



May 12, 2021

# 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:

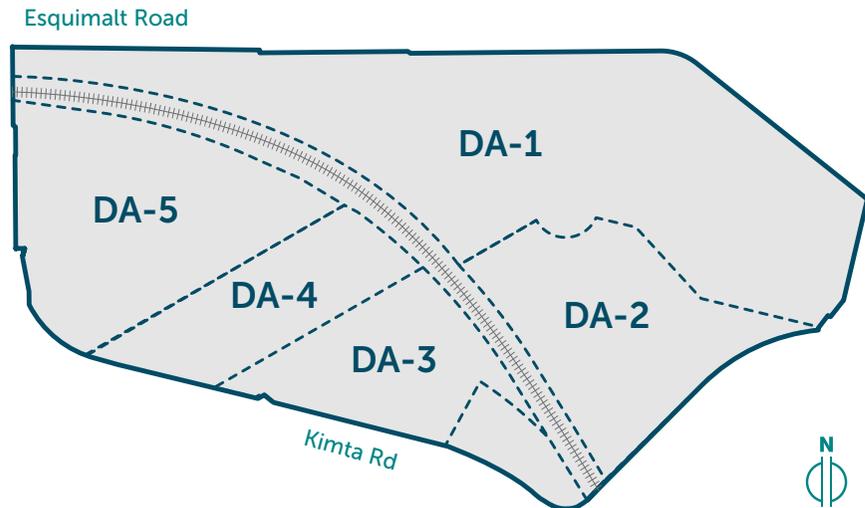
### EXISTING ZONING LIMITATIONS

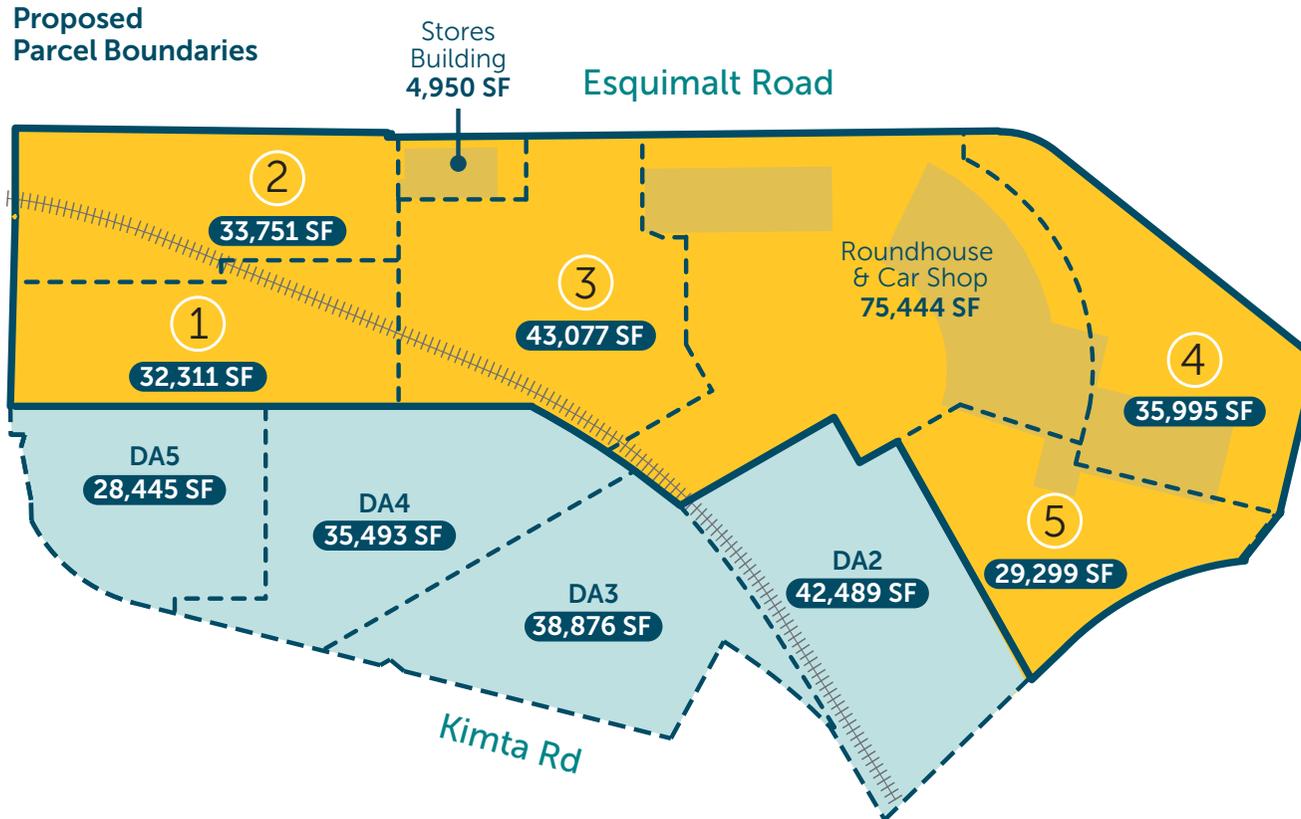
**OVERALL:**

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)<br>2,200/23,681 (other uses)     | 76m                |
| DA-3 | 19,000/204,514 (residential)<br>8000/8,611 (non-residential)   | 88m                |
| DA-4 | 15,000/161,459 (residential)<br>1,180/12,701 (non-residential) | 66m                |
| DA-5 | 17,000/182,986 (residential)                                   | 52m                |





**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                    | —               | 831,900          | <b>831,900</b>     | —               | 177,600         | <b>177,600</b>     | <b>1,009,500</b> |
| Residential/Hotel         | —               | 181,500          | <b>181,500</b>     | 705,000         | -177,600        | <b>527,400</b>     | <b>708,900</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>0</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 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*    |          |                               |
| <b>North Parcel</b>               |                      |                  |                        |                |                  |                |          |                               |
| 1                                 | Rental               | 0.7              | 219,400                |                | 219,400          |                | 6 / 28   | 7,100                         |
| 2                                 | Rental               | 0.8              | 207,000                |                | 203,100          | 3,900          | 6 / 29   | 7,100                         |
| 3                                 | Rental               | 1.0              | 240,600                |                | 201,400          | 39,200         | 5 / 27   | 7,100                         |
| 4                                 | Condo + Heritage     | 0.8              | 218,000                | 181,500        |                  | 36,500         | 28       | 6,300                         |
| 5                                 | Rental               | 0.7              | 224,000                |                | 208,000          | 16,000         | 30       | 8,100                         |
| Stores Building                   |                      | 0.1              | 3,100                  |                |                  | 3,100          | 1        |                               |
| Roundhouse & Car Shop (extension) |                      | 1.7              | 28,200                 |                |                  | 28,200         | 1        |                               |
| <b>South Parcel</b>               |                      |                  |                        |                |                  |                |          |                               |
| DA-2                              | Rental               | 1.0              | 181,800                |                | 177,600          | 4,200          | 6/18     | 6,500                         |
