

BAYVIEW PLACE

September 10, 2018

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor Helps and Members of Council

Re: Bayview Place, Roundhouse DA-3, 210 Kimta Road, Development Permit Application

Proposed Project

Bayview Place is pleased to present this Development Permit (DP) Application for the next building within the 20-acre master-planned neighbourhood. The proposed mixed-use commercial and residential building located at 210 Kimta Road is on the Development Area-3 (DA-3) site zoned for 217,000 square feet, up to 25 storeys of residential with ground and second floor commercial.

Implementing the Approved Plan

The DA-3 site will be the first mixed-use residential site to be developed on the former Canadian Pacific Railway E&N Roundhouse lands, implementing the CD zoning approved by the City in 2008. Our perseverance through the subsequent economic downturn, including continued capital investment and years of accruing costs, is as a result of our commitment to Victoria's growth and prosperity.

The Mariash Group and their investment company, Focus Equities, are the owners and developers of Bayview Place led by Kenneth and Patricia Mariash, both architects driven by their passion for excellence in design and masterplanning of large-scale projects. Over the years, they have engaged architectural firms from across North America to help refine the Bayview Place plans. This collaborative team brings both local and international experience to the project.

The plans for DA-3 have also been developed with a significant amount of public input through years of focused community engagement around the Bayview Place master plan and how each part contributes to building one of the most livable neighbourhoods in the city. We hosted numerous community sessions, including open house events in November of 2017 and April of this year, welcoming our neighbours, residents and potential new buyers to review our draft plans and to provide feedback for refinement to the development materials. We have also maintained an open dialogue with the Victoria West Community Association and its Land Use Committee, meeting regularly to provide updates on the complete Bayview Place project and on the design development for this next phase.

BAYVIEW PLACE

20-Acre Master Planned Project

Bayview Place is one of the city's largest developments. Over the past 20 years, the development team has remained committed to realizing the best possible community result. The Bayview One and Promontory residential buildings are complete and occupied. The Encore building is under construction and sold-out. The seniors' housing site is seeking a development permit approval. The market has been waiting for the next phases of this development. We support the City for its progressive policies and development process that encourages quality urbanism in order to realize a shared vision for Victoria. With the City's support, the Bayview team hopes to continue to build out the next phases following the agreed guiding principles while reflecting the success of the built out phases.

Continuous City Staff Revisions

The DP plans have also benefited from an intensive and continuous pre-application review process with City staff to ensure the principles of the project's Roundhouse Design Guidelines are met through innovative building design and public realm planning. The guidelines strive to create high quality outdoor public spaces around the building and within the adjacent Roundhouse Heritage Marketplace to the north, emphasizing how to site, shape and step the building from Lime Bay to achieve design and planning objectives.

We value the investment of time and expertise by staff Miko Betanzo and Jonathan Tinney to help shape the project to ensure complete agreement with the rigorous set of design guidelines that apply to this important phase of the Roundhouse project. The plans were reviewed by the Advisory Design Panel at their August meeting and received support, with recommendation to consider some further design refinements. The recommendations suggested a strengthening of the relationship between the building and Kimta Road; enhancing the landscaping and providing a connection between the resident lobby and the adjacent Sitkum Park; and refining the building top to provide an unique expression and screen the mechanical room.

In collaboration with staff, the design team has addressed these recommendations with the updated plans reflecting the valued ADP feedback. Specifically, and most importantly, the podium of the building and its frontage along Kimta Road have been extended to follow the geometry and alignment of the road. New canopy structures enhance the streetscape and pedestrian realm, bringing the railway architecture of the Mews onto the Kimta Road frontage. A second-floor deck off of the commercial restaurant space provides further animation and overlook of the street. This approach extends the highly animated and vibrant pedestrian experience around the corner, creating a welcoming entrance to the public space and to the street-fronting retail uses. Street trees are complemented by a punctuation of landscaping at the entrance plaza, including outdoor seating areas to serve as a gathering place. The landscape planters along the Mew have been widened to provide more space for feature plantings. At the residential entry court, a direct connection into Sitkum Park has been provided, with large stone pavers meandering into the

BAYVIEW PLACE

green space. Finally, the architectural screening at the top of the building has been refined, and reflects successful elements of scale and character from the Promontory building.

