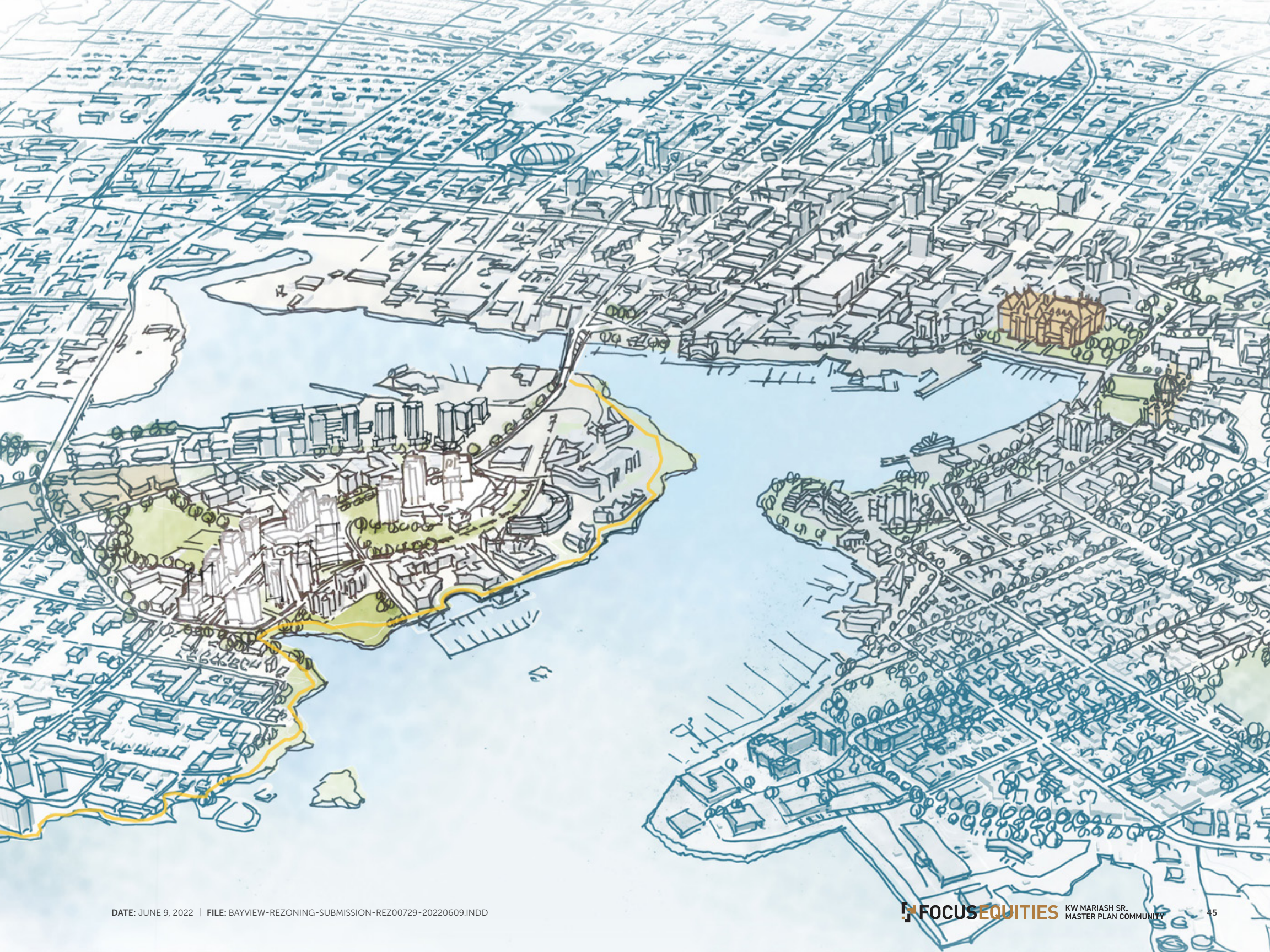
Summer Solstice - June 21st



March 21st - September 21st: Total Sunlight





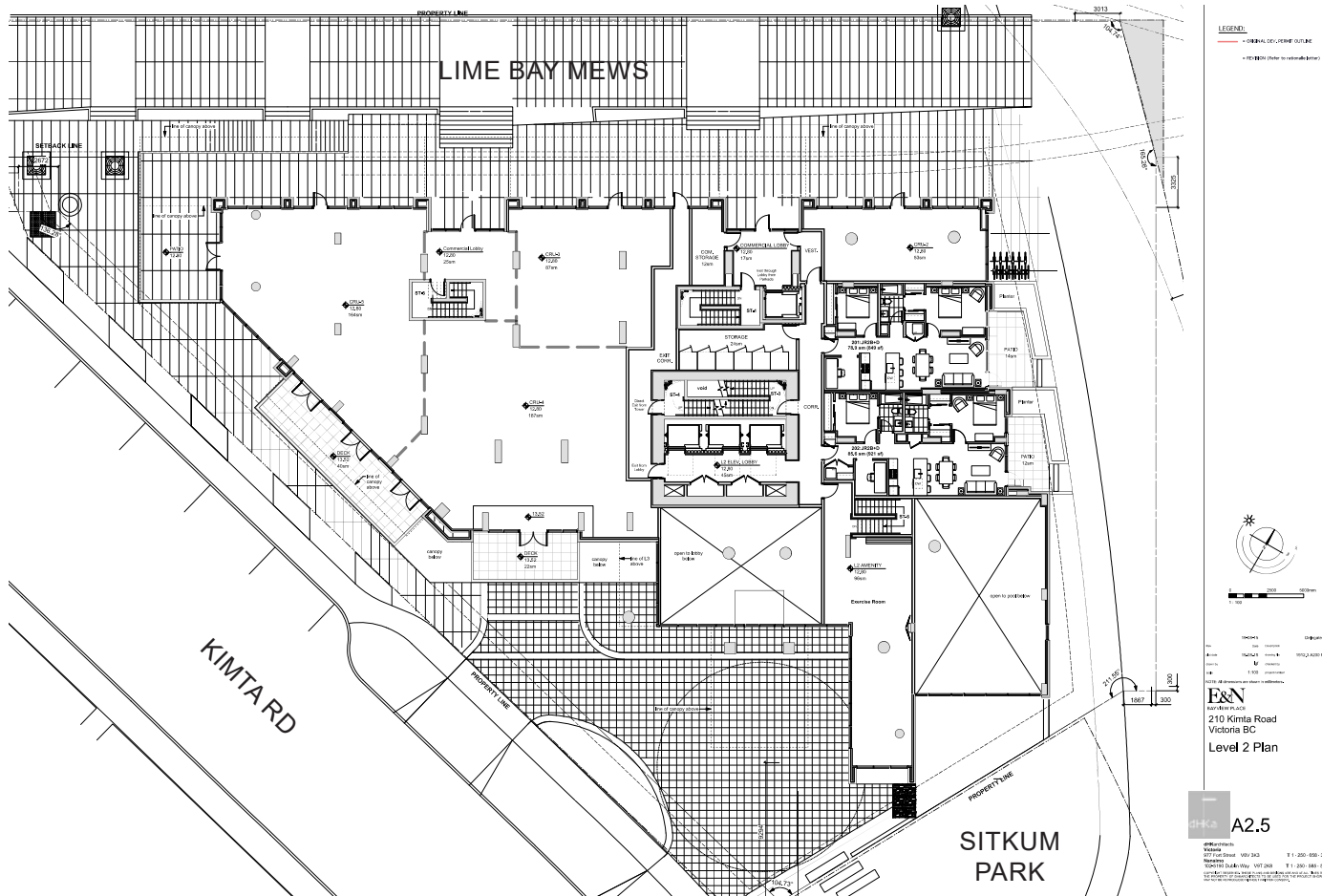


## DA-3 Plan Details

DA-3 has an approved Development Permit (DP #000522) for a 25 storey condominium development, activated at street level by cafe and retail spaces fronting Kimta and Lime Bay Mews, serving as a major people connection from Lime Bay Park to the Roundhouse precinct.

### Site Plan

Updated DP drawing by dHKA | Sep 2019



### DA-3 Site Statistics

Site Area	3,610 m <sup>2</sup>   38,857 sf
Total Floor Area	19,860 m <sup>2</sup>   213,771 sf
Floor Space Ratio	5.5 FSR
Site Coverage	37.5%
Total No. of Units	199 units
Total Parking Provided	240 stalls



## DA-3 Renderings



View across Kimta Road towards Bayview Place DA-3



Richly Animated Outdoor Spaces at the corner of Kimta Road and Lime Bay Mews



Retail and Restaurant Frontages Along Lime Bay Mews



View up Lime Bay Mews from Kimta Road

## B4 Redesign

### Site Plan

Updated June 2022



### B4 Site Statistics

Site Area	1,896 m2   20,408 sf
Total Floor Area	15,003 m2   161,490 sf
Floor Space Ratio	7.91 FSR
Site Coverage	36.75%
Total No. of Units	166
Min. Parking Required	121

