



Roundhouse at Bayview

Rezoning

File No: REZ00729

Final Submission

September 9, 2022



Rezoning Application: Final Submission

SUBMITTED BY

Focus Equities

SUBMISSION DATE

September 9, 2022

LOCATION

Victoria, BC

PREVIOUS SUBMISSIONS

Rezoning Application: September 2020

Full Rezoning Application: May 12, 2021

Revised Rezoning Application: Dec 12, 2021

Rezoning Resubmission Update: June 9, 2022

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

1.0 Application Summary	iv	5.0 Guiding Principles	34	8.0 Community Amenities	94
1.1 Project Summary to Date.....	1	5.1 A Place for Everyone	34	8.1 Amenity Areas.....	94
2.0 Rezoning Application	2	5.3 A Cultural Hub.....	35	8.2 Amenities Sequencing	95
2.1 Purpose and Extent of the Rezoning	2	5.2 Rooted in History.....	35	9.0 Site Remediation	101
2.2 Summary of Application Revisions.....	3	5.4 Vacant Space to Vibrant Place	36	10.0 Development Sequencing	102
2.3 Key Facts.....	5	5.5 Landmark Mixed-use Community.....	37	11.0 Technical Drawings	103
2.4 Development Overview.....	6	5.6 Master Plan Objectives	38	12.0 Special Conditions	112
2.5 Community Engagement.....	8	6.0 Organizing Framework	40	12.1 DA-9 Interface.....	112
2.6 Additional Engagement.....	10	6.1 Framework Plan	40	Appendices	
2.7 Municipal Engagement.....	11	6.2 Design Guidance	41	The following appendices are updated to reflect this	
2.8 Issue Resolution.....	12	6.3 Design Rationale.....	42	September 9, 2022 Final Submission. Note, all other	
2.9 Revision Summary - 'Bubble Plan'	16	6.4 Rail Realignment.....	44	appendices remain unchanged as of the June 15,	
3.0 Site Context	17	6.5 Site Character Districts	45	2022 resubmission.	
3.1 Site Information	17	7.0 Master Plan	47	Appendix A Conservation Strategy	
3.2 Existing Context.....	18	7.1 Site Statistics.....	48	Appendix F Transportation & Mobility	
3.3 Policy and Regulatory Context	24	7.2 Built Form/Massing	55	Appendix G Site Servicing	
4.0 Big Ideas	25	7.3 Housing	63		
4.1 Heritage Rehabilitation & Activation....	25	7.4 Primary Public Spaces.....	65		
4.2 Site Restoration.....	28	7.5 Mobility.....	84		
4.3 Continuing the Story.....	29	7.6 Parking & Vehicle Access	90		
4.4 Urban Amphitheatre Concept.....	32	7.7 Parcel Plan & Easement Realignment	92		
4.5 Public Amenity Spaces.....	33	7.8 Setbacks	93		

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.

1.0 APPLICATION SUMMARY

This application by Focus Equities seeks to rezone the Roundhouse at Bayview lands located at 355 Catherine Street, 251 Esquimalt Road, and 21 Kimta Road.

The purpose of the rezoning is to allow a range of uses and building forms that will comprise a vibrant mixed-use urban redevelopment. The development includes the rehabilitation and reactivation of the heritage buildings, references, and celebrates the history of the site, introduces new housing and amenities, retail/commercial, provides significant publicly accessible open space, and includes affordable housing options.

Publicly accessible open spaces make use of the existing historic Roundhouse precinct and provide major linkages and spaces that will serve local residents and the wider community. These open spaces offer new types of community amenities to the West Victoria neighbourhood. Spaces will be activated by surrounded ground level shops and services, and residential lobbies and units.

The proposed application brings forward:

- Approximately 40% of the overall site dedicated as publicly accessible amenity area;
- Renovations and upgrades to the adjacent Sitkum Park and Lime Bay Park;
- Upgrades for enhanced connectivity of the E&N Trail and links to Victoria West Park, Lime Bay Park and Songhees Hillside Park;
- Rehabilitation and reactivation of a collection of buildings with National Historic Site designation;
- Adds approximately 1,900 residential units across condo, rental, and affordable below-market segments within an easy walk of downtown Victoria;
- 16% of the development area dedicated to rental and affordable below-market rental housing; and
- Adds 76,000 sq ft of new retail/commercial uses in support of the Songhees Peninsula.

This application is the culmination of several iterations incorporating various revisions undertaken by the applicant in response to community and City Administration comments. The most recent revisions include lower building heights, reduced density, reduced shadowing impacts on public spaces, and adjustments that provide improved visual presence for the heritage buildings.

Revisions to the originally submitted plans and clarifications further strengthen the Roundhouse at Bayview concept, adding to the value of this unique opportunity as a place for everyone.

This booklet contains the primary application documentation and is intended to be read in conjunction with the companion Urban Design Guidelines, which describe and illustrate design principles to ensure the project is constructed as envisioned, and the Master Development Agreement, which sets out the development parameters including the overall sequencing of community amenity contributions. Additional studies are attached as Appendices to this application such as site servicing and transportation, among others.

A Memorandum of Understanding (MOU) between the Roundhouse at Bayview developer and the Greater Victoria Housing Society has been signed 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, which will be supported by the extensive amenities that the Roundhouse project delivers.



1.1 Project Summary to Date

Date	2008	Jan 2020	May 2021	Dec 2021	Jun 2022	Sep 2022
Application Type	Zoning	Rezoning Application	Full Rezoning Submission	Revised Rezoning Submission	Full Rezoning Resubmission	Final Rezoning Submission
Outcome	Current Approval (CD-12 Land Use)	Vision 2020 Document	Fully Circulated at City Hall TGR Comments Received	Not Circulated (Limited Comments Received)	Renewed Comprehensive Plan for Entire Site	Renewed Comprehensive Plan for Entire Site
Application Highlights	2.0 FSR - Most Buildings on Southern Portion of Site		Focused New Density on Northern Portion of Site	Affordable Housing Added	Heights & Density Reduced	
General Parameters	Max. 2.00 FSR / ~80,000 sf Max. ~25 Floors	5.95 FSR / ~2.3 million sf	4.73 FSR / ~1.9 million sf Up to 30 Floors	5.25 FSR / ~2.1 million sf Up to 32 Floors	4.75 FSR [†] / ~1.9 million sf Max. 29 Floors	4.75 FSR [†] / ~1.9 million sf Max. 29 Floors
Notes	Initial zoning was approved based on very different site development parameters and environmental constraints	- Rezoning application submitted - Vision 2020 document marked start of formal application process - Several subsequent collaborations, community input, technical analysis, and iterations were prepared over the following year	- Following substantial reworking, a full rezoning application was submitted - Rezoning focused new development on the northern portion of the site - Application was followed by CALUC engagement, Advisory Design Panel and Heritage Advisory Panel reviews - Full TGR commentary provided	Aug 2021 - CALUC: Concept was represented at 4.80 FSR and 32 Floors Dec 2021 - A revision to the concept was shared with Planning for commentary in response to TGR commentary - Revised concept added a site for Affordable Housing and responded to Heritage Advisory Panel comments	- Full resubmission of the Rezoning Application incorporating revisions in response to CALUC, Heritage Advisory Panel, and Administrative comments - Prepared to support Committee of the Whole and Public Hearing - Prepared with input from ongoing community engagement	

NOTE: [†] 4.75 FSR is the proposed zoning limitation | All numbers and calculations are approximate only and subject to change. See disclaimer on page iii.

2.0 REZONING APPLICATION

2.1 Purpose and Extent of the Rezoning

While at its foundation the project remains committed to the same principles and values that guided the 2008 concept plan, modern challenges such as the city's housing crisis, climate change, changing site remediation requirements, and rising infrastructure costs, all demand innovation and a contemporary solution and development plan.

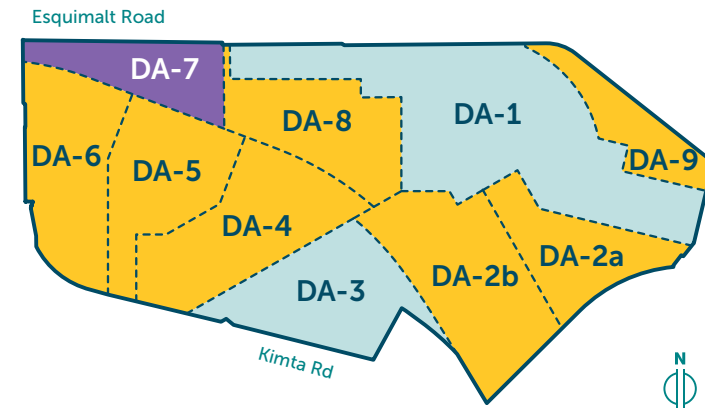
This bold new vision, imagines a place where historic buildings can be the brought back to life within the context of a complete and vibrant community that includes viable retail and social spaces, memorable public open spaces with destination-quality character, curated rail history interpreted and infused throughout, integrated city-wide mobility infrastructure, a broad range of housing types to accommodate a more diverse resident population, and sustainably addressing affordability and improved access to housing.

The Roundhouse at Bayview is imagined as a landmark contribution to the process of city building, one of only a few prime opportunities of this scale upon which the City might achieve its policy objectives, meet the needs of a growing city, and do so with the potential of creating the next great neighbourhood within the city on par with those of any noteworthy waterfront city in the world.

But, as much as this vision is inspired by the potential of the site, it is also deeply rooted in the significant challenges of the site. The site under its current zoning is not viable. The site has stalled for nearly 10 years following the successful development of the initial phase. The promised potential community benefits cannot be delivered, or its vision fully realized, until a strategy to resolve these significant barriers is adopted.

This current proposal will successfully deliver all of the aspirations and community amenities noted above, and with the addition of density on the previously underutilized portion of the site to address financial requirements and resolve current site challenges, allowing for the project to proceed.

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 †	-	35,733 sf	-	19 m
DA-2a	217,300 sf	4,250 sf	5,800 sf	28 / 103m
DA-2b	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
DA-6	197,600 sf	-	2,500 sf	21 / 78.0m
DA-7 †	150,700 sf	2,000 sf	2,500 sf	18 / 71.5m
DA-8	146,700 sf	8,450 sf	3,300 sf	18 / 70.5m
DA-9	161,200 sf	-	300 sf	23 / 89.5m

† Heritage Buildings

† Below-Market Rental

2.2 Summary of Application Revisions

The following page outlines key updates that have occurred to the Roundhouse at Bayview Place rezoning submission over the course of the application's progression, illustrated at a high-level in **Section 1.1**.

Consolidation of Land Use Zone

The earlier application was based on separate "north" and "south" land use zones. The application has now been updated into one, consolidated zone to represent a single, comprehensive CD land use providing for 10 development areas.

Revision to Zoning Extents

This application seeks to facilitate rezoning of the entire development area as a new CD District, represented by individual development areas (or DA's) within the entirety of the development area.

Clarification and Expansion of Community Amenities

A comprehensive set of diagrams that detail allocation of amenities and community benefits to each development parcel, including the sequencing of these community amenities.

Clarification of Mobility, Access, & Servicing

Updates to the concept plan have included refinements to the traffic and active modes routes within the site, including adjustments to DA-9 access.

Adjustments to Railway Corridor

Based on engagement with the Island Corridor Foundation (ICF), the proposed realignment of the railway through the site has been amended to include and integrate the existing second track in the south portion of the site.

Clarification of Density Allocation Across Site

A Floor Space Ratio of 4.75 is the proposed density for the overall rezoning of the site. As with other contemporary CD-zoned sites, the zoning is intended to allow for some flexibility in distribution of density between development cells located across the site (conditions to be outlined in the MDA and to be confirmed at Development Permit stage). The density allocations identified in this rezoning application for each development area 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. Please note that this application does not exceed a density of 4.8 FSR indicated to CALUC in August 2021.

Adjustment to DA-9 Design

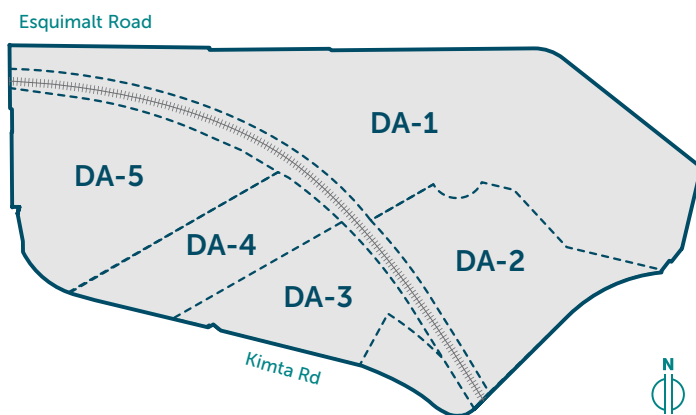
Based on comments from the Heritage Advisory Panel, discussions with the City's Heritage Planning department, and to address access and conditions confirmed by the City's Transportation department, the conceptual building shape and massing shown in documentation is representative of one potential outcome. Additionally, the Boiler House has been reinstated based on further historical review by the Heritage Architects. Refer to **Section 12.0** for further details.

Adjustments to DA-2a Design

Based on an intent to achieve better spaces between buildings, improve view corridors, and to lessen further impacts of shadowing, the tower position of DA-2a has been rotated to achieve increased spatial separation from the tower of DA-2b. Please note this is an indicative concept only and subject to confirmation as part of a subsequent Development Permit.

2.2.1 Rezoning Application

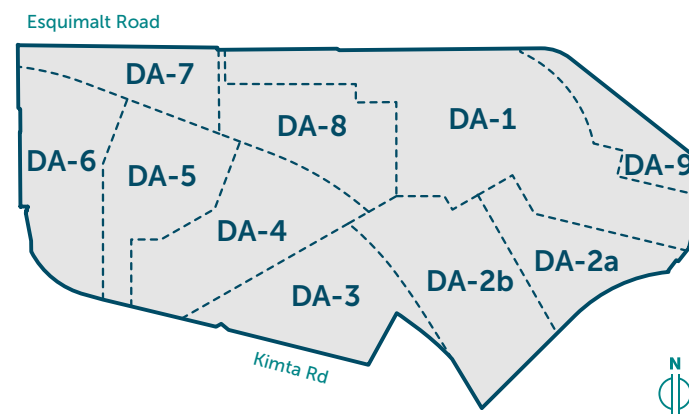
CD-12 Land Use Zone (Current)



CD-12 Zoning Limitation

Overall:	Maximum non-residential uses: 9,180 m ² (98,813 sf) Maximum Floor Space Ratio: 2.0			
	Maximum Floor Area (sf)			Max Height (m)
	Condo/Hotel/Rental	Non-Residential	Amenity/Other	
DA-1	-	53,820 sf	-	19 m
DA-2	156,077 sf	-	23,681 sf	76 m
DA-3	204,514 sf	8,611 sf	-	88 m
DA-4	161,459 sf	12,701 sf	-	66 m
DA-5	182,986 sf	-	-	52 m

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 †	-	35,733 sf	-	19 m
DA-2a	217,300 sf	4,250 sf	5,800 sf	28 / 103m
DA-2b	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
DA-6	197,600 sf	-	2,500 sf	21 / 78.0m
DA-7 †	150,700 sf	2,000 sf	2,500 sf	18 / 71.5m
DA-8	146,700 sf	8,450 sf	3,300 sf	18 / 70.5m
DA-9	161,200 sf	-	300 sf	23 / 89.5m

† Heritage Buildings ‡ Below-Market Rental

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

2.3 Key Facts



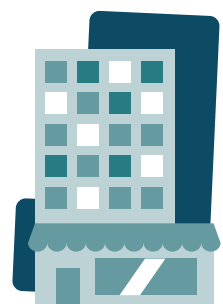
Affordable + Rental Housing

Approximately 150 Affordable plus 150 rental housing units.



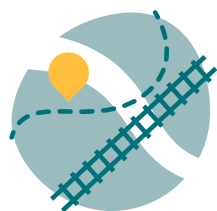
Market Housing

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



Live-Work

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



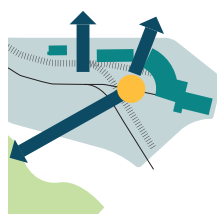
E&N Rail Trail

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



Parks and Open Space

Approximately 40% of the site provided as publicly accessible parks and open space.



Historic Setting

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



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 retail and a community hub for Songhees and Victoria West residents.

Approximately 40,000 sf of flexible retail, commercial, and amenity space incorporated.

The historic setting is reinforced by links to Lime Bay and Victoria West Park.



2.4 Development Overview

Location and Context

Situated along the central spine of the Songhees Peninsula, Roundhouse at Bayview Place provides an opportunity to complete the buildout of Victoria's urban core while also creating a new destination in Victoria West.





Roundhouse at Bayview Place presents a rare opportunity to develop a complete, highly-livable community within walking distance from the City's historic downtown.

This iconic location is for many the first they see of Victoria, whether they arrive by boat or by plane. With stunning views of the Inner Harbour and Legislature Buildings, Roundhouse at Bayview Place is a gateway to everything the city has to offer.

2.5 Community Engagement

2.5.1 Engagement Objectives

To ensure project success, the engagement program has striven to:

- Maintain and foster strong relationships.
- Generate thoughtful dialogue with the Victoria West Community and broader public through an accessible and inclusive program.
- Integrate community vision and values into the design.
- Implement a transparent communications approach, informing and gathering feedback from stakeholders throughout the application process.
- Consult closely with the Victoria West Land Use Committee.
- Adjust to changing context in light of COVID-19 and the need to move to online and virtual engagement strategies.

2.5.2 Engagement Timeline

The first engagement opportunities were held as the project team was re-imagining the Master Plan. The team asked stakeholders to share their hopes for Roundhouse at Bayview Place. The input gathered helped the project team imagine possibilities for the site and confirmed the renewed direction of the Master Plan. Stakeholders expressed enthusiasm for the possible site uses and integration with the surrounding community, with many suggestions provided on how to create high-impact public spaces.

In February 2020, the project team formed a Community Advisory Committee (CAC) to provide input and feedback on the Roundhouse at Bayview Place Master Plan. This committee is composed of volunteers representing the below groups:

- Victoria West CALUC
- Victoria West Community Association
- Residents of Bayview Place
- Residents of the surrounding Songhees area
- Residents of the broader Victoria West community

The CAC held its first meeting on February 20, 2020 during which the project team introduced Roundhouse at Bayview Place and responded to committee members' questions. The group will transition to meeting digitally in recognition of the COVID-19 pandemic.

2.5.3 Engagement Tactics

A variety of engagement tactics, including public open houses and in-person engagement with the project's Community Advisory Committee were held during the first two phases of the community engagement program. In light of the COVID-19 pandemic, the project has transitioned to use of digital technologies to continue to facilitate input from community members.

2.5.4 Community Engagement Program Overview



2.5.5 Recent Engagement Updates

On May 18, 2022, stakeholders who had shown an interest in the project were invited to participate in a meeting, which included a presentation of the rezoning filing and a facilitated Q/A session. Approximately 25 people attended the meeting in-person and 10 joined the meeting online via Zoom to understand the status of the development and discuss next steps. Many questions focused on how the community could show support for the development project to expedite the process.

2.5.6 Summary of Community Comments

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



2.5.7 How We Responded

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

Number 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.

2.6 Additional Engagement

The project team has made a concerted effort to engage organizations that can support Roundhouse at Bayview Place in realizing the City's housing affordability strategy. These groups include:

- BC Housing
- Island Corridor Foundation
- Capital Regional District
- Royal British Columbia Museum
- BC Heritage Branch

2.6.1 Indigenous Consultation

In the spirit of reconciliation, the team has consulted with the Songhees and Esquimalt First Nations to explore ways to acknowledge Indigenous connection to the site. This shared effort has resulted in The Canoe Project, a regular event sponsored by Focus Equities. The Canoe Project brings First Nations members and Victoria West residents to the shore of Lime Bay Park and is intended to stimulate dialogue through cultural practice.

2.6.2 Community Contributions

Kenneth W. Mariash Sr. and Patricia Mariash have become contributing members of the Victoria West community, expressed through event sponsorship and charitable contributions to a number of local organizations.

Pulling Together, an annual event that brings together Public Service Agencies and Aboriginal peoples by "canoeing the traditional highway, strengthening our future relations."



Canoe provided for Pulling Together, July 2020

Focus Equities provided a traditional canoe for use in Pulling Together, an annual event that brings together Public Service Agencies and Aboriginal peoples by "canoeing the traditional highway, strengthening our future relations." Both the Songhees and Esquimalt First Nations will collaborate on a hull design for this canoe before it is blessed and released into the water.

2.7 Municipal Engagement

The Roundhouse at Bayview Place Master Plan has been developed in consultation with the City of Victoria through an engagement process spanning years of discussion and focused efforts between November 2019 to December 2020.

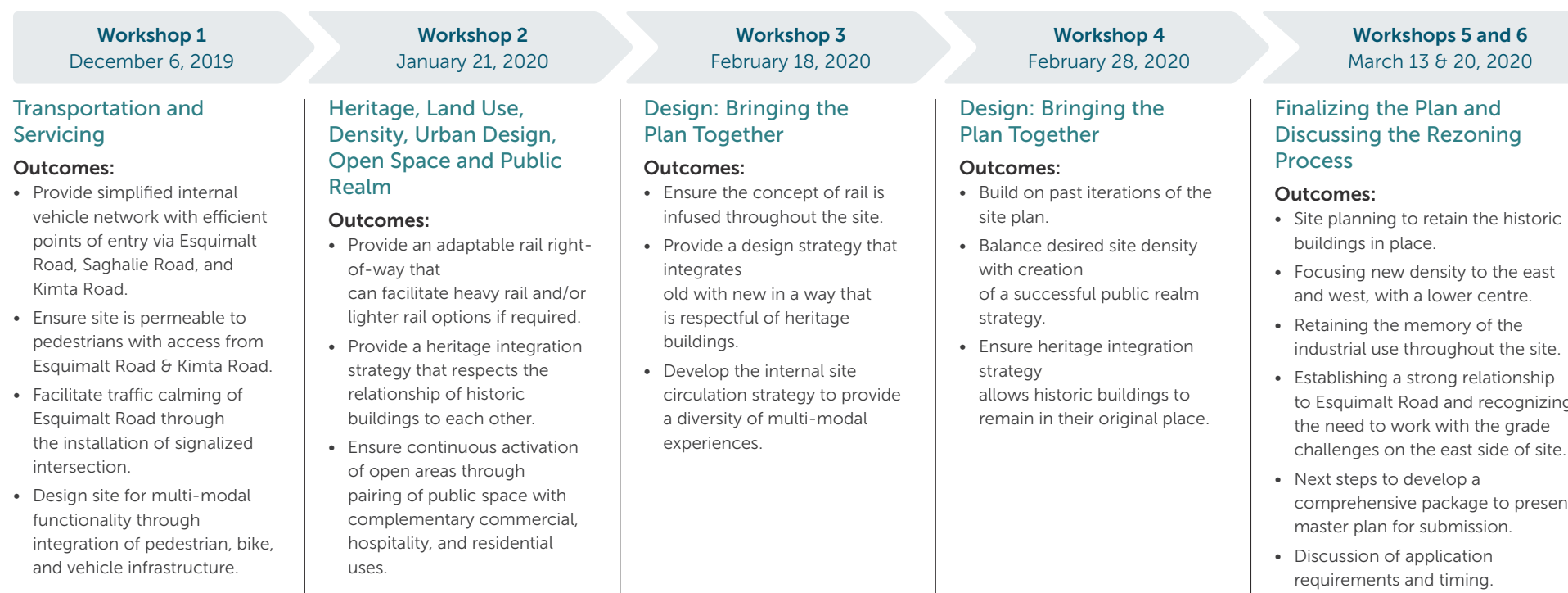
The master planning process revolved around a series of workshops held in early 2020, each focused on a major topic and culminating in the submission of a detailed master plan document in September 2020.

A preview of the master plan was shared with the City in July 2020 in advance of submitting the comprehensive application documents. Following the September

2020 submission, meetings and working sessions to review the application materials and advance refined design details have been ongoing, with key meetings to review specific topics as follows:

- **October 13, 2020** - Rezoning Application Review
- **November 3, 2020** - Application Overview
- **November 24, 2020** - Transportation & Servicing
- **December 15, 2020** - Urban Design, Heritage & Complete Master Plan

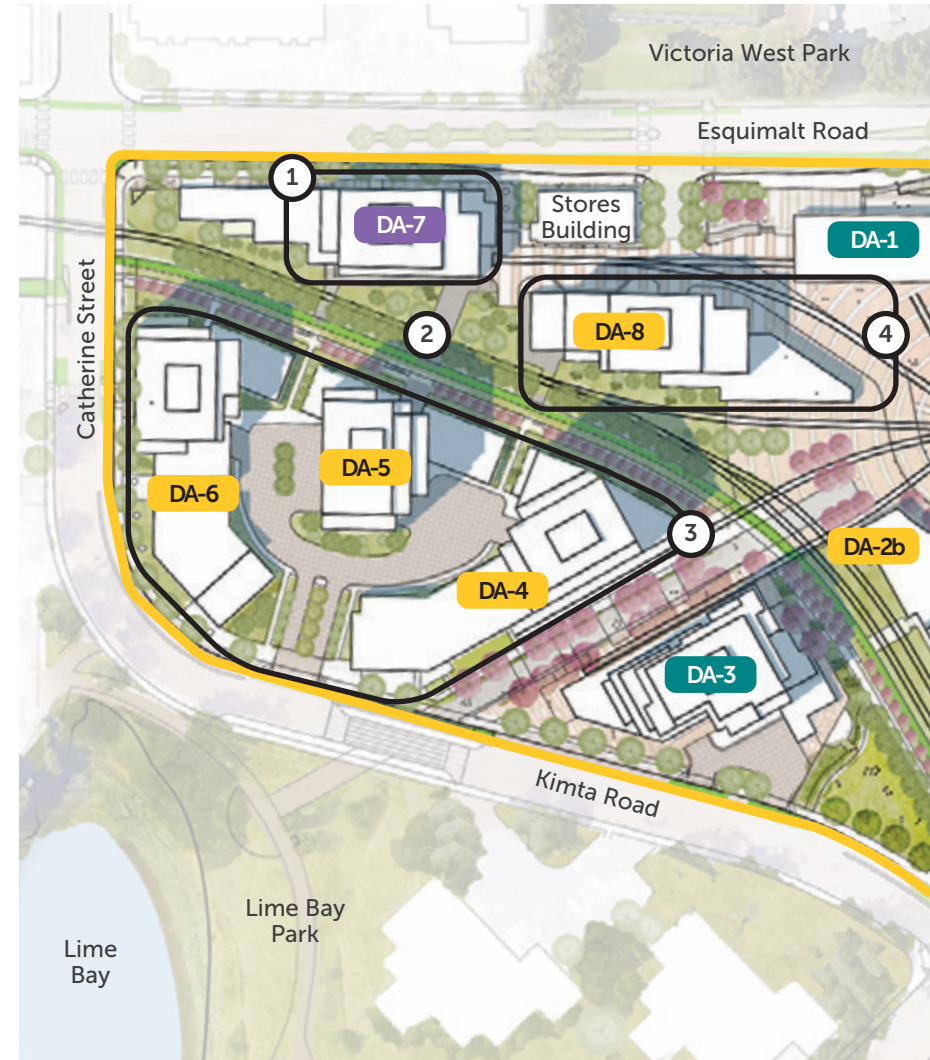
2.7.1 Municipal Engagement Timeline



2.8 Issue Resolution

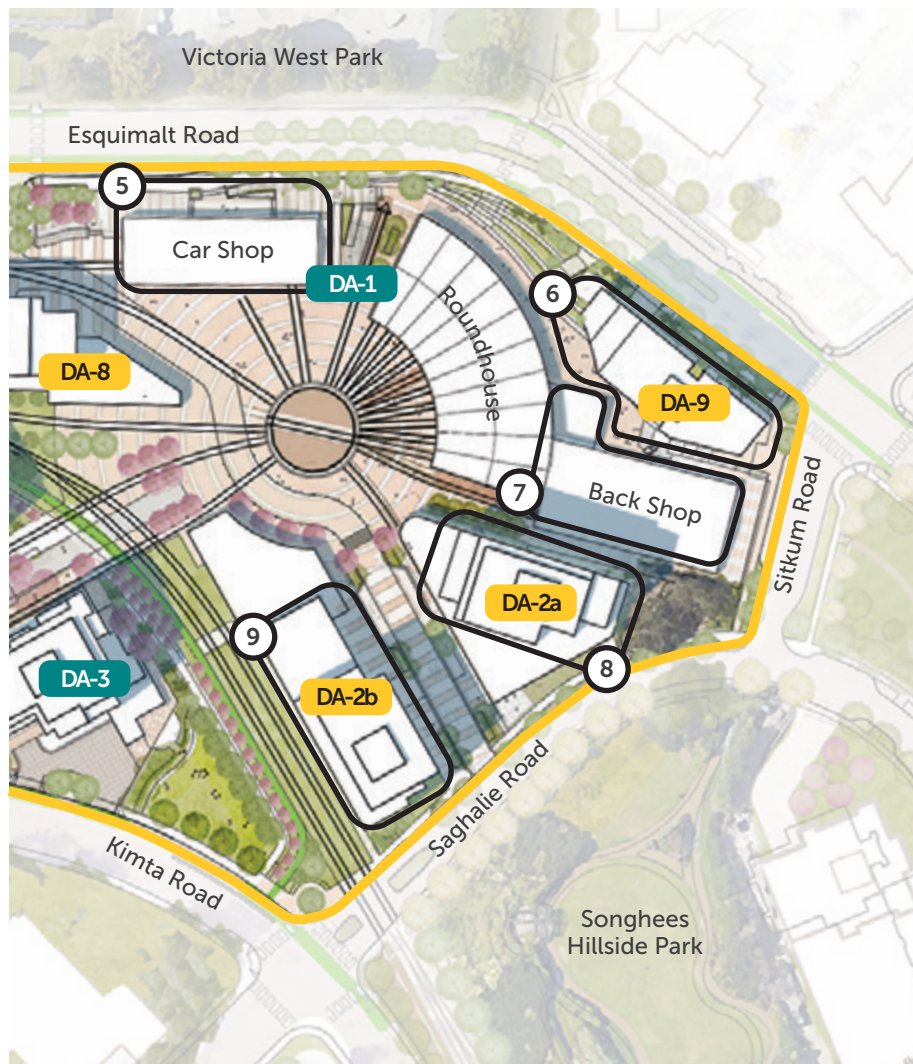
#	Parcel(s)	Revisions
1	DA-7	- Height reduced from 24 to 18 floors - Confirmation of Affordable Housing by GVHS
2	The Clearing	Adjustments to open space and spur line configuration
3	DA-6 / DA-5 / DA-4	- Reconfiguration of buildings and open space to achieve better tower placements, views to water, and frontage along Rail Trail - Added potential townhouse units fronting the Rail Trail - Heights reduced: - DA-6: 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	DA-8	- Adjustments to podium to accommodate potential spur line to turntable - Height reduced from 26 to 18 floors

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



Legend

— Roundhouse at Bayview Site



Legend

— Roundhouse at Bayview Site

#	Parcel(s)	Revisions
5	Car Shop	Removal of proposed additions to Car Shop
6	DA-9	Revised massing options
7	Back Shop	- Cancel plan to raise Back Shop up to level of Sitkum Road - Plan for parking below Back Shop and Boiler House to be determined at DP stage. - Reinstate Boiler House as Heritage Building to be preserved and rehabilitated.
8	DA-2a	Tower shifted to improve spatial separation between towers
9	DA-2b	Added up to 4 floors to podium

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

2.8.1 ICF/Rail Corridor

Bayview has collaborated with the Island Corridor Foundation (ICF) to determine an agreed-to realignment of the railway that improves the overall developability of the site while protecting the functionality and anticipated uses of the railway, as understood at the time of this application.



