

## Monica Dhawan

---

**From:** Andy Spurling [REDACTED]  
**Sent:** Tuesday, September 25, 2018 5:22 PM  
**To:** Victoria Mayor and Council  
**Subject:** DEVELOPMENT PERMIT APPLICATION – No. 00522

Dear Mayor and Council,

We are writing to you regarding the above-referenced Development Permit for Tower 4 at Bayview Place. We are fortunate enough to have been brought on board to manage the Bayview One building in 2012 and have since managed the Promontory building and will be managing the Encore development, as well. The Bayview Place community has been a fantastic place to work with an engaged community in the existing buildings and owners excited to be part of such an exciting neighbourhood in the Encore building. We can attest to the engagement of the owners and residents in that community and believe that the continuing growth and expansion of this neighbourhood.

The buildings themselves bring high quality design and performance to this neighbourhood and we are confident that this commitment to excellence will be continued for Tower 4 and be a benefit to the community, specifically, and the City, generally. When combined with the future vision for the Roundhouse Site (which I still recall as a creepy, decrepit site as a child bicycling in the area), the neighbourhood and whole Songhees community will enjoy amenities that have been lacking for many, many years.

We trust that the City will continue to recognize the challenges of growth and the benefits of a forward-looking strategy for neighbourhoods like this that promote densification, strong ties to the outdoors and waterfront and the inclusion of amenities in residential neighbourhoods that are generally lacking outside of the downtown core.

Please do not hesitate to contact me with any questions or comments.

Best regards,

Andy



**Andy Spurling | President**

**Proline Management Ltd.**

201 – 20 Burnside Road West, Victoria, BC V9A 1B3 | 250.475.6440

Victoria | Westshore | Mid-Island | [www.prolinemanagement.com](http://www.prolinemanagement.com)

This email, including any attachments, is private and confidential. It should not be read, copied, disclosed or otherwise used by any person other than the intended recipient. If you have received this email in error, please notify the sender immediately.



**Monica Dhawan**

---

**From:** Bob Oberholtzer [REDACTED] >  
**Sent:** Tuesday, September 25, 2018 8:11 AM  
**To:** Victoria Mayor and Council  
**Subject:** Bayview Properties Development Permit

Dear Mayor and Council

I am writing with reference to the Bayview Properties development in Victoria West. We have a strong support relationship with Bayview Properties and are excited with the plans they have for the development progress they are making towards revitalizing our neighbourhood.

I believe the work that they are doing will increase the vibrancy of the Victoria West community. Victoria West is a unique community with an outstanding harbour front and a large cross section of citizens, community clubs, events and businesses.

Their plans for development, and the vision of Ken and Patricia Mariash, can only benefit our community.

Please positively consider their Development Permit Application - 00522

Sincerely Yours

Bob Oberholtzer  
President  
Victoria West Lawn Bowling Club  
[REDACTED]  
[vicwestbowls.ca](http://vicwestbowls.ca)

## Monica Dhawan

---

**From:** Deana Brown <[REDACTED]>  
**Sent:** Tuesday, September 25, 2018 1:45 PM  
**To:** Victoria Mayor and Council  
**Subject:** Bayview DEVELOPMENT PERMIT APPLICATION – No. 00522

*As a Vic West resident at 455 Sitkum we are anxious and enthusiastic about the continued development at Bayview.*

*We look forward to another tower and specially the Roundhouse and community plans.*

*Please do not delay this any longer*

*My best*

*Deana Brown*

*455 Sitkum Rd Apt 402*  
[REDACTED]

## Monica Dhawan

---

**From:** [REDACTED]  
**Sent:** Tuesday, September 25, 2018 11:29 AM  
**To:** Victoria Mayor and Council  
**Subject:** READ: DEVELOPMENT PERMIT APPLICATION - No. 00522

Dear Mayor and Council:

Please consider this email as support for Council approval of the development permit application for the next tower at Bayview Place. We will be moving into Encore later this fall and anxiously look forward to the final completion of this vibrant 20-acre property including the completion of Tower 4. We offer our support as future residents of Bayview Place because:

- We believe the development is carefully planned and of a high quality;
- There is a track record of other successful towers on the site including Encore which we are proud owners of;
- We feel that future retail developments will enhance our shopping options including the heritage buildings being brought back to life; and
- We think the development will enhance the neighbourhood and the community overall with an increase in community involvement by new residents. We have moved from Saanich and for the first time will be residents of Victoria and as such have a strong desire to make this place a vibrant community. We know we aren't alone, that many new residents will come from outside the City of Victoria.

