

H. REPORTS OF COMMITTEE

H.1 Committee of the Whole

H.1.a Report from the May 4, 2023 COTW Meeting

H.1.a.a 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse): Rezoning Application No. 00729 and associated Official Community Plan Amendment (Victoria West)

Moved By Councillor Thompson

Seconded By Councillor Kim

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.

4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;

- iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approx. 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provider, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the on site amenities such as a daycare, small library and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.
 10. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

E.1 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse): Rezoning Application No. 00729 and associated Official Community Plan Amendment (Victoria West)

Committee received a report dated April 20, 2023, from the Director of Sustainable Planning and Community Development, and a presentation from the Senior Planner of Development Agreements, the Senior Planner of Urban Design, and the Senior Planner of Heritage, regarding a development application pertaining to the properties located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse).

Committee discussed the following:

- *Timeline of application process and development*
- *Official Community Plan consultation period*
- *Consultation with the Songhees and Esquimalt Nations*
- *Proposed increase in Floor Space Ratio density*
- *Potential to amend Master Development Agreement*
- *Traffic control and crossings on Esquimalt Road*
- *Purpose-built rental tower*
- *Proposed green space*

Moved By Councillor Thompson

Seconded By Councillor Caradonna

MOTION TO CLOSE THE MAY 4, 2023 COMMITTEE OF THE WHOLE MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED UNANIMOUSLY

The Committee of the Whole meeting was closed to the public at noon.

Committee recessed for lunch at noon and reconvened at 1:00 p.m.

Mayor Alto joined the meeting at 1:12 p.m.

The Committee of the Whole meeting was reopened to the public at 1:48 p.m.

Committee discussed the following:

- *Planning and phasing of retail space*

- *Usages of turntable plaza*
- *Distribution of podiums*
- *Noise study*
- *Importance of public amenities*
- *Restoration of heritage buildings*

Motion to extend:

Moved By Councillor Dell

Seconded By Councillor Hammond

That the meeting be extended to 3:15 p.m.

CARRIED UNANIMOUSLY

Moved By Councillor Gardiner

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage

considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.

- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment:

Moved By Councillor Caradonna
Seconded By Mayor Alto

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5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
 6. **That the final FSR sit at approximately 4.4 and with the inclusion of 3 additional floors of affordable housing on the affordable housing site.**

Amendment to the amendment:

Moved By Councillor Gardiner

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
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 6. **That the final FSR sit at approximately 4.4 and with the inclusion of 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provider.**

CARRIED UNANIMOUSLY

Amendment to the amendment:

Moved By Councillor Thompson

Seconded By Councillor Kim

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6. **That the final FSR sit at approximately 4.4 and with the inclusion of 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (5): Mayor Alto, Councillor Caradonna, Councillor Hammond, Councillor Loughton, and Councillor Thompson

OPPOSED (4): Councillor Coleman, Councillor Dell, Councillor Gardiner, and Councillor Kim

CARRIED (5 to 4)

Amendment to the amendment:

Moved By Councillor Gardiner

Seconded By Councillor Caradonna

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FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Loughton, and Councillor Thompson

OPPOSED (1): Councillor Kim

CARRIED (8 to 1)

Amendment to the amendment:

Moved By Councillor Kim

Seconded By Councillor Loughton

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FOR (4): Mayor Alto, Councillor Caradonna, Councillor Kim, and Councillor Loughton

OPPOSED (5): Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, and Councillor Thompson

DEFEATED (4 to 5)

Amendment to the amendment:

Moved By Councillor Thompson

Seconded By Councillor Caradonna

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2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any

- other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
- d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
 6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson
 OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

Amendment to the amendment:

Moved By Councillor Loughton

Seconded By Councillor Thompson

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.

2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;

- ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
- iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
- iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
- v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
- 5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
- 6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (2): Councillor Gardiner, and Councillor Hammond

CARRIED (7 to 2)

Amendment to the amendment:

Moved By Councillor Dell

Seconded By Councillor Coleman

- 1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
- 2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation

- e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
 4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;

- iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
- v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
- 5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
- 6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building purpose built rental units in the proposal.**

FOR (2): Councillor Coleman, and Councillor Dell

OPPOSED (7): Mayor Alto, Councillor Caradonna, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson

DEFEATED (2 to 7)

On the amendment:

- 1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
- 2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
- 3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written

- comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
- 4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure

community amenities and to facilitate the orderly development of the site.

5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
6. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.**

FOR (7): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson
OPPOSED (2): Councillor Coleman, and Councillor Gardiner

CARRIED (7 to 2)

Amendment:

Moved By Councillor Caradonna
Seconded By Councillor Kim

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into

consideration feedback received through that process, and work with the applicant to:

- a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.
 6. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of

affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.

7. **That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.**

FOR (6): Councillor Caradonna, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (3): Mayor Alto, Councillor Coleman, and Councillor Gardiner

CARRIED (6 to 3)

Amendment:

Moved By Mayor Alto

Seconded By Councillor Thompson

That number 6 and number 7 of the motion be listed before number 5 and the remainder of the motion be reordered accordingly.

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.

4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. **That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by**

- the housing provide, and an additional 3 floors on the purpose built rental building.
6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Loughton
Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable

- Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. **Direct staff to explore the possibility of working with BC Housing to provide deep subsidy units across the development site where rental units will be situated.**

8. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment to the amendment:

Moved By Councillor Caradonna

Seconded By Mayor Alto

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail

- set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
- c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. **Direct staff to explore with the affordable housing provider the possibility of working with BC Housing to provide deep subsidy units across the development site where rental units will be situated.**
 8. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

The Chair ruled the amendments as out of order to the main motion and requested they be brought forward as a motion arising for Council deliberation.

Motion to extend:

Moved By Councillor Thompson

Seconded By Councillor Dell

That the meeting be extended to 3:40 p.m.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Dell

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other

- urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. **That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.**
 8. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation

on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (5): Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (4): Mayor Alto, Councillor Coleman, Councillor Gardiner, and Councillor Hammond

CARRIED (5 to 4)

Councillor Kim left the meeting at 3:26 p.m.

Amendment:

Moved By Councillor Thompson

Seconded By Councillor Dell

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable

- Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 to 4.6 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.

8. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (4): Mayor Alto, Councillor Dell, Councillor Loughton, and Councillor Thompson

OPPOSED (4): Councillor Caradonna, Councillor Coleman, Councillor Gardiner, and Councillor Hammond

Absent (1): Councillor Kim

DEFEATED (4 to 4)

Councillor Kim rejoined the meeting at 3:28 p.m.

Amendment:

Moved By Councillor Dell

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:

- a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.

7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
8. **Direct staff to work with the applicant to ensure heritage buildings are maintained and prioritize seismic safety and adaptive use in their restoration.**
9. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment to the amendment:

Moved By Councillor Thompson

Seconded By Mayor Alto

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for

- Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.

8. **Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.**
9. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (1): Councillor Hammond

CARRIED (8 to 1)

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable

- Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
- b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.

8. **Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.**
9. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (1): Councillor Hammond

CARRIED (8 to 1)

Motion to extend:

Moved By Councillor Thompson

Seconded By Councillor Coleman

That the meeting be extended to 3:45 p.m.

CARRIED UNANIMOUSLY

Amendment:

Moved By Mayor Alto

Seconded By Councillor Thompson

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of ~~90~~ 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written

- comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
- 4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure

community amenities and to facilitate the orderly development of the site.

5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
9. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Dell

Seconded By Councillor Caradonna

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and

- b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
- 4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.

5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
9. **Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.**
10. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Motion to extend:

Moved By Councillor Thompson
Seconded By Councillor Coleman

That the meeting be extended to 3:50 p.m.

CARRIED UNANIMOUSLY

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.

3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding

- neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
 5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. **Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.**
 10. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (5): Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, and Councillor Thompson

OPPOSED (4): Mayor Alto, Councillor Coleman, Councillor Gardiner, and Councillor Hammond

CARRIED (5 to 4)

Amendment:

Moved By Councillor Caradonna

Seconded By Councillor Thompson

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;

- b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
 4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;

- iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
- 5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
- 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
- 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
- 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
- 9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.
- 10. **Direct staff to expedite the execution of this file over and above other land use items.**
- 11. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Amendment to the amendment:

Moved By Mayor Alto

Seconded By Councillor Caradonna

- 1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.

2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;

- ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
- e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.
 10. **Direct staff to expedite the execution of this file over and above other land use items.**
 11. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY

Motion to extend:

Moved By Councillor Kim

Seconded By Councillor Thompson

That the meeting be extended to 4:00 p.m.

CARRIED UNANIMOUSLY

On the amendment:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.

- c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.
 10. **Direct staff to expedite the execution of this file.**
 11. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

FOR (4): Mayor Alto, Councillor Caradonna, Councillor Dell, and Councillor Thompson

OPPOSED (5): Councillor Coleman, Councillor Gardiner, Councillor Hammond, Councillor Kim, and Councillor Loughton

DEFEATED (4 to 5)

On the main motion as amended:

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 60 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and Roundhouse at Bayview Place Design Guidelines accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail

- set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
- c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the final FSR sit at approximately 4.4 and with consideration of the inclusion of the equivalent of approximately 3 additional floors of affordable housing on the affordable housing site, if desired by the housing provide, and an additional 3 floors on the purpose built rental building.
 6. That staff explore with the proponent the possibility of increasing the onsite amenities, such as a daycare, small library, and health clinic or other amenity.
 7. That staff explore the potential for additional amenities for kids and teens in the centralized public space, including the possibility of play structures, grass, an interactive water features or other play features.
 8. Direct staff to work with the applicant to ensure heritage buildings are maintained at a reasonable cost and prioritize seismic safety and adaptive use in their restoration.
 9. Direct staff to work with the proponent to explore the possibility of event space in the car shop building, or elsewhere in the development, that could be used for events like public events, weddings, conferences or types of large gatherings.

10. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of May 4, 2023

To: Committee of the Whole **Date:** April 20, 2023

From: Karen Hoesel, Director, Sustainable Planning and Community Development

Subject: **Rezoning Application No. 00729 for 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road and associated Official Community Plan Amendment - Roundhouse**

RECOMMENDATION

1. That Council instruct staff to explore the possibility of amending the Official Community Plan, 2012 (OCP) for the properties identified in Rezoning and OCP Amendment Applications No. 00729 located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse Lands) to increase the density and height envisioned for the site and establish new design guidelines.
2. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation.
3. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff; and
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.

4. That Council direct staff to advance the Rezoning Amendment Application, concurrent with the OCP consultation process, and take into consideration feedback received through that process, and work with the applicant to:
 - a. Continue to refine the master plan, utilizing updated architectural modelling, shadow studies, near and distant view analysis, heritage considerations, financial analysis, wind studies, as well as any other studies or material deemed necessary by the Director of Sustainable Planning and Community Development in order to recommend for Council's consideration densities, heights, building massing and other urban design criteria that can be reasonably accommodated on the site and update all application documents including the Master Plan and *Roundhouse at Bayview Place Design Guidelines* accordingly.
 - b. Continue to refine the master plan, including frontage works and necessary statutory rights-of-way refinements, rail re-alignment, rail set-backs, transit passes as a part of the planned TDM program, sewer attenuation, water demand for fire protection, storm drain relocation, as well as any other studies or material deemed necessary by the Director of Engineering and Public Works and update all applicable documents accordingly.
 - c. Continue to refine the master plan, to support a healthy urban forest and make park improvements through locating trees away from underground structures and the rail corridor, establishing soil volumes and setbacks, establishing maintenance standards, finalizing the value and level of detail of off-site park improvements, as well as any other studies or material deemed necessary by the Director of Parks, Recreation and Facilities and update all applicable documents accordingly.
 - d. Establish a phasing plan and regulatory scheme that will ensure:
 - i. a timely rail re-alignment;
 - ii. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - iii. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - iv. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;
 - v. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
 - e. Determine what amendments to existing legal agreements, new legal agreements and other regulatory tools are required in order to secure community amenities and to facilitate the orderly development of the site.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a concurrent Official Community Plan

Amendment. Relevant rezoning considerations include the proposal to increase the density and add amend the Master Development Agreement.

Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

In accordance with Section 966 of the *Local Government Act*, Council may enter into a Heritage Revitalization Agreement which may include terms and conditions agreed to by the owner, including terms regarding the phasing and timing of the commencement of actions required by the agreement, and which may vary or supplement the applicable Zoning Regulations or a Development Permit or Heritage Alteration Permit.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding a development application pertaining to the properties located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road (Roundhouse). An Official Community Plan Amendment is required to increase the envisioned density and height for the site and replace the existing design guidelines that would regulate future development permits.

The proposal as presented by the applicant, is to also amend the Master Development Agreement (MDA) and the CD-12 Zone, Roundhouse District to increase the density from 2.0:1 FSR to 4.75:1 FSR and to increase the height from approximately 23 storeys up to approximately 29 storeys. Currently the existing zoning envisions four towers at 12, 16, 18 and 23 storeys and the proposal is for nine towers at heights ranging from 18 to 29 storeys.

The Roundhouse is a prominent and significant site within the City of Victoria and the region. As a result, it is important to carefully consider how its redevelopment will impact surrounding properties, the Songhees Peninsula as well as local and regional transportation systems. Respecting the Roundhouse heritage precinct and ensuring that positive urban design, liveability and placemaking goals are achieved must also be factored into the decision-making process. At the same time, recognizing and finding ways to achieve additional, affordable and rental housing opportunities at the site, is an important goal.

While weighing the above noted considerations, as well as many other factors, the following points were considered in assessing the Rezoning and OCP Amendment Applications:

- The proposed density, which is more than double the currently approved 2.0:1 FSR,

represents a significant amount of new building mass which is challenging to fit on the site in a comfortable manner.

- There is an existing Master Development Agreement secured on the property's title, which requires among other things, rehabilitation of the heritage designated buildings and turntable, construction of a multi-use path, improvements to the public realm, provision of SRW for public amenities including "Lime Bay Mews", "Turntable Plaza" and the "Naturalized Landscape Knoll", and Transportation Demand Management measures.
- The proposal exceeds the density of 2.5:1 which is envisioned in the *Official Community Plan, 2012* (OCP) Core Songhees Urban Place Designation, and at 4.75 FSR would be inconsistent with the OCP's placemaking and urban design policies. However, a sizeable increase in density may still be warranted and achievable as the Urban Core designations in the OCP, of which Core Songhees is included, envision the highest density and greatest mix of uses in the city. The Core Songhees designation also envisions higher densities in exchange for additional amenities, such as affordable housing, which this application is proposing.
- The City's Inclusionary Housing Policy is applicable, and as a result a land lift analysis has been prepared which concluded that consistent with this policy, under the proposed scheme, further amenity contributions would not be required.
- In addition to honouring commitments secured through the past rezoning, the applicant is proposing to:
 - provide, at no land cost, a development site to a non-profit housing organization
 - secure one development site as rental in perpetuity
 - construct three new public spaces along the Esquimalt Road frontage to be maintained by property owners.
- A retail market condition assessment study was commissioned which noted that significant additional density was required to facilitate the long-term viability and vibrancy of the Roundhouse Precinct as a neighbourhood hub.

Staff have undertaken an analysis and site modelling exercise and suggest that a lower density of approximately 4.0 FSR would be more appropriate. To arrive at this number staff carried out a modelling exercise consistent with the minimum urban design standards outlined in the *Downtown Core Area Plan, 2011* (DCAP). These standards provide a good benchmark for creating liveable, context responsive developments that minimize negative impacts and support positive urban design and place making outcomes and are consistent with early and ongoing feedback regarding the proposal. However, as noted above, it is also recognized that there are numerous competing objectives, which need to come to bear in any discussions or decisions about the final recommended density.

In response to staff feedback, the applicant undertook further studies and is suggesting that a density of 4.4 FSR would be more economically viable and is likely needed to realize the proposed scheme. Further exploration of this will continue and be informed by the OCP Amendment consultation.

Regardless of the exact density permitted, it is likely that an increase in height up to approximately 32-storeys would be required for some buildings, in order to achieve other urban design objectives, such as:

- moving density and height away from the heritage precinct
- providing sensitive transitions to adjacent lower density and lower height areas across

Catherine Street

- ensuring that tower floor plates are not too large
- maintaining minimum separation distances between towers
- ensuring that towers stepped back from podiums.

Staff recommend proceeding with the OCP Amendment consultation, which is a requirement of the *Local Government Act*, while urban design exercises and ongoing dialogue between staff and the applicant continue. The results of the OCP Amendment consultation would inform this work and would culminate in a report with further recommendations to Council.

An alternate motion, moving the application forward as presented by the applicant at a density of 4.75:1, is provided at the end of this report; however, staff recommend that continuing to work with the applicant, to refine the proposal is a preferable approach.

BACKGROUND

Relevant History

In 2008, the site was rezoned from industrial uses to a new zone that allowed for a mixed-use precinct with commercial, residential and hotel uses. As part of this rezoning, a Master Development Agreement was created that would regulate the development, including items such as phasing, heritage rehabilitation, Transportation Demand Management programs, rail corridor improvements and more.

Since the approval of that rezoning, only one Development Permit has been approved by Council. This was for a 25-storey building on the south portion of the site, but the Development Permit has since expired. The applicant has indicated that the development as planned in 2008 is no longer financially viable, and in order to provide the amenities previously secured more density is required.

Description of Proposal

The proposal as presented by the applicant is to amend the Official Community Plan, the Master Development Agreement and the CD-12 Zone, Roundhouse District to increase the density from 2.0 to 4.75 Floor Space Ratio (FSR) and increase the height from approximately 23 storeys up to approximately 29 storeys. The completed development would feature nine towers with podiums, rehabilitate the heritage structures and install extensive landscaping. The vast majority of the site would have underground parking below it. The proposal is shown in Figure 1.



Figure 1: Proposed Site Plan

The proposal would also realign the E&N Rail line, which would maintain rail capabilities while opening the north portion of the site for additional development as shown in Figure 2.

Site Character Districts

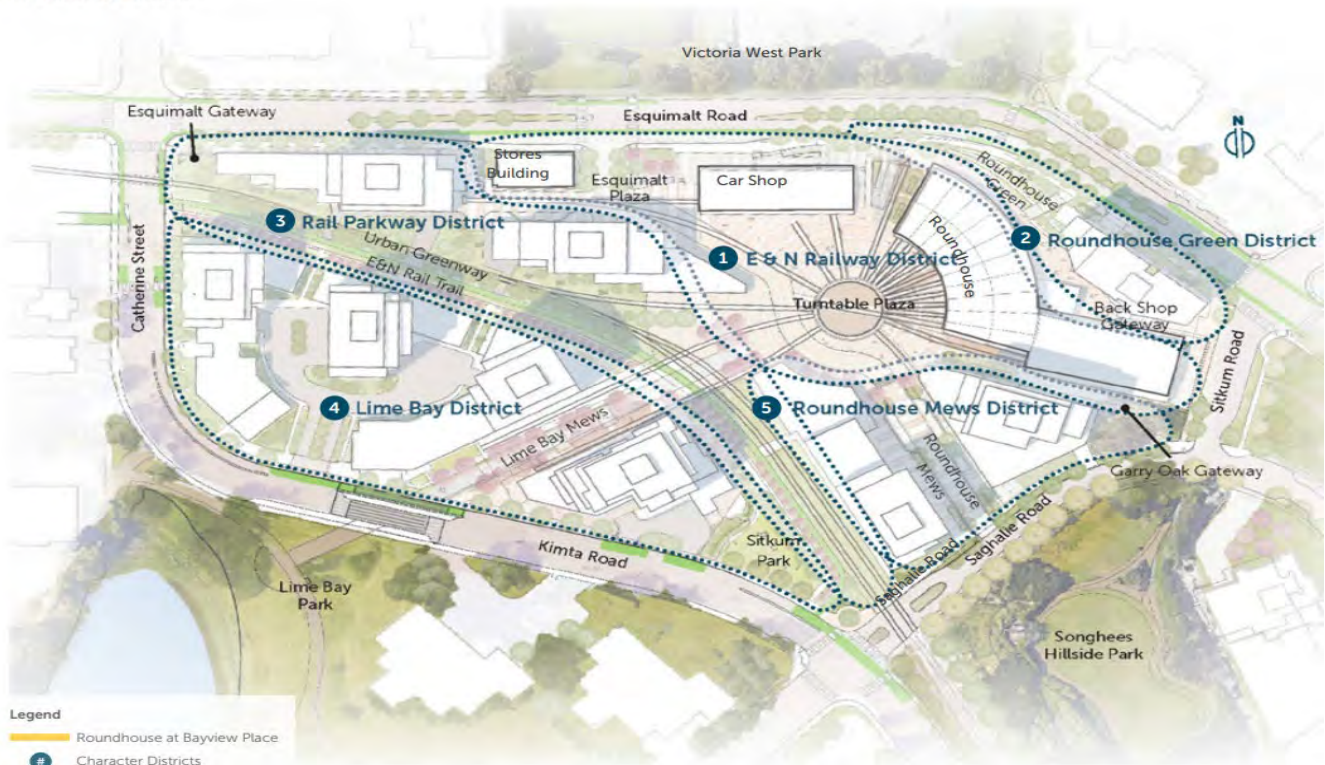


Figure 2: The "Rail Parkway District" is created by realigning the rail corridor

The application proposes new features, in addition to those secured in 2008 (discussed later in this report), which include provision of:

- a development site at no cost to a non-profit housing organization that would permit one 18-storey building with approximately 156 units
- one 18-storey building with approximately 151 units that would be secured as market rental in perpetuity
- three new public spaces along the Esquimalt Road frontage.

In response to the applicant's request to achieve an FSR of 4.75:1, staff have undertaken extensive review and analysis, which will be discussed in further detail later in the report and recommend that a density of 4.0 FSR is more appropriate on this site and would still facilitate a significant increase in housing while maintaining placemaking and liveability principles. The applicant has conducted further review and is suggesting that reducing the density to 4.4 FSR may still result in a project which is acceptable to them. Both options would likely result in an increase in height of some buildings, up to approximately 32-storeys. This would likely be needed to absorb the density shifted away from the sensitive heritage precinct and away from the lower density areas across Catherine Street and to ensure that key goals associated with positive urban design and liveability can be achieved.

Staff recommend proceeding with the OCP Amendment consultation. The results of the consultation would inform ongoing urban design exercises as well as other discussions and would

allow the project to continue moving forward while continued collaborative work proceeds in order to arrive at a final density and maximum height. This would be presented to Council at a later date together with the results of the consultation.

Land Use Context

The Roundhouse Site occupies one large city block within the Songhees Peninsula. It is bound by Catherine, Esquimalt, Sitkum and Kimta roads and is bisected by the E&N rail corridor. The site is prominent in that it can be seen from multiple public vantage points including from the Outer Harbour and James Bay. It is also significant in terms of its location on the Songhees Peninsula, proximity to the Township of Esquimalt, the presence of the rail and multi-modal path corridor and its intact historical railway infrastructure reflecting its long role as key rail transportation hub, on southern Vancouver Island.

Surrounding land uses include:

- two to four-storey apartments and Victoria West Park to the north
- Sitkum Park, Songhees Hillside Park, rail right-of-way and multi-residential towers up to 21-storeys within the Bayview development to the east
- eight to nine-storey apartments and Lime Bay Park to the south and
- rail right-of-way, two-storey service commercial, residential and Mary Street Park to the west.



Existing Site Development and Development Potential

The site is presently underutilized with much of it, including two of the heritage designated buildings, left vacant. A cabinetmaker and some warehousing are the two main businesses active on-site at present. Under the current CD-12 Zone, Roundhouse District, the property could be developed as a collection of mixed-use and multi-unit residential buildings, with a maximum density of 2.0 FSR and heights up to approximately 23 storeys (four towers at 12, 16, 18 and 23 storeys).

There is a Master Development Agreement (MDA) registered on the title of the property which secures a number of amenities including park improvements, the rail corridor, phasing and a number of other development requirements. A more fulsome review of the MDA is discussed later in the report.

Mobility

The site is within the Core Songhees area and a 10-to-15-minute walk of Victoria's employment and business districts, schools, parks and services. The site is well connected to sustainable mobility options including established sidewalks, AAA bicycle lanes / the E&N Regional Trail and frequent transit. For motor vehicle access, the site is located on Esquimalt Road, a designated inter-municipal arterial roadway and truck route.

The proposal would improve pedestrian access through an internal network of accessible pathways and renewed sidewalks and treed boulevards on the perimeter of the site. Access between the site and Lime Bay Park would be improved through a new pedestrian crosswalk on Kimta Road. Pedestrian access to Victoria West Park and other retail would also be improved on Esquimalt Road through new signalized intersections at Esquimalt and Sitkum roads, and at Esquimalt Road with the main site access located mid-way between Sitkum Road and Catherine Street.

The construction of a seven metre wide multi-use pathway (MUP) adjacent the E&N Rail Trail was secured as part of the 2008 rezoning and would continue the pedestrian and cycling connection between downtown Victoria and the western communities. The MUP includes a 4m shared cycling / pedestrian pathway, a 1m landscaped median, and a 2m pedestrian-only sidewalk. Bike lane improvements are proposed at the intersection of Catherine Street and Esquimalt Road along with a seamless west-bound connection to the E&N Trail on the existing Island Corridor Foundation lands. The painted bicycle lanes on Esquimalt Road round out the adjacent network.

Further improvements to the north / south cycling route from Catherine through to Bay Street, will happen as future redevelopment and City-led capital projects occur. Esquimalt Road is a priority transit route between Victoria and Esquimalt with frequent and express service. The transit stop along the Esquimalt Road frontage has been reviewed in consultation with BC Transit, and a fully accessible and furnished stop will be provided as part of redevelopment. Enhanced pedestrian amenities on and surrounding the site, allow for easy access to transit services.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the application was posted on the Development Tracker along with an invitation to complete a comment form on June 1, 2021 and again on July 30, 2021. Mailed notification was sent to owners and occupiers of property within 200m of the

subject property advising that a consultation process was taking place and that information could be obtained and feedback provided through the Development Tracker. A sign was also posted on site, to notify those passing by of this consultative phase. Additionally, the applicant participated in a virtual community meeting with the CALUC on August 17, 2021. A letter from the CALUC had not been received prior to writing this report.

The applicant has also conducted additional consultation outside of the City processes. This includes holding open houses and the formation of a Community Advisory Committee. The proposal that was presented at the consultations included nine towers, five of which were between 27 to 30-storeys, and a density of 4.71. A summary of the applicant's consultation is attached to this report.

In response to consultation, the applicant:

- reduced building heights to support transition to adjacent neighbourhood and decreased shadows on Victoria West Park and Turntable Plaza as well as improved views across the site
- changed massing to decrease view and overlook impacts on heritage buildings
- added an affordable housing site via an agreement with the Greater Victoria Housing Society.

The current proposal reallocated the density to larger floor plates to reduce height. However, as noted in this report there are opportunities to further reduce the density and refine the proposal to address staff, ADP and community comments.

ANALYSIS

Official Community Plan (OCP) Amendment Application

The proposal includes a request to amend the OCP in order to increase the envisioned height and density for the property, and to reference new *“Roundhouse at Bayview Place Design Guidelines.”*

The *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements.

Staff recommend for Council's consideration that notifying:

- owners and occupiers of land located within 200 meters of the subject site
- the Capital Regional District Board
- the Township of Esquimalt
- the Songhees and Esquimalt First Nations
- the School District
- the Island Corridor Foundation

Given that through the Community Association Land Use Committee (CALUC) Community Meeting process all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting and given that the *Victoria West Neighbourhood Plan* contemplates increased densities for master planned areas in exchange for additional

amenities, the consultation proposed at this stage in the process for nearby residents is recommended as adequate. However, it is also recommended that a notice be posted on the City's website, to allow input from others who may not have been directly notified but are affected.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its agencies. As this application could have broader ramifications particularly as related to the realignment of the rail corridor and significant increase in density, staff are recommending broader consultation (as noted above) and that the consultation period be extended from 30 days to 90 days to allow sufficient time for other levels of government to respond.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan* and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal may have a minor impact on the *Financial Plan* for future maintenance of traffic signals, pedestrian crossings and the transit shelter.

This report is intended to initiate the OCP consultation and referral process. A subsequent report will include feedback gathered from this phase and will provide details outlining how the OCP Amendment application and/or the associated Rezoning application have responded to the feedback.

Rezoning Application

Understanding details and analysis associated with the Rezoning application is important because of the intertwined nature of the Rezoning and OCP Applications. For instance, the goal of achieving a sensitive response to the heritage designated buildings as well as positive urban design and place-making outcomes, has an influence on the ultimate densities and height applied for in the OCP Amendment. Additionally, the proposed *Roundhouse at Bayview Design Guidelines*, which need to be incorporated into Development Permit Area 13: Core Songhees, which are contained in the OCP, will be influenced by these same planning and urban design objectives.

Additionally, although staff are recommending that the application would benefit from continued discussion and dialogue, if Council chooses to advance the application as submitted, the following sections provide further analysis on the application as a whole and discuss:

- Official Community Plan Policies
- Master Development Agreement
- Victoria West Neighbourhood Plan
- Heritage Conservation
- Inclusionary Housing and Community Amenity Contribution Policy
- Housing
- E&N Rail Corridor
- Zoning Regulation Considerations
- Site Servicing
- Parking & Traffic
- Transportation Demand Management
- Phasing and Sequencing of Amenities
- Subdivision
- Proposed Design Guidelines

- Advisory Design Panel Review
- Heritage Advisory Panel Review
- Tree Preservation Bylaw and Urban Forest Master Plan.

Official Community Plan Policies

The proposal is within the Core Songhees Urban Place Designation which contemplates buildings up to 22-storeys with floor space ratios up to approximately 2.5:1 and uses including multi-unit residential, as well as commercial and visitor accommodation. The proposal as presented by the applicant, is to amend both the Master Development Agreement (MDA) and the CD-12 Zone, Roundhouse District to increase the density from 2.0:1 FSR to 4.75:1 FSR and increase the height from approximately 23-storeys up to approximately 29-storeys. There is no proposal to add or change the permitted uses, therefore this aspect of the proposal continues to be consistent with the OCP.

The OCP also includes the property within Development Permit Area 13: Core Songhees. The objectives of this designation are:

- to continue to revitalize former rail yards and heavy industrial sites into areas of commercial use to increase vibrancy and strengthen commercial viability
- to achieve a high quality of architecture, landscape and urban design that is unique to the Songhees peninsula and its special places, reflecting its former industrial uses and geographic features
- to acknowledge the geographic context of the Songhees peninsula through building forms that are generally lower near the shoreline and gradually rise in height to correspond with the rise in topography.

The proposal is consistent with many of the broad objectives in the OCP and advances a number of its strategic goals, however it is also inconsistent with many of the wider city making objectives. As a result, some form of “upzoning” can be supported; however, striking the right balance between various OCP goals while recognizing legitimate constraints, is important.

To elaborate, the proposal is consistent with revitalizing rail yards and policies encouraging the provision of affordable and rental housing. However, the proposal at 4.75 FSR appears inconsistent with achieving high quality architecture and urban design in a way that ensures adequate protection for the E&N transportation corridor, respects the heritage precinct and overall OCP policies geared towards positive placemaking.

Staff believe that a density in the range of 4.0 FSR, which was identified through 3D modelling and reviewing the proposal in relation to established urban design policy that is applicable to high-density areas in Downtown (*Downtown Core Area Plan, 2011*), is more achievable given the competing policies and objectives. Nonetheless, an FSR of 4.0:1 may be at odds with economic realities associated with developing the property, site remediation, heritage building rehabilitation, realigning the rail corridor and providing sites for rental and affordable rental housing.

The applicant is currently exploring options that result in a somewhat lower density, in the range of 4.4 FSR, that better achieves the OCP objectives, and which would benefit from further feedback garnered through the public consultation process. In the interim, it is recommended that staff and the applicant continue working together on these revisions, and that a final recommendation regarding heights and densities be advanced to Council, once this work is complete.

Master Development Agreement

The property is currently subject to a Master Development Agreement, which was established as part of the Rezoning Application in 2008 and is still applicable to any developments on the site. The MDA guides how the property is to be developed, secures the amenities that are to be provided and their sequencing. Following is a summary of the contents of the current MDA, which is important to understand, in the context of what is being offered with the current proposal:

Topic	Requirement	Notes
Housing	20% of unites to be multi-family flex	Also known as lock-off units
	20% of units to be adaptable	
	Stratas are prohibited from restricting rentals	
Heritage	Emergency shoring to occur to stabilize heritage buildings	Completed
	Rehabilitation must be consistent with established policy	
Off-site Improvements	Improvements to Esquimalt Road to be completed and funded by 2009	Completed
	Frontage improvements to be completed as each phase develops	
	Registration of SRW on Esquimalt Road for road widening	
Interim Landscaping	Installation landscaping or screening depicting history of the site on all undeveloped lands once construction has commenced	
Multi-Use Path	7m-wide path connecting Sitkum Road with Catherine Street	To be maintained by the City once completed.
	Temporary 4m-wide path constructed once development commences	
	Installation of rail crossings	To be maintained by property owner
	Registration of SRW in favour of the City for the pathway	Schedule F
Phasing	Four phases identified with five parcels being created	
	Commercial heritage phase required as phase one or phase two	
Noise Mitigation	Buildings must mitigate noise from float planes and trains	
Transportation Demand Management	Three-year bus passes for each residential unit and commercial unit	
	Bus stop amenities and access	
	Operation of a community shuttle to connect the site to the downtown	
	Four car share vehicles and memberships for residents and business owners	
	Bicycle parking to exceed	

	requirements by 20%	
	End-of-Trip facilities to be provides for employees	
	One staff member to be hired to oversee TDM for a minimum of one year post-occupancy	After which time the strata assumes the responsibility
Sewage Attenuation	No construction to occur until a sewage attenuation report is provided	No net increase over the past zoning allowance
Tree Protection	Development must comply with the City's Tree Protection Bylaw	
Public Realm	Creation of plaza with rehabilitated turntable as focal point	
	Preservation of rocky knoll at northwest	Secured as SRW, section 12.8 of MDA
	Water feature at corner of Kimta Road and Catherine Street	
	Improvements to City-owned Sitkum Park	
	Naturalization of and access improvements to Lime Bay Park	
	Creation of two shared-use corridors (mews) through the site	
	Provision of the site's history through wayfinding, signage and artifacts	
	Provision of 300m ² of community space or cash-in-lieu equivalent	

The applicant is proposing to amend the MDA. While the majority of the amenities remain the same, and noting that some details are still being discussed, the following changes are being proposed:

- removal of the requirement that 20% of the residential units have lock-off units; however this is counterbalanced by the provision of development sites for affordable and rental housing;
- removal of the naturalized landscape knoll at the northwest of the site to allow for development of an affordable housing building and a gateway plaza;
- removal of the water feature at the southwest corner of the site;
- community space would be replaced by cash-in-lieu;
- addition of public plazas/spaces along Esquimalt Road behind the heritage buildings;
- preservation of the Garry oak meadow on the east portion of the site through a new covenant;
- removal of the “community shuttle” feature and the planned transit passes for all residential units within the planned TDM program.

Victoria West Neighbourhood Plan

The proposal is inconsistent with the envisioned height and density of 16 to 23 storeys and 2.5 FSR found in the *Victoria West Neighbourhood Plan*. However, the proposal is generally consistent with the goal of establishing a mixed-use community in this location that is centred around the Turntable Plaza within the Roundhouse Railway Precinct and the development of a destination for the surrounding community and visitors.

The Plan also recognizes the possibility of changes to existing master planned properties, and notes changes should be consistent with the various policies in the neighbourhood plan, the OCP, and other policies including the *Victoria Housing Strategy*. Rezoning and amendments to MDAs, which increase density, should consider public amenities and/or affordable housing in support of community goals to offset the impacts of density. The applicant is proposing an increased number of programmed public plazas and public spaces over the previous MDA, as well as a dedicated site for affordable housing and a site for a purpose-built rental building.

Heritage Conservation

The site is located within the traditional territory of the Lekwungen People, ancestors of the people who became known as the Songhees and Esquimalt First Nations. The Lekwungen People hunted and gathered here for thousands of years before colonization. The Roundhouse site is located in the vicinity of an historic Songhees village which was just east of the Roundhouse. Their village was established when the community was encouraged by the Hudson's Bay Company to relocate from the HBC Fort Victoria around 1844. The site and surrounding area were established as reserve lands in the 1850s, and they remained there until 1911, when their community was relocated by the Canadian government to the present New Songhees Reserve. The Crown then sold the former reserve lands to the Canadian Pacific Railway (CPR). At this time, the CPR took ownership of the rail corridor passing through the site and established it as the Esquimalt & Nanaimo (E&N) Railway.

In 1913, the E&N Railway Roundhouse and associated buildings and structures were built by the CPR and the site is now considered one of the most significant assemblages of industrial heritage structures in British Columbia, and in Canada. The site is protected by a Municipal Heritage Designation and its national significance is recognized by its status as a National Historic Site by the Government of Canada.

The complex of railway structures constitutes a rare example of an intact nineteenth century railway roundhouse, of which there are few remaining in the nation. The site is comprised of three sections: the locomotive Roundhouse (which includes the attached machine shed (Back Shop) and Boiler House and two detached structures, the Car Shop and Stores Building, that housed various shop facilities for the servicing of steam locomotives, later diesels and then the passenger dayliners.

The rare integrated assemblage of buildings and functional features provides valuable insight into the primary roles of industry and the railway, in the flourishing period of economic prosperity before the First World War. The E&N was a local extension of the transcontinental railway which had unified Canada's western provinces and promoted confederation of the country. Through its use as a maintenance centre for the E&N Railway line, it significantly influenced local industrial and commercial growth, and played an integral role in the facilitation of 20th century development and economic prosperity on Vancouver Island.

Some of the key character-defining elements, as noted in the *Statement of Significance*, which can be found in the *Roundhouse at Bayview Place Conservation Strategy*, attached to this report, are:

- continuous association with the E&N Railway from the railway's inception in 1886 to the present day
- location of the buildings on the site, and the relationship of buildings such as the roundhouse, the machine shop, the car shops, and the stores building, with the locomotive turntable, and the nearby railway lines;

- utilitarian industrial, purpose-built forms and massing of the buildings, such as, and not limited to), the semi-circular shape of the roundhouse, the gable roofed shape of the stores building, internal details and spatial organization of each, the masonry and wood construction
- railway tracks within the buildings, on the turntable and leading up to the building
- vestiges of industrial equipment including the floor pits, aprons, steel turntable, concrete walled turntable pit and associated tracks and machinery.

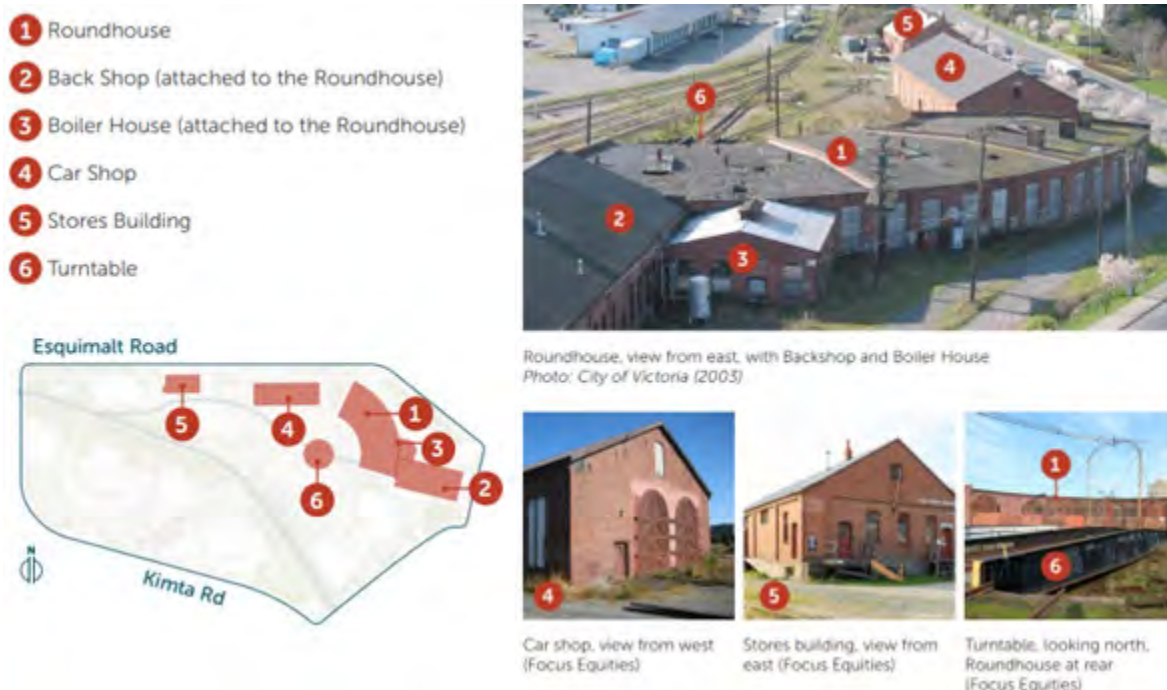


Figure 3: Heritage buildings and structures located on the subject site

The application proposes to treat the Roundhouse complex as an historic precinct located in the northeast quadrant of the site; however, it also proposes to add buildings immediately adjacent to the Roundhouse and Back Shop. The proposed adaptive re-use and rehabilitation of the existing structures as a separate area will help protect the historic character-defining elements of the buildings and is supportable as a heritage planning strategy. Additionally, the draft *Roundhouse at Bayview Place Design Guidelines* have included linkages, views, materials and urban design strategies to integrate the new proposed buildings with the existing Roundhouse buildings and structures. However, concerns exist around the scale of the tall towers and large podiums adjacent to the heritage structures, which may feel out of scale with the one-storey historic buildings and could detract and overwhelm the historic site.

The *Standards and Guidelines for the Conservation of Heritage Places in Canada*, which apply to this site, speak to how to conserve the heritage value of a place and its character-defining elements when creating new additions to historic places, and explain that a successful and sensitively designed new addition should be, “physically and visually compatible with, subordinate to and distinguishable from the historic place.” Reducing heights on the buildings immediately adjacent to the Roundhouse buildings and reallocating the density elsewhere would help to minimize the impact on this historic area and will help allow the precinct to be viewed coherently and from more vantage points as a whole entity.

The heritage structures have not been well maintained and require substantial rehabilitation, seismic upgrading, repair and restoration, which is estimated to cost approximately \$22.8 million. Because of the significant value associated with these heritage buildings, the original MDA required that the Roundhouse be rehabilitated as either the first or second phase of development, with the caveat that if the rehabilitation took place in the second phase, then occupancy for the first phase could only be granted once occupancy to the heritage buildings was granted. Work beyond the initial stabilizing efforts has not commenced because of numerous development challenges including ever-increasing construction costs.

As noted above, the Roundhouse precinct is an extremely important heritage resource, and it is recommended that staff continue to work with the applicant to establish a reasonable phasing strategy and continue to identify strategies to redistribute density and height away from the sensitive heritage precinct. A number of important documents should also be considered and incorporated into these discussions, including:

- *Standards and Guidelines for the Conservation of Historic Places in Canada*
- *Heritage Conservation Report, February 2007* and associated drawings by Commonwealth Historic Resource Management Ltd. which provides a thorough evaluation of the history of the site and condition of the various buildings under review (attached.)
- *Roundhouse at Bayview Place Conservation Strategy* (Sept. 2022), by ERA Architects (current heritage consultants) which recommends a set of guidelines that will shape the response to the on-site historic resources (attached.)

Further discussion regarding the proposal's consistency with these documents as well as having the applicant prepare an updated conservation report and seismic assessment will be provided for Council's consideration, after the next steps are taken.

Inclusionary Housing and Community Amenity Contribution Policy

The proposal requires an OCP amendment, is larger than half a city block and is subject to an MDA, all of which results in the proposal being classified as an "atypical" rezoning application and requiring a land lift analysis, undertaken by a third-party land economist. Because of the significant cost of maintaining rail operations throughout the development, two scenarios were analyzed: one assuming that after realignment, the ability for the rail corridor to be used should the opportunity arise, must be maintained and a second assuming the functionality of the rail corridor would not be required during the site's entire build-out, which is for an indeterminate period of time. A decision to not require ongoing functionality of the rail corridor would have significant regional consequences and the timeline for full buildout of the development is not known; therefore, maintaining functionality is recommended.

The analysis to maintain the functionality of the rail corridor concluded that the proposed rezoning does not create an increase in land value that can be used to fund additional amenities and/or affordable housing. Although not recommended, should Council choose to not maintain functionality of the rail corridor, there may be \$5.6 million of remaining financial room that could be used for further amenities and/or affordable housing; however, this is based on an FSR of 4.75:1 which as noted is challenging to accommodate on the site without trading off site planning and liveability goals.

This analysis was completed using the applicant's proposal of 4.75 FSR. As work continues on

this file and if the density is reduced and/or the use mix is changed, the land lift analysis may need to be updated. Council would be advised of any resulting changes in subsequent reports.

Housing

The application as presented at 4.75 FSR would add approximately 1902 new residential units, including 156 affordable housing units and 151 rental units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*. The number of units would decrease if the density were decreased but would still result in a substantial increase in units over the currently approved zoning.



Figure 4. Housing Continuum

Affordability Targets

While the majority of the new residential units would be strata, the proposal does include a mix of tenures. The application proposes the creation of a new development site at the northwest corner of the subject property, which would be donated to a non-profit affordable housing provider to construct approximately 156 units of affordable housing. This is a significant benefit to the city, as both the cost and availability of developable land in Victoria is one of the biggest barriers to building affordable housing. At present, the Greater Victoria Housing Society is intended to be the recipient of the land.

There is also one development site proposed for a market rental building. There is no affordable component to this building, but it would still contribute to overall availability of rental units in the city.

Housing Mix

At present there is no policy that provides targets regarding housing mix and unit type is not regulated or secured. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including family housing. At this time there is no detailed information on the typology of units being proposed.

Security of Tenure

A Housing Agreement would secure Development Area 7 to be wholly owned and operated by an affordable housing organization and would secure Development Area 8 to be rental in perpetuity.

Existing Tenants

The proposal is to redevelop a former industrial site and therefore would not result in a loss of existing residential rental units.

E&N Rail Corridor

Historically used for rail operations, the E&N rail corridor now also provides an active transportation link connecting Victoria and the Western communities. This cycling and pedestrian pathway adjacent rail is largely constructed and, once complete, will be 17km in total. Although a passenger rail service does not currently operate on the corridor, the preservation of the corridor for future passenger rail service is important and is identified in several policies in the Official Community Plan and Go Victoria.

Preservation of the corridor is also reflected in regional transportation policies identifying future rail service as a long-term priority requiring future resolution, as per the Capital Regional Districts (CRD) Regional Transportation Priorities, as well as the BC Ministry of Transportation and Infrastructure's (MoTI) South Island Transportation Study. Following the recent federal and provincial ruling, further engagement with First Nations, municipalities and the Island Corridor Foundation will be undertaken in 2023/2024, led by the CRD and funded through the Province.

Given the regional significance of the E&N rail corridor, an earlier version of the proposal was referred to the CRD for comment. A copy of the response letter is attached. As a result of the feedback from this referral, the applicant made changes to ensure the 10m rail corridor with adjacent 7m width to accommodate the MUP is maintained and that the proposed underground parkade structure was removed from below the rail corridor.

The E&N corridor over the Roundhouse Lands is secured through a number of legal mechanisms:

- Island Corridor Foundation (ICF) Easement;
- Statutory Right of Way (SRW) for the benefit of the City;
- provisions of the 2008 Master Development Agreement (MDA) between the City and developer;
- a covenant in favour of the City registered as part of the MDA;
- provisions of the *Zoning Regulation Bylaw*, specifically CD12 Zone: Roundhouse District; and
- provisions in the Official Community Plan (OCP), specifically section 7: Transportation and Mobility.

These same protections also significantly limit the potential use of the corridor while it awaits final decisions about its future. Specifically, the ICF Easement prevents use of the Roundhouse or City-owned part of the corridor for any use that would interfere with rail operations, notwithstanding that there are no trains operating on it at the moment.

Proposed Rail Realignment

To accommodate site efficiencies for new housing, the applicant is proposing to realign the rail corridor within the subject lands, going from the existing minimum curvature of 220m to a minimum curvature of 120m. To provide assurances that all future rail-based transportation options are protected, a rail consultant was retained by the applicant. A memo provided by the rail consultant and follow-up correspondence is attached. In addition to the memo, the applicant forwarded a letter of support from the Island Corridor Foundation (ICF) on the proposed realignment which is also attached. Staff accept the rail consultant's findings on the feasibility of the reduced curvature, which is also confirmed in ICF's letter. Although the reduced curvature may reduce the potential for future freight and will increase noise and vibration, the memo provides potential mitigation measures and operating conditions for passenger-based rail transit such as LRT.

Zoning Regulation Considerations

The following sections provide a brief description and analysis regarding key aspects of proposed amendments to the zoning bylaw.

Density

The current CD-12 Zone allows for a maximum density of 2:1 FSR; the Core Songhees designation in the OCP and *Victoria West Neighbourhood Plan* envision approximately 2.5:1 FSR. The proposal would increase the density above the maximums currently envisioned, likely landing somewhere in the range of 4.0:1 up to 4.4:1. However, as noted earlier, work is still being undertaken to identify a suitable density that is both acceptable to the applicant and will maintain liveability and advance good urban design principles.

The location of the site being a short distance from downtown and near other multi-unit residential towers does allow for consideration of a significant increase in density. And, as noted earlier, the land lift analysis concluded that additional density is required to realize this proposal as presented.

Additionally, the applicant has provided a report entitled, *Bayview Place – Strategic Retail Considerations*, dated October 25, 2021, prepared by Colliers Strategy & Consulting Group. This report notes that in order for commercial uses to be successful in this location, especially in light of the costs associated with rehabilitating the heritage buildings, an increase in density is required. Ensuring that the Roundhouse buildings can function as a dynamic and viable hub, which welcomes the public to experience this historic precinct, is critical to the overall success of this place making exercise.

Therefore, staff support an increase in density, but note the importance of including some limitations on the height, floorplates, and setbacks. These topics will be discussed in more detail below. The consideration of appropriate density levels will also be informed by the OCP consultation that is proposed to be undertaken and through the continuing discussions with the applicant.

Uses

The proposal would maintain the existing uses that were added through the 2008 rezoning, which envisions a mix of uses across the site with the primary use being residential. The project could include one hotel component as well as a limited amount of retail, restaurant and office uses. Some traditional uses related to the provision of rail transportation, the maintenance of rail cars along with other light industrial activities would also be maintained on the site.

Setbacks and Stepbacks

The current CD-12 Zone requires that buildings be setback at least two metres from any street or park and that the setback requirements from the rail corridor are maintained at 10 to 11 metres. In one Development Area, the current zone allows for a setback of 1m from the rail corridor, but this was intended only for a one-storey commercial building.

The proposal includes a 1m setback between the rail corridor and buildings across the site. Although staff feel suitable evidence has been provided to support rail corridor realignment, similar justification to reduce setbacks has not been provided.

Staff recommend maintaining the 2m setback from any street or park and explore increasing setbacks between the rail corridor and residential uses, particularly to maintain trees in a future double-tracked scenario and support increased livability for residents.

Variances could still be considered should it be demonstrated that there would be minimal impacts to the public realm, servicing, and liveability standards. The conditions under which a variance could be supported would also be included in the proposed design guidelines. Finally, staff recommend updating noise and vibration mitigation strategy to be aligned with current best practices.

In order to maintain human-scale around and throughout the development, and ensure the buildings are architecturally interesting, staff also recommend including within a new zoning bylaw zone, a minimum 3m stepback from podium edge to tower base. Again, it is anticipated that this aspect of the proposal could be varied, provided that design performance criteria are achieved as articulated in the design guidelines.

Height and Massing

The application is proposing an increase in height from 23-storeys to approximately 29-storeys. The lowest buildings are located at the northwest portion of the site in consideration of the lower density Victoria West neighborhood, whereas the east portion of the site increases in height nearer to the existing Bayview development. However, staff believe more can be done to improve this transition.

In assessing the height and massing of the proposal, staff looked to the *Downtown Core Area Plan, 2011*, which provides a good benchmark for creating liveable, context responsive developments that minimize negative impacts and support positive urban design and place making outcomes.

The proposed density of 4.75 FSR results in buildings that have are large in scale with tower floorplates ranging from 700m² to 865m². This has a number of impacts including increased shadowing, reduced tower separation and limited views to and through the site.

Updates to the *Downtown Core Area Plan* (DCAP) that occurred in 2022 require new towers to have floor plates below 650m². Similarly, the *Dockside Green Design Guidelines* (established 2016), that apply to a nearby site, require floor plates to be below 725m². It should be noted that

the proposed *Roundhouse at Bayview Place Design Guidelines* do envision towers that are slender with smaller floor plates.

Ensuring adequate tower separation distance is another important design criteria that enhances unit livability, mitigates density impacts, ensures light access to the public realm and permits views into and through the site. Again, both in terms of ongoing feedback to the applicant and as per the recently updated DCAP, it is recommended that a minimum tower separation distance of 20 metres, measured from balcony to balcony, be maintained. Building separation distances have traditionally been inadequate in Victoria and the recent updates to the DCAP helped to mitigate the negative effects this resulted in. Further to this, the minimum separation distances were enshrined within the Central Business district zones and this same level of regulation is recommended to ensure these minimums are reflected in the new planning parameters established for this property.

Using the minimum standards of DCAP, a modelling exercise was undertaken by staff, which resulted in a maximum of 4.0 FSR. In response, the applicant conducted their own modeling and determined 4.4 FSR may be viable for their purposes. Ongoing discussions will allow staff to return to Council at a later date with a definitive number for the floor space ratio that allows for the creation of housing while maintaining urban design and livability standards.

To achieve such density, there is an argument for some buildings to reach a greater height (between 29-32 storeys) to redistribute density out of the tower floor plates, lower heights near the Roundhouse and Catherine Street and to ensure minimum tower separation distances, rail corridor setbacks and tower forms which allow views and light through the site. Although the such heights will exceed those found in the area and be amongst the tallest in Victoria, staff believe the buildings can be designed to mitigate the impact. A well-designed tall building with a smaller floor plate will often be less imposing than a shorter building with a larger floor plate; as a result, with limitations on floor plates the subject site could accommodate taller buildings.

Additionally, although an increase in height may be warranted, there must be considerations such as transitions to the neighbourhood and heritage. For example, the proposed tower closest to the Roundhouse heritage building, immediately behind the Roundhouse and Back Shop on Esquimalt Road (identified as DA-9), is proposed at 23-storeys; given the heritage context, this height would be too imposing and could detract from the heritage building. Therefore, staff recommend limiting the height of this Development Area to a mid-rise form of approximately 10-storeys. Any future application would also need to demonstrate how a taller building would still meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

In consideration of height, it is important to consider shading. As proposed, the buildings cast shadows, to varying degrees, across the Roundhouse site and neighbouring properties. The impact of shadows on neighbouring properties is mitigated by having the taller buildings on the southeast portion of the site. In the summer, shadowing would be minimal, with the most shade occurring late in the evening and falling on the subject site itself. During the spring and fall seasons, the proposed buildings primarily cast shadows across the site itself and the neighbouring properties to the north. The spacing between the towers does allow for light penetration to occur, which would be enhanced with the provision of smaller tower floor plates.

A new shadow study may be required in order to demonstrate the impact of changes to height but there would likely be less shading resulting from a revised proposal with more slender towers. Additionally, the applicant's submission should be updated to include a winter shadow study scenario.

Staff recommend that the subjects of height, floor plate size and tower separation distance continue to be topics of discussion between the City and applicant with the aim of identifying numbers in keeping with the recently adopted DCAP guidelines and suited to this site.

Site Servicing

The following frontage works are being offered and will be secured in association with the Rezoning Application:

- SRW for a 7m-wide multi-use pathway, to be maintained by private property owners and based on minimum service levels established by the City
- new traffic signal located mid-block on Esquimalt Road, at the main entry to the site
- new traffic signal located at the existing intersection of Sitkum Road and Esquimalt Road
- traffic signal improvements at Catherine Street and Esquimalt Road
- pedestrian crossing of Kimta Road at Lime Bay Park
- transit plaza area with new shelter and stop amenities.

As per the 2008 MDA, the construction of the MUP is the responsibility of the landowner for use and enjoyment of the public. As currently shown, an underground parkade extends under the MUP. Staff recommend limiting parkade encroachments below the MUP to reduce the potential for future interruptions and minimize complexities around maintenance. Additionally, this will allow for a more extensive canopy from trees planted adjacent the MUP to be viable long-term.

Staff also request adjustments be made to the statutory rights of way (SRW) on Catherine Street, Kimta Road, and Esquimalt Road for road widening to accommodate wider sidewalks and boulevard widths that can support street trees, as well as public access to the transit plaza area.

As part of subsequent Development Permits, the proposal will include the detailed design of:

- a high quality central public plaza around the Roundhouse Turntable
- four additional privately owned public spaces, primarily along the north and eastern edges of the site
- the E&N Rail Trail and greenway through the middle of the site
- two pedestrian mews connecting the site to the south and to the east
- park improvements to Sitkum Park and Lime Bay Park
- boulevard stormwater management facilities such as rain gardens, or tree soil cells with integrated stormwater treatment.

There has been some exploration of the park improvements required under the 2008 MDA, through key stages of development; however, currently there are no changes to the commitments contained in the existing MDA. These aspects of the proposal will be further refined as work on this application proceeds.

The delivery, minimum construction value and conceptual design of the public spaces will be secured through the Master Development Agreement. The proposed "*Roundhouse at Bayview Place Design Guidelines*" will include guidance and criteria to ensure the public spaces are constructed to a high-quality standard and to meet certain specifications.

The applicant has committed to working with the City to achieve these improvements that would eventually be secured within legal agreements.