ISLAND CORRIDOR FOUNDATION

Box 375 Stn A Nanaimo, BC V9R 5L3
office 250 754 7254 | fax 888 662 4197
islandrail.ca

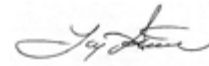
September 1, 2022

Chris Reiter
Bayview Place/Focus Equities

Reference our conversation and meeting regarding changes to the Bayview plan. As discussed The Island Corridor Foundation approves the curvature of the rail as proposed for the Bayview property roundhouse location. Our understanding is that the proposal you submitted does not require any rail to be permanently removed. The ICF does **not** approve of the removal of any rail or any portion of existing rail infrastructure with the exception of a temporary removal for remediation.

Bayview Place and Focus Equities will be solely responsible for the cost to put all track and rail infrastructure back into operable condition.

Yours Truly,



Larry Stevenson
Chief Executive Officer
Island Corridor Foundation

2.8.3 Heritage Building Rehabilitation Sequencing

The rehabilitation of heritage buildings and assets is a multi-factor process that is dependent on several other on-site redevelopment activities.

The site remediation and clean-up works are a primary determinant in the scheduling of this rehabilitation work, as the forecourt areas of the heritage buildings are to be excavated as part of the site remediation works, and reinstated to grade, at which time building rehabilitation can commence.

In order to ensure that the rehabilitation works are not the last development activities on the site, Bayview has committed to scheduling a staged program for rehabilitation that ensures that works on all heritage buildings are to be underway prior to a Building Permit being issued for DAs 4-6 inclusive. These remaining sites represent approximately 30% of the overall density of the application area, which represents a significant commitment and incentive to initiate rehabilitation of these heritage resources.

In addition the rehabilitation of the Stores Building is to commence in conjunction with the development of DA-8.

Additional information for sequencing can be found in **Section 10.0**. Details as to the conditions of sequencing of works related to these heritage resources is to be outlined in the MDA.

2.8.2 Height and Density

Building heights have been reduced across almost all buildings proposed. The primary changes have been to:

- Significantly lower buildings fronting Esquimalt Rd such that the shadowing impacts to Vic West Park,
- Lower buildings at the edges of the site to better interface to the surrounding neighbourhood.
- Sculpt building heights within the site to optimize sun exposure into the key public spaces.

The overall density (4.75 FAR) on the site is indicatively defined on a site by site basis that matches with the illustrated concept plan and 3D massing demonstrated through out the rezoning application.

While the density distribution is demonstrated site by site, the intent is for a limited percentage of floating density that will allow for some flexibility at the development permit stage to adopt to more detailed site and building conditions. The details of the floating density provision will be confirmed in the MDA.

Additional information related to the height and density of this application can be found in **Section 7.1**.

2.9 Revision Summary - 'Bubble Plan'

1 Catherine / Kimta Roadway Improvements

Roadworks to implement the AAA cycling facility have been incorporated from City of Victoria's current IFC drawing set, which has been merged with the Kimta Crossing concept at the end of Lime Bay Mews.

2 Esquimalt Rd Improvements

Based on Transportation Department support for a RI/RO access for DA-9, a central median has been added.

3 Railway / ICF Adjustments

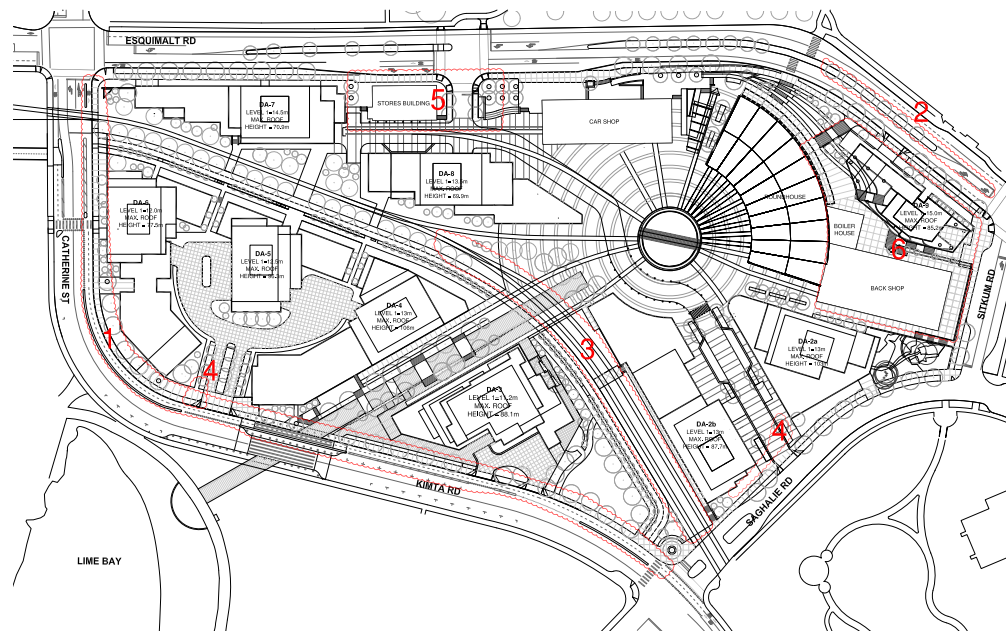
Based on dialogue with, and support from, the Island Corridor Foundation (ICF), the existing double track, extending into the site from Saghalie heading northwest, is retained and incorporated into the realignment of the railway.

4 Servicing SRWs

Two specific servicing SRWs have been added to service DA-2a and DA-5, where standard connection ties to the street are not possible directly from these parcels.

5 Development Area / Heritage Rehabilitation Revision

- Parcel boundaries for DA-8 have been revised to provide access to Esquimalt.
- The DA-1 parcel will be subdivided to include a hook parcel to the Stores Building to maintain a single legal property containing all heritage assets.
- The Stores Building rehabilitation will commence concurrent with DA-8.
- Access SRW in favor of DA-7 will cross DA-8 to allow for DA-7 to proceed prior and to maintain access long-term.
- Servicing SRW in favor of DA-8 will cross on the west side of the Stores Building through DA-1 due to the inverts for connection ties in Esquimalt Rd.



6 Heritage to Development Interface Adjustments

- Options for a DA-9 building have been revised in consultation with Heritage Planning Department to achieve desired interface outcomes between the proposed building and heritage buildings.
- Boiler House has been reinstated as a heritage asset based on additional investigation of status and provenance.
- Option to add underground parking below the Back House and Boiler House has been identified as a redevelopment opportunity in conjunction with rehabilitation of these buildings, subject to detailed investigation and approval at the Development Permit stage.

3.0 SITE CONTEXT

3.1 Site Information

Civic Addresses & Legal Descriptions

355 Catherine Street

PID: 029-397-090

Legal Plan Number: EPP33936

Legal Description: Lot 2 Section 31 and District Lot 119 and part of the unencumbered part Esquimalt District and part of the Bed of the Victoria Harbour Victoria District Plan EPP33936 Except Plan EPP84866

251 Esquimalt Road

PID: 029-397-065

Legal Plan Number: EPP33936

Legal Description: Lot 1 Section 31 and District Lot 119 Esquimalt District Plan EP33936

210 Kimta Road

PID: 030-616-298

Legal Plan Number: EPP84866

Legal Description: Lot A Section 31 and District Lot 119 and part of the unencumbered part of Esquimalt District and part of the Bed of Victoria Harbour Victoria District Plan EPP84866

Site Size & Area (3 Parcels)

Three legal lots of irregular shape totaling ± 3.73 ha (± 9.22 ac) of land with a perimeter of ± 871 m.

Site Interface

Esquimalt Road (north), Saghalie Road (southeast), Kimta Road (southwest), and Catherine Street (west)

Existing Zoning

CD-12 Roundhouse District (Part 12.12)



3.2 Existing Context

Roundhouse at Bayview Place reflects the evolution of Victoria West, a neighbourhood whose identity is shifting from one of industrialization to urban neighbourhood.

Victoria West

Formerly distinguished by its strong industrial character, the Songhees Peninsula of Victoria West is becoming increasingly residential with new medium- and high-density developments realized in the form of Bayview Place Hillside, Dockside Green, the Railyards Development, and the future redevelopment of Tyee Housing Co-op. Roundhouse at Bayview Place is part of this evolution. Previously a hub of rail activity, the new concept plan envisions a contemporary mix of residential and commercial uses enlivened by an active public realm.

Victoria West has proven an increasingly popular place to live and work for a variety of reasons. The area offers a direct route east across the Johnson Street Bridge to downtown Victoria, the city's employment heart, and the wider region. Victoria West is also well-served by open space and boasts an above-average supply of parkland per resident. For the Roundhouse site, Lime Bay Park provides access to the waterfront and Songhees Point, while Victoria West Park, the neighbourhood's largest, is located just north of the site.

However, cultural amenities are largely concentrated in the downtown core. Development of Roundhouse at Bayview Place offers an opportunity to increase the number of public benefits unique to this neighbourhood by re-purposing the site's historic assets, complemented by an architecturally-distinct cultural centre. This mix of cultural assets will create a unique destination outside of downtown Victoria and define the central heart of Victoria West.

Victoria West Open Space

Victoria West Park sits directly north of Bayview Place and includes a skate park, lawn bowling, basketball court, and baseball field. To the west, Bayview Place Hillside provides multiple open space opportunities including the off-leash dog area at Songhees Hillside Park, while Lime Bay Park connects the community to waterfront walking trails and green spaces.

Bayview Place Hillside

Bayview Place Hillside contains approximately 680,000 SF of residential and senior housing just east of Roundhouse at Bayview Place. Building heights range from 5 to 21 storeys.

Dockside Green

Dockside Green is a mixed-use development on the eastern point of the West Victoria Peninsula. The approximately 800,000 SF project will be predominantly residential with some office development on the north end of the site. The development will achieve a density of 2.5 FAR and maximum tower heights of 22 storeys.

Railyards Development

Railyards is a residential development north of the Bay Street Bridge. The approximately 550,000 SF project consists largely of residential low-rise and townhouse building typologies.

Downtown Victoria

Bayview Place is within a 10 minute walk of Victoria's downtown core and Central Business District, which accommodates the majority of the City's high-density development, employment opportunities, and regional amenities.

Innovation District

The Innovation District, located at Rock Bay, is imagined as a "global facing" hub of cross-sector collaboration and an area that will "attract companies that anticipate and solve the problems of the 22nd century."

Multi-modal Transportation Connections

Esquimalt Road, Kimta Road, E&N Trail, and Songhees Trail connect Bayview Place to Victoria's Downtown core and the rest of Victoria.

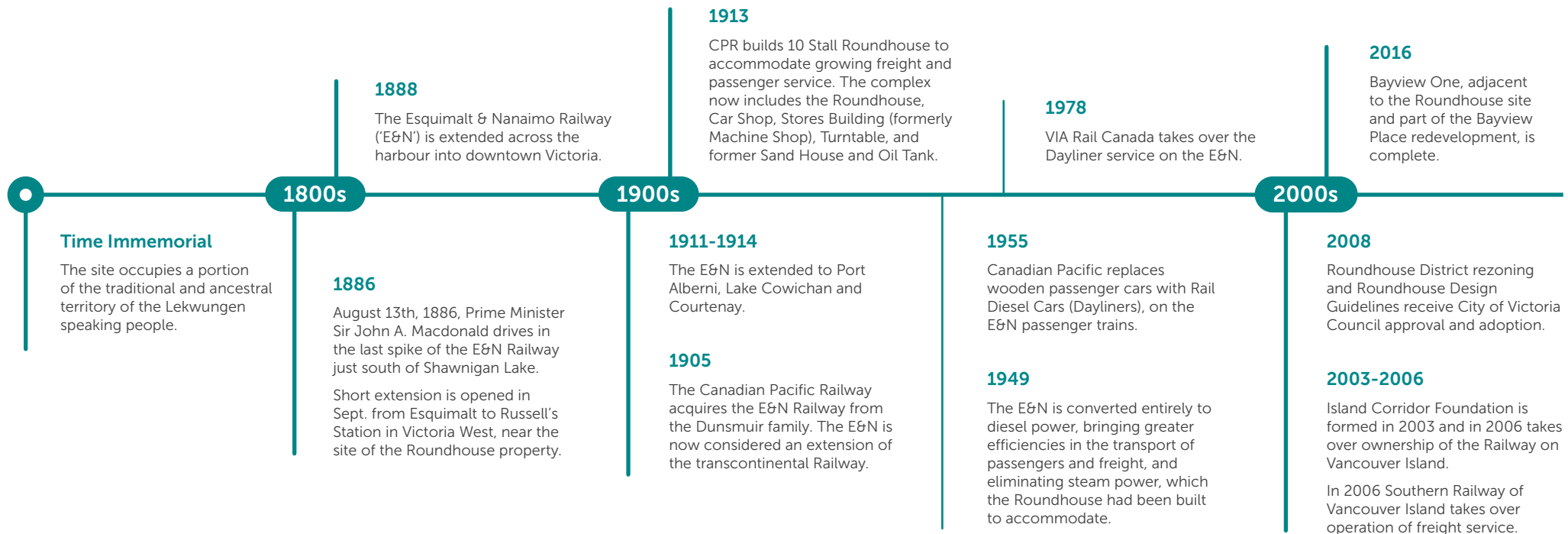


NOTE: Proposed buildings shown in the above diagram within the Roundhouse at Bayview site are conceptual in nature and represent an approximation only of the massing proposed by this rezoning application.



3.2.1 Site History

A brief modern history of the Roundhouse site.



3.2.2 Site Opportunity and Role

The Bayview Place site presents a strategic opportunity to impact and play a significant role at variety of scales, city-wide, neighbourhood-wide, and site-wide. The original 20-acre site has already delivered the new residential community, Bayview Place Hillside, along with associated streetscape improvements, dedication of public parks and open space and other amenities that have transformed the former industrial site. The remaining western half of this site presents an opportunity to deliver a broader range of public benefits including addressing the city's need for a more diverse range of housing, while creating a vibrant, mixed-use heart to Victoria West, centrally located and at the junction of mobility networks and connections to downtown and surrounding communities.



City-wide Impacts

- One of only a few major undeveloped sites of significant scale and size.
- The opportunity to implement smart-growth principles, complete, walkable, central and connected.
- An opportunity to address housing diversity and affordability.
- Opportunity to remediate the site and create a more complete and sustainable community.
- Aspiration to create a unique neighbourhood with heritage values and character.



Neighbourhood-wide Impacts

- Centrally located within Victoria West, a vision for a publicly accessible focal point to the surrounding community.
- A broad mix of uses including neighbourhood retail, amenities, public, cultural and heritage, and a diverse range of housing options including market rental.
- Extensive public realm, plazas, pedestrian mews, landscaped open space, linear park, multi-use trail, linked to the existing surrounding network of public and park spaces.
- Establish an urban core to Victoria West.

Roundhouse Site

Mixed-use precinct with a range of housing types including market rental in podium-tower forms, with neighbourhood retail and public uses at grade.

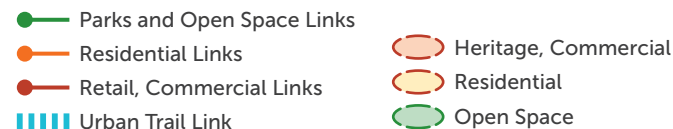
The urban character is vibrant and urban within a setting of restored historic rail buildings, industrial character, and richly enhanced public realm achieved through the urban design and building form.



Bayview Place

Residential precinct with a range of market housing types including tower forms, grade-oriented townhouses, and multi-level senior living.

The urban character is primarily residential within a setting of richly landscaped private and public open space and parks, achieved through the relatively low site coverage associated with tower forms.



Bayview Place - Phase 1

- Roundhouse at Bayview Place forms the western half of the original 20-acre site and is to be understood in the context of how it complements the existing completed eastern half, Bayview Place Hillside.
- Bayview Place concentrated the residential footprint to deliver a significant amount of park and public open space as an amenity for the whole community.
- Bayview Place, has similar or lower density than the surrounding mid-rise neighbourhoods, and lower site coverage resulting in a much higher percentage of open space.
- Bayview Place began the transformation of the former industrial lands into a safe and desirable residential environment that has enhanced the whole community.



Roundhouse at Bayview Place - Phase 2

- The Roundhouse at Bayview Place master plan proposes a vibrant mixed-use core focused on the existing turntable and restored historic rail buildings as the primary public open space and central node.
- New buildings on site are located toward the ends and perimeter to retain legibility of historic buildings and establish a heritage character to the site and surrounding public street.
- Infill residential buildings will create a vibrant village atmosphere, organized around formal open spaces that form a green network of public and park spaces.
- The site is deeply connected to its context with pedestrian linkages to surrounding parks, and multi-modal mobility linkages to the city's urban trail and bike network.

3.2.3 Existing Site



3.3 Policy and Regulatory Context

Master planned projects such as Bayview Place provide Victoria with the opportunity to supply much needed housing.

3.3.1 Existing Land Use Designations

The Roundhouse site is part of the Core Songhees development permit area, a sub-designation of the Urban Core, which is poised to receive 50% of Victoria's growth over the next 21 years. The OCP describes this area as consisting of the "highest density and greatest mix of uses in the city" including high-rise and multi-unit residential apartments, commercial, and light industrial. Building heights of up to 23 storeys are allowed as per the Victoria West Neighbourhood Plan, with tall buildings concentrated in hillside areas.

A number of medium and high-density master planned projects that reflect this definition have been approved within the Core Songhees area, notably Dockside Green and Bayview Hillside. The current CD-12 Roundhouse District zoning, approved by Council in 2008, preceded approval of these plans and therefore does not respond to this densification.

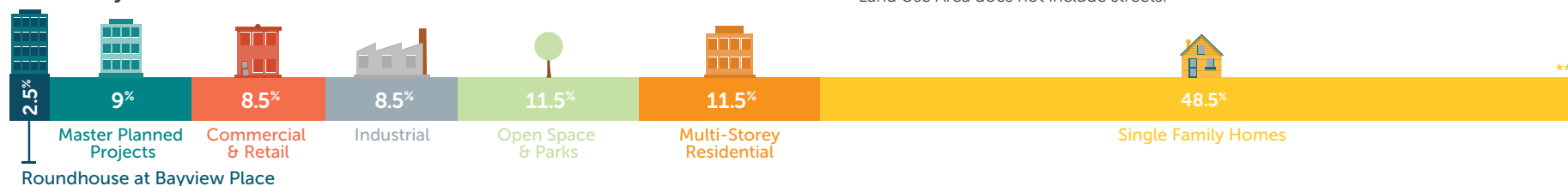
Currently, the OCP notes there is a risk that housing will become increasing expensive in Victoria as available capacity is depleted under the current zoning. Often, land ownership patterns in Victoria are fragmented and parcel assemblage makes it difficult for higher density communities to develop. Within the City's current policy and existing land use patterns, there are limited areas available to accommodate density in Victoria West.

Roundhouse at Bayview Place, in building off of the success of Bayview Hillside, seeks to respond to the increasing residentialization of Victoria West by augmenting the site's development capacity. This additional density will provide new rental housing, adding housing diversity to Victoria West while accommodating projected population growth.

Rental Units by Area



Land Use by Area



* Underdeveloped Land Areas estimated by comparing OCP designations with current land uses.
 ** Developed Areas includes developed parcels, roads, and parks.
 *** Land Use Area does not include streets.

4.0 BIG IDEAS

4.1 Heritage Rehabilitation & Activation

4.1.1 Restore and Activate



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



How This Development Makes This Possible

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

4.1.2 Heritage Rehabilitation & Integration

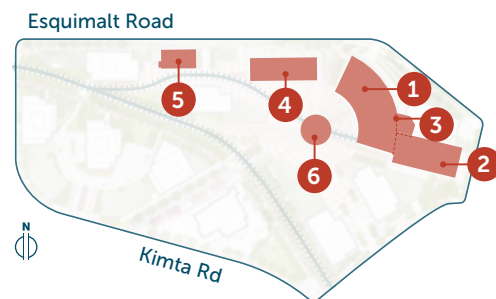
Roundhouse at Bayview Place will blend contemporary expression with newly revitalized historic buildings, ensuring new buildings complement, rather than imitate, the forms of the Roundhouse complex.

Heritage Components

The heritage structures that compose the Roundhouse complex will serve as the neighbourhood's centerpiece. Contemporary building forms with a mixture of residential and commercial uses will be placed alongside these structures, the juxtaposition of differing typologies creating a dialogue between past and present, while ensuring the complex is made active.

The following structures within the Roundhouse site are identified as individual heritage assets:

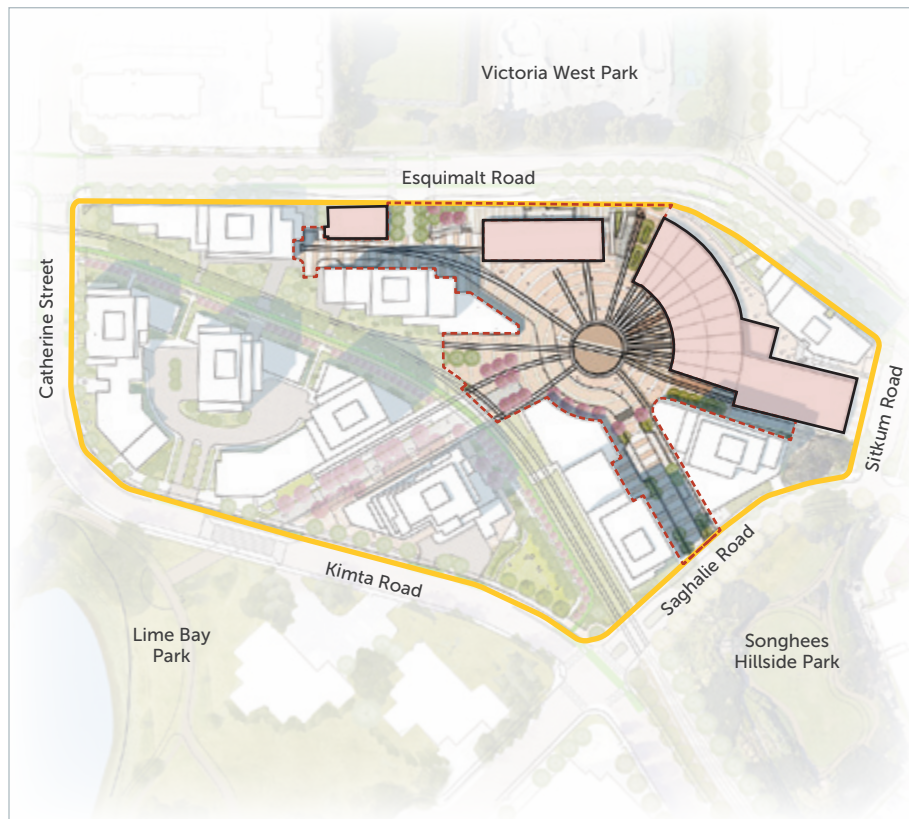
- 1 Roundhouse
- 2 Back Shop (attached to the Roundhouse)
- 3 Boiler House (attached to the Roundhouse)
- 4 Car Shop
- 5 Stores Building
- 6 Turntable



These buildings have concrete foundations, brick exterior walls, heavy-timber structural frames, and wood roofs. The structures and the larger site retain integrity. However, the physical fabric has experienced considerable deterioration due to weather and disuse. In 2008, Focus Equities made a significant investment in repairs and structural reinforcement, ensuring the buildings are no longer at risk of collapse.

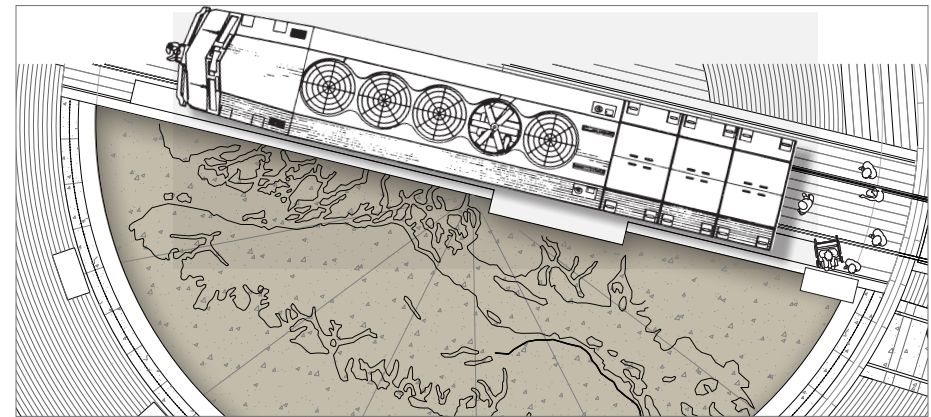
4.1.3 Legible Collection of Heritage Assets

The historic railyard, as a legible collection of built features, is proposed to be conserved at the heart of the site. These assets are protected as an integral collection, in their original setting and position, visually linked, as a historic district protecting the historic value of the place.

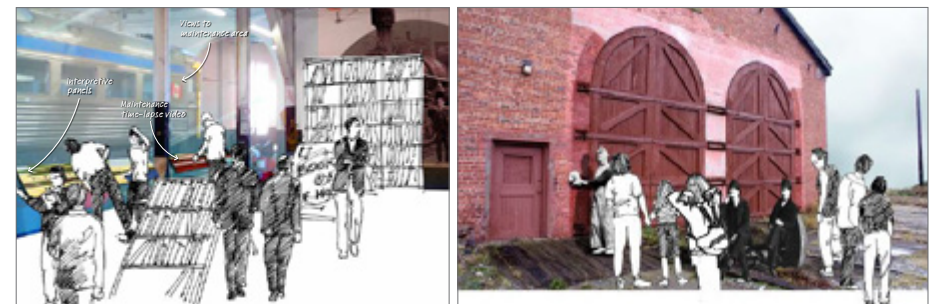


4.1.4 Heritage Interpretation

Integration of historic elements including railway tracks, artifacts, and heritage railway rolling stock will be incorporated throughout the landscape to highlight and support the heritage resources of the development.



The Turntable Plaza, including Timeline Signs, conveys stories about the role of the railway in Vancouver Island's early development as well as the operation of the turntable.



Large-scale murals/banners, views and interpretations of ongoing maintenance in the Back Shop animate the space, bringing to life the original function of each building and personal stories of those who worked there.

4.2 Site Restoration

Formerly an active railyard, Roundhouse at Bayview Place possesses varying degrees of contamination and is today not a viable site for residential or community amenity uses.

A remediation strategy has been proposed to restore the site once again to useful community purposes, including residential, shops and services, and a range of public amenity spaces.

This restoration involves the excavating and reburying the majority of contaminated material in an on-site “dig and bury” location that will be capped.

This site restoration allows for a major missing piece within the Vic West community to be made whole, bringing significant investment, activation via new households, and vibrant activity with a range of social, economic, and environmental benefits.



4.3 Continuing the Story

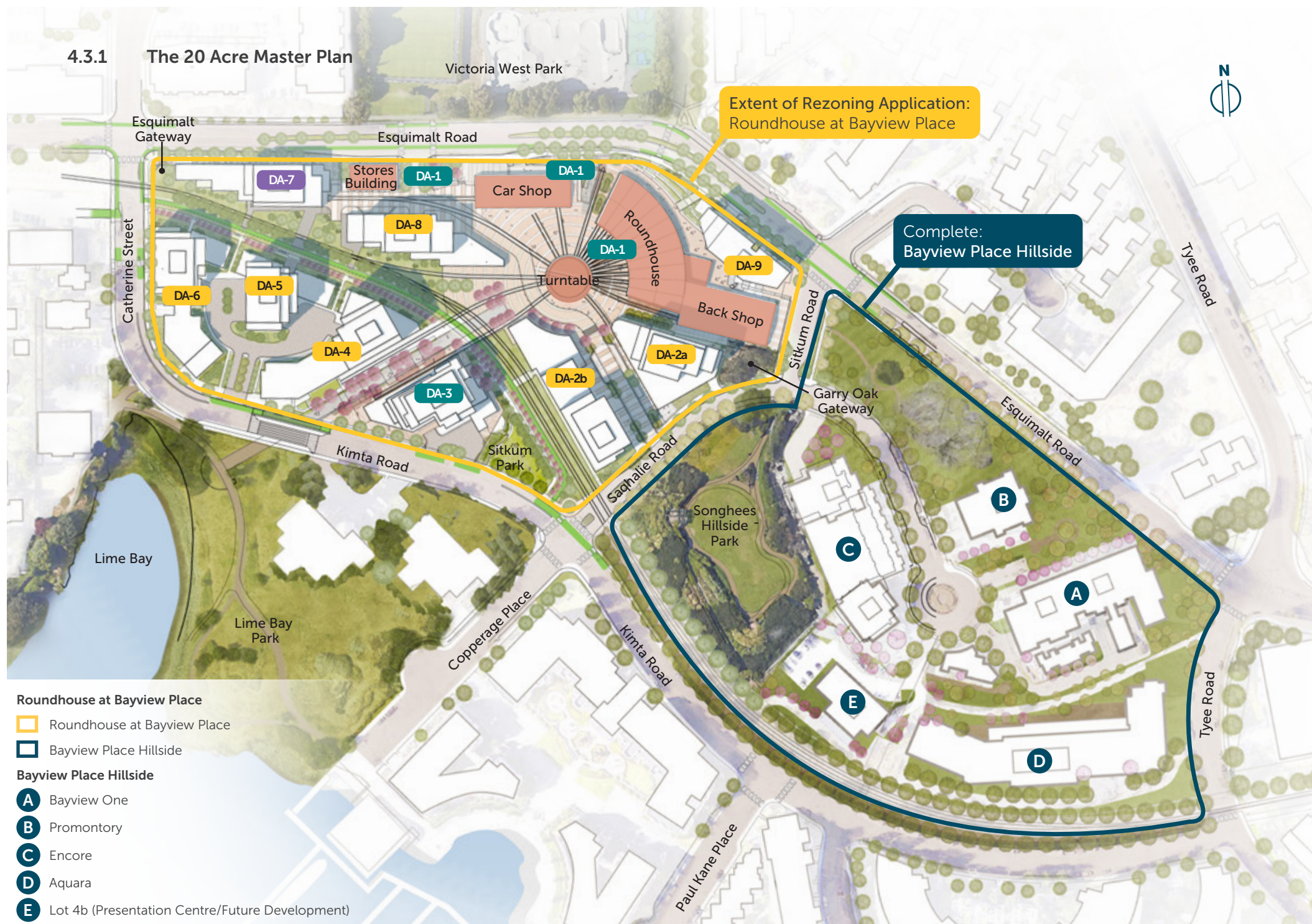
Formerly vacant land, Bayview Place has succeeded in creating a vibrant and active community—Roundhouse at Bayview Place aspires to continue building on this success.