| DA-3                              | E&N Tower            | 0.9              | 220,000                | 195,400        |                  | 24,600         | 25       | 8,750                         |
| DA-4                              | Condo/Rental/Hotel   | 0.8              | 214,900                | 205,000        |                  | 9,900          | 25       | 7,100                         |
| ★                                 | Cultural Centre      | 0.0              |                        |                |                  |                | TBD      | 10                            |
| DA-5                              | Condo/Rental/Hotel   | 0.7              | 133,300                | 127,000        |                  | 6,300          | 18       | 7,100                         |
| Sitkum Park                       | Amenity              | 0.2              |                        |                |                  |                |          |                               |
| <b>Total</b>                      |                      | <b>9.2</b>       | <b>1,890,300</b>       | <b>708,900</b> | <b>1,009,500</b> | <b>171,900</b> | <b>—</b> | <b>—</b>                      |

| Units and Parking     | Units       | Unit Type*       |                       |                    | Parking      |
|-----------------------|-------------|------------------|-----------------------|--------------------|--------------|
|                       |             | Bachelor (<45m²) | 1 Bedroom (45m²-70m²) | 2+ Bedroom (>70m²) |              |
| <b>North Parcel</b>   |             |                  |                       |                    |              |
| 1                     | 233         | 52               | 114                   | 67                 | 210          |
| 2                     | 231         | 64               | 103                   | 64                 | 217          |
| 3                     | 232         | 66               | 96                    | 70                 | 300          |
| 4                     | 198         | 52               | 68                    | 78                 | 263          |
| 5                     | 230         | 28               | 166                   | 36                 | 244          |
| Stores Building       |             |                  |                       |                    | 7            |
| Roundhouse & Car Shop |             |                  |                       |                    | 66           |
| <b>South Parcel</b>   |             |                  |                       |                    |              |
| DA-2                  | 226         | 29               | 126                   | 71                 | 213          |
| DA-3                  | 181         | 20               | 73                    | 88                 | 316          |
| DA-4/DA-5             | 340         | 85               | 170                   | 85                 | 361          |
| <b>Total</b>          | <b>1871</b> | <b>396</b>       | <b>916</b>            | <b>559</b>         | <b>2,196</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.