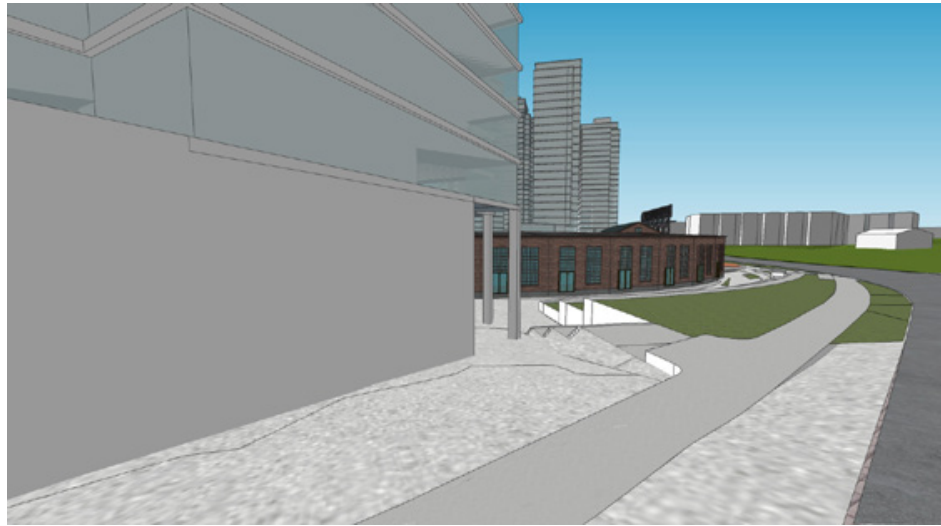
The proposed tower on Parcel B4 has been revised from earlier proposals:

- Tower shifted to the east and reshaped to improve the view of the Roundhouse from Esquimalt Road.
- Access for traffic has been normalized at an entry point directly opposite an existing driveway to the north off Esquimalt Ave. This driveway provides access to an on-site turnaround and underground parking.
- Loading and servicing area is via Sitkum Road where a loading layby is proposed.

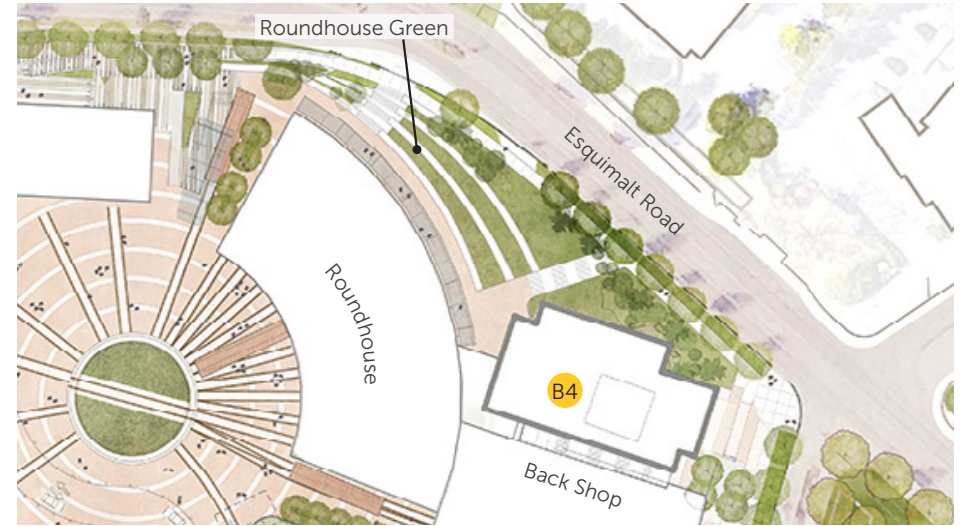
**NOTE:** All numbers and calculations are approximate only and subject to change: See disclaimer on page iii.

### B4 Renderings

DEC 2021

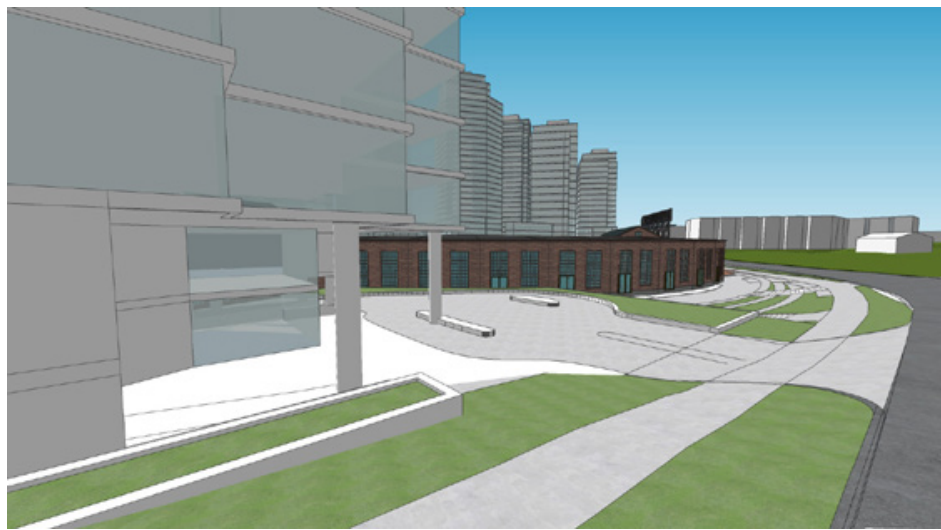


View of Roundhouse Along North Edge of B4 (Dec 2021)