Bayview Place is a 20-acre master planned residential community overlooking Victoria Harbour. The first phase of development, the 10-acre hilltop community of Bayview Place Hillside, is comprised of three elegant residential towers that pay homage to the industrial heritage of Victoria West through their modern brick and glass facades.

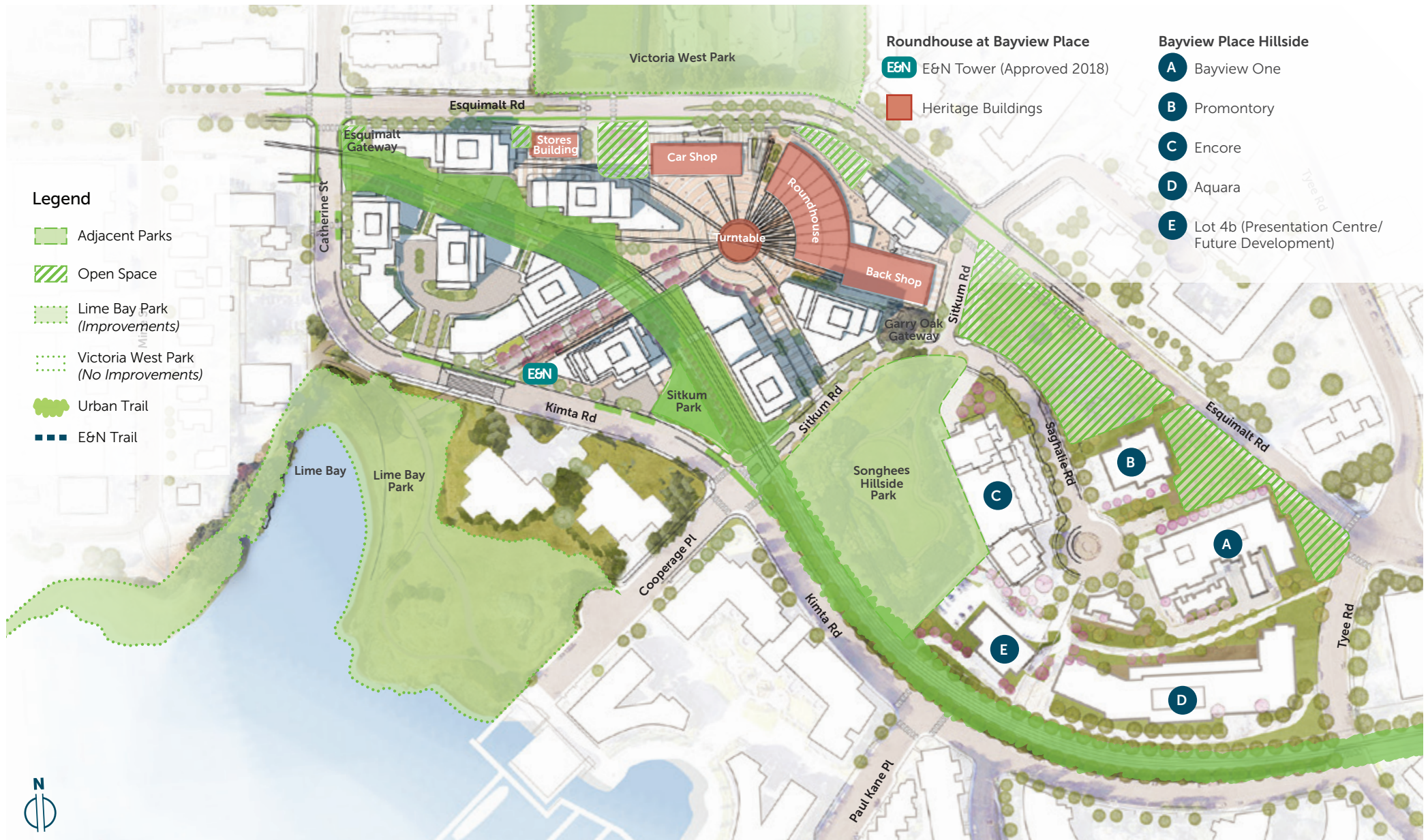
Formerly vacant land, this development has succeeded in creating a vibrant and active community through provision of a well-used network of amenities, including the Songhees Hilltop Dog Park, Sitkum Park and meandering walking paths. Future tennis courts will provide additional recreation opportunities, further diversifying this suite of public offerings integral to the neighbourhood's identity.

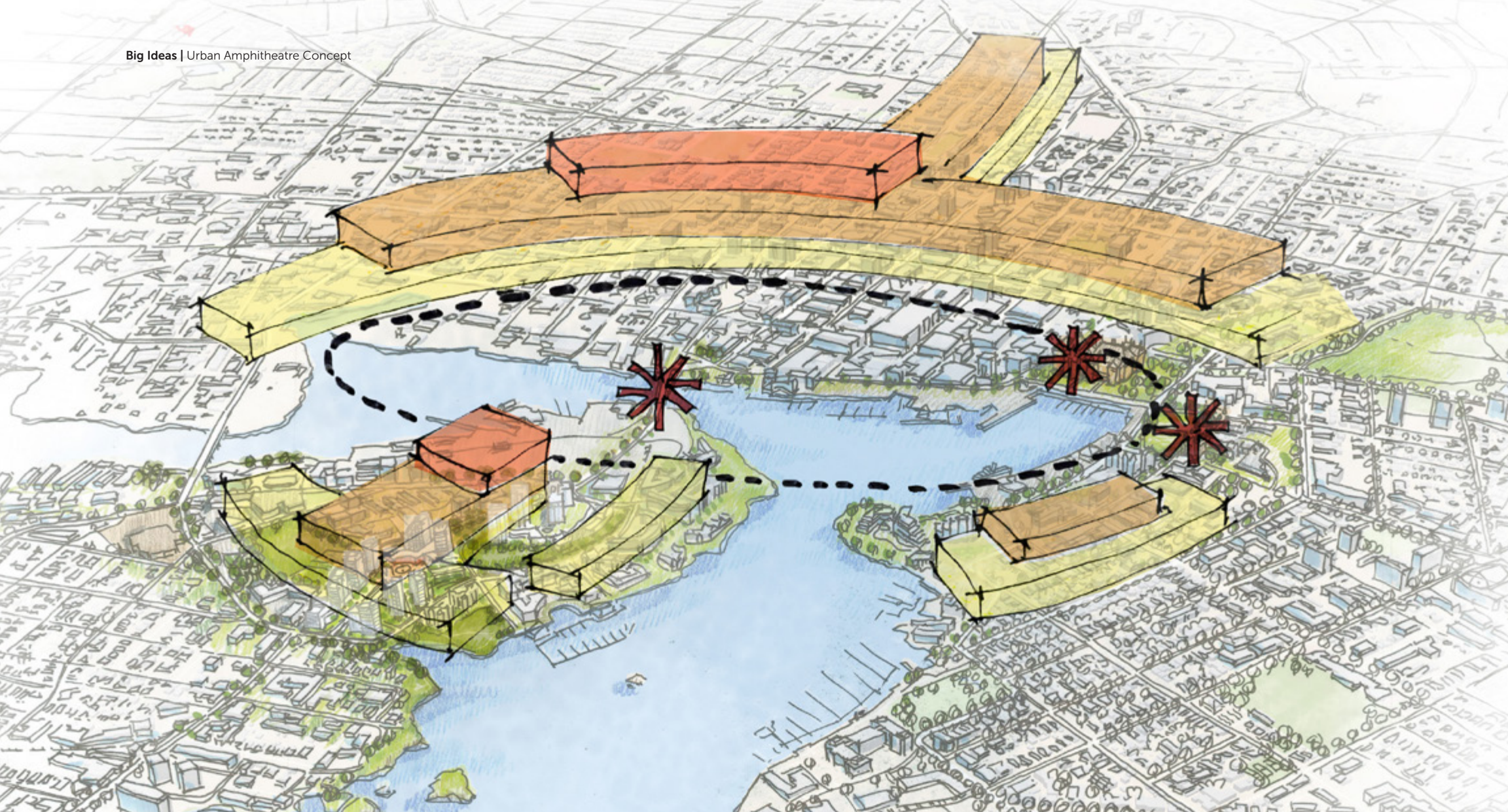


4.3.1 The 20 Acre Master Plan



4.3.2 Community Linkages and Connections





4.4 Urban Amphitheatre Concept

The urban amphitheatre concept builds on the geographic and historic urban setting of the Downtown Core Area by promoting a general urban form in the shape of an amphitheatre. Stepping up from Victoria's open harbour basin, building heights remain low near the water, gradually increasing further inland so that the tallest buildings are located at strategic geographic points, such as Roundhouse at Bayview Place. This form creates a series of unique and varied skylines that frame the harbour.

4.5 Public Amenity Spaces

4.4.1 Linking with Community Spaces

Hierarchical Connections to Inner Harbour and History

Roundhouse provides a rich assortment of connections to local destinations including Victoria West Park and Lime Bay Park. These connections are diverse in their typology and range from plazas and connected paths to Lime Bay Mews and the multi-modal E&N Urban Trail.



5.0 GUIDING PRINCIPLES

5.1 A Place for Everyone

The Guiding Principles for the Roundhouse at Bayview Place is aimed at bringing desirable, inclusive, and much needed opportunities to West Victoria through:

- Affordable Apartments
- Below-Market Rental Apartments
- A Historic Marketplace
- A Cultural Centre
- A Connected and Accessible Community
- Efficient Land Use

A visionary Mayor and Council - A world-class project

Right here. Right now.



Diverse and Inclusive

A Place for Everyone: Roundhouse at Bayview Place is inclusive - A collaboratively designed neighbourhood for all ages and incomes with a groundbreaking investment in rental housing. Roundhouse at Bayview Place will bring forth diverse community amenities from culture to open space, a generous public benefits package that provides something for everyone.

A place for everyone includes a wide range of housing options to create a diverse, inclusive, and authentic community.

Complete Community with Mix of Uses

Creating a complete community with a broad mix of uses, walkable, transit-oriented, socially vibrant.

Sustainable

Doing more with a limited land resource is good land-use and environmental stewardship.

Expand Programming Opportunities

Include planning for spaces and places which will promote a wide range of art and cultural activities.

Enhance Playmaking and Vibrancy

Building on the rich natural, rail and maritime history of the site to create a unique identity.

“This is the perfect example of a complete community where there is something in it for everyone. Mixed use, residential, commercial, heritage, historic. It really could be a gem in the west part of our city.”

—Lisa Helps
Mayor, City of Victoria

5.3 A Cultural Hub

A Range of Arts and Culture Activities

Broadening the range of uses on the site, increasing its significance as a place for people by creating a venue for performing arts, visual arts, art education, gathering and celebration, will create a place that engages the broader community and city to become a socially vibrant place with a heartbeat.

A place that taps into the power of culture and the arts to elevate the vision for the site, to rise to its full potential as a world class place, worthy of a prime location in an exceptional city.

Enliven Public Open Spaces

The public realm will be truly public, designed and planned for a wide range of activities and events to become a social place.

“Having lived my life on the world stage, I see my home town of Victoria, and the Roundhouse site in particular, as a globally significant opportunity to create a new cultural landmark for the City.”

—David Foster

Musician, Music Producer, 16 time Grammy Award winner, writer/composer, humanitarian & philanthropist.



5.2 Rooted in History

Rooted in history means a contemporary pairing of past and present that breathes life into forgotten histories. The site will undergo an active approach to history around interpretation and storytelling, done through re-purposing of abandoned historic structures and transforming into dynamic hubs of activity.

Focused on the Future

Never again vacant, a dynamic mix of uses to keep the site active for decades to come.

Interpreting the Past

Storytelling brings the past to the present and looks to create new histories.

Reviving a People Place

Residents and Visitors add life to the site, returning it to a hub of activity.



5.4 Vacant Space to Vibrant Place

Through a low carbon footprint, the site will undergo a bold transformation from blighted industrial wasteland to livable community through significant investment - The realization of a \$400M vision co-created with community. The development will be economically viable, dense, diverse, and deeply connected to Victoria's economic engine.

Building on Success

The continued evolution of a transformational community at the heart of Victoria West.

Interpreting the Past

The completion of a socially, culturally and economically vibrant community.

Environmental & Geotechnical

A viable strategy to successfully retain historic buildings and manage geotechnical and environmental challenges.

“The goal of interpretation for the Roundhouse heritage precinct is to create a strong sense of place.”

— Interpretive Approach
AldrichPears

“There is nothing else of this quality in Victoria and it is a privilege to honour this site with such a special community.”

— Ken & Patricia Mariash
Owners, Focus Equities



5.5 Landmark Mixed-use Community

Roundhouse at Bayview will bring forward diverse community amenities rich with culture and quality open space; a generous public benefits package that provides **something for everyone**. The site will be known for its breathtaking arrival experience; an iconic sight for harbour visitors and a unique addition to the Victoria's skyline. With a performing arts center designed by world-renowned architect Frank Gehry, Roundhouse at Bayview Place will soon establish itself as Victoria West's cultural hub.

Complementing Victoria

A new, complete community to realize the potential of the inner harbour.

Growing Arts and Culture

World class performing arts and open spaces for a city overflowing with talent.

Iconic Architecture

A contemporary addition to Victoria's historic skyline.

“ I have always tried to select projects that are dedicated to excellence and humanity. This project seems like it could be one of those unique opportunities, made even more special because it is in Canada, my native land. I am looking forward to helping, where I can, with the vision and fulfillment of this very special project. ”

—Frank Gehry
Architect



5.6 Master Plan Objectives

The vision for Bayview Place has always been constant: create a vibrant, highly livable urban neighbourhood in the heart of Victoria West.



Deliver Housing Diversity and Increase Overall Affordability

Victoria is moving towards more housing choices for Victorians of all income levels and has shown bold leadership in meeting its goal of ensuring residents have **access to safe housing at a cost they can afford**.

Roundhouse at Bayview Place will support this vision by growing Victoria's supply of **purpose-built rental housing** — a move that promises to increase overall affordability by providing an alternative to ownership housing, inaccessible to many. Additional rental housing will also encourage greater generational diversity in Victoria West while supporting community wellbeing targets and creating a vibrant new neighbourhood.



Establish a Transportation and Mobility Hub

Creating **wellbeing infrastructure** that encourages active transportation is a priority for Roundhouse at Bayview Place. This shift will not only reduce greenhouse gas emissions associated with high-carbon vehicles, but will support improved public health outcomes.

Located at the intersection of several key transportation corridors, the neighbourhood will become a transportation hub **for all ages, abilities, and modes of transit**. Bay Street and Esquimalt Road will be activated, delivering a spirited pedestrian experience that facilitates movement to the downtown core. Completion of the Bayview Place component of the E&N Rail Corridor will also provide key local and regional infrastructure, including an opportunity for **new public transportation**.



Remediate Contaminated Lands

A former industrial site, development of Roundhouse at Bayview Place is a complex process. Site-wide remediation requires a scientifically-sound strategy to resolve geotechnical and contamination issues and ensure the **land can support a healthy and active community**.

By **creating a compact, mixed-use neighbourhood** above a remediated brownfield, Roundhouse at Bayview Place will provide Victoria a truly innovative example of contemporary development. Undertaken at significant expense to the developer, this type of **sustainable community building** is exactly in line with Victoria's bold history of climate action.



Action for Climate Change and Resilience

For Victoria, climate action is rooted in bold GHG reduction targets, an ambitious renewable energy transition strategy, and a commitment to **smart development**.

Roundhouse at Bayview Place is a valuable development opportunity both for its proximity to downtown and its prominent gateway location. By creating a resilient and livable community built above a **remediated brownfield**, the neighbourhood will not only be deserving of its unique Victoria West location, but it will be a highly-visible demonstration of what **climate leadership** looks like in built form.



Enhance Human Experience, Health, and Community Wellbeing

For Victoria, **community wellbeing is more than a goal**, it is the driving force behind many of the City's programs and policies.

The new plan for Roundhouse at Bayview Place similarly centers wellbeing by prioritizing diverse and **good quality housing options**; accessible all ages and abilities **transportation infrastructure**; employment opportunities; and public benefits, such as cultural assets, parks and open spaces that promote **social inclusion**. Together, the vision promises to create not simply a neighbourhood, but a community.



Establish a Robust Financial Strategy to Support Municipal Objectives

Roundhouse at Bayview Place prioritizes smart urban development by **remediating former industrial lands** and **strategically densifying** an area proximate to Victoria's downtown core. This type of development will ensure municipal services are optimized by making use of what's already there.

Building additional housing, including in-demand purpose-built rental units, will also help address Victoria's housing shortage and increase the local tax base, all while feeding the city's downtown economic engine.

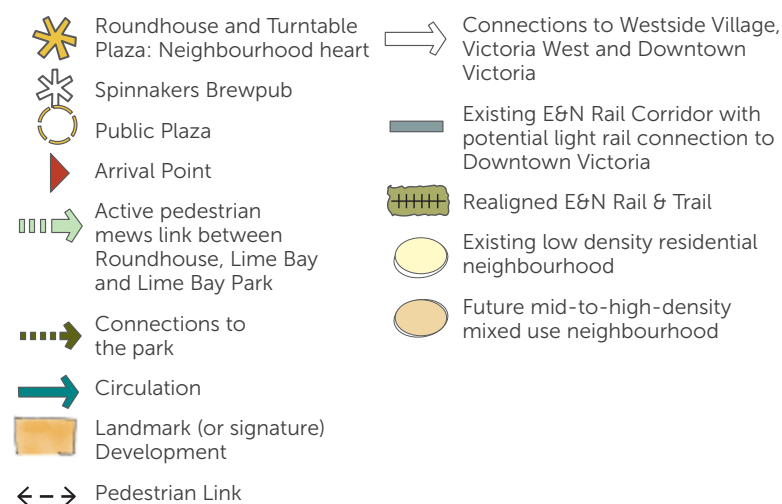
6.0 ORGANIZING FRAMEWORK

6.1 Framework Plan

Envisioned as a complete community, Roundhouse at Bayview Place will enliven Victoria West by providing a spectrum of housing choices, a distinct cultural center, and a myriad of public benefits.

Realignment of the E&N Rail Corridor allows for the addition of mixed-use, purpose-built rental towers, a move that increases site-wide activity and diversity. By infusing the ground-level with active retail, revitalized historic buildings and an iconic cultural centre, the neighbourhood promises a lively pedestrian experience complemented by flexible open spaces.

Multiple entry points add porosity to the site, drawing community members into the animated neighbourhood heart. Designed for multi-modal accessibility, these pathways simultaneously connect to key urban assets like Westside Village, Victoria West Park, Lime Bay Park, and the Songhees Promenade, while completion of the E&N Rail Trail fortifies a key regional connection.



6.2 Design Guidance

Developed in collaboration with the residents of Victoria West, the design draws from all that the site has to offer, its rich past, geographical context and central urban location.

Develop Rail-to-Sail as a Design Driver

Connect the historic E&N Roundhouse and Turntable Plaza to Lime Bay and the waterfront.

Radiate Movement from the Roundhouse

Create pathways radiating to and from Turntable Plaza, along rail lines and critical sightlines, emphasizing the pedestrian experience.

Engage, Integrate, and Activate Heritage

Complement the Turntable Plaza and the E&N Roundhouse with residential development, contrasting the historic centerpiece and ancillary buildings with new iconic development.

Diversify with Mix of Uses

Frame Turntable Plaza with a diversity of uses, growing the region's housing options while emphasizing the Plaza as a central activity and gathering space.

Broaden Residential Mix

Develop a mix of housing types and options, including ground-oriented units, creating a concentration of density centered around the mixed-use public space of the E&N Roundhouse.

Maintain Views Through Site

Maintain sightlines through the Lime Bay Mews and Roundhouse Mews, and create new views along rail corridors and pathways.

Minimize Shadow Impact

Align towers to minimize shadows within the site and on surrounding developments.

Massing Transition

Transition building massing stepping down toward Turntable Plaza, with podium elements 3-6 storeys, and tower elements 6+ storeys beyond.

Natural Edge and Connections

Allow greenspace to permeate the site's south edge, penetrate along corridors, connect the site to parks and water, and create a soft southern edge.

Urban Edge

Create an urban edge around the site that steps back to highlight historic buildings. Use the site's southern edge to create a distinct gateway, defined by cultural amenities, that also integrates with neighbouring development.

Districts

Shape the Roundhouse at Bayview Place community by creating districts with distinct character. Use building forms and the public realm to reflect the unique identity of each while incorporating unifying site elements that tie them all together.

Heritage Interpretation

New buildings should respect and respond to the dominant structures, forms, materials, and the industrial character of the existing buildings. Provide for the continued activation of heritage buildings through the integration of mixed-uses.

6.3 Design Rationale

The master plan employs a variety of methods to create an impactful design that considers the site's unique features and its untapped potential.

Existing Buildings and Structures

- Highlight and respect the historic buildings on site, stepping back new buildings to ensure they remain prominent.
- Use climate-friendly principles of adaptive reuse to activate historic structures.
- Use the Roundhouse as the historic centerpiece, radiating pathways and sightlines from Turntable Plaza.
- Adjust the rail alignment to maintain the usability of rail lines through the site.
- Conform to the Standards & Guidelines for the Conservation of Historic Places in Canada.

Axial Views

- Maintain views to Lime Bay and through the Roundhouse Mews that signal the importance of Turntable Plaza.
- Create sightlines throughout the site that accentuate the relationship between historic buildings, provide visual interest, and create a sense of place.
- Maintain views from gateway points and entryways to historic buildings.

Form of Development and Land Use

- Provide a mix of uses that respond to the needs of residents, both within the site and in Victoria as a whole, and create a vibrant and diverse community.
- Establish Roundhouse at Bayview Place as Victoria West's cultural heart by creating an architecturally distinct cultural centre and revitalizing historic buildings.
- Prioritize creation of a low-carbon, walkable community by ensuring residents can meet their daily needs on-site.
- Limit the impact on surrounding areas and enhance the Victoria West skyline with towers which have sufficient spacing and optimal floor plates with slender forms.

Parking & Remediation

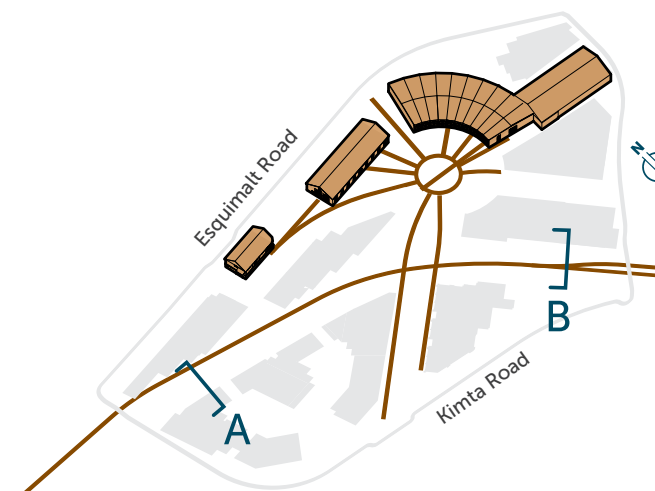
- Provide adequate parking and access points on-site for residents, hotel guests, and visitors.
- Provide Electric Vehicle charging stations, and short and long term bicycle parking stalls to encourage and support low-carbon travel.
- Sustainably remediate the site by excavating and reburial of contaminated soil in an environmentally-responsible "dig and bury" site. Dispose of excess hazardous materials off-site in a licensed facility.

6.3.1 Existing Buildings and Structures

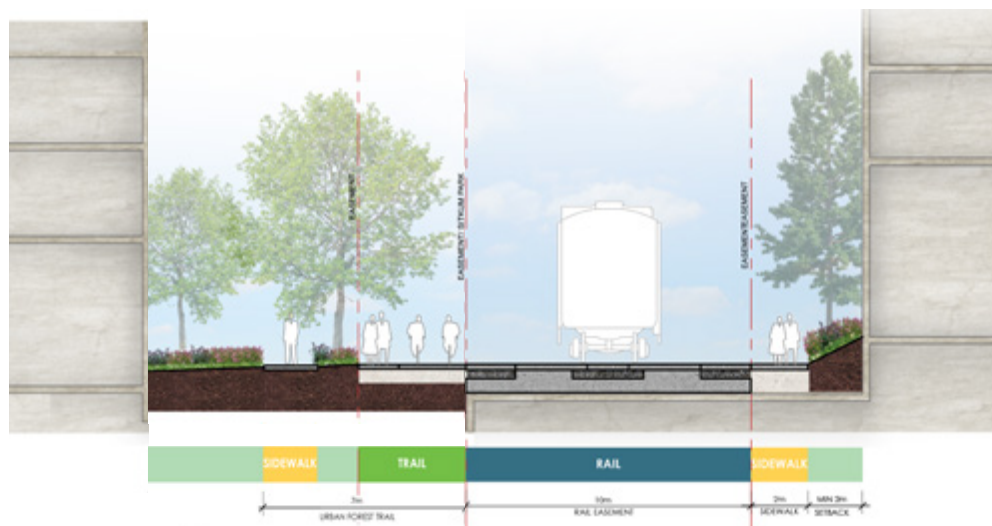
The site's design, development, and programming embrace and celebrate the legacy of rail, reinvisioning existing buildings as cultural assets for public benefit. Multiple spur lines will be retained to maintain the functionality of the central turntable, with operational freight and boxcars located throughout the neighbourhood. These programmable spaces will foster a site-wide character centered around rail.

Integrating residential towers with historic buildings ensures the continued activation of these buildings throughout the day. The following key improvements will also enhance user experience within and around historic structures:

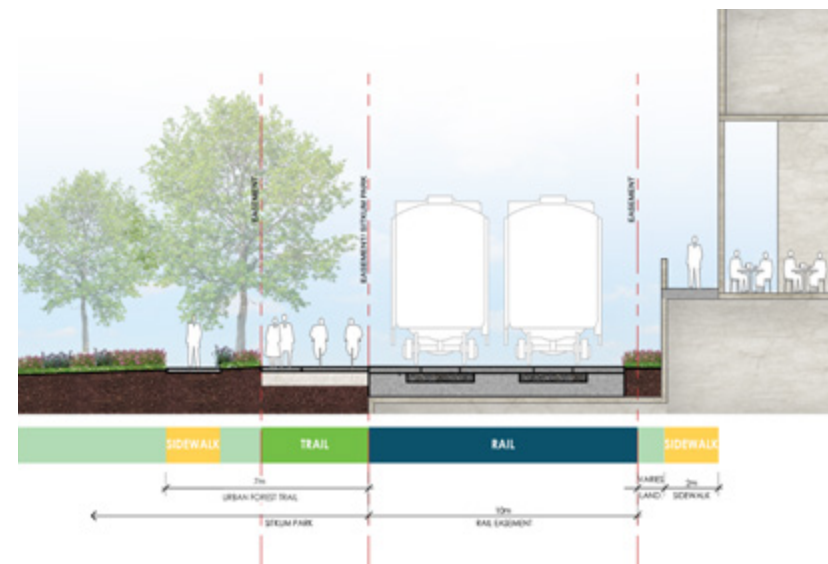
- Lift the Back Shop to improve its visibility and access from Sitkum Road
- Create a laneway alongside the Stores Building and Car Shop to create a unique, active space that maintains the presence of historical buildings and improves accessibility



Rail Section A: Active Rail Corridor



Rail Section B: Active Rail Corridor



6.4 Rail Realignment

The E&N rail line, including the corridor that passes through the site, is owned by the not-for-profit Island Corridor Foundation (ICF), a partnership between regional districts and First Nations. Future use of rail is dependent on discussions between the Province, federal government, 13 municipalities and the Songhees and Esquimalt First Nations.

In order to retain future use of the corridor and improve development feasibility, the rail line will be realigned within the Roundhouse site. This adjusted alignment will create a new development parcel north of the corridor and allow for additional residential and streetscape improvements while preserving the historic railyard buildings. The new rail corridor will incorporate rail with trail throughout the site and be designed to the standards provided by the Vancouver Island Rail Corridor: Rail-with-Trail Design Guidelines, created for the ICF and E&N Rail Trail specifically.

Legend

- | | |
|--|---|
|  Proposed Rail Re-alignment |  Existing Rail Alignment |
|  Potential Active Rail Spur Lines |  Existing Rail Easement |
|  Proposed Rail Easement | |



6.5 Site Character Districts

The site consists of 5 distinct Character Areas that create a cohesive and vibrant community, while connecting residents of Roundhouse at Bayview Place to each other and Greater Victoria.

1 E&N Railway District

The Roundhouse heritage complex serves as the neighbourhood's centerpiece, designed to embrace the site's history of rail while creating a cultural asset within Victoria West. Public spaces throughout are flexible and adaptable to a variety of uses to create activity and use throughout the day. The neighbourhood's central gathering place, Turntable Plaza, retains active rail elements, while remaining flexible for community programming. The function of the turntable itself is reinstated, allowing for use by rail cars.

2 Roundhouse Green District

Residential development complements and activates the Roundhouse historic complex. Green spaces, retail, and cultural uses drive activity, with a signature building welcomes visitors and anchors the corner of the overall site.

3 Rail Parkway District

This district provides key connection and animation through its active commercial, recreational and residential uses. Ground level retail, residential amenities and lobbies help activate Esquimalt Road and the internal carriage lane, adding vibrancy to the community. Arching across the site, the E&N Rail Trail links pedestrians and cyclists to destinations east and west of the site while integrating into the regional cyclist network; the rail right of way doubles as a urban greenway, providing additional vegetation to the residents for Roundhouse at Bayview Place and surrounding communities.