Providing Public Amenities

The Bayview Place neighbourhood plan is based on a strong framework of public spaces and amenities. The first actual phase of development at Bayview Place involved the completion of the 1.8-acre Songhees Hillside Park as a central public amenity for the neighbourhood. DA-3 is an integral parcel in the overall neighbourhood and its development will introduce important new public realm features that serve to further connect and welcome people to Bayview Place, including the completion of the adjacent City park:

1) Developing Lime Bay Mews

Lime Bay Mews will provide a link between the waterfront at Lime Bay and Turntable Plaza within the historic Roundhouse District, with active storefront uses and a terraced landscape at Kimta Road creating a southern gateway to the site visible to cruise ships and other arriving marine and air traffic. The Mews will connect to the site's history as a vibrant people place, with outdoor spaces and terraces providing opportunities for gathering and outdoor seating with views toward the water and the Roundhouse.

2) Preserving the E&N Rail Corridor, Providing the E&N Pathway

The E&N Rail corridor is preserved through the site. A portion of the E&N Rail Trail will be completed to a standard that provides an important link through the neighbourhood. The Rail Trail supports recreational and commuter cycling and greater pedestrian connectivity. The building's frontage along the E&N Rail Trail includes both ground level commercial space and residential units to provide great animation and activation of the pedestrian and cyclist corridor. A temporary alignment of the E&N Rail Trail will be provided to the City's standard, to connect with the existing and planned links to the east and west until the full build-out of the site is complete.

3) Improving the Adjacent Sitkum Park

The adjacent City-owned Sitkum Park will be designed and developed, replacing the paved parking area with new indigenous plantings and seating areas to serve as a new neighbourhood green space and a destination for travelers along the E&N Rail Trail. The E&N Rail trail flows into Sitkum Park with the potential for new public art and wayfinding elements to celebrate heritage and site interpretation. Visual and physical connections between the DA-3 building and the park will help foster a strong sense of community within the new green space.

BAYVIEW PLACE

Together, these amenities provide greater community connectivity and help to bring together the neighbourhood fabric of public use and gathering spaces that have always been part of the Bayview Place plan.

The New Building

DA-3 will accommodate a mixed-use residential building, providing 183 new homes, ranging from studio units to 3 + bedroom suites. The project also introduces innovative multi-family flex units, with suites that include a separate studio lock-off unit that could, among other things, serve as a mortgage helper for first-time homebuyers, an in-law suite for aging parents, or rental accommodation to add much-needed affordable new rental units.

The building includes ground floor commercial uses at both Kimta Road and the Mews levels. The upper Mews level will include commercial uses, designed to accommodate small-scale retail storefronts, restaurants and cafes that will benefit from direct access to the adjacent Lime Bay Mews public space and its connection to the Turntable Plaza within the Roundhouse Heritage Marketplace. Outdoor areas will be developed for multi-modal circulation, public open space activities, and historic and cultural interpretation, including artefacts related to various forms of transportation like rail, maritime, and aviation, and the industrial heritage of the site and its harbour-front setting. A resident lobby entrance is also included at the Mews level to provide residents of the building direct access to and from the activities and services along the Mews from the back side of the building.

Street level uses will bring activity to the Kimta Road frontage, with a commercial bicycle café space located at the entrance to the Mews. As a 'bicycle café' or 'bike bistro', there is potential to integrate the adjacent bicycle storage and repair area, and a bike share facility as further animators of the space. Refinement of the Kimta Road frontage, with direction from staff and the ADP, has resulted in a much stronger connection between the podium of the building and the public realm. The overhead canopies extend around the podium, distinguishing the commercial and public spaces and celebrating the unique railway history.