#### Rail, Trails and Roadways:

- Realignment of rail corridor, including crossings, spur line connection points, and parkade integration.
- 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.

#### Historic Restoration:

Restoration of heritage buildings, including:

- Restoration and rehabilitation of façade, structural components, and interiors;
- Reconstruction of critical and historically significant components;

#### 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 .

**Development Phase: Rental**

Development of Rental Site 1,2 and 3.

- Excavation for parkade construction, including the removal and excavation of the rail corridor
- 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 Phase: Heritage 1**

Development of Stores Building and Car Shop.

- 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.

**Development Phase: Heritage 2**

Development of Turntable and Roundhouse

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

**Development Phase: East**

Development of Site 4, and 5

- Restoration of critical Back Shop structural components.
- Excavation and construction of parkade, including one way parkade entrance from Esquimalt Road.
- Construction of new buildings
- Integration of new building and Back Shop with Roundhouse.
- Development of Plaza at the corner of Esquimalt and Sitkum.
- Integration with Sitkum Road, including preservation and protection of Gary Oaks.

**Development Area: DA2**

Development of DA2

- Removal and excavation of rail corridor for parkade construction.
- Development of parkade and new building.
- Integration and completion of E&N Rail Trail and Rail Corridor, including landscaping, and realignment over parkade,
- Completion of internal road, including connection to Saghalie Road.
- Completion of Turntable Plaza, including spur lines

**Development Area: DA3**

Development of DA3

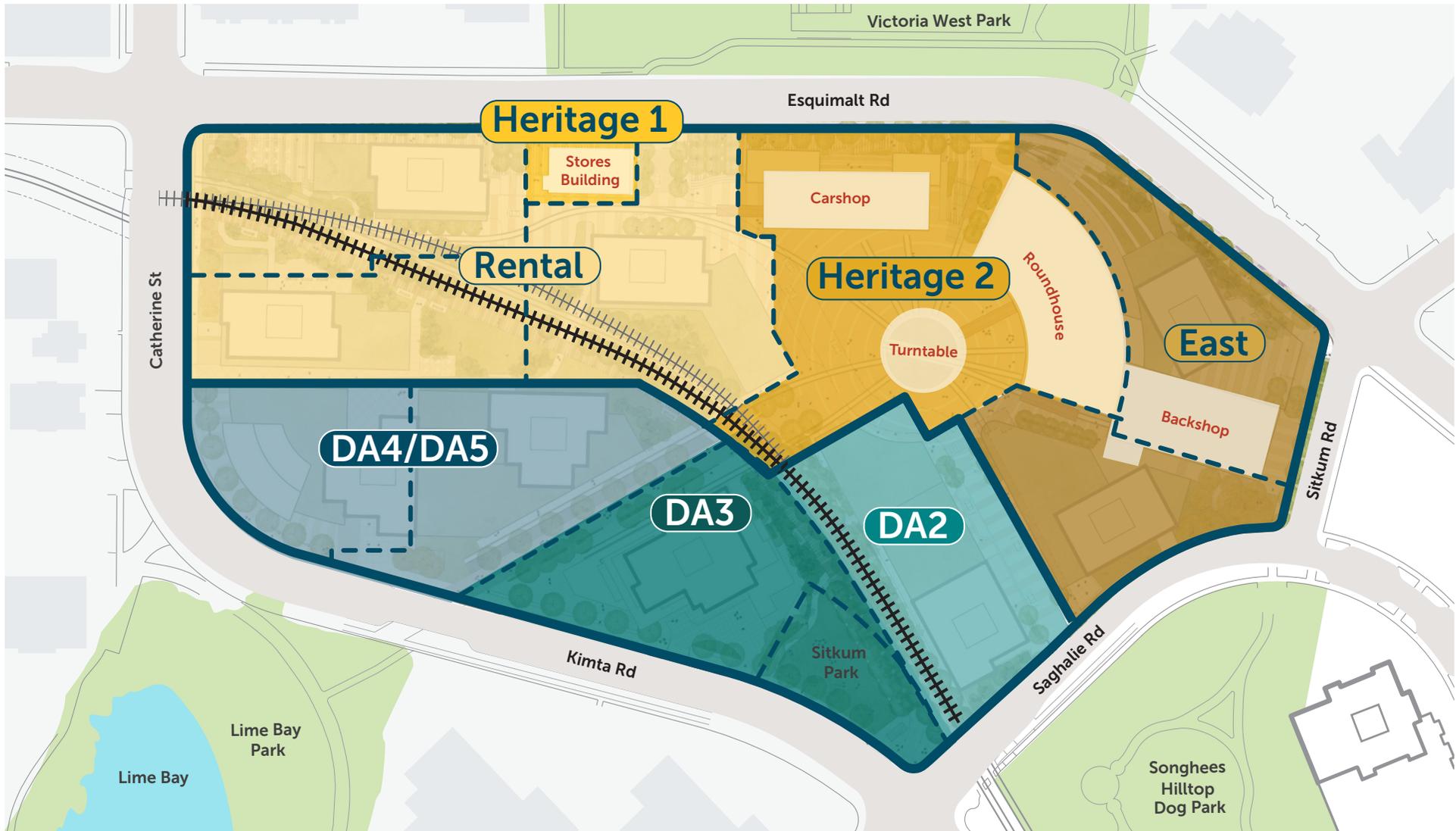
- Excavation for parkade construction.
- Development of parkade and new building.
- Development of at-grade pedestrian crossing of Rail Corridor. No changes to the rail alignment needed
- Integration with Kimta Road, including parkade access and development of Lime Bay Mews
- Development of Sitkum Park.