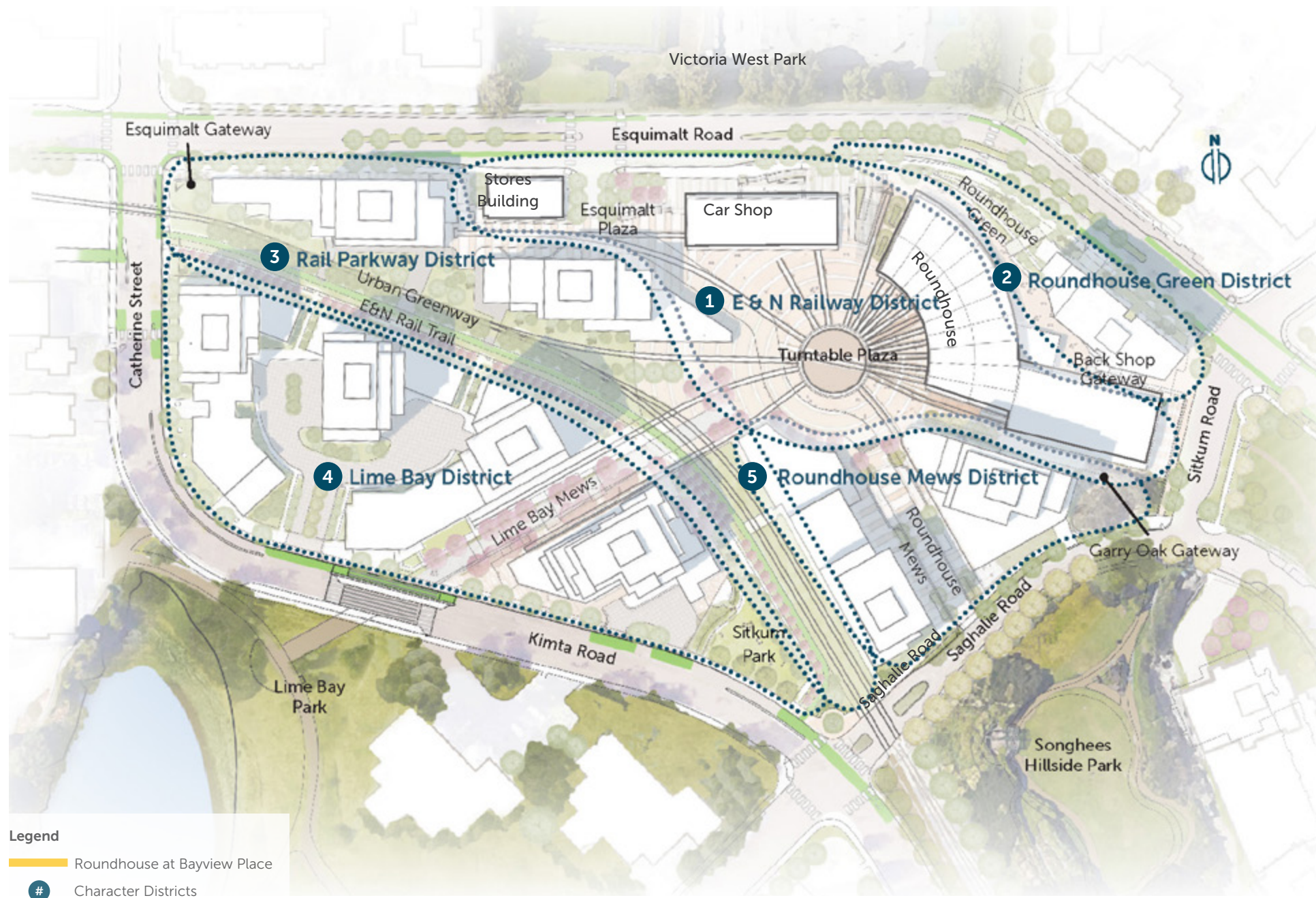
4 Lime Bay District

The Lime Bay District provides residential use and space for cultural and retail activities, centering Roundhouse at Bayview Place as Victoria West's cultural heart. Lime Bay Mews connects Turntable Plaza to Lime Bay Park and provides a vibrant pedestrian corridor animated by retail.

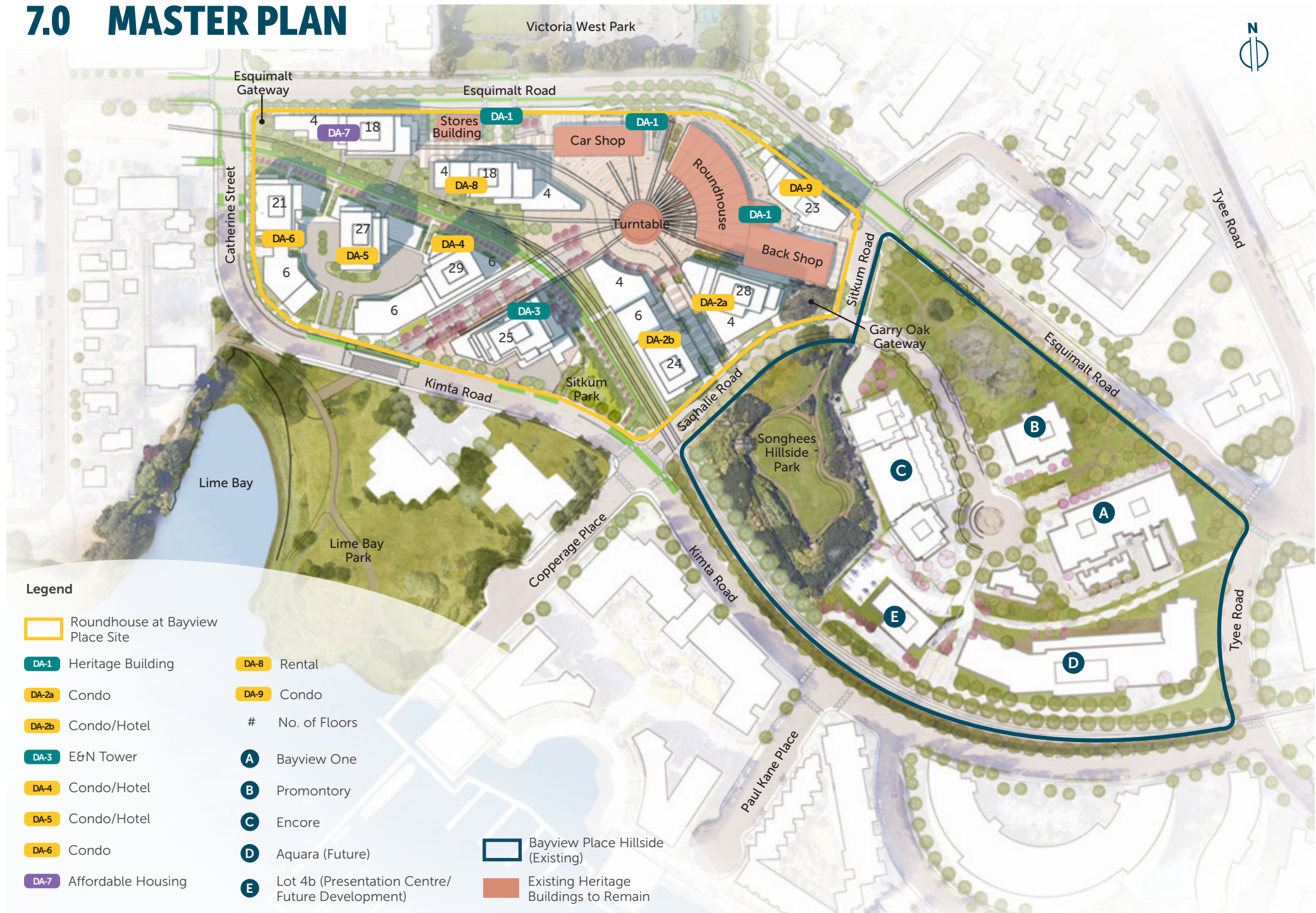
5 Roundhouse Mews District

The Roundhouse Mews District reinforces a link between the existing Bayview Phase 1 and Songhees Hillside Park to Turntable Plaza. The mews is activated by a shared street and fronting residential development.

Site Character Districts



7.0 MASTER PLAN



7.1 Site Statistics



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	4.75



Overall Site Coverage	Current Zoning (CD-12)	Proposed (2022)
Site Area (not including Sitkum Park)	400,091 sf	400,041 sf
Total Building Footprint area	131,681 sf	157,222 sf
Site Building Coverage (%)	32.9 %	39.3%

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.

7.1.1 Land Use Statistics

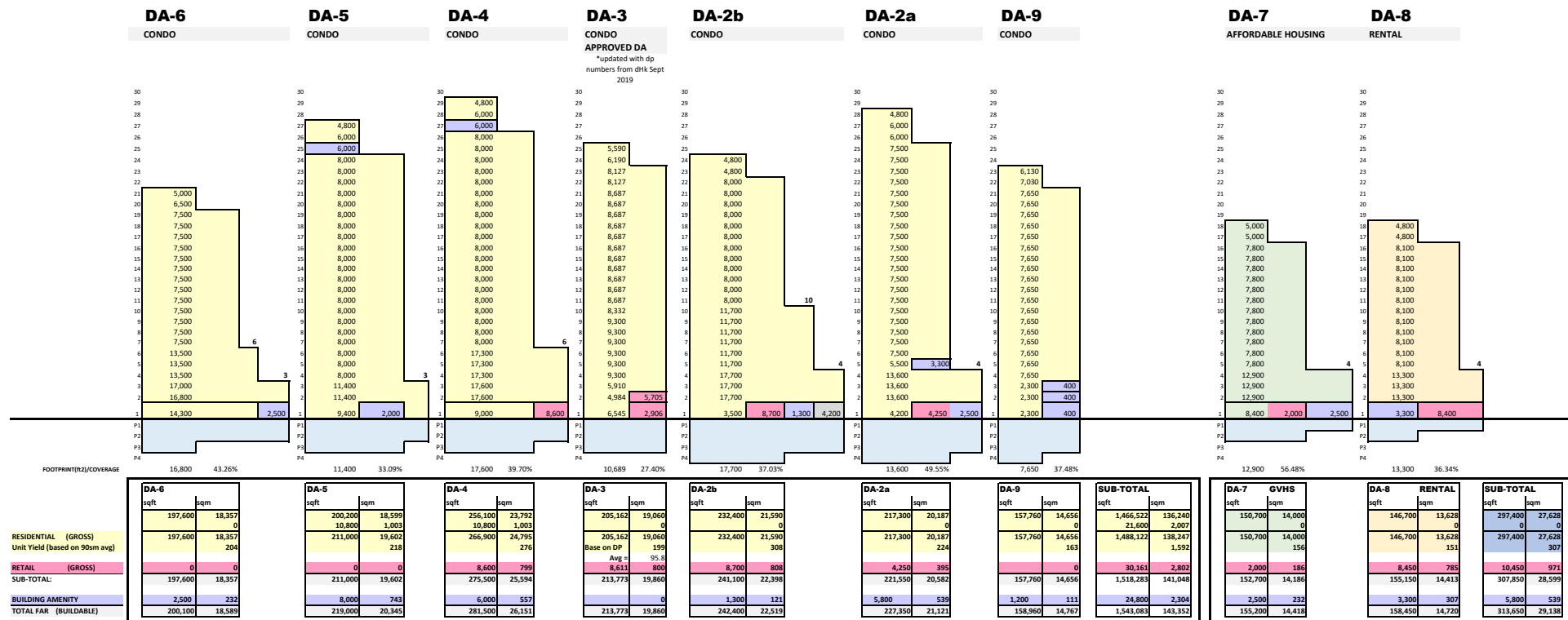
Metric

							Density (m2)					
Parcel	Land Use Description	Land Area (ha)	Land Area (m2)	FAR	Est. Units	Total	Condo/Hotel/Rental	Commercial	Amenity	Floors (podium-total)	Typical Floor Plate (m2)	
PROPOSED DEVELOPMENT AREA:											Podium	Tower
DA-2a	Condo	0.26	2,550	-	224	21,121	20,188	395	539	4-28	1,260	700
DA-2b	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
DA-6	Condo	0.36	3,608	-	204	18,590	18,357	-	232	3-6-21	1,560	700
DA-8	Rental	0.32	3,151	-	151	14,720	13,629	785	307	4-18	1,090	750
DA-9	Condo	0.19	1,896	-	166	15,004	14,976	-	28	23	570	700
Sub-Total:		2.66	26,567	-	1,747	158,312	152,198	3,587	2,527	-	-	-
DA-7	Affordable Housing	0.21	2,122	-	156	14,418	14,000	186	232	4-18	1,200	720
TOTAL PROPOSED AREA:												
TOTAL:		2.87	28,689	-	1,902	172,731	166,199	3,773	2,759	-	-	-
EXISTING RAIL BUILDING AREA:												
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	-	-	-	-
TOTAL COMBINED AREA:												
TOTAL:		3.72	37,165	4.74	1,902	176,050	166,199	7,093	2,759	-	-	-

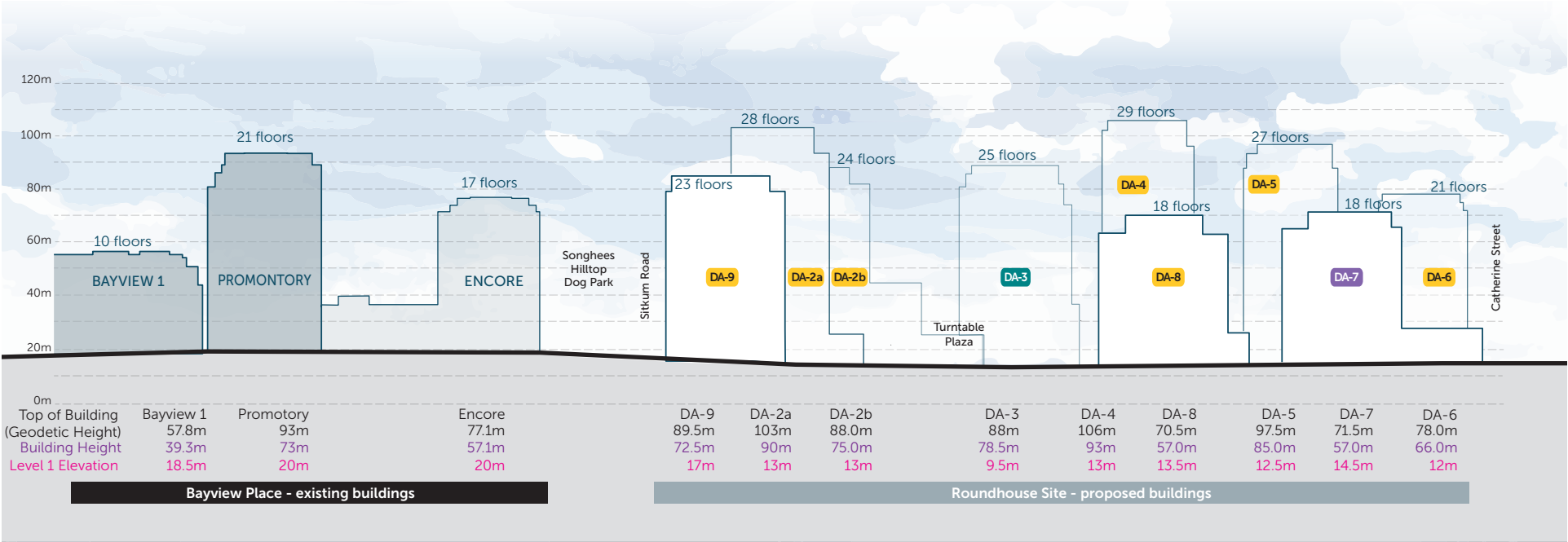
Imperial

							Density (sf)					
Parcel	Land Use Description	Land Area (acre)	Land Area (sf)	FAR	Est. Units	Total	Condo/Hotel/Rental	Commercial	Amenity	Floors (podium-total)	Typical Floor Plate (sf)	
PROPOSED DEVELOPMENT AREA:											Podium	Tower
DA-2a	Condo	0.63	27,448	-	224	227,350	217,300	4,250	5,800	4-28	13,600	7,500
DA-2b	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
DA-6	Condo	0.89	38,836	-	204	200,100	197,600	-	2,500	3-6-21	16,800	7,500
DA-8	Rental	0.78	33,917	-	151	158,450	146,700	8,450	3,300	4-18	11,700	8,100
DA-9	Condo	0.47	20,408	-	166	161,500	161,200	-	300	23	6,100	7,500
Sub-Total:		6.56	285,965	-	1,747	1,704,073	1,638,262	38,611	27,200	-	-	-
DA-7	Affordable Housing	0.52	22,841	-	156	155,200	150,700	2,000	2,500	4-18	12,900	7,800
TOTAL PROPOSED AREA:												
TOTAL:		7.09	308,806	-	1,902	1,859,273	1,788,962	40,611	29,700	-	-	-
EXISTING RAIL BUILDING AREA:												
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:		2.09	91,235	-	-	35,733	-	35,733	-	-	-	-
TOTAL COMBINED AREA:												
TOTAL:		9.18	400,041	4.74	1,902	1,895,006	1,788,962	76,344	29,700	-	-	-

7.1.2 Building Heights



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.

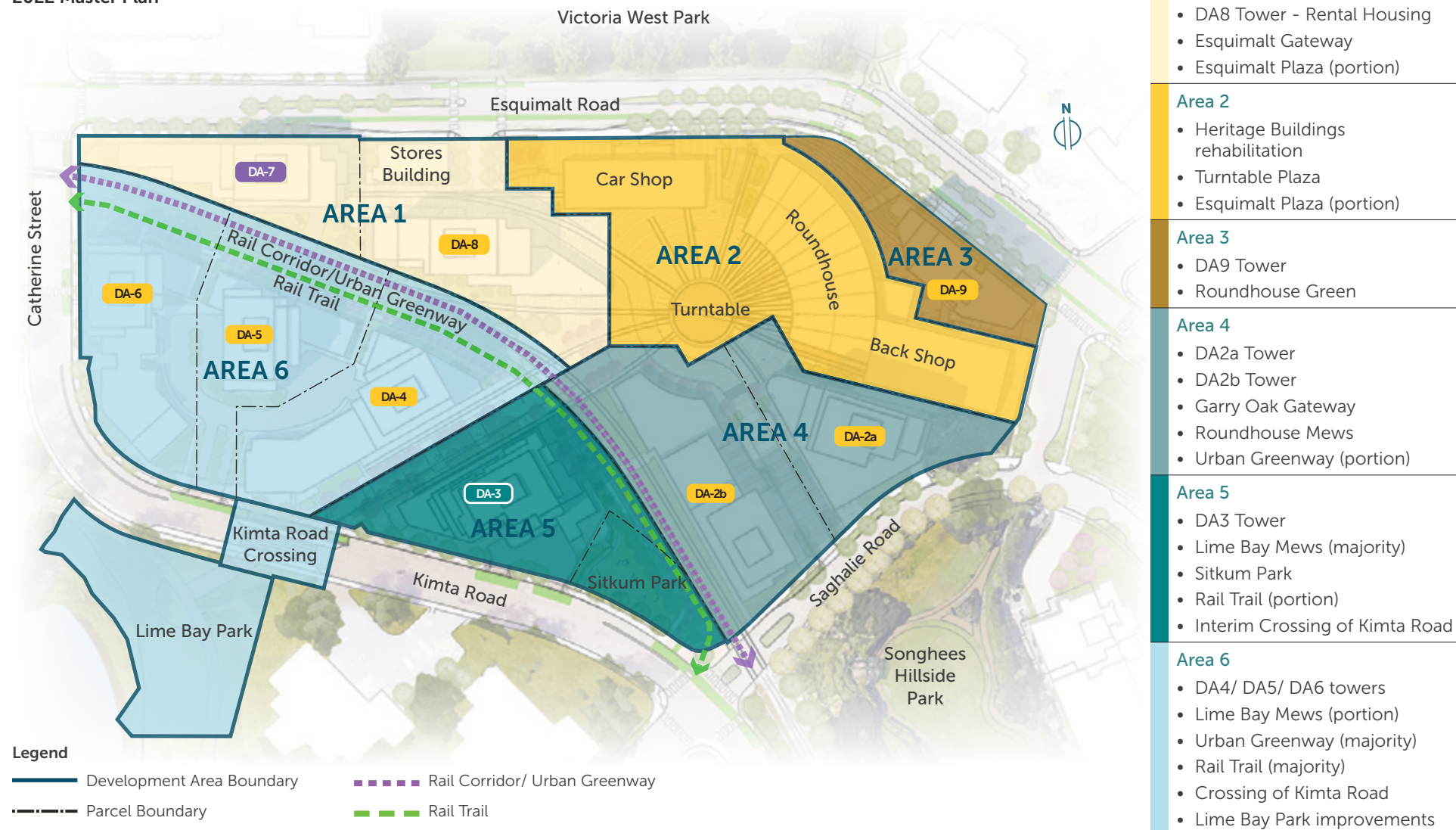


NOTE: All numbers and calculations are approximate only and subject to change. See disclaimer on page <?>. This data does not include Commercial space within Heritage Buildings.

7.1.3 Public Amenities & Benefits

Public Amenities & Benefits by Development Area

2022 Master Plan

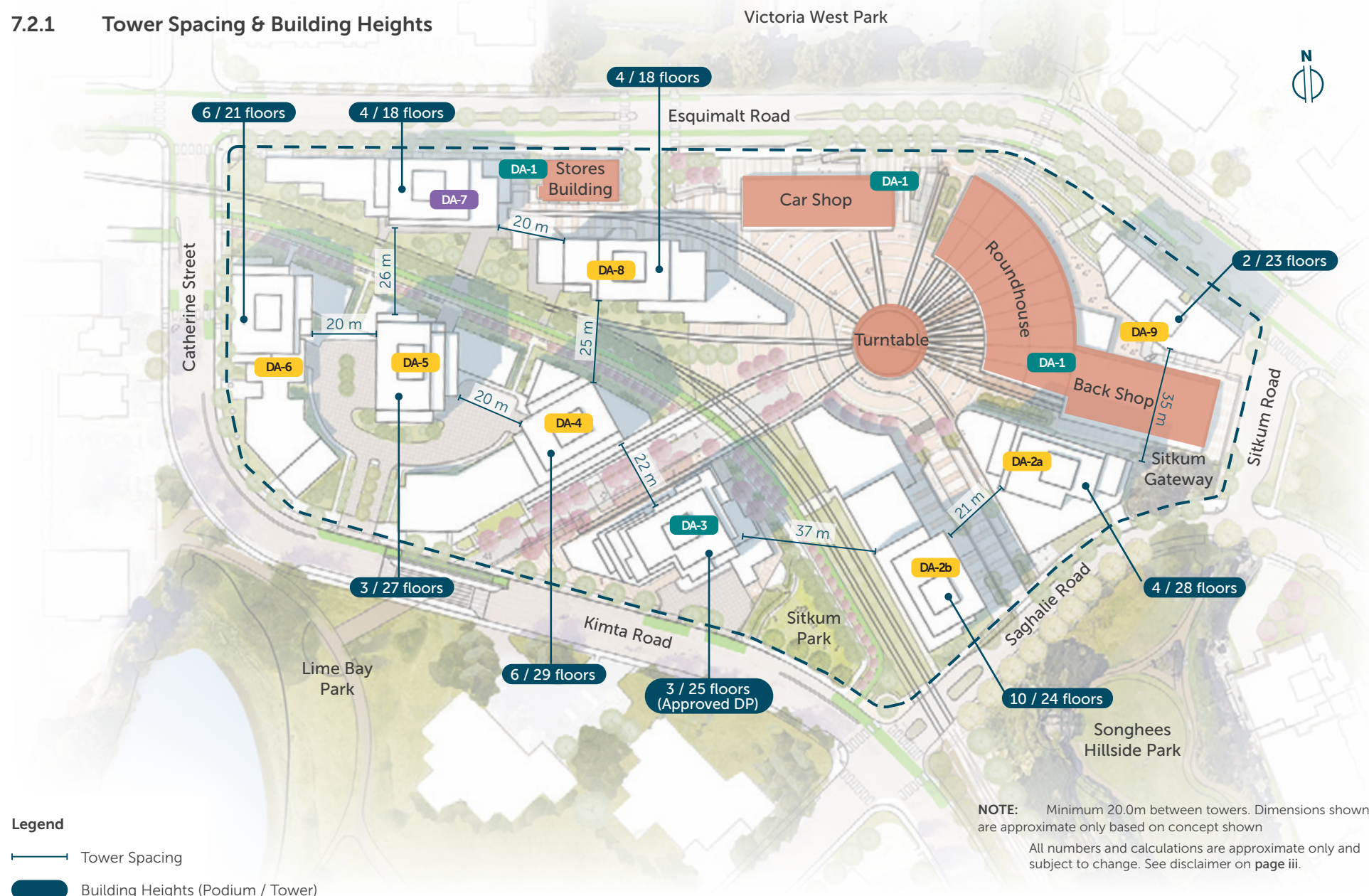


7.1.4 Proposed Site Regulations

Site	Maximum Height (Geodetic)/Floors	Setbacks	Tower Floor Plates	Tower Floor Plates
Stores Building	19.0m / 1	Existing Building Setback	-	-
Roundhouse & Car Shop	19.0m / 1	Existing Building Setback	-	-
DA-2a	103.0m / 28	2m from Sitkum Road	~7,500 SF (~700 m ²)	~13,600 SF (~1,265 m ²)
DA-2b	88.0m / 24	2m from Esquimalt Road	~8,000 SF (~750 m ²)	~17,700 SF (~1,645 m ²)
DA-3	88.0m / 25	2m from Kimto Road 2m from Sitkum Park 11m from Rail Easement	~9,300 SF (~865 m ²)	~10,700 SF (~995 m ²)
DA-4	106.0m / 29	2m from Kimta Road 9m from Rail Easement	~8,000 SF (~750 m ²)	~17,600 SF (~1,635 m ²)
DA-5	97.5m / 27	2m from Kimta Road 2m from Catherine Street 9m from Rail Easement	~8,000 SF (~750 m ²)	~11,400 SF (~1,060 m ²)
DA-6	78.0m / 21	2m from Catherine Street 9m from Rail Easement	~7,500 SF (~700 m ²)	~17,000 SF (~1,580 m ²)
DA-7	71.5m / 18	2m from Catherine Street 2m from Esquimalt Road 1m from Rail Easement	~7,800 SF (~725 m ²)	~13,000 SF (~1,210 m ²)
DA-8	70.5m / 18	2m from Esquimalt Road 1m from Rail Easement	~8,100 SF (~755 m ²)	~13,300 SF (~1,235 m ²)
DA-9	89.5m / 23	2m from Esquimalt Road/Sitkum Road	~7,500 SF (~700 m ²)	~7,500 SF (~700 m ²)

7.2 Built Form/Massing

7.2.1 Tower Spacing & Building Heights



7.2.2 View Analysis

The following views have been created to visualize the development within the future and existing skyline from various vantage points.