Parking & Traffic Management

A Transportation Impact Assessment and Management Study was provided by the applicant's transportation consultant as part of the submission package. In the study, both pre- and post-development conditions on nearby streets were assessed, including Catherine and Bay streets, as well as Esquimalt, Kimta, Tyee, Sitkum, and Harbour roads. A copy of the study is attached. Staff note that the study is based on previous site plans, which included higher parking supply rates than currently proposed. Staff will be requiring an updated Traffic Impact Analysis with the reduced parking supply, and combination of traffic signals, access points and roadway design which have been introduced in the latest drawings.

Esquimalt Road is an arterial roadway which is also part of the Frequent Transit Network and is a key east-west route, connecting downtown Victoria to Esquimalt and Victoria West. West of Tyee Road, Esquimalt Road is one lane in each direction with the middle lanes consisting of raised medians or left turn lanes. At full build-out, staff anticipate there could be longer travel times on Esquimalt Road during the peak hour as a result of local circulating traffic, the two new traffic signals and increased pedestrian volumes. While some increased congestion may result during these times, the overall impact would be substantially less than if this number of housing units were placed further from downtown. This site is near destinations and is well serviced with high quality walking, cycling and transit facilities meaning traffic impacts would be greater if this housing were relocated in more vehicle dependent neighbourhoods.

A number of mitigation strategies will help offset impacts to the street network, which includes a new:

- signalized intersection along Esquimalt Road at the main proposed entrance to the site
- signalized intersection at Esquimalt Road and Sitkum Road
- intersection improvements at Catherine Street and Esquimalt Rd.

These improvements will also provide better connections for pedestrians, between Victoria West Park, the subject lands, and Lime Bay Park.

The parking ratios proposed in this development are lower than what is required under Schedule C in the Zoning Bylaw. The current proposal provides an updated TDM program with a "deeper" parking reduction. The site is well connected to sustainable mobility options including established sidewalks, bicycle lanes, and frequent transit. A comprehensive TDM program, which is largely agreeable to the applicant, will be refined and secured as discussions continue. Outcomes will help facilitate car-light and car-free living, with the added benefit of improving conditions for long-term viability of mature trees, and further contributing to reducing and offsetting traffic-related impacts.

Transportation Demand Management (TDM)

The site's location and proximity to sustainable transportation options present an opportunity to advance OCP objectives and climate action objectives through TDM. Although many of the strategies secured in the 2008 MDA remain relevant today, an update to the TDM program is warranted and a program has been proposed by the applicant. Although discussions are expected to continue, staff recommend the following TDM program be pursued:

- ten car share co-op vehicles and EV-ready stalls for the vehicles
- five free-floating car share EV-ready stalls

- car share co-op memberships for all residential units and commercial businesses
- 10% of required bicycle parking oversized for cargo bicycles
- 50% of required bicycle parking with access to an electric outlet
- bicycle maintenance and wash stations for all residential buildings
- changerooms with showers and lockers for buildings with non-residential use
- rain canopies for short-term bicycle parking
- TDM marketing and promotion
- E-bike share program.

In addition to the program above, staff believe transit remains a viable TDM strategy for the development. As part of the 2008 MDA, fully subsidized 3-year transit passes were offered and secured for each residential and commercial unit. Although the revised TDM program is largely welcomed, staff recommend that 3-year transit passes are offered to all commercial units and a minimum of 10% of the residential units. Lastly, further details on the E-bike share program and TDM marketing and promotion offered by the applicant are recommended. It is expected that these details and others will be further developed flushed out as staff continue to work with the applicant and secure them through legal agreements.

Phasing and Sequencing of Amenities

The applicant is proposing a phasing plan that would allow for development to occur in any order. While staff appreciate this is desirable from the applicant's perspective and some flexibility is required to orchestrate what will be a very complex development exercise because of the need to remediate the site and realign the rail corridor, it will be important to ensure that:

- the site is developed in a logical order;
- the affordable housing site is made available soon after the rezoning process finishes (if approved);
- the rail corridor is reinstituted expediently after remediation and realignment;
- the heritage rehabilitation is completed in an early to mid phase;
- key amenities are achieved before all development potential has been realized to serve as an impetus for their delivery;
- interim conditions, public safety and connections through the site including the possibility of a temporary multi modal path are accommodated.

Phasing and the sequencing of amenities will therefore be a key part of ongoing discussions with the applicant that will occur during and be informed by the OCP consultation phase.

Subdivision

The site spans one large city block and includes three separate land parcels. It is anticipated that these lands are to be consolidated and subsequently subdivided into the proposed development areas.

Where three or more parcels are created by subdivision within a period of five years, the *Local Government Act* allows the City to request park land dedication or a monetary contribution from the developer equal to up to 5% of the land being subdivided. If applicable, contribution of land for parks is subject to Council consideration and would require a report from Staff; a monetary contribution would be based on the land assessment as per market value at the time of consideration.

Proposed Design Guidelines

The *Official Community Plan* (OCP) includes this property within Development Permit Area 13: Core Songhees and identifies that it is currently regulated by the *Roundhouse Design Guidelines* (2008, revised 2015). The proposal is to replace these with the *Roundhouse at Bayview Place Design Guidelines* which have been updated to offer guidance specifically geared to this proposal.

These new design guidelines generally represent good urban design principles and would lay the foundation for a well-designed mixed-use precinct. However, it is recommended that some amendments occur to this document to reflect the outcome and zoning parameters that will be identified through continuing discussions between the applicant and staff. Revisions to the document would also be informed by feedback received during the OCP consultation process.

It is also anticipated that the guidelines will include reference to key urban design guidelines found in the *Downtown Core Area Plan, 2011*, which already regulate the highest density areas in the City. Key recommendations would include establishing:

- a floor plate maximum of approximately 650m² for towers (portions of a building above five storeys)
- a minimum tower separation of approximately 20m measured from balcony to balcony
- a minimum 3m tower setback from podiums
- minimal protrusion of underground parkades beyond building footprints to ensure adequate tree planting soil volumes and to limit future disruptions to the multi-use path.

These guidelines would not preclude the applicant from proposing alternatives, but future applications would have to demonstrate how liveability and overall urban design principles are still being met.

Accessibility

Accessibility improvements are generally determined at the detailed design phase, which occurs during the Development Permit Application. However, the proposed Design Guidelines recognize the need to incorporate accessibility into future development and provide guidance on:

- including benches and lighting to increase comfort and accessibility
- ensuring open spaces and signage are designed using principles of universal accessibility
- integrating accessible design elements into the ground plane
- integrating best practices on accessible mobility
- ensuring commercial and residential entrances have higher levels of accessibility.

Sustainability

The applicant has identified the remediation of the contaminated brownfield site as the main sustainability feature. Additional and more specific features would be introduced as individual phases are developed and would be described in more detail with Development Permit Applications.

Advisory Design Panel Review

The application was reviewed by the Advisory Design Panel (ADP) on May 26, 2021. The proposal that was presented at ADP included nine towers, five of which were between 27 to 30-storeys, and a density of 4.71. At that meeting, the following motion was passed:

That the Advisory Design Panel recommend to Council that Rezoning Application No. 00729 and Official Community Plan Amendment for 355 Catherine Street, 45 Saghalie Road, 251-259 Esquimalt Road & 200-210 Kimta Road be approved with the following changes:

- *Including the City of Victoria 2020 Accessibility Framework as part of the design guidelines*
- *Increasing green space in large, paved areas. Balance between hard and soft landscaping*
- *Consideration of maintaining the authenticity and patina of the railway infrastructure*
- *Consideration to minimizing the impact of shadowing on the northeast portion of the turntable plaza from building 3 during the hours of 4-7pm*
- *Minimizing the impact of shadowing on adjacent public spaces including the skatepark and Victoria West Park*
- *If 4-8 storey podiums are proposed they should be set back from the face of the heritage buildings within the turntable area*
- *Location of building 4 has a negative impact on the views through to the heritage buildings*
- *Strengthen the green link and view corridor between the dog park and roundhouse buildings*
- *Views through to the Sooke hills and beyond will be compromised by the towers*
- *Strengthening the visual and physical links between Victoria West Park and the Roundhouse project*
- *Consideration of additional seating*
- *Consider the preservation of natural features including rocky outcroppings particularly at the west end of the site*
- *Consider incorporating more soft and hard landscaping edges within the turntable plaza.*

In response, the applicant has indicated the following changes that were made at the same time as the required CALUC consultation concluded:

- reduction in building heights across the site to support transition to adjacent neighbourhood and decrease shadows on Victoria West Park and Turntable Plaza
- changes to building massing to decrease view and overlook impacts on heritage buildings
- addition of an affordable housing site via an agreement with the Greater Victoria Housing Society
- revision to the phasing strategy that delivers key amenities in each phase.

The current proposal reallocated the density to larger floor plates to reduce height. However, as noted in this report there are opportunities to further reduce the density and refine the proposal to address staff, ADP and community comments.

Heritage Advisory Panel Review

The application was reviewed by the Heritage Advisory Panel (HAPL) on May 17, 2021. At that meeting, the following motion was passed:

That the Heritage Advisory Panel recommend to Council that Rezoning Application No. 00729 and Official Community Plan Amendment for 355 Catherine Street, 45 Saghalie Road, 251-259 Esquimalt Road & 200-210 Kimta Road does not sufficiently meet the applicable design guidelines and polices and should be declined and that the key areas that should be revised include:

- 1. As proposed, the scale, form, and massing of the new buildings overwhelm the historic landscape of the railway buildings. The proposal is not consistent with the applicant's design guidelines, which state in section 1 that new buildings should integrate with the Roundhouse complex, serving as a backdrop to the existing structures.*
- 2. The Conservation Strategy and Urban Design Guidelines should be re-written to be more reflective of the Standards and Guidelines for the Conservation of Historic Places in Canada.*
- 3. Guideline 1.7 on page 35 of the Urban Design Guidelines is not supported.*
- 4. While podium heights of six-storeys may be appropriate at the extremities of the site, the scale, character and architectural expression of podium buildings should step down as they are closer in proximity to heritage buildings.*
- 5. The rehabilitation of heritage buildings should be expedited and completed as part of the initial phase of development.*
- 6. The proposed additions to the Car Shop should be removed for the following reasons:*
 - a. The additions obscure windows, which are character-defining elements of the building (Standard 11)*
 - b. The imitative gable forms of the additions and the wrapping of the corners of the Car Shop obscures and negatively impacts the form of the heritage building (Standard 11)*
 - c. The proposed additions cut into the roof and are not reversible (Standard 12)*
 - d. The additions detract from the architecture of the building.*
- 7. Altering or reconstructing the Back Shop is not supported, and contravenes the Standards and Guidelines for the Conservation of Historic Places in Canada, which states: "do not move, replace or substantially alter its intact or repairable character defining elements and do not move a part of an historic place if its current location is a character-defining element (Standard 1); conserve heritage value by an approach calling for minimal intervention (Standard 3); and find a use for an historic place that requires minimal or no change to its character-defining elements (Standard 5)".*
- 8. The size and location of Tower four obscures the Roundhouse and high-density construction is not suitable in this location. Tower five overwhelms the scale of the Roundhouse and is too close to the heritage building. The majority of density should be constrained to the west side of the site.*

In response to HAPL's comments, the applicant has attempted to rectify the issues of alterations to heritage buildings as identified by the Panel by removing the proposed alterations to the Car Shop and the Back shop.

However, there are still challenges as noted in HAPL's comments above, which would be discussed further as part of ongoing discussions between the applicant and staff.

Tree Protection and Urban Forest

The goals of Victoria's Urban Forest Master Plan include protecting, enhancing and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. Based on the City's 2019 LiDAR data, Victoria West's tree canopy cover is 23% and the city-wide coverage is 28%. In Appendix B of the Urban Forest Master Plan tree canopy targets for the Pacific Northwest based on leading research, recommends an overall canopy cover goal of 40% for cities.

Based on the historical industrial use of the property and exposed areas of bedrock, there are a limited number of trees on site. Twelve of the fourteen trees on site are bylaw protected. The proposed development will require removal of eight trees of those trees: six bylaw protected trees and two non-protected trees. The Tree Protection Bylaw requires replacement trees for all bylaw protected trees which are removed.

A grouping of six bylaw protected Garry oaks located at the 'Sitkum Gateway' and their associated ecosystem are to be retained and should be secured through protective covenant to ensure their retention long-term.

The Tree Protection Bylaw requires a minimum number of trees to be planted at the time of development: the 'Tree Minimum'. Based on the total area of this development, a total of 186 trees will be required to meet the Tree Minimum across the entirety of the site. At Development Permit Application, each separate parcel will be required to meet the Tree Minimum based on the size of the lot. To meet the Tree Minimum, three parcels will require additional tree planting than what is currently proposed.

Currently, two-thirds of the proposed trees on-site would be planted over underground structures. The developer has committed to providing soil cells for trees on structure, to meet the required soil volume and depth. Trees planted above underground structures limit their retention long term due to required removal for parkade membrane repair or replacement. Reducing the size of the underground parkades, would allow space for trees to be planted in-ground, with adequate soil volumes, which would ensure greater vitality and long-term of some of the proposed trees. It is recommended that the applicant continue to explore options to reduce the extent of underground parkade structures, in order to enhance the long-term viability of the urban forest in this area.

There are also existing municipal trees on all five street frontages of the subject property and in Sitkum Park. There are a total of 72 public trees in areas which will be potentially impacted by the proposed development. Thirty-one municipal trees are identified for retention. The proposed tree removal of 41 trees will be offset by a total of 51 new trees planted on public property. This will realize an overall increase of 10 public trees.

The largest loss of public trees is along the Kimta Road boulevard frontage. These trees will be replaced with 11 new trees which are proposed in a row along the Kimta Road just within private property. Likewise, the removal of public trees from Catherine Street will be supported by tree planting located on private property.

The proposal acknowledges commitments in the current 2008 MDA for future improvements to Sitkim Park and Lime Bay Park, linked to development of specific parcels. Park improvements are tied to specific development phases and detailed design will be required with Development Permit Applications and be included in future reports to Council.

Resource Impacts

There are likely to be resource impacts associated with this proposal. Although the developer will be responsible for the construction of traffic signals, pedestrian crossings and the transit shelter, the City will be responsible for the long-term maintenance of this infrastructure which will be incorporated into future operating budgets. Furthermore, this is a complex application that to bring to fruition will take significant staff resources from Sustainable Planning and Community Development; Engineering and Public Works; Parks, Recreation and Facilities; and Legal Services.

At this time a financial estimate on the long-term maintenance has not been completed.

CONCLUSIONS

The proposal suggests a significant addition of housing, including rental and affordable housing, commercial space and public amenities to the Victoria West Neighbourhood. The proposal is inconsistent with the *Official Community Plan* due to the overall density and height sought; however, a substantial increase in density may be warranted. There are still concerns with the amount of density being proposed, and the ability to ensure urban design, liveability and heritage principles are not compromised. The applicant has subsequently proposed a lower density of 4.4 FSR that may be achievable and is the subject of ongoing and collaborative conversations. Therefore, staff recommend for Council's consideration that the application be advanced to allow for the OCP consultation to commence while staff continue to work with the applicant to further refine the proposal.

ALTERNATE MOTION

Option 1 (Advance Application as Submitted)

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00729 for 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. The applicant provide additional information with regard to:
 - a. Increased setbacks between rail corridor and residential uses and mitigation measures to ensure functionality, the livability and safety;
 - b. Updating the Traffic Impact Analysis;
 - c. The inclusion of EcoPASS and ProPASS transit pass programs within the proposed Transportation Demand Management (TDM) Program;
 - d. Limiting the proposed underground parking encroachment within the multi-use pathway;
 - e. Preparation of a Pedestrian Wind Study;
 - f. Revised shadow study including a winter timeline;
 - g. Provide a Sewer Attenuation report for the entire lands for review by the City;

- h. Provide water demand and fire loads for the water mains to ensure proper fire protection;
 - i. That the developer provide a plan for the relocation of the storm drain main that runs between Esquimalt and Kitma Road.
- 2. The applicant revises the submission as follows, with contents satisfactory to the Director of Parks, Recreation & Facilities:
 - a. Update the Tree Management Plan to be consistent with the most recent plan submission and present tree resources on and off site, review impacts to the six Garry oaks in the Sitkum Gateway and make recommendations to allow preservation, and update the Tree Management Drawing;
 - b. Update the Stantec Memo Tree Planting Analysis and Concept;
 - c. All information to remove references to detailed improvements at Sitkum Park, Lime Bay Park, or any other park.
- 3. That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations and authorities will be affected:
 - a. Those within a 200m radius of the subject properties;
 - b. The Capital Regional District
 - c. The Township of Esquimalt
 - d. The Songhees Nation
 - e. The Esquimalt Nation
 - f. The School District 61; and
 - g. The Island Corridor Foundation
- 4. That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act for a period of 90 days, and direct the Director of Sustainable Planning and Community Development to:
 - a. mail a notice of the proposed OCP Amendment to the persons and organizations noted above and invite them to provide written comments on the proposed amendments to Council for their consideration and/or ask questions of staff;
 - b. post a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written comments to Council for their consideration.
- 5. That staff identify a phasing plan and regulatory scheme that will ensure:
 - a. a timely rail re-alignment;
 - b. the early transfer to an acceptable affordable housing operator of the new development site intended for non-profit housing located at the corner of Esquimalt Road and Catherine Street;
 - c. the multi-modal path is constructed and that provisions are made if necessary to accommodate a temporary connection from Saghalie Road to Catherine Street;
 - d. that heritage revitalization and rehabilitation of the Roundhouse buildings and structures are undertaken early to mid-phase of the development;

- e. that interim edge conditions are managed throughout the multi-phase build-out to mitigate impact to the surrounding neighbourhood, as well as to mitigate impact internal to the site and to the multi-modal path and/or interim connections.
6. That staff identify a full list of legal agreement amendments and newly required legal agreements and present those to Council with consideration of introductory bylaw readings.
7. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Option 2 (Decline)

That Council decline Rezoning Application No. 00729 for the property located at 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road.

Respectfully submitted,

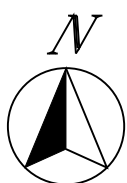
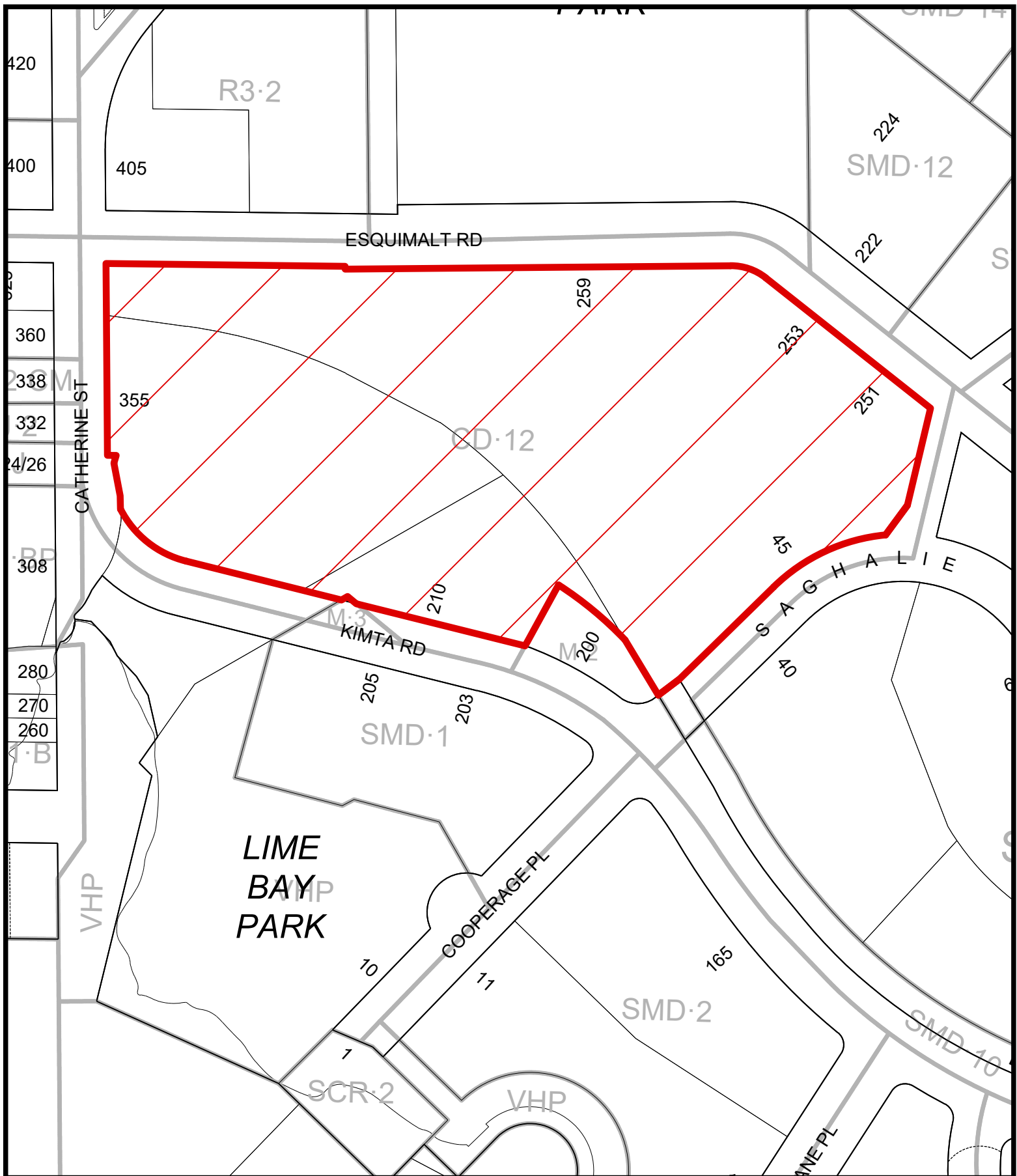
Mike Angrove
Senior Planner – Development Agreements
Development Services Division

Karen Hoeser, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Roundhouse at Bayview Rezoning Submission and Appendices Dated September 9, 2022
- Attachment C: Design Guidelines dated September 9, 2022
- Attachment D: Letter from the Island Corridor Foundation dated September 1, 2022
- Attachment E: Rail Corridor Realignment memos dated November 25, 2021 and dated December 9, 2022
- Attachment F: Strategic Retail Considerations Report dated October 25, 2021
- Attachment G: Summary of Community Amenity Contribution Analysis dated April 22, 2023
- Attachment H: Pre-Application Consultation Comments from Online Feedback Forms
- Attachment I: Correspondence (Letters received from residents).



251-259 Esquimalt Road, 45 Saghalie Road,
355 Catherine Street & 200-210 Kimta Road
Rezoning No.00729



ATTACHMENT B



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

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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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Initial zoning was approved based on very different site development parameters and environmental constraints 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> CALUC: Concept was represented at 4.80 FSR and 32 Floors Dec 2021 <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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.

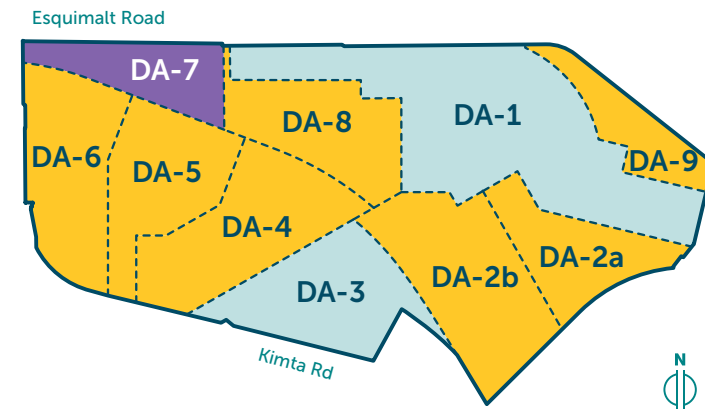
This bold new vision, imagines a place where historic buildings can be the brought back to life within the context of a complete and vibrant community that includes viable retail and social spaces, memorable public open spaces with destination-quality character, curated rail history interpreted and infused 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

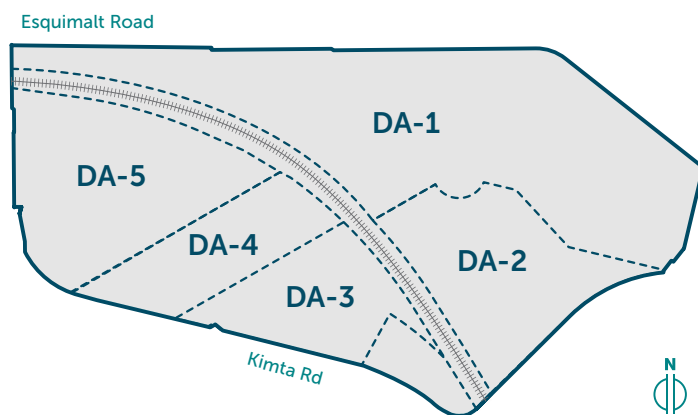
Based on comments from the Heritage Advisory Panel, discussions with the City's Heritage Planning department, and to address access and conditions confirmed by the City's Transportation department, the conceptual building shape and massing shown in documentation is representative of one potential outcome. 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

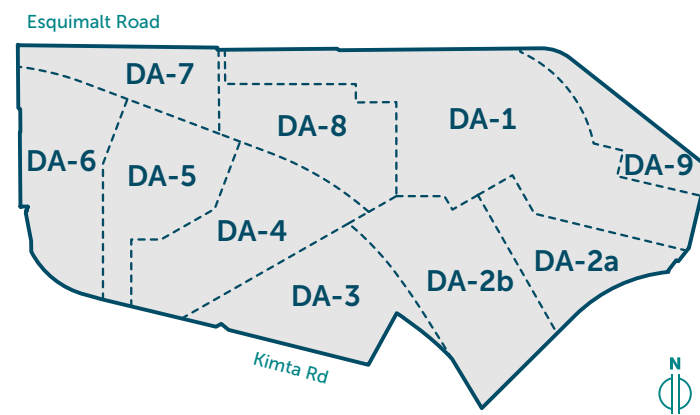
CD-12 Land Use Zone (Current)



CD-12 Zoning Limitation

Overall:	Maximum non-residential uses: 9,180 m2 (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
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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



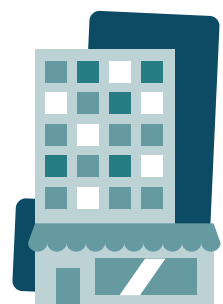
Affordable + Rental Housing

Approximately 150 Affordable plus 150 rental housing units.



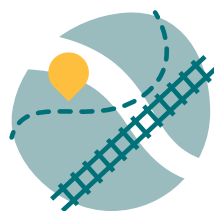
Market Housing

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.



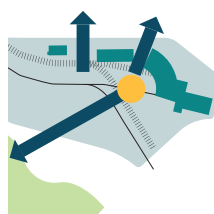
E&N Rail Trail

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 "canoing 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 "canoing 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.

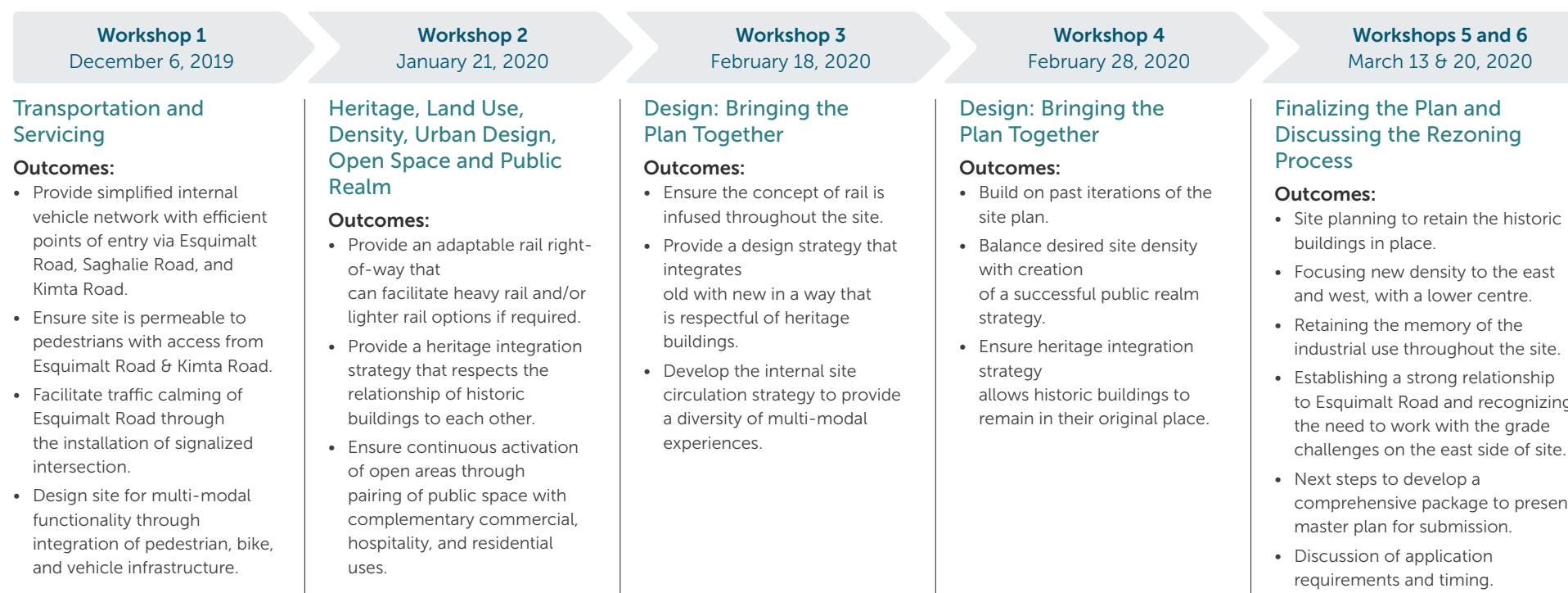
The master planning process revolved around a series of workshops held in early 2020, each focused on a major topic and culminating in the submission of a detailed master plan document in September 2020.

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

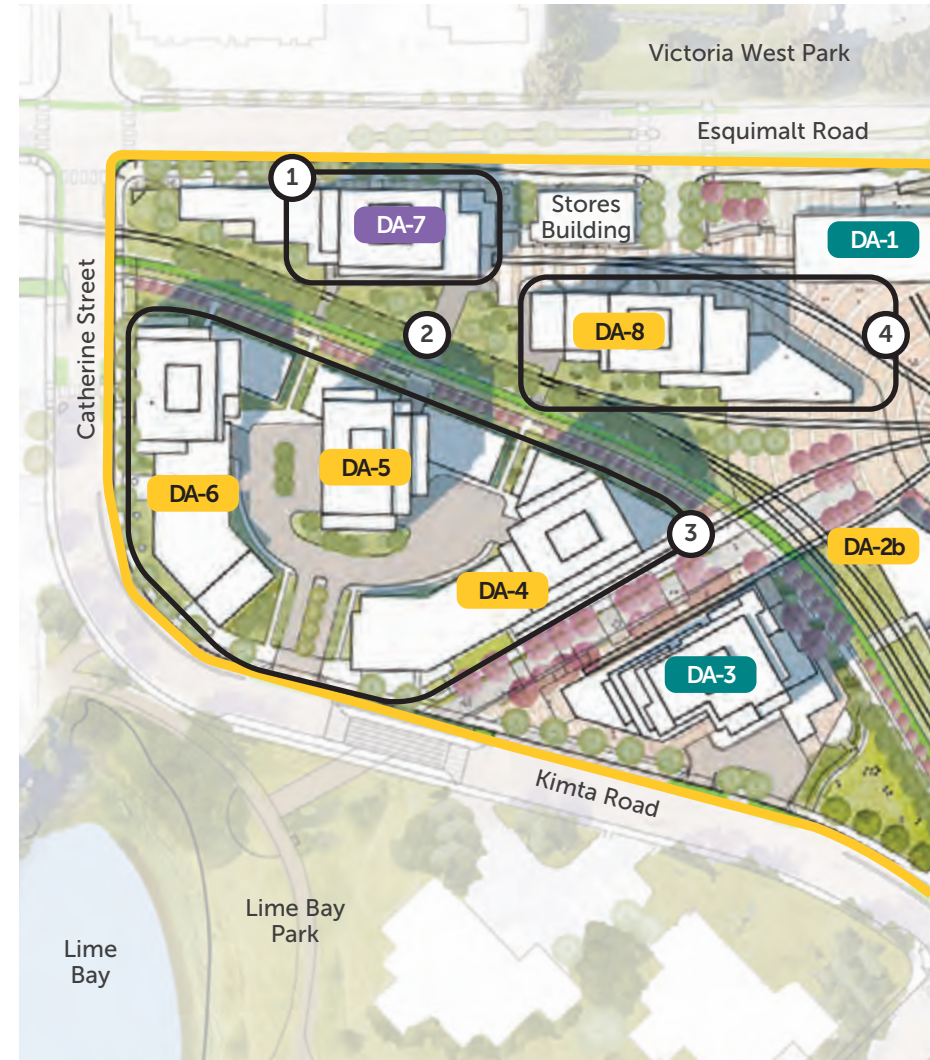
2.7.1 Municipal Engagement Timeline



2.8 Issue Resolution

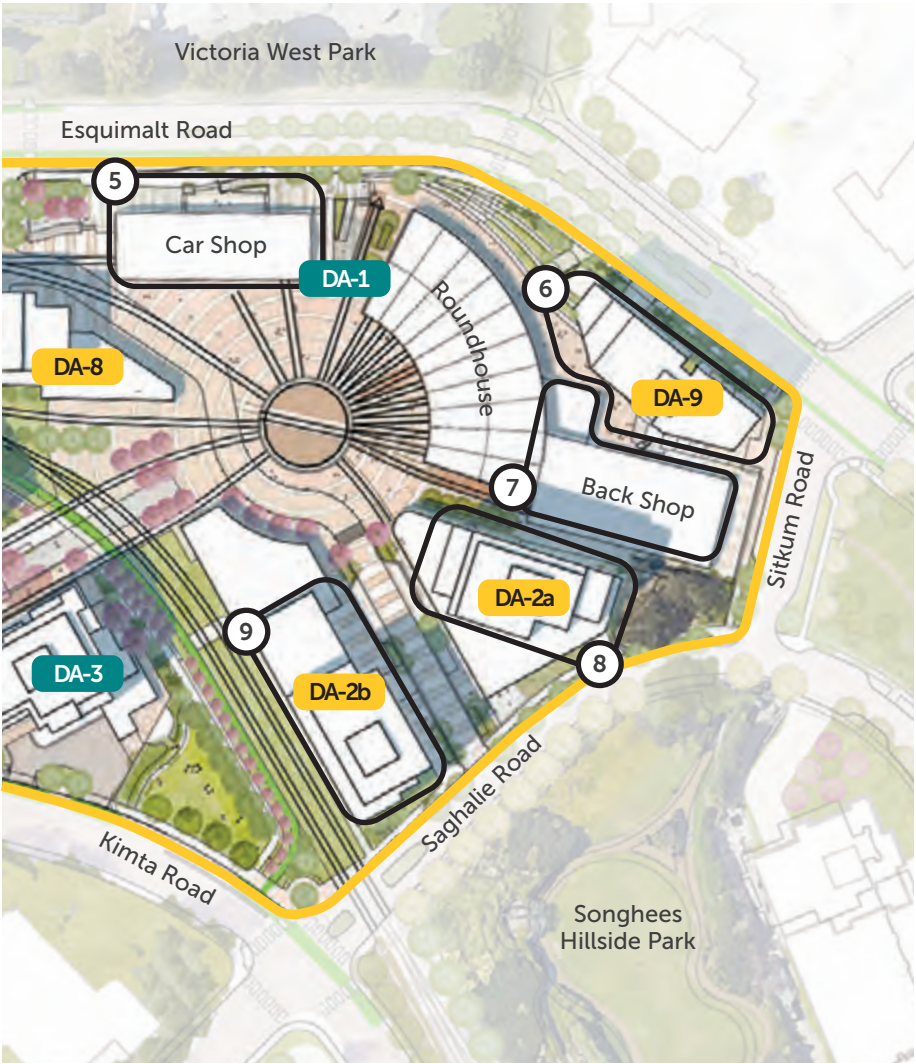
#	Parcel(s)	Revisions
1	DA-7	<ul style="list-style-type: none"> Height reduced from 24 to 18 floors Confirmation of Affordable Housing by GVHS
2	The Clearing	<ul style="list-style-type: none"> Adjustments to open space and spur line configuration
3	DA-6 / DA-5 / DA-4	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none">Removal of proposed additions to Car Shop
6	DA-9	<ul style="list-style-type: none">Revised massing options
7	Back Shop	<ul style="list-style-type: none">Cancel plan to raise Back Shop up to level of Sitkum RoadPlan 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	<ul style="list-style-type: none">Tower shifted to improve spatial separation between towers
9	DA-2b	<ul style="list-style-type: none">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

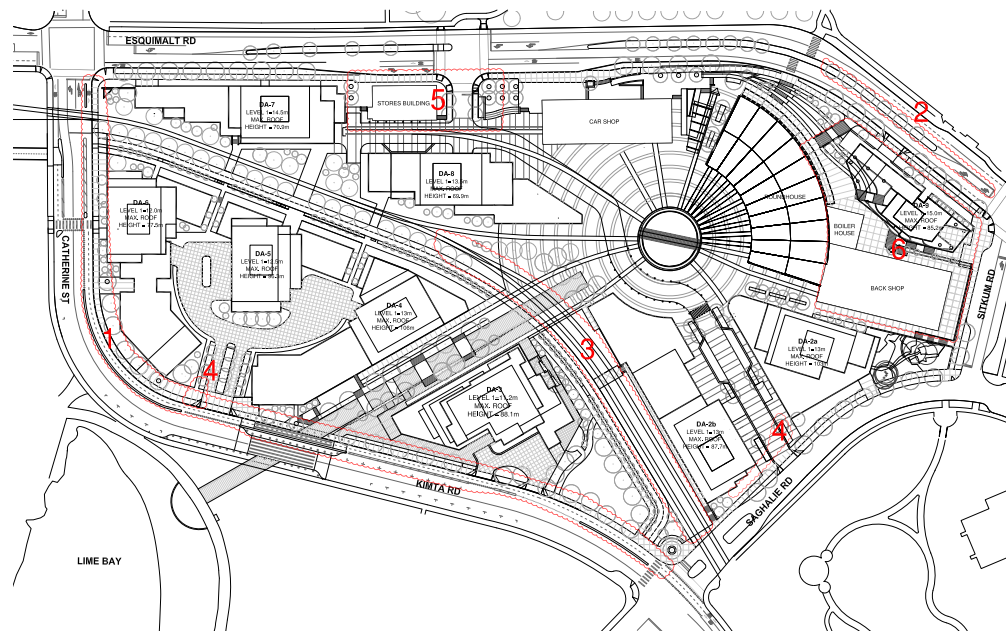
Based on dialogue with, and support from, the Island Corridor Foundation (ICF), the existing double track, extending into the site from Saghalie heading northwest, is retained and incorporated into the realignment of the railway.

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)



Subject Site

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.

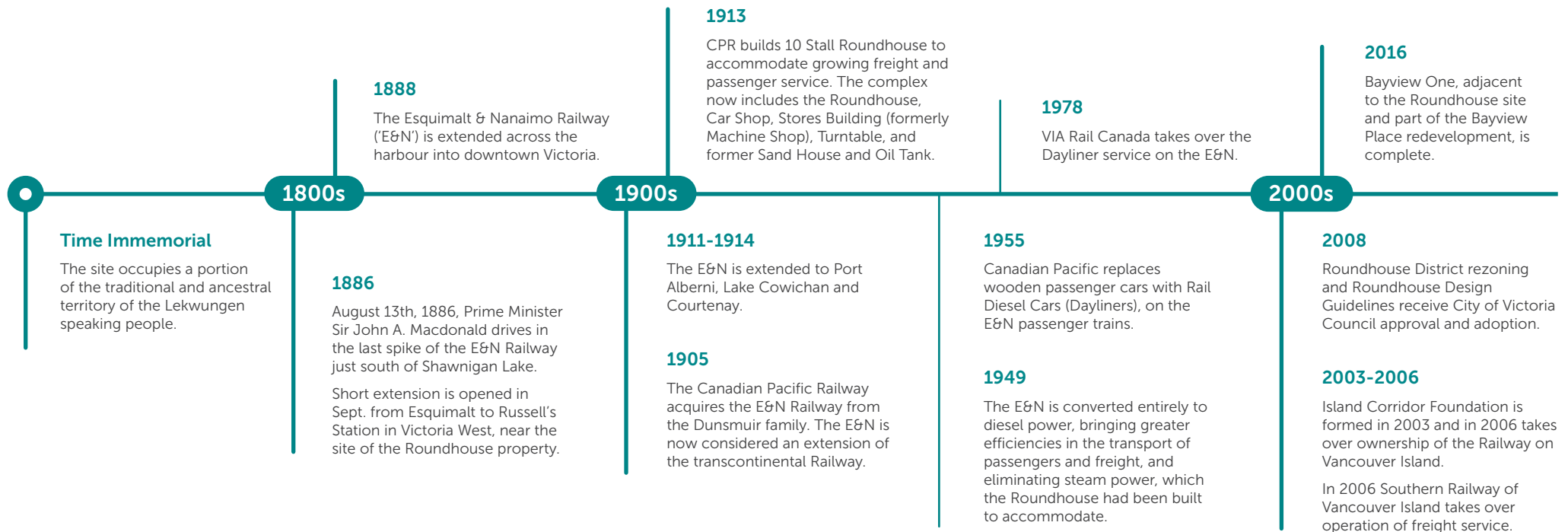


NOTE: Proposed buildings shown in the above diagram within the Roundhouse at Bayview site are conceptual in nature and represent an approximation only of the massing proposed by this rezoning application.



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.

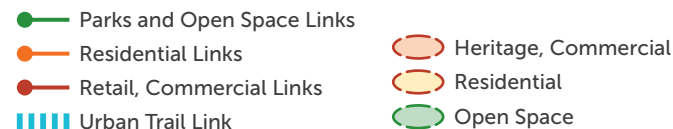
The urban character is vibrant and urban within a setting of restored historic rail buildings, industrial character, and richly enhanced public realm achieved through the urban design and building form.



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.

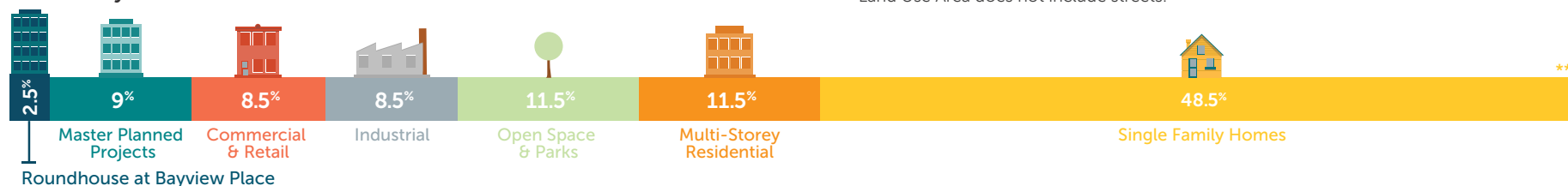
Currently, the OCP notes there is a risk that housing will become increasing expensive in Victoria as available capacity is depleted under the current zoning. Often, land ownership patterns in Victoria are fragmented and parcel assemblage makes it difficult for higher density communities to develop. 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

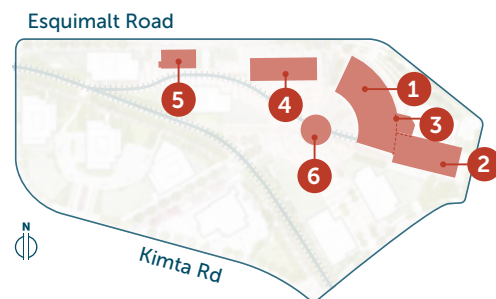
Roundhouse at Bayview Place will blend contemporary expression with newly revitalized historic buildings, ensuring new buildings complement, rather than imitate, the forms of the Roundhouse complex.

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:

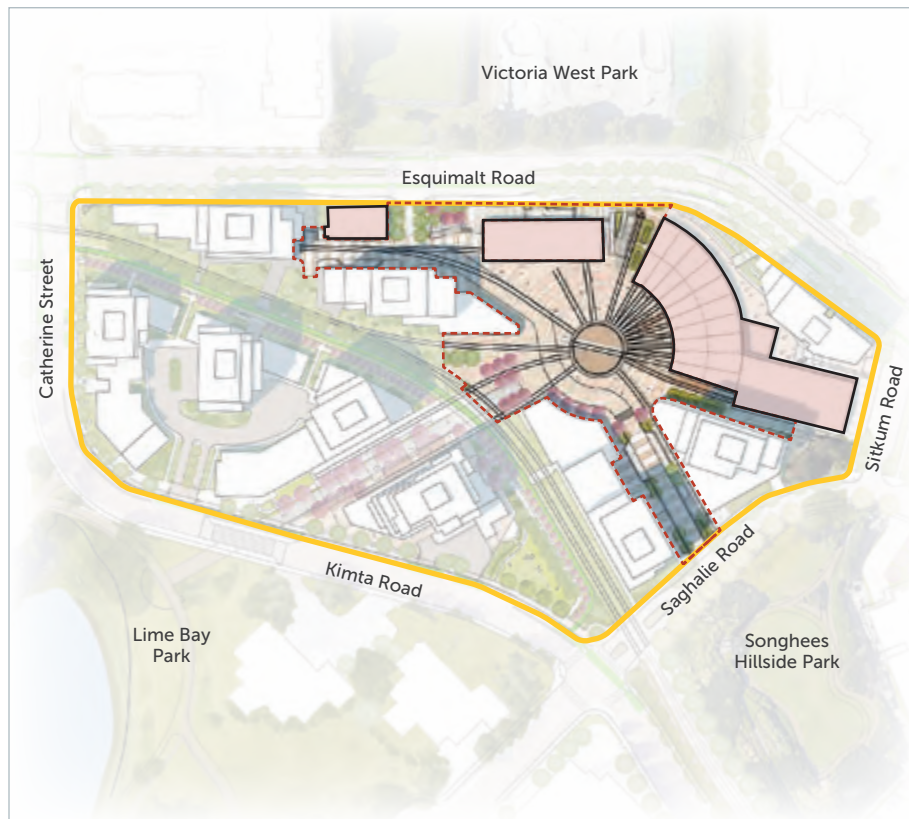
- 1 Roundhouse
- 2 Back Shop (attached to the Roundhouse)
- 3 Boiler House (attached to the Roundhouse)
- 4 Car Shop
- 5 Stores Building
- 6 Turntable



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.

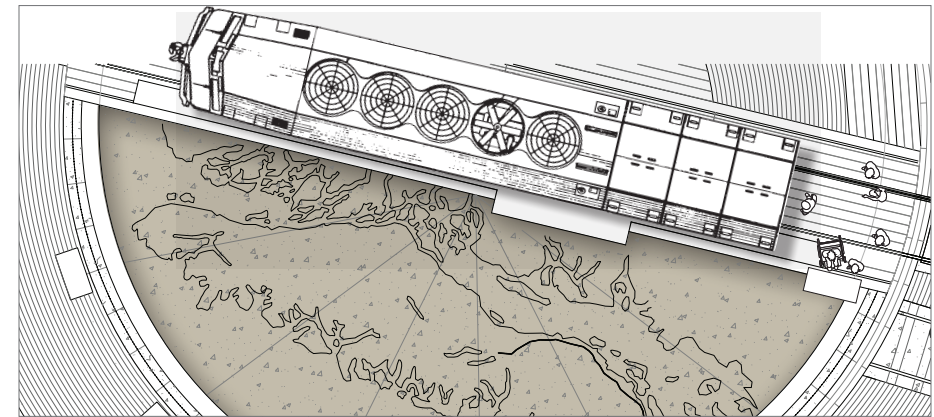
4.1.3 Legible Collection of Heritage Assets

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

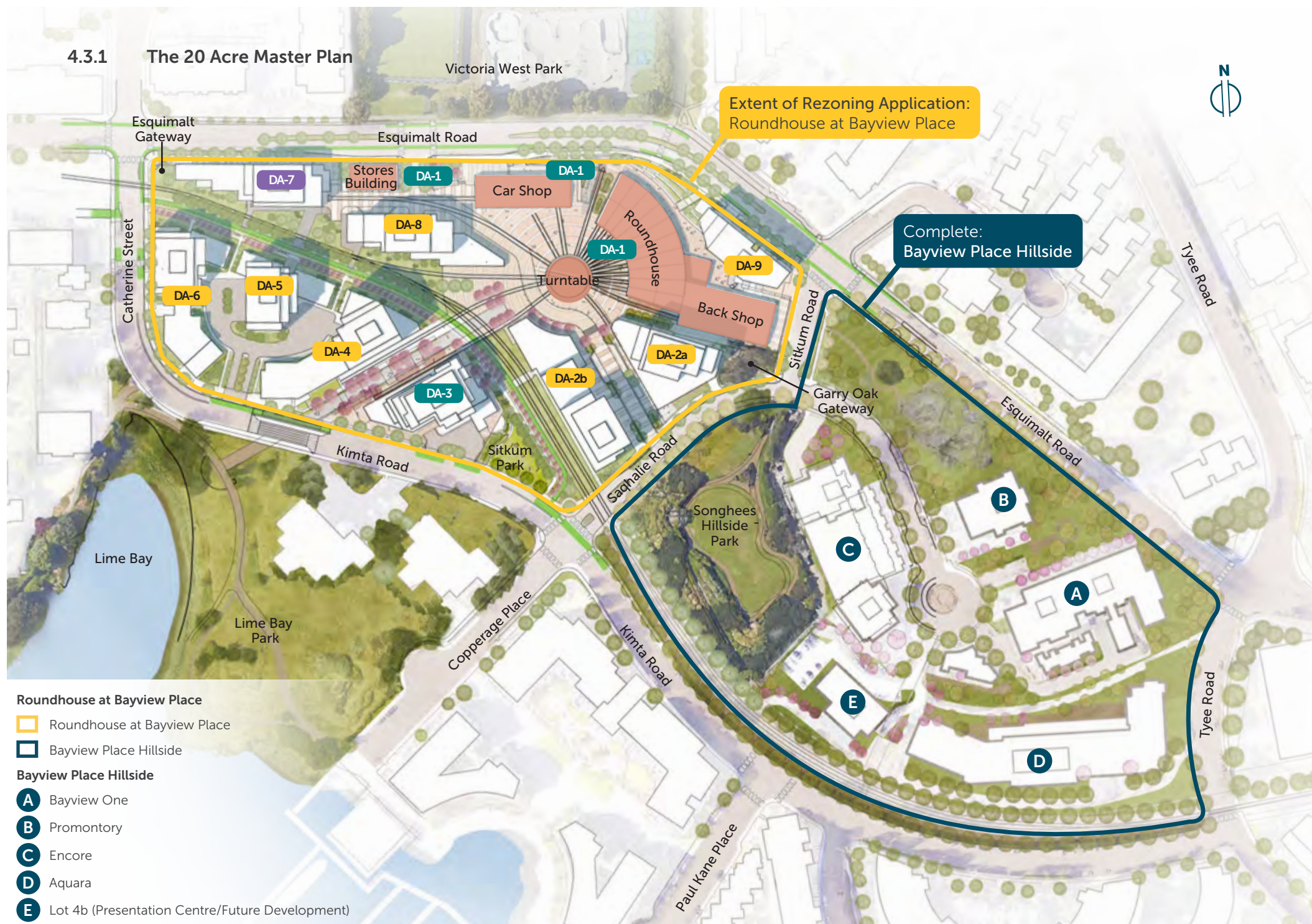
Formerly vacant land, Bayview Place has succeeded in creating a vibrant and active community—Roundhouse at Bayview Place aspires to continue building on this success.

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.

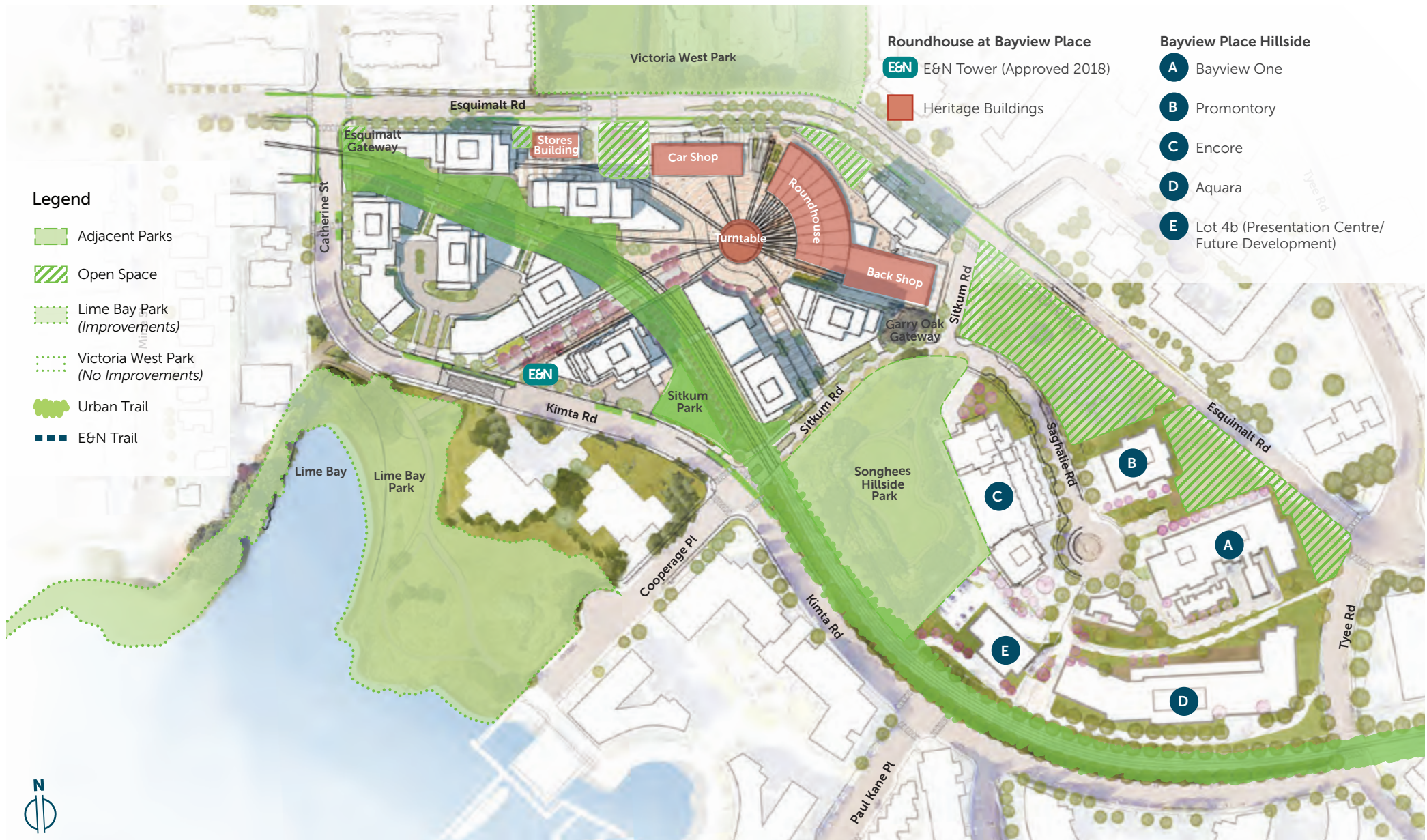
Formerly vacant land, this development has succeeded in creating a vibrant and active community through provision of a well-used network of amenities, including the Songhees Hilltop Dog Park, Sitkum Park and meandering walking paths. Future tennis courts will provide additional recreation opportunities,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

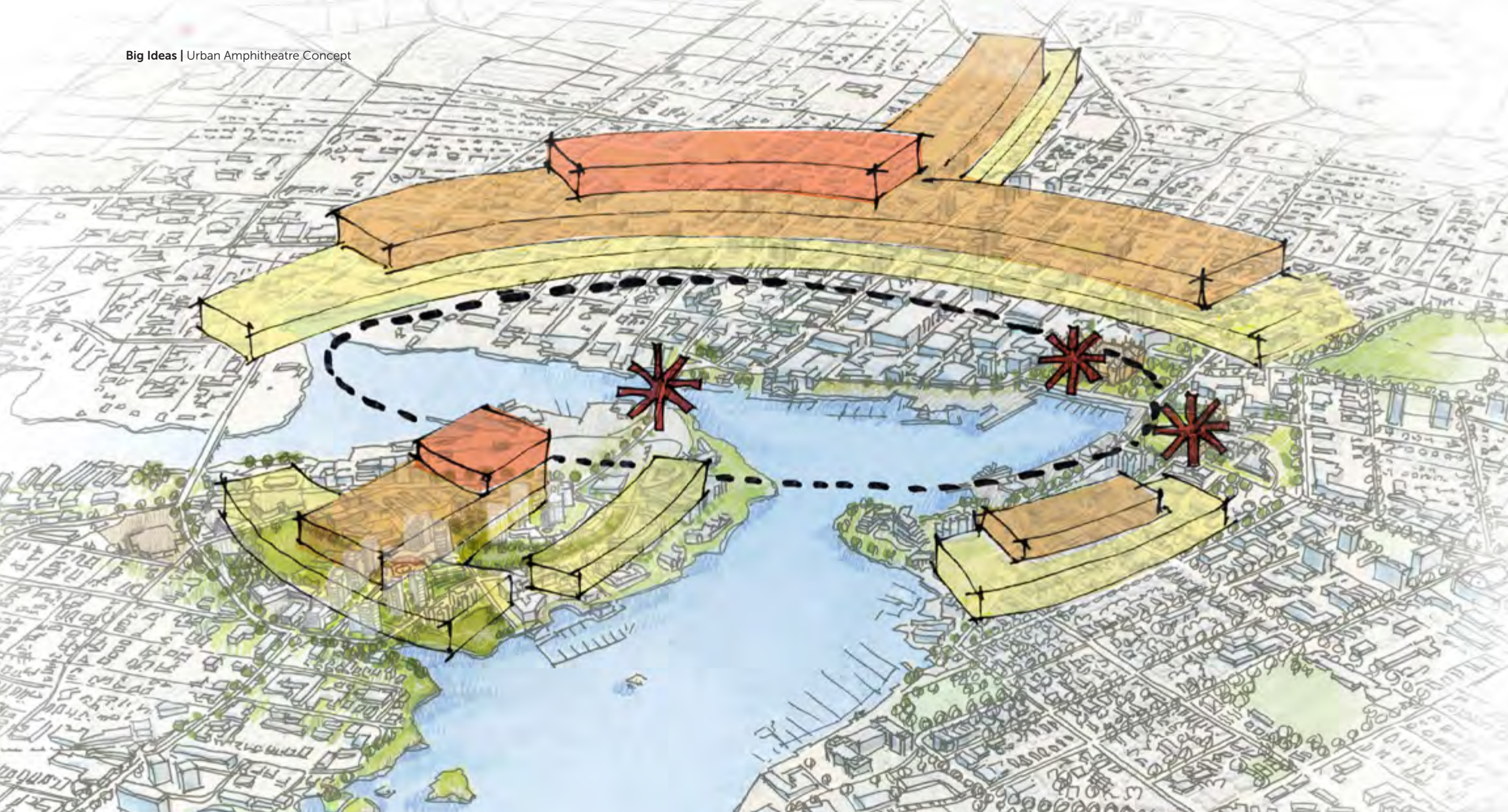


4.3.1 The 20 Acre Master Plan



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.