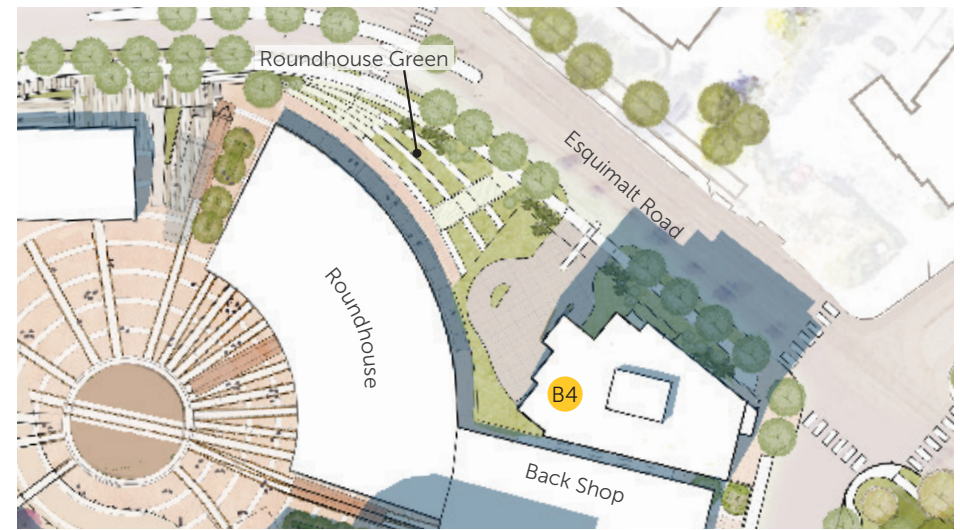


Plan View

JUN 2022



View of Roundhouse Along North Edge of B4 (Jun 2022)



Plan View

## Heritage Rehabilitation & Activation

### Clarification of Process and Intent



How This  
Development  
Makes This  
Possible

#### Conservation

Conservation is an overarching goal that is achieved through:

- Protecting existing character-defining resources
- Activating the site with relevant uses
- Building compatible and sensitive new construction
- Interpreting lost resources and intangible values

Conserving the railyard as a legible whole is paramount.

#### Rehabilitation

Rehabilitation Work:

- Buildings were weather protected and stabilized to limit further decline
- Developer continues to commit to rehabilitating the underutilized structures and site to create a vibrant urban community
- Rehabilitation is a climate and community-positive solution
- Cost of rehabilitation is primarily funded by development revenues

#### Adaptation

Adaptation is reuse of rehabilitated structures and site, responsive new construction, and new programming.

- Leverage the historic site and structures to create a relevant space suitable for tomorrow's community
- The rehabilitated site and surrounding new construction will be legible as a cohesive whole
- Historic structures will form the defining pieces of the development

#### Activation

Successful activation is key to conservation.

- A thriving rehabilitated historic place is a celebration of its character-defining elements and budding contemporary purpose
- Interpretation of lost resources and intangible values animate the greater story of the past and connecting it to the updated site

#### People = Activity

- Development going forward facilitates heritage rehabilitation
- This project has to go forward in order for the rehabilitation to take place
- Development of the site will be staged
- Rehabilitation of the buildings and plaza needs to fit this staging

## Key Facts

**JUN 2022**



Approx. 150 Affordable plus 150 Rental Housing Units. Agreement with Greater Victoria Housing Society for workforce and below market housing.

1




E&N Rail Trail completes a central cycling and pedestrian link connecting Esquimalt, Victoria West, and Songhees Point to downtown.

2

Heritage Spaces:

- Rehabilitation and adaptive reuse of a significant historic collection of buildings and features in a distinct setting.
- Heritage spaces revitalized and activated as a retail and community hub for Songhees and Victoria West residents.
- Approximately 40,000 sf of flexible retail, commercial, and amenity space incorporated.



3


**JUN 2022**



Approximately 1,600 market units across a full range of unit types from studio to 3+ bedrooms.

4

**JUN 2022**



Approximately 35% of the site provided as Public Accessible Parks and Open Space.

5



Ground floor live-work spaces suited to emerging work from home trend support a diversity of jobs within the neighbourhood.

6

Historic setting reinforced by links to Lime Bay and Victoria West Park.



7

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