1 View from Fisherman's Wharf Park



2 View from Coast Interwest



3 View from Laurel Point



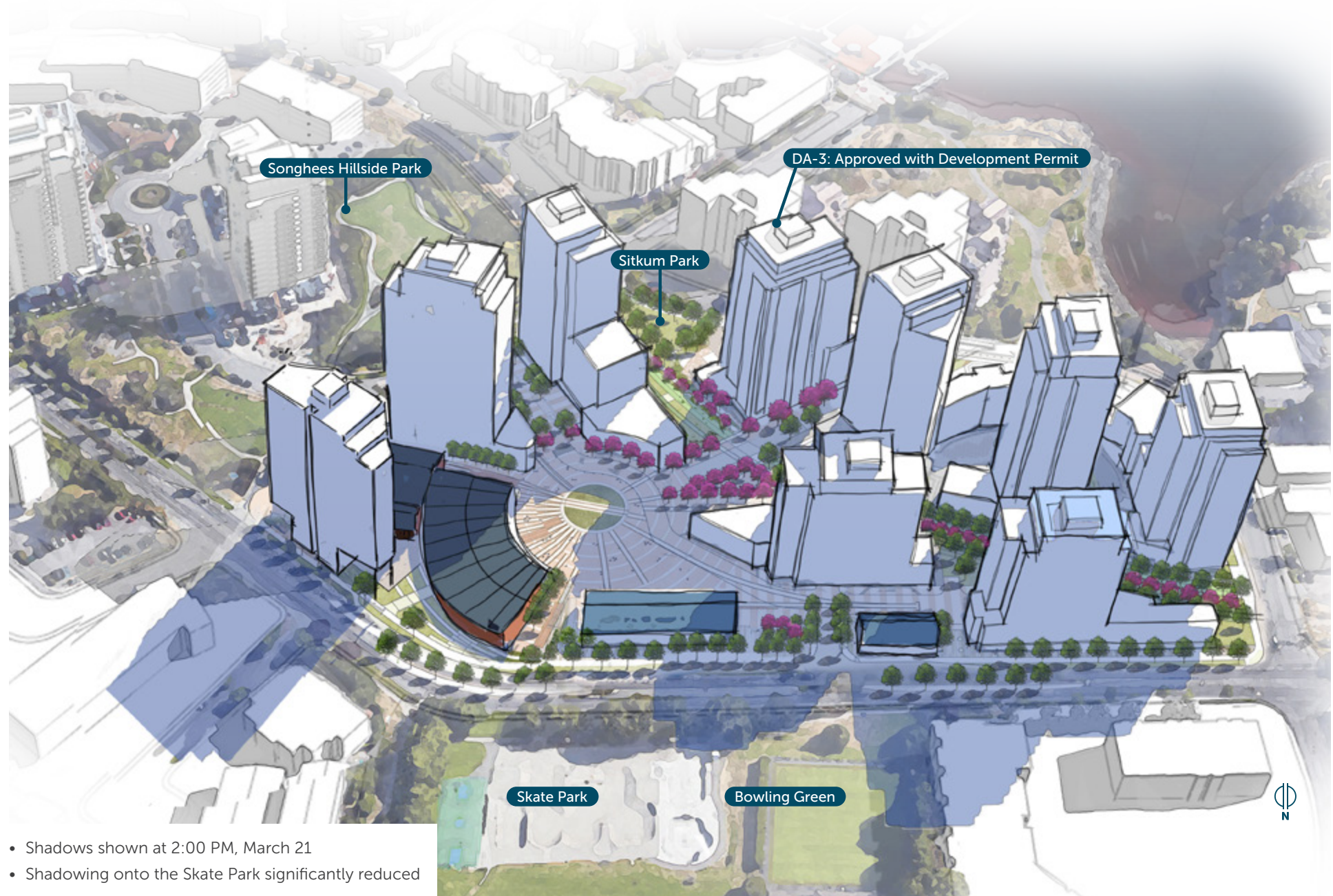
4 View from Ship Point



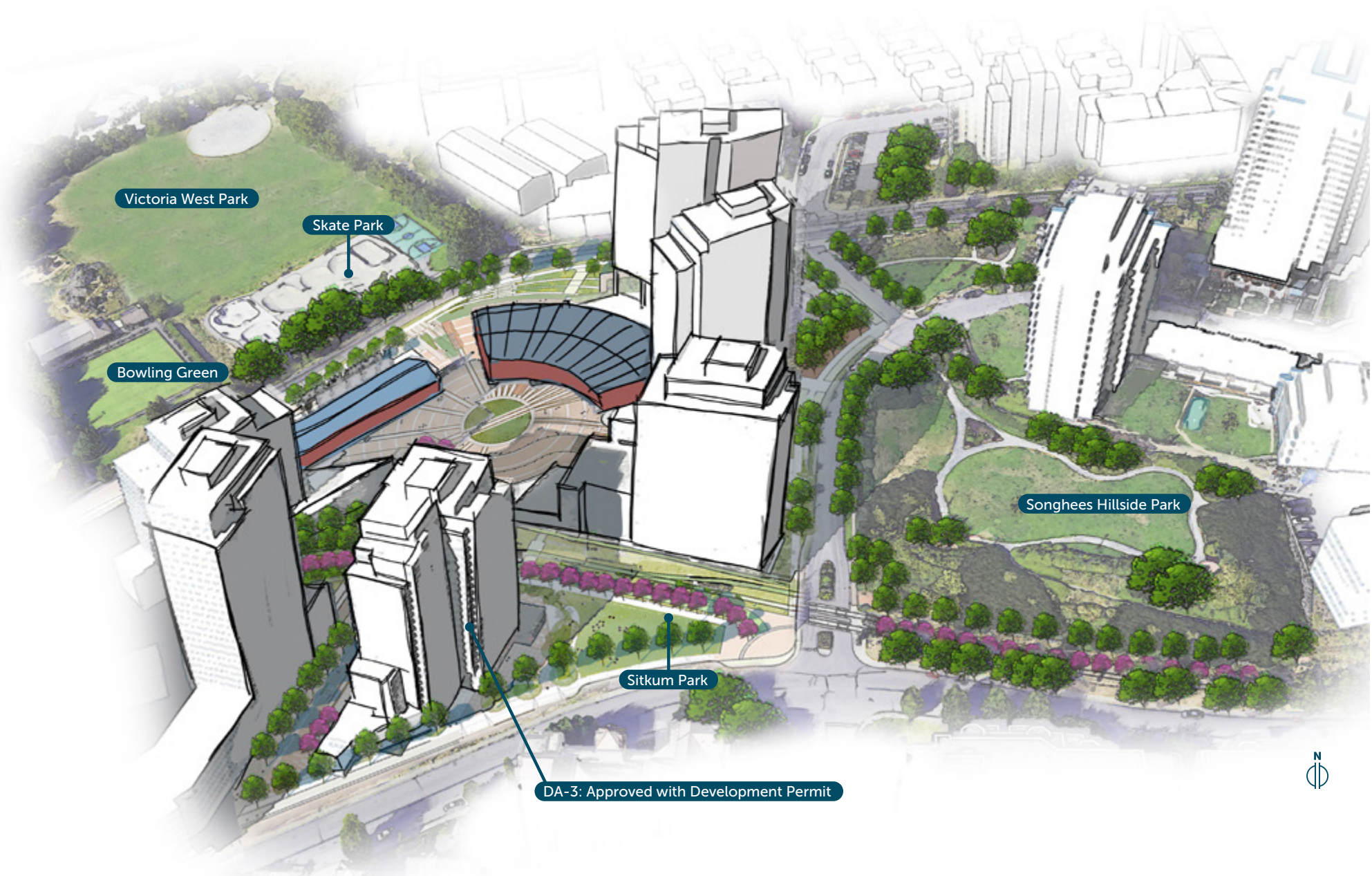
5 View from Harbour Road



View looking south



View looking northeast



7.2.3 Shadows

Design Exploration: Shadow Studies

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

Spring Equinox - March 21st

8:00 am



10:00 am



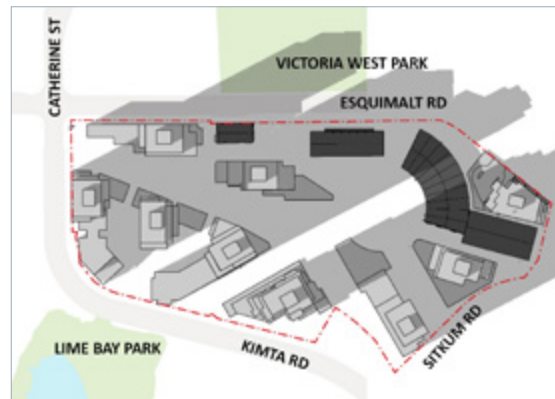
12:00 pm



2:00 pm



4:00 pm



6:00 pm



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.

Summer Solstice - June 21st

8:00 am



10:00 am



12:00 pm



2:00 pm



4:00 pm



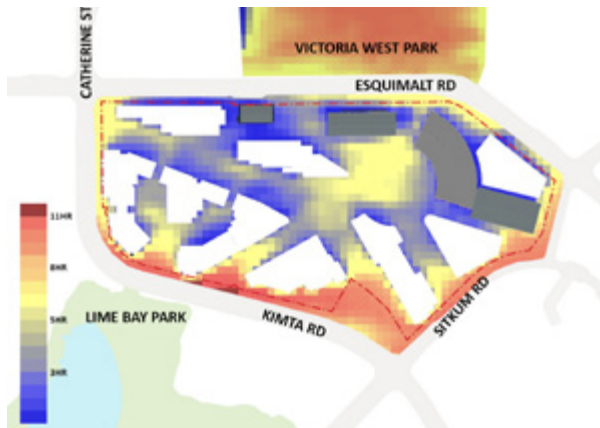
6:00 pm



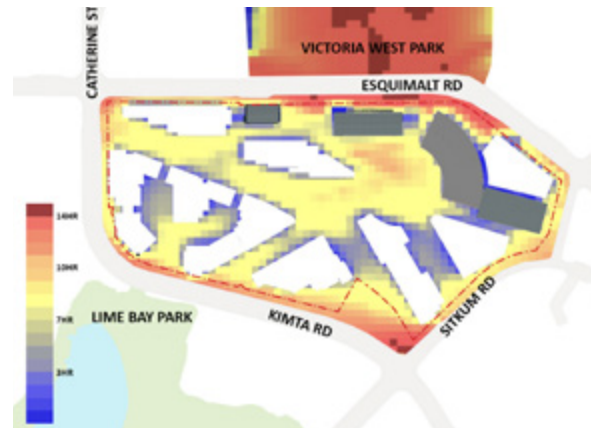
7.2.4 Solar Analysis

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.

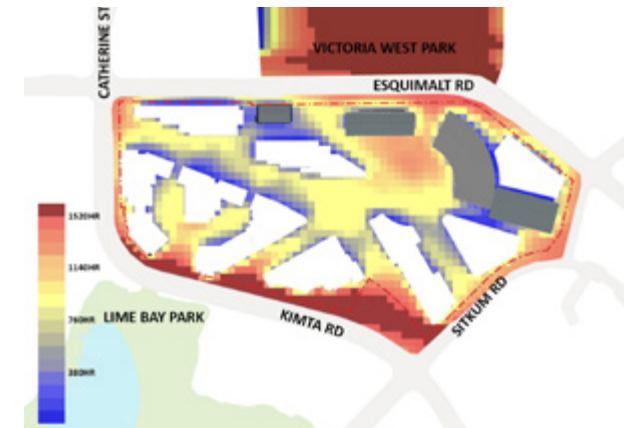
Spring Equinox - March 21st



Summer Solstice - June 21st



March 21st - September 21st: Total Sunlight



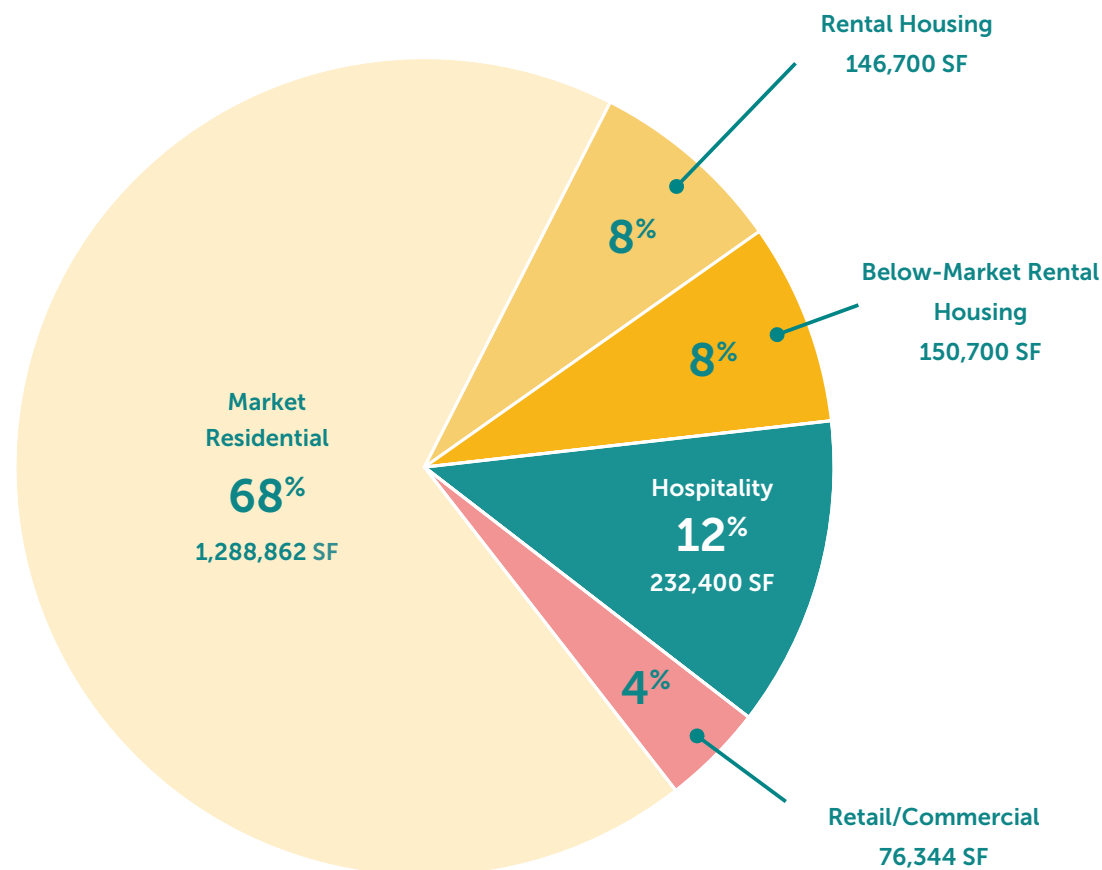
7.3 Housing

A range of housing choices are provided for within the development. While for-sale market apartments will comprise the majority of units, this provides a suitable foundation for accommodating other choices and flexibility

The Roundhouse at Bayview developer is supporting the inclusion of both market rental housing and below-market rental housing as affordable housing, with the affordable housing to be developed by GVHS.

7.3.1 Housing Mix

- Inclusion of Affordable Housing (Below-Market Rental Housing to meet GVHS needs).
- Inclusion of Market Rental to provide housing choice.
- Retail and commercial space aligned to anticipated market demand and suitable mix given the position of these amenities within the wider neighbourhood.



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

7.3.2 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 DA-7 on the plan.



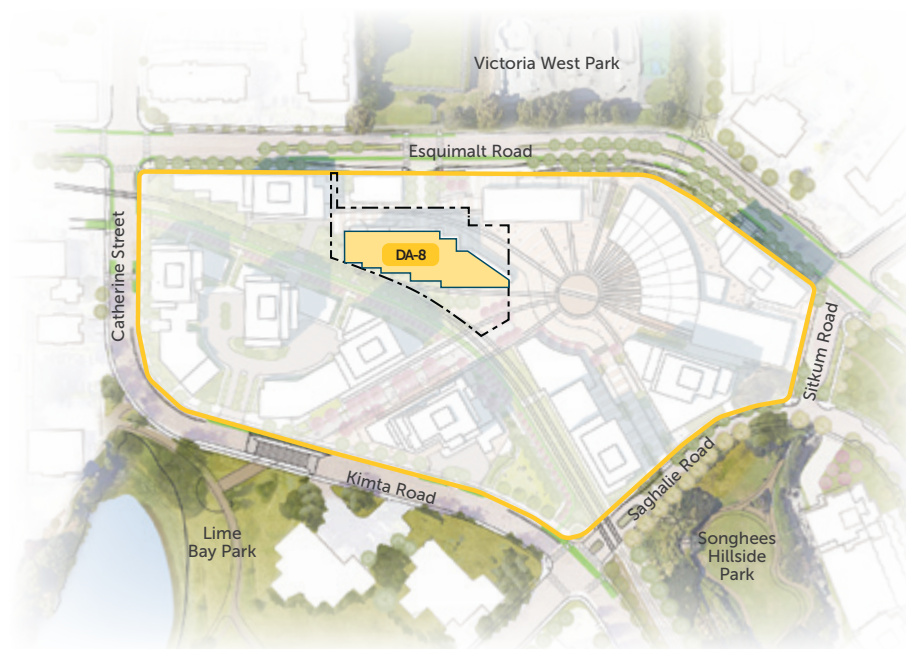
“ The Greater Victoria Housing Society has a goal of providing work force and below market affordable housing on the site. GVHS hopes to achieve the affordable rental housing with rents that comply with CMHC or other program affordable housing requirements or acceptable government financing program. Units will be targeted to households with incomes that are within the low to moderate income limits as defined by BC Housing. ”

—GVHS

7.3.3 Purpose Built Rental Housing

Bayview has identified a site for purpose-built rental housing, noted as DA-8 on the plan.

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



7.4 Primary Public Spaces



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 Greenway & 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 Greenway 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

7.4.1 Public Realm

Open spaces make up a large component of the development's public benefits strategy. A variety of sizes and typologies, these spaces are designed to be flexible, adaptable, and easily programmed to ensure optimal use by residents and visitors at different times of the day.

Plazas are placed along the edges of the site in locations that connect the E&N Rail Trail to Bayview Place destinations and the surrounding area. Hardscaped spaces at the north edge of the site transition to more permeable and natural spaces on the south edge, providing visual and experiential connections to Lime Bay Park and the waterfront. Pathways and public spaces connect to Turntable Plaza, radiating outwards and centering the plaza as a focal-point and gathering space within Bayview Place. Lime Bay Mews, which connects Turntable Plaza to the site's south edge, is activated by adjacent retail and clear views of the waterfront.

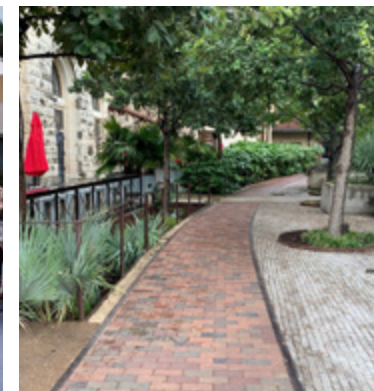
Bioswales, permeable paving and other stormwater management systems will be integrated into open spaces to mitigate increased impermeable surfaces and peak system loads. A significant urban tree canopy will green the site, mitigating urban heat island impacts, intercepting rainfall, providing natural habitat, and providing shaded areas of rest for residents and visitors.



Consistent signage unifies the neighbourhood and aids in wayfinding.



Bollards, inlaid rail, and seating animate spaces by layering rail-themed elements and reinforcing the site's sense of place.



7.4.2 Public Realm Programming - Primary Spaces

Turntable Plaza

- Tables and seating, limited trees, lighting, wayfinding (fixed or interactive), bike racks, public art.
- Power, water, Wi-Fi, shade structure mounting elements for transformation from an open plaza into markets, performance spaces, teaching spaces, or public art displays – as well as others.
- Amphitheatre seating and stage as part of refurbished turntable.
- Mounting for canopy/heat structures to extend the outdoor performance season.

Esquimalt Activation

- Three distinct spaces along the Esquimalt frontage: Gateway at west end, Plaza at mid entry, and Green at east end.
- West gateway a casual gathering and seating plaza space activated by ground level retail.
- Central plaza is two spaces:
 - Trees, planting and furnishings define a primary entry point.
 - Linear plaza space providing an activated frontage to Esquimalt Road suited to casual seating.
 - Square at west end as a gateway space suited to spill-out space from the Car Shop and forecourt for gathering.
- East green is terraced planting from Esquimalt down to rear of Roundhouse and patio zone at building edge activated by tables and seating, suited to cafe use.

Lime Bay Mews

- The mews is a pedestrian street, with flexibility to adapt to festivals, markets.
- Clear site lines between Kimta and Turntable Plaza, with edges activated by retail, cafes, pop-up boxcar retail, etc.
- Historic elements help define the passage, creating clear and unique points of interest and identification points.

Urban Greenway/E&N Rail Trail

- Fixed seating spaced along the central spine as rest points.
- Variety of seating types at crossing points – reducing conflict between user groups and flexibility in use.
- Where rail tracks are to remain as historic features, detail paving to avoid accessibility issues by ensuring level crossings and minimizing gaps.
- Sitkum Park is the east gateway to the trail.
 - Primarily a passive open space fringed by trees and plantings.
 - Bike repair station and small gathering plaza at intersection.



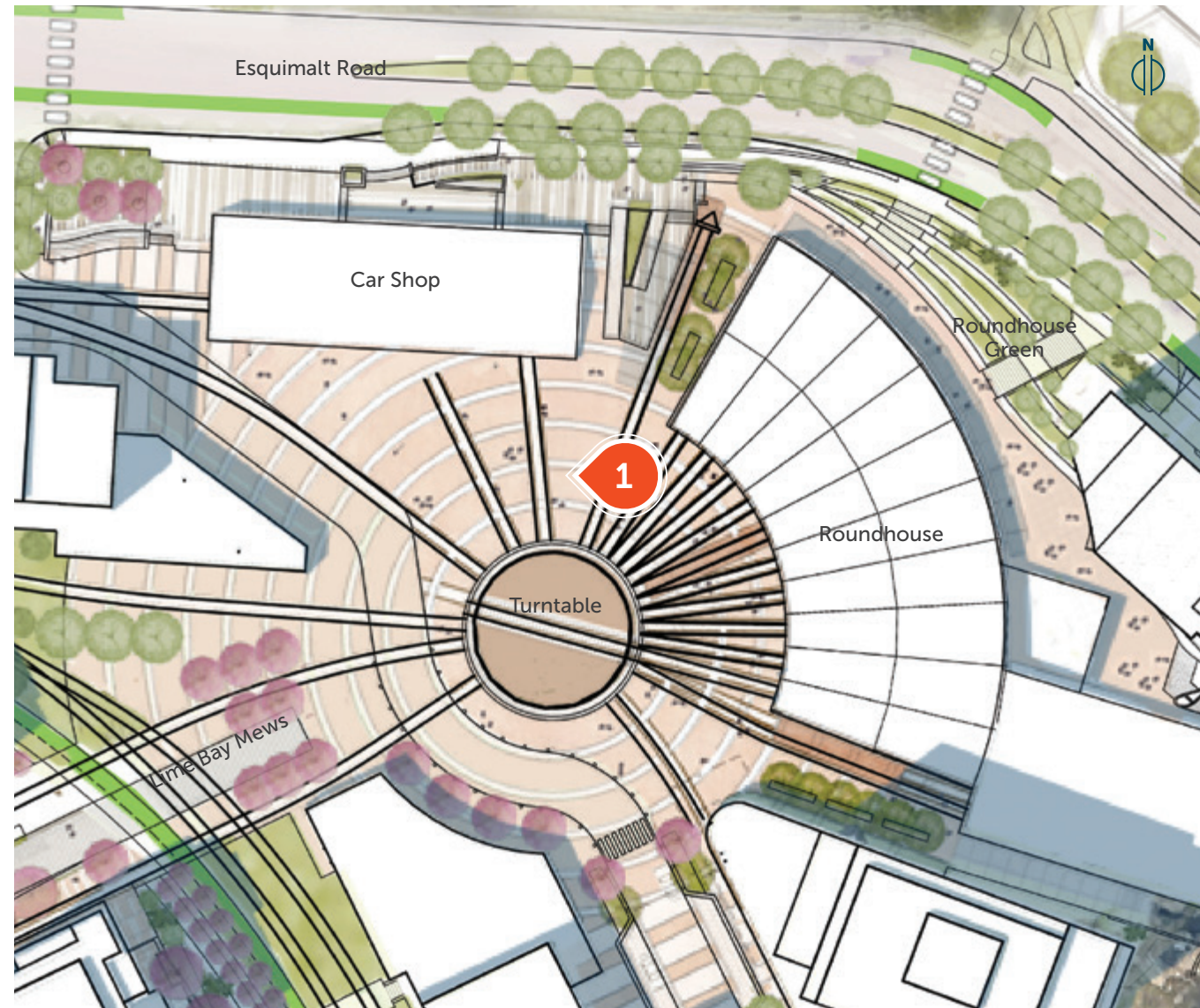
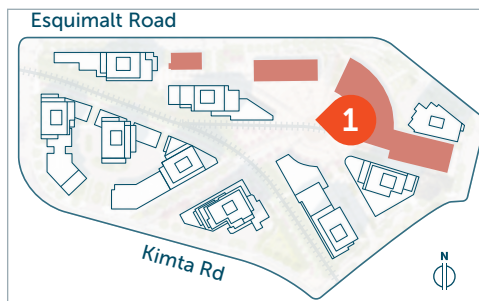
View to Sitkum Park, east gateway to the E&N Urban Greenway



View up Lime Bay Mews from Kimta

1 Turntable Plaza**2 Esquimalt Activation****3 Lime Bay Mews****4 E&N Urban Greenway****1 Turntable Plaza**

Turntable Plaza is the heart of the community and accessible to pedestrians via Roundhouse Gateway, which connects the community to Victoria West Park. Framed by active commercial and cultural spaces, public space design is intended to highlight the Roundhouse, the site's historic centerpiece. Colonnades and canopies provide additional pedestrian comfort, broadening horizontal views and providing weather protection.



1 Turntable Plaza

2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

1

Turntable Plaza Looking West



1 Turntable Plaza

2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

2

Turntable Plaza looking West down the E&N Urban Greenway



1 Turntable Plaza

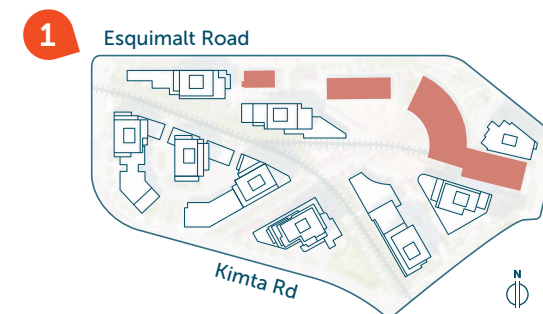
2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

2 Esquimalt Activation

Urban in nature, the Esquimalt Edge is enlivened by cultural, commercial, and lobby spaces. Made level with the adjacent sidewalk, these spaces are universally accessible, which helps ensure continuous use.



1 Turntable Plaza

2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

1

Esquimalt Road Looking East



1 Turntable Plaza

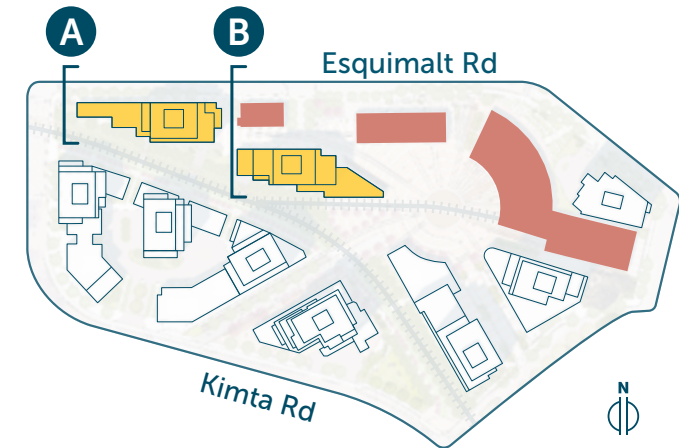
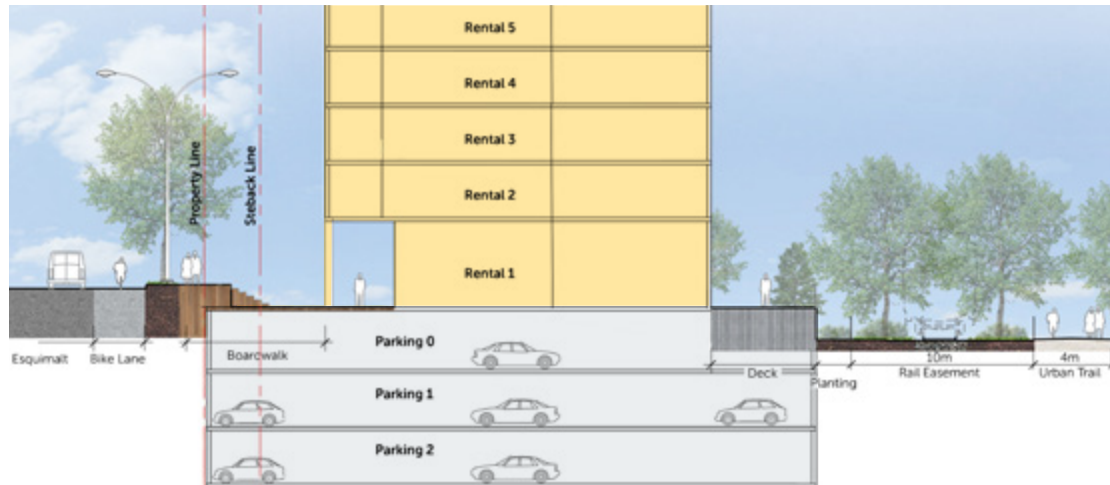
2 Esquimalt Activation

3 Lime Bay Mews

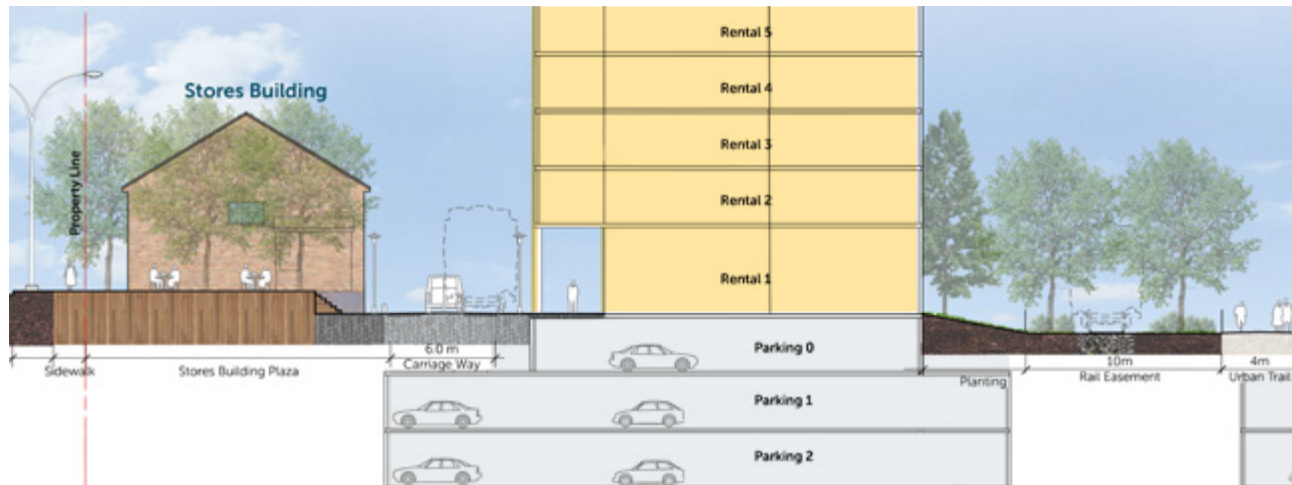
4 E&N Urban Greenway

Esquimalt Road and Carriage Lane

Section A Building 1 on Esquimalt Road Looking East



Section B Stores Building Plaza Looking East



1 Turntable Plaza

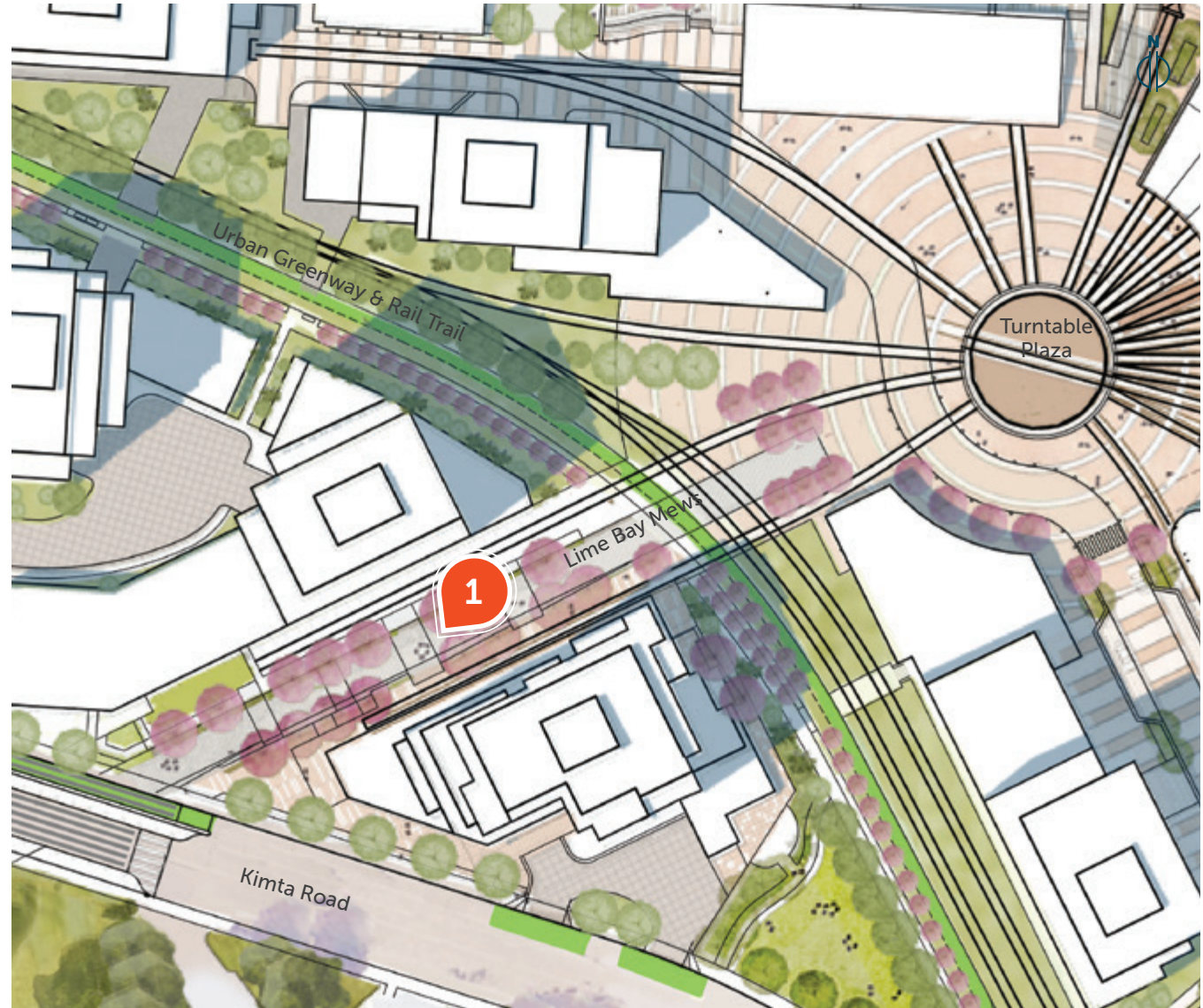
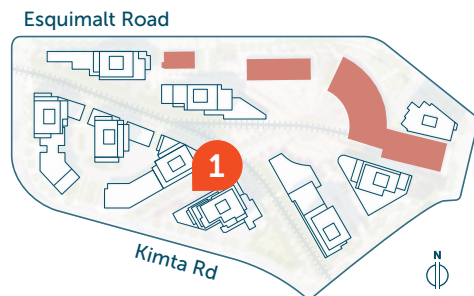
2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

3 Lime Bay Mews

Lime Bay Mews, bordered by active commercial spaces and E&N Tower entry points, connects the site to the waterfront by providing a direct link from Turntable Plaza to Lime Bay Park.