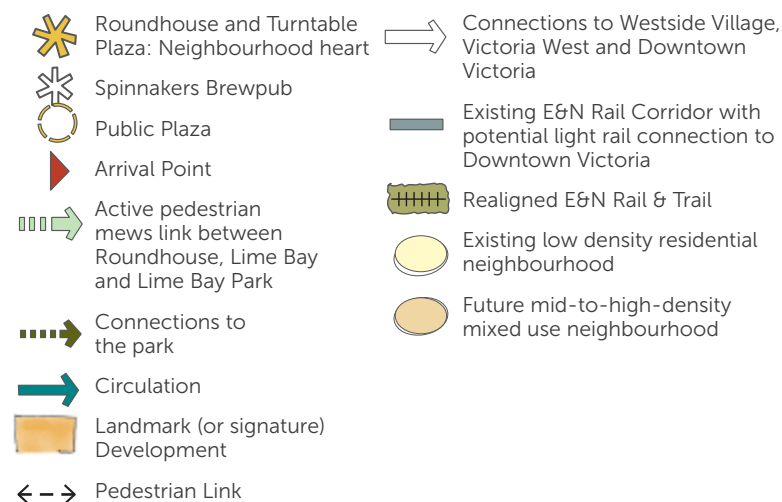
6.0 ORGANIZING FRAMEWORK

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

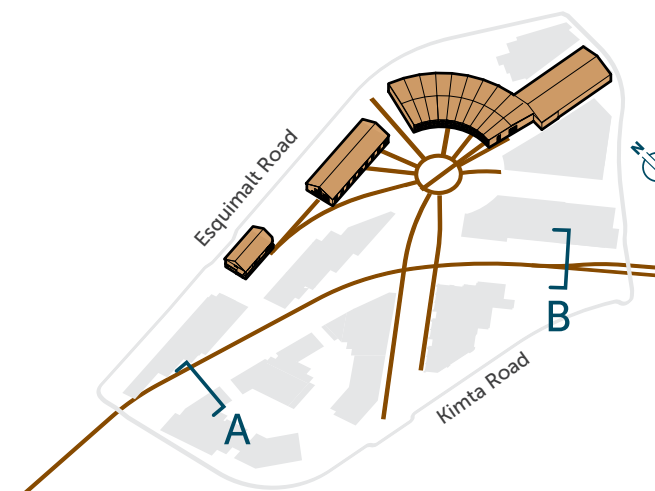
- Provide adequate parking and access points on-site for residents, hotel guests, and visitors.
- Provide Electric Vehicle charging stations, and short and long term bicycle parking stalls to encourage and support low-carbon travel.
- Sustainably remediate the site by excavating and reburial of contaminated 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:

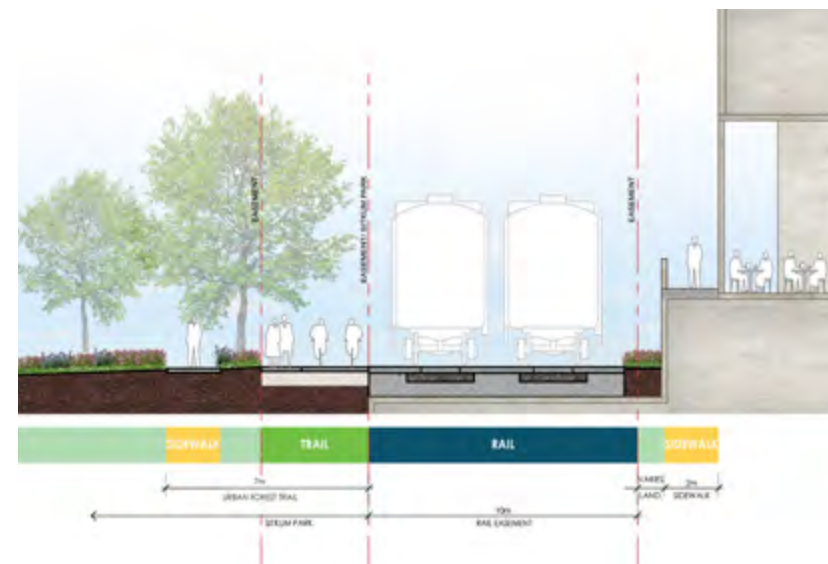
- Lift the Back Shop to improve its visibility and access from Sitkum Road
- Create a laneway alongside the Stores Building and Car Shop to create a unique, active space that maintains the presence of historical buildings and improves accessibility



Rail Section A: Active Rail Corridor



Rail Section B: Active Rail Corridor








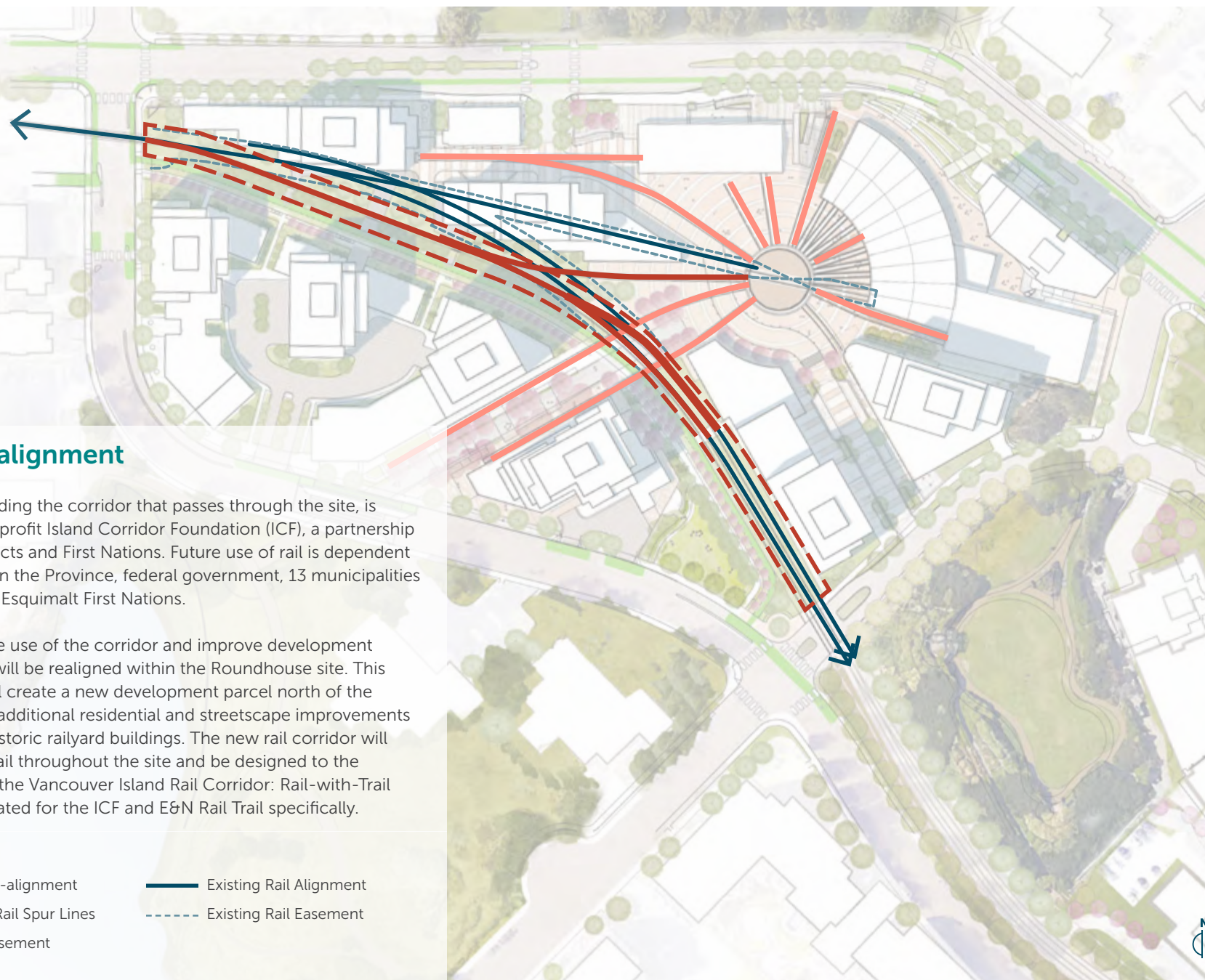
6.4 Rail Realignment

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.

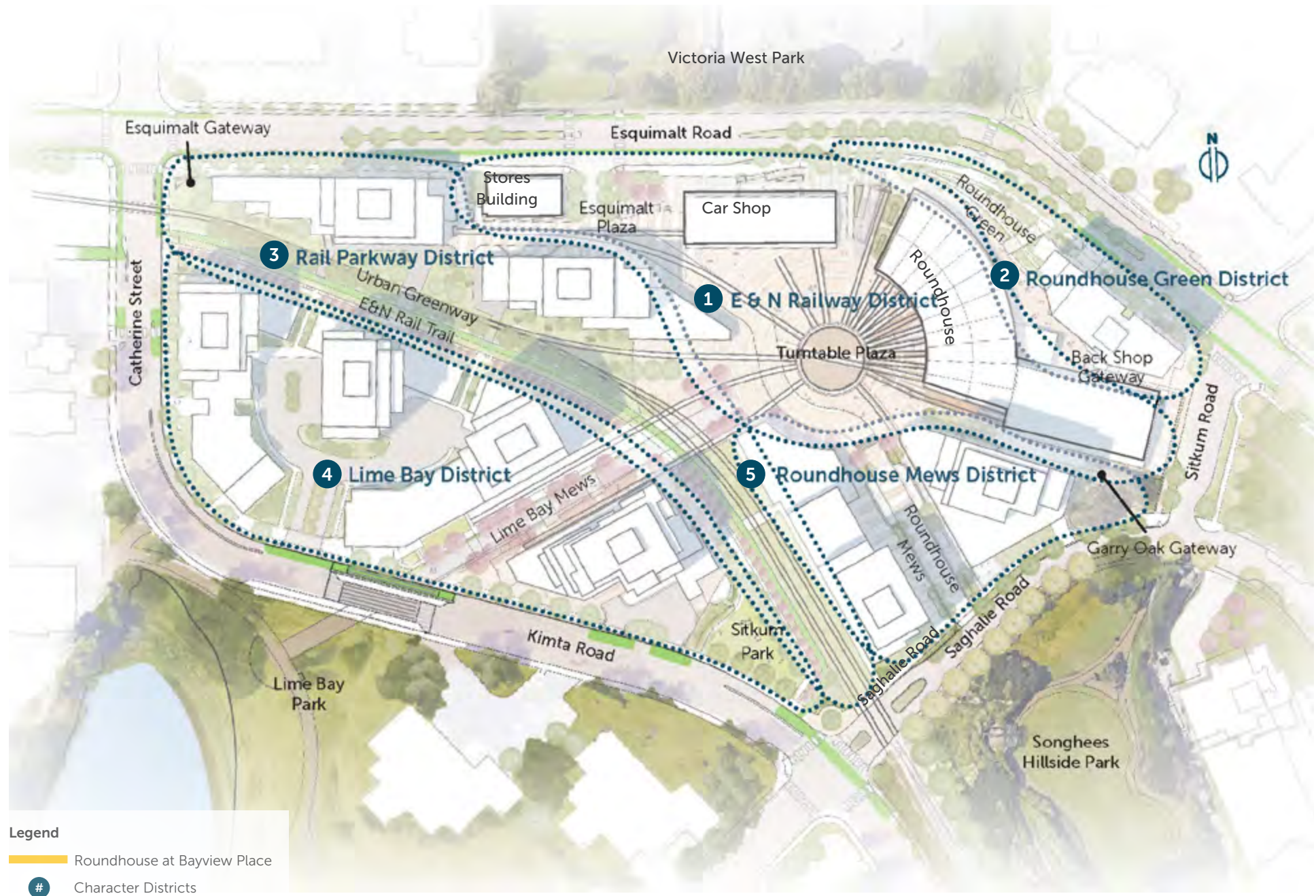
4 Lime Bay District

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

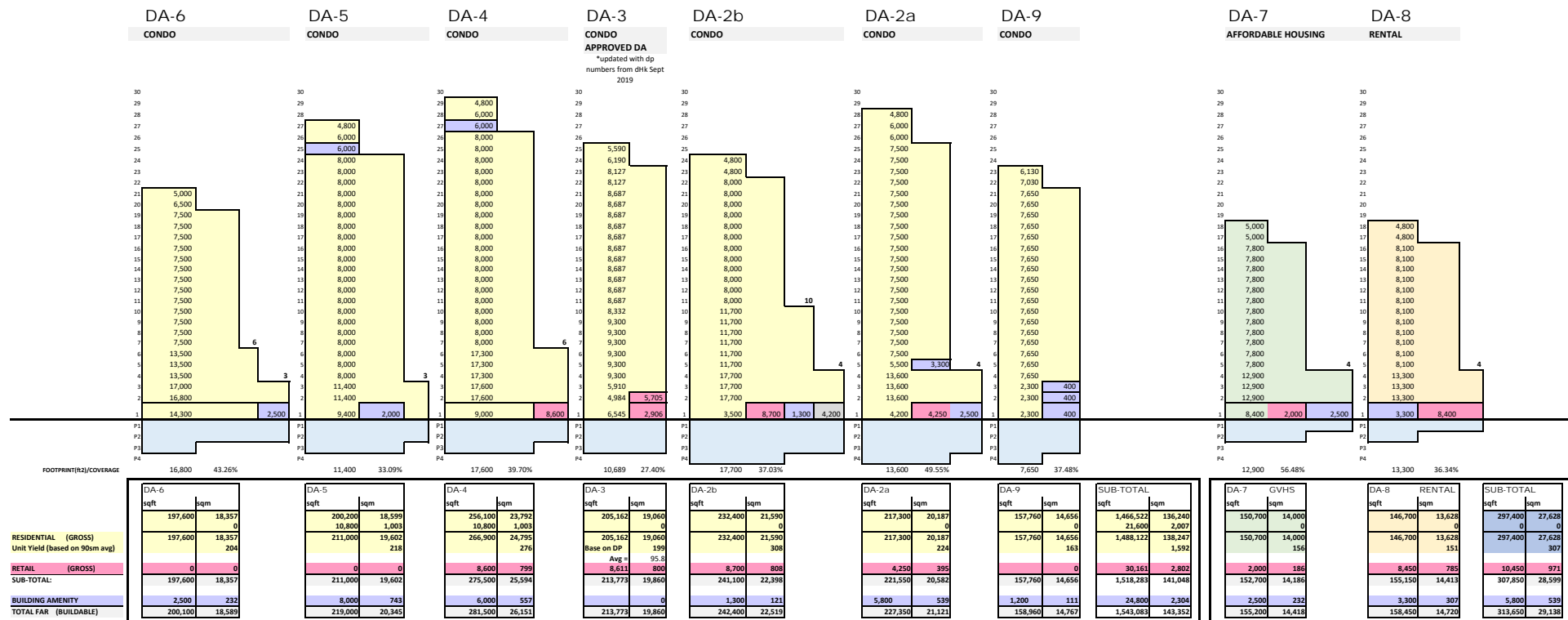
Metric

							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	-	-	-

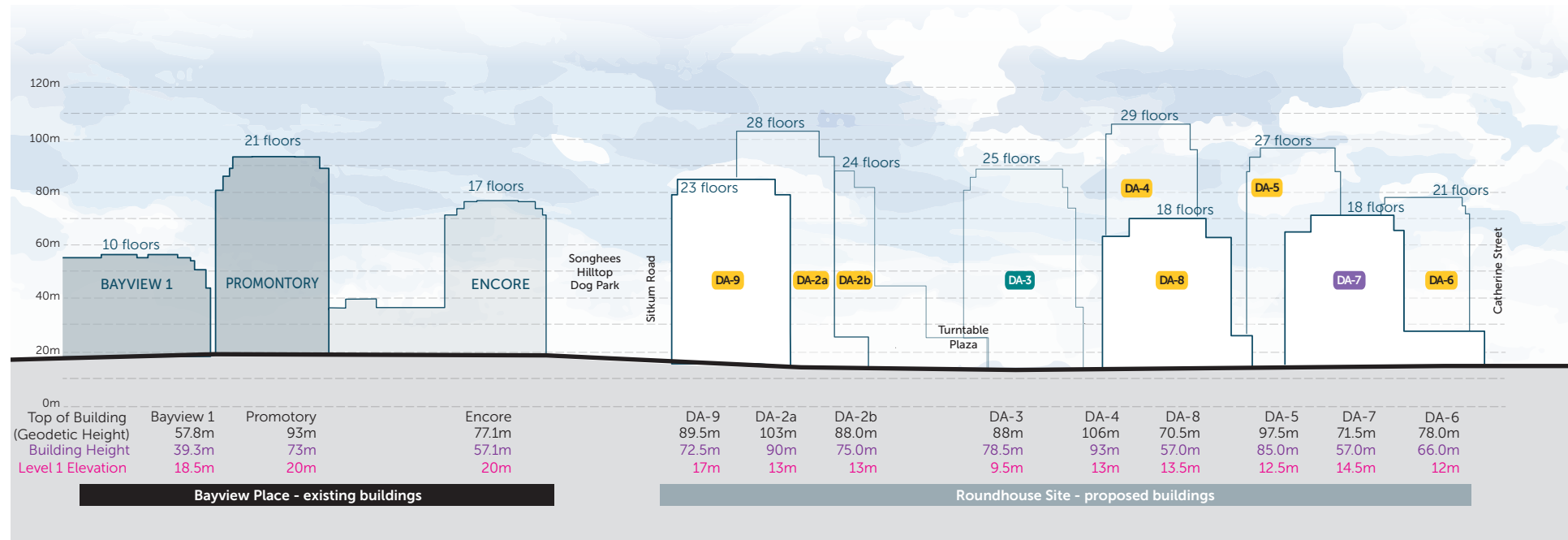
Imperial

							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.

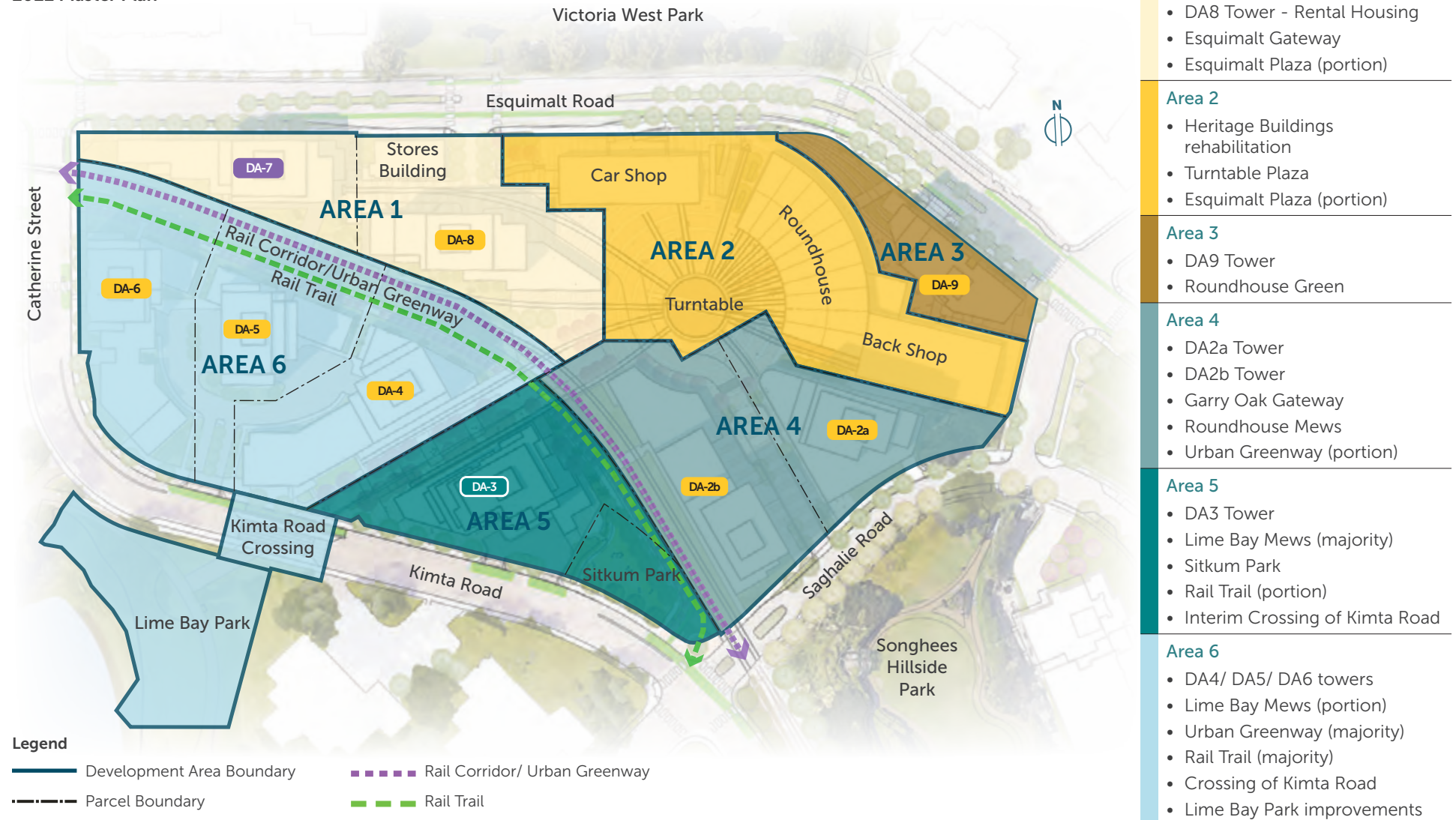


NOTE: All numbers and calculations are approximate only and subject to change. See disclaimer on page <?>. This data does not include Commercial space within Heritage Buildings.

7.1.3 Public Amenities & Benefits

Public Amenities & Benefits by Development Area

2022 Master Plan

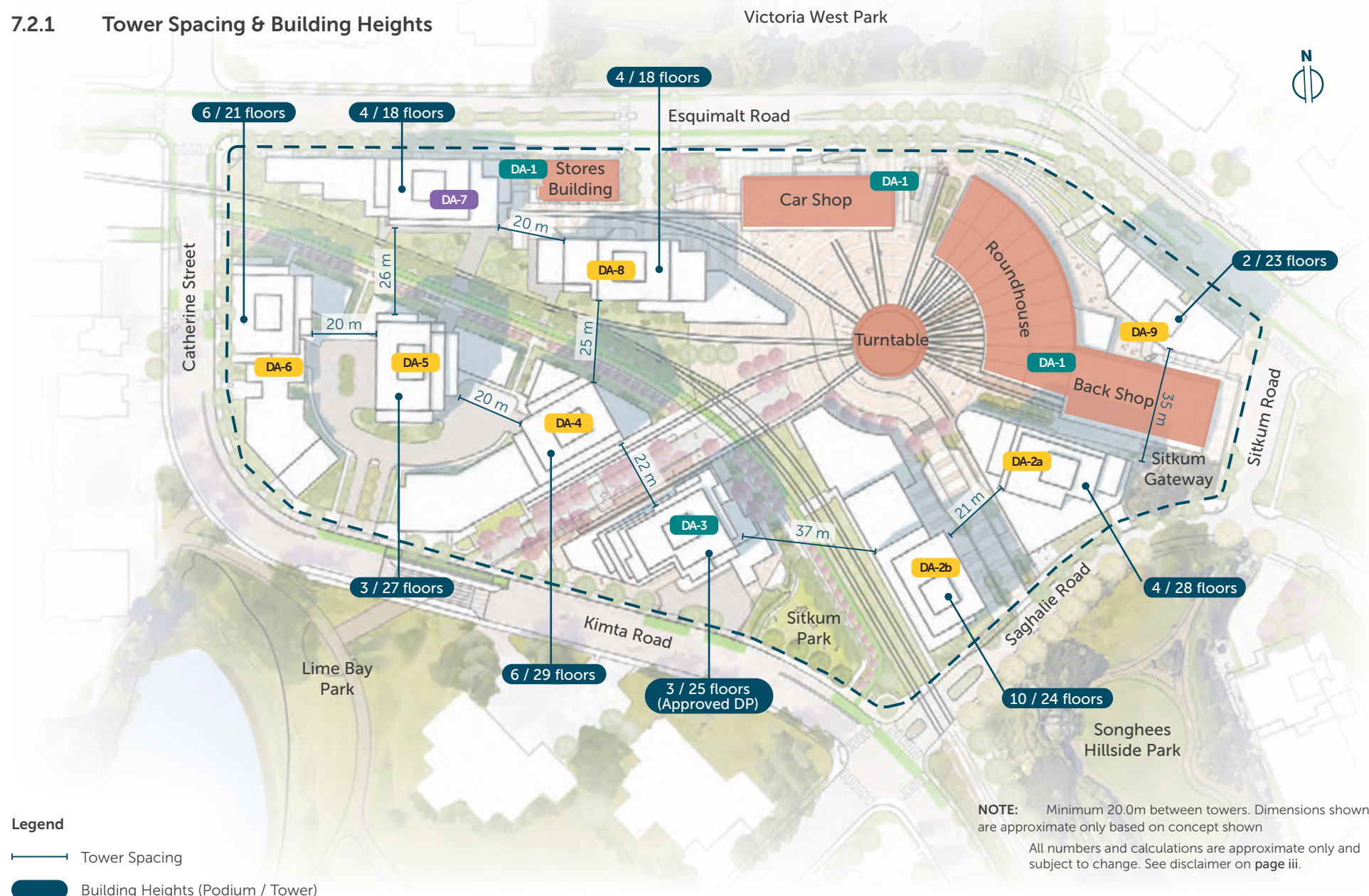


7.1.4 Proposed Site Regulations

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



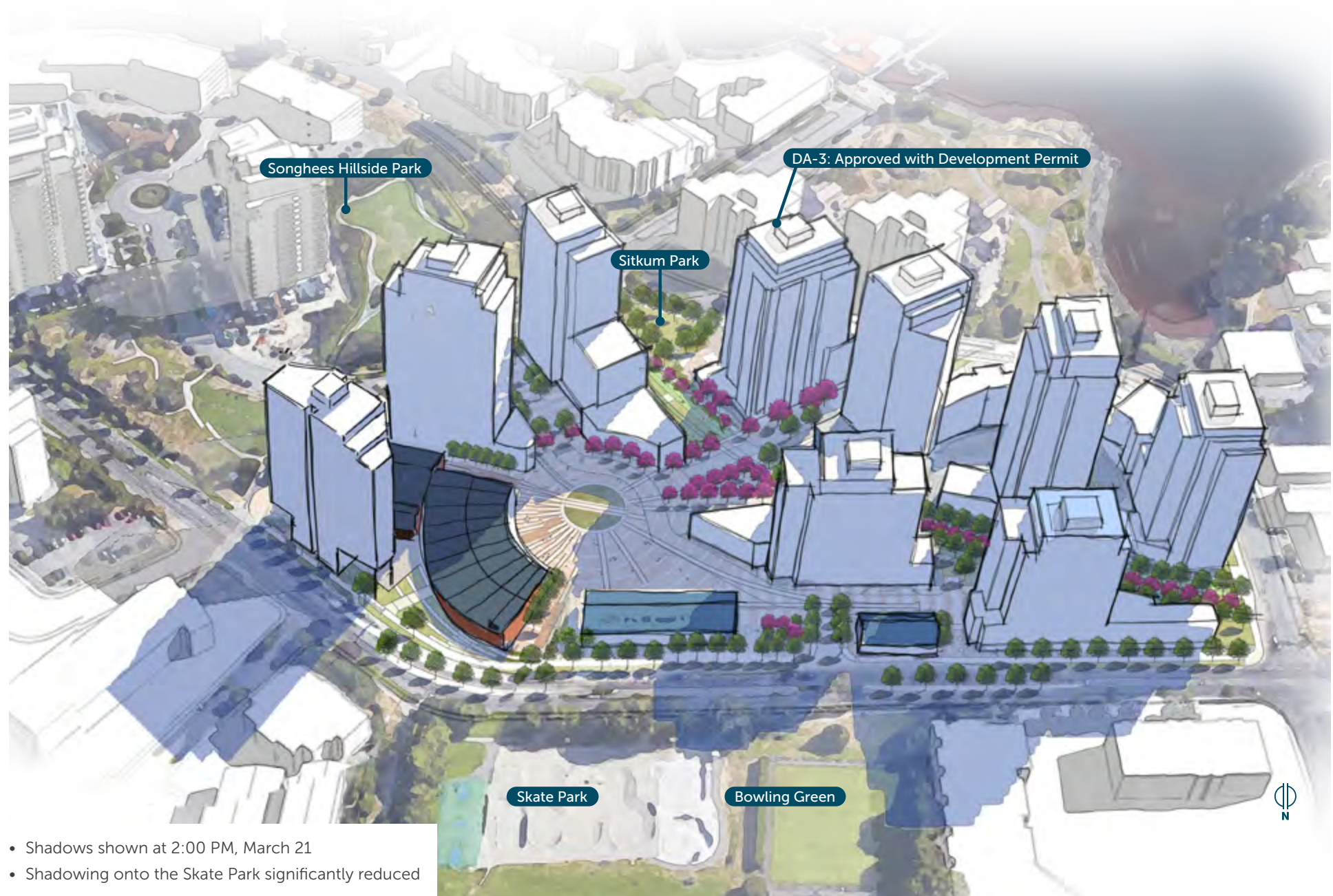
4 View from Ship Point



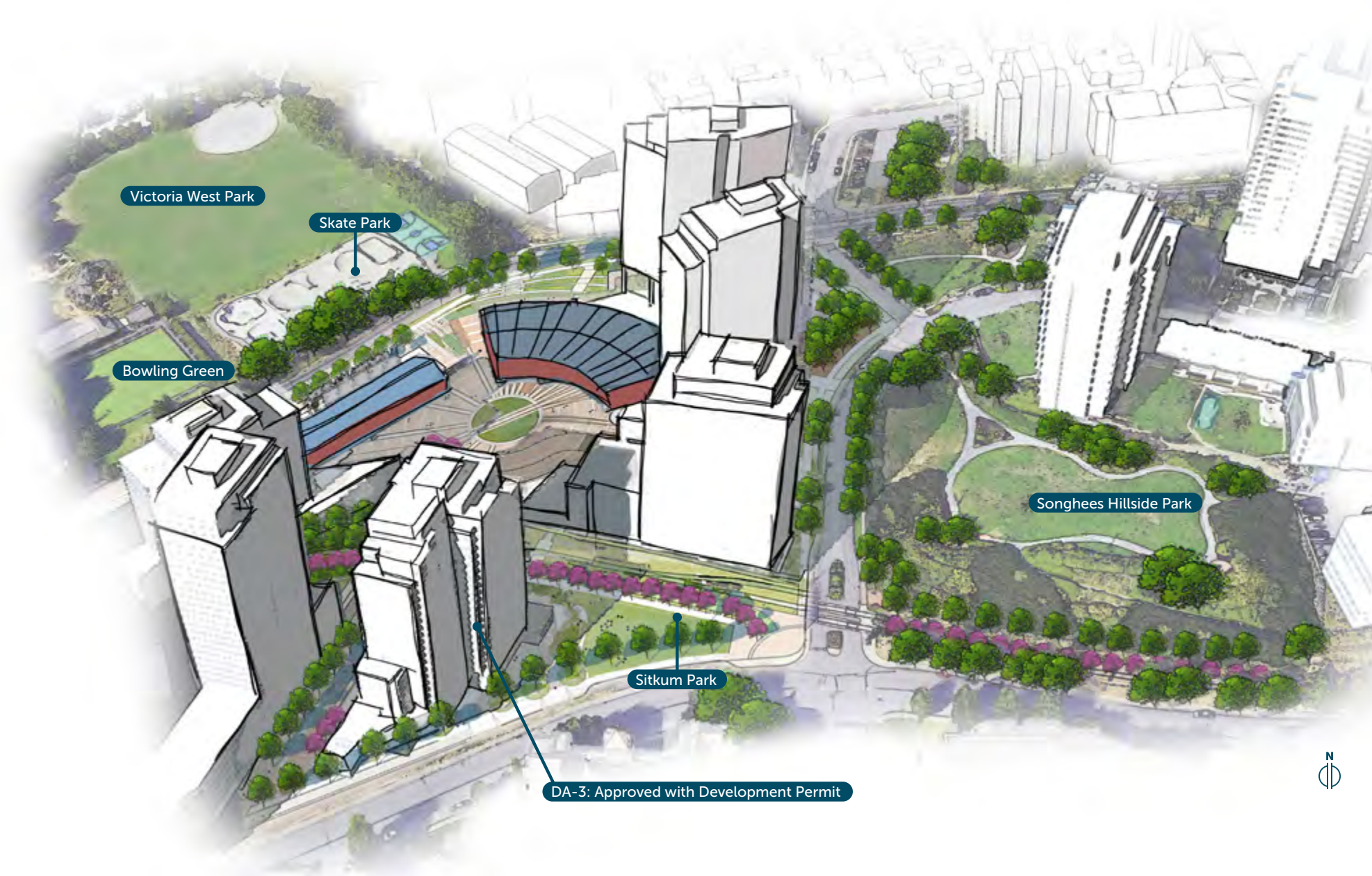
5 View from Harbour Road



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



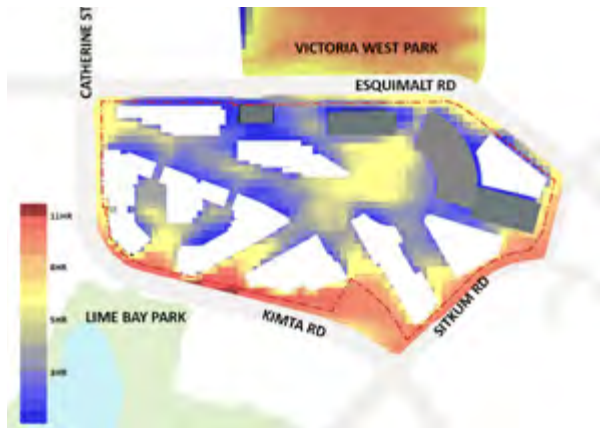
6:00 pm



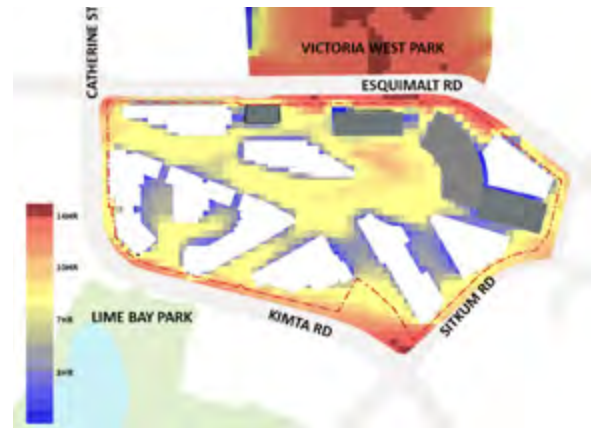
7.2.4 Solar Analysis

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.

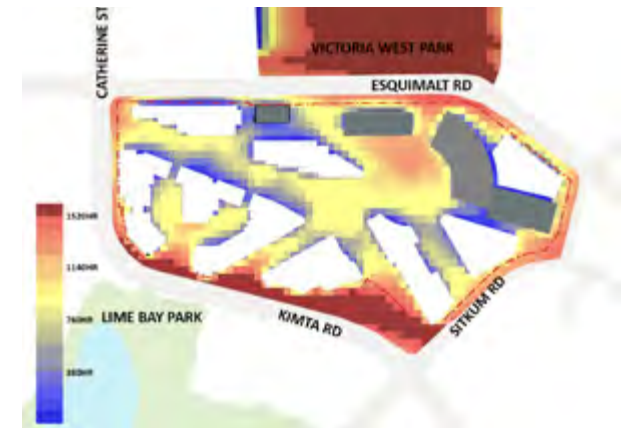
Spring Equinox - March 21st



Summer Solstice - June 21st



March 21st - September 21st: Total Sunlight



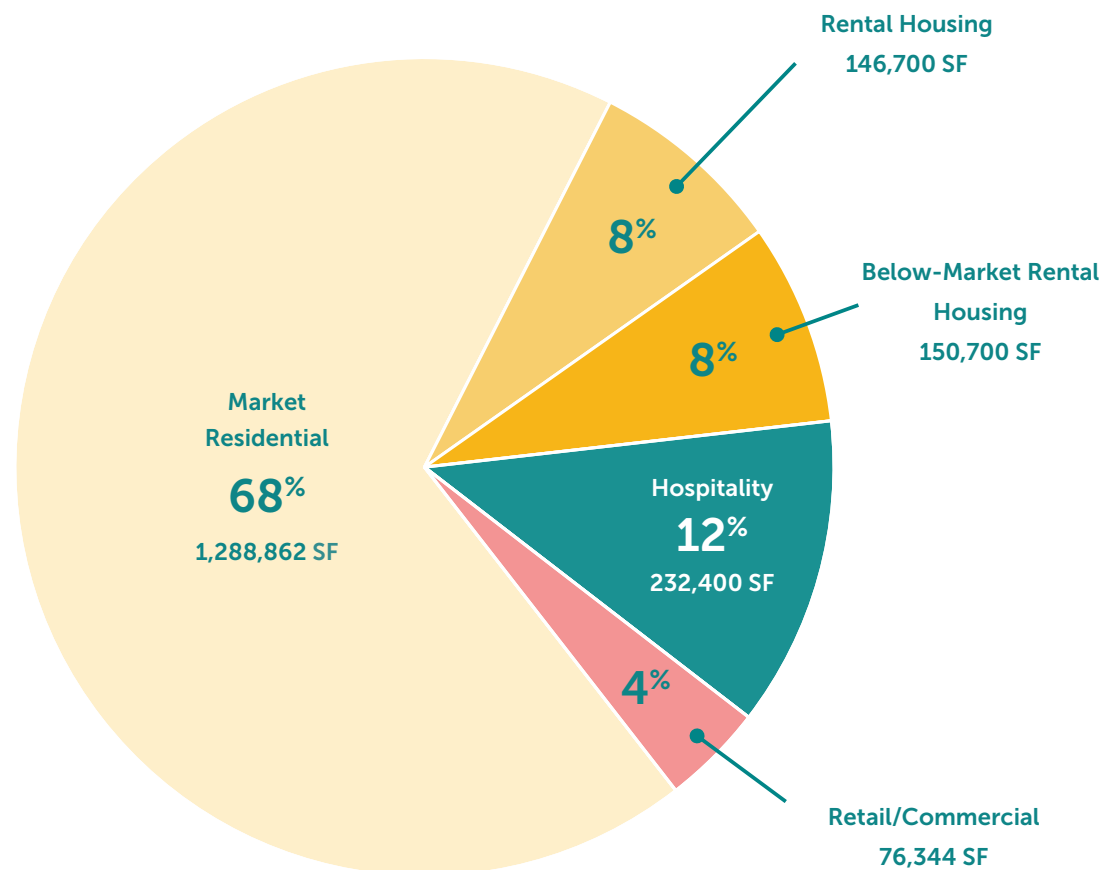
7.3 Housing

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.



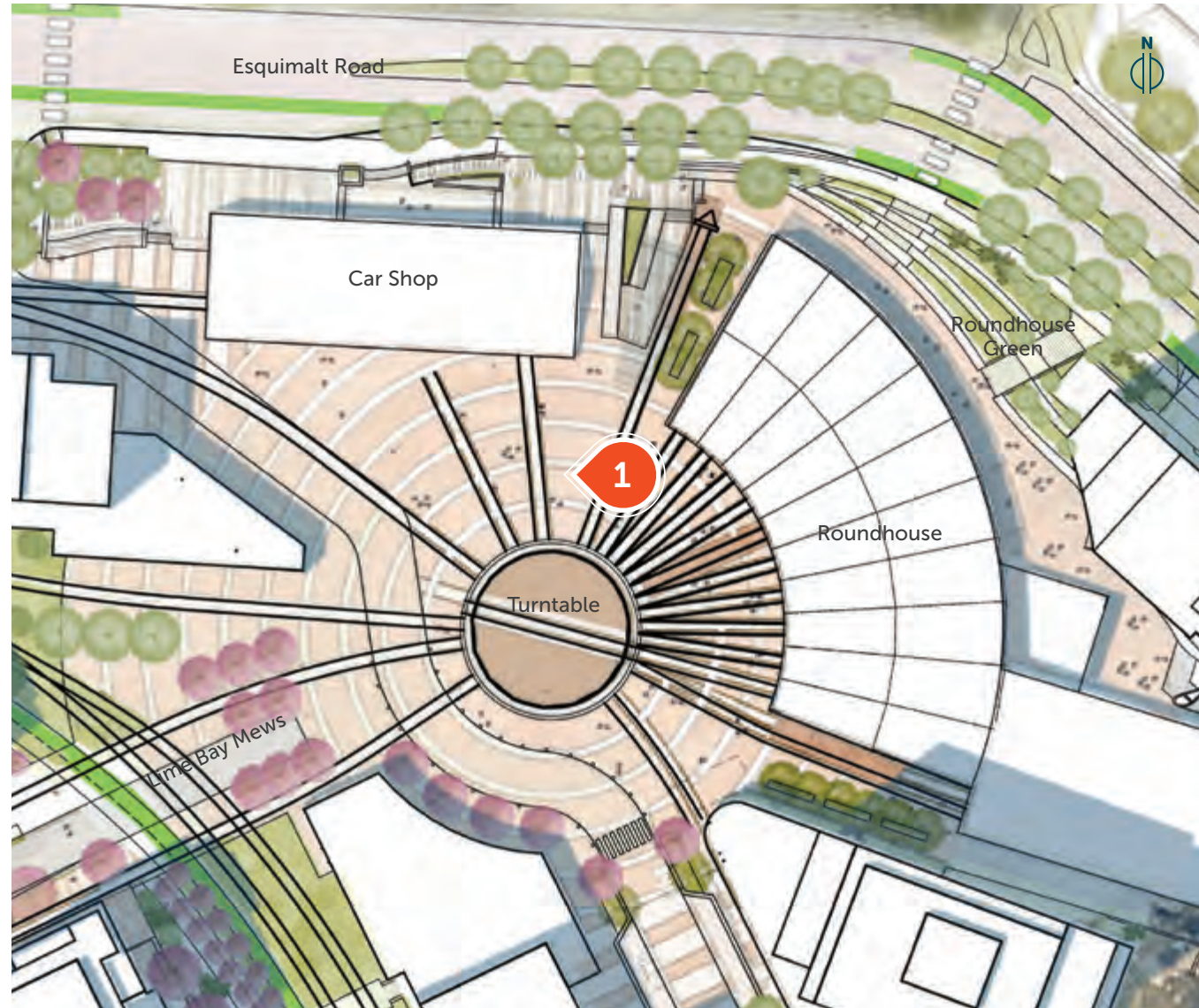
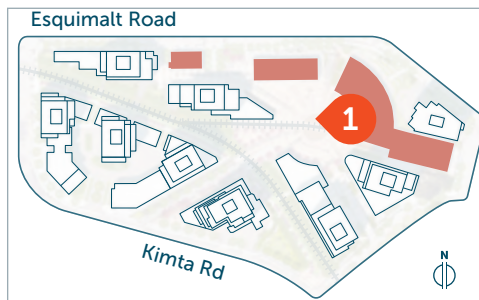
View to Sitkum Park, east gateway to the E&N Urban Greenway



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

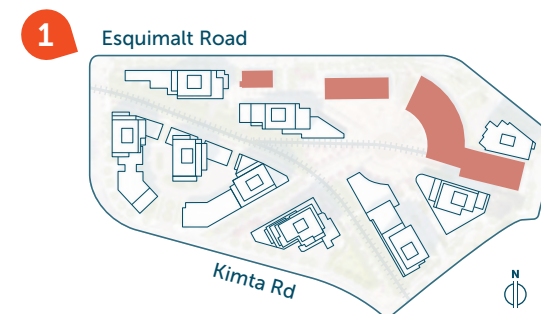
2 Esquimalt Activation

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

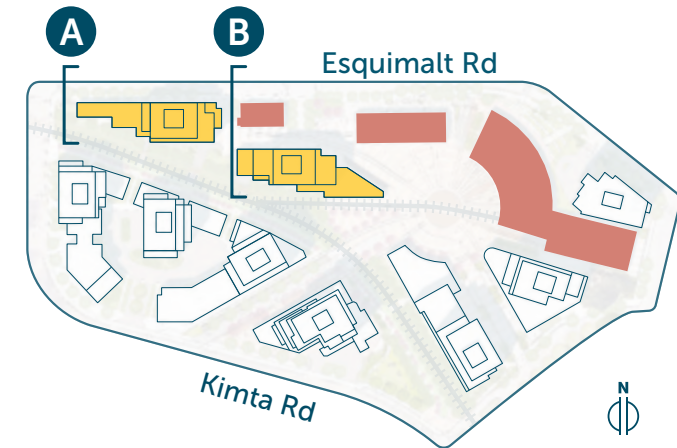
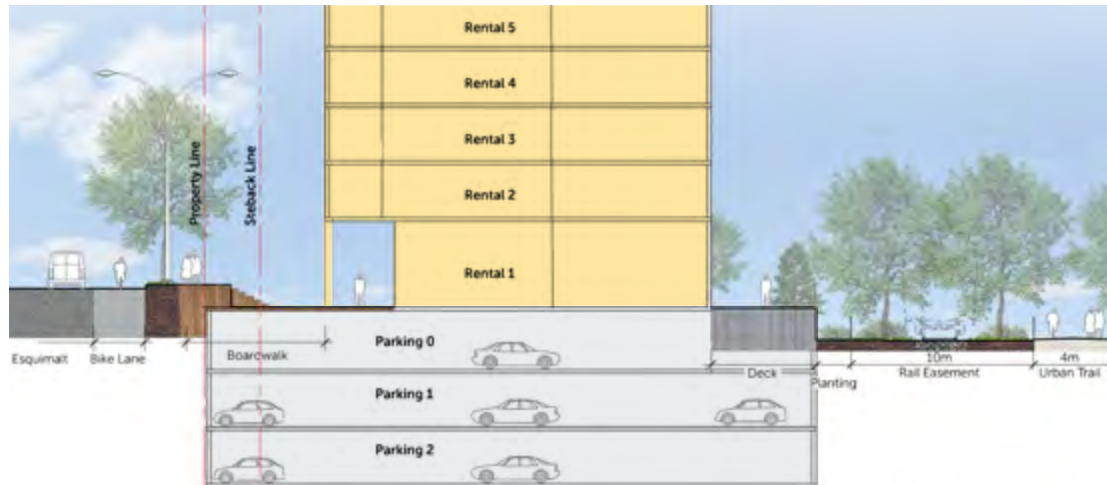
2 Esquimalt Activation

3 Lime Bay Mews

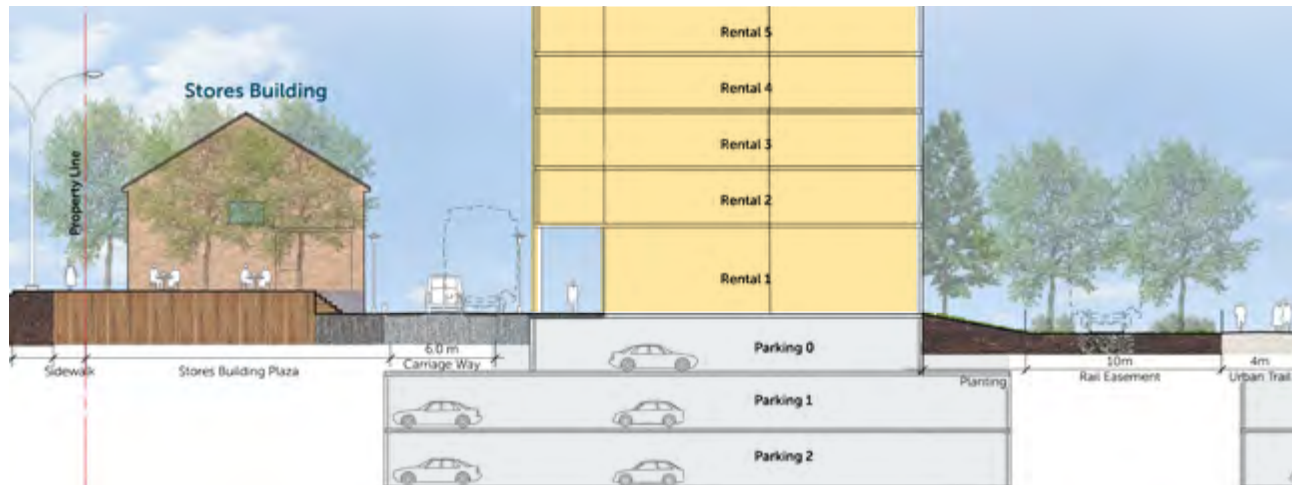
4 E&N Urban Greenway

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

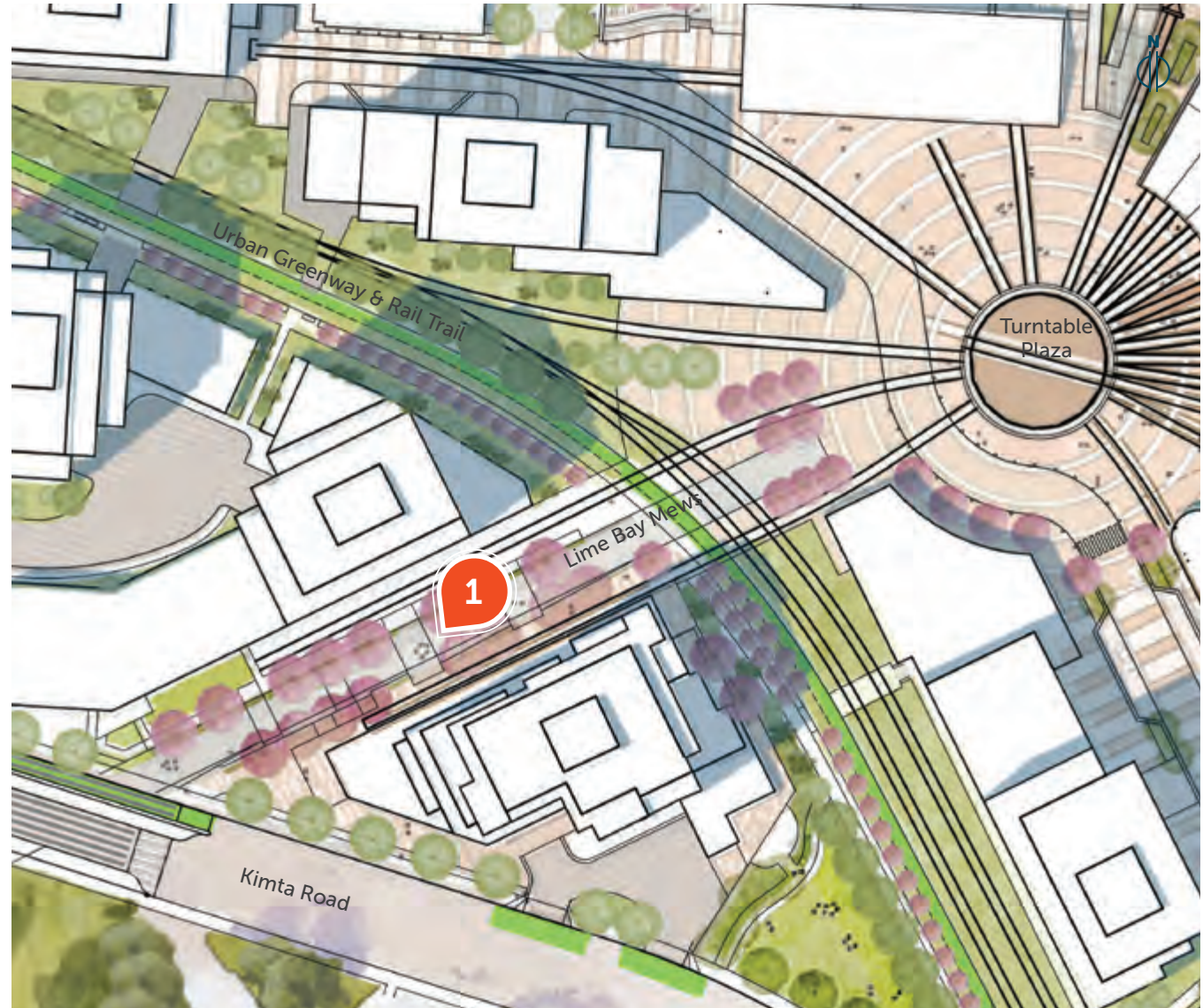
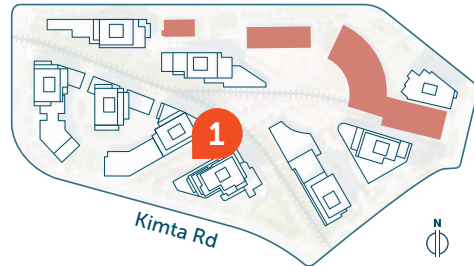
4 E&N Urban Greenway

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.