**Development Area: DA4/DA5**

Development of DA4,DA5 (future)

- Excavation for parkade construction
- Development of DA4 and DA5 parkade and new buildings.
- Development of Cultural Performance and Arts Venue.
- Integration with Kimta Road and Catherine Street, including parkade access.

Development Plan



- Development Area Boundary
- Parcel Boundary
- Development Phase
- Existing Rail Corridor
- Future Rail Corridor

## H.3 Public Amenities & Benefits

Public Amenities & Benefits by Development Parcel  
2021 Master Plan

- Site 1**
  - Rental Tower 1
  - The Clearing Open Space
  - Multi-use Trail (portion)

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- Site 2**
  - Rental Tower 2
  - Esquimalt Gateway
  - Stores Building rehabilitation
  - Multi-use Trail (portion)

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- Site 3**
  - Rental Tower 3
  - Car Shop rehabilitation
  - Turntable Plaza (portion)
  - Roundhouse Mews (portion)
  - Multi-use Trail (portion)

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- Site 4**
  - Back Shop rehabilitation
  - Back Shop Plaza

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- Site 5**
  - Roundhouse rehabilitation
  - Turntable Plaza (portion)

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- DA-2**
  - DA-2 rental tower
  - Turntable Plaza (portion)

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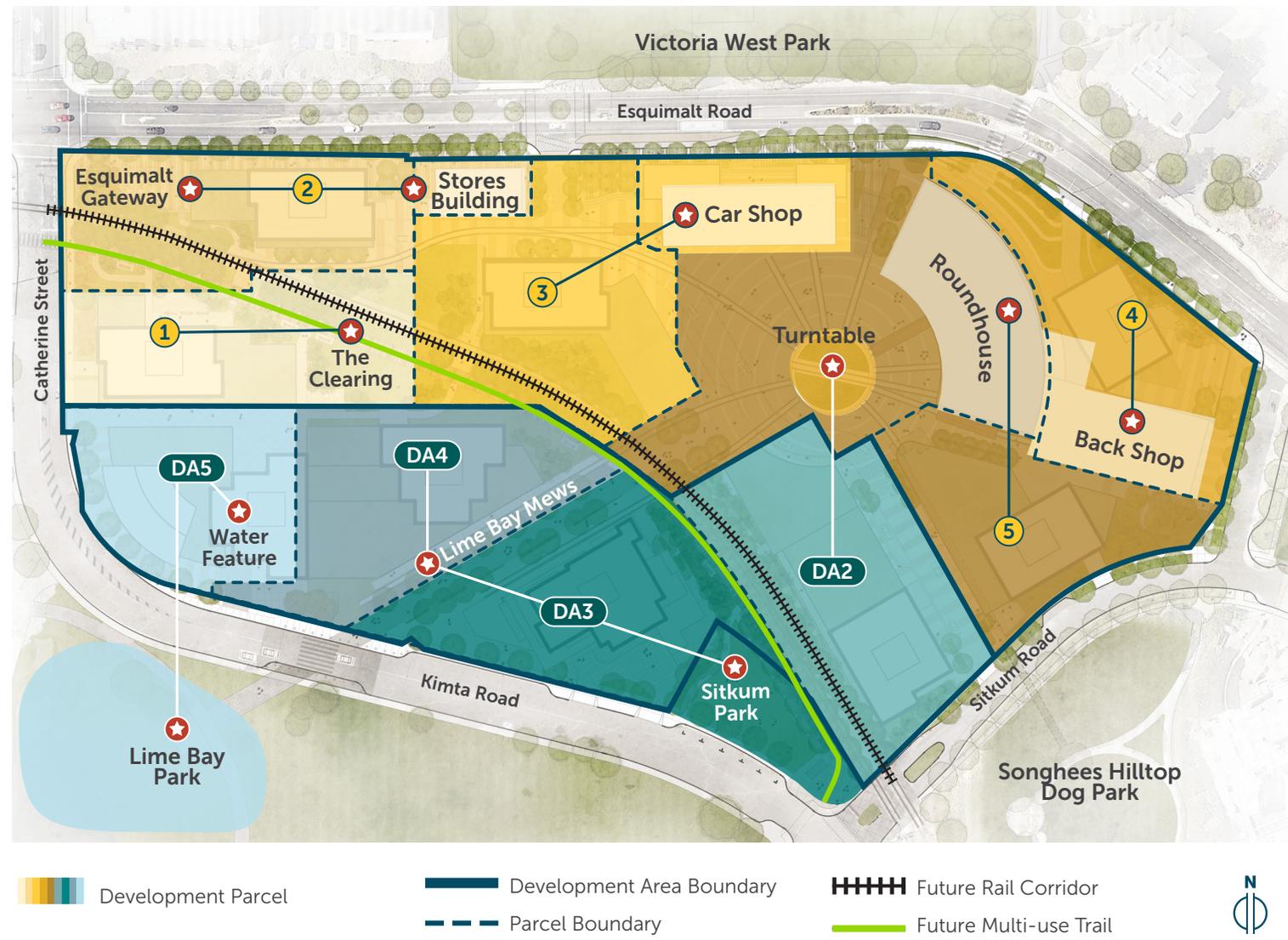
- DA-3**
  - Sitkum Park
  - Lime Bay Mews (portion)
  - Multi-use Trail (portion)

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- DA-4**
  - Lime Bay Mews (portion)

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- DA-5**
  - Lime Bay Park improvements
  - Water feature



### Public Amenity Comparison



| Public Amenity Plan (2015)             | Area (SF)    |
|--|--------------|