The street level also includes the resident entrance lobby and amenity spaces with an outdoor terrace that overlooks the adjacent Sitkum Park and Kimta Road streetscape. The entrance court is designed to relate both to Kimta Road and Sitkum Park with a pedestrian pathway into the park and the large canopy structure providing weather protection and a vehicular porte-cochère feature at the entrance that mirrors the canopy structure over the adjacent commercial restaurant space at the prow of the Mews. Residential uses in the form of small-scale townhouses front onto the E&N Rail Trail, providing an active edge to the public transportation corridor. These design features serve to animate the public realm, activate the streetscape and enhance the strong pedestrian-orientation of the building on all four frontages.

BAYVIEW PLACE

The architectural character of the building contributes to an important sense of neighbourhood and builds upon the success of Bayview One, Promontory and Encore, along with the unifying brick and glass elements that relate to the heritage railway buildings and Victoria's historical brick and glass construction. Unique stepping and terracing of the building provide livable outdoor spaces and views, while shaping the open space at grade and, along with future view corridors between buildings, providing a distinctive skyline at Bayview Place.

Shadow impacts of the building on the public spaces in the Turntable Plaza to the north and along Lime Bay Mews have been studied at length to ensure the plans are consistent or better than the conceptual massing models that created the Roundhouse Design Guidelines.

Master Development Agreement (MDA) Requirements

In addition to the provision of the public realm amenities, this DP Application proposes implementation of a number of the overall project objectives, as articulated in the Master Development Agreement (MDA).

The MDA requires that at least 20% of the project units are adaptable to residents with differing needs and abilities.

With DA-3 located directly along the path of the E&N Rail Trail, the project fulfills a number of city and regional objectives creating a more walkable and bicycle-friendly environment. The MDA also sets out a number of Transportation Demand Management (TDM) strategies to help support more sustainable modes of travel. Features of the project include incorporation of ground-level bicycle storage rooms to foster increased cycling, the provision of bicycle parking to exceed the bylaw requirement by 20%, and the provision of a car share vehicle, and provision of an initial car share co-op membership and transit passes for each unit. A full summary of the MDA requirements that will be met or exceeded is included in the attached memo.

Sustainability and Green Building Features

The Bayview Place neighbourhood plan is based on the principles of sustainable development. Revitalization of the former E&N Roundhouse lands represents investment in brownfield redevelopment and preservation of some of Victoria's unique cultural history. Development within the city's urban core area provides much needed housing in close proximity to employment and commercial centres, with access to transportation options along with on-site investment in completing a portion of the regional E&N Rail Trail. The project is committed to implementing important green features into the project. A complete summary of the building and site's green features is described in the attached memo.

Continuing to Innovate and Envision

We strive to maintain the vision and quality of this project, like all other large projects that we have completed around the world over the past 50 years. We have invested years of time and effort

BAYVIEW PLACE

working with stakeholders on important planning and design discussions that have helped shape the 20-acre neighbourhood plan. We know the project benefits from a strong base of community support that will continue as the project is completed for the benefit of the community, the City, and the many new homeowners who will call Bayview Place home.

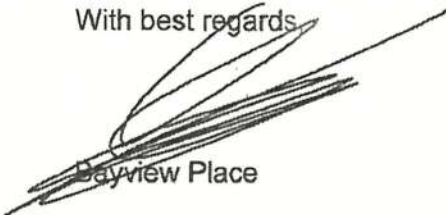
Our team is experienced, professional, and capable of planning, designing, and developing in response to community, stakeholder, and market input for successful results, as we have in a number of other markets. We are proud to be the visionary developers of this important piece of land in Victoria and to contribute to the positive growth and development of the city.

The incremental buildout of Victoria's projects such as Bayview Place contributes greatly to the city's vitality, as they provide new housing supply, increased tax revenue, and employment opportunities that make the community as a whole more prosperous.

Our team has worked to prepare this DP Application to reflect the overall project vision and objectives inherent in the original concept plan, while incorporating years of design consideration and input received through our open and continuing dialogue with the community, the City of Victoria's planning and technical staff, and the recommendations of the Advisory Design Panel.

We look forward to continuing our work with the City's professional staff and Council through this DP Application process and to seeing this vision for the neighbourhood realized.

With best regards,

A handwritten signature in dark ink, consisting of several overlapping, fluid strokes that form a stylized, somewhat abstract shape. The signature is positioned above the printed name 'Bayview Place'.

Enclosures