For these reasons among others, we urge Council to approve this application and allow the project to move forward without delay.

Sincerely,

Kerry L Brown and Richard J Larkin

## Monica Dhawan

---

**From:** Melinda Rose <[REDACTED]>  
**Sent:** Tuesday, September 25, 2018 2:22 PM  
**To:** Victoria Mayor and Council  
**Subject:** Roundhouse at Bayview

Good afternoon,  
I am sending this email in support of the Roundhouse at Bayview. I believe it will be a wonderful and welcomed addition to our beautiful Vic West community.  
Sincerely,  
Melinda Rose

Sent from my iPhone

## Monica Dhawan

---

**From:** Dagg Dan [REDACTED]  
**Sent:** Wednesday, September 26, 2018 11:24 AM  
**To:** Victoria Mayor and Council  
**Subject:** DEVELOPMENT PERMIT APPLICATION – No. 00522

Dear Mayor and Council,

As an active business in Victoria and strong supporter of socio-economic causes in the community, I am writing today in support of the application from Bayview Place for Development Permit - no. 00522.

I have had the benefit of working with Ken and Patricia Mariash on a number of philanthropic endeavours over the past eight years and believe they are incredible community supporters.

I am very familiar with the project and know that it will be a welcome addition to our city and the region as a whole. We desperately need to keep building housing and economic opportunities in order to maintain our high quality of life here.

The revitalization of the Bayview Place site will contribute high quality, carefully planned housing and a future retail development that will be a new hub for business activity and an interesting heritage site to Vic West.

I support the next stage of development of this site by Bayview Place through this Development Permit.

Sincerely,  
Dan Dagg



**HOTHOUSEMARKETING.COM**

[REDACTED]  
Proud member of the Trans  
Canada  
Advertising Agency Network

**Monica Dhawan**

---

**From:** Doug Kelly <[REDACTED]>  
**Sent:** Wednesday, September 26, 2018 11:26 AM  
**To:** Victoria Mayor and Council  
**Subject:** Bayview Place Development

As a member of the Vic West Community I support the proposed tower four development. I believe the preservation of the heritage buildings, proposed future development for other towers and retail space is consistent with our community plan.

Sincerely

Doug Kelly  
#402 - 455 Sitkum Road  
Victoria, BC



100-1019 Wharf Street, Victoria, BC V8W 2Y9

p: 250.383.8300 | tf: 1-800-883-7079

e: [gvha@gvha.ca](mailto:gvha@gvha.ca) | w: [gvha.ca](http://gvha.ca)

September 26, 2018

City of Victoria Mayor & Council  
1 Centennial Square  
Victoria, BC V8W 1P6

Sent via email to: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mayor & Council

**RE: GVHA SUPPORTS THE BAYVIEW PLACE DEVELOPMENT / TOWER 4**

Greater Victoria Harbour Authority (GVHA) is pleased to support the Bayview Place Team's Roundhouse neighbourhood development.

This development brings a vibrancy to the Vic West Community linking more positive energy to the Victoria waterfront and downtown core. Clearly the success of the previous residential towers provides a solid track record, proving they know how to deliver a carefully planned and quality product.

The addition on this development, future restoration of heritage buildings and adding a unique retail shopping experience will have a truly positive impact on our economy.

As a substantial harbour stakeholder, GVHA fully supports this unique and diverse project. On October 4<sup>th</sup>, we encourage the City of Victoria to ensure Bayview Place Tower 4 moves forward.

Thank you,

Ian Robertson, CEO  
Greater Victoria Harbour Authority





Development Permit Application Number: 00522 – Bayview Place Development

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

September 24, 2018

Dear Mayor and Council,

Harbour Air has been flying scheduled flights and tours into Victoria's inner harbour since the 1980s. Over the years we have watched as the inner harbour has grown, continuing to be an attractive place to visit for tourists, and a unique and compelling place for one to call home. The ongoing Bayview Place development located on the VicWest side of the harbour is providing many different housing opportunities to accommodate the growing population in Victoria. To this end, the Tower 4 project will be a welcome addition to support this growth. Tower 4, once built, will bring significant value to the neighbourhood of VicWest and allow for a substantial tax base to exist where it has not previously.