1 Turntable Plaza

2 Esquimalt Activation

3 Lime Bay Mews

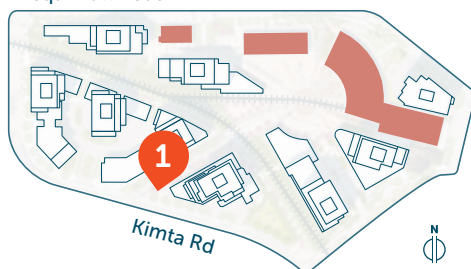
4 E&N Urban Greenway

1

Lime Bay Mews Looking South



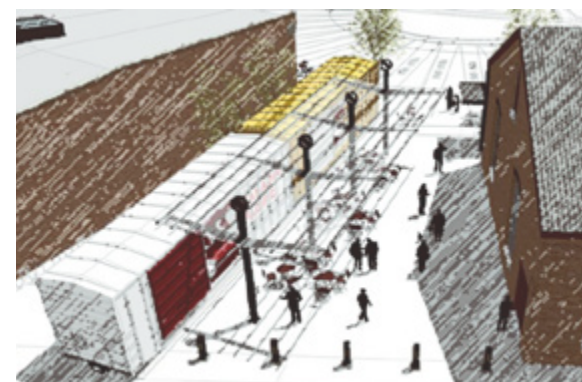
Esquimalt Road



A heritage passage, life in the public realm and the historic character of the mews is emphasized by heritage elements such as re-purposed boxcars.



Re-purposed Box Car Concepts



1 Turntable Plaza

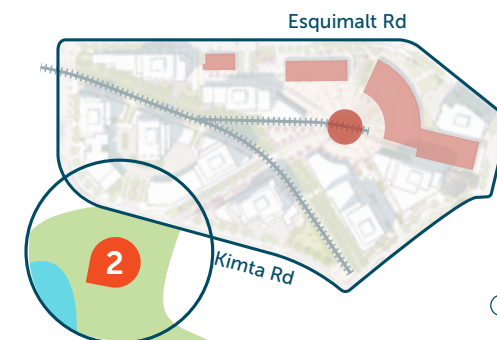
2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

2 Lime Bay Mews Connection with Lime Bay

Lime Bay Mews, the site's strong urban axis, connects the neighbourhood to Lime Bay Park and the inner harbour, a place of respite amid the commotion of the city.



1 Turntable Plaza

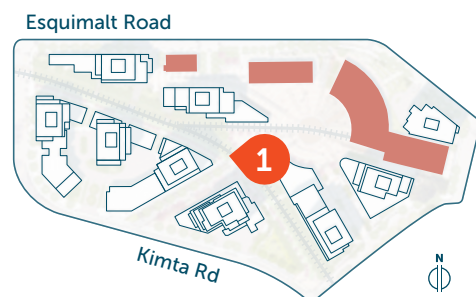
2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

4 E&N Urban Greenway

Naturalized by native plantings, the E&N Urban Greenway transforms from a traditionally linear, multi-modal corridor to an urban greenway that showcases the area's coastal ecology.



1 Turntable Plaza

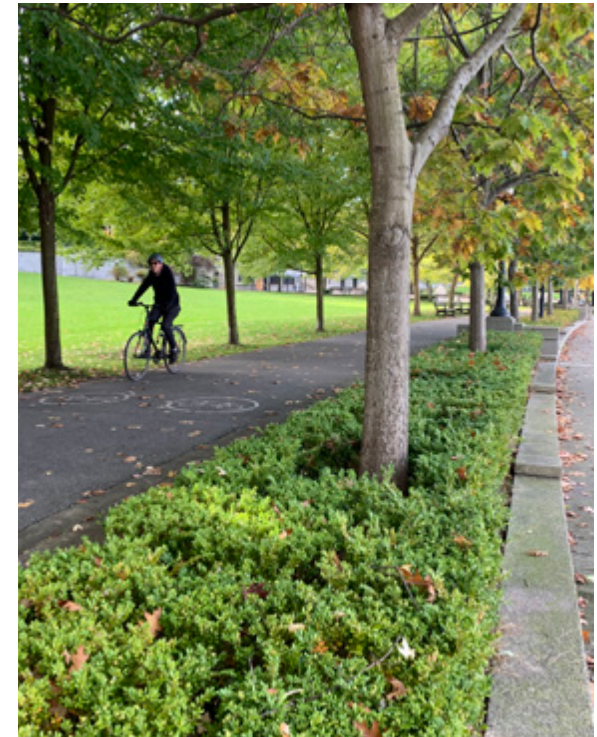
2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

1

Looking West Along the E&N Urban Green Trail



1 Turntable Plaza

2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

E&N Urban Greenway Concept



The urban greenway arcs across the site, following the path of the E&N Rail corridor, creating a unique ground-level experience.



1 Turntable Plaza

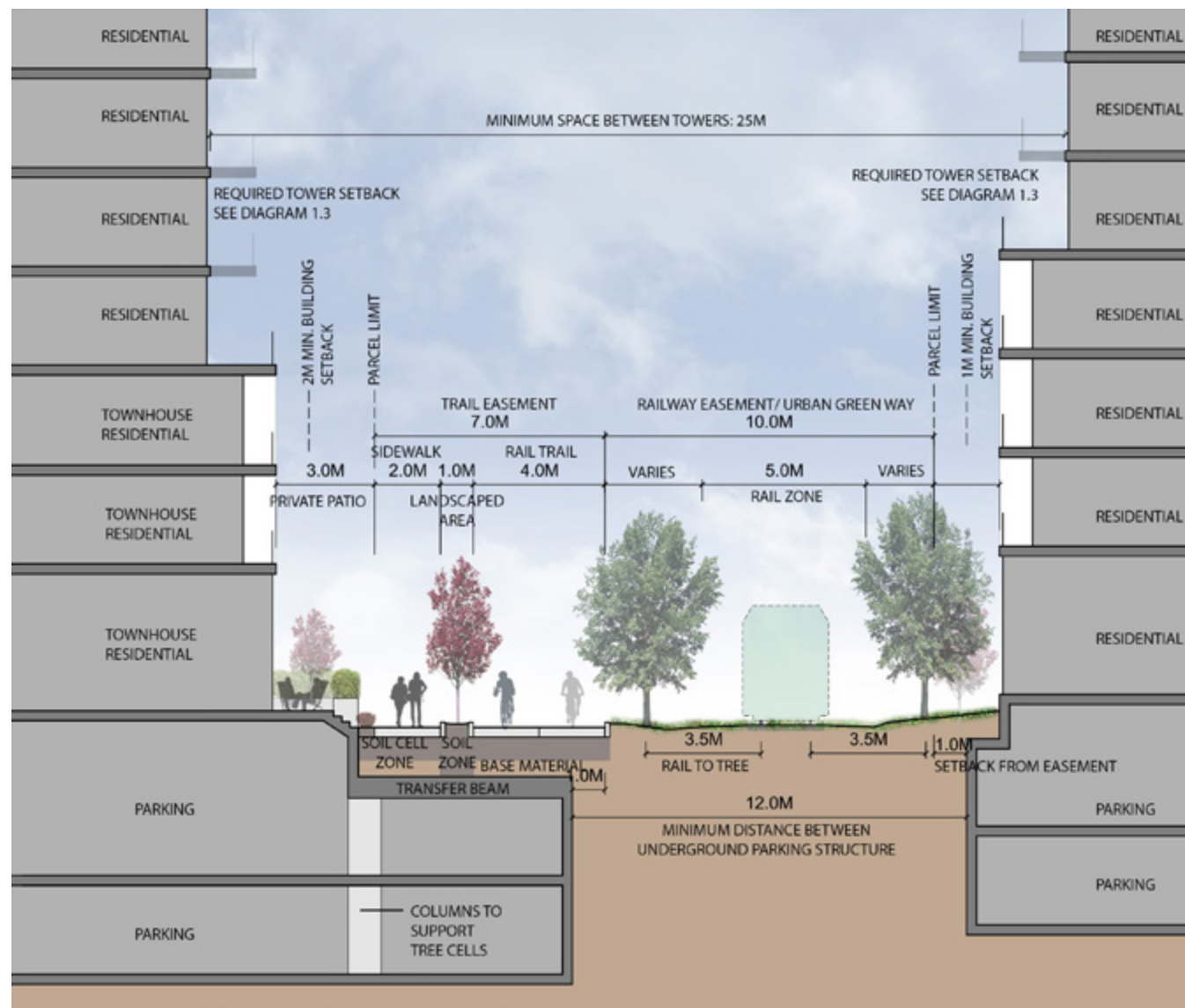
2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

E&N Urban Greenway, Linear Park Proposed Section

Planting zones are used to create pockets of green space between the pedestrian and multi-use pathways, producing a “walk in the forest” experience.



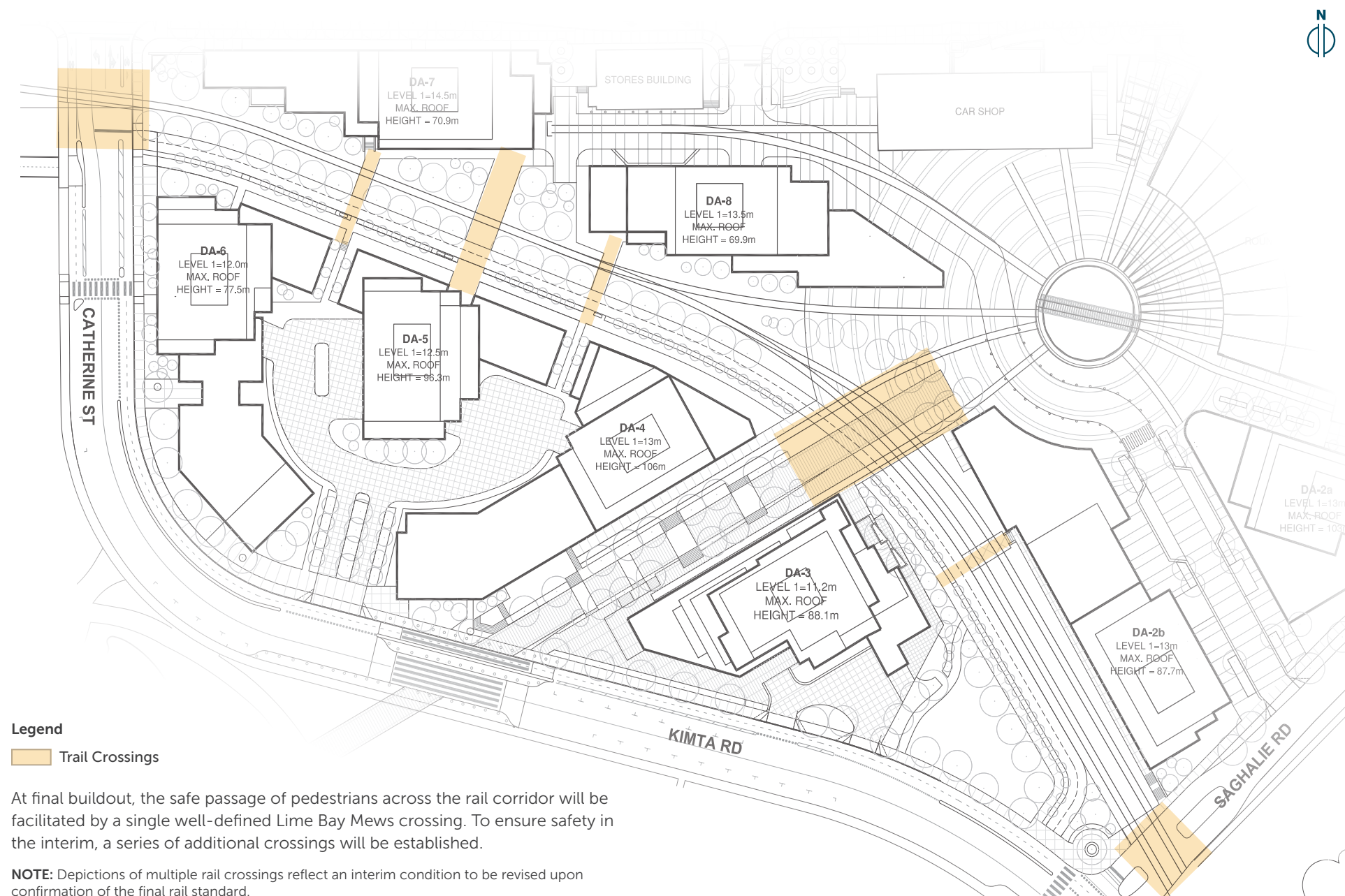
1 Turntable Plaza

2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

Trail Crossings



1 Turntable Plaza	2 Esquimalt Activation	3 Lime Bay Mews	4 E&N Urban Greenway
-------------------	------------------------	-----------------	----------------------

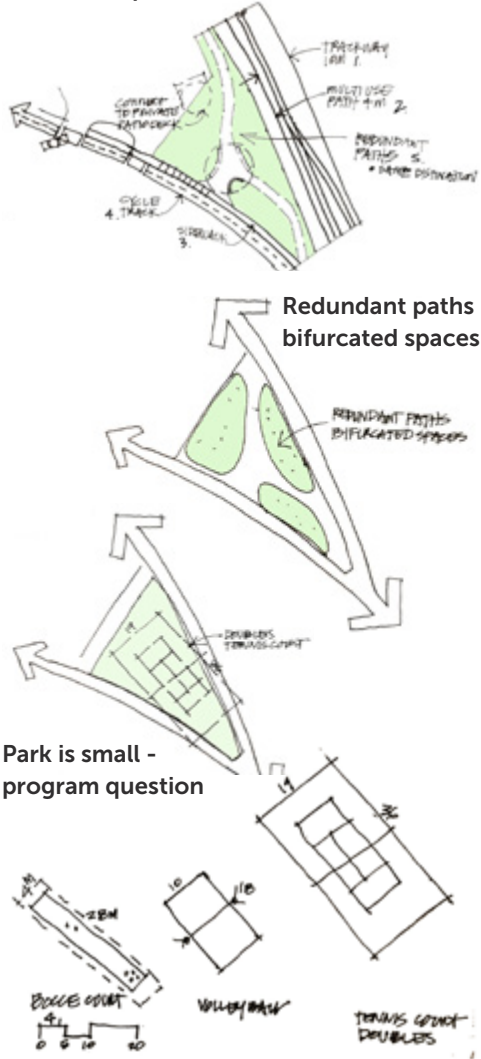
Sitkum Park

The trail is anchored by Sitkum Park, designed to provide residents and visitors flexible and programmable park space. The intersection of the rail at Saghalie Road also creates an opportunity for additional open space in the form of a plaza.



Sitkum Park Explorations

Redundant paths (5)



1 Turntable Plaza

2 Esquimalt Activation

3 Lime Bay Mews

4 E&N Urban Greenway

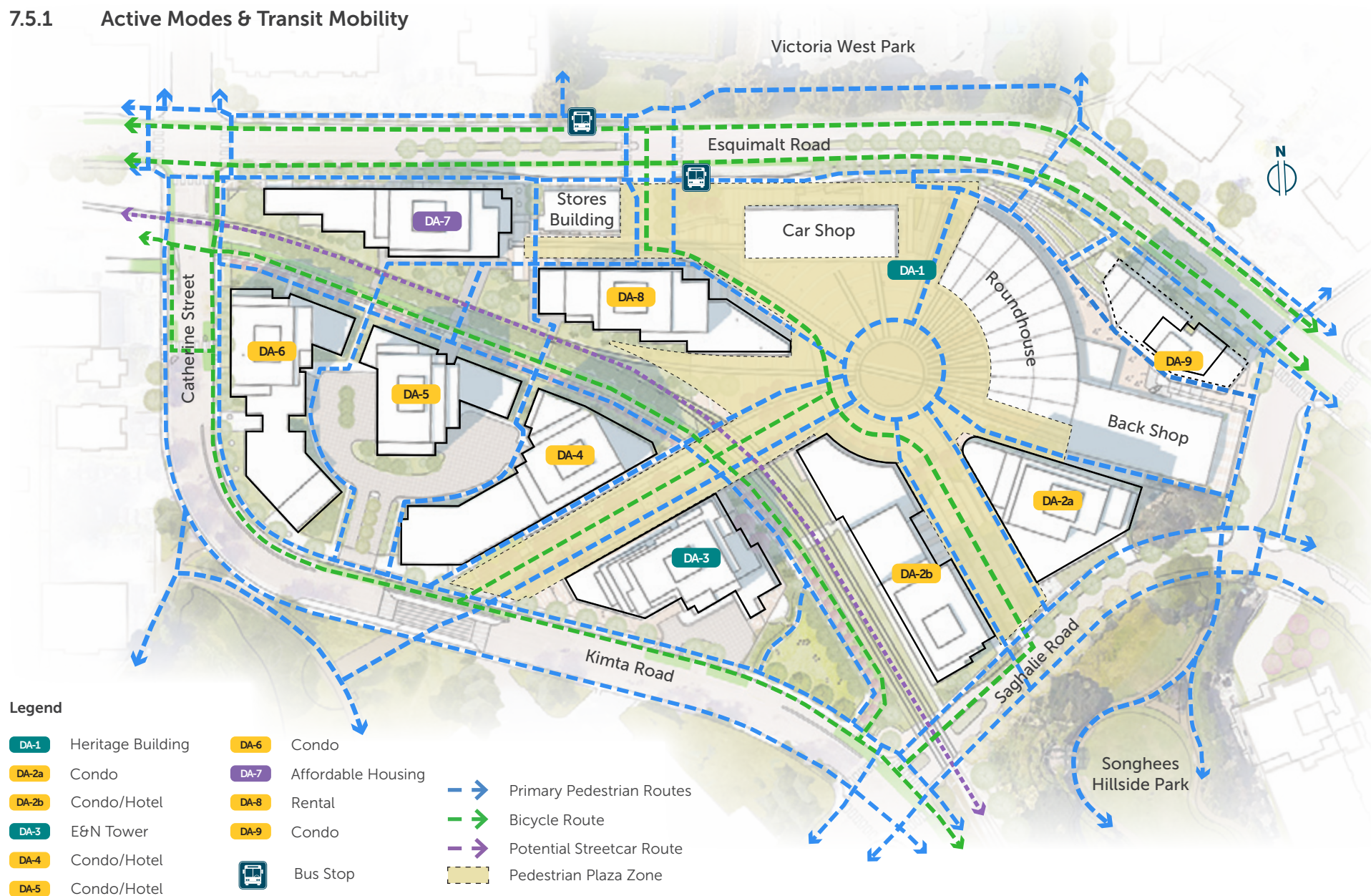
Saghalie Bike Hub

The Saghalie Bike Hub provides cyclists an opportunity to rest and recharge. Outfitted with bike maintenance infrastructure, it is a convenient pit stop or place to linger for those traveling along the E&N Rail Trail or adjacent cycle paths.



7.5 Mobility

7.5.1 Active Modes & Transit Mobility



7.5.2 Movement Network

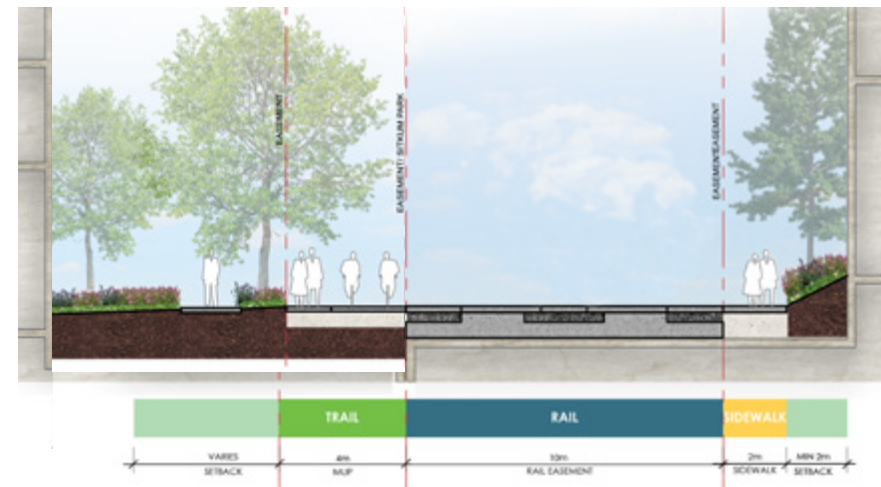
Multiple roadways will provide parking, retail, drop-off, delivery, and fire access. These will be limited to two lanes and 6.0 m pavement width throughout the site, with street parking provided at select locations. To limit vehicle speeds and improve safety, a shared roadway will be located around Turntable Plaza. Roadway connections to Esquimalt Road, a major arterial, will be limited to reduce intersection density and maintain traffic flow through the area.

The E&N Rail Trail will encourage low-carbon travel by connecting Victoria West cyclists and pedestrians to the city's downtown core and wider region. Envisioned as the site's green spine, the trail will roughly follow recommendations for widths established by the Island Corridor Foundation.

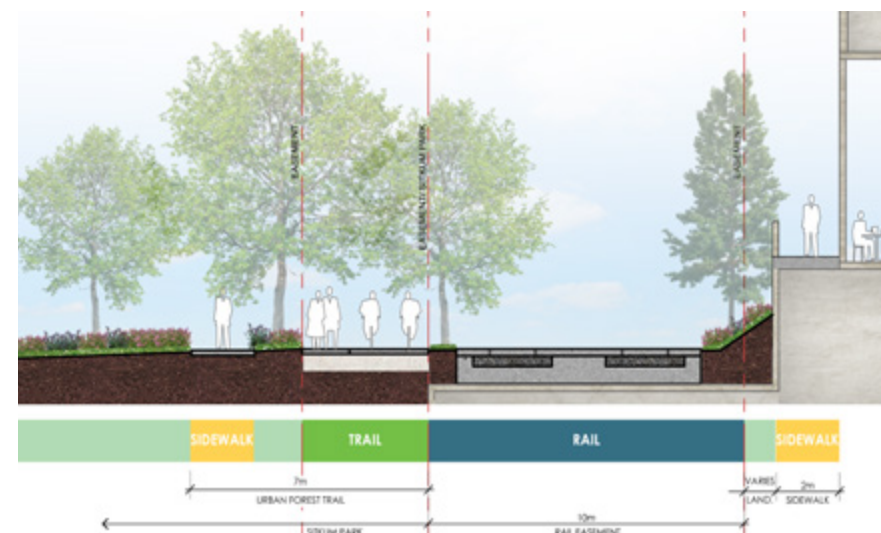
Internal pedestrian connections will provide ease of travel within the site. This network will offer a range of paths by which community members can access Bayview Place destinations, while minimizing conflict points with cars, bicycles and rail.



Rail Section A: Inactive Rail Corridor



Rail Section B: Inactive Rail Corridor



7.5.3 Connections to Regional Pedestrian and Bike Network

By completing the Roundhouse segment of the E&N Urban Trail, Roundhouse connects pedestrians and cyclists to destinations across the region.



Depictions of the Kimta Road cycle path reflect an interim condition and may not be included in final buildout of the site.

7.5.4 East West Pedestrian and Bike Circulation

The E&N Urban Trail provides a shared cyclist and pedestrian connection east to Catherine St. and west to Kimta Rd. Prior to completion of this route, cyclists will have access to an interim AAA bicycle route along Kimta Road that will link Roundhouse at Bayview Place to downtown Victoria.



FINAL INTERSECTION DESIGN AND UPGRADES, MULTI-USE PATHWAYS AND ANY RAIL INFRASTRUCTURE UPGRADES ARE TO BE AS PER ISLAND CORRIDOR FOUNDATION AND CITY OF VICTORIA DIRECTION, AT THE DEVELOPER'S EXPENSE.

SRW REQUIRED FOR SIDEWALK, EXTENTS TBD.

PROPOSED SIGNALIZED INTERSECTION

ESQUIMALT ROAD

PROPOSED BUS STOP TO BE DESIGNED TO CITY OF VICTORIA AND BC TRANSIT STANDARDS, SRW REQUIRED, EXTENTS TBD.

CROSSING TO BE UPGRADED FROM OVERHEAD TO RRFB. POLE TO BE ADDED ON MEDIAN

PROPOSED MEDIAN

DRIVEWAY ENTRANCE TO DA-9

PROPOSED SIGNALIZED INTERSECTION

DA-7

PARKADE OUTLINE (TYP)

DA-1 STORES BUILDING

DA-1 CAR SHOP BUILDING

DA-8

PROPOSED PROPERTY LINE (TYP)

DA-6

SRW REQUIRED FOR BOULEVARD, EXTENTS TBD.

DA-5

MULTI USE PATHWAY

DA-4

SRW REQUIRED FOR BOULEVARD, EXTENTS TBD, (TYP ALONG KIMTA)

LINE BAY MEWS

DA-3

RELOCATED RAIL ALIGNMENT (TYP)

ROUNDHOUSE MEWS

DA-2A

DA-2B

BACKSHOP

PROPOSED SITKUM ROAD WIDENING TO THREE LANES

LOADING BAY FOR DA-9

SITKUM ROAD

CROSSWALK IMPROVEMENTS MAY BE REQUIRED AT INTERSECTION

EXISTING BUILDING

ENTRANCE/EXIT FOR ROUNDHOUSE MEWS

SAGhalie ROAD

KIMTA ROAD

PROPOSED RAISED PEDESTRIAN CROSSING, DETAILS TBD

ACCESSES FOR DA-3

CLOSE EXISTING ACCESS TO PARK

INTERIM AAA BIKE PATH ROUTE BY CITY OF VICTORIA. ULTIMATE ROUTE TO FOLLOW E&N RAIL LINE THROUGH SITE BY DEVELOPER.

ACCESS TO DA-4, DA-5 AND DA-6

INTERIM BIKE PATH CROSSING

CATHERINE ST

PLAN

SCALE: 1:500

0 5 10 25m

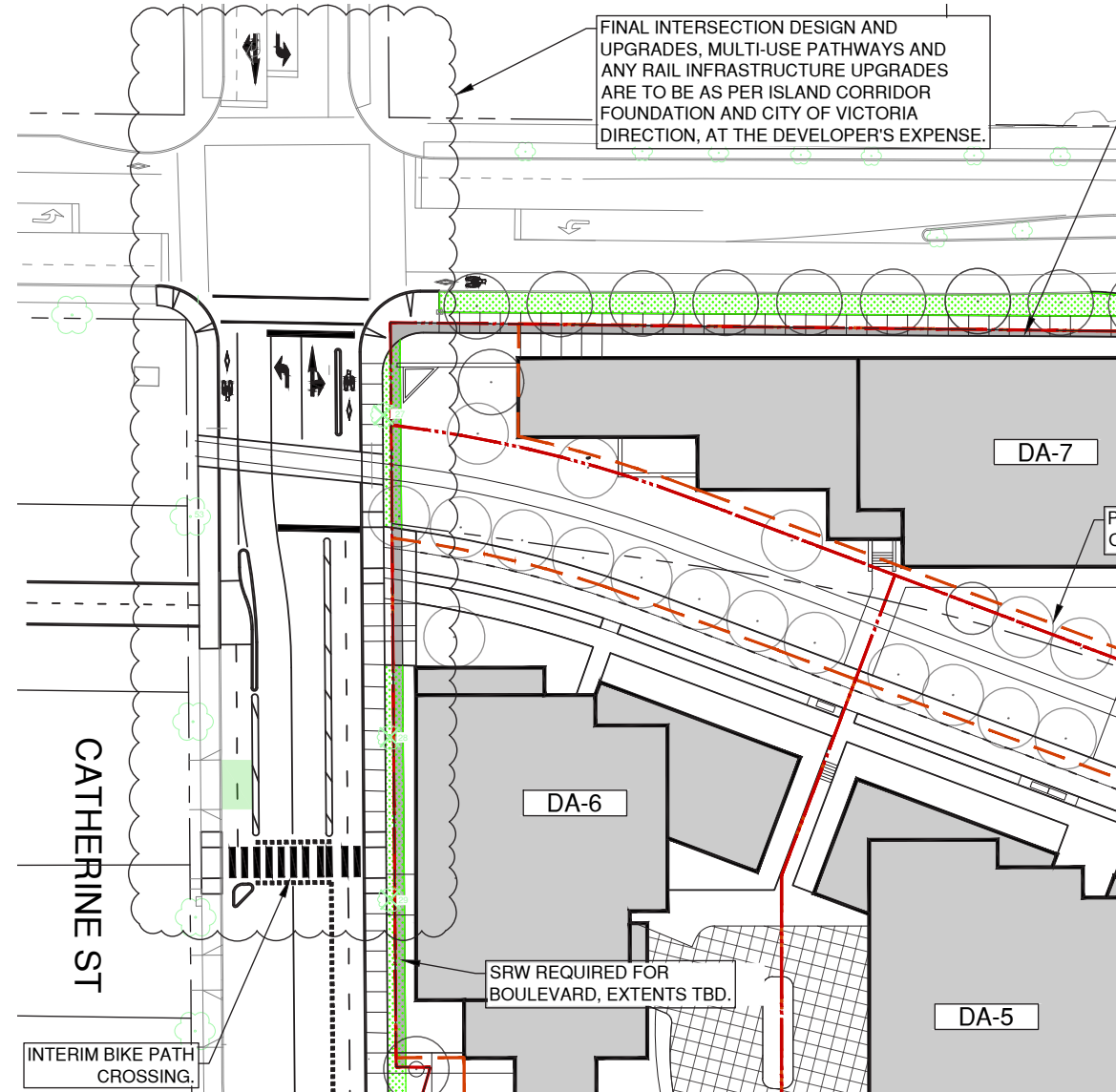
7.5.6 Esquimalt Rd & Catherine St. Intersection Improvements

Refer to Appendix F for Transportation and Mobility Details and to Appendix G for Site Servicing details.