Esquimalt Road



1 Turntable Plaza

2 Esquimalt Activation

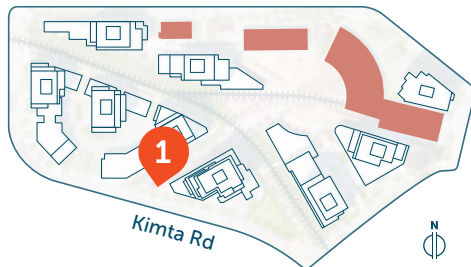
3 Lime Bay Mews

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

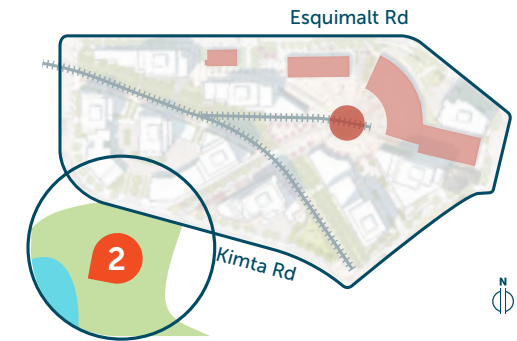
2 Esquimalt Activation

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

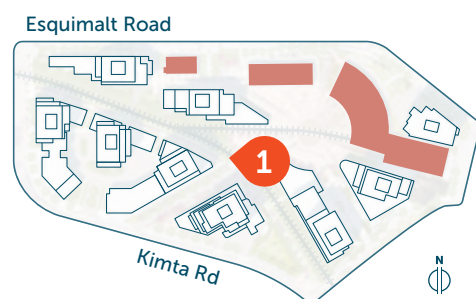
2 Esquimalt Activation

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

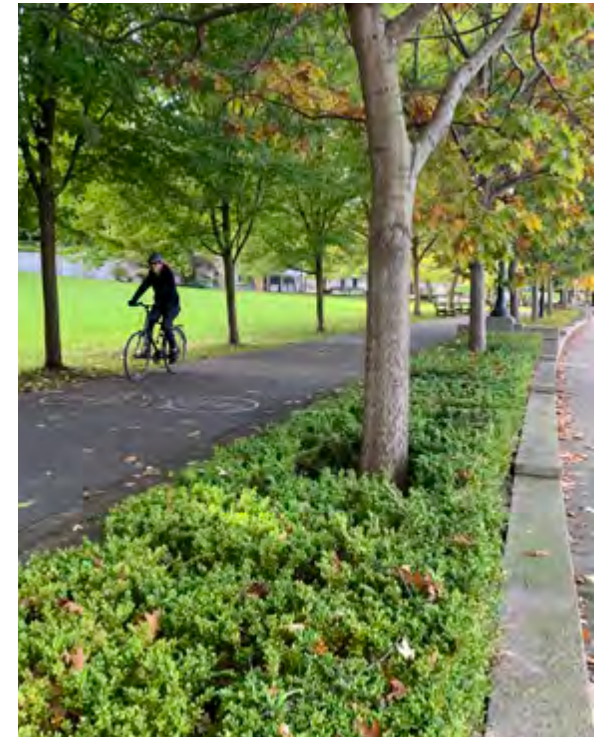
2 Esquimalt Activation

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

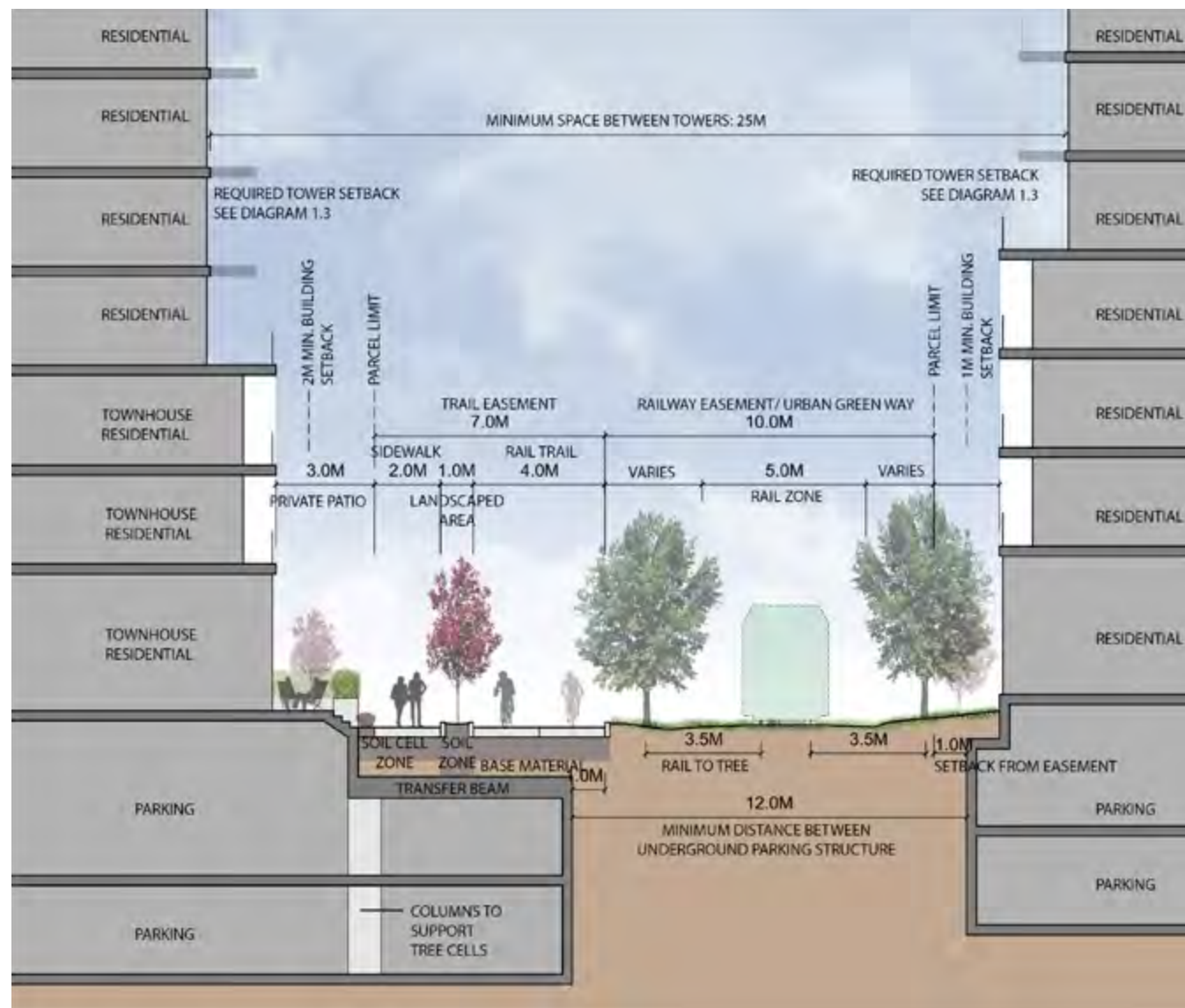
2 Esquimalt Activation

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.



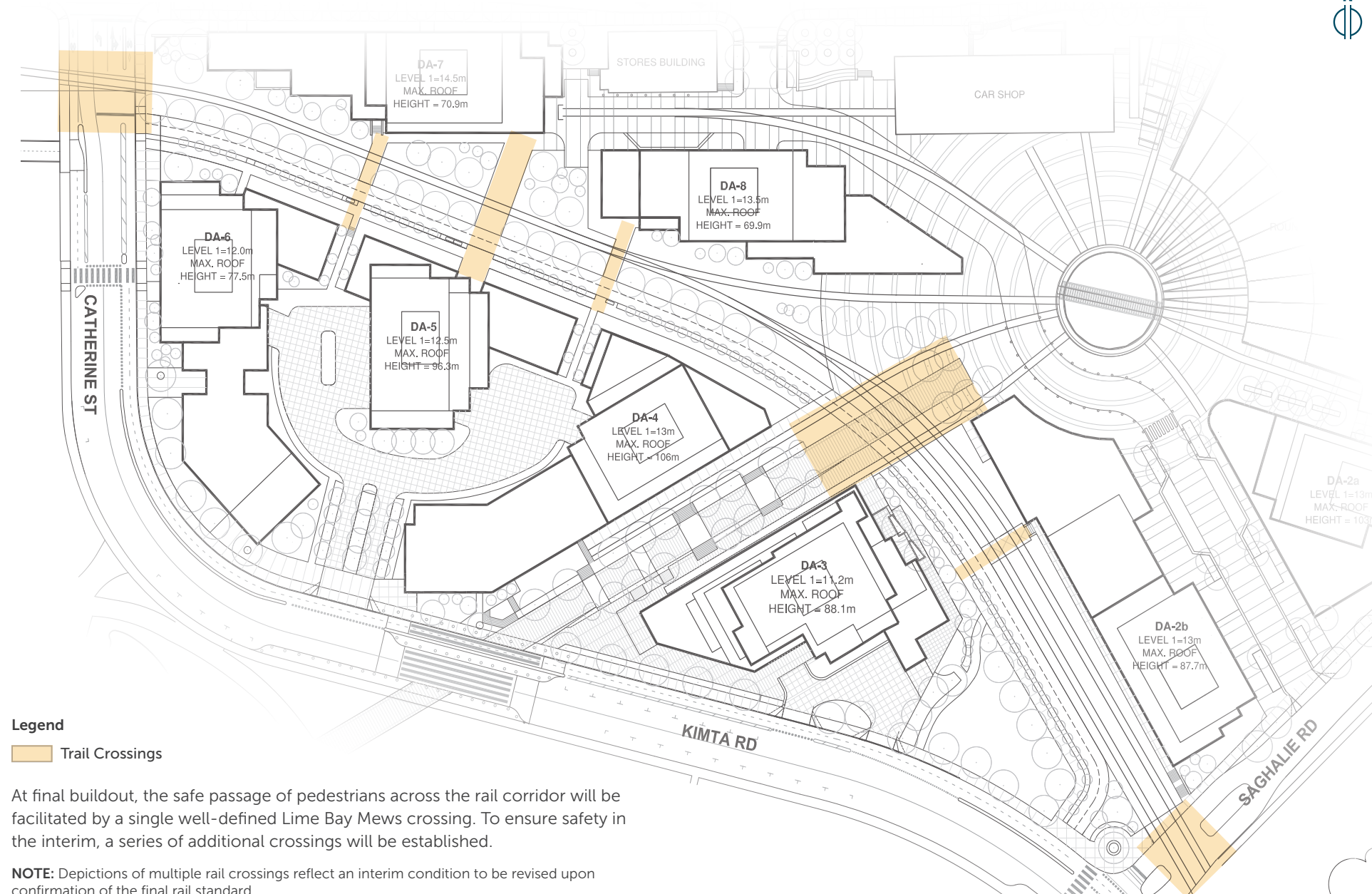
1 Turntable Plaza

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

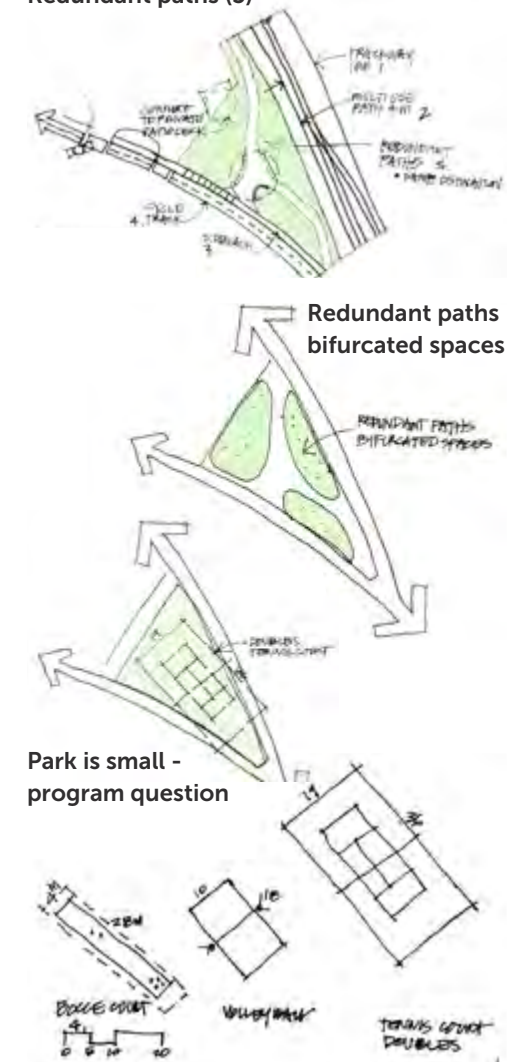
Sitkum Park

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

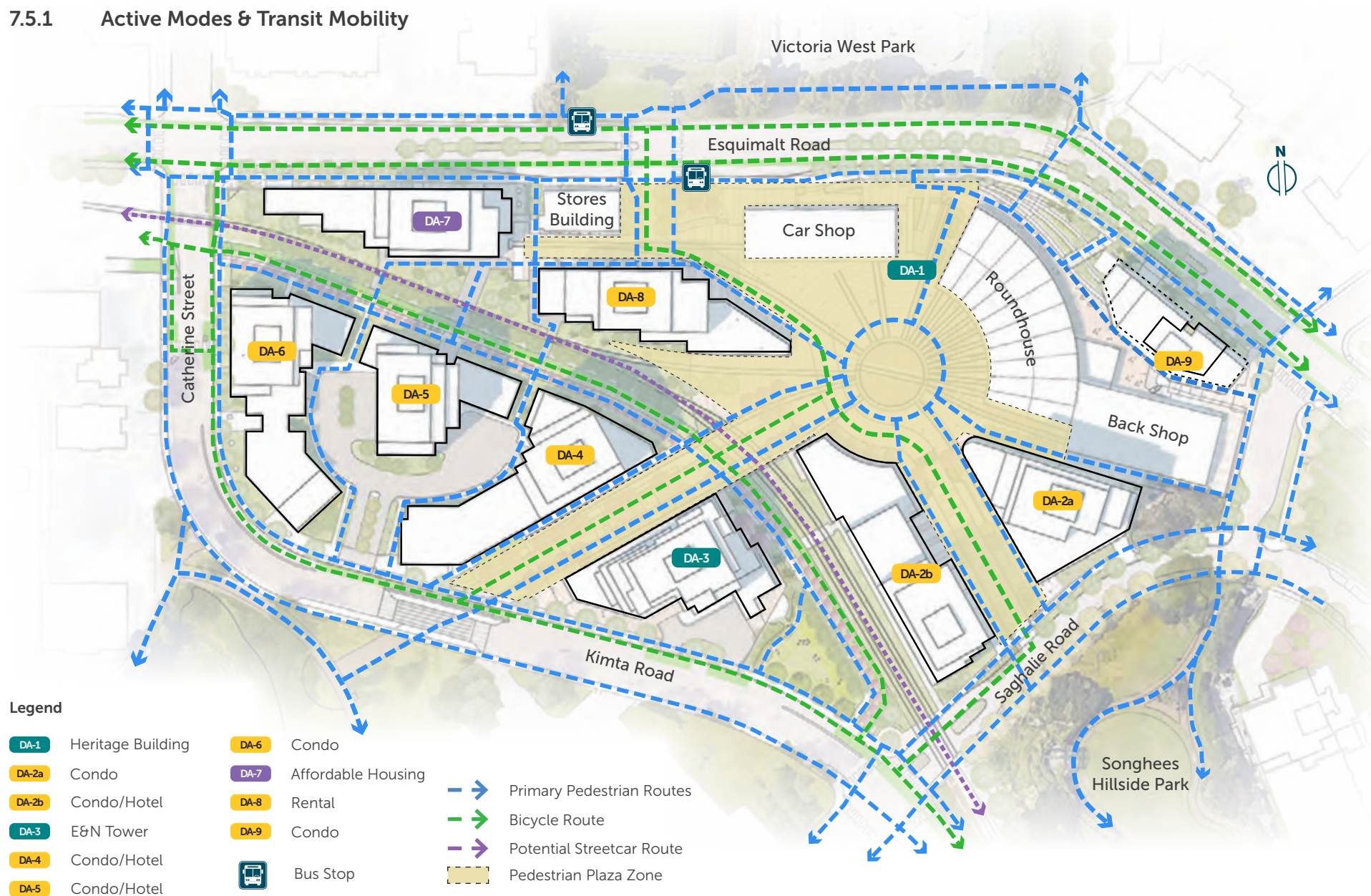
Saghalie Bike Hub

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

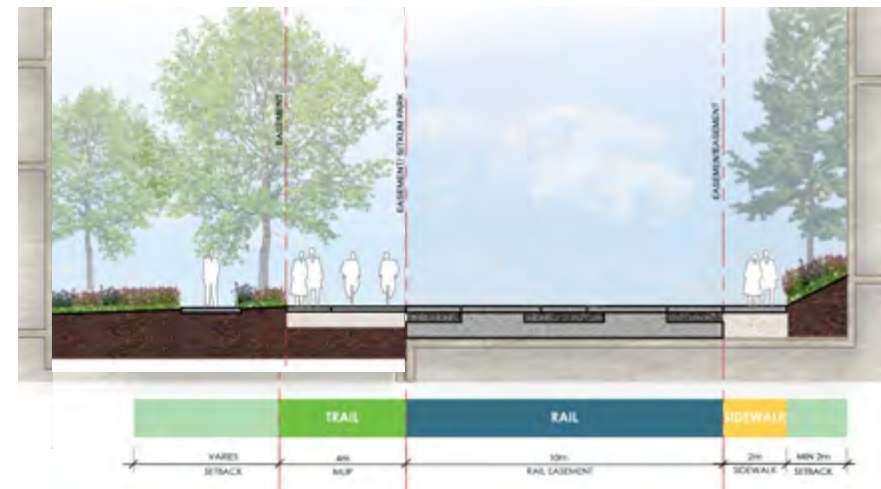
Multiple roadways will provide parking, retail, drop-off, delivery, and fire access. These will be limited to two lanes and 6.0 m pavement width throughout the site, with street parking provided at select locations. To limit vehicle speeds and improve safety, a shared roadway will be located around Turntable 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.

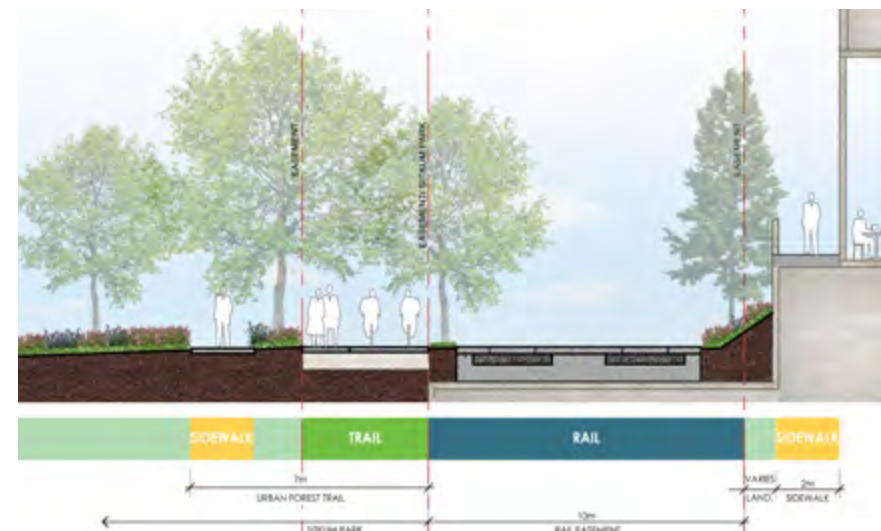
Internal pedestrian connections will provide ease of travel within the site. This network will offer a range of paths by which community members can access Bayview Place destinations, while minimizing conflict points with cars, bicycles and rail.



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

SITKUM ROAD

DA-1 STORES BUILDING

DA-1 CAR SHOP BUILDING

DA-1 ROUNDHOUSE BUILDING

DA-9

BACKSHOP

PROPOSED SITKUM ROAD WIDENING TO THREE LANES

LOADING BAY FOR DA-9

DA-2A

DA-2B

ROUNDHOUSE MEWS

SITKUM PARK

SAGhalie ROAD

ENTRANCE/EXIT FOR ROUNDHOUSE MEWS

EXISTING BUILDING

CROSSWALK IMPROVEMENTS MAY BE REQUIRED AT INTERSECTION

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.

DA-3

LINE BAY MEWS

DA-4

DA-5

DA-6

DA-7

PARKADE OUTLINE (TYP)

MULTI USE PATHWAY

SRW REQUIRED FOR BOULEVARD, EXTENTS TBD.

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

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

KIMTA ROAD

PROPOSED RAISED PEDESTRIAN CROSSING, DETAILS TBD

PLAN

SCALE: 1:500

0 5 10 25m

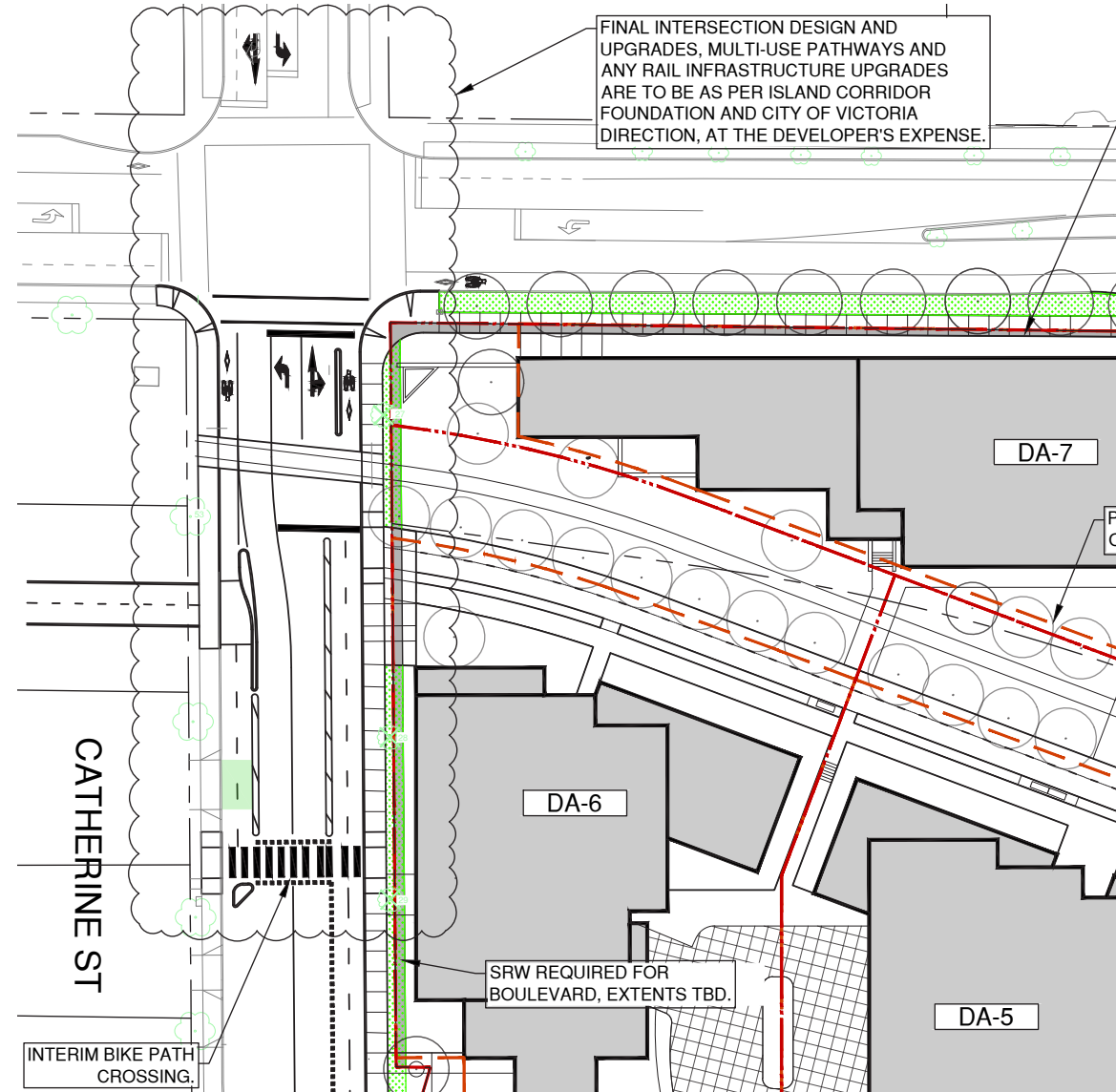
7.5.6 Esquimalt Rd & Catherine St. Intersection Improvements

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.

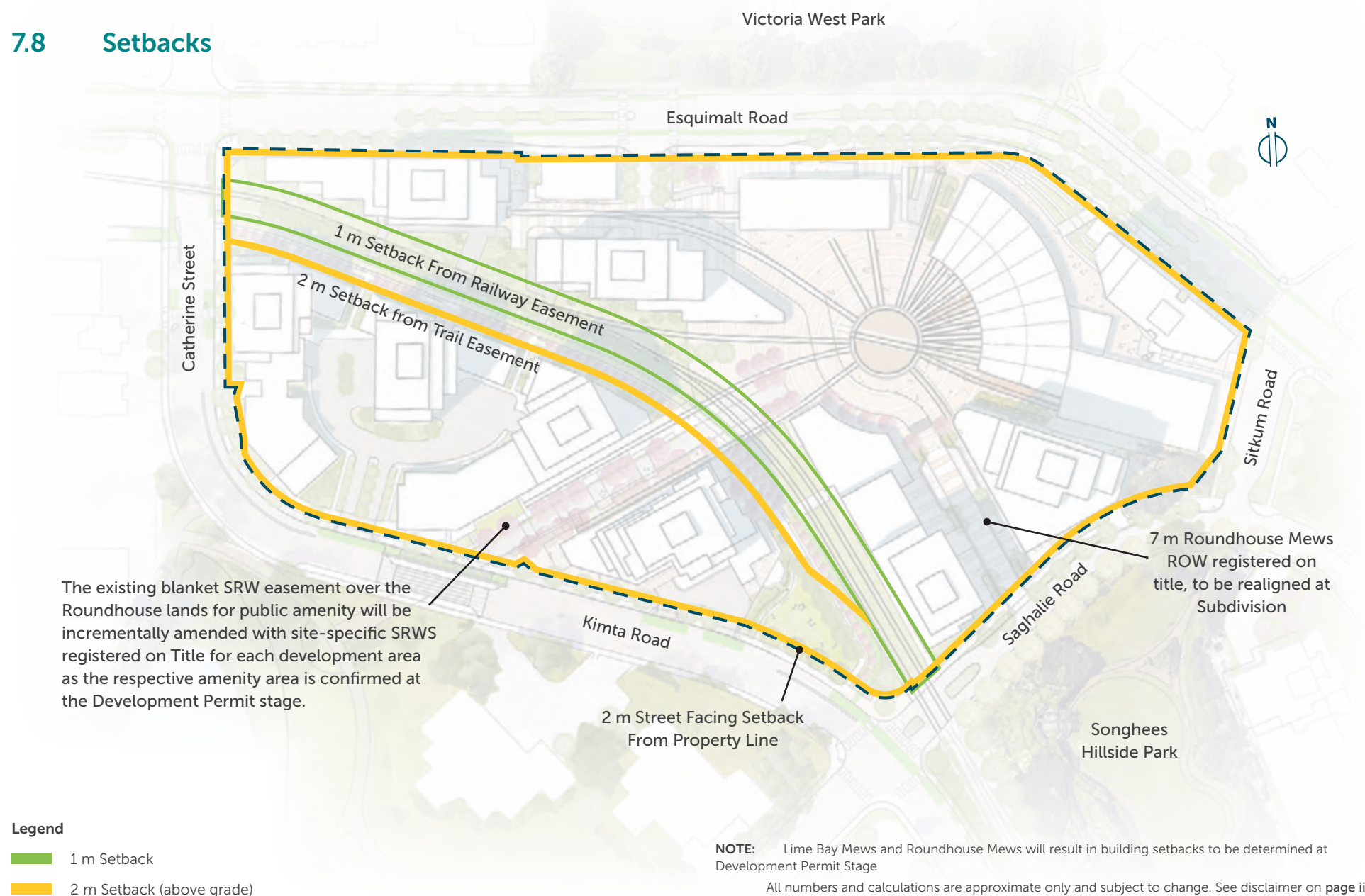
‡ TDM not applied to DA-3; number based on approved DP.

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

7.7 Parcel Plan & Easement Realignments

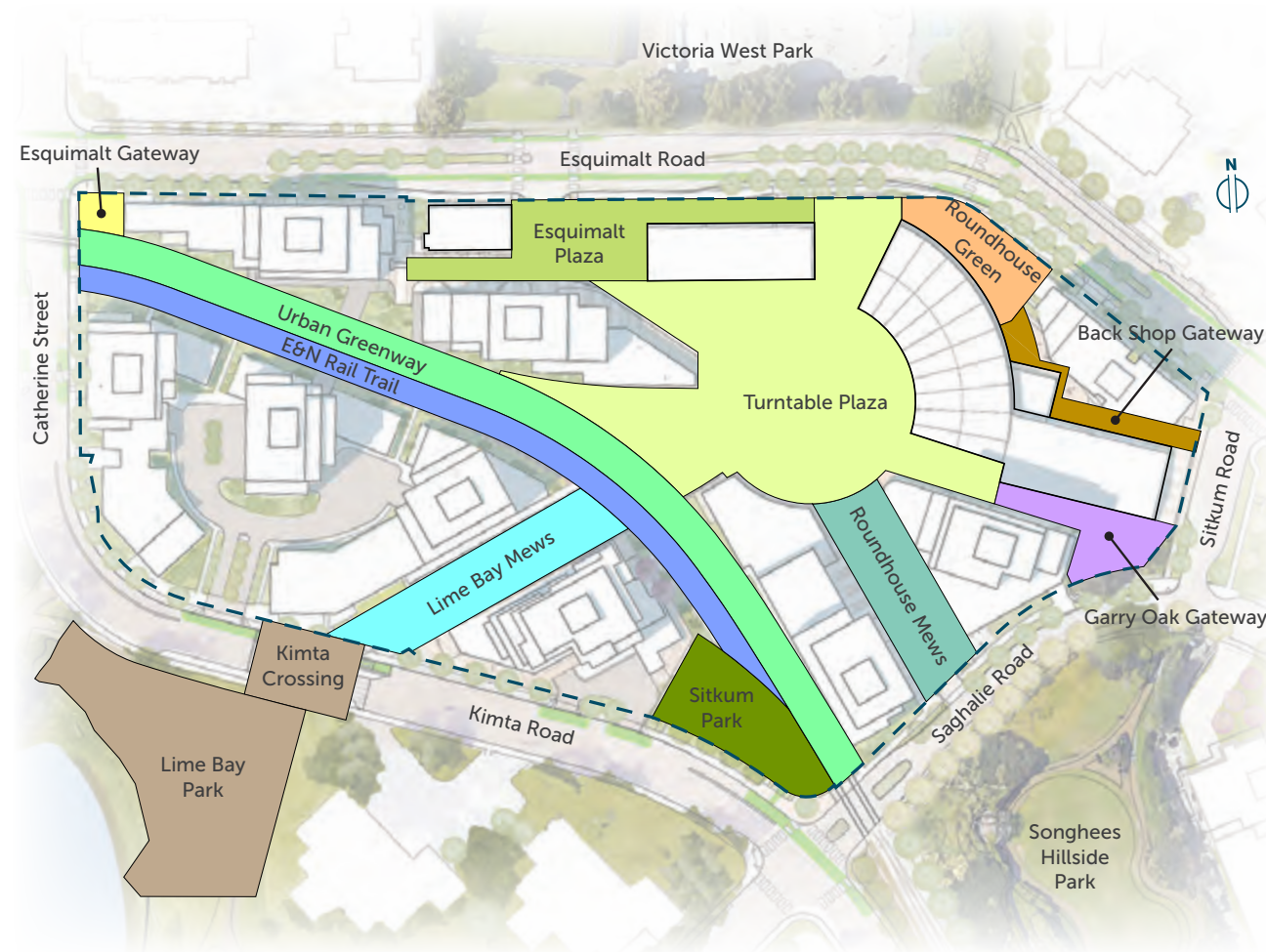


7.8 Setbacks



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.

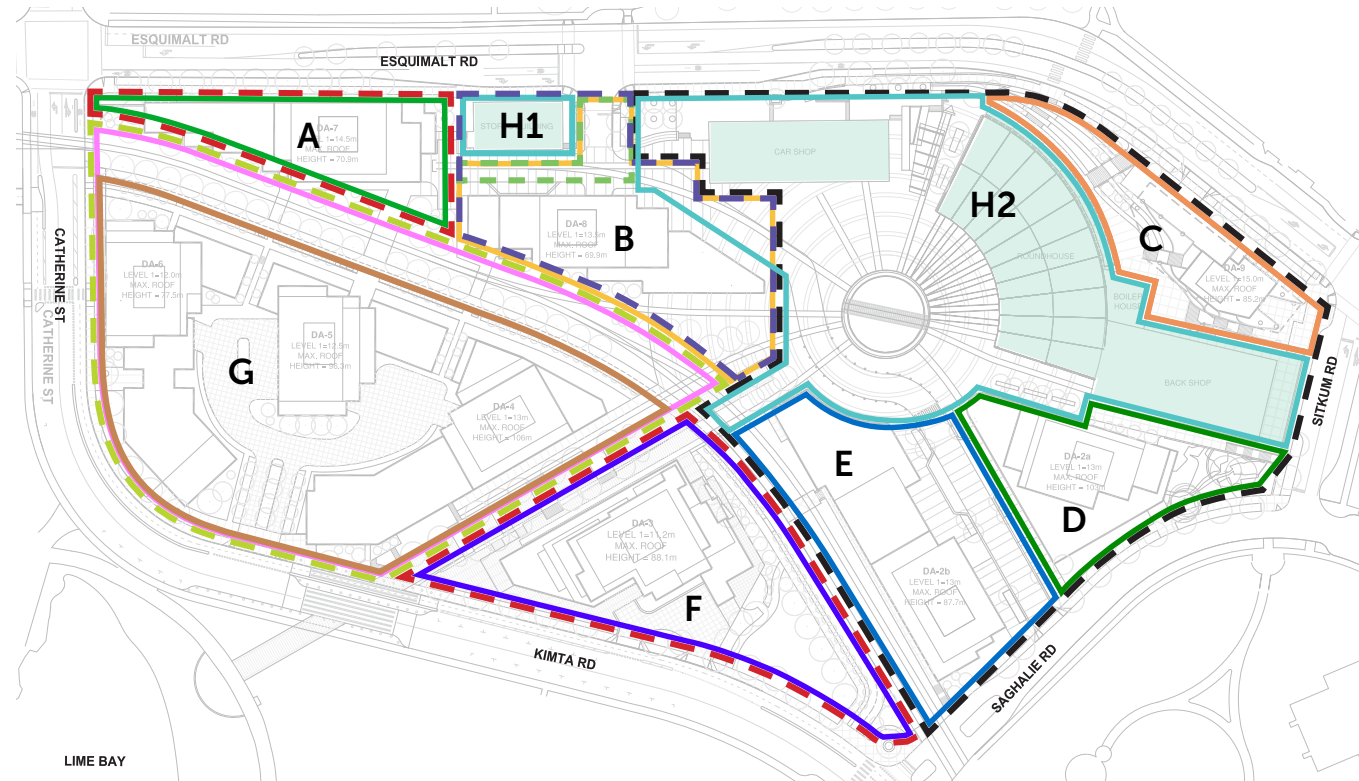
	Sitkum Park	10,915
Lime Bay Park Improvements & Site Interpretation Program		Included
Cash In Lieu (Accrued Value to 2022)		\$815,826

8.2 Amenities Sequencing

8.2.1 Sequencing Program

Site Description

Site	Amenities
A Affordable Housing (GVHS)	<ul style="list-style-type: none"> Affordable Housing (approx. 150 units) Esquimalt Gateway Plaza Interim Access to Esquimalt Rd
B Rental Housing	<ul style="list-style-type: none"> Initiate Stores Building Rehabilitation Completion of Access to Esquimalt Rd
C Apartment Tower	<ul style="list-style-type: none"> Roundhouse Green Back Shop Gateway
D Apartment Tower	<ul style="list-style-type: none"> Portion of Roundhouse Mews Garry Oak Gateway
E Apartment Tower	<ul style="list-style-type: none"> Majority of Roundhouse Mews Portion of Urban Greenway
F Apartment Tower	<ul style="list-style-type: none"> Majority of Lime Bay Mews Lime Bay Park Improvements Portion of Rail Trail
G Apartment Tower	<ul style="list-style-type: none"> Portion of Lime Bay Mews Lime Bay Park Improvements Portions of Rail Trail & Urban Greenway (each site)
H1 Heritage Buildings	<ul style="list-style-type: none"> Initiate Stores Building Rehabilitation
H2 Heritage Buildings	<ul style="list-style-type: none"> 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

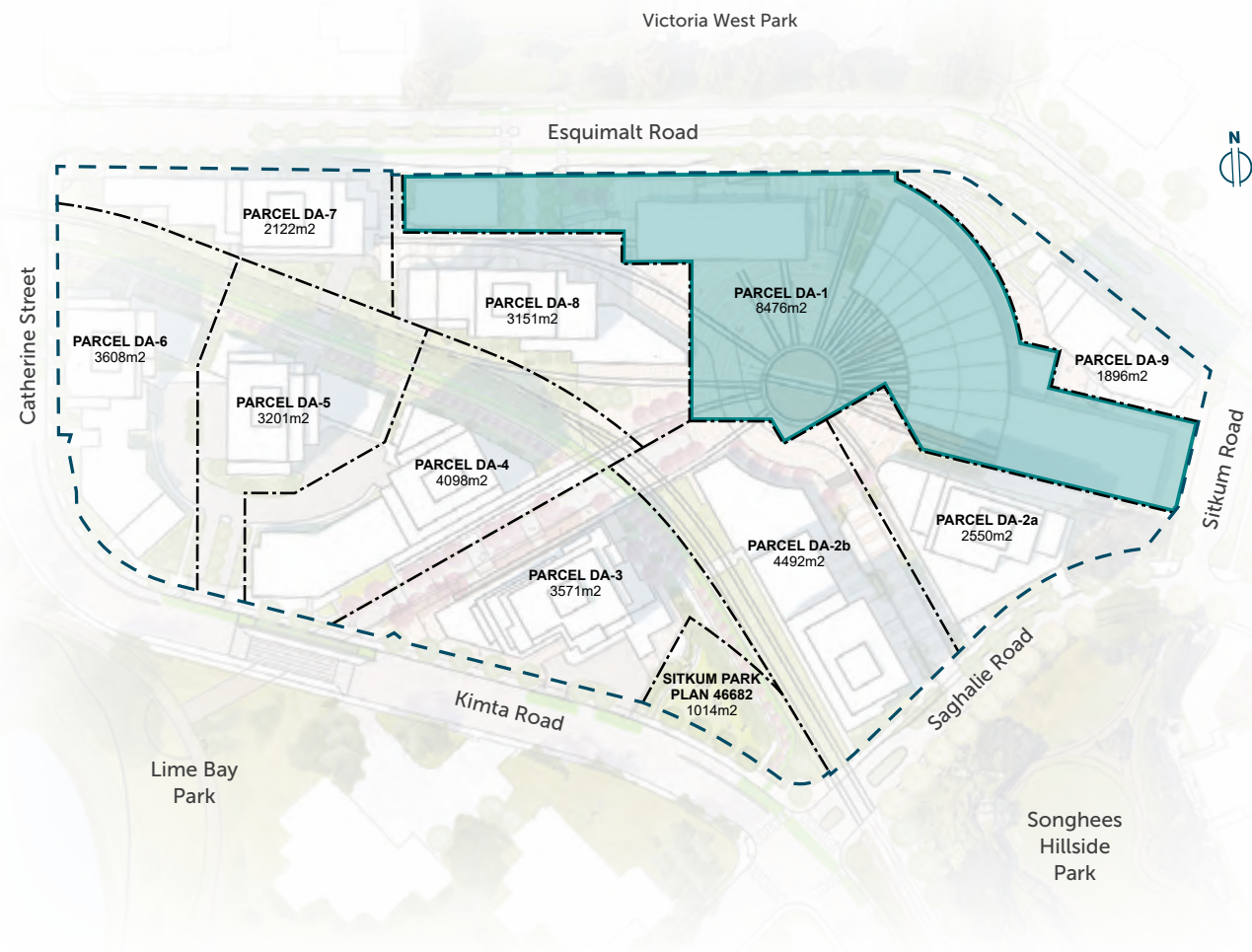
DA-1

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

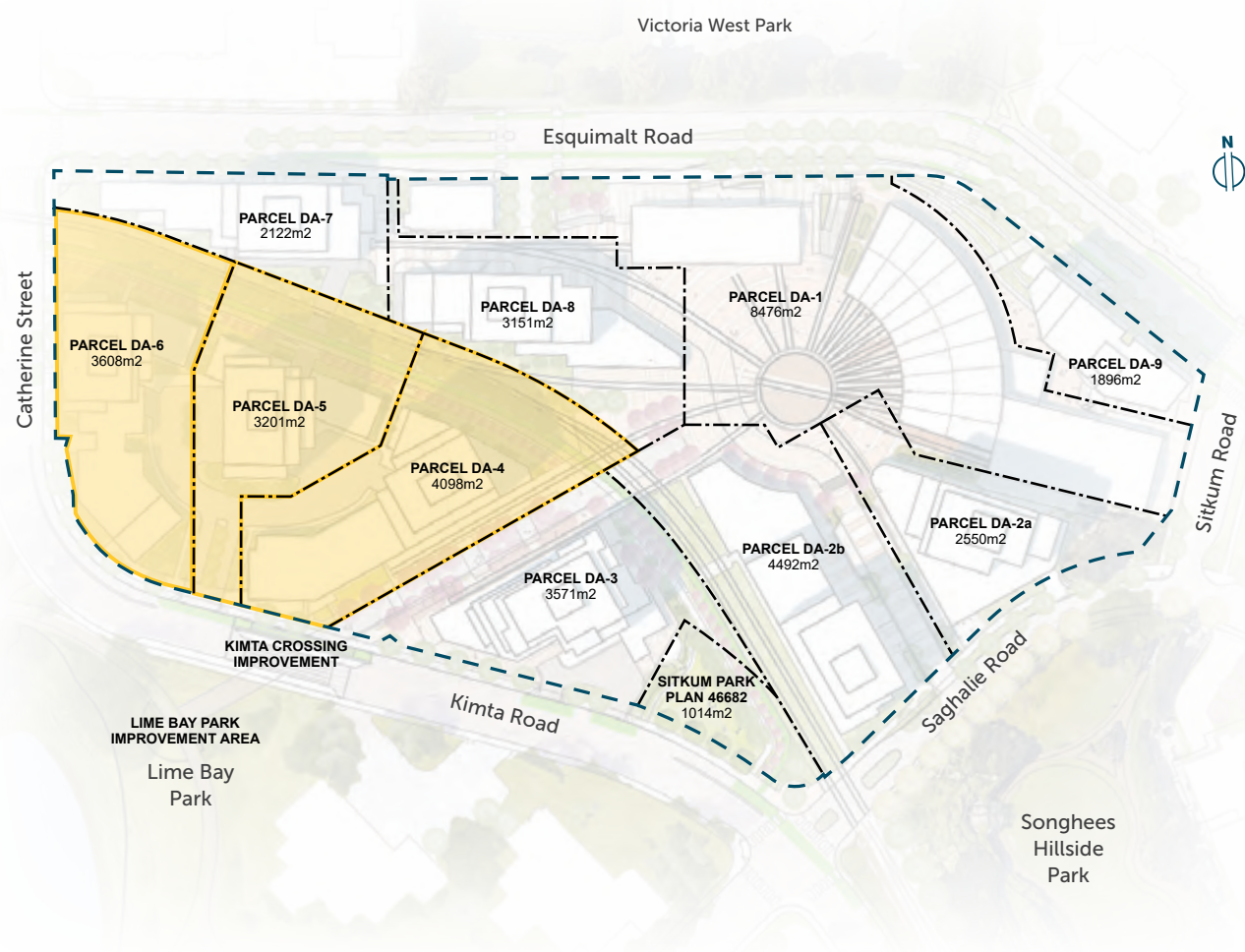
DA-6

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

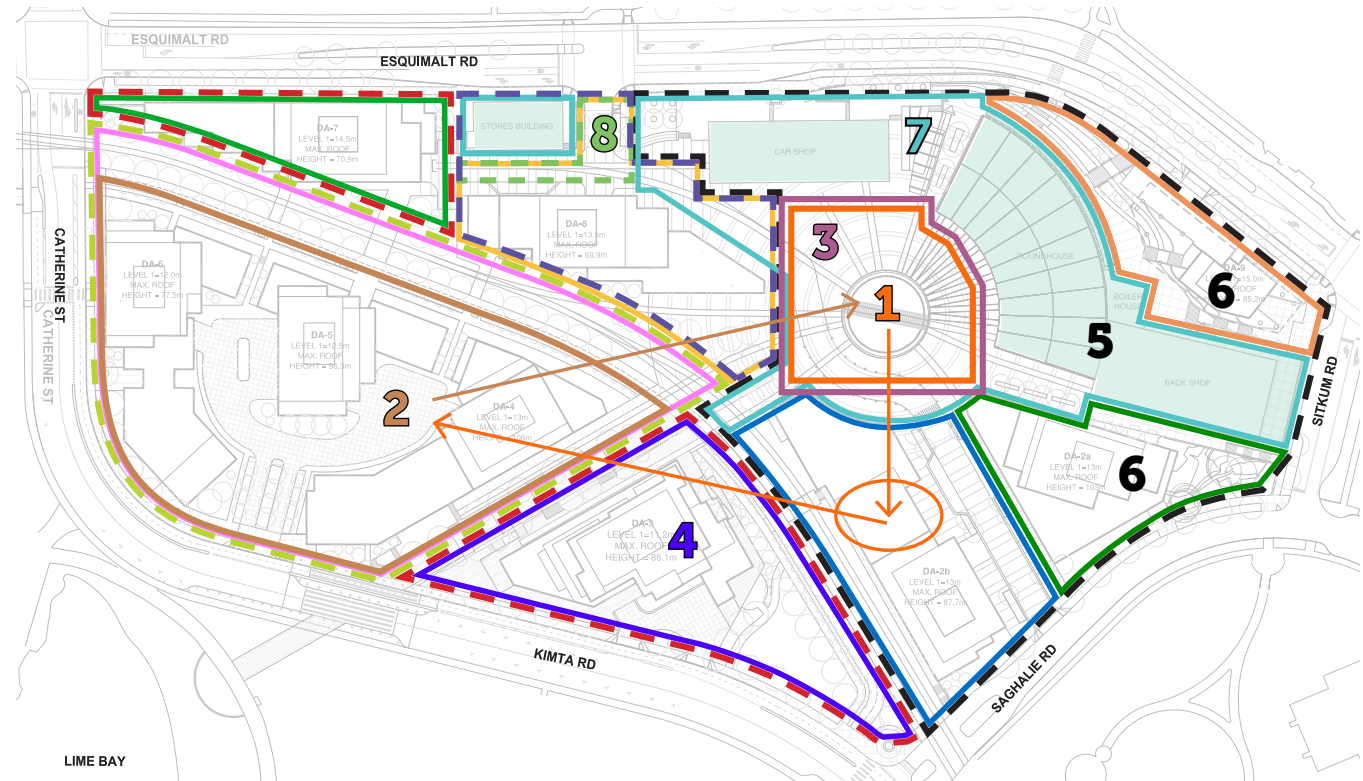


False Creek Roundhouse Precinct, Vancouver (© Google Earth 2022)