With Ken and Patricia Mariash at the helm, the Bayview Place development has been meticulously planned to ensure the build-quality remains high, but also so the development brings maximum value to the neighbourhood itself. The excellent build-quality itself has already been exemplified through the existing residential towers, Bayview One and Promontory. Further, the planned Roundhouse retail development inside the restored heritage buildings, will provide a captivating shopping experience that VicWest has yet to experience.

This twenty-acre development is situated on land in VicWest that has been historically been untouched for years. Bayview Place will continue to bring vitality and animation to this area for both residents and visitors alike.

We believe, at Harbour Air, that the Tower 4 project as part of Bayview Place is a positive addition to our community and we support the development. In addition, we hope that the development includes appropriate sound mitigation due the proximity to the working inner harbour.

Please contact us directly if you have any questions regarding our support for this project.

Sincerely,  


Randy Wright  
President, Harbour Air Seaplanes cc: Bayview Place

harbourair.com 1.800.665.0212 4760 Inglis Drive, Richmond, BC V7B 1W4



## Monica Dhawan

---

**From:** Carol McClintick <[REDACTED]>  
**Sent:** Thursday, September 27, 2018 10:15 PM  
**To:** Victoria Mayor and Council

I would like to add my name to support the Bayview new release. You seem to do what you want when you want to do it but now it's time to do this.

Carol

## Monica Dhawan

---

**From:** Kyle Kerr [REDACTED]  
**Sent:** Thursday, September 27, 2018 7:58 AM  
**To:** Victoria Mayor and Council  
**Subject:** Development Permit Application - No. 00522

Dear Mayor and Council,

I am writing to you today as a resident of Victoria, and specifically of Vic West and I am writing today in support of the application from Bayview Place for Development Permit - no. 00522.

I bought my home in Vic West because I loved the blend of historic, industrial, and natural elements of the neighbourhood. I also knew that Vic West was trending as an up and coming neighbourhood with new infrastructure and commercial businesses moving to the area to supply the new mix of housing that had been created in the Songhees, and now the Rail Yards, Dockside Green and of course Bayview Place. These projects are bringing vibrancy and a new blend of homeowners to the area and it's thriving because of it.

I am very familiar with the project being voted on and know that it will be a welcome addition to our neighbourhood, and the region as a whole. This land is sitting empty and under-utilized at a time when we have a housing shortage across the entire property spectrum, especially in the apartment/condo segment.

The revitalization of the Bayview Place site will contribute high quality, carefully planned housing and a future retail development that will be a new hub for my community. I travel around the world for business and pleasure and I know that some of my favourite places to visit in world class cities like Victoria are the unique, heritage spaces that have been transformed into modern, community hubs that attract both locals and visitors alike and will bring more economic activity to Vic West.

I support the next stage of development of this site by Bayview Place through this Development Permit.

Thank you,

Kyle Kerr

#6-505 Dalton St

Victoria, BC

V9A 4B1

**RE: Bayview Place Development Application**

September 26, 2018

Mayor Lisa Helps  
1 Centennial Square  
Victoria BC V8W1P6

To Mayor Helps and Council,

As a lifelong Victoria resident and a home owner in Vic West, I could not be more excited for what is to come with the Bayview Place development. Whether it's their Tower 4 Development or their 20 year vision, I am ecstatic to see it come to fruition and I'm even more excited to see something that my kids and my kids' kids will be able to utilize for their lifetimes.

Mr. Mariash has a proven track record of creating extraordinary developments through his incredible vision. His attention to the finest details and his standards of quality don't just make this "another development"; Bayview Place is a special development. Victoria should be very lucky that Mr. Mariash decided that his next focus would be our city because his work is something that needs to be appreciated.

We certainly cannot deny the fact that Focus Equities took a major risk when they originally acquired these lands. For an awfully long time, we Victorians, drove past a large piece of land in a prime location and wondered what would ever come of that large parcel. What has come of it thus far has been nothing short of outstanding. We cannot wait for further phases of this project to get off the ground and completed as soon as possible. As a Vic Wester, it's added so much to the neighbourhood and has contributed greatly to the overall health, wellness and vibrancy of our area.

We see no reason for the Tower 4 Development or any other subsequent phases to be slowed down in any way. We encourage the city to complete all the necessary due diligence required but always keep in mind the already completed phases and the positive vision that Mr. Mariash and Focus Equities has brought to not only our neighbourhood, but our entire city.

The entire team at Bayview Place has our full support!!