| <b>On-site Improvements</b>            |              |
| Multi-purpose Pathway (E&N Rail Trail) | 18,800       |
| Turntable Plaza                        | 35,100       |
| Naturalized Landscape Knoll            | 13,600       |
| Water Feature                          | 5,190        |
| Lime Bay Mews                          | 14,450       |
| Roundhouse Mews                        | 14,185       |
| <b>Off-site Improvements</b>           |              |
| Sitkum Park                            | 10,817       |
| Lime Bay Park Improvements             | TBD          |
| <b>Miscellaneous</b>                   |              |
| Site Interpretation Program            | N/A          |
| Community Use Space (Roundhouse)       | Cash in Lieu |

### Legend

- Rail and Trail
- Plazas
- Mews
- Green Spaces



| Public Amenity Plan (2021)             | Area (SF)    |
|--|--------------|
| <b>On-site Improvements</b>            |              |
| Multi-purpose Pathway (E&N Rail Trail) | 18,800       |
| Turntable Plaza                        | 37,560       |
| <b>NEW</b> Esquimalt Gateway           | 13,730       |
| Water Feature                          | 5,190        |
| Lime Bay Mews                          | 18,260       |
| Roundhouse Mews                        | 15,810       |
| <b>NEW</b> Stores Building Plaza       | 1,830        |
| <b>NEW</b> Back Shop Plaza             | 10,960       |
| <b>NEW</b> The Clearing Open Space     | 14,280       |
| <b>Off-site Improvements</b>           |              |
| Sitkum Park                            | 10,817       |
| Lime Bay Park Improvements             | TBD          |
| <b>Miscellaneous</b>                   |              |
| Site Interpretation Program            | N/A          |
| Community Use Space (Roundhouse)       | Cash in lieu |