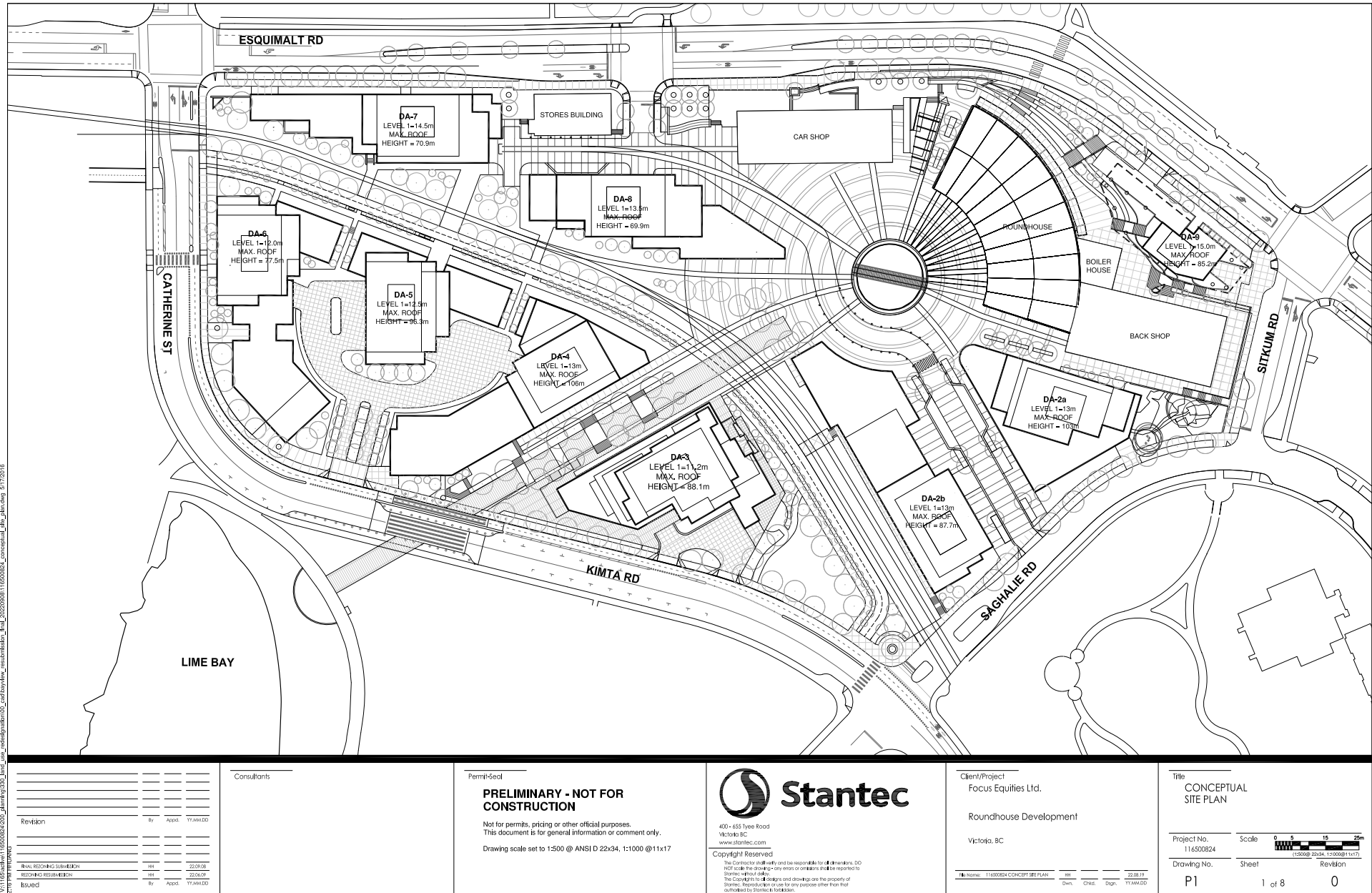
10.0 DEVELOPMENT SEQUENCING

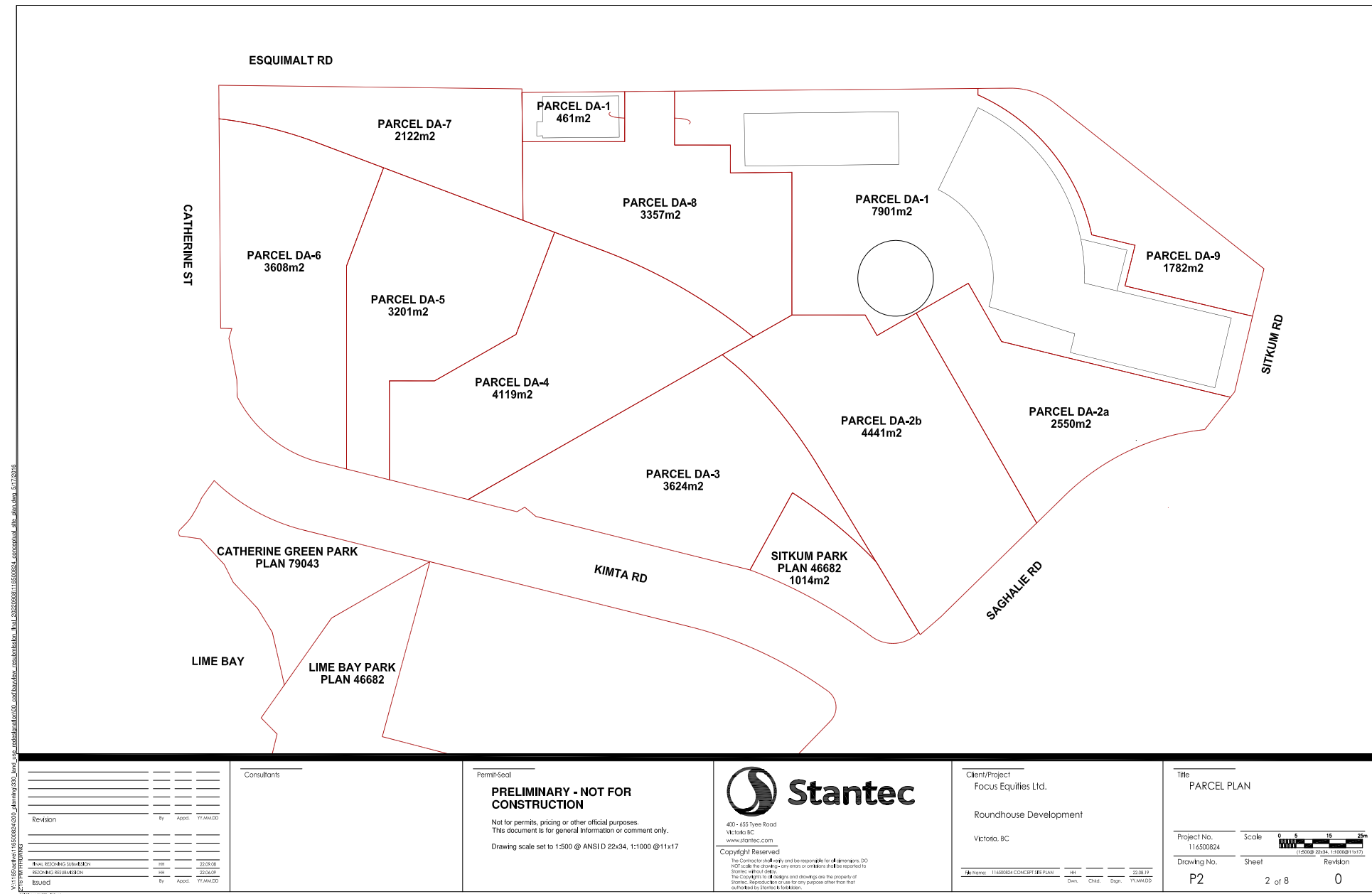
Development Sequencing

#	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

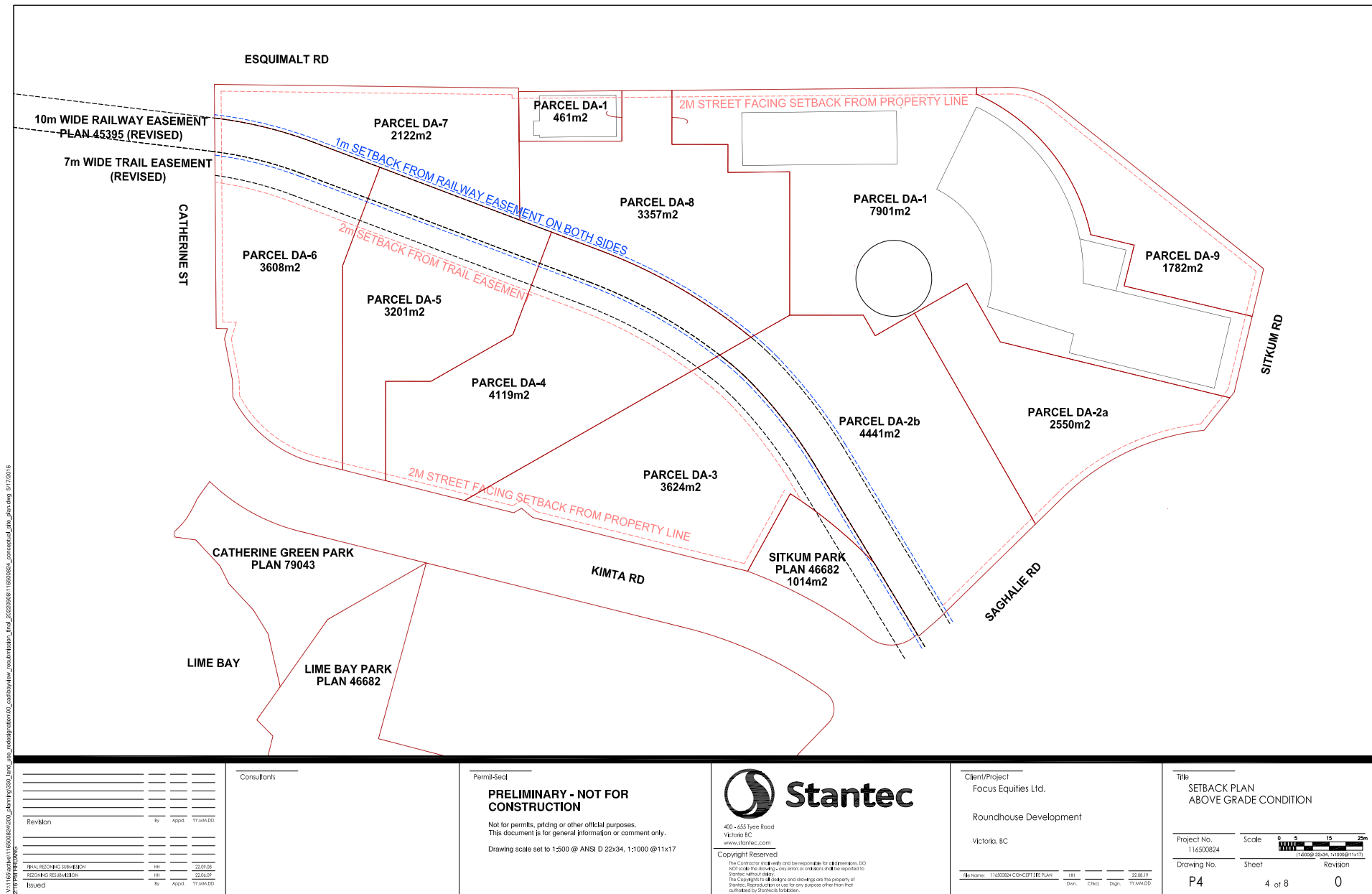


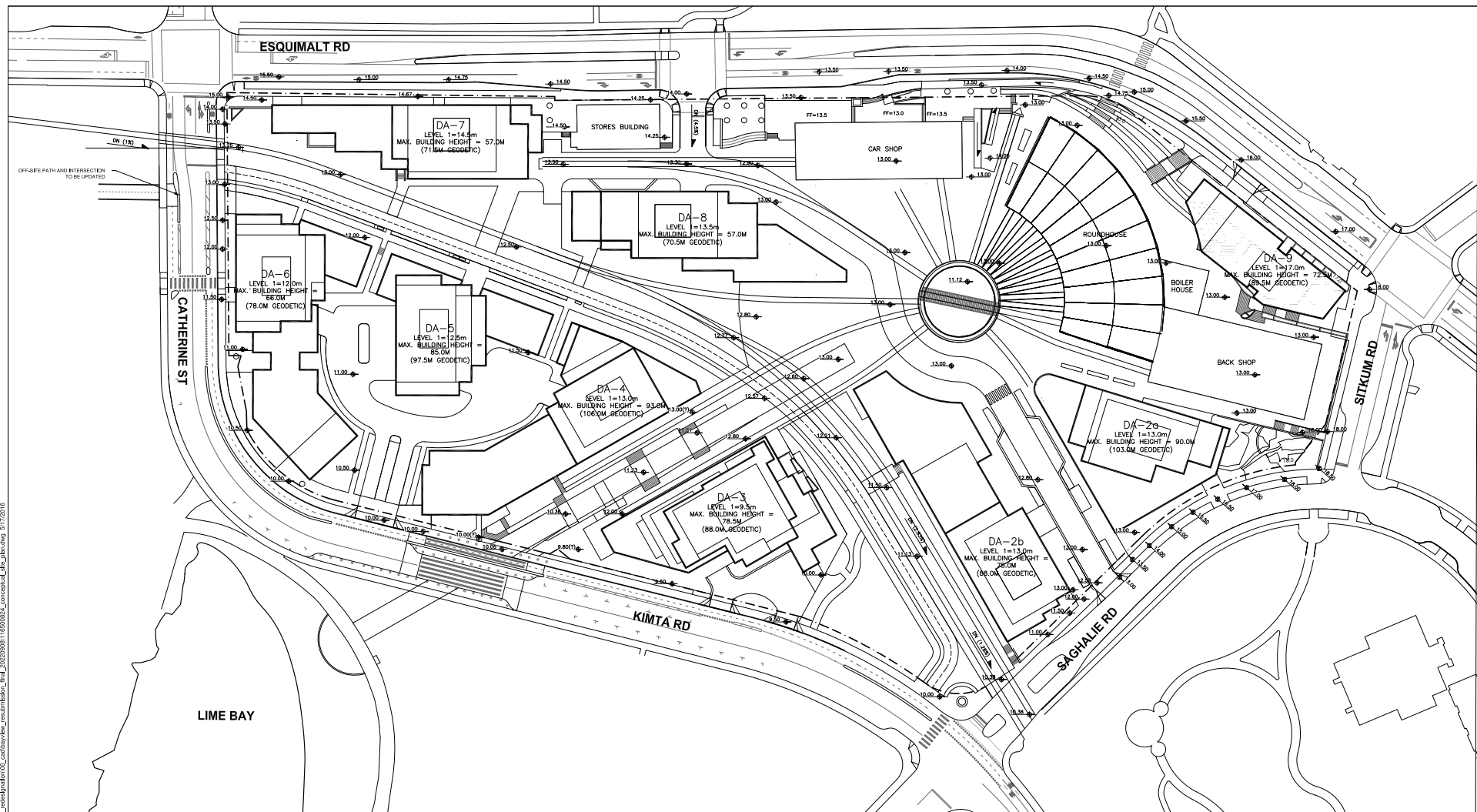
11.0 TECHNICAL DRAWINGS



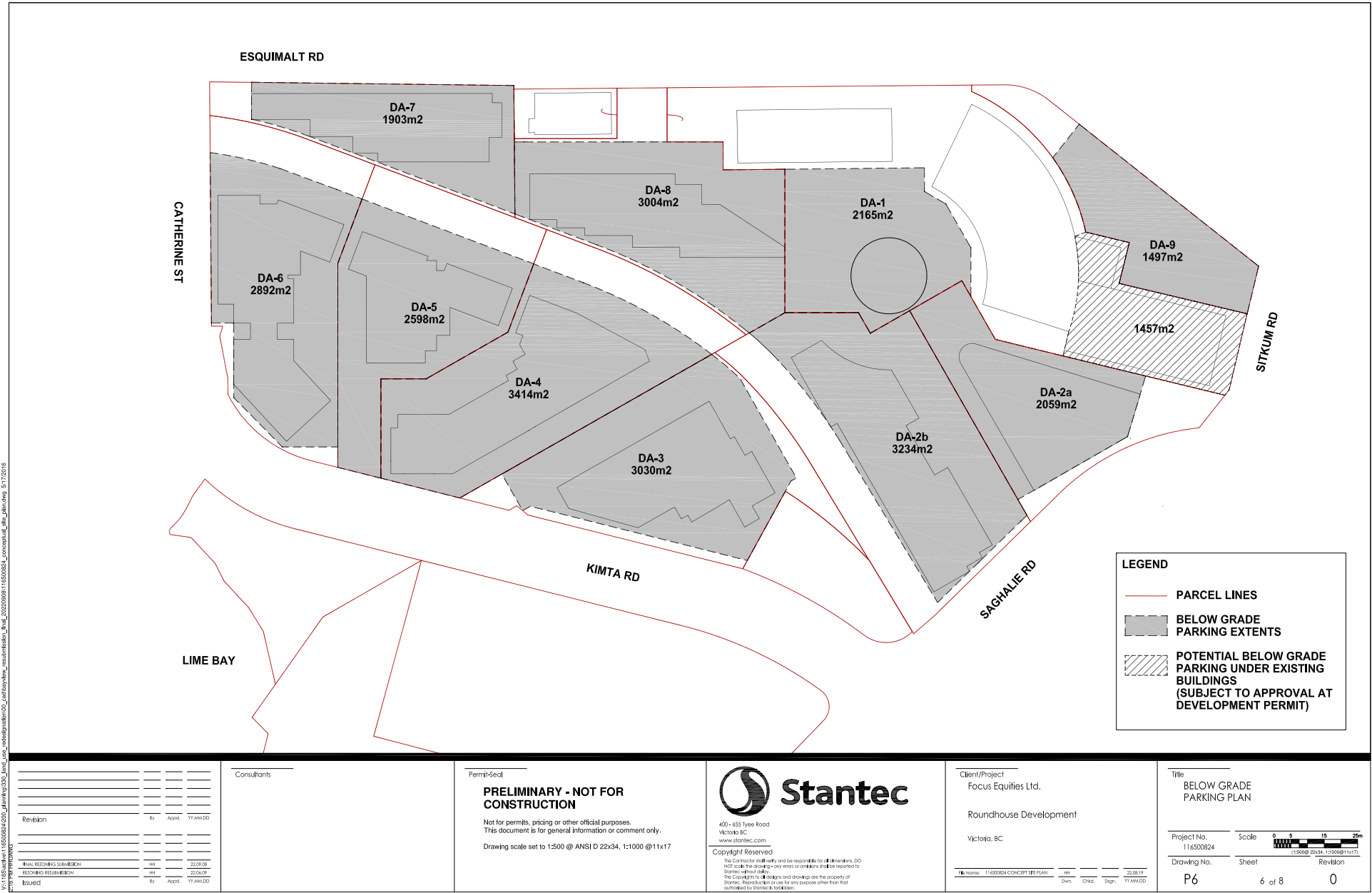




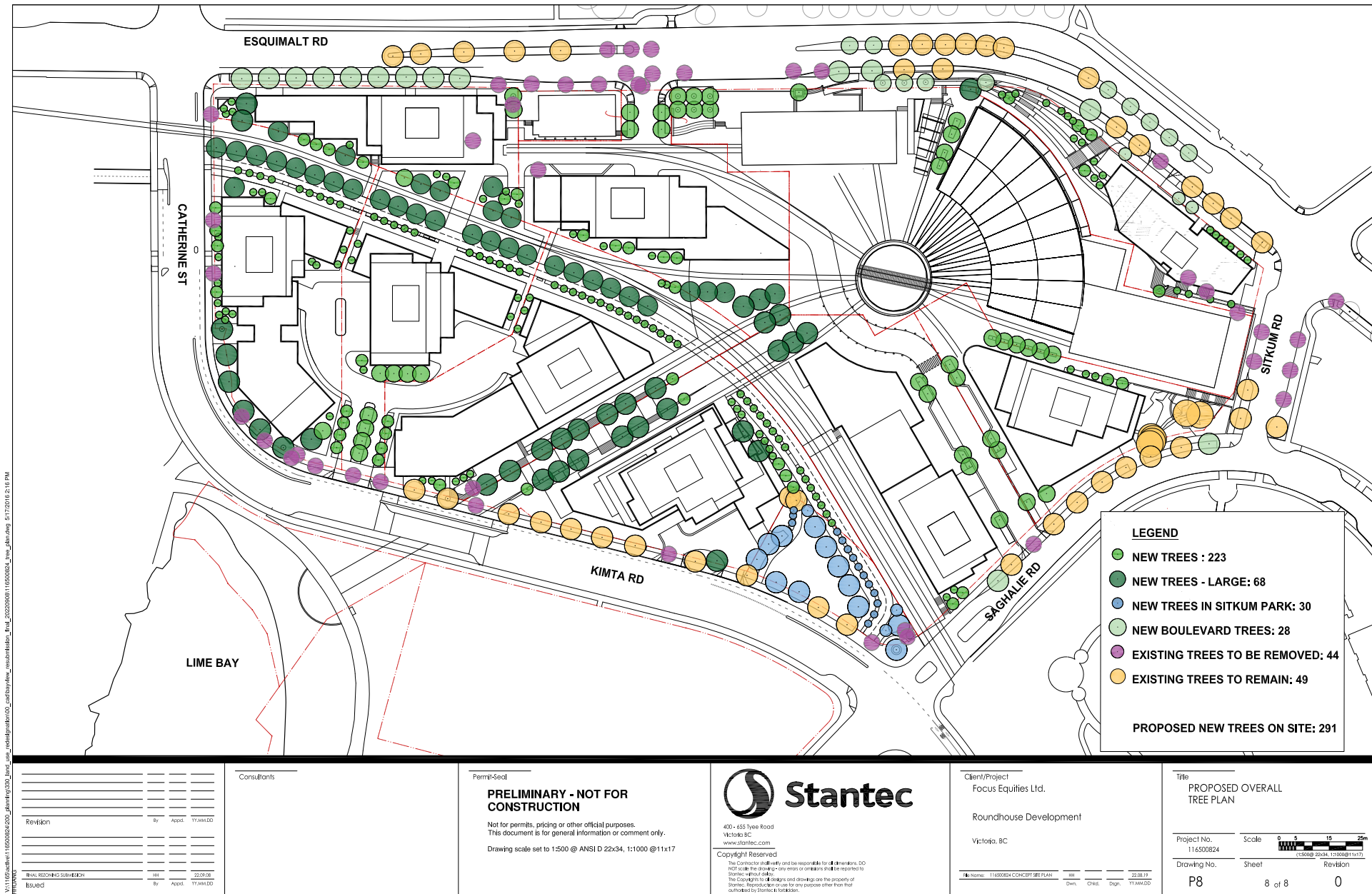




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12.0 SPECIAL CONDITIONS

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





A

Roundhouse at Bayview Place Conservation Strategy

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Front cover photograph:
Roundhouse site plan. CP Rail

A.1 Introduction

ERA Architects Inc. ('ERA') has been retained by Focus Equities (the "Owner") as the heritage consultant for the proposed redevelopment of the property known as the Esquimalt and Nanaimo Railway Roundhouse National Historic Site (the "Site"), along Esquimalt Road in Victoria West. This report presents a Conservation Strategy in the form of a set of guidelines that will shape the response to the on-site historic resources. This report is to be read as part of the Master Plan and Rezoning Application.

The development of a Master Plan for the Site has been, and will continue to be, an iterative process that is shaped by feedback received from the City of Victoria and the community. The current application updates the Master Plan that was approved by the City of Victoria in 2008 (revised in 2015). This report builds on and updates the established conservation approaches put forth in previous studies, and is developed using a framework that includes the Site's municipal Statement of Significance, and the Standards and Guidelines for the Conservation of Historic Places in Canada. The guidelines will have application at the Development Permit stage and have been developed in consultation with the City of Victoria.

The contents of this document are not exclusive nor exhaustive. Additional provisions are intended to help guide the design proposals to ensure compatibility with the existing historic resources, while allowing for creativity and flexibility in the design process.



Roundhouse, Back Shop, and Turntable at Bayview Place Site, 2020 (Focus Equities)

A.2 Site Description and Context

The Site is a approximately 10 acre property, located between Esquimalt Road (north), Sitkum Road (east), Kimta Road (south), and Catherine Street (west). It is situated in the Victoria West neighbourhood of Victoria, BC.

The Site is comprised of three properties:

- 251-259 Esquimalt Rd / 45 Sitkum Rd;
- 210 Kimta Rd; and
- 355 Catherine St.

The Site is currently occupied by a defunct railyard, which is comprised of seven buildings, a turntable, and the remnant Esquimalt & Nanaimo rail line.

The Site's context is characterized by:

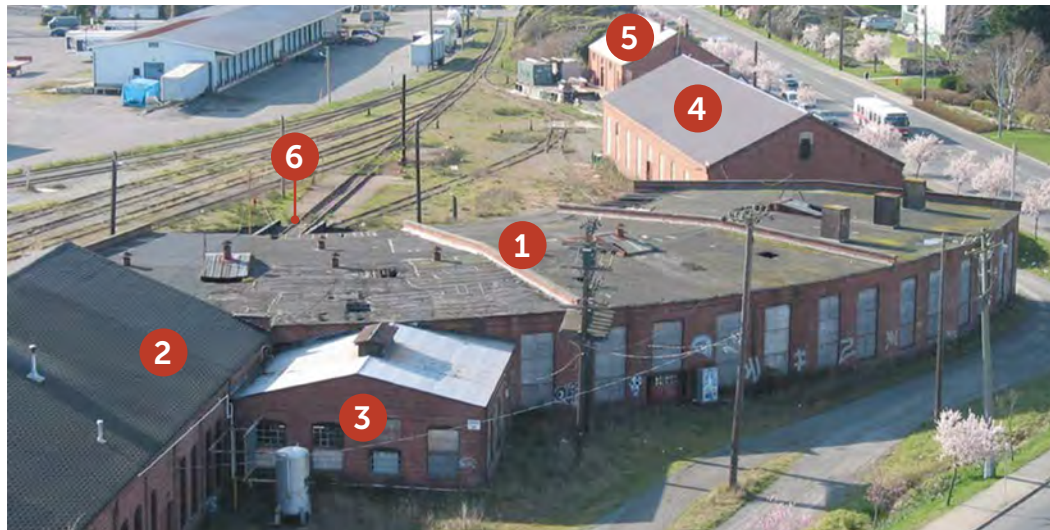
- The Victoria West skatepark and lawn bowling club, bordered by low-scale residential development to the north;
- A higher-density contemporary tower neighbourhood to the east;
- Two midrise towers and Lime Bay / Victoria Harbour to the south; and
- House-form buildings and low-scale commercial buildings to the west.

The Site is located less than 1 kilometre from downtown Victoria, to the east across the Johnson Street Bridge.



The Site Today

Photo: Google, annotated by ERA (2021)



Roundhouse, view from east, with Backshop and Boiler House
Photo: City of Victoria (2003)



Car shop, view from west
(Focus Equities)



Stores building, view from
east (Focus Equities)



Turntable, looking north,
Roundhouse at rear
(Focus Equities)

Building Context

The Site is currently occupied by seven structures, all brick-masonry buildings located on the property at 251-259 Esquimalt Rd unless otherwise noted. The numbered buildings and structures are protected by municipal heritage designation:

- 1 The Roundhouse;
- 2 3 The Back Shop and Boiler House, attached to the Roundhouse (the Back Shop is identified in some documents as the Machine Shop);
- 4 The Car Shop;
- 5 The Stores Building;
- 6 The Roundhouse Turntable, a steel industrial artefact embedded in the ground just west of the Roundhouse.
 - A long, metal-frame warehouse building at 355 Catherine St (not identified as having heritage value);
 - A metal-frame warehouse building at 210 Kimta Rd (not identified as having heritage value).

Heritage Status

The Site was formally recognized as a National Historic Site in 1992, and designated as a heritage resource by the City of Victoria in 2004.

The City of Victoria's Statement of Significance establishes the Site's heritage value and character-defining elements as it is expected to be conserved according to the City of Victoria's heritage designation. It is included in Section 6 (and Appendix 1) of this report.

The National Historic Site Statement of Significance is included in Appendix 2, provided for information purposes only, as the National Historic Site recognition conveys no legal protection.

The Site was subject to a Heritage Revitalization Agreement ("HRA") with the City of Victoria in 2015, pursuant to Section 966 of the Local Government Act. The HRA obligated the owners to conserve the heritage structures and undertake work in accordance with the Heritage Conservation Plan prepared by Jonathan Yardley (2012-2015), with reference to Commonwealth's Heritage Conservation Report (2007). The stabilization works were completed and the 2015 HRA has since lapsed.

Despite the lapse of the agreement, there is an ongoing commitment by the owner to ensure the stabilization of the buildings.

A.3 Project Background

The proposal for this Site comprises the evolution of a development concept and conservation strategy in progress since the late 2000s.

This report builds on a series of earlier heritage reports commissioned by Focus Equities and its predecessor company, Roundhouse Properties Limited Partnership. These include:

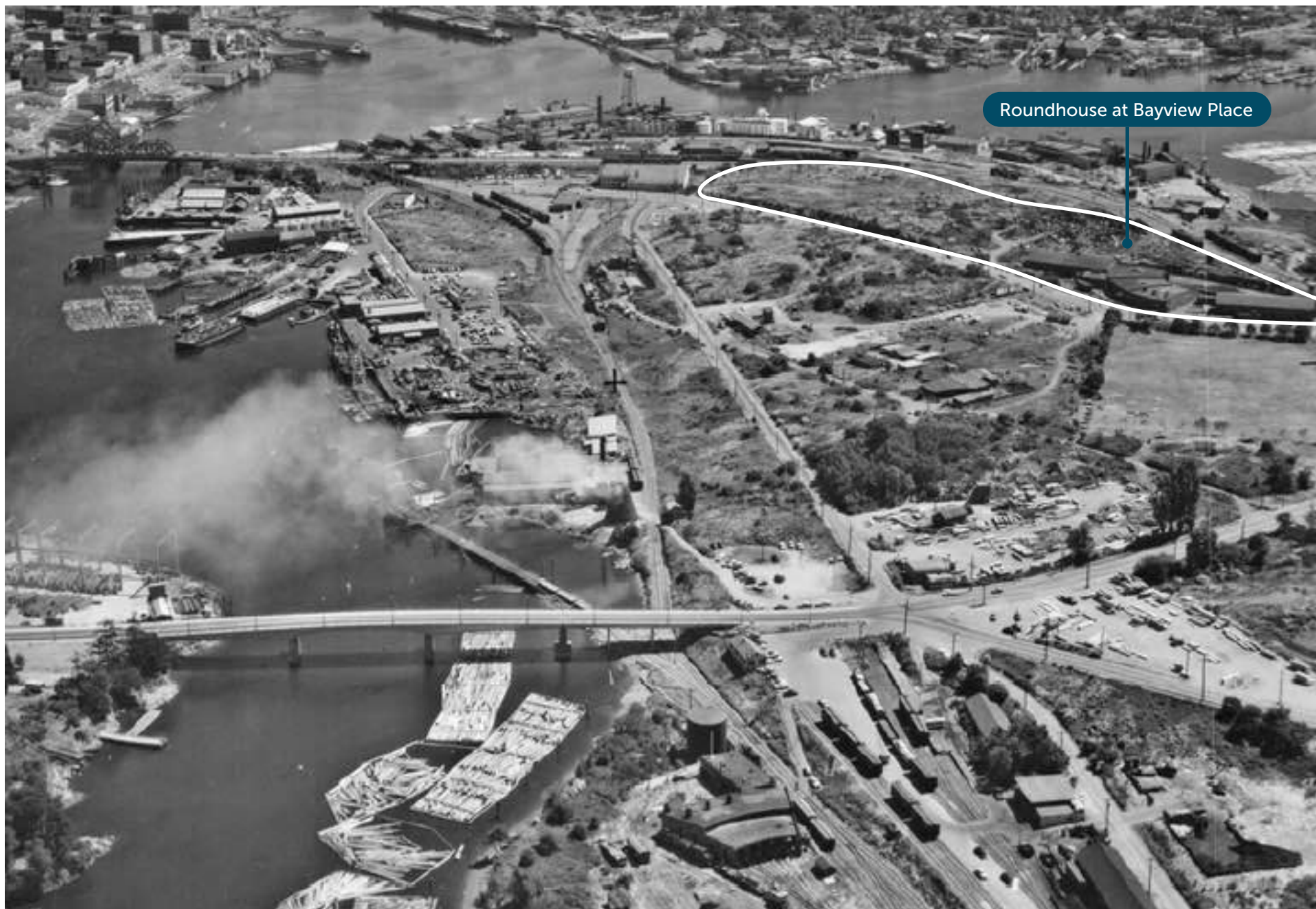
- Focus Equities, Roundhouse at Bayview Place: Vision 2020, October 2019; includes Appendix A: Heritage Strategy by Harold Kalman;
- Jonathan Yardley Architect, "E&N National Historic Site, Victoria, BC: Heritage Conservation Plan", April 2012, revised January 2015;
- DIALOG, PFS Studio, Landeca Planning, "Roundhouse Design Guidelines", July 2008, revised 2015;
- AldrichPears Associates, numerous studies identifying opportunities for interpretation, 2008-2018;
- Commonwealth Historic Resource Management Limited, "E&N Roundhouse Site, Victoria: Heritage Conservation Report", 2 vols., February 2007;
- Planning / feasibility studies by TownSquare Planning, ZGF Architects, Coriolis Consulting Corp, and Economic Planning Group; and
- "Roundhouse Celebrating Our Heritage", 2008.

This document updates and replaces ERA's Conservation Strategy documents issued in May 2021 and June 2022.



Previous Reports and Submissions

Current submission builds upon the existing studies and guidelines



Roundhouse at Bayview Place

Aerial Photo of Roundhouse at Bayview Place Site

A.4 Site History

This site history was prepared from a non-Indigenous perspective, based on written and archaeological records. It does not reflect or represent the full rich history of Indigenous peoples in this region.

The site is located within the traditional territory of the Lekwungen People, ancestors of the people who became known as the Songhees and Esquimalt First Nations. The Lekwungen People hunted and gathered here for thousands of years before European exploration, carefully managing the land through controlled burning and food cultivation.

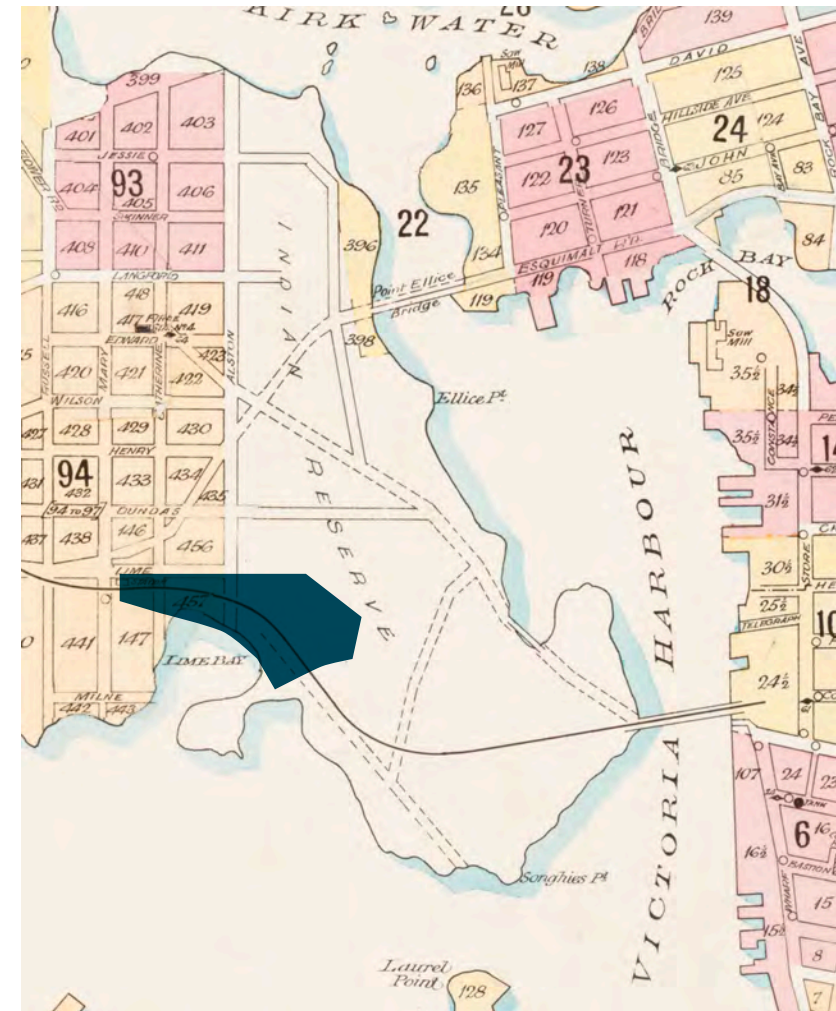
The Site is located in the vicinity of an historic Songhees village, established when the community was encouraged by the Hudson's Bay Company to relocate from the HBC Fort Victoria area circa 1844. The Site and area were established as reserve lands in the 1850s.

The Songhees village was located immediately east of the Site. Archaeological investigations of this area have yielded some 6,000 artefacts associated with both the Songhees community and Haida and Tsimshian traders from the north. The Songhees village did not extend to the Site itself, and no pre-1846 artefacts have been documented west of Sitkum Road, other than from one collection site southwest of the Site in Lime Bay Park.

The Songhees community remained just east of the Site until 1911, when community members were relocated by the Canadian government to the present New Songhees Reserve. The Crown then sold the former reserve lands to the Canadian Pacific Railway ("CPR").

By 1911, the CPR had taken ownership of a rail corridor passing through the Site. It had been established as the Esquimalt & Nanaimo Rail ("E & N") corridor in 1884-86, following the incorporation of the E & N Railway in 1883.

The E & N Railway was established to support burgeoning coal and lumber industries, and the Royal Navy Base at Esquimalt Harbour. Upon completion, the rail line extended 115 kilometres from Esquimalt to Nanaimo. The line was extended in 1888 through the Songhees Reserve to Victoria, crossing the harbour at today's Johnson Street Bridge.



1903 Fire Insurance Plan showing Songhees "Indian Reserve", with the railway running through its south end, and the approximate future location of the railyard Site indicated in blue. (University of Victoria, annotated by ERA)

The rail station in Esquimalt was located on Esquimalt Road between Catherine and Mary Streets, immediately west of the Site. In 1905, the E & N Railway was sold to the CPR, and became a CPR subsidiary. The relocation of the Songhees Reserve and subsequent sale of the Site allowed the CPR to establish a railyard adjacent to the rail corridor.

The roundhouse complex (including the Roundhouse, Back Shop and Boiler House, Turntable, Car Shop and Stores Building) was designed in 1912 by engineer R. A. Bainbridge, and completed in 1913 by builders E. R. Doe & Brothers. The Site historically featured a 50,000 gallon oil tank and sand pit, both since removed.

The railyard and roundhouse complex served as the primary terminal and servicing facility for the steam locomotives and rolling stock for the E & N Railway:

- The Roundhouse was designed with 10 stalls, with drop pits under each to remove wheels and other fittings from locomotives undergoing repair;
- The Back Shop was equipped with heavy machinery for all necessary repair work to the locomotives and rolling stock;
- The Car Shop was used to house and repair the rolling stock;
- The Stores Building was used for storage of materials essential for railway repair work;
- The Turntable was used to distribute locomotives and rolling stock into the Roundhouse stalls and other buildings on Site.

The facility serviced steam locomotives until 1949, followed by diesel trains. In 1979, VIA Rail began to operate passenger service on Vancouver Island, using the CPR-owned rail corridor and roundhouse complex. The facility serviced VIA Rail stock until the discontinuation of service in 2011 (E&N Division CRHA).



Top: 1928 Aerial photo of the Roundhouse and surrounding area (City of Victoria)

Bottom: 1925 north-facing photo of the Roundhouse, Turntable and Car Shop at left (BC Archives).

Roundhouse Conservation Precedents

Trends in Adaptive Reuse

Roundhouses have been adapted for a number of uses that range from cultural and community centres, to museums, offices, retailers, restaurants, and event venues. Many roundhouses have been decommissioned as contemporary railway technology advances.

Trends in the adaptive reuse of roundhouses typically offer some form of public use and community value. Whether this is through education, by providing opportunities to engage with the history of the site, or by remaining open for public programming and events, these sites often end up operating as multi-use spaces.

Office & Community

London Roundhouse, London, ON

Listed, City of London Register of Cultural Heritage Resources



Source: Nicholson Sheffield Architects Inc.

Park, Restaurants & Museum

John Street Roundhouse (Canadian Pacific), Toronto, ON

National Historic Site of Canada



Source: Architectural Conservancy Ontario

Museum

Georgia State Railroad Museum, Central of Georgia Railroad Shops and Terminal, Savannah, GA

National Historic Landmark, USA



Source: Library of Congress, 2017

Cultural Arts & Community

Canadian Pacific Railway Roundhouse, Vancouver, BC

Listed, The Canadian Register of Historic Places



Source: Canada's Historic Places

Restaurant & Events

Aurora Roundhouse, Two Brothers Brewing, Aurora, IL

Listed, National Register of Historic Places, USA



Source: Google Maps, 2021

A.5 Proposed Master Plan

Description of the Proposed Master Plan

The proposed Master Plan, detailed in the Rezoning Resubmission Summary, contemplates the adaptation of the underutilized railyard site as a new, mixed-use neighbourhood.

The proposal involves the construction of 10 new buildings, ranging in height up to 29 storeys. The buildings are proposed to integrate a mix of retail and residential uses, including rental and affordable housing. They are proposed to be connected with publicly-accessible open space, and amenities.

The historic railyard, as a legible collection of built features, is proposed to be conserved at the heart of the Site, and adapted with contemporary, compatible uses to meet new community needs.

The Master Plan segments the development with the following Character Districts:

- **E&N Railway District:** the neighbourhood's centerpiece, designed to embrace the site's history of rail while creating a cultural asset within Victoria West;
- **Roundhouse Green District:** Green spaces, retail, and cultural uses, with a signature building that welcomes visitors and anchors the corner of the overall site;
- **Rail Parkway District:** a district for new mixed-use development and new public spaces at the site's west and south end;
- **Lime Bay District:** a district for cultural and artistic activities and connection to Lime Bay Park; and
- **Roundhouse Mews:** a link between the existing Bayview Phase 1 and Songhees Hillside Park to Turntable Plaza.

To actualize the site animation goals, the existing E&N line is proposed to be moved south of its current location, running between the Rail Parkway and Lime Bay District. It is a key element of the Site's rehabilitation strategy that involves an interpreted historic rail corridor through the Site as a linear park, or rail trail, that accommodates pedestrian and bike paths, and a potential rail-based transit route.

Two other pedestrian corridors are introduced in the proposal: Lime Bay Mews, which connects the Site with the waterfront at Lime Bay, and Roundhouse Mews, which follows the original diversion off the rail corridor into the historic railyard.

The Master Plan is accompanied by an updated set of Roundhouse Design Guidelines, which are complemented and supported by the heritage-specific Conservation Design Guidelines included in Section A.7 of this report.

2022 Master Plan Update

The Master Plan presented in this document updates the previous Master Plan prepared and submitted as part of a May 2021 rezoning submission. Updates have been made to the Plan in response to comments from the community, the City of Victoria, and the Heritage Advisory Panel. The Master plan no longer contemplates additions to the Car Shop, or elevating of the Back Shop to the level of Sitkum Road, and building heights have been reduced across the Site. Sight lines to the Roundhouse from Esquimalt Road have been improved by shifting a revised Building B4 to the east.

Legend

- Condominium
- Heritage- Retail/
Commercial
- Affordable Housing
- Rental Housing

Building Heights

- B1 21 Floors
- B2 18 Floors
- B3 18 Floors
- B4 23 Floors
- B5 28 Floors
- DA-1 Heritage Buildings
- DA-2 24 Floors
- DA-3 25 Floors
- DA-4 29 Floors
- DA-5 27 Floors



Proposed Master Plan for the Site (Stantec)

A.6 Conservation Strategy

Conservation Approach

This proposal contemplates the adaptive reuse of a significant historic resource, the collection of built and landscape features that comprises the Esquimalt & Nanaimo Railyard.

The proposal includes a substantial amount of density that is intended to activate the historic site as a new urban place, and finance the restoration and rehabilitation of the Site's historic buildings. The density is proposed to be strategically located to the east and west edges of the Site, allowing the historic collection of buildings to sit prominently at the Site's heart.

The primary conservation treatment for the proposed master plan is Rehabilitation: in this case, the action or process of making possible a compatible contemporary use of an historic place, while protecting its heritage value.

The 2022 conservation strategy builds on, and updates, the established conservation approaches put forth in previous studies, including the 2008 Roundhouse Design Guidelines, revised 2015 (DIALOG, PFS Studio, Landeca Planning), the 2012 Heritage Conservation Plan, revised 2015 (Jonathan Yardley Architect), and the 2020 Heritage Strategy (Harold Kalman).

Central to the update are a set of Conservation Design Guidelines which are meant to complement the updated Roundhouse Design Guidelines that accompanies this rezoning application. The updated set of Conservation Design Guidelines conceptualizes the Site as a set of districts, each with distinct and specific conservation and urban-design objectives; these are explored in Section A.7 of this report.

This approach is based in a conservation framework that includes the City of Victoria's 2004 Statement of Significance for the Site, and the Standards and Guidelines for the Conservation of Historic Places in Canada. These framework elements are explored in the following pages.



Roundhouse at Bayview Place Master Plan (Stantec)

Conceptual Sketch of the proposed integration of the historic elements and new development

The rehabilitated historic rail yard is positioned as the heart of the site, adapted to contemporary and compatible uses (image: Stantec).



Conservation Framework

The following guiding documents informed the development of the 2021 Conservation Design Guidelines in Section A.7.

Statement of Significance, 2004 (City of Victoria)

The Statement of Significance describes the heritage site, provides a statement of Heritage Value, and identifies a set of Character-Defining Elements that are expected to be conserved.

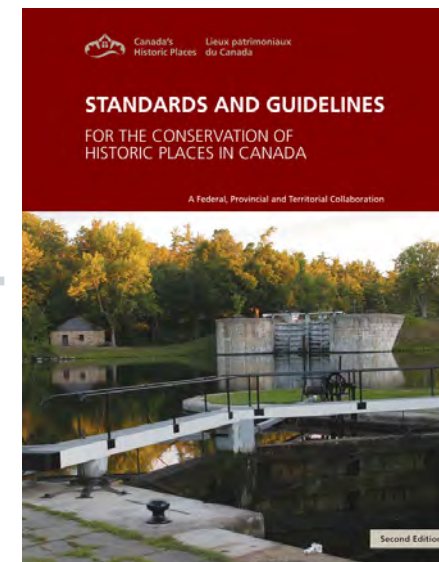
Standards and Guidelines for the Conservation of Historic Places in Canada, 2010 (Parks Canada)

The *Standards and Guidelines for the Conservation of Historic Places in Canada* ("Standards and Guidelines") is Canada's benchmark document on heritage conservation practice. It offers guidance for best-practice decision making when planning for, intervening on, and using historic places.

The *Standards and Guidelines* works in conjunction with the City of Victoria's Statement of Significance: the Statement of Significance establishes what is of value, and the *Standards and Guidelines* describes how to treat elements of value.



Statement of Significance



Standards and Guidelines
for the Conservation of Historic Places in Canada

Statement of Significance, 2004 (City of Victoria)

Description of Historic Place

The Esquimalt and Nanaimo Roundhouse is comprised of a collection of brick and wood industrial buildings, and a locomotive turntable, on Esquimalt Road in Victoria West.

Heritage Value

The Esquimalt and Nanaimo (E&N) railway Roundhouse is valued as one of the finest, and most intact examples of industrial heritage railway architecture in British Columbia. Constructed in 1912, this rare integrated assemblage of buildings and functional features provide valuable insight into the primary roles of industry and the railway in the burgeoning period of economic prosperity before the First World War. The E&N – originally built and operated by the wealthy Dunsmuir family – was a local extension of the transcontinental railway, which had unified Canada's western provinces and promoted confederation of the country. As the maintenance centre for the E&N Railway line – which significantly influenced local industrial and commercial growth – this Roundhouse site played an integral role in the facilitation of twentieth century development and economic prosperity on Vancouver Island.

The physical value of this place resides in the understated detailing and the utilitarian forms of the brick and wood purpose-built architecture, and the relationship between the buildings and mechanical facilities such as the locomotive turntable, and nearby rail lines.

Character-Defining Elements

The character-defining elements of the E&N Roundhouse include:

- The situation of the buildings on the site, and the relationship of buildings such as the roundhouse, the machine shop, the car shops, and the stores building, with the locomotive turntable, and the nearby railway lines;
- The utilitarian industrial, purpose-built forms of the buildings, such as the semi-circular shape of the roundhouse, and the gable roofed shape of the stores building;
- The brick and wood elements of the buildings, such as masonry walls, timber framing, and wooden doors, and the patina of industrial use evident on these elements;
- The simple Romanesque architectural detailing such as rounded windows and doors, exterior pilasters, and understated cornices;
- The fenestration detailing, such as treble-sash twelve-over-twelve windows, arranged in ranks to allow maximum amounts of natural light to permeate internal spaces.

Standards and Guidelines for the Conservation of Historic Places in Canada, 2010 (Parks Canada)

The Standards and Guidelines is intended to provide guidance to those working with historic places in Canada. It outlines a conservation decision-making process, which moves from understanding the historic place, to planning for the historic place, to intervening in the historic place.

The current project sits within the planning phase of the process: the site has already been understood and documented through municipal and federal Statements of Significance, and the project will move into the intervening stage when construction begins.

The Standards and Guidelines notes that the planning stage is the time to:

- Determine the Primary Conservation Treatment;
- Review the Standards; and
- Follow the Guidelines.

The Primary Conservation Treatment is selected from three options:

- **Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;
- **Restoration:** the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value;
- **Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Most projects involve aspects of more than one conservation treatment, but a project will generally fall under one primary treatment. In cases where historic resources are being adapted for reuse within a contemporary development, rehabilitation is generally considered to be the primary conservation treatment.

There are nine Standards provided for general conservation projects, with three additional standards that are specific to rehabilitation projects:

1. *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*
10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of the historic place will not be impaired if the new work is removed in the future.*

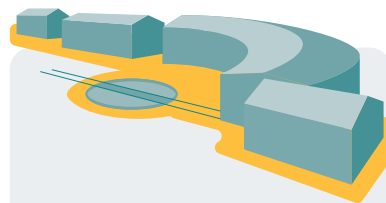
Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation”, “Rehabilitation”, “Restoration”, or a combination of these actions or processes. (Standards and Guidelines for the Conservation of Historic Places in Canada)

While the Standards provide the broader philosophical basis for conservation, the Guidelines provide more specific guidance for the conservation of different types of features that may be identified as character-defining elements.

The Conservation Design Guidelines in Section A.7 of this report were developed with particular attention to the *Standards and Guidelines* sections on Spatial Organization of Cultural Heritage Landscapes (4.1.4), Circulation on Cultural Heritage Landscapes (4.1.6), Built Features of Cultural Heritage Landscapes (4.1.11), and the Functional Arrangement of Engineering Works (4.4.2).

Site Conservation Goal

Four key site-wide goals have been identified as the baseline of the conservation strategy.



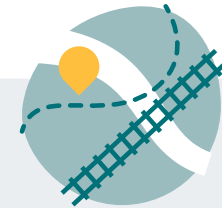
Conserve the historic railyard site as a legible collection of built features.



Create a vibrant urban community by rehabilitating the underutilized site and its buildings.



Respond thoughtfully and sensitively to the historic resources in the design and location of new construction.



Interpret the historic rail network throughout the corridors and public spaces on site.

These goals acknowledge that historic resource conservation is achieved through not only building preservation and restoration, but also through:

Activation, so that they continue to be relevant in today's urban places, and there is reason for the public to engage with them;

Compatible and sensitive new construction that allows the resources to remain prominent; and

Interpretation of lost resources and/or intangible values, so that the updated site can be read and understood as part of a greater story.

The principles are reflected, to varying degrees, in the proposed guidelines for each of the four distinct districts in the following pages.

Conservation Intent By District

A

Turntable Plaza

To leverage the Roundhouse Turntable, an intact industrial artefact, as the character-defining centerpiece for a key public space.

B

E&N Roundhouse District

To conserve the site's built heritage character, rehabilitating and activating the heritage resources, and using new construction primarily to highlight and support the heritage resources.

C

Back Shop District


To support the E&N Roundhouse District with an appropriate visual backdrop and an urban street edge that showcases the historic fabric of passersby, and welcomes them in.

D

Rail Parkway & Roundhouse Mews District

To activate the site with urban development, while responding to the organizing principle of the rail network and transitioning compatibly toward the E&N Roundhouse District.

Legend

 Roundhouse at Bayview Place Site

Esquimalt Gateway

Esquimalt Road

Victoria West Park

Stores Building

Car Shop

Roundhouse

Boiler House

Back Shop

Turntable

Catherine Street

Sitkum Road

Garry Oak Gateway

Kimta Road

Sitkum Park

Saghalie Road

Songhees Hilltop Dog Park

Lime Bay

Lime Bay Park

Copperage Place

Kimta Road

A.7 Conservation Design Guidelines

District A: Turntable Plaza

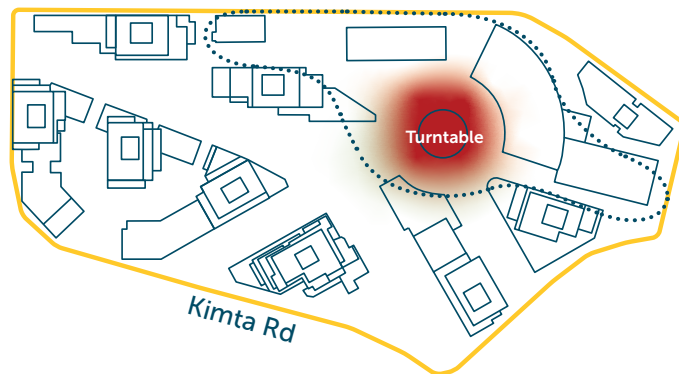
Intent:

To leverage the Roundhouse Turntable, an intact industrial artefact, as the character-defining centrepiece for a key public space.

Guidelines

- A1 Conserve the Turntable as a functional artefact.
- A2 Adapt the precinct around the Turntable as an open public space to conserve the legibility of its relationship to the surrounding historic buildings.
- A3 Design and select materials for public amenities (e.g. site elements) to complement or reference the historic industrial features of the railyard.
- A4 Consider opportunities to locate new infrastructure or servicing below grade to conserve the views and open spaces within Turntable Plaza.
- A5 Reinstall or interpret tracks leading out from the Turntable to conserve the Turntable's relationship to the historic collection of buildings; distinguish creatively between tracks that have been reinstated vs. interpreted to avoid a false sense of historical development.
- A6 Reinstated or interpreted tracks leading out from the Plaza should evoke the historic spatial flow of the railyard.
- A7 Use new buildings to complete the framing of Turntable Plaza as a central public space.

Esquimalt Road



 E&N Railway District Master Plan Character Area

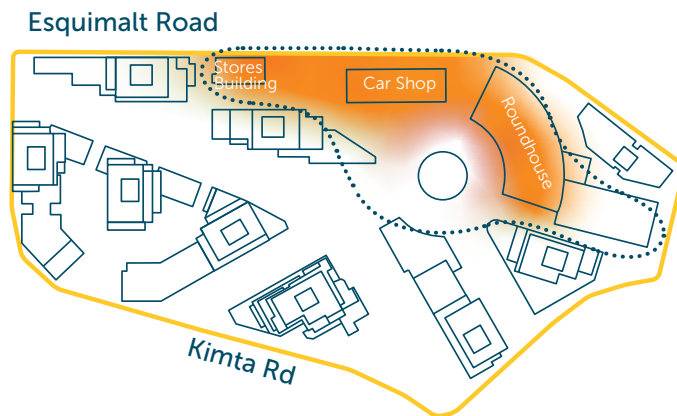
District B: E&N Roundhouse District

Intent:

To conserve the site's built heritage character, rehabilitating and activating the heritage resources, and using new construction primarily to highlight and support the heritage resources.

Guidelines

- B1 Rehabilitate and adapt the Roundhouse, Car Shop and Stores Building for compatible new uses, restoring their character-defining elements and activating them with contemporary programs.
- B2 Program new buildings with active Plaza-fronting uses at grade.
- B3 Maintain spaces between the historic buildings to ensure that they are visible together and legible as component parts of an historic collection.
- B4 Any historic building additions should be designed to be subordinate and legible as interventions, minimal and reversible where possible, conserving the essential form and integrity of the original building.
- B5 Reinstall or interpret the rail tracks at their interface with the historic buildings to conserve the relationship between the tracks and buildings; distinguish creatively between tracks that have been reinstated vs. interpreted to avoid a false sense of historical development.

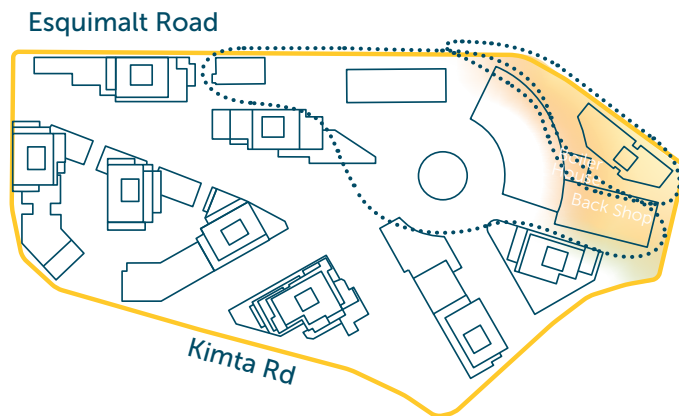



 E&N Railway District Master Plan Character Area

District C: Back Shop District

Intent:

To support the Heritage Roundhouse Complex with an appropriate visual backdrop and an urban street edge that showcases the historic fabric to passersby, and welcomes them in.



 E&N Railway District and Roundhouse Green District
Master Plan Character Area

Guidelines

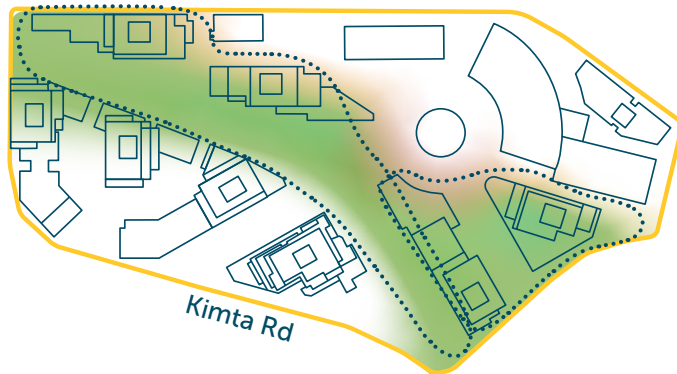
- C1 Rehabilitate and adapt the Backshop for compatible new uses, restoring its character-defining elements and activating it with contemporary programs.
- C2 Treat the Backshop as a component part of the Heritage Roundhouse Complex; conserve its relationship to the Roundhouse and Turntable, so that visitors can understand its historic function in relation to the complex.
- C3 Ensure that the site's heritage fabric is as visible as possible along Esquimalt.
- C4 Leverage the space outside the heart of the Heritage Roundhouse Complex for higher-density new construction to support the site's conservation.
- C5 Activate the street frontages along Esquimalt and Sitkum with building- and site entrances, and active programming at grade.
- C6 Establish pedestrian public access points off Esquimalt or Sitkum into the Heritage Roundhouse Complex.
- C7 Any interface between the Backshop and new construction should conserve the Backshop's essential form and integrity. New building connections should be legible as interventions, and designed to be minimal and reversible where possible.
- C8 New buildings should be designed in the architectural vernacular of their time, but with references to simple industrial building forms, colour palettes or materials to complement, support and distinguish from the Backshop and Heritage Roundhouse Complex.


District D: Rail Parkway & Roundhouse Mews

Intent:

To activate the site with urban development, while responding to the organizing principle of the rail network and transitioning compatibly toward the Heritage Roundhouse Complex.

Esquimalt Road



 Rail Parkway District and Roundhouse Mews District
Master Plan Character Area

Guidelines

- D1 Use the spaces along Esquimalt and the historic tracks and rail yard for higher-density new construction to support the site's conservation; direct density to the precinct's centre, as a backdrop to the Heritage Roundhouse Complex.
- D2 New buildings should respond to the historic spatial organization of buildings positioned along the historic track routes parallel to Esquimalt Rd; reference the pattern set by the Car Shop and Stores Building.
- D3 New buildings should express a transition in scale down towards the Heritage Roundhouse Complex along Esquimalt Rd.
- D4 Design Turntable Plaza-fronting buildings to have special regard for the low scale of the historic collection of buildings and complete the framing of Turntable Plaza as a central public space.
- D5 Turntable Plaza-fronting buildings, and those approaching the Heritage Roundhouse Complex to a lesser degree, should be designed with references to simple industrial building forms, colour palettes or materials to complement and support the historic collection of buildings, but in the architectural vernacular of their time.
- D6 Create a corridor to interpret the historic spatial organization and flow of the rail corridor through the site: the Urban Forest Trail.
- D7 Ensure that the relocation of the rail corridor is legible through interpretive media in the new community to integrate and activate the Heritage Roundhouse Complex (e.g. ground inlays, maps, etc).
- D8 Create a corridor to follow the historic route of the tracks to the railyard: Carriage Lane. Orient Carriage Lane to capitalize on eastward views to the Stores Building and Car Shop at the Historic Roundhouse Complex.
- D9 Reinstall or interpret tracks along Carriage Lane to conserve their relationship with the historic collection of buildings; distinguish creatively between tracks that have been reinstated vs. interpreted to avoid a false sense of historical development.
- D10 Identify storytelling opportunities along Carriage Lane and the Urban Forest Trail regarding rail heritage and intangible values. Use diverse interpretive media ranging from referential materials to public art to more traditional installations.



Applying the Guidelines

The proposed Master Plan applies the Conservation Design Guidelines to bring about a sensitive and integrated approach to existing historic resources (Image: ZGF).

A.8 Conclusion & Next Steps

The Conservation Strategy and Conservation Design Guidelines strive to inform and “guide” the development team, the City of Victoria, and the general public in ensuring a qualitative approach is taken to realize a sensitive redevelopment of the Site. The Master Plan in the Development Vision document is a demonstration of a design approach that applies these guideline in its development.

Recommended Actions:

- An update to the Heritage Conservation Plan produced by Jonathan Yardley Architect in April 2012 (revised January 2015) to reflect the current condition of the historic resources, and the revised master plan proposal.

A.9 Bibliography

Canada's Historic Place. "Standards and Guidelines for the Conservation of Historic Places in Canada." 2010

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Victoria Heritage Foundation. "Vic West History." n.d.

A.10 Appendices

Appendix 1: Statement of Significance & Municipal Bylaw

Statement of Significance, 2004 (City of Victoria)

Description of Historic Place

The Esquimalt and Nanaimo Roundhouse is comprised of a collection of brick and wood industrial buildings, and a locomotive turntable, on Esquimalt Road in Victoria West.

Heritage Value

The Esquimalt and Nanaimo (E&N) railway Roundhouse is valued as one of the finest, and most intact examples of industrial heritage railway architecture in British Columbia. Constructed in 1912, this rare integrated assemblage of buildings and functional features provide valuable insight into the primary roles of industry and the railway in the burgeoning period of economic prosperity before the First World War. The E&N – originally built and operated by the wealthy Dunsmuir family – was a local extension of the transcontinental railway, which had unified Canada's western provinces and promoted confederation of the country. As the maintenance centre for the E&N Railway line – which significantly influenced local industrial and commercial growth – this Roundhouse site played an integral role in the facilitation of twentieth century development and economic prosperity on Vancouver Island.

The physical value of this place resides in the understated detailing and the utilitarian forms of the brick and wood purpose-built architecture, and the relationship between the buildings and mechanical facilities such as the locomotive turntable, and nearby rail lines.

Character-Defining Elements

The character-defining elements of the E&N Roundhouse include:

- The situation of the buildings on the site, and the relationship of buildings such as the roundhouse, the machine shop, the car shops, and the stores building, with the locomotive turntable, and the nearby railway lines;
- The utilitarian industrial, purpose-built forms of the buildings, such as the semi-circular shape of the roundhouse, and the gable roofed shape of the stores building;
- The brick and wood elements of the buildings, such as masonry walls, timber framing, and wooden doors, and the patina of industrial use evident on these elements;
- The simple Romanesque architectural detailing such as rounded windows and doors, exterior pilasters, and understated cornices;
- The fenestration detailing, such as treble-sash twelve-over-twelve windows, arranged in ranks to allow maximum amounts of natural light to permeate internal spaces.

Municipal Bylaw No. 04-15, 2004 (City of Victoria)

NO. 04-15

A BYLAW OF THE CITY OF VICTORIA

to designate the railway roundhouse, turntable and two associated buildings (car shed and stores building) at 251-253 Esquimalt Road as a protected heritage property.

Under its statutory powers, including section 967 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the "HERITAGE DESIGNATION (RAILWAY ROUNDHOUSE) BYLAW (NO. 508)".
2. The railway roundhouse, turntable and two buildings (car shed and stores building) located at 251-253 Esquimalt Road, legally described as Lot 1, District Lot 119, Esquimalt District, Plan 3237 except part in Plans 5424, 1461R and 43176 and shown hatched on the attached map, are designated to be protected heritage property.

READ A FIRST TIME the	12 TH	day of	FEBRUARY	2004.
READ A SECOND TIME the	12 TH	day of	FEBRUARY	2004.
Public hearing held on the	11 TH	day of	MARCH	2004.
READ A THIRD TIME the	11 TH	day of	MARCH	2004.
ADOPTED on the	11 TH	day of	MARCH	2004.

"ROBERT G. WOODLAND"
CORPORATE ADMINISTRATOR

"ALAN LOWE"
MAYOR

Appendix 2: Statement of Significance

(from the listing on Canada's Historic Places, the Canadian Register of Historic Places)

- https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=97

Esquimalt and Nanaimo Railway Roundhouse National Historic Site of Canada

Description of Historic Place

Designed in 1912 and completed in October 1913, the Esquimalt and Nanaimo Railway Roundhouse is located in Victoria, British Columbia. The site is comprised of three sections: the locomotive roundhouse and two attached structures that housed various shop facilities for the servicing of steam locomotives. The roundhouse building was built to a segmental- arced plan and features a curved front and rear wall constructed of solid red brick. It contains ten stalls that face onto an operational turntable with an 85-foot diameter. The machine shop is a rectangular brick building that abuts the rear southeast corner of the roundhouse. The roundhouse complex is surrounded by associated site features, notably the turntable, sidings and tracks, and two freestanding brick buildings which are components of the industrial complex and are contemporary to the roundhouse. The official recognition refers to the area enclosing the 10-stall roundhouse building with attached machine shop, both on their footprints, and the detached turntable in its circular pit. This area also includes approach tracks. The space between the main building and the turntable is also part of the designated place.

Heritage Value

- The Esquimalt and Nanaimo Railway roundhouse was designated a national historic site of Canada in 1992 because it survives virtually untouched since its construction in 1912. Surrounded by various well-preserved related shops and railway outbuildings, it is a particularly fine example of an industrial structure associated with the steam

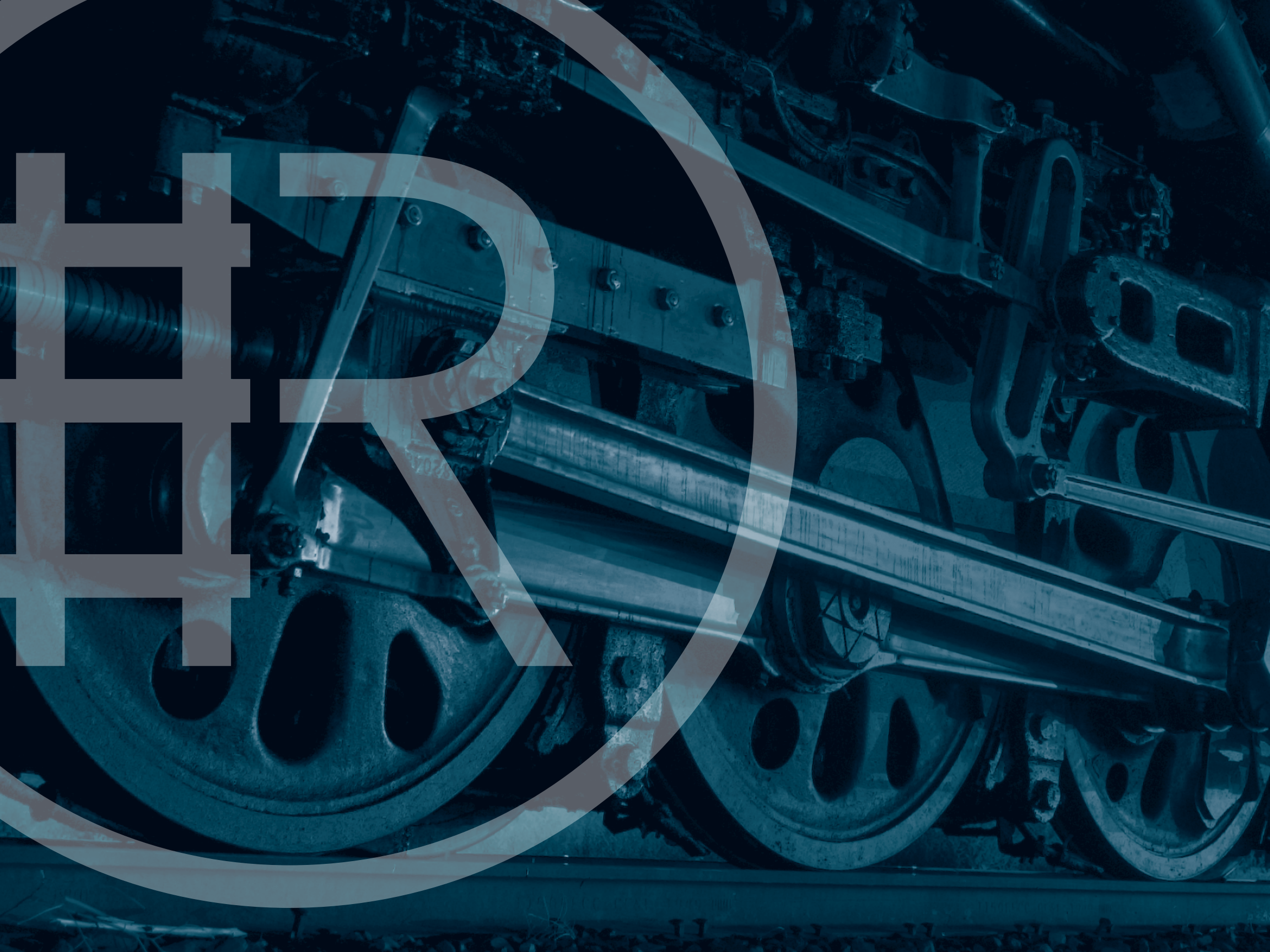
railway era in Canada.

