



January 16, 2020

Dear Ms. Meyer,

Proposal

The Roundhouse Master Plan has been prepared by ZGF Architects and B&A Planning Group (B&A) with a team of experts on behalf of Focus Equities (Focus), in support of the Roundhouse at Bayview Place application. The application seeks a revised set of entitlements for the remaining 9.3 acres of land (hereafter known as the "Plan Area") to accommodate mixed-use neighbourhood that aligns closely with the City of Victoria's city-building goals.

Changing realities across the City have forced us to respond to new and emerging needs in our community, especially the need for affordable housing and market rental housing. Roundhouse at Bayview Place is an opportunity to demonstrate what innovation looks like in the face of adversity, all while making a bold, new mark on the city's unique skyline. Together, in partnership with the community, we can build up rather than out, for the many rather than for the few.

At its foundation, the project remains committed to the principles and values that guided the 2008 concept plan. The new plan represents a better implementation of those principles and values, one that can succeed in light of new needs and challenges. The vision builds upon Bayview Place's past success to create a more complete and diverse mix of uses to improve and activate retail amenities and public spaces. Bayview Place remains rooted in its unique site history and Roundhouse architecture, with the revitalized heritage buildings serving as the iconic centerpiece to the neighbourhood's sense of place. The proposed plan provides a more complete community that works in support of the City's Housing Strategy.

This Master Plan seeks to redefine the vision and policy for the Roundhouse at Bayview Place to allow it to better align with the City of Victoria's vision for growth and intensification. To implement Council's strategic direction and the vision for Roundhouse at Bayview Place, the application proposes amendments to the Official Community Plan, Victoria West Neighbourhood Plan, Roundhouse Design Guidelines, Master Development Agreement, as well as, to rezone the plan area.