The intersection of Esquimalt and Catherine is one key intersection that will have a range of improvements as a result of the Roundhouse at Bayview project.

These improvements have been developed based on technical transportation upgrades and site servicing works needed as a result of the new development.

The improvements along Catherine St are based on an integration of the City of Victoria's planned upgrades to include a AAA cycling facility. The plans as shown are based on the IFC drawings issued for this project.



7.6 Parking & Vehicle Access

7.6.1 Vehicular Parking Access & Loading

In addition to on-site access points to below grade parking, there are five vehicle access points from adjacent streets.

Access From Esquimalt Road

Two new access points to the Roundhouse site are proposed from Esquimalt Road. The first access point is at the intersection of Esquimalt Road and the new Roundhouse Mews, providing parking and service vehicles access for buildings DA-7, DA-8, the heritage buildings, and the Turntable Plaza. It connects with the Saghalie Road via Roundhouse Mews. The second point accesses building DA-9 and below grade parking.

Access From Kimta Road

Three new access points to the Roundhouse site are proposed from Kimta Road. The first access point enters into an auto court shared by buildings DA-6, DA-4, and DA-5, and provides access to below grade parking and loading bays.

The second entry creates a vehicle access for building DA-3 loading and below grade parking.

A third service and emergency vehicle access along Lime Bay Mews provides access into the Roundhouse site, connecting with Roundhouse Mews.

Access From Saghalie Road

One new access point to the Roundhouse site is proposed from Saghalie Road, entering into the Roundhouse Site and connecting north to Esquimalt Road via Roundhouse Mews. This entry serves as the main parking and servicing access for buildings DA-2b and DA-2a.



Legend

DA-1	Heritage Building	DA-5	Condo/Hotel	--->	Service Vehicle Access
DA-2a	Condo	DA-6	Condo	->	Vehicular Route
DA-2b	Condo/Hotel	DA-7	Affordable Housing	↔	Access to Parking
DA-3	E&N Tower	DA-8	Rental	★	Service & Loading
DA-4	Condo/Hotel	DA-9	Condo		

7.6.2 Vehicular Parking

Parking will be provided on site to meet the requirements set out in Schedule C of the Parking Bylaw, and Part 12.12 of the CD-12 Roundhouse Zoning.

Parkades will extend under private roads, plazas, and Rail Trail, but will not impact heritage buildings or the Urban Rail Easement. Minimum parking ratios for each portion of the site are identified in the TDM study (WATT Consulting Group). Bike parking facilities and EV charging stations will be provided within parkades to encourage low-carbon transportation. Short term bike lock-up areas will also be provided throughout the site.



Units & Parking	Units	Unit Type			
		Bachelor (<45m²)	1 Bedroom (45m²-70m²)	2+ Bedroom (>70m²)	Min. Parking
DA-6 Condo	204	39	82	83	156
DA-7 Affordable†	156	39	109	8	60
DA-8 Rental	151	15	62	74	99
DA-9 Condo	166	63	36	67	124
DA-2a Condo	224	77	51	96	172
Heritage Buildings					54
DA-2b	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
TOTAL:	1,902	413	714	775	1,550

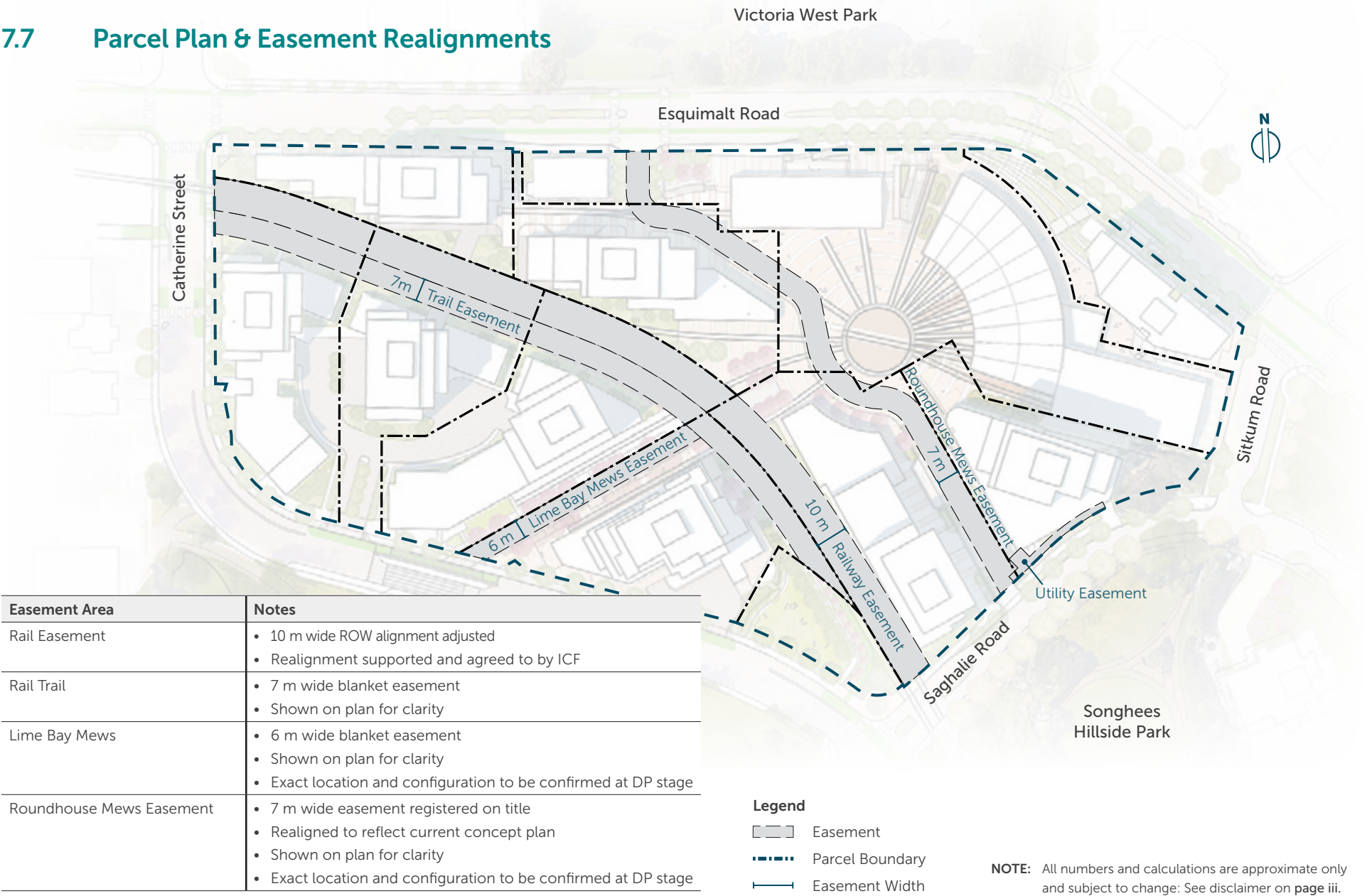
NOTE: Refer to Traffic Impact Assessment and Traffic Demand Management Reports for detailed parking requirement, provisions, reductions, and variances. Minimum Parking Numbers are based on TDM strategy. Additional reductions in parking numbers may be achieved by applying the Supplemental TDM Strategy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

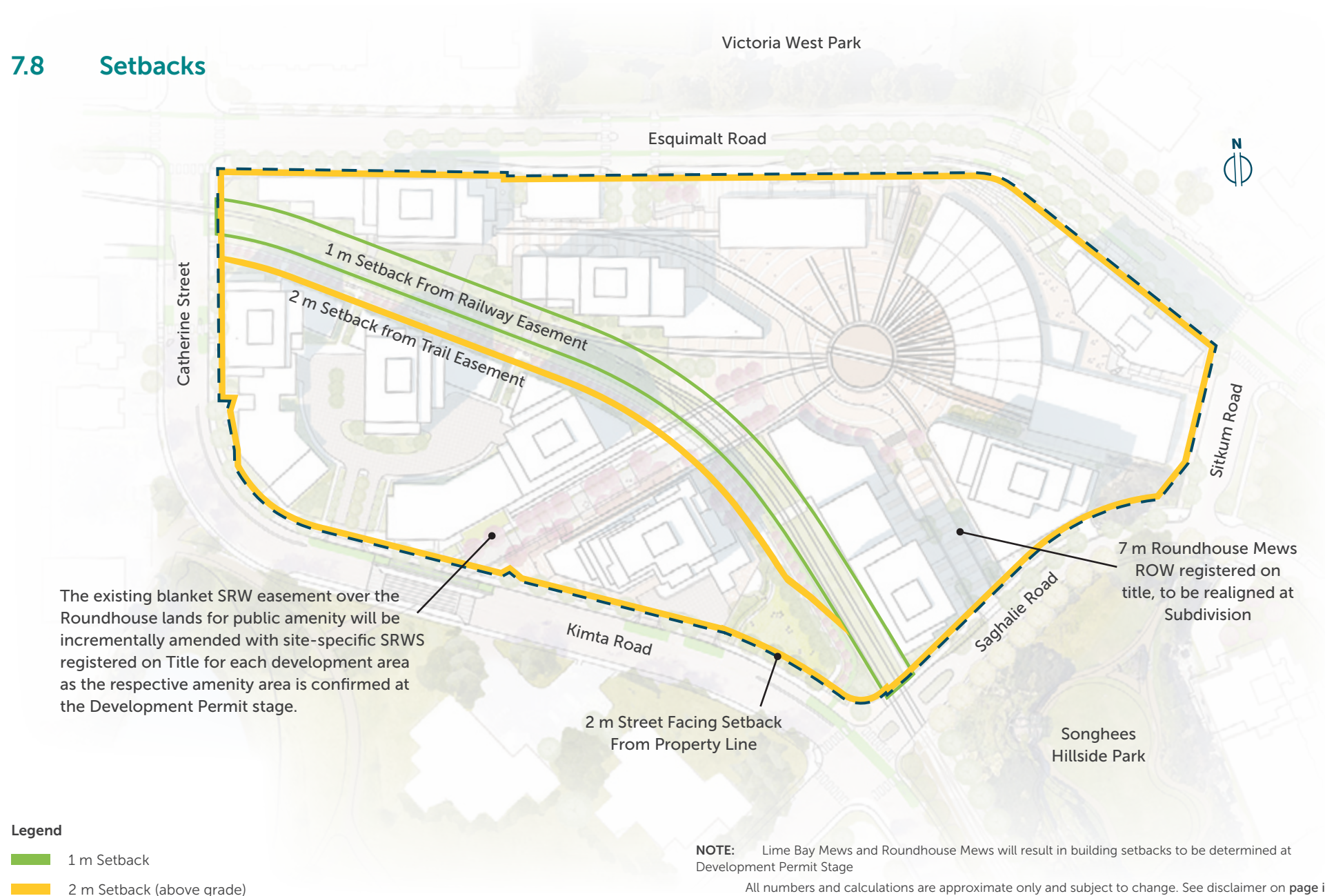
‡ TDM not applied to DA-3; number based on approved DP.

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

7.7 Parcel Plan & Easement Realignments

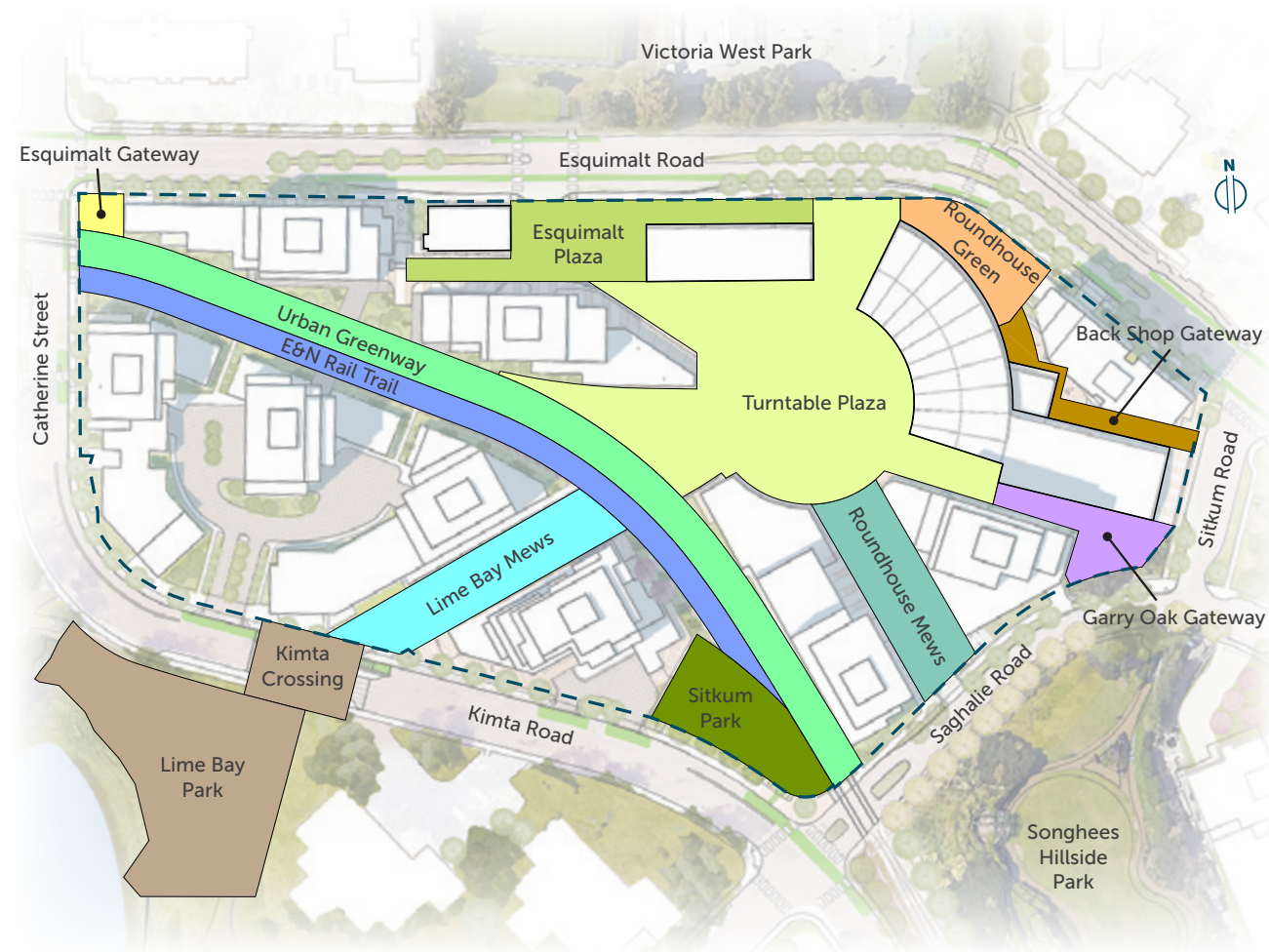


7.8 Setbacks



8.0 COMMUNITY AMENITIES

8.1 Amenity Areas



Legend

Rail Trail (Trail Easement)	Roundhouse Mews	Garry Oak Gateway
Urban Greenway (Railway)	Esquimalt Plaza	Back Shop Gateway
Turntable Plaza	Esquimalt Gateway	Sitkum Park
Lime Bay Mews	Roundhouse Green	Lime Bay Park & Kimta Crossing

On-site Improvements

Rail Trail (Trail Easement)	17,018 sf
Urban Greenway (Railway)	29,267 sf
Turntable Plaza	54,336 sf
Lime Bay Mews	13,519 sf
Roundhouse Mews	11,959 sf
-	-
-	-
Esquimalt Gateway	1,475 sf
NEW Esquimalt Plaza	14,865 sf
NEW Roundhouse Green	6,878 sf
NEW Garry Oak Gateway	6,103 sf
NEW Back Shop Gateway	4,144 sf
-	-
Subtotal	(3.66 ac) 159,564 sf

Off-site Improvements/Misc.

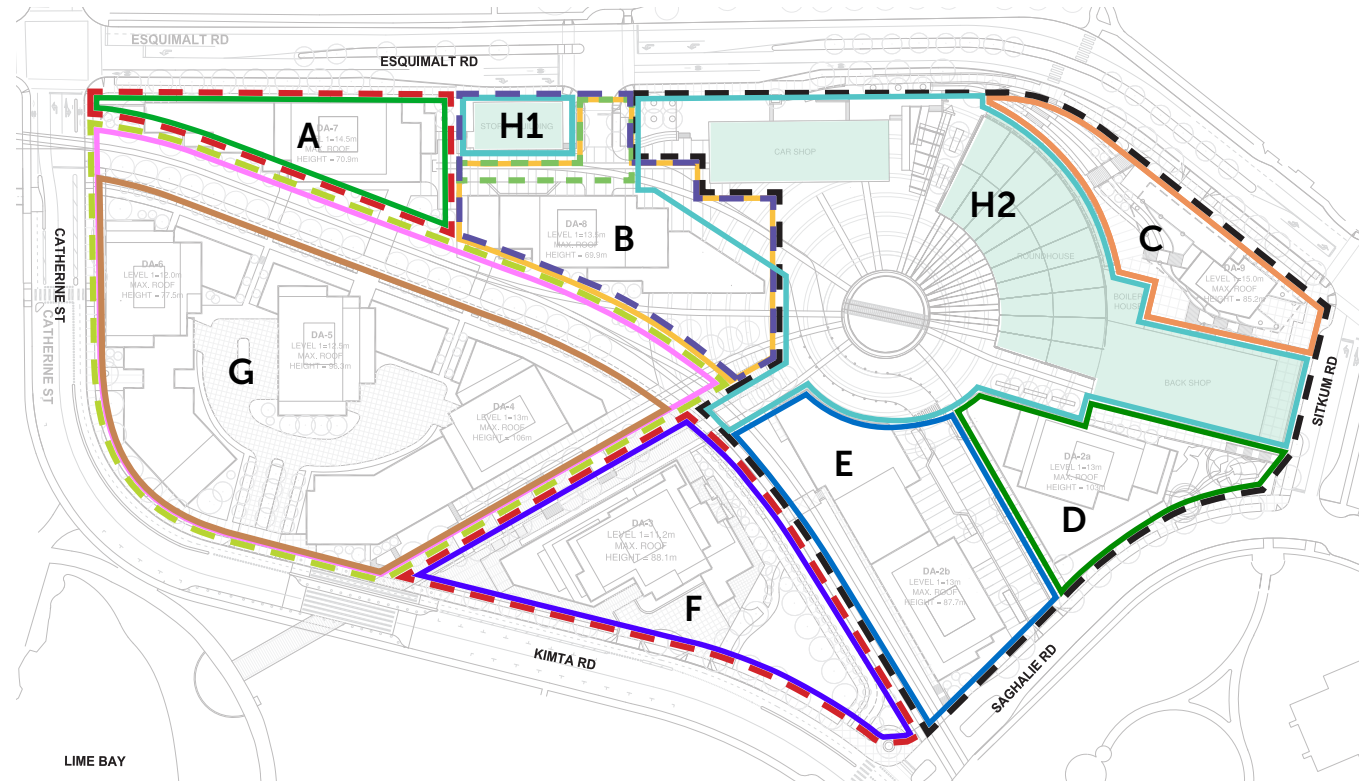
Sitkum Park	10,915
Lime Bay Park Improvements & Site Interpretation Program	Included
Cash In Lieu (Accrued Value to 2022)	\$815,826

8.2 Amenities Sequencing

8.2.1 Sequencing Program

Site Description

Site	Amenities
A Affordable Housing (GVHS)	- Affordable Housing (approx. 150 units) - Esquimalt Gateway Plaza - Interim Access to Esquimalt Rd
B Rental Housing	- Initiate Stores Building Rehabilitation - Completion of Access to Esquimalt Rd
C Apartment Tower	- Roundhouse Green - Back Shop Gateway
D Apartment Tower	- Portion of Roundhouse Mews - Garry Oak Gateway
E Apartment Tower	- Majority of Roundhouse Mews - Portion of Urban Greenway
F Apartment Tower	- Majority of Lime Bay Mews - Lime Bay Park Improvements - Portion of Rail Trail
G Apartment Tower	- Portion of Lime Bay Mews - Lime Bay Park Improvements - Portions of Rail Trail & Urban Greenway (each site)
H1 Heritage Buildings	Initiate Stores Building Rehabilitation
H2 Heritage Buildings	- Rehabilitation of Car Shop, Roundhouse, Back Shop, and Boiler House - Completion of Turntable Plaza and Esquimalt Plaza



Amenity Sequencing

Sequence	Areas
1 --- Shovel Ready Now	A F
2 --- Early Heritage Rehabilitation	B H1
3 --- Prior to Heritage Rehabilitation	C D E
4 --- Begin Primary Heritage Rehabilitation	H2
5 --- Post Heritage Rehabilitation	G

8.2.2 Amenities by Development Area

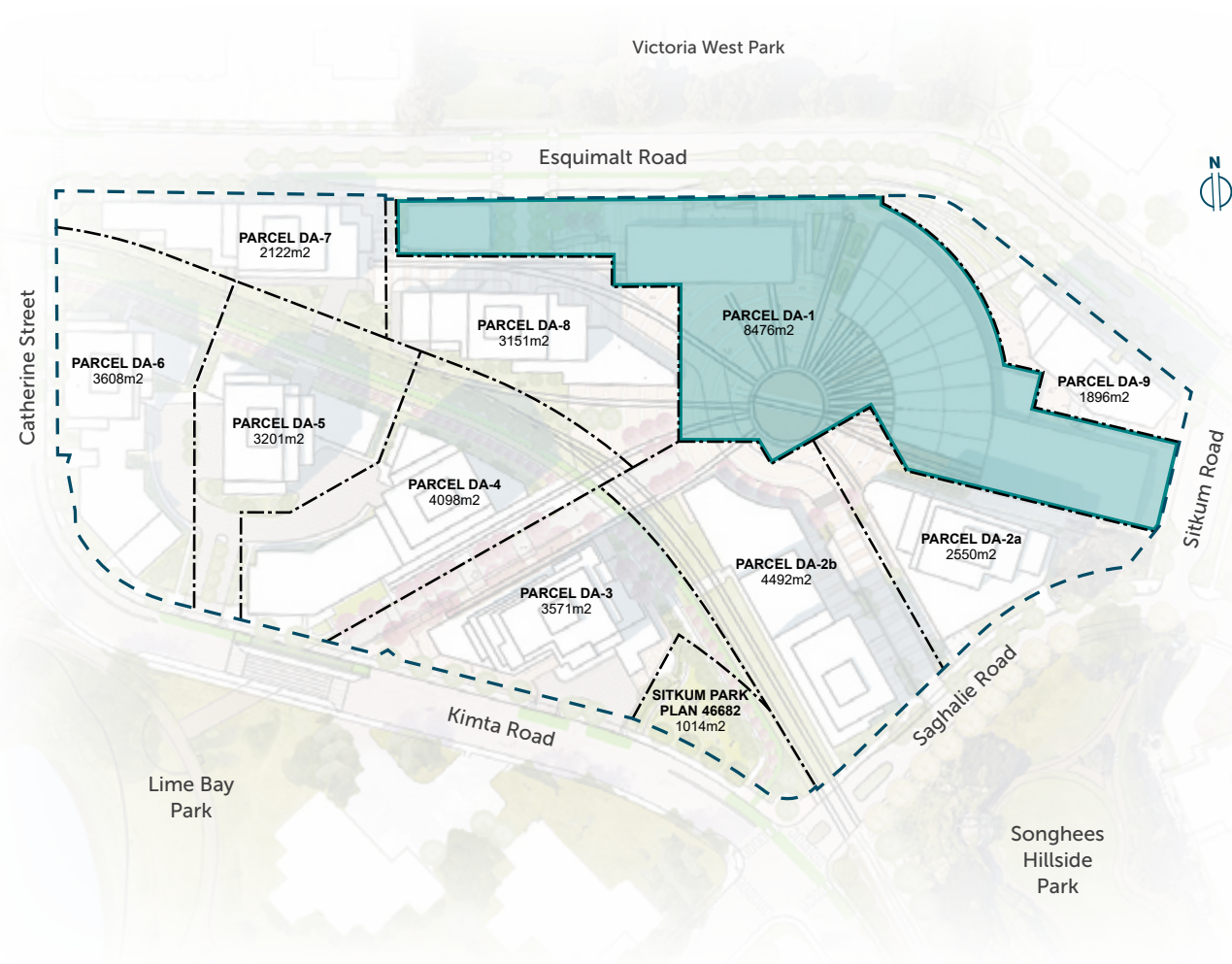
DA-1

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



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

DA-2a

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-2b

DA-2b

List of Amenities

- Portion of Urban
- Portion of Roundhouse Mews

List of Benefits

- Delivery of the entire eastern portion of the Urban
- Delivery of Roundhouse Mews in coordination with development of DA-2a



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

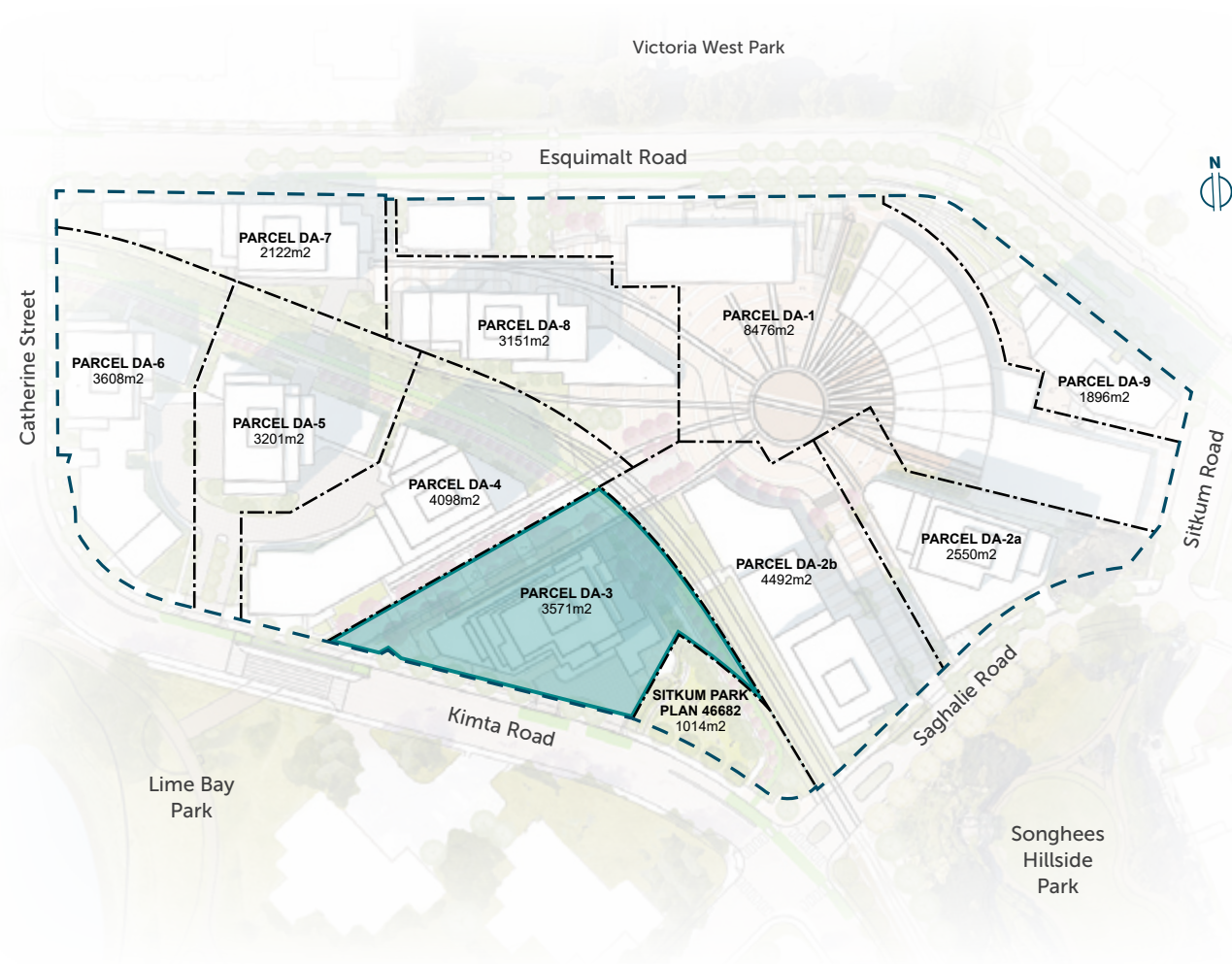
DA-3

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



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

DA-4

List of Amenities

- Portion of Urban
- 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

DA-5

List of Amenities

- Portion of Urban
- Portion of Rail Trail

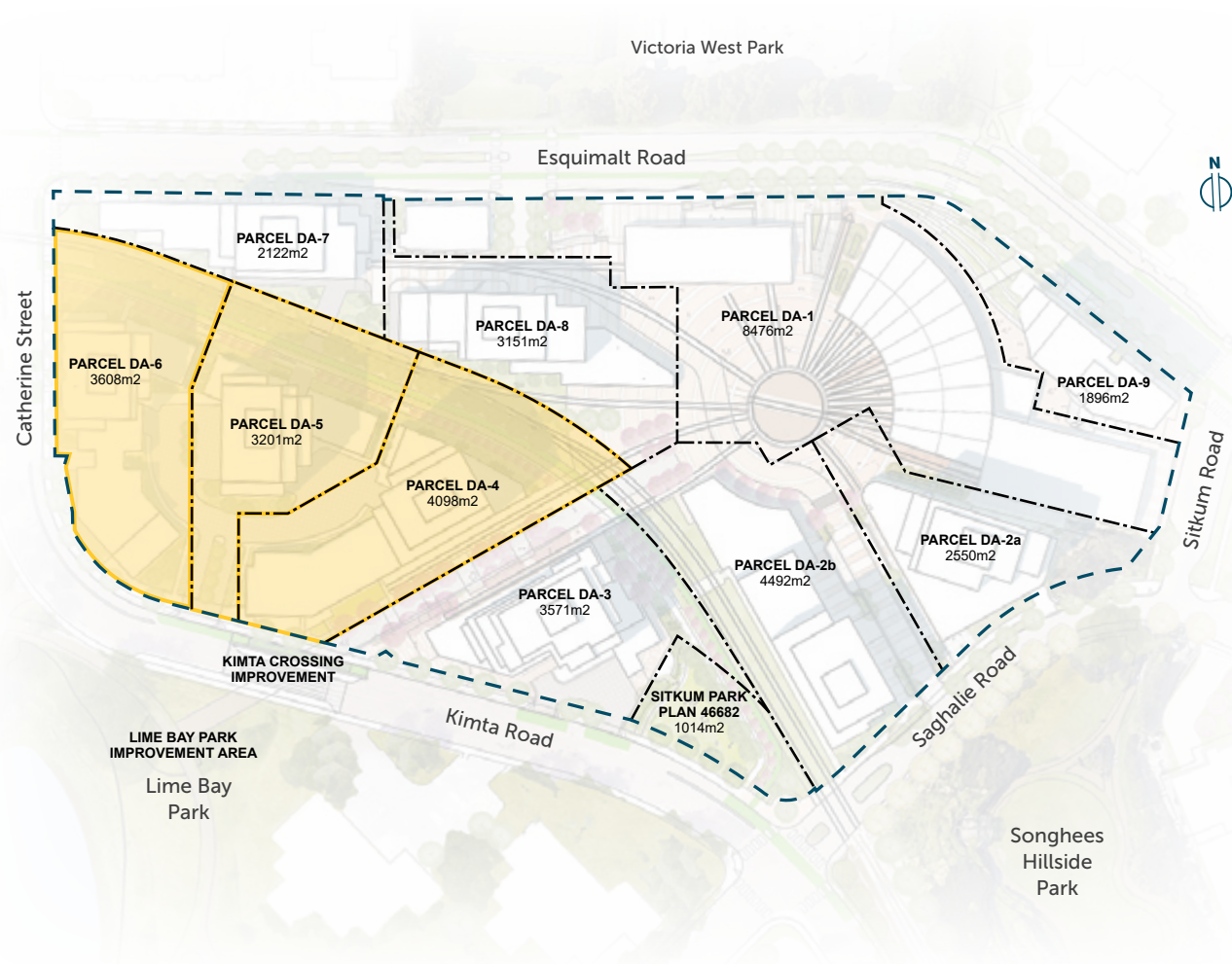
DA-6

List of Amenities

- Portion of Urban
- Portion of Rail Trail

List of Benefits

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



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

DA-7

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

DA-8

List of Amenities

- Partial Esquimalt Plaza (between DA-8 & Stores Building)