- The Esquimalt and Nanaimo roundhouse is located on the site of the original 1886 railway terminus for Victoria. This industrial complex was built by the Canadian Pacific Railway to serve as the primary servicing facility for the steam locomotives and rolling stock of the Esquimalt and Nanaimo Railway. The facility served this purpose until 1949 when steam locomotives were replaced by diesels on the island. After that date the roundhouse served as a service facility for the E & N's diesels, and currently services the passenger dayliners used by the railway. Remarkably, the roundhouse and contemporary shops have survived with minimal alterations since the time of their construction.
- The roundhouse complex, consisting of the roundhouse itself, the attached machine shed, the roundtable and the approach tracks, conveys a clear sense of its functional purpose in its structure and organizational layout. The roundhouse itself curves around the turntable and features ten large openings creating ten work bays for the repair of the locomotives. The large windows at the rear of the building provided natural light into each of the 10 work bays. The machine shop is attached to the rear of the roundhouse and cars could be moved into the building through the roundhouse or by a separate track leading off the turntable. The machine shop is divided internally into two sections by a brick partition wall. The rear area was built to house a blacksmith shop and boiler shop.
- A distinct sense of place is conveyed by the uniformity of materials, fenestration, building configuration, and by presence of the turntable that links the entire complex of buildings into an efficient industrial plant. The Esquimalt and Nanaimo roundhouse complex is the most intact facility associated with the servicing of steam locomotives in western Canada.
- Source: The Historic Sites and Monuments Board of Canada, Minute, February 1992.

Character-Defining Elements

The key elements relating to the heritage value of this site include:

- The site in the Songhees area of Victoria West, across the Inner Harbour from downtown Victoria;
- The historical relationship between the roundhouse facility and Victoria as embodied in the track corridor linking the site to the downtown terminus via the Johnson Street bridge;
- The site in its defined boundaries and its continuous association with the Esquimalt and Nanaimo Railway from the railway's inception in 1886 to the present day;
- The form, massing and exterior design features of the roundhouse including the segmental floor plan, spatial organization in relation to the turntable, solid brick construction, large windows and door placements and surrounds;
- The large open bays of the roundhouse with their the original wooden doors and associated hardware and surround details;
- Interior structural elements of the roundhouse including the roof truss system, timber supports, and original wall surfaces;
- Roof details and mechanical elements including smoke jacks, ventilators and skylights;
- The form massing and exterior design features of the machine shop including the rectangular plan divided into two areas separated by a brick wall, large segmental windows, round- headed locomotive entrance, engaged brick piers, and gabled roof;
- Railway tracks within the buildings, on the turntable and leading up to the building;
- Vestiges of industrial equipment including the floor pits and aprons, the steel turntable, concrete-walled turntable pit, and associated tracks and machinery.





B

June 9, 2022

Architecture, Urban Design, and Landscape

Executive Summary B-3

Architecture

B.1 Form of Development B-6

B2. View Analysis B-8

Urban Design

B.3 Connections to Regional
Pedestrian and Bike Network B-12

B.4 Public and Open Space
Framework B-15

Landscape

B.5 Landscape Typology B-48

B.6 Public Art B-50

B.7 Sitewide "Kit-of-Parts" B-52

B.8 Temporary access from
Esquimalt Road. B-56

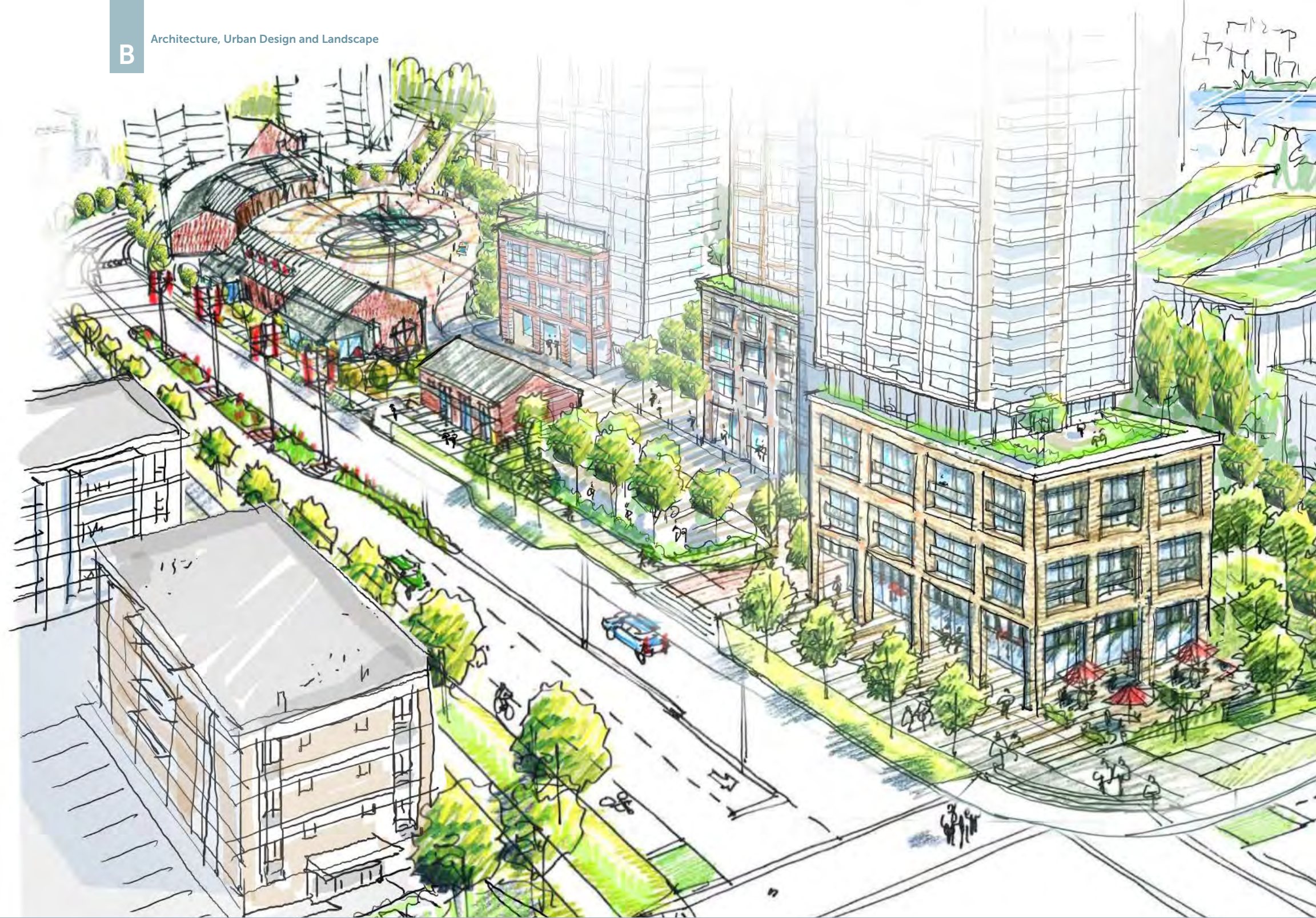
B.9 Site Plan with Grading Plan B-58

FILE: app-B-arch-urban-design-REZ00729.indd



Revisions

Received Date:
June 15, 2022



Executive Summary

Roundhouse at Bayview Place offers a new take on ideas originally proposed by the DA-1 development permit application. Central to this is the continuation of the concept of a heritage heart, the neighbourhood's historic centerpiece. Turntable Plaza grounds this space, flanked by the restored roundhouse and related structures, and provides life through adjacent cultural and commercial programming.

Turntable Plaza and the E&N Roundhouse District will serve as the community's central gathering space and is complemented by a more diverse network of plazas, open spaces and pathways than had previously been proposed. This includes establishment of a retail boardwalk along Esquimalt Road, and the further development of the site's pedestrian pathways, including the multi-modal E&N Urban Forest Trail.

Together, these changes mark an evolution of the public realm strategy, a refinement of already successful ideas that add tremendous value to the people and city of Victoria.







B

Architecture, Urban Design, and Landscape Architecture

B.1 Form of Development B-6

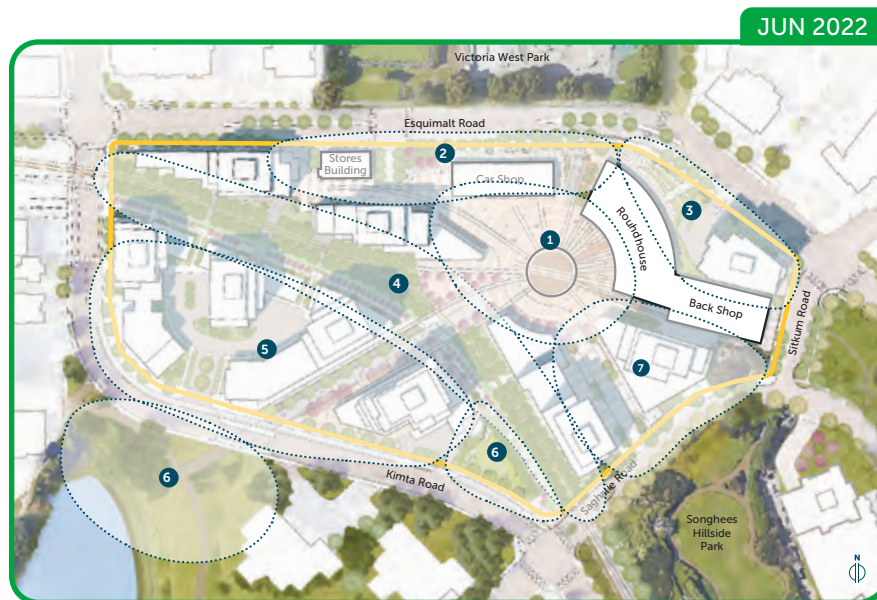
B.2 View Analysis B-8

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Form of Development

Site Character Districts

The site consists of 6 distinct Character Areas that create a cohesive and vibrant community, while connecting residents of Roundhouse at Bayview Place to each other and Greater Victoria.



- Roundhouse at Bayview Place
- # Character Districts

1 Turntable Plaza

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 E&N Roundhouse District

The Roundhouse heritage complex serves as the neighbourhood's centrepiece, designed to embrace the site's history of rail while creating a cultural asset within Victoria West. Public spaces are flexible and adaptable to a variety of uses, a move that will create activity and use throughout the day.

3 Roundhouse Green

Residential development complements and activates the Roundhouse historic complex. Plaza spaces, retail, and cultural uses drive activity, with the area connected to Turntable Plaza via a pedestrian laneway link.

4 Rail Parkway

This district provides key connection and animation through its active commercial and recreational 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.

5 Lime Bay District

The Lime Bay District provides space for cultural and retail activities, centring 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.

6 Park Improvements

These areas include the establishment of Sitkum Park and improvements to Lime Bay Park, developed in coordination with the City of Victoria.

7 Roundhouse Mews

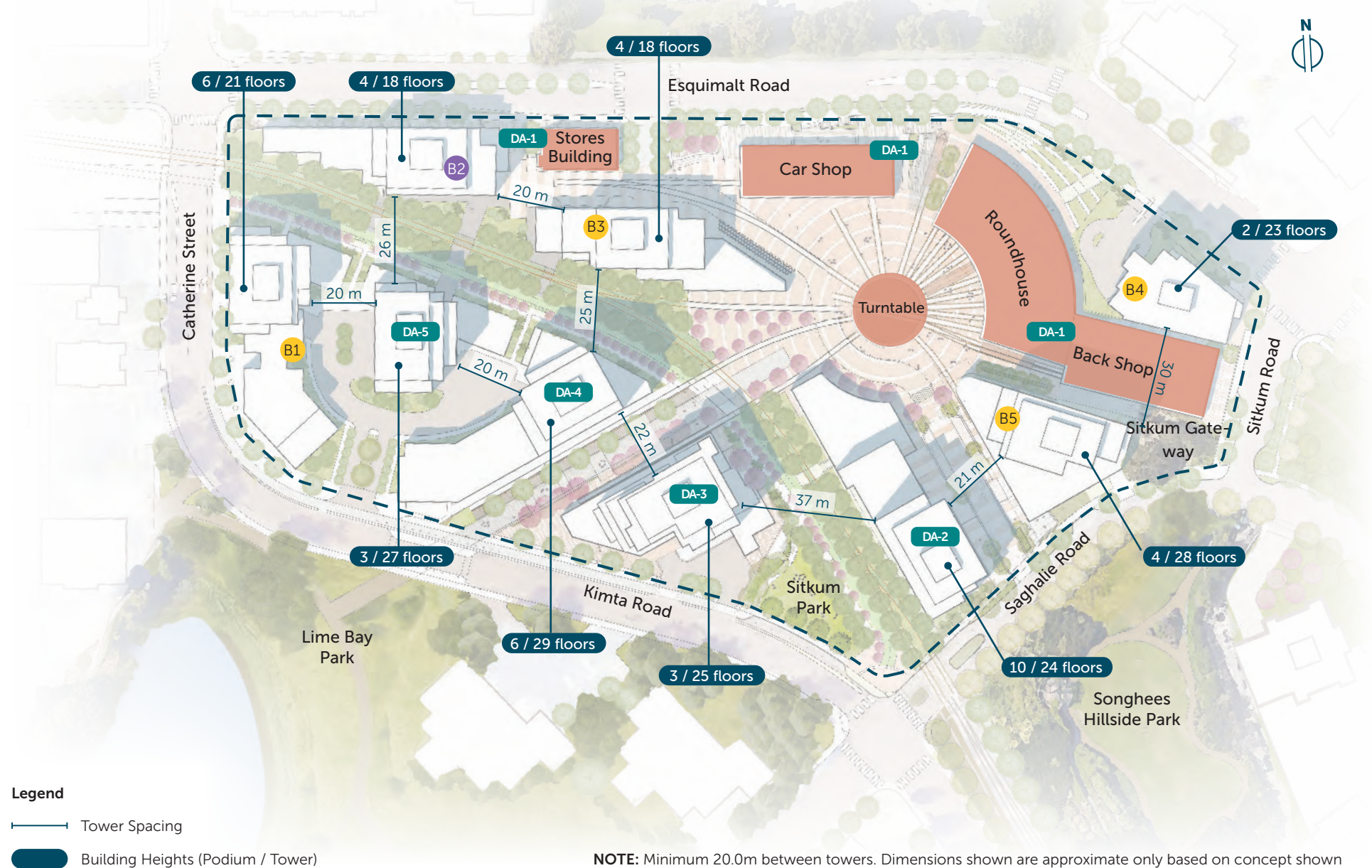
The Roundhouse Mews District reinforces a link between the existing Bayview Phase 1 and Songhees Hillside Park to Turntable Plaza. The mews is activated by a shared street and fronting residential development.

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Tower Spacing and Building Heights



View Analysis

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



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1 View from Fisherman's Wharf Park



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2 View from Coast Interwest



3 View from Laurel Point



4 View from Ship Point



5 View from Harbour Road







B

Architecture, Urban Design, and Landscape

Urban Design

B.3 Connections to Regional Pedestrian and Bike Network	B-12
B.4 Public and Open Space Framework	B-15



Connections to Regional Pedestrian and Bike Network

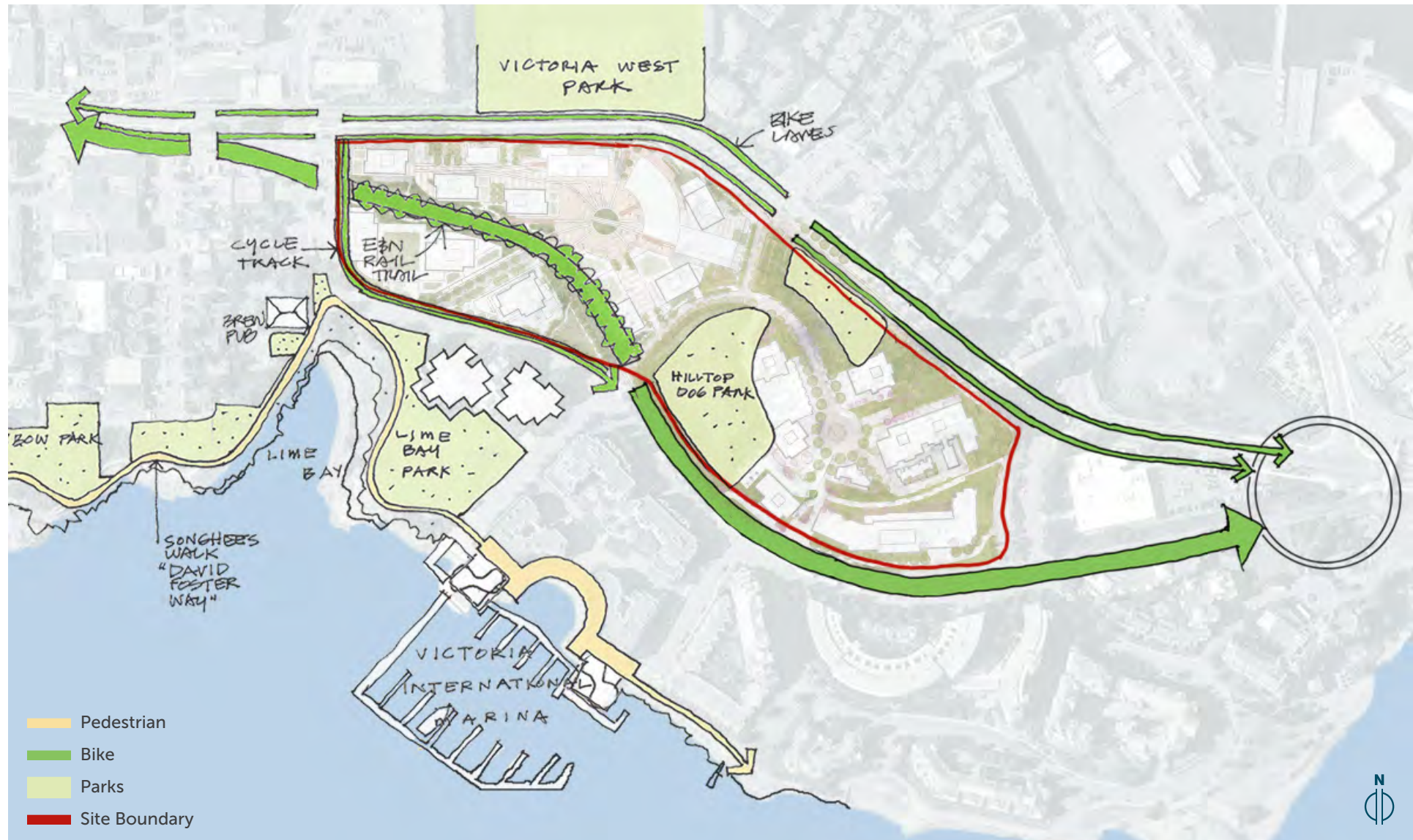
By completing the Roundhouse segment of the E&N Urban Forest Trail, Roundhouse connects pedestrians and cyclists to destinations across the region.



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

East West Pedestrian and Bike Circulation

The E&N Urban Forest 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.



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 Forest Trail.



Public and Open Space Framework

Key public and open space areas are shown on the plan below.
Details about these key areas can be found on the following pages:

Turntable Plaza	B-28
Back Shop Plaza	B-32
Esquimalt Activation	B-34
Lime Bay Mews	B-42
E&N Urban Forest Trail	B-46
Hilltop Connection	B-56

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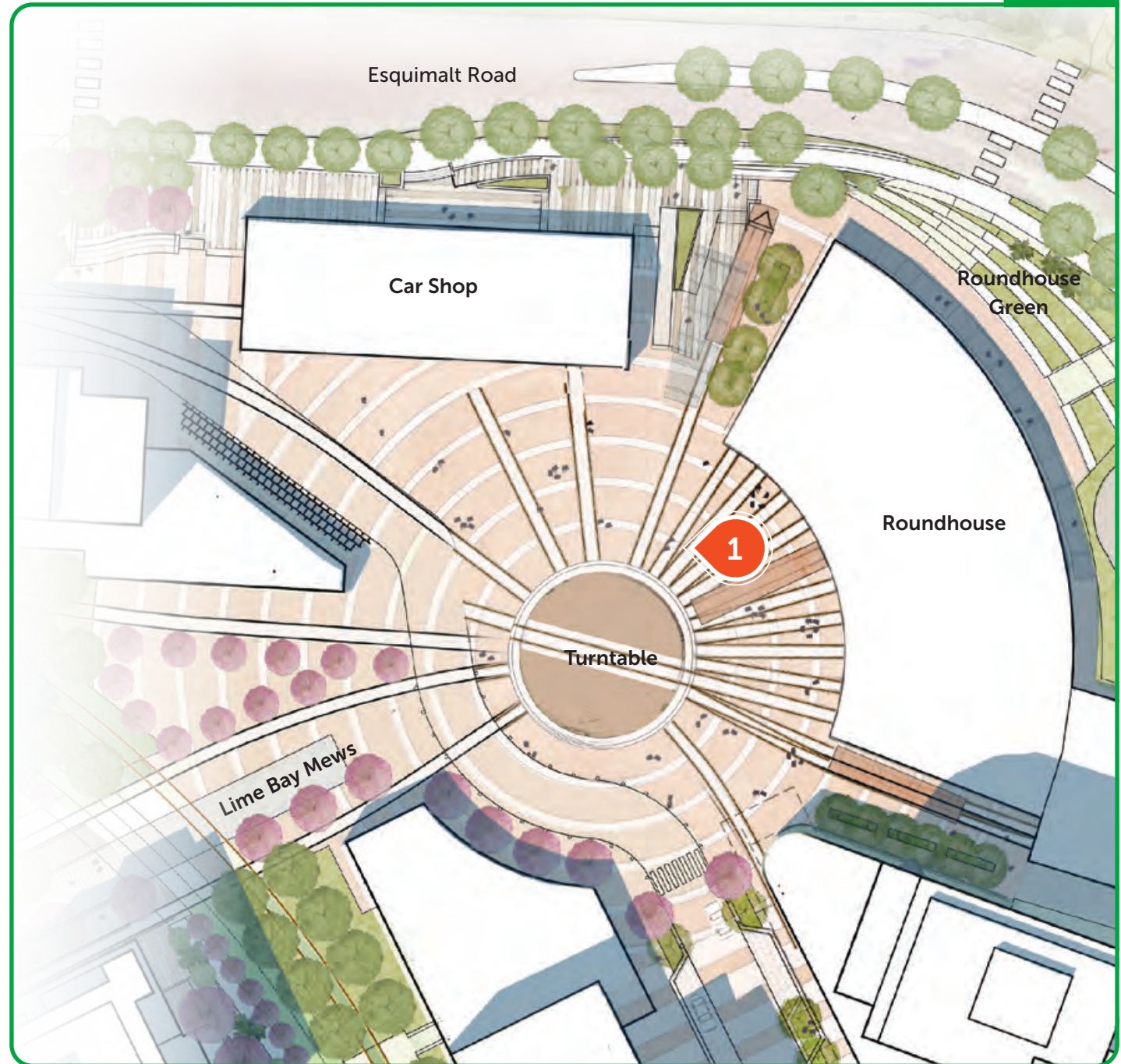
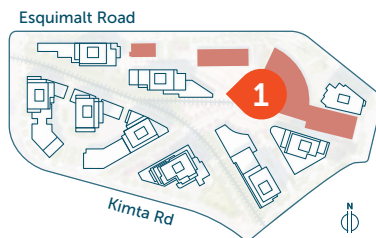
Back Shop Plaza no longer part of the public and open space framework

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



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. Collonades and canopies provide additional pedestrian comfort, broadening horizontal views and providing weather protection.



Turntable Plaza

1 Turntable Plaza Looking West



Turntable Plaza

1 Turntable Plaza and conceptual DA2 rental building.



Artist Illustration has not been updated and is not an accurate representation of the buildings behind the Roundhouse. Particularly, the Back Shop is no longer elevated from its current position.

Turntable Plaza

2 Turntable Plaza looking West down
the E&N Urban Forest Trail

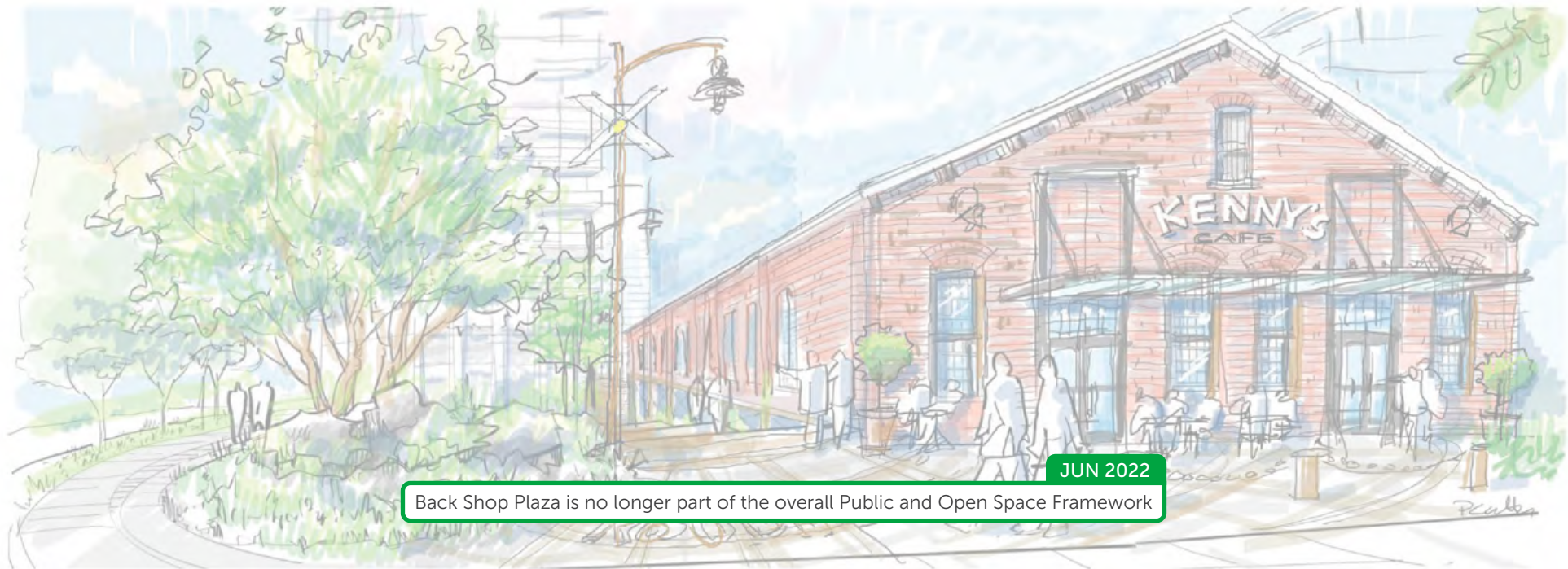


Back Shop Plaza

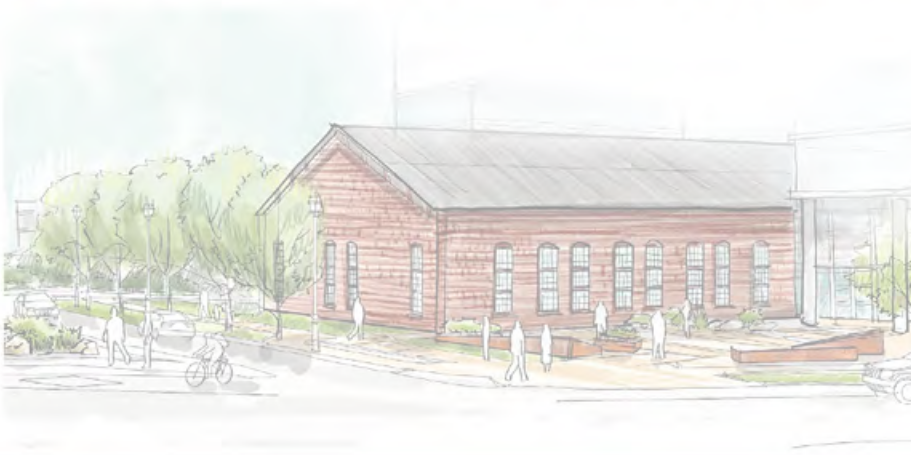
The Back Shop Plaza is the site's pre-eminent pedestrian entry point, offering a direct link to Turntable Plaza. Definition of a plaza and adjacent residential lobby activates the Back Shop, while elevating the residential tower provides continuous views of historic structures.



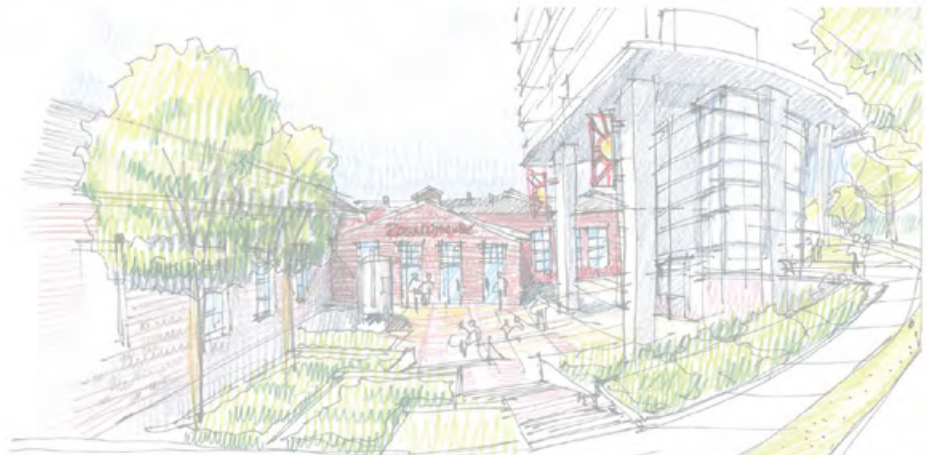
1 Back Shop at the entrance to the Back Shop Mews



2 Sitkum Road at Esquimalt Rd, looking south to Back Shop

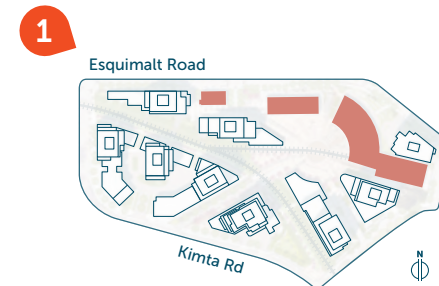


3 Looking East to Back Shop



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.



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Esquimalt Activation

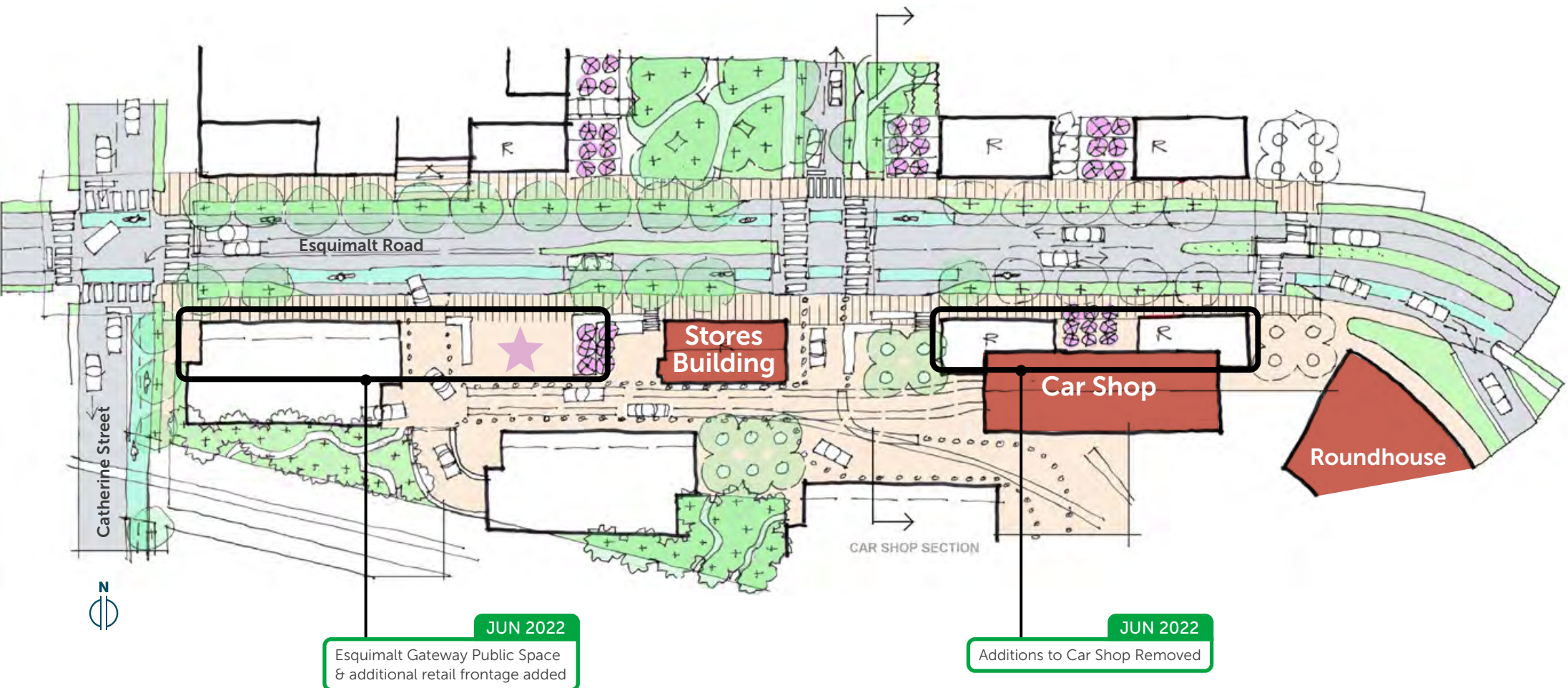
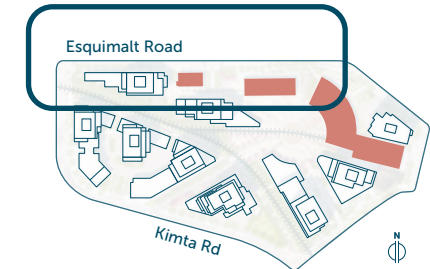
1 Esquimalt Road Looking East



Esquimalt Activation

Esquimalt Road Retail Study

Esquimalt Road is continuously active, defined by at-grade retail spaces that create a programmatically cohesive commercial corridor.



Esquimalt Activation

Layers of Retail Activation



Define Active Retail Blocks

Active retail defines Esquimalt Road, creating two distinct blocks.



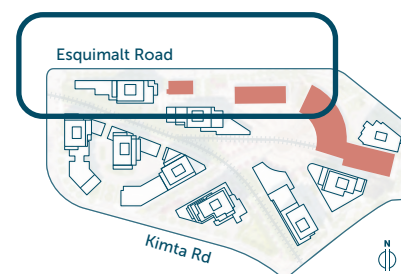
Connect Retail

Retail spaces are connected by a continuous boardwalk and new pedestrian crossings that clearly mark each end of the corridor.



Support Retail Spaces

Diverse uses such as residential lobbies and recreation and cultural spaces support retail by ensuring continued activity along Esquimalt Road.



Legend

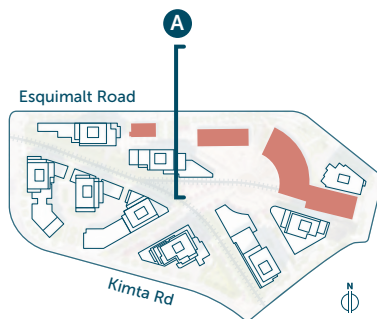
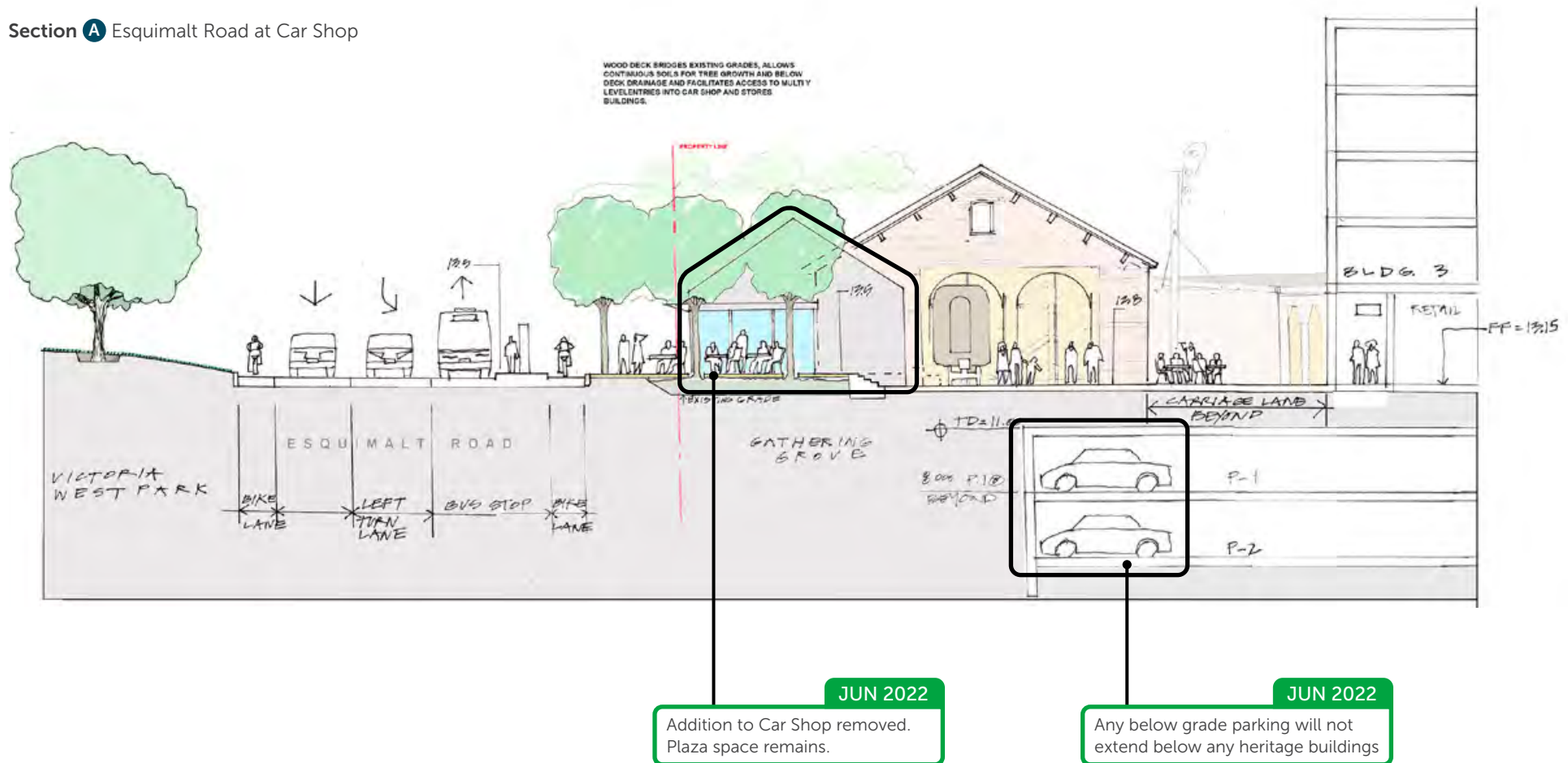
- Heritage Building
- Retail
- Pedestrian Connections
- Residential Lobby
- Parks / Green Space
- ★ Affordable Housing

1 JUN 2022
Esquimalt Gateway Public Space
& additional retail frontage added

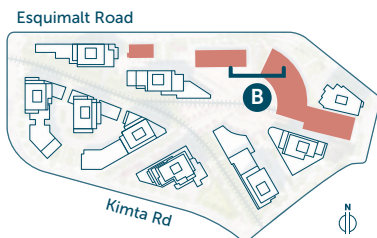
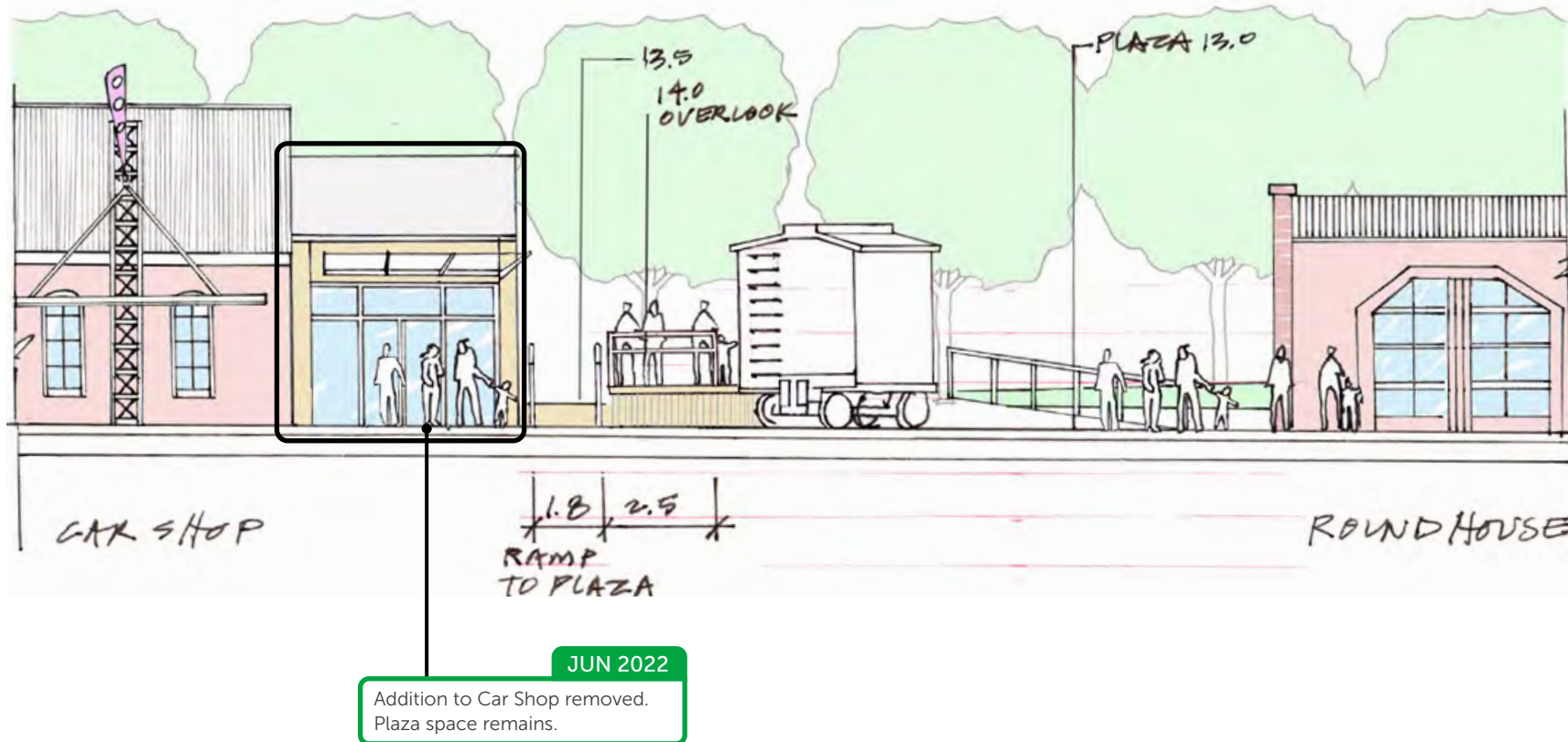
2 JUN 2022
Additions to Car Shop Removed

Esquimalt Activation

Section A Esquimalt Road at Car Shop



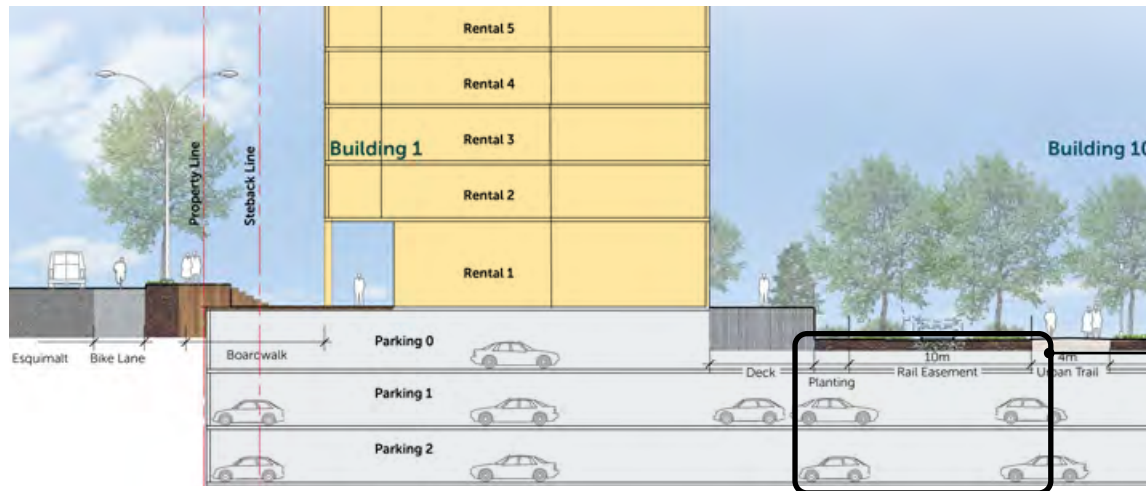
Section B Rail Car Exhibit between Car Shop and Roundhouse



Esquimalt Activation

Esquimalt Road and Carriage Lane

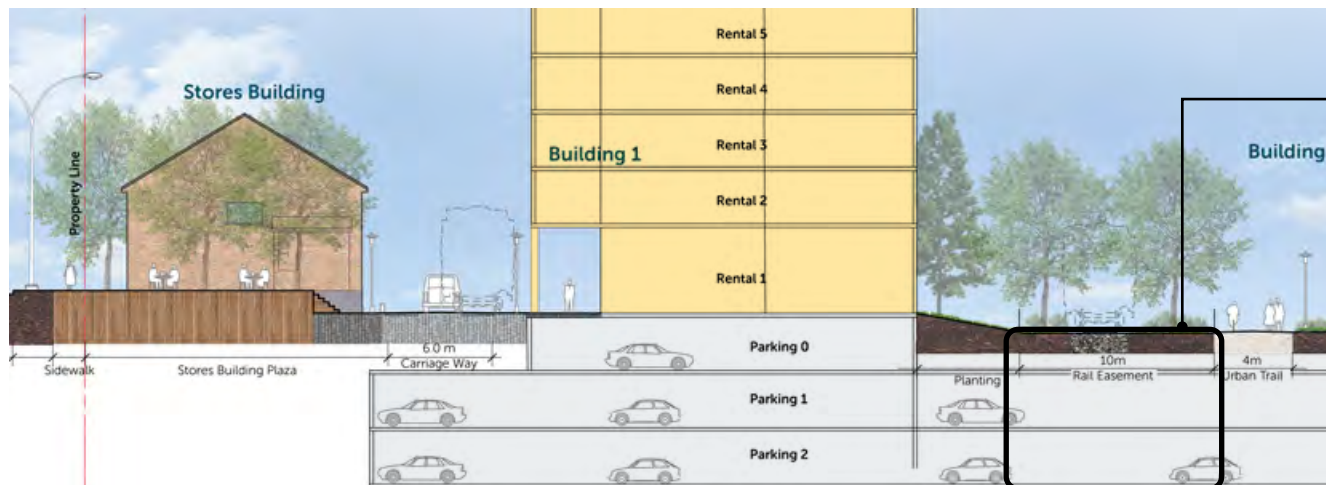
Section B Building 1 on Esquimalt Road Looking East



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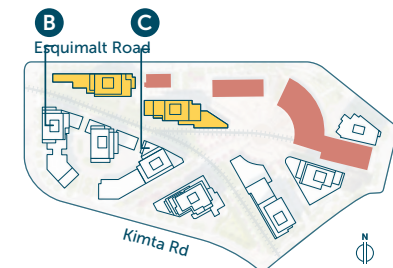
Concept Revised. No parking below-grade within the 10 m wide Railway easement

Section C Stores Building Plaza Looking East



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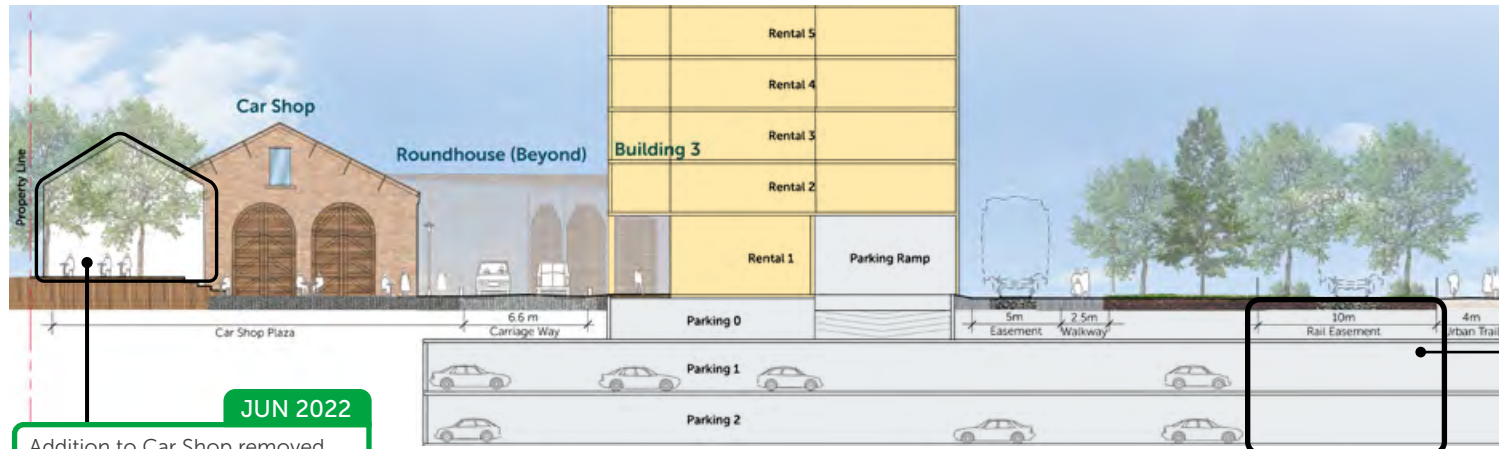
Concept Revised. No parking below-grade within the 10 m wide Railway easement



Esquimalt Activation

Esquimalt Road and Carriage Lane

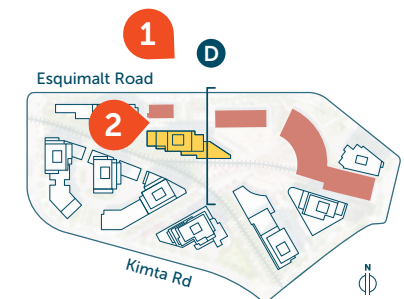
Section D Car Shop Plaza Looking East



1 Car Shop retail concept

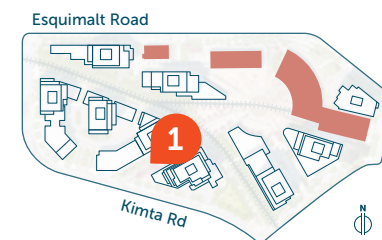


2 Carriage Lane looking east

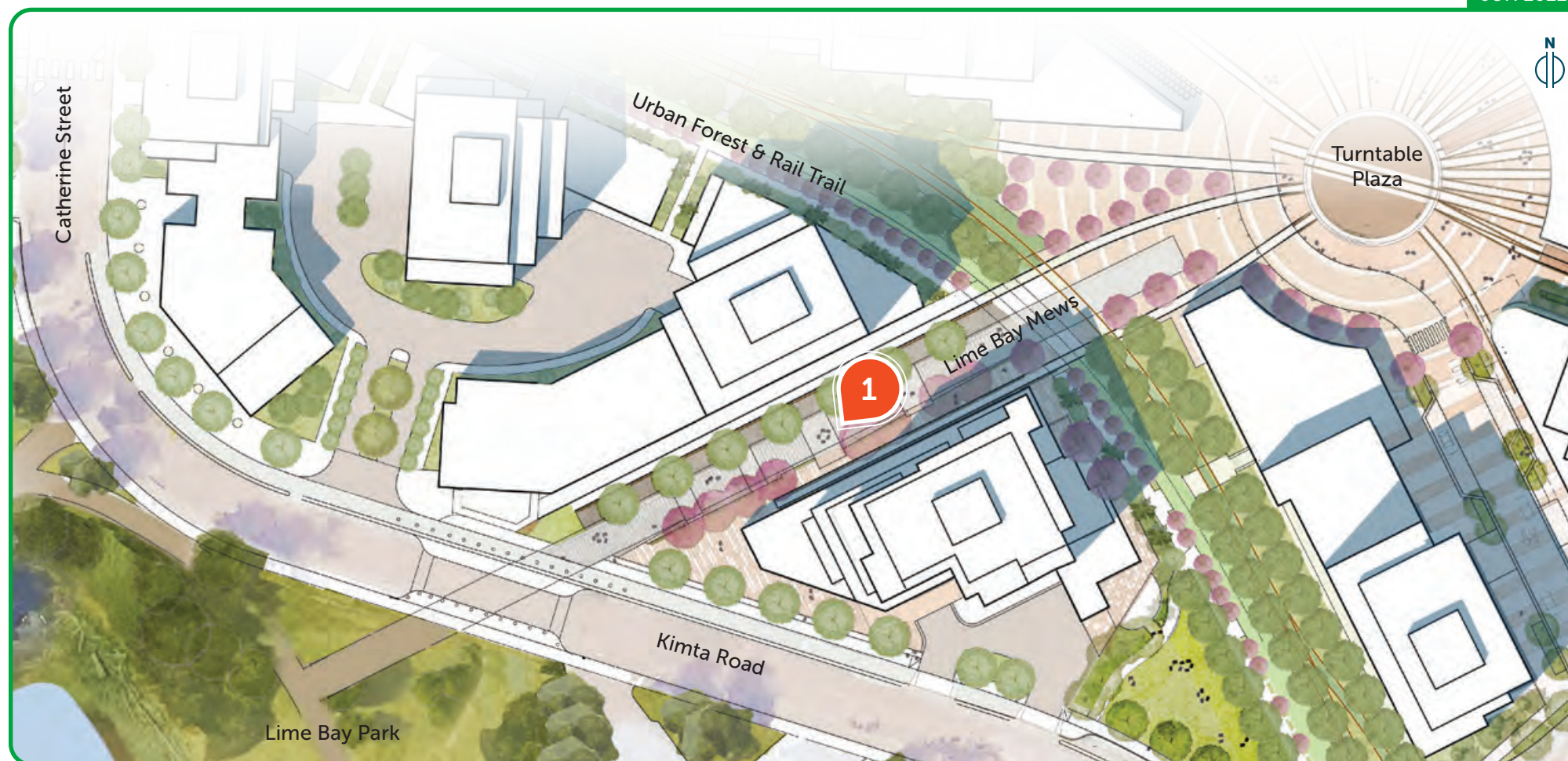


Lime Bay Mews

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.



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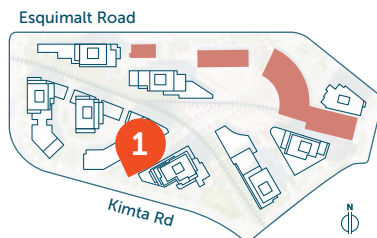


Lime Bay Mews

1 Lime Bay Mews looking south



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

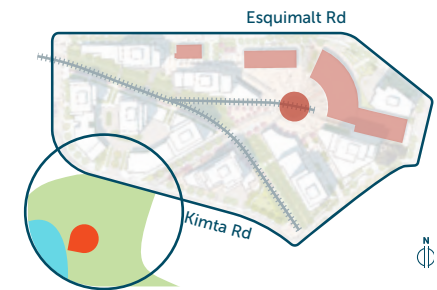


Repurposed Box Car Concepts



Lime Bay Mews

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.



