



October 21, 2025

City of Victoria  
1 Centennial Square  
Victoria, B.C. V8W 1P6

Attn: Mayor Marianne Alto and Council

Re: Submission - Development Permit Application for 251 Esquimalt Road (DA-7), Victoria

Dear Mayor Alto,

On behalf of the Greater Victoria Housing Society, TL Housing Solutions is pleased to submit this Development Permit application for 251 Esquimalt Road (DA-7), a designated affordable housing parcel within the 'Roundhouse at Bayview Place' masterplan. This letter is intended to set out the project vision, explain its alignment with municipal policy, and highlight the community, environmental, and urban design benefits it will deliver.

The proposed project is a 22-storey residential tower that will provide 209 new rental homes, ranging from studio to three-bedroom units, including accessible suites. The unit mix and common spaces have been carefully tailored to meet BC Housing's Community Housing Fund requirements to ensure affordability, livability, and a unit mix that meets the needs of diverse households. Parking and site servicing will be accommodated in three levels of underground structure with no surface parking proposed. Accessible vehicle parking has been integrated on Level 1 of the parkade to meet Schedule E of the Master Development Agreement, which has been included with our submission. Approximately 200 secure, indoor bicycle parking stalls, equipped with e-bike charging outlets will be included at grade, encouraging active transportation and lessening reliance on person vehicles.

The site is strategically located in the heart of Victoria West, within walking distance of downtown, the Songhees Walkway, the E&N cycle trail, Westside Village Shopping Centre, and nearby schools and parks. The neighbourhood is already well connected by transit and active transportation corridors, making it an ideal setting for non-market housing. The Songhees Peninsula continues to evolve with significant new residential growth, including Bayview Place Hillside, Dockside Green, the Railyards, and the future redevelopment of the Tyee Housing Co-operative. Immediately east of the site, Bayview Place Hillside alone represents over 680,000 square feet of residential and seniors housing, with building forms ranging from five to twenty-one storeys. This context establishes both the appropriateness of height and the opportunity for additional density in support of Victoria's housing strategy.

Importantly, the project will deliver affordable housing without displacing any tenants. As one of the first affordable parcels to be built within the Roundhouse district, it will activate a currently vacant brownfield site and integrate it within the broader precinct. A remediation strategy is proposed to address contamination from the former railyard use, thereby returning these lands to safe and productive community purposes, including: housing, retail, services, and a range of open public spaces. The design also ensures that existing heritage aspects are respected, and the historic railyard is conserved as a legible whole within the district.

Architecturally, the tower design is contemporary in character and complements the heritage context of the larger Roundhouse site. The massing, orientation, and public realm design are shaped by the Roundhouse Design Guidelines appended to the Master Development Agreement. These address site planning, building placement and height, circulation and servicing, public realm and landscape integration, architectural expression, and residential livability. Although no heritage buildings exist directly on the DA-7 parcel, the form and open space design intentionally activate and reinforce the adjacent heritage rail buildings, including the historic Stores Building, ensuring a respectful and cohesive urban composition.

Safety and livability have been prioritized throughout. The plan incorporates safety surveillance principles through clear sightlines and transparent entrances, while lighting strategies ensure pathways and access points are safe and inviting. Fencing, landscaping, and guardrails provide clear borders between public and private spaces, limiting uncontrolled access while still encouraging public interaction where appropriate. The result is an environment that supports both secure residential life and an animated public realm.

This proposal strongly aligns with City policy and broader climate objectives. As a project within the Urban Core designated by the Official Community Plan, it exemplifies high density, mixed uses, and sustainable mobility. The design complies with both the BC Energy Step Code and Zero Carbon Step Code, incorporates high-performance building envelope systems, and emphasizes mechanical and electrical efficiency. Additional design measures include wastewater reduction, stormwater retention, passive solar design, native species plantings and low-water landscaping. Throughout the course of construction, waste reduction practices will be managed effectively by our in-house construction team, Townline Construction. Collectively these strategies reduce environmental impact and enhance long-term resilience.

Urban forestry objectives will also be advanced. As very few trees currently exist on the site, this development will deliver a significant increase in greenspace on both our parcel and adjacent sites, contributing to the City's canopy goals. The overall master plan is predicated on providing sufficient community and recreation amenities to serve not only the Roundhouse development but also the wider neighbourhood and region.



In summary, the application for the 251 Esquimalt Road (DA-7) development advances the City of Victoria's housing, climate, and urban design priorities. It will provide 209 affordable rental homes without displacement, remediate a contaminated brownfield site, enhance the historic Roundhouse context, promote safety and livability, support sustainable mobility, strengthen the urban forest, and contribute to the delivery of community amenities. This project represents a meaningful and immediate opportunity to increase below-market housing supply in a location that is highly connected and supported by existing and planned services.

We respectfully submit this application for your consideration and would be pleased to provide any additional information Council may require in its review.

Sincerely,

Dylan Baird  
Development Manager  
TL Housing Solutions  
E: [Dylan.Baird@tlhousingsolutions.com](mailto:Dylan.Baird@tlhousingsolutions.com)  
P: 250-202-7496