### Public Benefit Comparison



#### Public Benefit Commitments (2015)

| Benefit   | Existing Commitment  |
|---|--|
| Heritage Rehabilitation - Emergency Stabilization | <ul style="list-style-type: none"> <li>Roundhouse building emergency shoring and stabilization work -<b>Complete</b></li> </ul>                                    |
| Heritage Rehabilitation                           | <ul style="list-style-type: none"> <li>Rehabilitation of the Roundhouse</li> </ul>   |
| Housing - Adaptable Units                         | <ul style="list-style-type: none"> <li>20% dwelling units to be adaptable units</li> </ul>   |
| Housing - Rental Housing                          | <ul style="list-style-type: none"> <li>20% of dwelling units to be multi-family flex units for a total of 136 units, with lock-off rental studio suites</li> </ul> |
| Contaminated Soils Remediation                    | <ul style="list-style-type: none"> <li>Remediate brownfield site to appropriately remediate contaminated soils for community development</li> </ul>                |



#### 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>   |
| <b>NEW</b> 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> |

# H.4 Zoning Overlay

Site Coverage (Maximum) 43%  
Overall Density (Maximum) 1,800,000 SF



## Proposed Site Regulations

| Site                  | Maximum Height (Geodetic)/ Floors | Setbacks  | Tower Floor Plates                          | Podium Floor Plates                                 |
|-----------------------|-----------------------------------|---|---|---|
| <b>North Parcel</b>   |                                   |   |   |   |
| 1                     | 100m/28                           | 6m from Catherine Street,<br>9m from Rail Easement  | 6,200-7,300 SF<br>(575-660 m <sup>2</sup> ) | 12,500-13,000 SF<br>(1,160-1,210 m <sup>2</sup> )   |
| 2                     | 107m/29                           | 6m from Catherine Street,<br>3m from Esquimalt Road,<br>1 m from Rail Easement,<br>2m from Spur Rail Easement | 6,200-7,300 SF<br>(575-660 m <sup>2</sup> ) | 9,500-10,000 SF<br>(880-930 m <sup>2</sup> )        |
| 3                     | 99m/27                            | 2m from Esquimalt Road,<br>1 m from Rail Easement,<br>2m from Spur Rail Easement                              | 6,200-7,300 SF<br>(575-660 m <sup>2</sup> ) | 13,500-14,000 SF<br>(1,250-1,300 m <sup>2</sup> )   |
| 4                     | 110m/28                           | 3m from Esquimalt Road/Sitkum Road  | 6,200-7,300 SF<br>(575-660 m <sup>2</sup> ) | 6,200-7,000 SF<br>(575-650 m <sup>2</sup> )         |
| 5                     | 108m/30                           | 3m from Sitkum Road   | 6,200-7,300 SF<br>(575-660 m <sup>2</sup> ) | 14,000-14,500 SF<br>(1,300-1,350m <sup>2</sup> )    |
| Stores Building       | 19m/1                             | Existing Building Setback   | —   | —   |
| Roundhouse & Car Shop | 19m/1                             | 2m from Esquimalt Road,<br>2m from Spur Rail Easement   | —   | —   |
| <b>South Parcel</b>   |                                   |   |   |   |
| DA-2                  | 81m/18                            | 3m from Esquimalt Road  | 6,200-7,300 SF<br>(575-660 m <sup>2</sup> ) | 19,300 SF<br>(1,795m <sup>2</sup> )                 |
| DA-3                  | 88m/25                            | 2m South site,<br>2m from Sitkum Park,<br>11m from Rail Easement<br>and West site                             | 8,800 SF<br>(820 m <sup>2</sup> )           | 6,800-9,400 SF<br>(630-875 m <sup>2</sup> )         |
| DA-4                  | 98m/25                            | 3m from Kimta Road,<br>9m from Rail Easement  | 6,200-7,300 SF<br>(575-660 m <sup>2</sup> ) | 19,000SF-21,000 SF<br>(1,765-1,950 m <sup>2</sup> ) |
| DA-5                  | 98m/18                            | 3m from Kimta Road,<br>6m from Catherine Street,<br>9m from Rail Easement                                     | 6,200-7,300 SF<br>(575-660 m <sup>2</sup> ) | 19,000SF-21,000 SF<br>(575-660 m <sup>2</sup> )     |



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