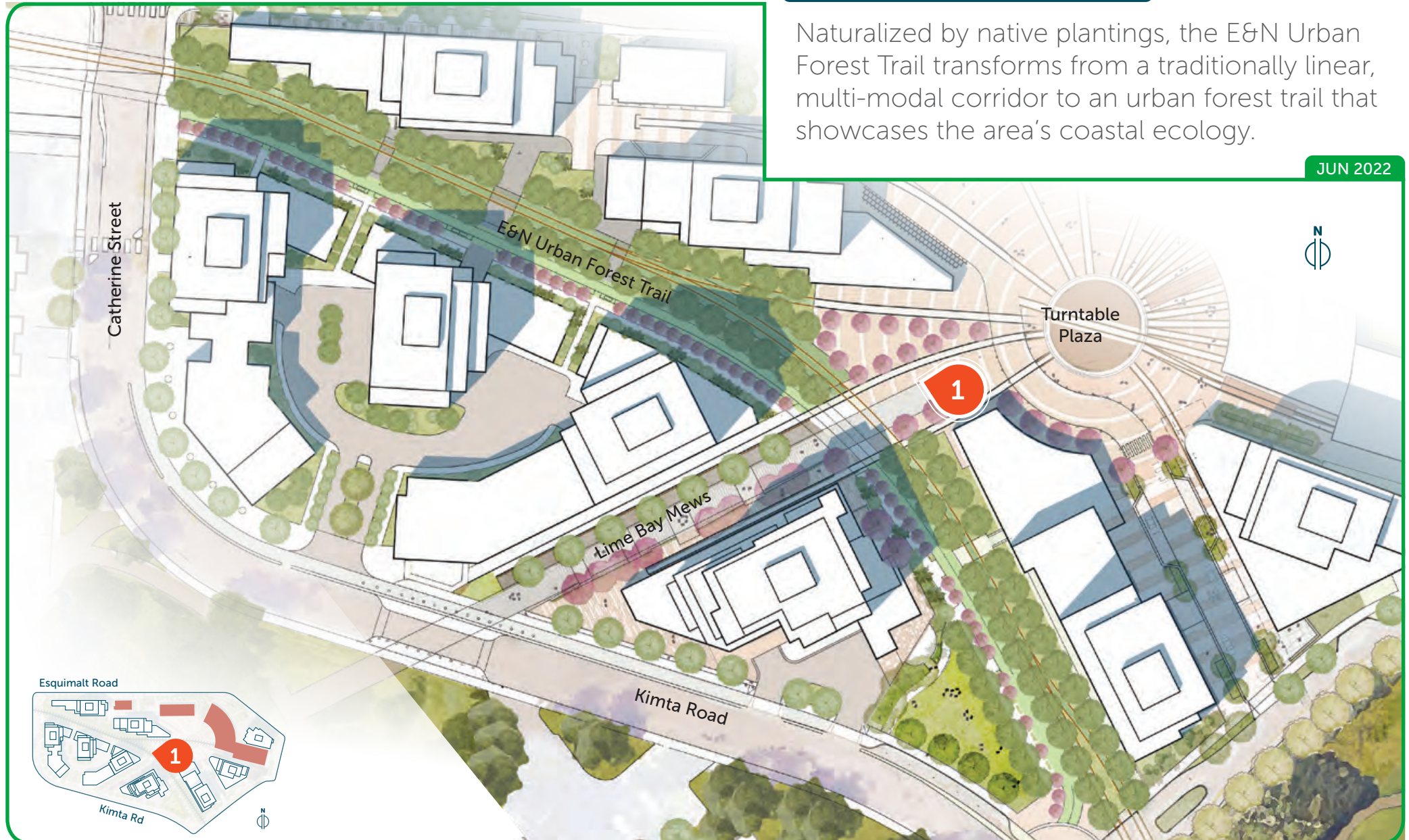
1 Looking south to Lime Bay



E&N Urban Forest Trail

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

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E&N Urban Forest Trail

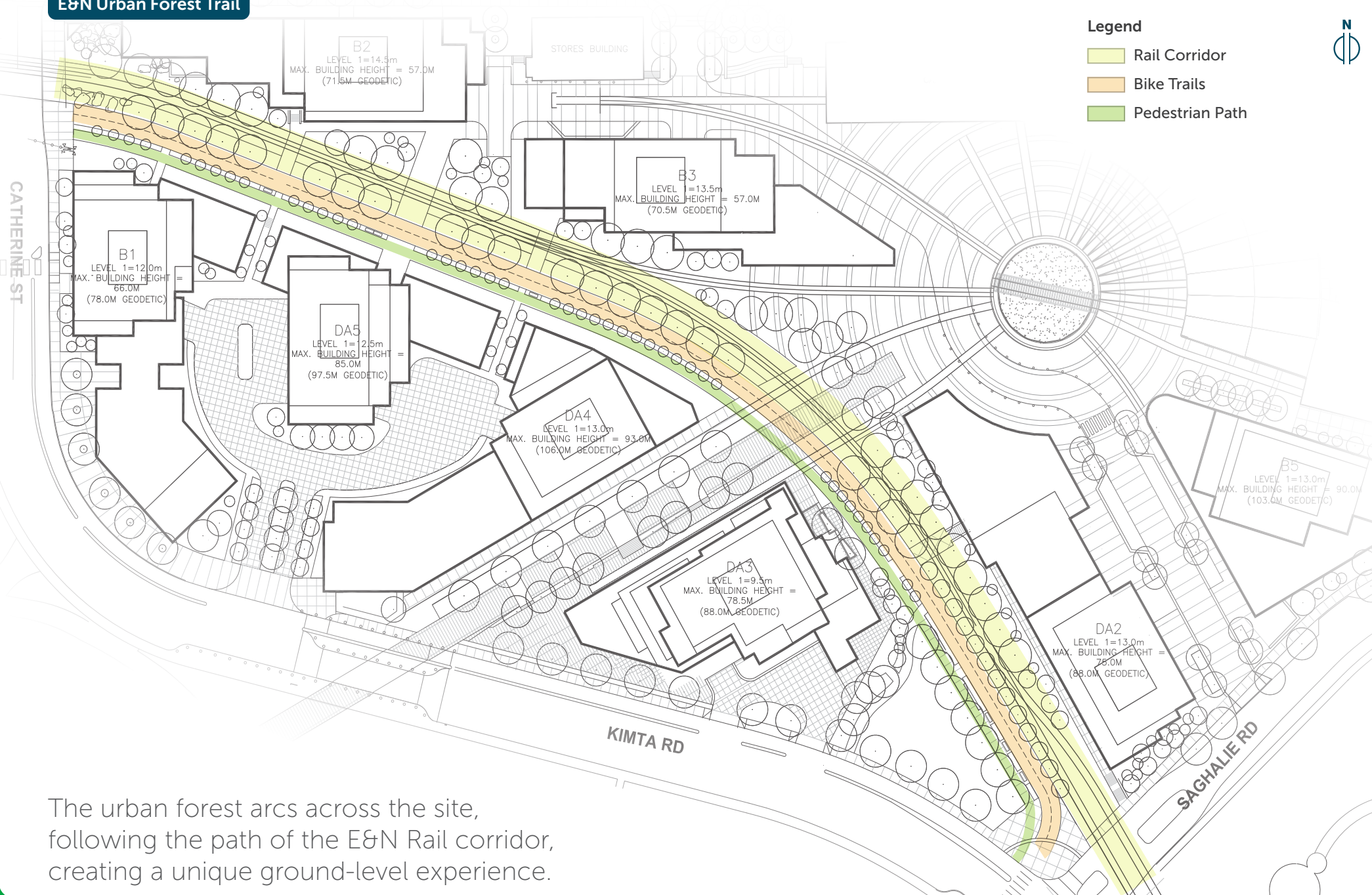
1 Looking West along the E&N Urban Forest Trail.



E&N Urban Forest Trail

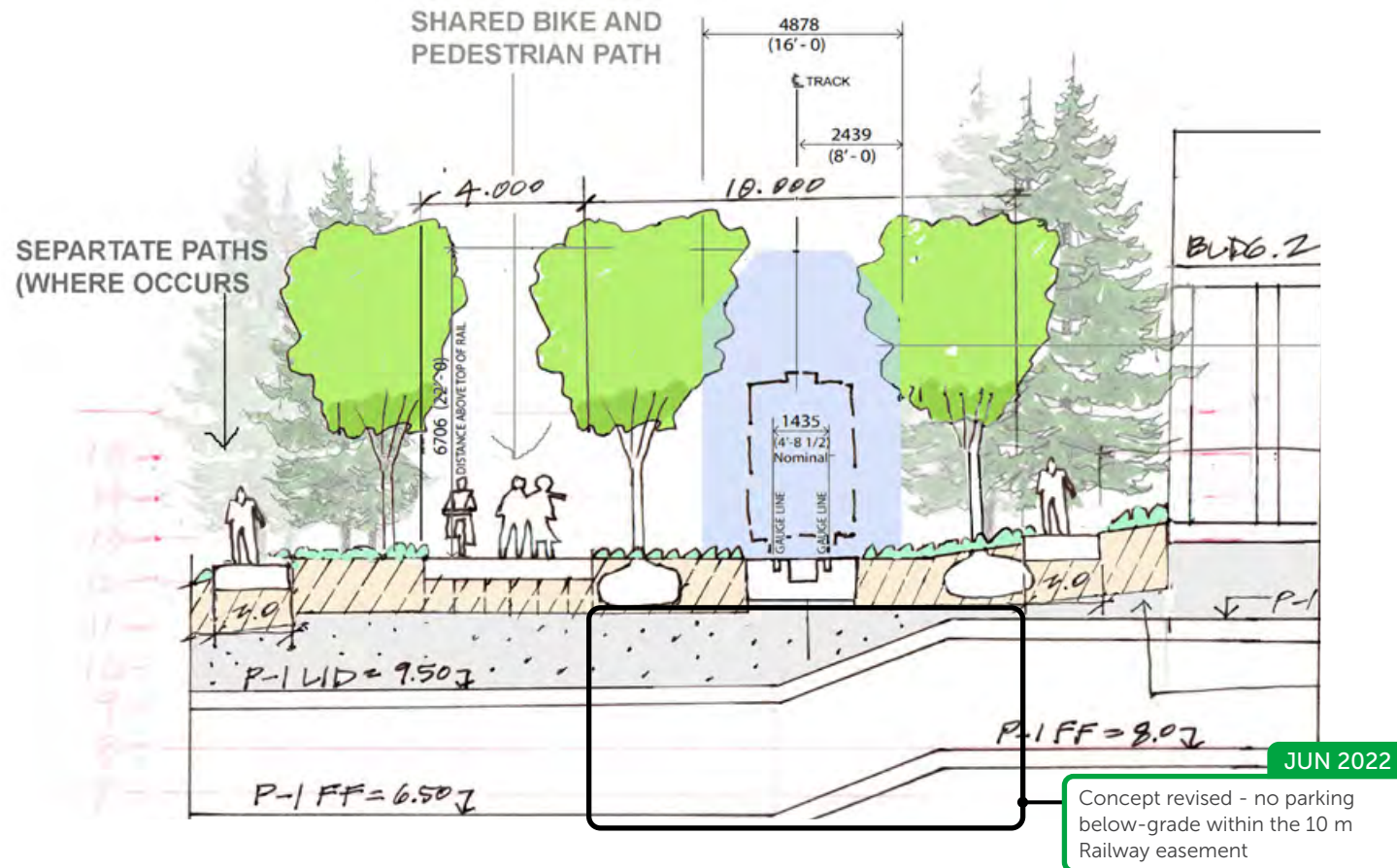
Legend

- Rail Corridor
- Bike Trails
- Pedestrian Path



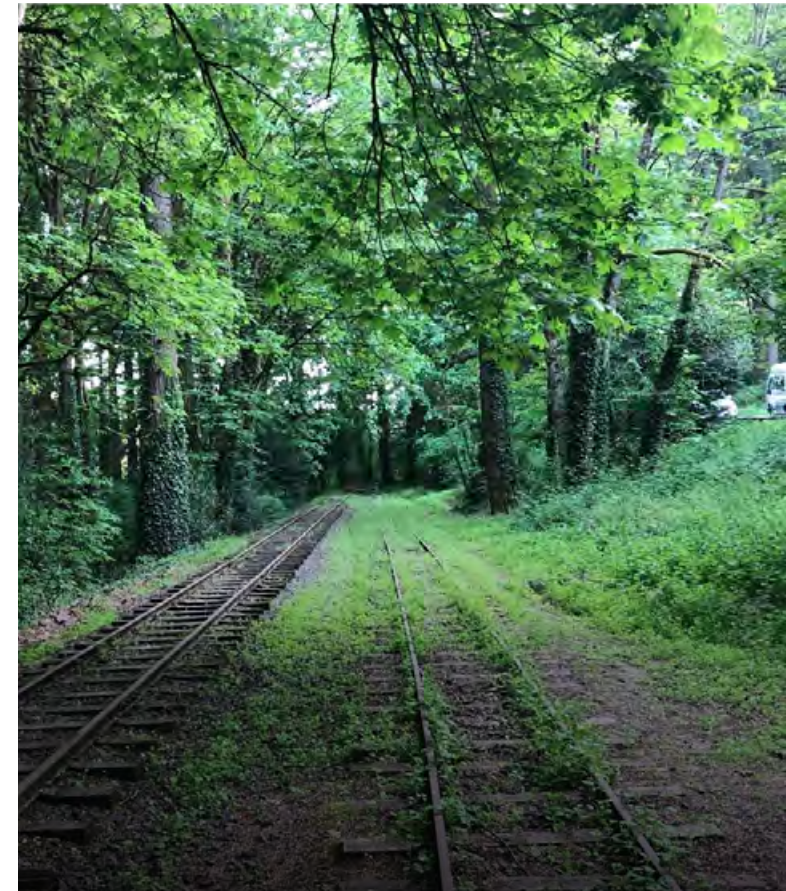
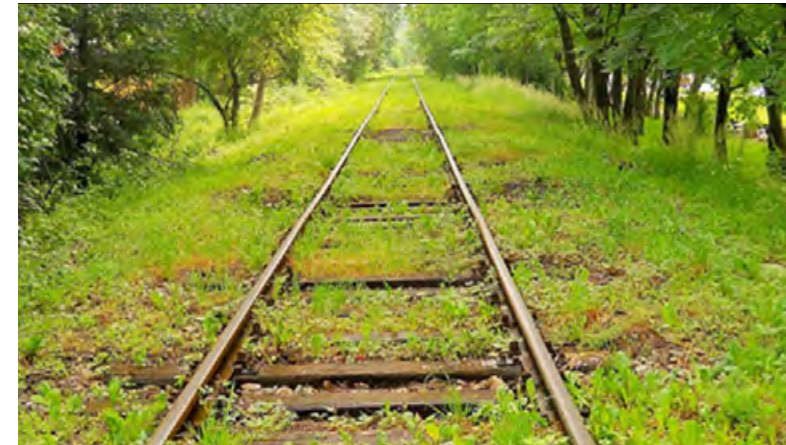
The urban forest arcs across the site, following the path of the E&N Rail corridor, creating a unique ground-level experience.

E&N Urban Forest Trail



E&N Urban Forest Trail, Linear Park Proposed Section

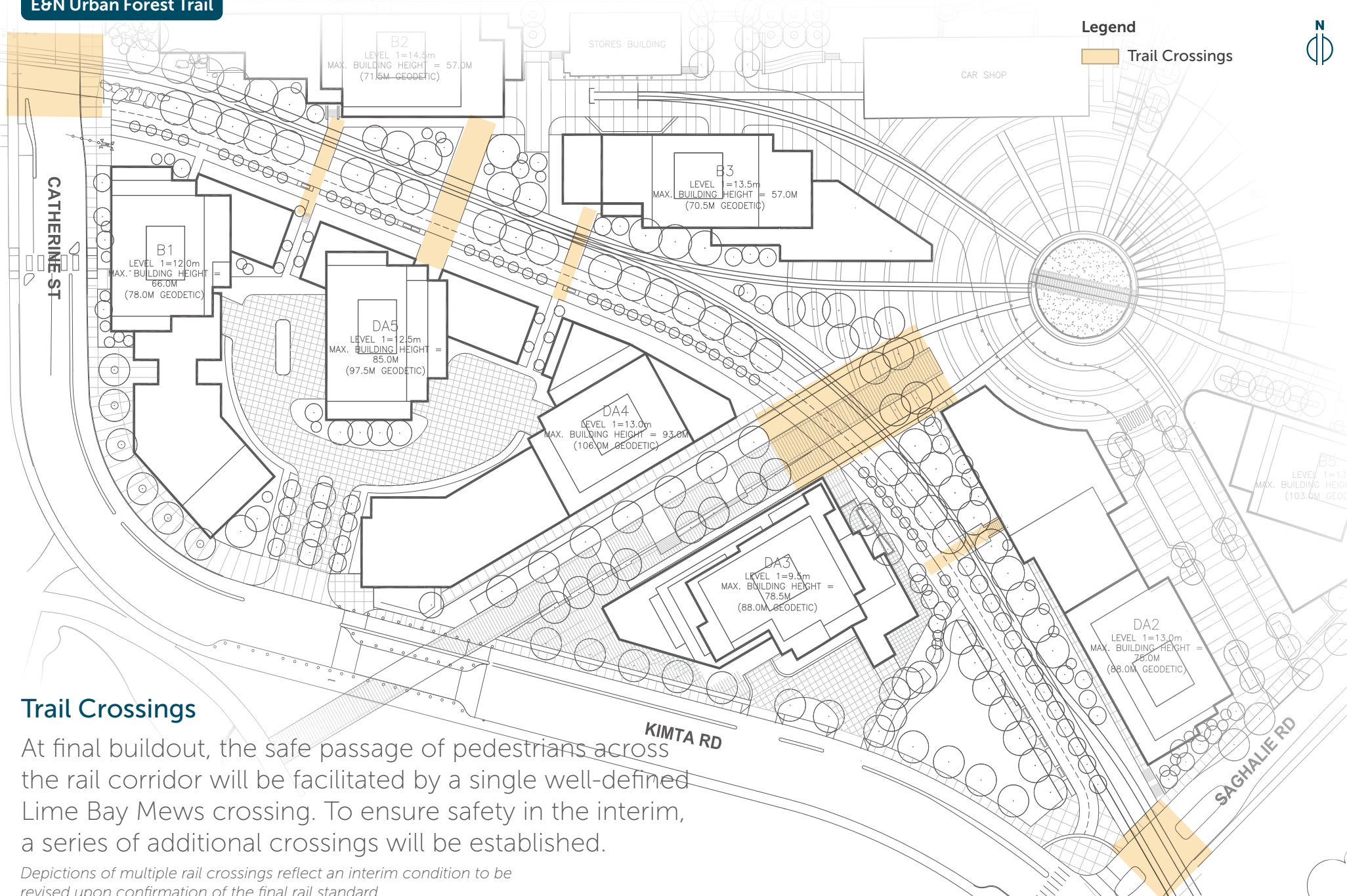
Planting zones are used to create pockets of green space between the pedestrian and multi-use pathways, producing a “walk in the forest” experience.



E&N Urban Forest Trail

Legend

Trail Crossings



Trail Crossings

At final buildout, the safe passage of pedestrians across the rail corridor will be facilitated by a single well-defined Lime Bay Mews crossing. To ensure safety in the interim, a series of additional crossings will be established.

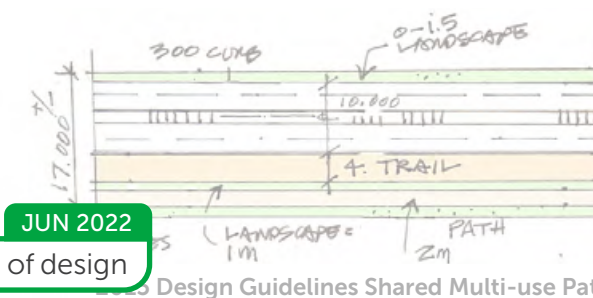
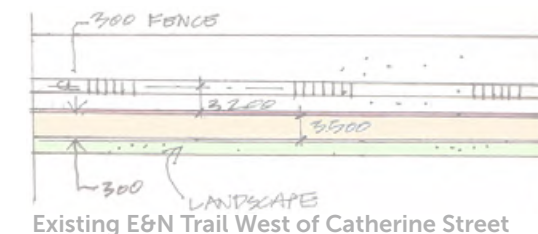
Depictions of multiple rail crossings reflect an interim condition to be revised upon confirmation of the final rail standard.

E&N Urban Forest Trail

An Alternative design

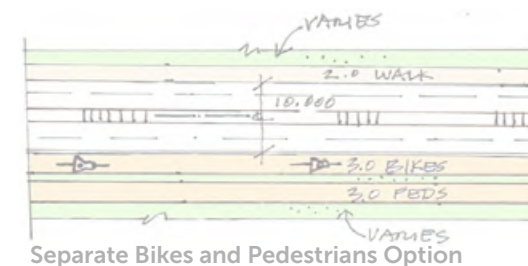
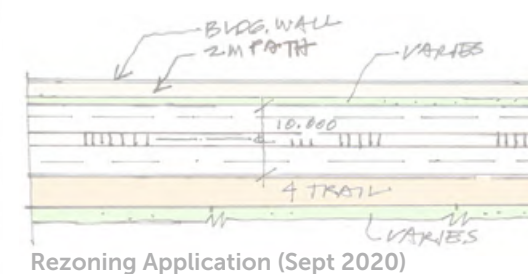
An alternative to the urban forest trail design runs the pedestrian path, bike lane and rail tracks parallel throughout the site. This more traditional rail-with-trail approach had been explored in previous design proposals.

E&N Urban Forest Trail Previous Designs



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The alternative design option has been adapted into the current version of design



Note: Separated bike lanes promote speed and leave little room for pedestrians

Legend

- Rail Corridor
- Pedestrian / Bike Trails
- Parks / Green Space

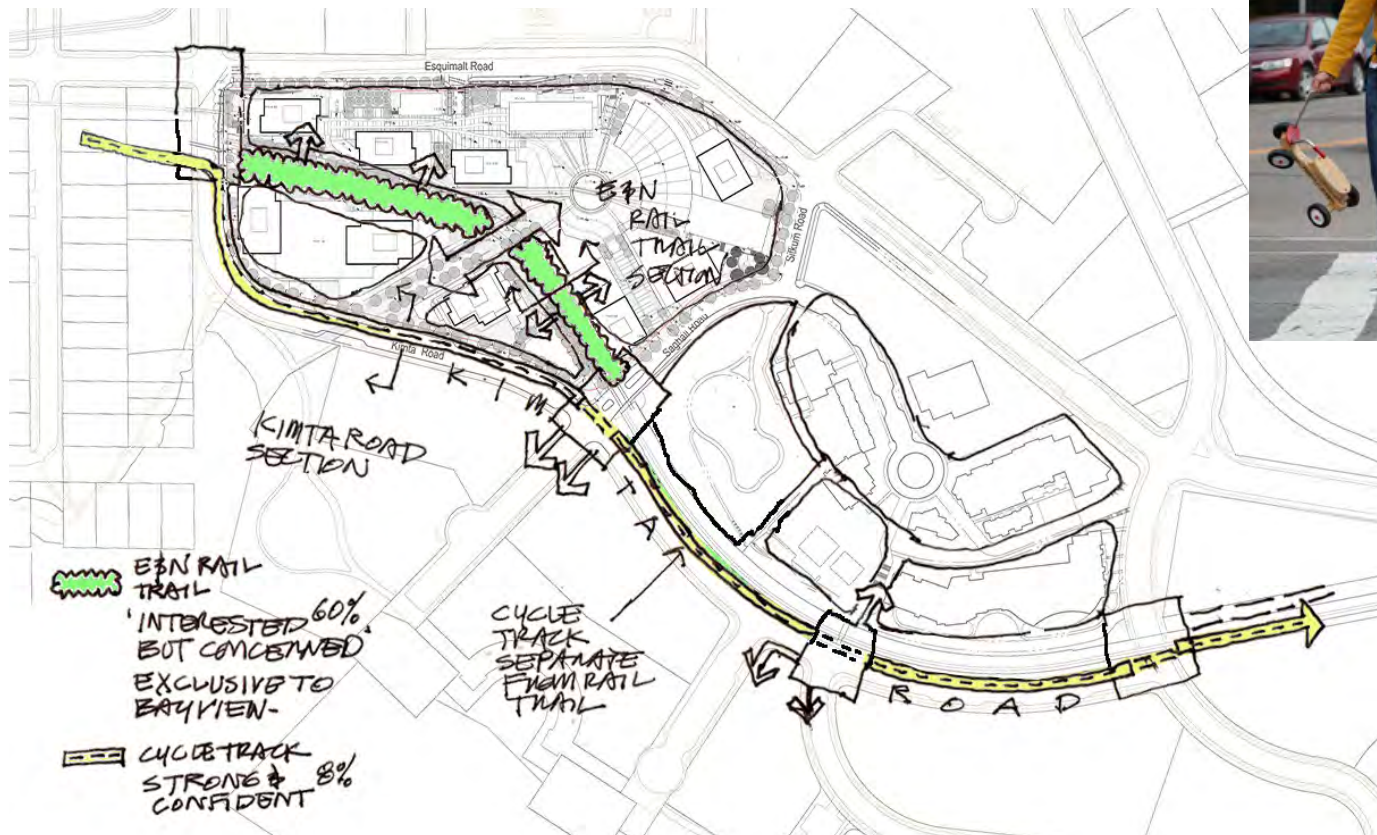
SECTION R T - B



E&N Urban Forest Trail

Trail Users

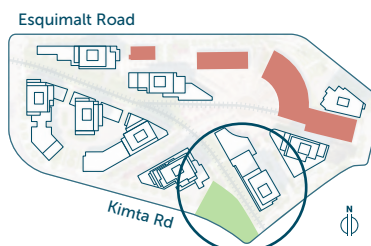
Designed to ensure the comfort of pedestrians and cyclists, regardless of age or ability, the E&N Urban Forest Trail is a unique piece of active transportation infrastructure located away from commuter traffic.



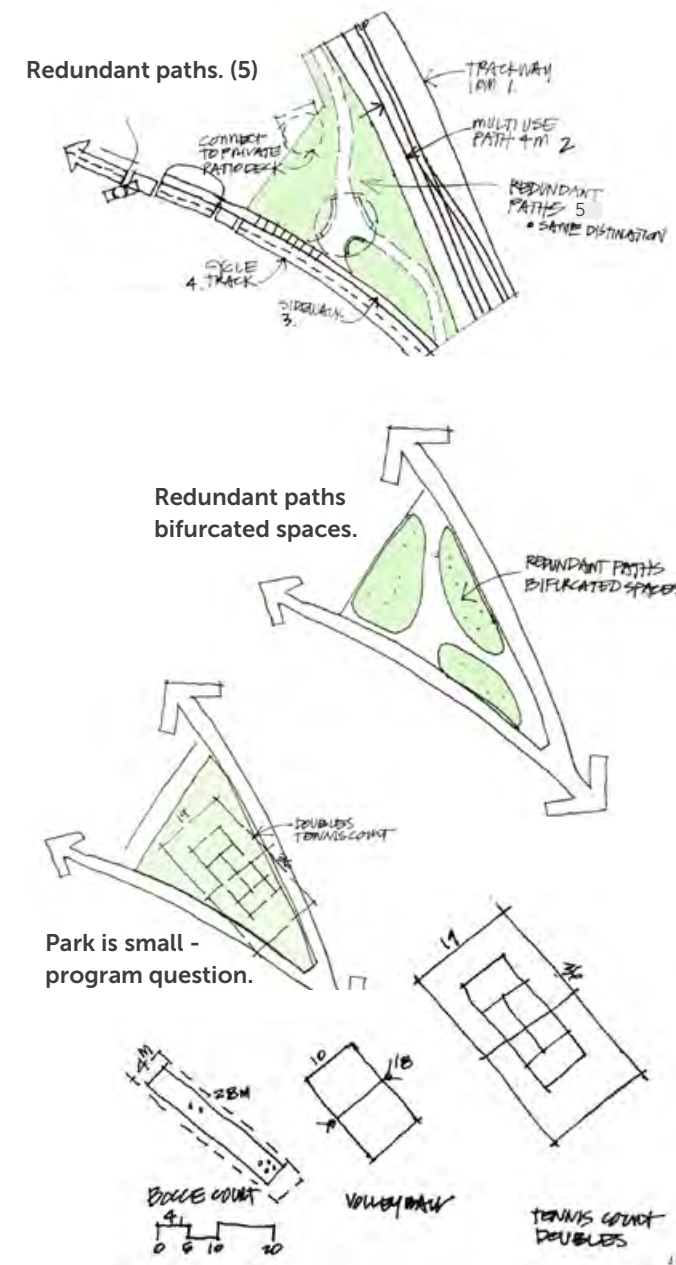
E&N Urban Forest Trail

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.



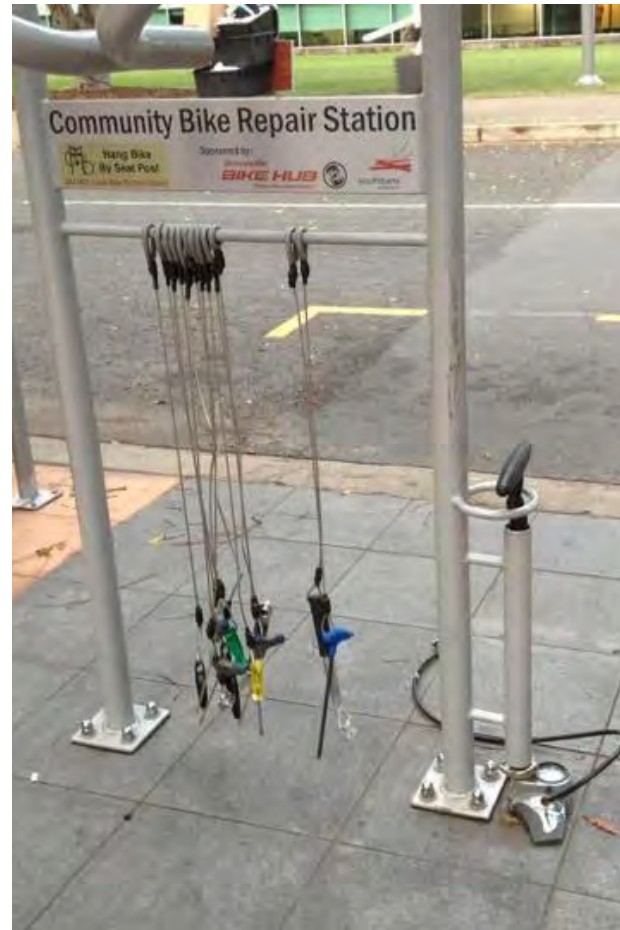
Sitkum Park Explorations



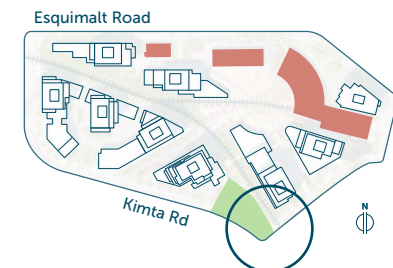
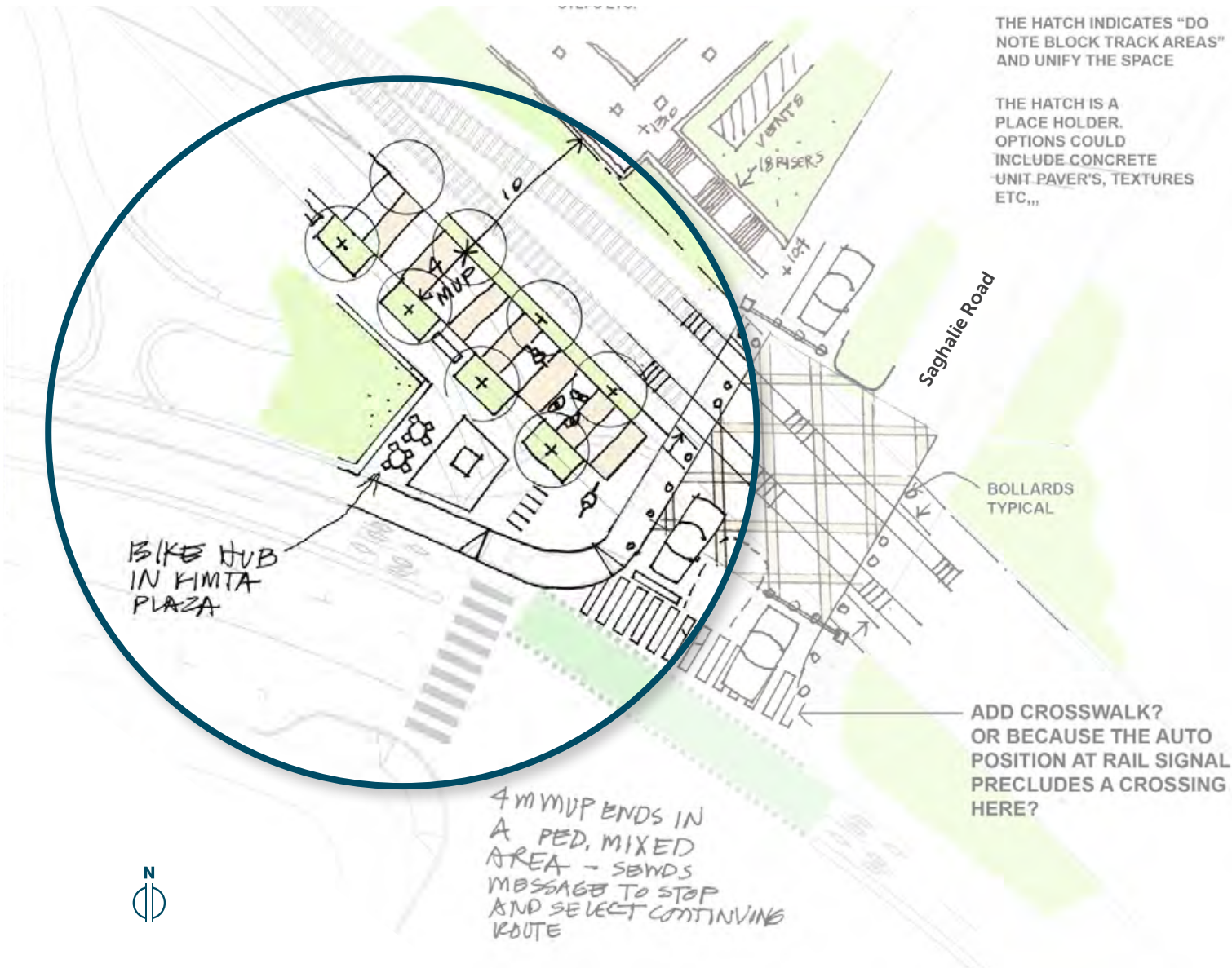
E&N Urban Forest Trail

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.

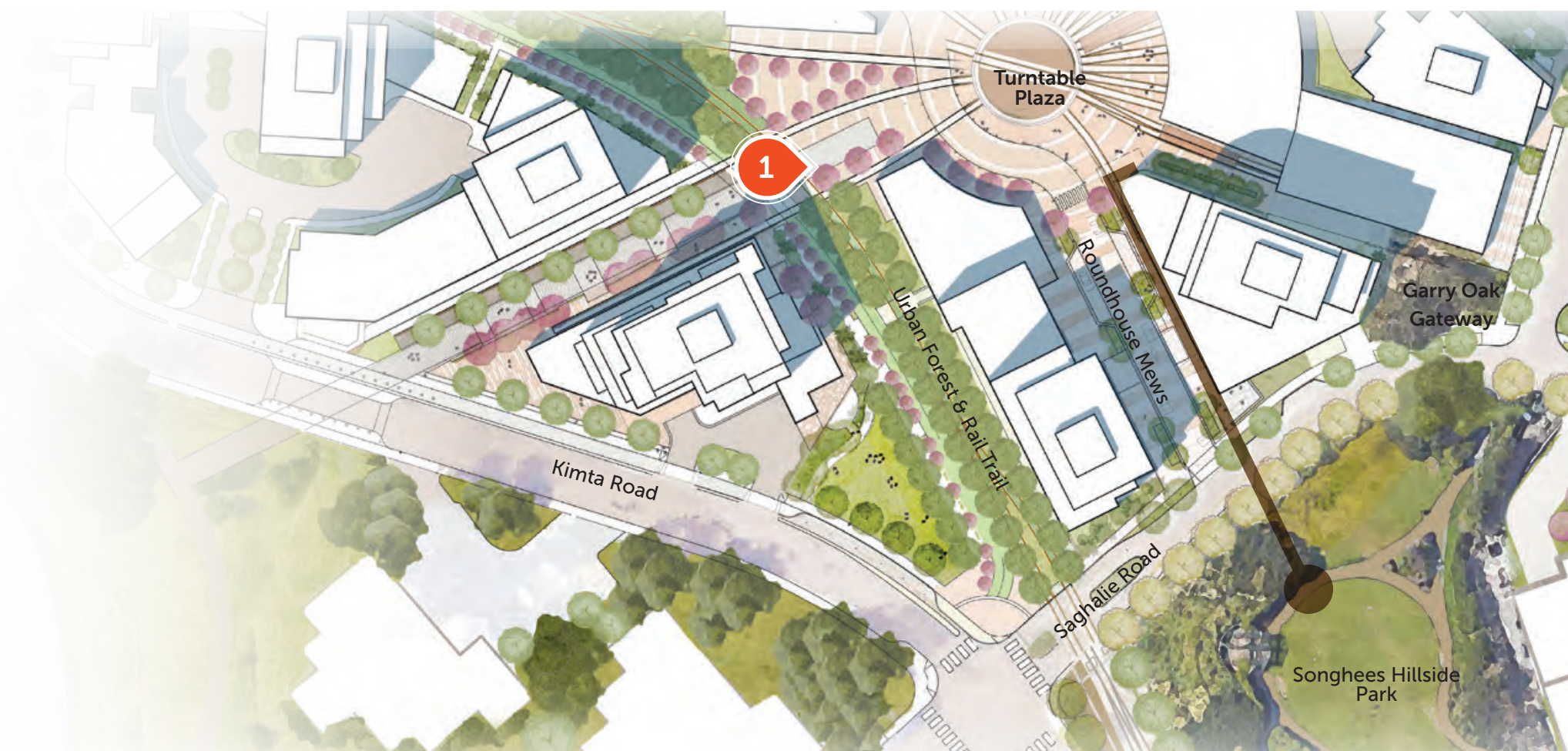
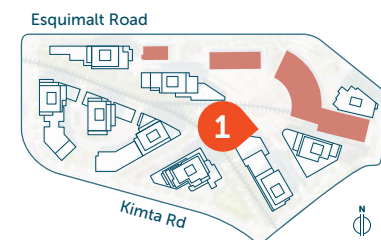


E&N Urban Forest Trail



Hilltop Connection

A potential trestle bridge spans Saghalie Road, creating a unique pedestrian connection to Songhees Hillside Park that is cohesive with the neighbourhood's rail character. Note, this is conceptual only and subject to design and approval at Development Permit stage.



Hilltop Connection

1 Trestle Pedestrian connection to Songhees Hillside Park and Bayview One



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Artist Illustration has not been updated and is not an accurate representation of the buildings behind the Roundhouse. Particularly, the Back Shop is no longer elevated from its current position.



Songhees Hillside Park







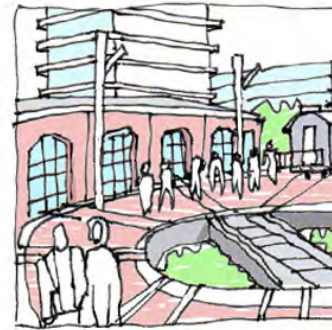
B

Architecture, Urban Design, and Landscape Landscape

B.5 Landscape Typology	B-48
B.6 Public Art	B-50
B.7 Sitewide "Kit-of-Parts"	B-52
B.8 Temporary access from Esquimalt Road.	B-56
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Landscape Typology

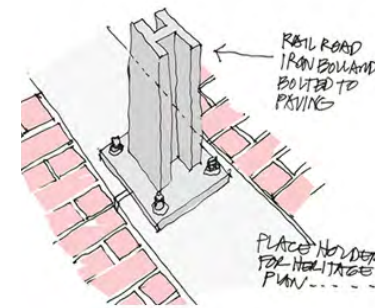
The site's typology provides a juxtaposition between industrial materials taken from its history and soft planted elements that reflect the surrounding coastal ecology.



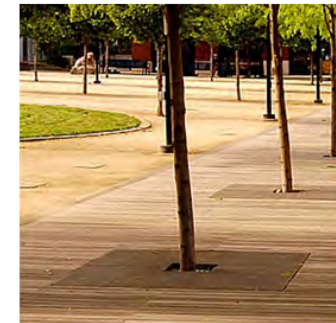
 Roundhouse Rail Plaza



 Connecting Rail Streets and Carriage Lane

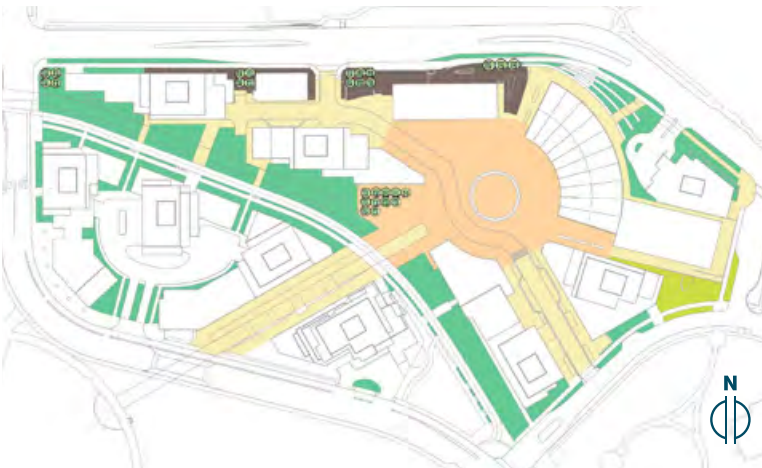





 Esquimalt Destination Retail



Key Plan

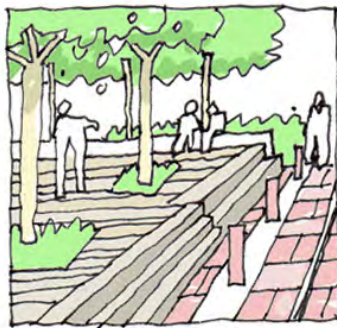
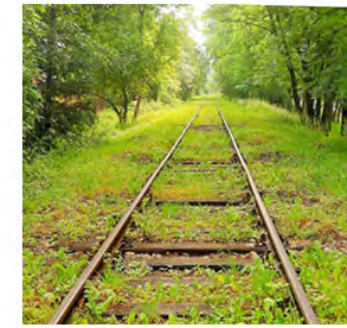
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- | | |
|--|---|
|  Roundhouse Rail Plaza |  Native Forest |
|  Connecting Rail Streets |  Gathering Groves |
|  Esquimalt Destination Retail |  Garry Oak Outcrop |



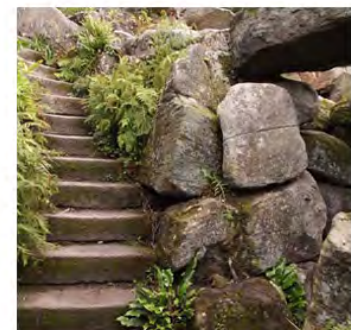
 Native Forest



 Gathering Groves

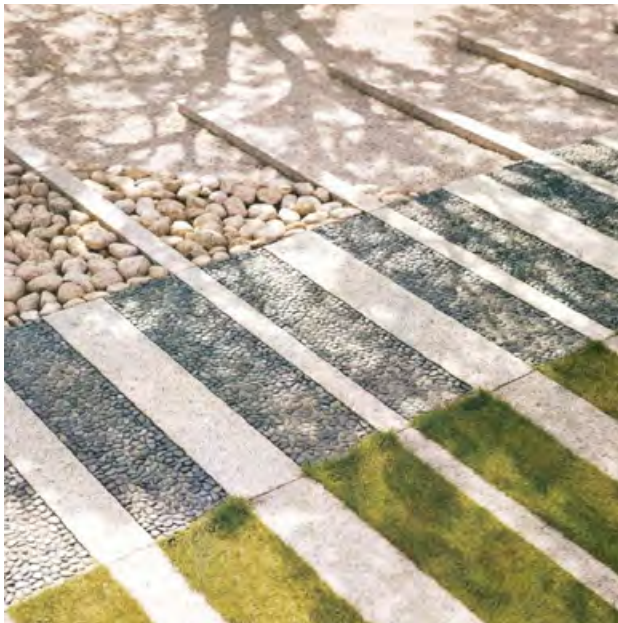


 Garry Oak Outcrop



Public Art

A comprehensive public art program that includes performing arts, education and history enhances our understanding and appreciation of the history, cultures, and natural environment connected to the Roundhouse site. Site landscape concepts reclaim and integrate the collection of historic industrial railroad artifacts in coordination with the heritage programme.





Sitewide “Kit-of-Parts”

The outdoor spaces will be animated by a layering of contemporary rail-themed site furnishings that contribute to the public realm.

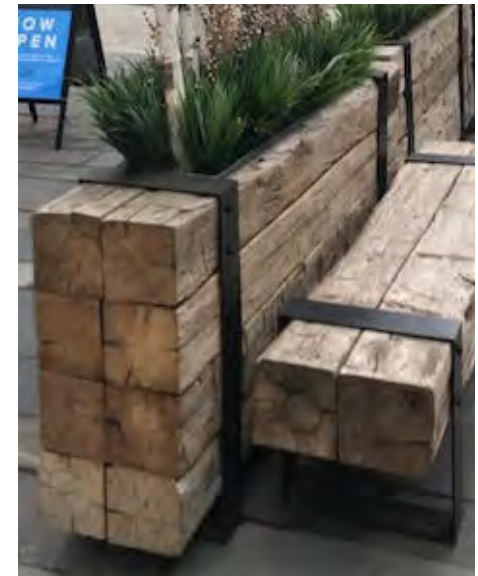
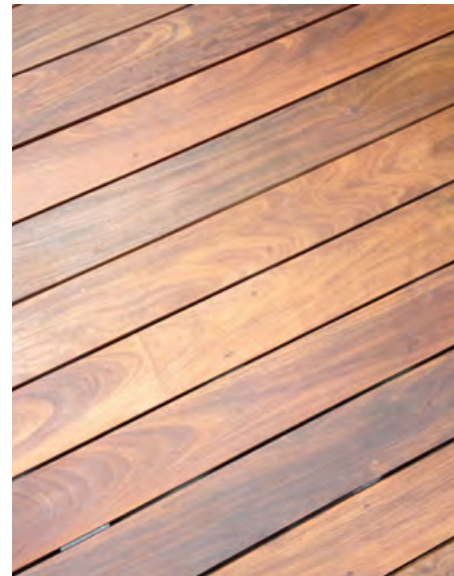
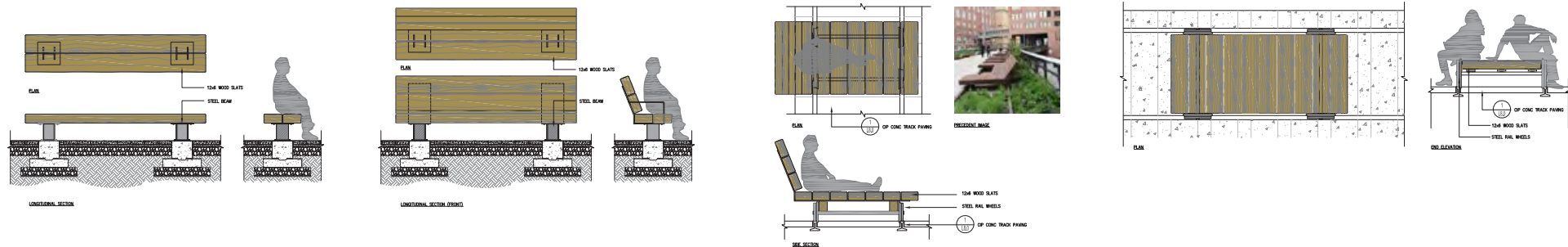
Movable Table and Chairs

- “The rail road yard attitude”
- Durable, strong, resilient and functional
- Includes canopies and tables that support canopies



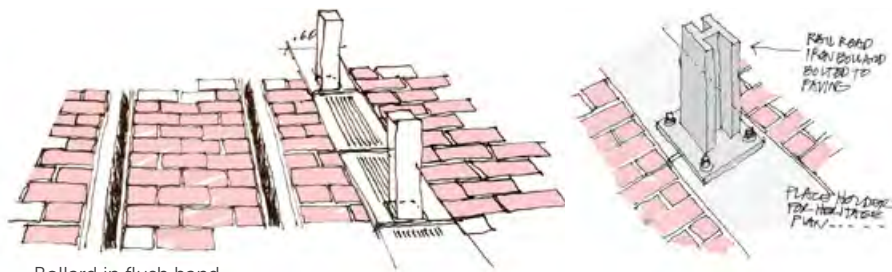
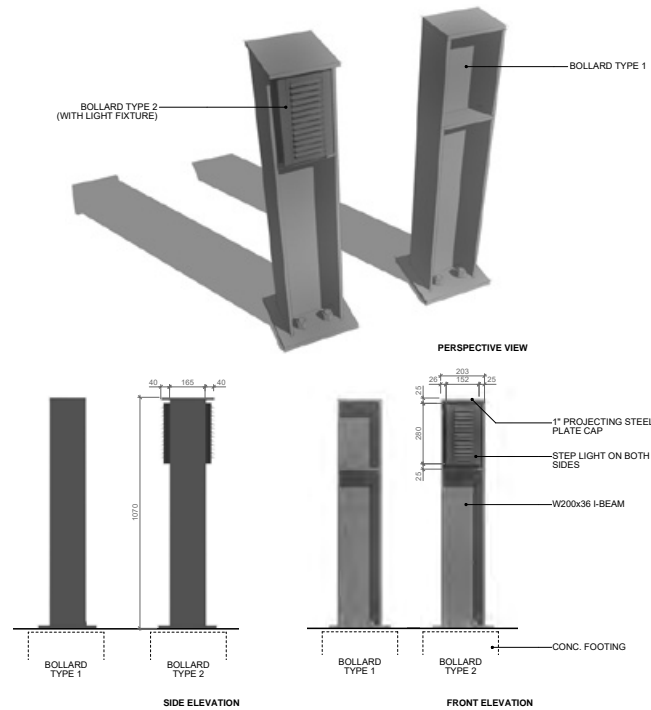
Benches and Seating

- "The rail road yard attitude"
- Durable, strong, resilient and functional wood construction
- Designs include seat walls and raised on-structure planter beds

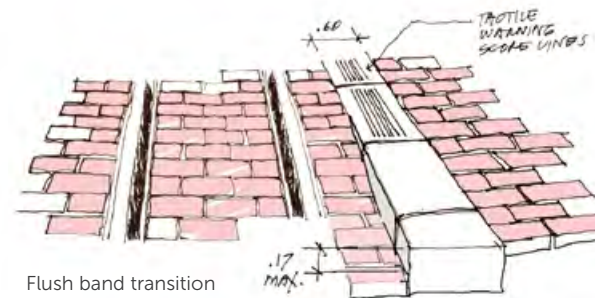


Bollards and Pavers

- Materials reflective of the site's rail identity will be integrated throughout the site.



Bollard in flush band.



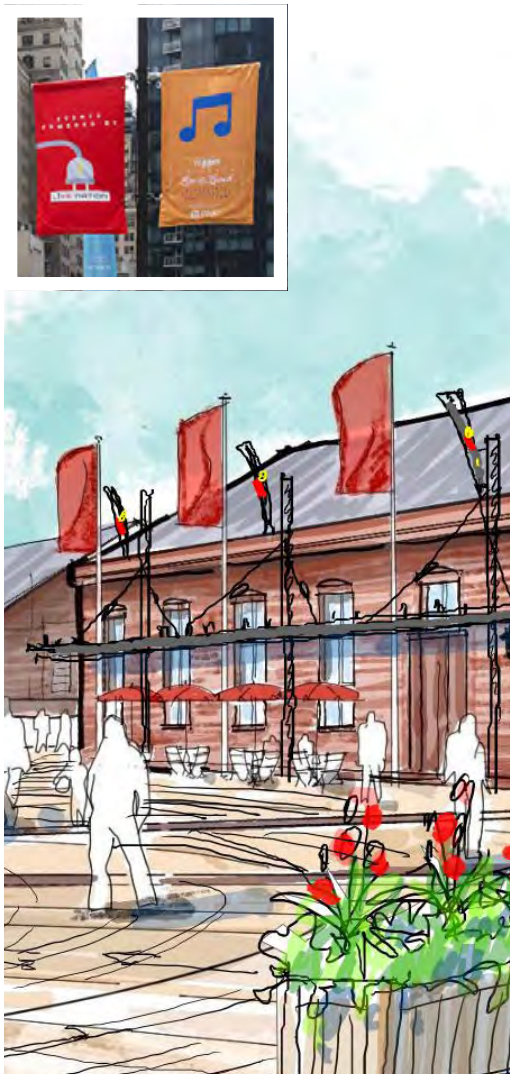
Flush band transition to curb height



Durable, timeless paving in rail.

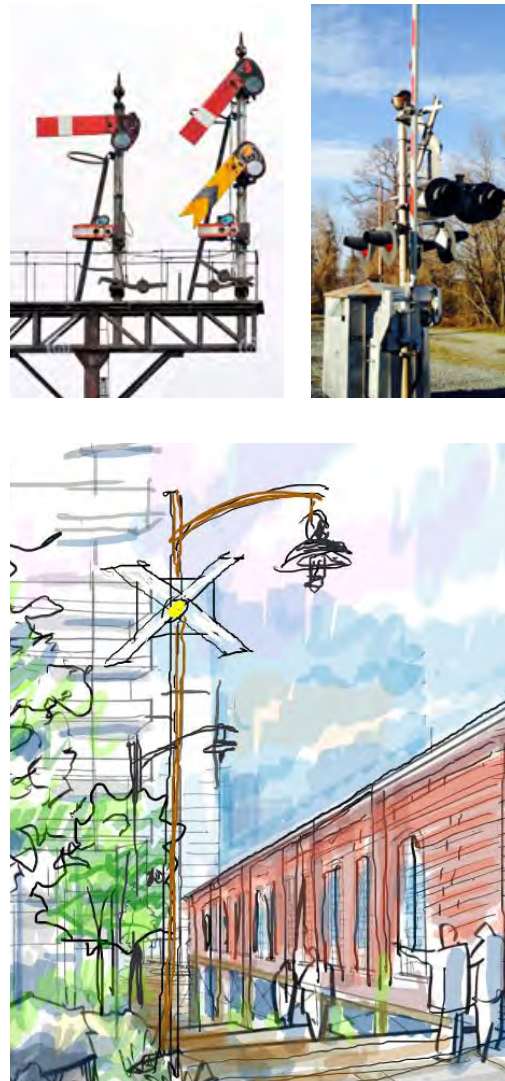
Banners and Flags

Choreographed banner and flag program—seasonal and announcing festivals.



Lighting and Canopies

Create a family of light fixtures—functional and rail road industrial.



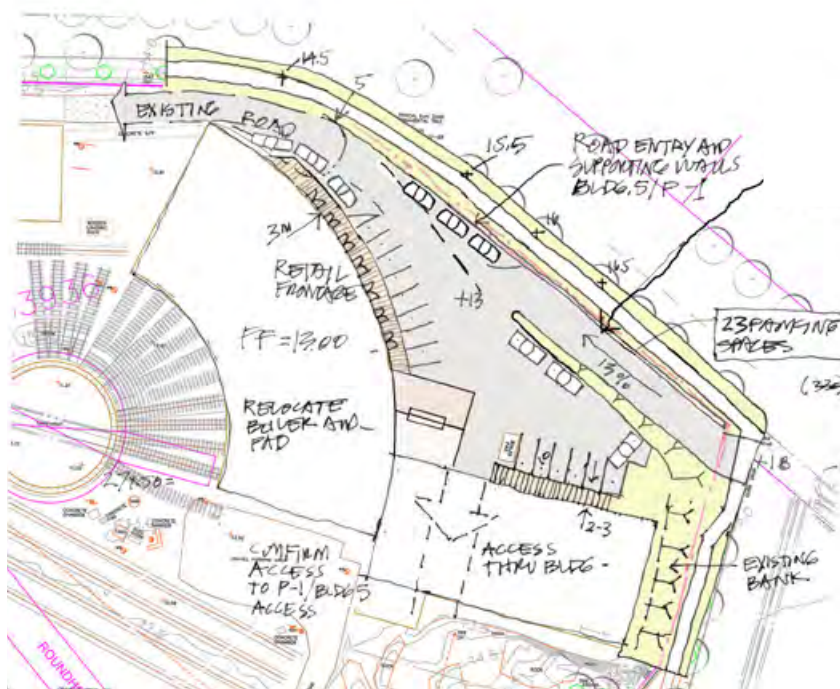
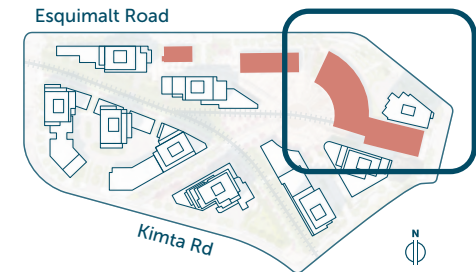
Signage

Include signage with furniture, lighting, banners, and flags.



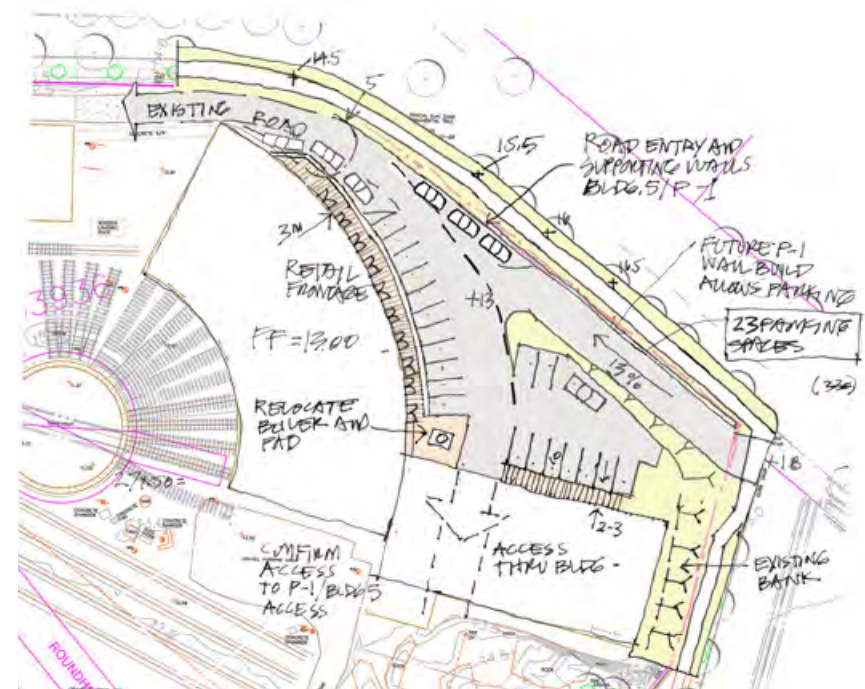
Temporary access from Esquimalt Road

Temporary access is proposed from Esquimalt Road permitting entry to the site prior to final buildout.