List of Benefits

- Approx. 150 Rental Units

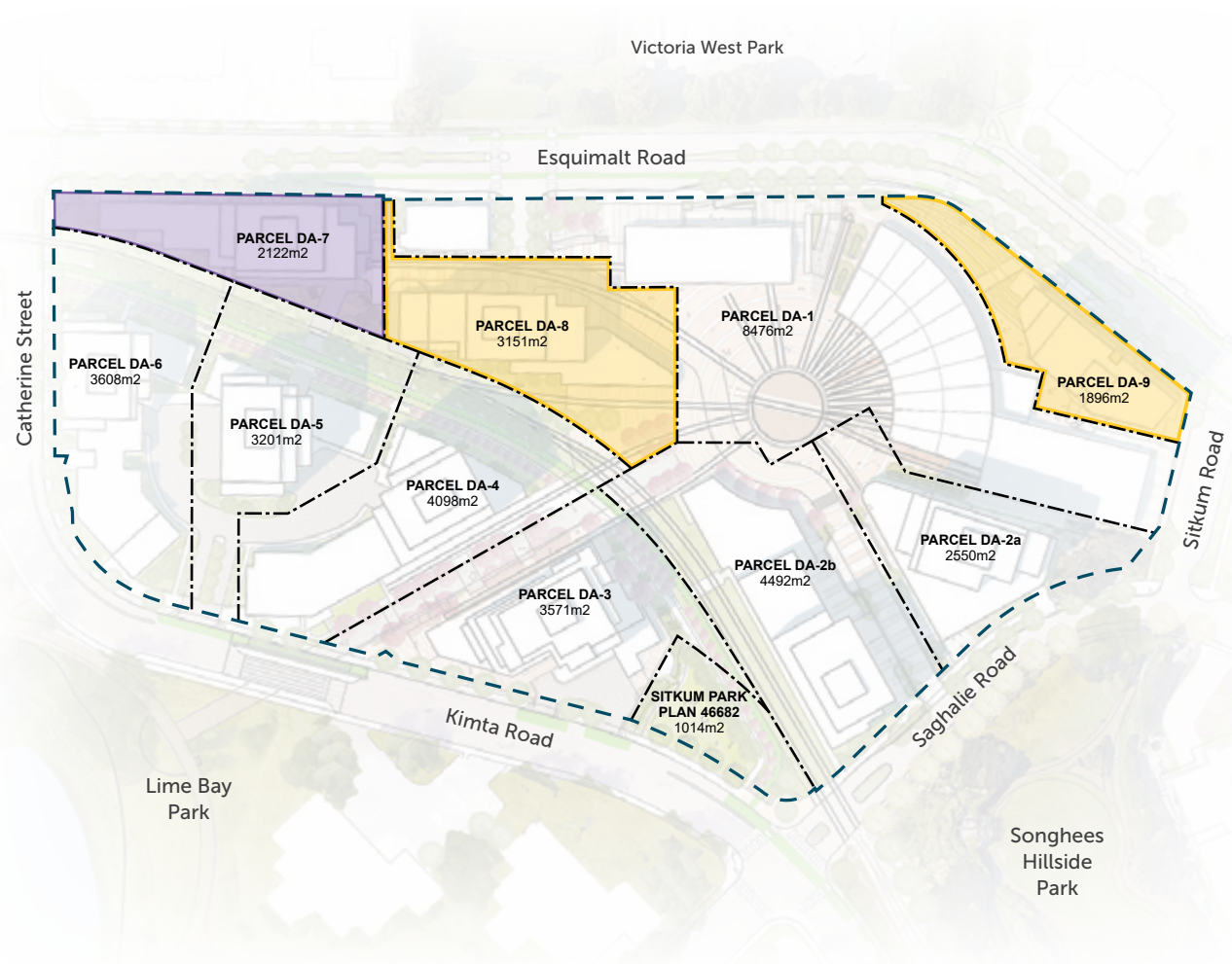
DA-9

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



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

9.0 SITE REMEDIATION

Remediation Strategy

Formerly an active railyard, Roundhouse at Bayview Place possesses varying degrees of contamination. In response to this, a remediation strategy has been developed that prioritizes minimizing the environmental impact of contaminated material disposal with fiscal responsibility.

This approach proposes excavating and reburial of the majority of contaminated material in an on-site “dig and bury” location that will be capped with rock. Situated near the historic Roundhouse and car shop buildings, the dig and bury site will sit below a future vehicular corridor and pedestrian plaza and will accommodate contaminated material. Hazardous waste and other excavated material that exceeds the specifications of the remediation strategy will be deposited off-site at a licensed disposal facility.

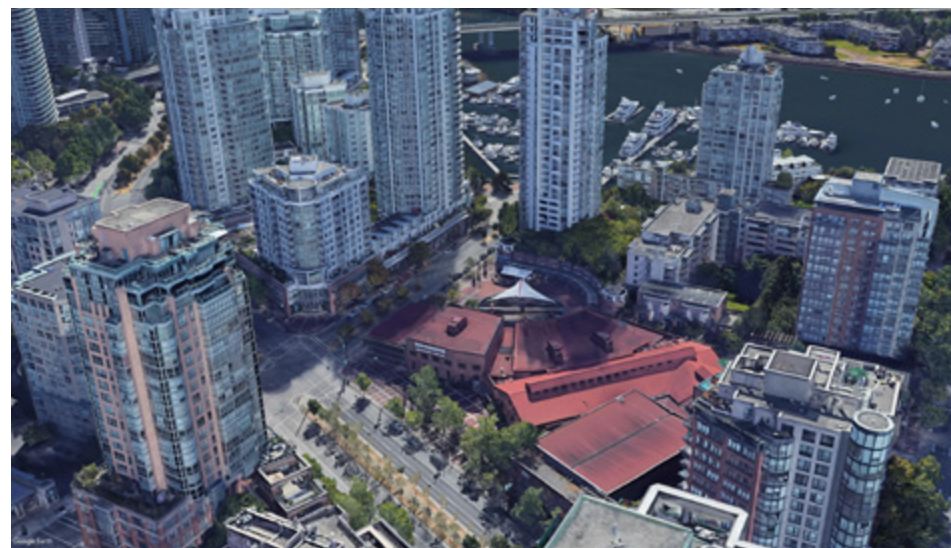
This balanced approach to contamination management will ensure that the site is able to achieve a required Certificate of Compliance and will establish Roundhouse at Bayview Places as one of Victoria’s most climate-forward neighbourhoods.

The proposed methodology for the excavation and disposal involves removal of the non-historic buildings (2), removal of the rail infrastructure including the turntable, stripping the site of asphalt and vegetation and proceeding with the applicable works.

Prior to proceeding with the works, a more thorough and detailed analysis and design with input from the geotechnical engineer, environmental consultant and the contractor will be required.



Site looking east, 1983

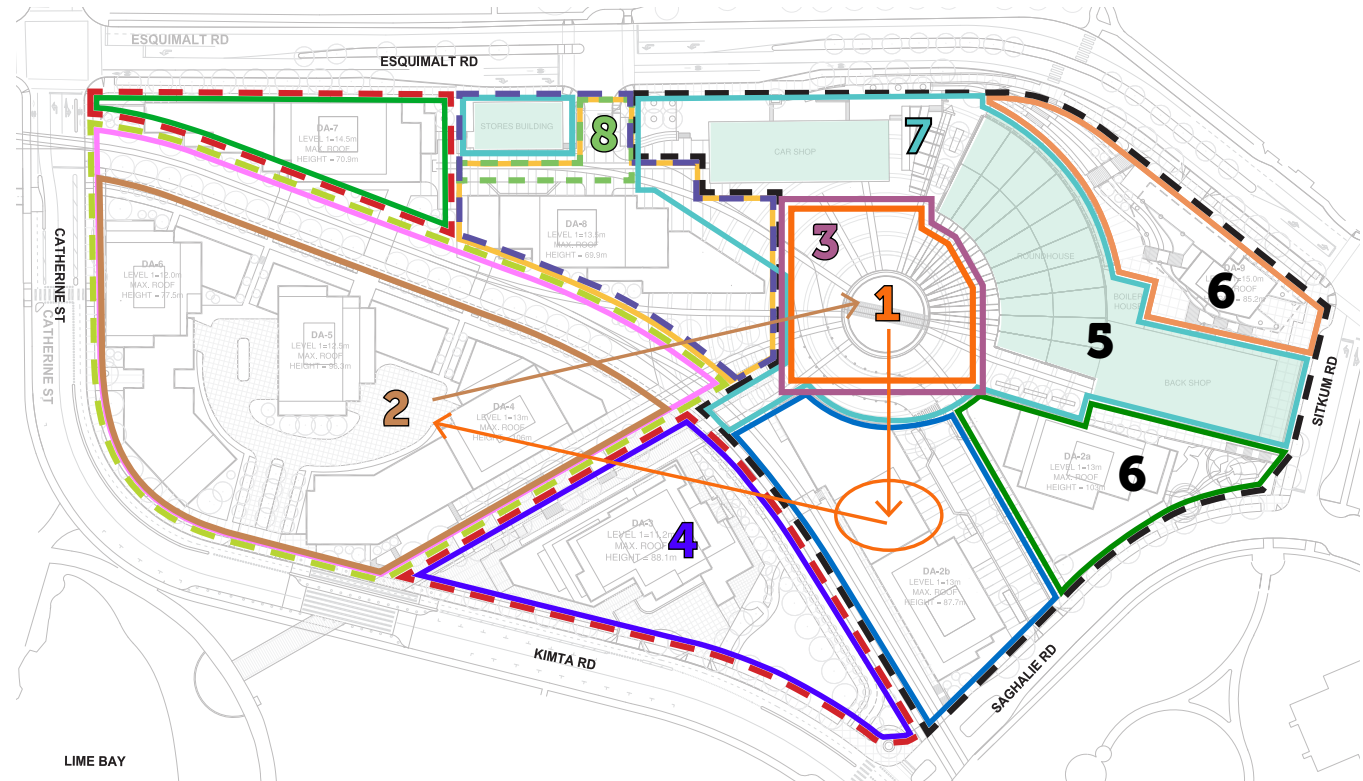


False Creek Roundhouse Precinct, Vancouver (© Google Earth 2022)

10.0 DEVELOPMENT SEQUENCING

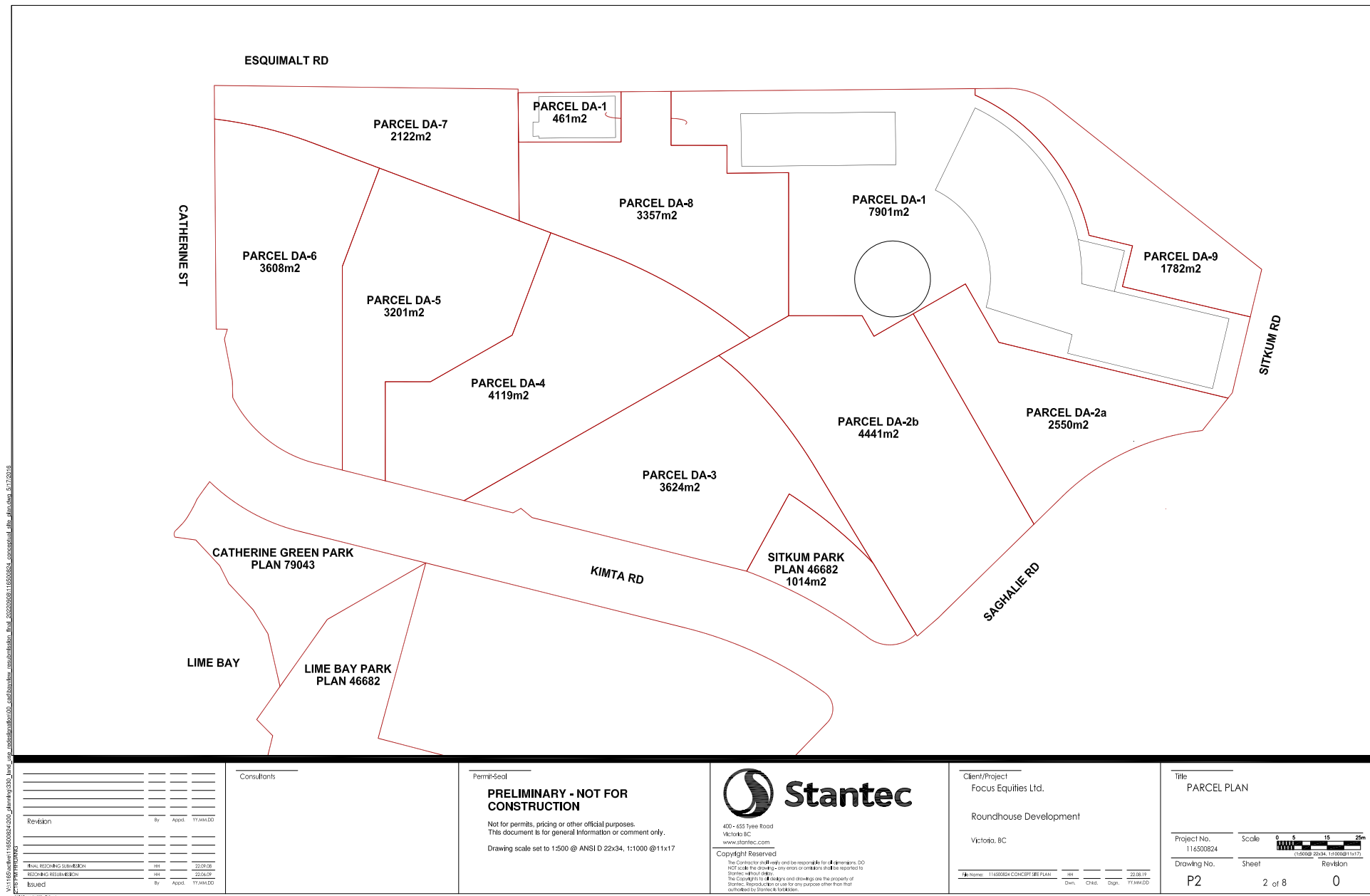
Development Sequencing

#	Dependency
1	Excavate hole for deposit of contaminated soils and stockpile elsewhere on site
2	Excavate contaminated soils and deposit in hole under Turntable Plaza
3	Construct underground parking to cap contaminated soil and bring plaza area up to grade
4	Use clean fill under future development sites elsewhere on site
5	Roundhouse, Backshop and Car Shop can be rehabilitated after turntable plaza parkade is complete
6	Buildings adjacent can be constructed after structural rehabilitation of heritage buildings
7	Rehabilitation of Turntable and plaza areas can be constructed after adjacent buildings are developed
8	Access easement to GVHS site required prior to subdivision of adjacent development areas

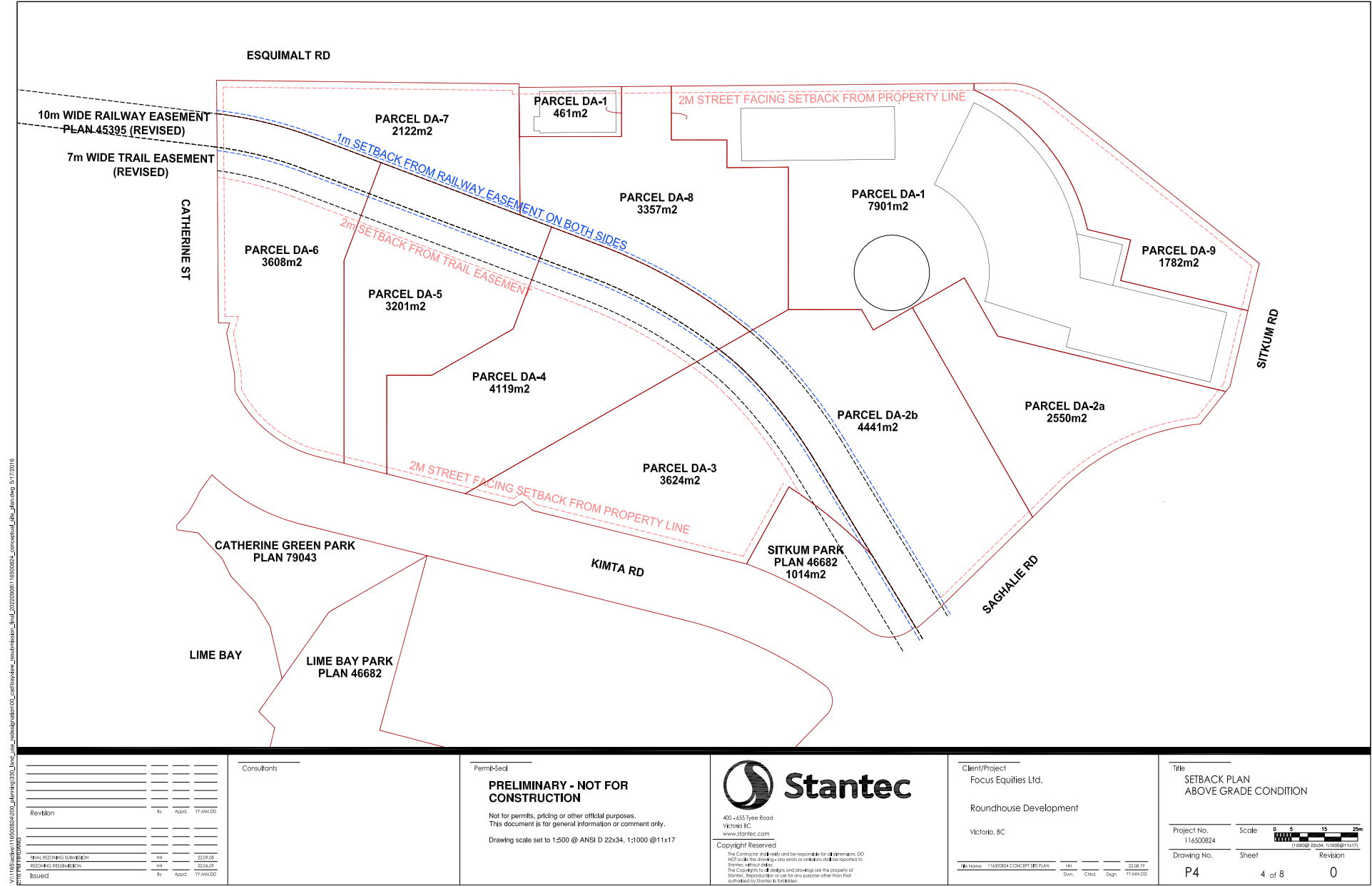


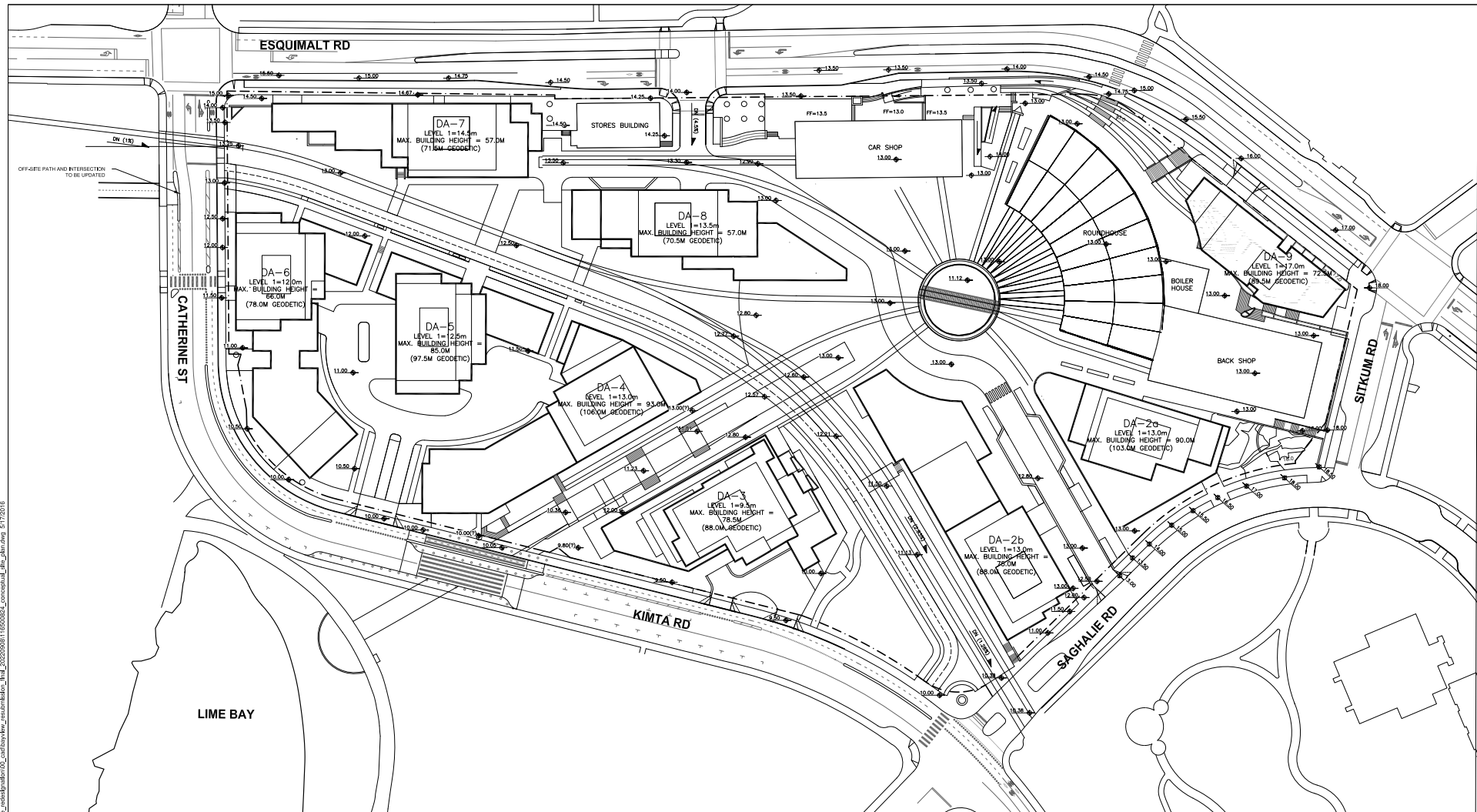
DATE: SEPTEMBER 9, 2022 | **FILE:** BAYVIEW-REZONING-FINAL-SUBMISSION-REZ00729-20220909.INDD



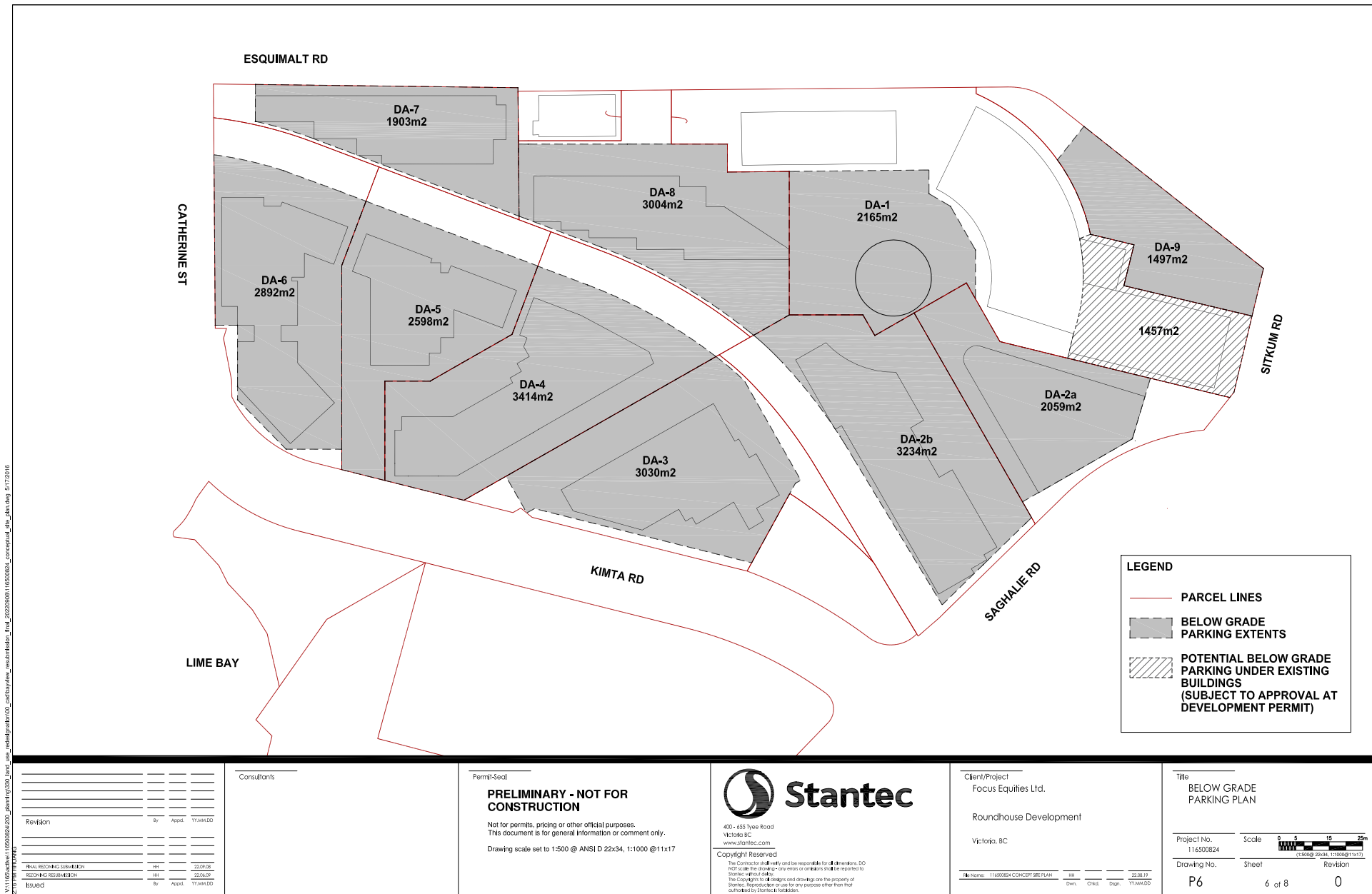








</			
---	--	--	--





Page left intentionally blank

12.0 SPECIAL CONDITIONS

12.1 DA-9 Interface

The design parameters for DA-9 have been revised based on discussions with Heritage Planning and our team of Architects related to achieving a suitable interface for new development to the heritage buildings, and the reinstatement of the Boiler House as part of the collection of heritage buildings to be retained.

Key objectives of this revision are primarily to address the following:

- Define preferred interface outcomes between a new building and heritage buildings,
- Improve the visual exposure and experience of the heritage building facades from public vantage points along Esquimalt Rd and Sitkum Rd,
- Reinstatement of the Boiler House, and
- Accommodate provision for public amenity space at this gateway to Bayview.

These objectives are captured in a set of guiding principles and guidelines that are included in the Design Guidelines. There are effectively two potential development outcomes for this site that offer options for how best to integrate a new building in this setting:

1. A standalone building separated from the heritage buildings, sited tight to the intersection of Esquimalt Rd and Sitkum Rd, that achieves a public amenity space between the heritage and new building, or
2. A new building integrated structurally and architecturally with the heritage building(s), that achieves a public amenity space at the intersection of Esquimalt Rd and Sitkum Rd.

There are several notable examples of development successfully integrating with heritage buildings utilizing both approaches. A range of solutions are possible, with a concept plan to be confirmed as part of a Development Permit process. To provide an indication of the types of outcomes that may be possible, the following images show these two general outcomes from several benchmark projects.

Given the triangular shape of site DA-9, tower spacing to DA-2a, and anticipated need for parking for the development, the interface objectives will need to be balanced with achieving a suitable building envelope, massing, materiality, and public realm outcomes. To this end, DA-9 may be consolidated with DA-1, an alternative parcel created, or easements needed, to achieve a preferred outcome. All of these options will be available to the developer at time of Development Permit.

At the Development Permit stage, the Architects will be able to establish an architecture, materiality, parking and servicing, and outdoor public realm that best accommodates these objectives. The DP application will be subject to a Public Hearing. This is a gateway to the Roundhouse precinct, and to this end this new building should serve as an iconic landmark building, particularly for the approach from the east to the site.

Examples of Integrated Buildings



DA-9 - Conceptual Perspective Views

Examples of Separated Buildings