Sincerely,

Sean and Andrea Battistoni  
Vic West residents

**Monica Dhawan**

---

**From:** Stewart Vinnels [REDACTED] >  
**Sent:** Thursday, September 27, 2018 10:32 AM  
**To:** Victoria Mayor and Council  
**Subject:** RE: DEVELOPMENT PERMIT APPLICATION - No. 00522

Dear Mayor and Council,

As City of Victoria homeowners/taxpayers we support any and all efforts to diversify the City's tax base and ease the burden on existing low density residential taxpayers.

It goes without saying that the Bayview Development Permit application (#00522) currently before Council is a good example of such diversification.

As such it deserves Council's support and your speedy approval.

As with previous Bayview Permits, not only City of Victoria taxpayers but also the entire Region will enjoy benefits above and beyond those available from run-of-the-mill residential/commercial projects.

Please get on with it!

Sincerely,

Dr. Stewart Vinnels  
Charlotte Brydon  
2981 Harriet Road, Victoria  
[REDACTED]



7 May 2018

**RE: Bayview Place DA-3 DP Application • Sustainability & Green Features**

The design team has looked at both passive and non-passive strategies in the design of this latest phase at Bayview Place. The primary focus has been in development of a robust and highly efficient building envelope which exceed the requirements of the BC Building Code. The primary component of energy consumption in the building is heating, and an air-tight and highly efficient envelope is the single most effective strategy to reduce energy use.

The building is being designed to meet the new BC Energy Step Code. An energy model was prepared for this project which illustrates that the design can exceed Step 1 of the BC Energy Step Code. The following energy conservation measures are being considered in the design to achieve the level of performance:

- High performance windows with thermally broken aluminum frames and gap filled with argon gas in between double glazing.
- Reduce lighting power density in the common areas such as corridors, storage, lobbies, etc., and the parkade by  $\pm 30\%$  below code (30% below ASHRAE 90.1-2010).
- High efficiency heating plant using  $\pm 88\%$  efficient hot-water condensing boiler system and outdoor air reset controls for lower temperature limits
- High efficiency domestic hot water system ( $\pm 95\%$  efficiency).
- Ventilation to the spaces will pass through a high efficient heat recovery ventilator.

The building will be designed and specified exclusively with energy efficient LED luminaires that meet or exceed the lighting power density prescribed by the energy code. LED luminaires that are used will be mercury free and also free from other known hazardous materials. LED luminaires have a proven track record of longevity which reduce service and maintenance costs accordingly. The lighting in the building will be designed with control zones that allow maximum flexibility of the lighting levels within a given space. Research shows that when a user is given the ability to control their lighting in a space, they often use less lighting than what is available. Lighting controls are also a requirement

[hdrcei.com](http://hdrcei.com)

HDR | CEI Architecture Associates, Inc.  
500 – 1500 West Georgia Street, Vancouver, BC, CA V6G 2Z6  
(604) 687-1898

Douglas S. Wignall, Architect AIA, AIBC, AAA, MRAIC

of the energy code in British Columbia, therefore additional controls will be designed and specified including daylight harvesting, automatic dimming and shutoff, and astronomic controls.

The exterior lighting for the facility will be designed with various features that complement and respect the development and neighboring properties. As with interior lighting, all exterior luminaires will be LED with certain baseline features across the project. All exterior lighting will be full cut-off (no up-light) and will be prescribed with glare shields and optics to reduce the light spill onto neighboring properties. All exterior lighting will be specified as 3000K colour temperature which aligns with the International Dark Sky Alliances' recommendations. Exterior lighting will also be designed with automatic controls including dawn to dusk astronomic timers, and motion-response dimming for large area lights.

The building design also includes numerous electric vehicle charging stalls to meet a growing demand. This strategy will provide an opportunity for users to use and charge their electric vehicles and reduce the amount of greenhouse gas emissions in our area.

Many residents will be able to walk or bike to work or amenities due to the proximity to downtown. The building site is close to several bus routes as well as a multi-purpose path; it has been designed to encourage the use of bicycles. To promote cycling, the building provides direct access for bikers with the provision of a bike ramp directly off the street into the secure underground bike room, which will accommodate 20% more bike parking stalls than the City of Victoria requirements. A bike repair workshop is included within the bike room.

These sustainability strategies and initiatives go above and beyond the current policies and codes within the City and Province, setting this newest building at Bayview Place as a benchmark within the neighbourhood and community.

Respectfully,

HDR|CEI Architecture Associates Ltd

A handwritten signature in black ink, appearing to read 'Jim Aalders', written over a horizontal line.

Jim Aalders Architect AIBC, MRAIC, LEED AP