Phase One Option A

Existing entry at Sitkum Road and Esquimalt Road



Phase One Option B

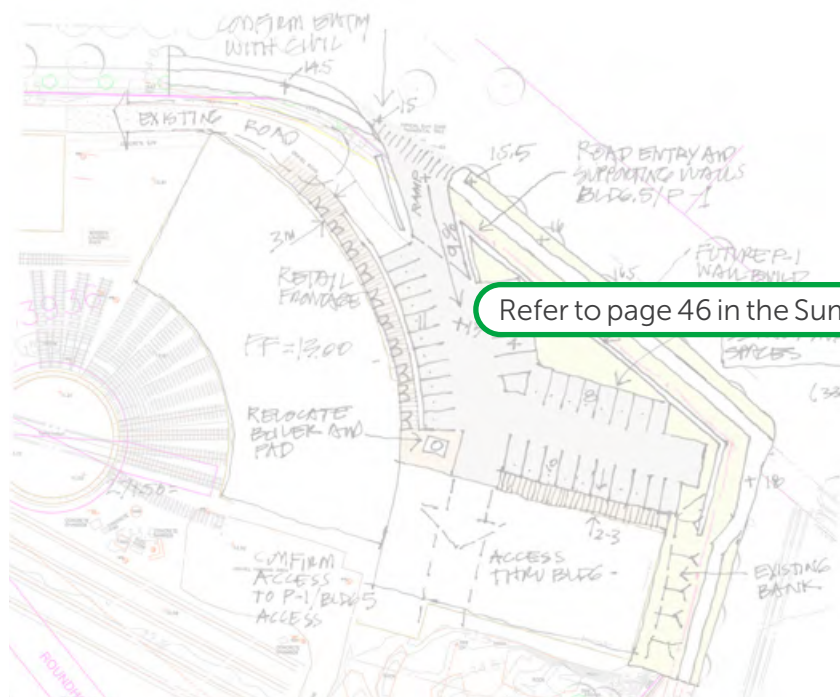
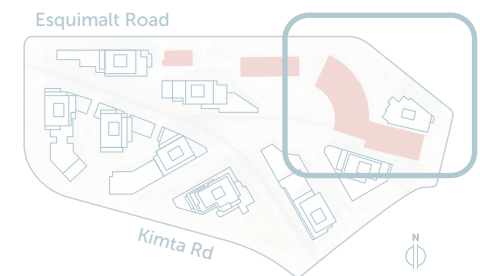
Existing entry at Sitkum Road and Esquimalt Road

Legend

Parking Green Space

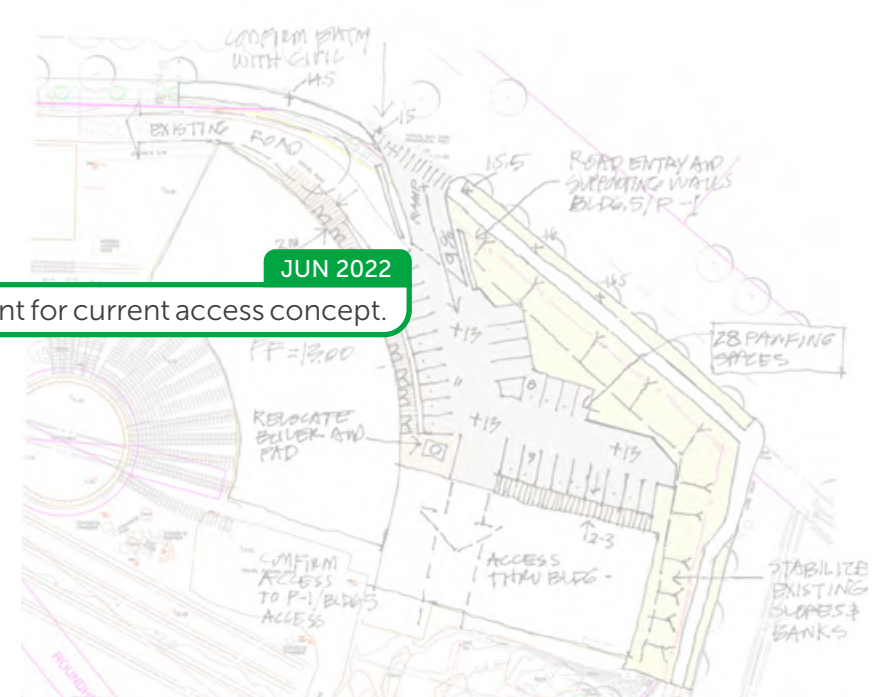
Possible Future Options

Additional vehicle entry points are proposed from Esquimalt Road. These are intended to increase site access while maximizing open space.



Refer to page 46 in the Summary Document for current access concept.

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Possible Future Option A

Building 5 and P1 Auto Entry

Possible Future Option B

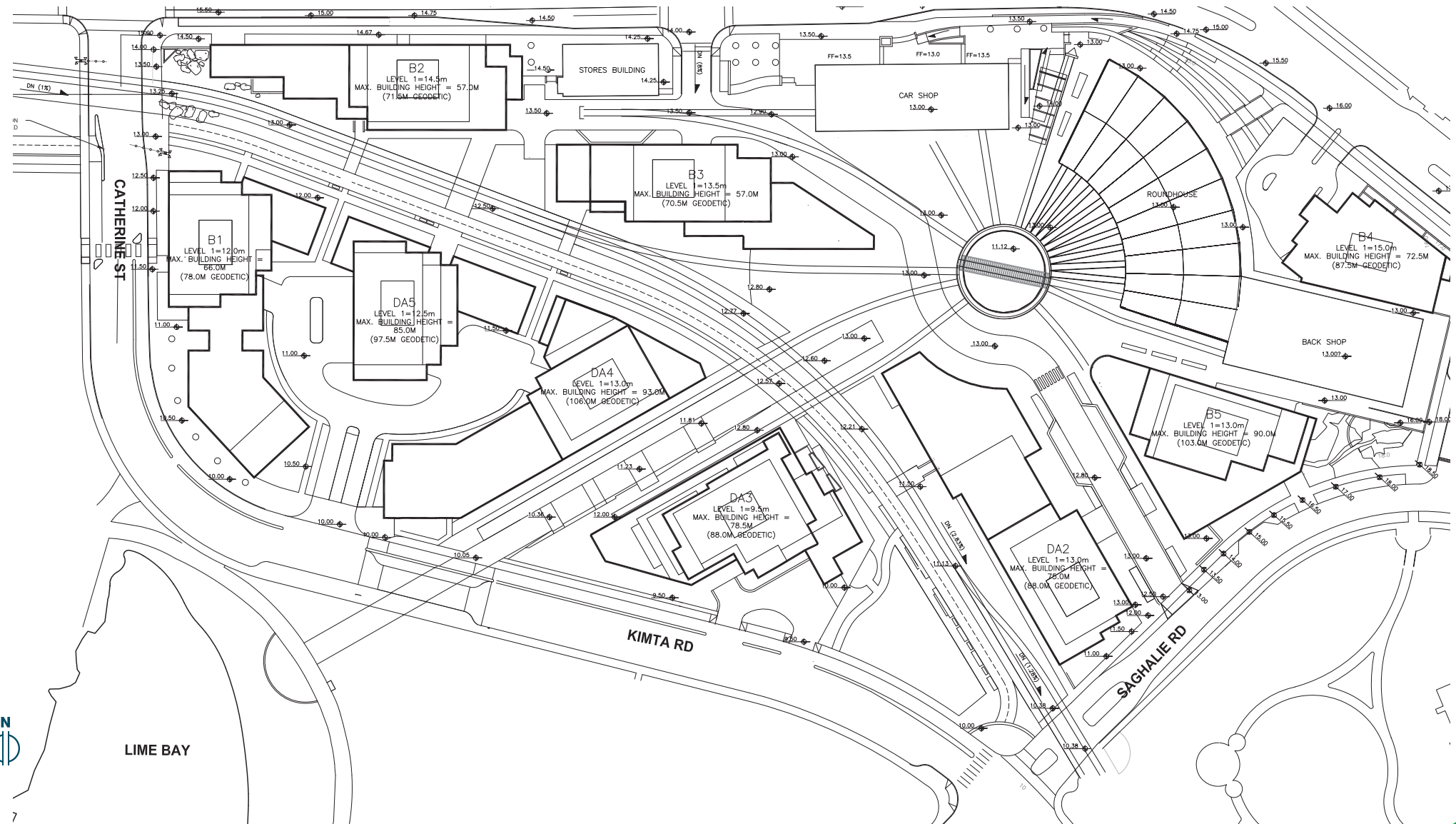
Building 5 and P1 Auto Entry, No Parkade Walls

Legend

- Parking
- Green Space

Site Plan with Grading Plan

Universal and easy accessibility is intended across the site, facilitated by the grading plan.







The perfect combination of
experience, education & vision.

The Focus Equities master plan brand reflects a visioning process that has evolved from over 50 years of experience. In each of our projects, we have successfully achieved an integrated outcome. Kenneth W. Mariash Sr. has been involved as an architect, planner, designer, developer and contractor on projects in cities throughout North America and around the world.



**FOCUS
EQUITIES**

KW MARIASH SR.
MASTER PLAN COMMUNITY



Roundhouse at Bayview Rezoning

File No: REZ00729

Final Submission

September 9, 2022

Appendix C: Policy Analysis

C.1 Regional Growth Strategy	C-3
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C.3 Victoria West Neighbourhood Plan. . . .	C-7
C.4 Current Zoning: Roundhouse District .	C-9
C.5 Roundhouse Design Guidelines.	C-10
C.6 Master Development Agreement.	C-12
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C.8 Policy Analysis Conclusion	C-13

The following policy framework, guided by the Capital Regional District's (CRD) Regional Growth Strategy, the City of Victoria's Official Community Plan (OCP) and the Victoria West Neighbourhood Plan, informs the Roundhouse at Bayview Place Master Plan. The foundational statutory and non-statutory frameworks form strong policy direction and intent for redevelopment of the Plan Area. All existing plans and strategies identify the Plan Area as a node for growth and an opportunity to address key policy goals. This policy analysis has been informed by the following plans and strategies.

Statutory Plans & Regulations:

- Regional Growth Strategy – Capital Region District (January 2018)
- City of Victoria, Official Community Plan (July 2012, updated April 17, 2019)
- City of Victoria Zoning Regulation Bylaw (No. 80-159)
- Roundhouse Design Guidelines (Revised 2015)
- Roundhouse Master Development Agreement (2008, amended in 2014 & 2018)

Non-Statutory Plans & Regulations:

- City of Victoria 2019-2022 Strategic Plan
- Inclusionary Housing and Community Amenity Policy (2019)
- Victoria Housing Strategy (2018-2025)
- Victoria Sustainability Framework (2017)
- Climate Leadership Plan (2019)
- Open Spaces Master Plan (2017)
- Urban Forest Master Plan
- Go Victoria Draft Mobility Strategy (2020)
- Pedestrian Master Plan (2013)
- Bicycle Master Plan (2015)
- Bicycle Parking Strategy (2011)

C.1 Regional Growth Strategy

Capital Region District (January 2018)

The CRD Regional Growth Strategy provides common objectives to guide growth and change in the Capital Region District. This Strategy characterizes the subject site as part of the Metropolitan Core of Victoria, which is within the Urban Containment Policy Area. The following policies support the proposed Roundhouse at Bayview Place master plan:

1. Keep Urban Settlement Compact

- Reduce the demand for land in the region by accommodating 95% of the region's new dwelling units in the Urban Containment Policy Area and Metropolitan Core
- Focus increasingly on dense housing types such as townhomes and apartments

2. Create Safe and Complete Communities

- Feature a dense mix of uses within the Metropolitan Core
- Promote affordable housing options
- Preserve cultural heritage sites

3. Improve Multi-Modal Connectivity and Mobility

- Within the Metropolitan Core provide access to places of work, schools, shopping, recreation, parks and green space within walking distance
- Integrate access to pathways and transit into the site design

The project site is located within the Urban Containment Policy Area in the Regional Growth Strategy and characterized as part of the Metropolitan Core. These designations are defined as follows:

Urban Containment Policy Area: Includes residential, general employment, commercial and industrial lands, as well as other associated land uses. The Urban Containment Policy Area is intended to accommodate 95% of the region's new dwelling units. Within the Urban Containment Policy Area, planned growth and major new transportation infrastructure investments will be encouraged to align with the settlement concept shown on Map 3(b). Municipalities will determine the precise land use, intensification, density, servicing and connectivity requirements through local planning and regulatory processes.

Metropolitan Core: Scale and intensity of development supports the area's use as a regional employment, business and cultural destination and recognizes its role as a regional, multi-modal commuter destination. Surrounding areas feature a dense mix of residential, employment and cultural uses.

The Strategy also requires a minimum jobs-to-population ratio of 0.60 in the Core Area.

C.2 Official Community Plan (OCP)

City of Victoria (July 2012, updated February 2020)

Over the next 20-25 years, Victoria is expected to grow by 20,000 people. The OCP envisions that approximately 50% of these new residents will be accommodated in the city's core (including the Songhees area of Victoria West), 40% within a 5-minute walk of large urban villages, and approximately 10% in the remainder of the city. In 2016, Victoria West boasted a population of 7,500 residents, a figure that is expected to grow to 11,500 by 2041. This translates to approximately 9% of Victoria's population within 8% of Victoria's land base.

To accommodate growth, the OCP favours "compact development", an approach that encourages higher densities in the Urban Core, large urban villages, and town centres. This strategy is intended to reduce building footprints, limit sprawl, and increase transit options while facilitating walkable, mixed-use communities. The project site, located within the Victoria West neighbourhood, is designated by the OCP as both Employment Lands and Core Songhees, a sub-designation of the Urban Core.

The OCP recognizes the limitations of existing zoning, stating "the Zoned Land Capacity analysis prepared for this Plan indicates there is sufficient capacity in 2011 to just match this demand". The OCP also states that the "forecast growth of approximately 20,000 additional residents by 2040 is expected to reach Victoria's capacity available under existing zoning for new ground-oriented residential and exceed that for apartments, running the risk that housing will become increasingly more expensive as available capacity is depleted". No additional capacity analysis or projections are available beyond 2040. From a visual aerial survey, there are few identified vacant/underutilized lands in the city (outside of the master plan areas in Core Songhees) that would accommodate additional growth. This is similarly true for the Urban Core as a whole.

Urban Core: Section 6.1.10 - The Urban Core contains the highest density and greatest mix of uses in Victoria, including:

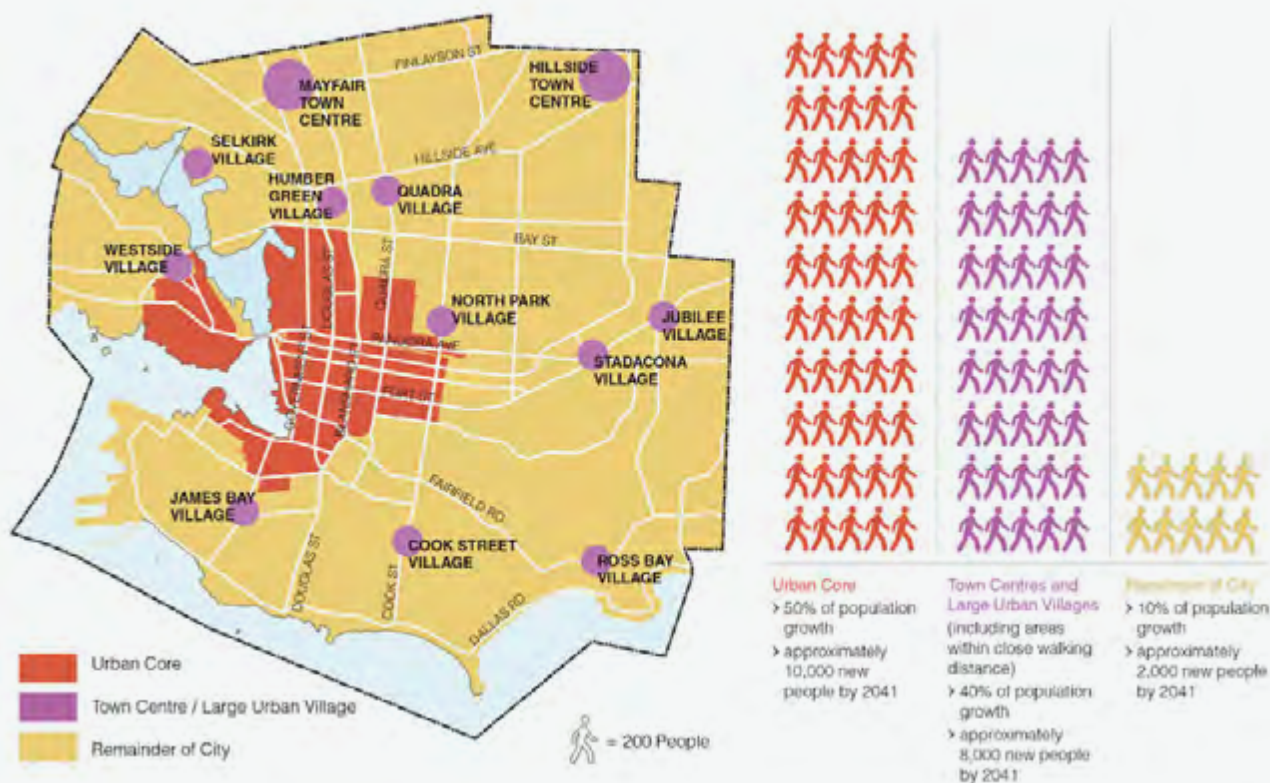
- Civic and institutional facilities of regional and provincial importance
- Primary retail, entertainment, office and other commercial uses
- High-rise multi-unit residential apartment and office buildings
- Visitor accommodation and services
- Intensive employment, marine-oriented industrial and transportation uses

Walking, cycling, and public transit are preferred travel modes within the Urban Core, which is served by rapid and frequent transit, local circulating transit, and inter-regional rail, air, marine and bus transport. Its public realm is well-defined with wide sidewalks, public squares and open spaces, regularly spaced tree planting, and buildings set close to the street frontage.

OFFICIAL COMMUNITY PLAN
CORE SONGHEES DESIGNATION

Designation	Core Songhees
Built Form	<ul style="list-style-type: none"> • Multi-unit residential, commercial and mixed-use buildings from 3 to 6 storeys • Buildings up to approximately 22 storeys in select locations • Commercial, light industrial and institutional buildings oriented to the street
Place Character Features	<ul style="list-style-type: none"> • Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas and ground-oriented commercial in mixed-use areas. Wide sidewalks, regularly spaced tree planting. • Concentration of building height near the centre of the Songhees Peninsula along Esquimalt Road • Off-street parking structured underground or at the rear
Uses	<ul style="list-style-type: none"> • Diverse housing types and sizes, including low, mid, and high-rise multi-unit residential and mixed-use • Commercial, including office, retail and visitor accommodation • Institutional • Light industrial and complementary uses • Home occupations
Density	<ul style="list-style-type: none"> • Total floor space ratios ranging up to approximately 2.5:1

OFFICIAL COMMUNITY PLAN 30-YEAR GROWTH MANAGEMENT CONCEPT



The OCP defines the project site as Development Permit Area 13 (DPA13): Core Songhees, for the purpose of:

- a) Revitalization of an area in which a commercial use is permitted
- b) Establishment of objectives for the form and character of commercial, industrial and multi-family residential development

Additionally, the OCP applies the following site-specific regulations:

- Section 2(b)(5): Subdivision of lands within the Roundhouse site, noted and circumscribed by dotted lines in Map 64 (see OCP), provided the subdivision is in accordance with the Development Area (DA) boundaries noted in the Roundhouse Design Guidelines (2008)
- Section 3(c): (c) The E&N Roundhouse is a National Historic Site for its heritage value as one of the most intact and high quality examples of historic railway facilities in Canada. This industrial landscape has a rare grouping of buildings and structures including but not limited to, the roundhouse, a machine shop, car repair shops and a locomotive turntable. Revitalization of this former heavy industrial site for a variety of commercial uses, as well as residential use, merits special consideration given the close proximity to rail operations, and the guidance required for new development to respond to its historic context.

C.3 Victoria West Neighbourhood Plan

City of Victoria (May 2019)

The Victoria West Neighbourhood Plan identifies the project site as Core Songhees and a Master Planned Area. The Master Planned Area identifies the following features for the Roundhouse site:

Designation	Core Songhees
Uses	<ul style="list-style-type: none"> Varied commercial, residential, and limited light industrial
Density	<ul style="list-style-type: none"> Up to 2.5 floor space ratio or as identified in a Master Development Agreement.***
Building Types	<ul style="list-style-type: none"> Commercial, residential or mixed-use buildings of varying heights Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas. Upper floors above the streetwall generally set back Parking located in structures or underground

The Roundhouse Historic Railway Precinct is intended to create a mixed-use community centred on Turntable Plaza inclusive of an open public space surrounded by heritage railroad buildings that feature retail, restaurant, arts and commercial uses. The neighbourhood is expected to be a destination for the surrounding community and visitors.

VICTORIA WEST NEIGHBOURHOOD PLAN

FUTURE LAND USE



The precinct envisions the following additional features:

- Enhanced connectivity to surrounding areas achieved through completion of the E&N Rail Trail, pedestrian crossings, and connections to Victoria West Park
- Establishment of Lime Bay Mews, an important walking route and view corridor, framed with small retail and workspaces that connects the waterfront and Turntable Plaza
- Housing in townhouses and taller multi-unit buildings that step away from the waterfront and surround a network of semi-private courtyards and open spaces
- Enhancements to adjacent Lime Bay Park, Sitkum Park and the Garry oak-camas meadow natural area southeast of Esquimalt Road and Kimta Road
- A community space or equivalent cash amenity contribution to the City of Victoria to provide improvements elsewhere in the neighbourhood
- Stormwater management features
- A potential passenger rail station, provided E&N rail service resumes; however, the primary station location for Victoria West is at the west end of the Johnson Street Bridge

C.4 Affordable Housing & Community Amenities

Affordable housing is a key policy area addressed by a number of Victoria's plans and strategies due to the city's housing crisis. Increasing residential densities in market strata developments have exacerbated the need for affordable housing while putting increased pressure on community amenities. The City's Inclusionary Housing and Community Amenity Policy seeks to address this tension by requiring the supply of new affordable housing as part of new multi-unit or mixed-use strata residential developments. As per this policy, affordable housing is defined as on-site secured rental or ownership units that meet the City's housing affordability targets.

Additional relevant policies and targets that guide housing development include:

- Section 13, Housing and Homelessness, Official Community Plan, City of Victoria
- Victoria Sustainability Framework
- Strategic Objective Three: Affordable Housing, 2019-2022 Strategic Plan
- Victoria Housing Strategy 2016-2025 (Phase One and Phase Two)
- Inclusionary Housing and Community Amenity Policy

Roundhouse at Bayview Place will address the City's desire for affordable housing using the following methods, subject to input and refinement by City staff, BC Housing, and community engagement:

- Level 'B' Bonus Density requirements and policies may apply to Roundhouse at Bayview Place due to the requested increase in residential density above OCP base density.
- Conduct an economic analysis to determine the amount of cash-in-lieu contributions and the number of Inclusionary Housing Unit Ownership the project can support.
- Amenity contributions secured by a Master Development Agreement.
- Where the amenity is a monetary contribution, the amenity contribution may be divided proportionately between different phases of development.

The City of Victoria requires Roundhouse at Bayview Place offer a diverse range of housing options, including market and non-market rental and strata housing alongside additional public amenities, retail, employment and hospitality space. The goal is to provide housing that reflects the target audience across all ages, incomes and abilities.

C.5 Current Zoning

Part 12.12 – CD-12 Zone, Roundhouse District

The site is located at 251, 253, 259 Esquimalt Road, and Catherine Street. City of Victoria Zoning Regulation Bylaw (No. 80-159) designates the Plan Area as CD-12 Zone: Roundhouse District. This zone is divided into 5 development areas, as shown on the map below:

EXISTING ZONING LIMITATIONS

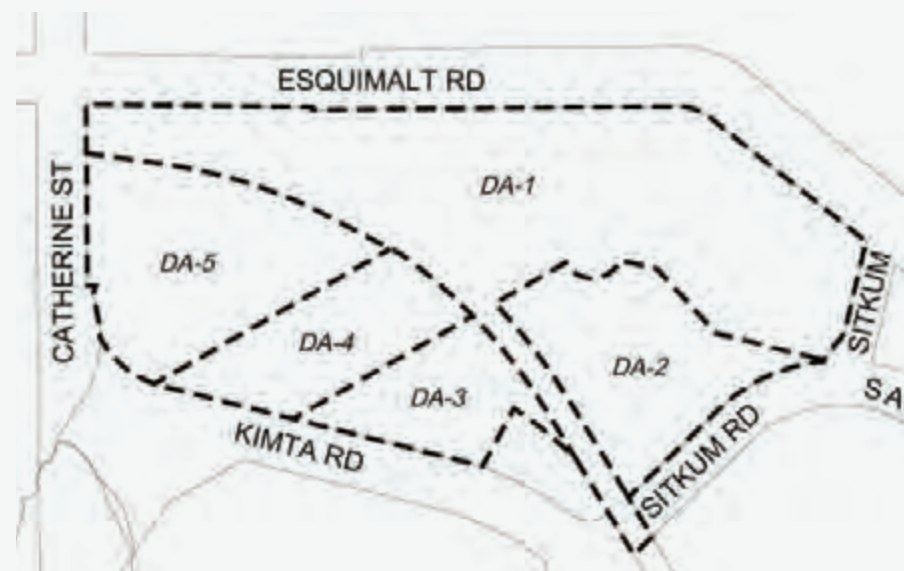
OVERALL:

Maximum non-residential uses: 9,180 m²

Maximum Floor Space Ratio: 2.0:1

	Maximum Floor Area (m ² /SF)	Maximum Height (m)
DA-1	5,000/53,820 (commercial)	19m
DA-2	14,500/156,077 (condo, hotel) 2,200/23,681 (other uses)	76m
DA-3	19,000/204,514 (residential) 8000/8,611 (non-residential)	88m
DA-4	15,000/161,459 (residential) 1,180/12,701 (non-residential)	66m
DA-5	17,000/182,986 (residential)	52m

ROUNDHOUSE DISTRICT CURRENT ZONING



The City of Victoria strives to accommodate growth through the creation of sustainable and compact village hubs where shops, facilities and jobs are close to where people live. This strategy and the City's overall land use goals no longer align with the current Roundhouse zoning and policy provisions. The prescriptive nature of the current zoning:

- Limits density and permissible floor area needed to help offset the extreme cost of creating a vibrant public realm with integrated historic resources
- Reduces housing opportunities by limiting residential floor area
- Constrains innovative site planning and urban design
- Generally, limits building heights
- Restricts development that could be complementary to historically designated buildings (i.e., restricts residential uses in DA-1)

The 2008 zoning limitations can no longer meet Victoria's goal of accommodating 10,000 people within the Urban Core by 2041. These limitations prevent the City of Victoria from capitalizing on strategic investments and contradicts the regional and city-wide goals that encourage compact and sustainable growth.

C.6 Roundhouse Design Guidelines (Revised 2015)

The Roundhouse Design Guidelines, created in July 2008 and last updated in 2015, prescribe the form of development and design quality to be achieved through redevelopment of the project site. The overall vision for the area is a community that caters to local residents and visitors through provision of a variety of uses and activities including retail, restaurant, arts and crafts, railway interpretation, railway maintenance, office, hotel, residential and recreation. The guidelines were developed based on the Development Concept Plan, revised in 2015.

While the proposed new site design still aligns with the overall vision for Roundhouse at Bayview Place, the detailed Development Concept Plan has changed. Most of areas in the document will need to be updated to reflect the proposed new site design including policies and maps.

C.7 Roundhouse Master Development Agreement

The Roundhouse Master Development Agreement (MDA) was adopted in 2008 in conjunction with the original rezoning to provide a framework within which Roundhouse at Bayview Place would deliver key public amenities over the project's phased development.

The current application proposes rezoning the property to realize a more complete and diverse mix of uses that will intensify and activate retail amenities and public spaces, and provide additional community amenities in the form of additional housing and a redesigned public realm. A new Master Development Agreement will be drafted to capture the development amenities to be provided by the project and could include the following topics:

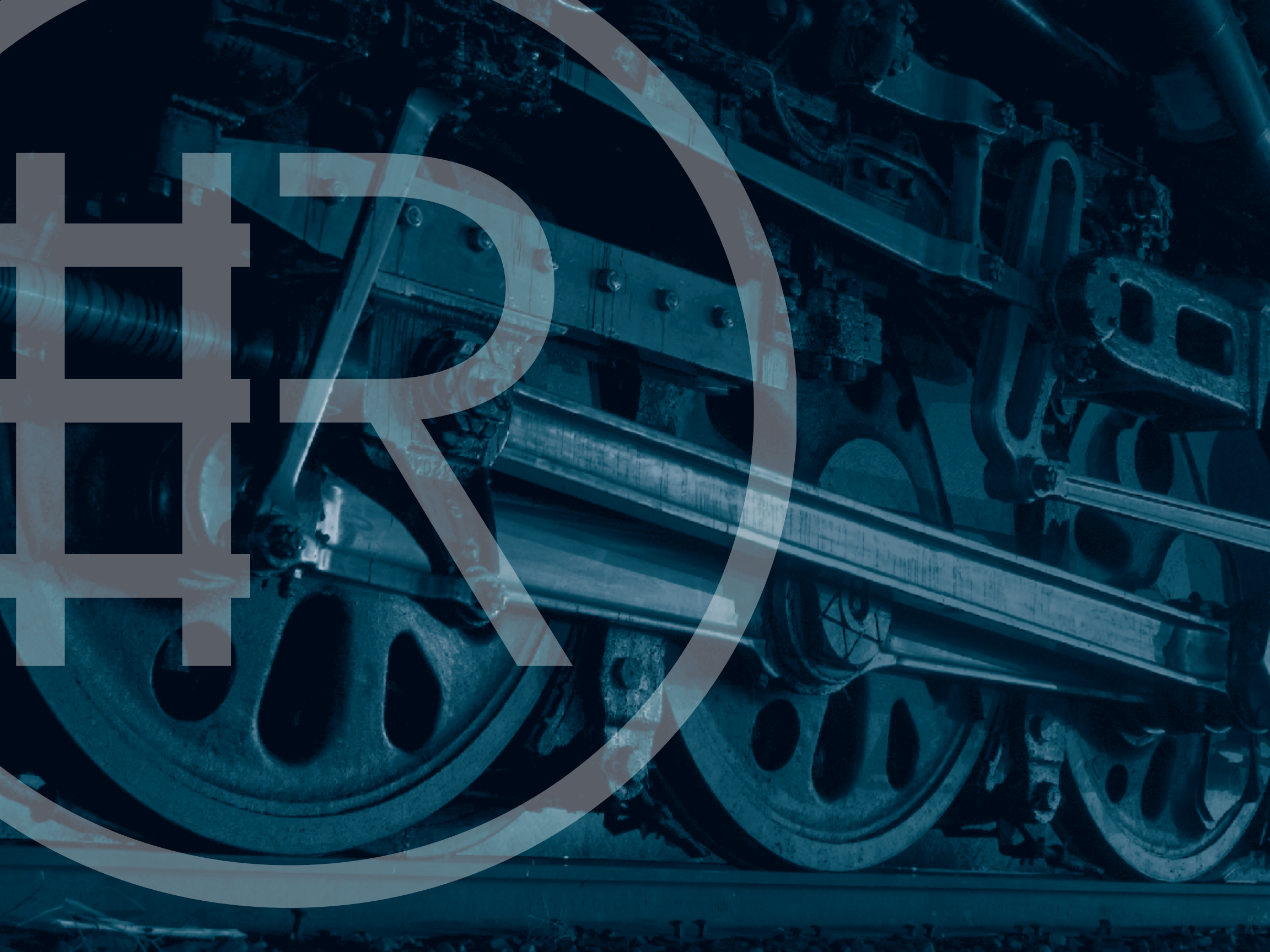
- Provision of Rental and Affordable Housing
- Provision of Adaptable Residential Units
- Rehabilitation of the Heritage Designated Buildings & Structures
- Development of the E&N Rail Trail Multi-Purpose Pathway
- Development of On-site Public Realm Improvements
- Development of Off-site Park and Streetscape Improvements
- Provision of Transportation Demand Management (TDM) Strategies
- Confirmation of Rail Crossing Agreements
- Confirmation of Development Phasing Strategy
- Confirmation of Noise Attenuation/Mitigation Measures
- Provision of Site Servicing

C.8 Policy Analysis Conclusion

Roundhouse at Bayview Place aligns with the City of Victoria's aspirational vision and city-building goals and will target specific policy gaps identified by this analysis. Victoria is a growing city, with pressing housing affordability and sustainability challenges. Roundhouse at Bayview Place provides an opportunity to address this situation through thoughtful, focused urban densification within its strategic Urban Core location - a place where growth is targeted.

This project will build on the example set by Bayview Place while remaining committed to the principles and values that guided the 2008 concept plan. The new plan represents a better implementation of those principles and values, one that can succeed considering new needs and challenges: it's an implementable plan based on the City's aspirational goals, policies, plans and Council's overarching vision and commitment to sustainability.

Given Victoria's lack of vacant sites, high land prices and the cost of converting existing buildings, it remains unclear how the City plans to accommodate anticipated population growth, especially if zoning for all master plan areas remains at a 2.5:1 Floor Space Ratio (FSR). As noted in the Victoria Housing Strategy: Phase Two and the City's Inclusionary Housing and Community Amenity Policy, housing supply for both affordable and market units continues to fall short of demand. With current vacancy rates, growth patterns, and housing costs within Victoria West, additional allocation of density to master plan projects may be necessary to accommodate future residents.





D

Roundhouse at Bayview Rezoning

File No: REZ00729

Final Submission

September 9, 2022

Appendix D: Environmental

Attachments:

- Roundhouse at Bayview Place - Approval in Principle and Rezoning Application, January 26, 2021
- Approval in Principle and Rezoning Application, July 24, 2008

SLR Consulting (Canada) Ltd.
303-3960 Quadra Street, Victoria, BC V8X 4A3



January 26, 2021

Mr. Kenneth Mariash
Focus Equities Limited Partnership
80 Saghalie Road
Victoria, BC V9A 6Z6

SLR Project No.: 205.03677.00000

Dear Mr. Mariash,

**RE: Roundhouse at Bayview Place – Approval in Principle and Rezoning Application
251, 253 and 259 Esquimalt Road and 355 Catherine Street, Victoria, BC**

Existing Approval in Principle

An Approval in Principle (AIP) dated July 24, 2008 was issued by the Ministry of Environment (ENV) for the above listed site (BC Site 4640). An AIP indicates that ENV will issue a Certificate of Compliance (CoC) for the site if the Remediation Plan is followed and the site is confirmed to meet applicable standards after remediation. The approved AIP was based on the Remediation Plan and Human Health and Ecological Risk Assessment (HHERA) prepared by Morrow Environmental Consultants Inc. (Morrow) in 2007.

Rezoning Application

The January 2021 Rezoning Application to the City of Victoria for the portion of the site north of the E&N right-of-way is consistent with the overall plan and objectives of the Morrow Remediation Plan, HHERA and approved AIP. SLR does not foresee any issues regarding the conditions listed in the AIP based on the January 2021 Rezoning Application.

Yours sincerely,
SLR Consulting (Canada) Ltd.

Aaron Haegele, B.Sc., P.Chem, P.Ag.
Senior Scientist
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ahaegele@slrconsulting.com

Sam Reimer, M.Sc., P.Ag., CSAP
Technical Director, Risk Assessment
250-361-5050
sreimer@slrconsulting.com

\\ca.slrlocal\ca-dfs\Victoria\Projects\General Clients\205.03677.00000 Roundhouse SSI and Remediation\Communications\Letter and Faxes\20210114 AIP and Rezoning Application\205.03677.00 AIP and Rezoning Application.2021-01-25.docx

07/23/2008 16:15 FAX 250 387 9935

ENV-REMEDIATION 0110

16

**REGISTERED MAIL**

July 24, 2008

Regional File: 26250-20/4640
 Victoria File: 26250-20/4640
 SITE ID: 4640

Kenneth Marish
 Focus Holdings (Victoria) Inc.
 80 Saghalie Rd.
 Victoria, BC V9A 0A1

Dear Kenneth Marish:

**Re: Approval in Principle – 251, 253 and 259 Esquimalt Road and
 355 Catherine Street, Victoria, British Columbia**

Please find enclosed a revised Approval in Principle for the lands referenced above. This Approval in Principle replaces the Approval issued on May 12, 2008 based on new information provided to the Ministry of Environment regarding the site's legal description. In addition to the conditions provided in the Approval in Principle please be advised of the following:

1. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
2. This Approval does not authorize entry upon, crossing over, or use for any purpose of private or Crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with the Approval holder. It is also the responsibility of the Approval holder to ensure that all activities conducted under this Approval are carried out with due regard to the rights of third parties, and comply with other applicable legislation that may be in force.
3. All necessary permits, approvals and other authorizations shall be obtained from appropriate regulatory agencies prior to commencing remediation.
4. All site materials (e.g. excavated soil, replaced soil, groundwater from dewatering, pumping, well development etc.) shall be characterized and managed in accordance with applicable legislation and ministry guidelines.

Ministry of Environment	Land Remediation Environmental Management Environmental Protection Division	Mailing Address: PO Box 9342 Sta Prov Govt Victoria BC V8W 9M1	Telephone: 250 387-8120 Facsimile: 250 387-9935 Website: www.gov.bc.ca/env
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APPROVAL IN PRINCIPLE

(Pursuant to Section 53 of the *Environmental Management Act*)

THIS IS TO CERTIFY that the remediation plan described herein submitted by Focus Holdings (Victoria) Ltd. for the lands identified below has been approved.

External Review of PSI, DSI, Remediation Plan and Risk Assessment reports: 251, 253, 259 Esquimalt Road and 355 Catherine St, Victoria, BC. Site No. 4640, SLR Consulting (Canada) Ltd., April 15, 2008;

E-mail: *Site 4640 – Songhees, SNC-Lavalin Morrow Environmental, April 14, 2008;*

E-mail: *Site 4640 – Songhees, SNC-Lavalin Morrow Environmental, April 11, 2008;*

E-mail: *Songhees Risk Assessment, Ross Wilson (SNC-Lavalin Morrow Environmental), April 3, 2008;*

E-mail: *Site 4640 – Songhees, Victoria, Ross Wilson (SNC-Lavalin Morrow Environmental), March 13, 2008;*

Summary of Site Condition for Site ID: 4640, SNC-Lavalin Morrow Environmental, March 11, 2008;

Letter: Human Health and Ecological Risk Assessment, SNC-Lavalin Morrow Environmental, January 17, 2008;

Human Health and Ecological Risk Assessment, Songhees Yard, 251/253/259 Esquimalt Road, 355 Catherine Street, Victoria, BC; SNC-Lavalin-Morrow Environmental, January 29, 2007;

Remediation Plan, Songhees Yard Site Re-Development, 251, 253 and 259 Esquimalt Road, 355 Catherine Street, Victoria, BC, SNC-Morrow Environmental, January 29, 2007; and Detailed Site Investigation, CP Rail Songhees Yard Site Re-Development, 251, 253 and 259 Esquimalt Road, 355 Catherine Street, Victoria, BC (Vol. 1-5), SNC-Morrow Environmental, January 29, 2007; and

July 23/08
Date Attached

Glenn Harris
For Director, *Environmental Management Act*

May 12, 2008
Date Issued

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Glenn Harris
For Director, *Environmental Management Act*

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Detailed Site Investigation, CP Rail Songhees Yard Site Re-Development, 251, 253 and 259 Esquimalt Road, 355 Catherine Street, Victoria, BC (Vol. 1-5), SNC-Morrow Environmental, January 29, 2007.

This Approval in Principle is qualified by the conditions specified in Schedule "B" which is attached to and is a part of this Approval.

The lands covered by this Approval are located at 251, 253 and 259 Esquimalt Road and 355 Catherine Street, Victoria, British Columbia, which are more particularly known and described as:

PID: 010-218-769 All that part of Section 31, Esquimalt District, Described as Commencing on the East Boundary of Said Section, at the High Water Mark of the Public Harbour of Victoria, 125 feet more or less, in a Southerly Direction from the South East Corner of Lot 52-A, Plan 549, Thence Northerly Along the East Boundary of Section 31 to the Said South East Corner of Lot 52A, Thence Westerly along the Southerly Boundaries of Said LOT 52A, Thence Westerly along the Southerly Boundaries of Said LOT 52A and LOT 52, PLAN 549, 86 feet more or less, to High Water Mark, Thence in a Southerly Easterly Direction Following Said High Water Mark to the Point of Commencement,

as depicted in an engineering drawing prepared by SNC-Lavalin Morrow Environmental on May 26, 2006 and included in the report: *Remediation Plan, Songhees Yard Site Re-Development, 251, 253 and 259 Esquimalt Road, 355 Catherine Street, Victoria, BC, January 29, 2007.*

PIDs: 002-948-451 (Lot 1, D.L. 119); 026-685-507 (Lot 2); 008-944-121 (Lot 52); 008-944-164 (Lot 52A); 008-944-181 (Lot 53); 008-944-229 Lot 54); 008-944-253 (Lot 55); 008-944-318 (Lot 56); 008-944-342 (Lot 56A); 008-944-351 (Lot 57); 008-944-369 (Lot 58); 008-944-377 (Lot 59); 026-416-751 (Lot 1, Part of Bed of Victoria Harbour).

Approximate centre of the lands *

Latitude: 48° 25' 46.20" * Using the NAD (North American Datum)
Longitude: 123° 23' 1.20" 1983 convention

A site plan is attached as Schedule "A" to this Approval.

This Approval in Principle is based upon the most recent information provided to the ministry with respect to the specified lands. I, however, make no representation or warranty as to the accuracy or completeness of this information.

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For Director, Environmental Management Act

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This Approval in Principle should not be construed as an assurance that there are no hazards present on the site described above.

If a Certificate of Compliance is to be required for the site based on the confirmation of remediation report required by this Approval in Principle, the confirmation of remediation report must demonstrate compliance with current remediation standards and criteria, which may differ from those in force at the time of issuance of this Approval in Principle.

July 23, 2008
Date Amended

May 12, 2008
Date Issued

SITE Identification Number 4640



Glenn Harris
For Director, Environmental Management Act

Original Signed by

Glenn Harris
For Director, Environmental Management Act

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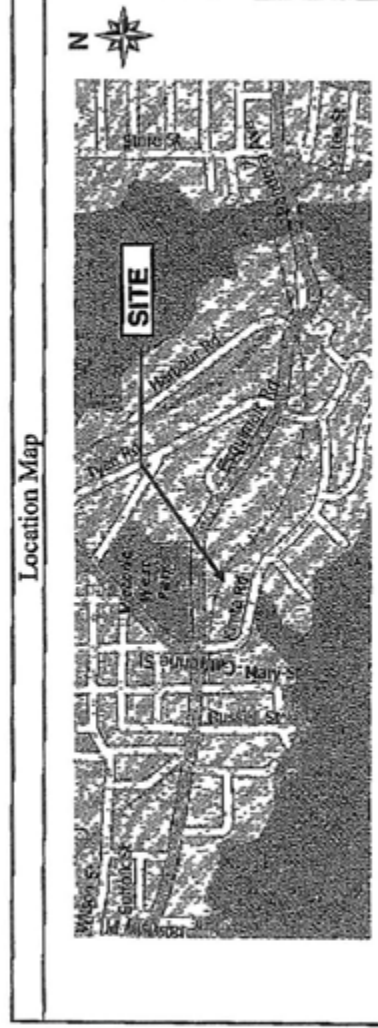
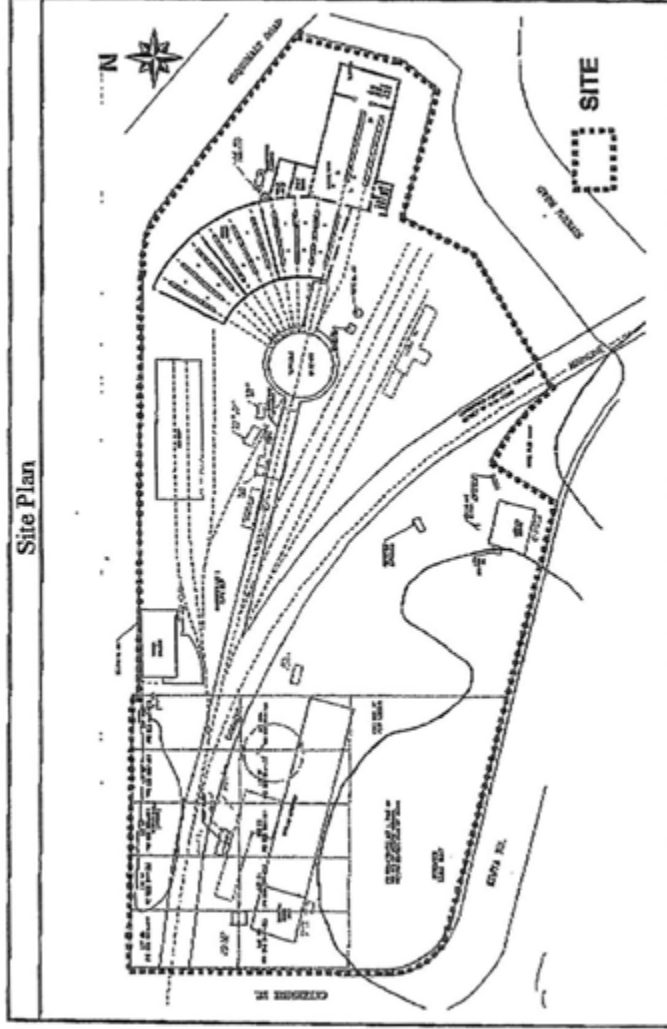
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Schedule "A"



July 23/08
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Schedule "B" Conditions

1. This Approval is valid only for substances that exceed standards and criteria prescribed in the Contaminated Sites Regulation for residential land, commercial land and industrial land soil uses¹, aquatic life (marine) water use¹, and Hazardous Waste Regulation standards.
2. Monitoring, inspections and maintenance of works shall be undertaken as specified in the approved remediation plan. The plan to which this condition applies is contained in:

Letter: *Human Health and Ecological Risk Assessment, SNC-Lavalin*
Morrow Environmental, January 17, 2008;

Remediation Plan, Songhees Yard Site Re-Development, 251, 253 and 259 Esquimalt Road, 355 Catherine Street, Victoria, BC, SNC-Morrow Environmental, January 29, 2007; and

Human Health and Ecological Risk Assessment, Songhees Yard, 251/253/259 Esquimalt Road, 355 Catherine Street, Victoria, BC, SNC-Morrow Environmental, January 29, 2007.

3. Reporting shall be completed as follows:

(a) Prepare a report which provides supporting documentation and the following:

- i) A statement on whether the Approval terms and conditions were met during the reporting period. Where Approval terms and conditions were not achieved, the report shall specify remedies and a schedule for implementation;
- ii) Interpretation of current and cumulative monitoring results from the groundwater, soil and vapour monitoring program;
- iii) A summary of remedial activities undertaken during the reporting period;
- iv) An assessment of overall remediation progress;
- v) A summary of the results of inspection and maintenance of any risk management and treatment works;

¹ Soil and water standards listed in Schedule 10 of the Contaminated Sites Regulation are specific to human health only. It is the responsibility of the responsible person for the site to ensure that use of the standards of Schedule 10 does not constitute a significant risk or hazard to ecological health.

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For Director, Environmental Management Act

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vi) A summary and evaluation of risk management and treatment works system performance.

(b) The report shall be signed and sealed by an Approved Professional.

(c) The report shall be submitted for review to the Director on an annual basis within 90 days of the anniversary of the date of issue of this Approval.

4. Site specific terms and conditions imposed pursuant to Section 47(3) of Contaminated Sites Regulation are as follows (Note: where reference is made below to "the Remediation Plan", this means the document: *Remediation Plan, Songhees Yard Site Re-Development, 251, 253 and 259 Esquimalt Road, 355 Catherine Street, Victoria, BC, SNC-Morrow Environmental, January 29, 2007*, and "the Risk Assessment Report" means the document: *Human Health and Ecological Risk Assessment, Songhees Yard, 251/253/259 Esquimalt Road, 355 Catherine Street, Victoria, BC* as well as subsequent responses to questions referenced above in this Approval in Principle.

a) In accordance with condition 6 below and pursuant to the remediation schedule in Table C, Section 7 of the Remediation Plan, an up-to-date schedule, the Re-development Plan referenced in Section 6.1 and the Soil and Building Material Management Plan referenced in Section 6.2 of the Remediation Plan with summaries of the building areas and soil management plan areas to be excavated and areas not to be excavated, shall be submitted to the Director within 30 days of issuing this Approval in Principle and thereafter as may be required according to condition 6.

b) A plan shall be prepared and submitted to the Director within 30 days of issuing this Approval in Principle, with a schedule for implementation at the earliest possible time, taking into account uses and activities, for investigating areas of buildings that are to remain on site due to being designated heritage buildings. The plan shall include, but not necessarily be limited to, the assessment of potential contaminants of concern in soil vapour below floor areas of the heritage buildings. A supplement to the Risk Assessment Report shall be prepared and submitted to the Director to document risk estimates accounting for the investigation results and shall also include measures if required so that compliance will be assured, with risk-based standards in the Remediation Plan, the Risk Assessment Report and the *Contaminated Sites Regulation*.

c) A plan shall be prepared and submitted to the Director within 30 days of issuing this Approval in Principle for the purpose of investigating areas where contaminants are not adequately characterized and/or delineated from sources on site. The plan shall include

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the approach for assessment and delineation of potential contaminants of concern exceeding the applicable Contaminated Sites Regulation standards in soil and groundwater where characterization and delineation has not been achieved for respective standards. The AIP will require amendment to modify the site boundary if contaminant concentrations exceeding the applicable Contaminated Sites Regulation standards extend outside the property boundaries from sources on site.

- d) During redevelopment of the property, remediate contaminated soils with concentrations of substances greater than residential land (RL) use, commercial land (CL) use, industrial land (IL) use standards or risk based standards as applicable in accordance with the Remediation Plan and the Contaminated Sites Regulation, or in accordance with risk-based standards in the Risk Assessment Report and the Contaminated Sites Regulation or other standards a director may require under Section 17(4) of the Contaminated Sites Regulation.
- e) During redevelopment of the property, remediate contaminated soil, groundwater or soil vapour exceeding applicable standards or criteria that were not identified in the DSI report or the Remediation Plan and may be identified in any other areas as the result of any works such as remediation, site preparation excavation, or construction excavation.
- f) Conduct confirmatory sampling and analysis as indicated in the Remediation Plan, or in accordance with Ministry of Environment Technical Guidance Document 1- Site Characterization and Confirmation Testing, whichever is more stringent.
- g) Prior to removing soils from the site, obtain a Contaminated Soil Relocation Agreement (CSRA) for all soils exceeding applicable standards in Contaminated Sites Regulation Schedule 7 as required in the *Environmental Management Act*, Section 55 and the Contaminated Sites Regulation, Part 8, unless the soils will be deposited at a landfill exempt from CSRA requirements by Contaminated Sites Regulation Section 42 or the relocation is exempt from a CSRA by any of the provisions of Section 41.
- h) Prior to undertaking remediation of liquid phase hydrocarbons as proposed by the Remediation Plan, obtain any necessary authorizations for treatment and / or disposal as required by the *Environmental Management Act* and pursuant regulations and any applicable municipal bylaws.

- i) If information is received as part of remediation (e.g. confirmatory sampling analysis results which exceed applicable Contaminated Sites Regulation standards at any of the property boundaries) that identifies that one or more substances has migrated or is likely to have migrated to a neighbouring site and is likely causing contamination of the

July 23, 2008
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For Director, *Environmental Management Act*

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SITE Identification Number 4640

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neighbouring site, notification shall be given to the owner(s) of the neighbouring site(s) and to the manager in accordance with the Contaminated Sites Regulation Section 60.1 using the form, and in the format provided by the ministry.


- j) All free water occurring in excavations for remediation shall be retained onsite and managed in accordance with applicable standards under the Contaminated Sites Regulation, or if to be disposed offsite shall comply with standards, criteria or guidelines applicable at the receiving point or location.
 - k) Any use of blending, mixing or dilution as a remediation approach shall only be carried out in accordance with the document issued by the ministry, namely *Protocol 3 of Contaminated Sites - Blending, Mixing or Dilution as a Remediation Approach*, July 20, 1999.
5. Any substantial modifications to the approved remediation plan shall be promptly identified by written submission to the Director and an application for a new Approval in Principle shall be made at that time.
 6. Remediation shall be confirmed in accordance with applicable legislation and ministry guidance. Within 90 days of completing each phase of remediation, a report summarizing confirmation of remediation shall be prepared in accordance with Section 49(2) of the Contaminated Sites Regulation and submitted to the Director.

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Page 2

5. Groundwater wells that are no longer required shall be properly decommissioned in accordance with the *Water Act's* Groundwater Protection Regulation.
6. Please be advised that there are inherent health and safety risks associated with remediation activities at contaminated sites. Development of site-specific work procedures in accordance with Workers' Compensation Board (WCB) regulations is warranted. Please direct related questions to the WCB office at 604-273-2266 (Lower Mainland only) or 1-800-661-2112 (toll free in BC).
7. Any substantial modifications to the approved remediation plan must be promptly identified by written submission to the Director.

Pursuant to *Environmental Management Act* section 53 (3) a Director may rescind an Approval in Principle if conditions imposed in the Approval are not complied with or any fees payable under Part 4 of the Act or the regulations are outstanding. If a new Approval in Principle is required, the submission of an application and associated fees for a new Approval in Principle would be necessary.

This Approval in Principle is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

The provisions of the Approval in Principle are without prejudice to the Director's right to make orders or to require additional remedial measures as deemed necessary in accordance with applicable laws and nothing in this Approval shall restrict or impair the Director's powers in that regard.

If you require clarification of any aspect of the Approval in Principle, please contact the undersigned at (250) 387-8120.

Yours truly,

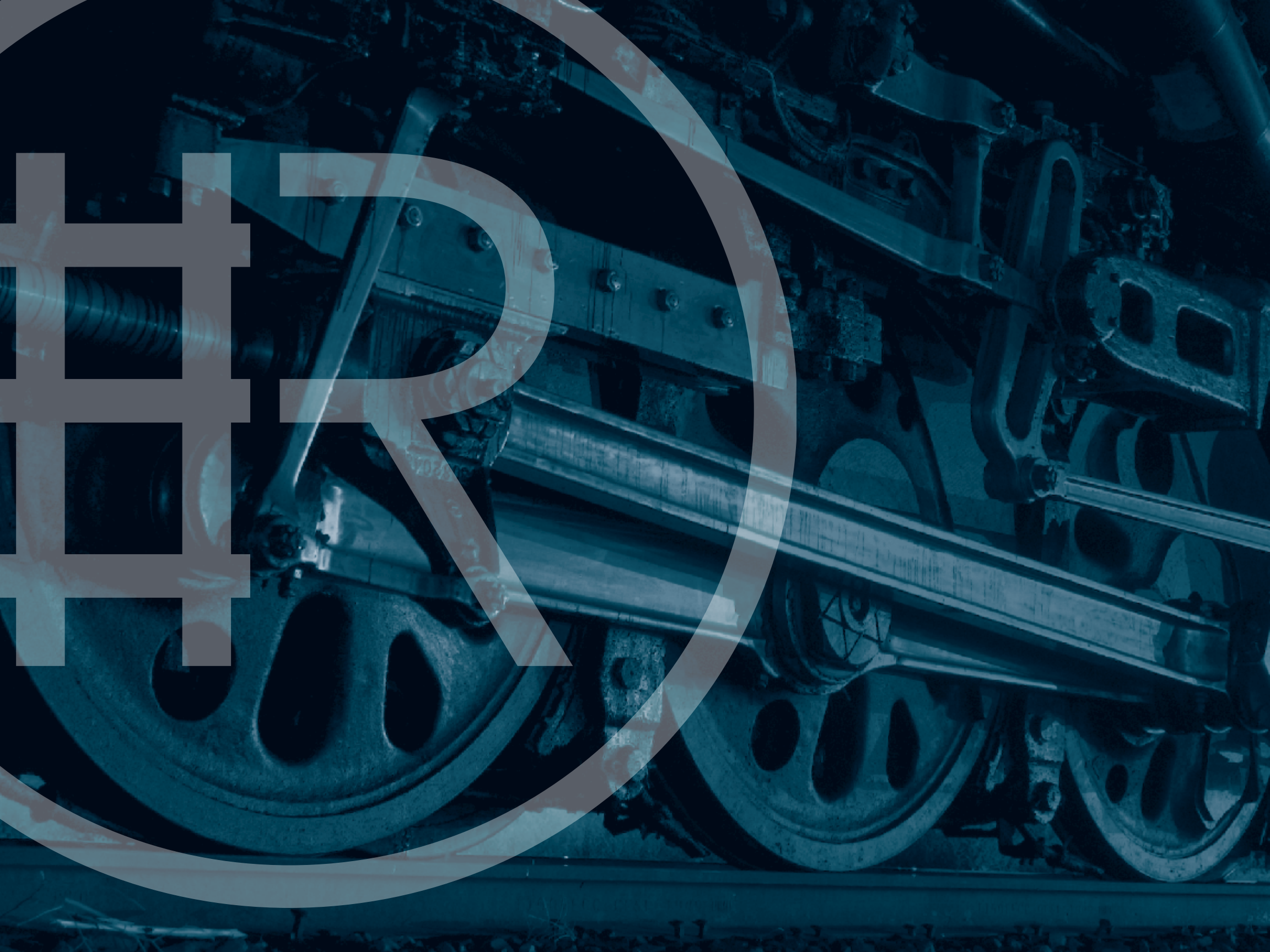
Ardith Gingell

Ardith Gingell, B.Sc.
Senior Contaminated Sites Officer

Enclosure

cc: Alana Duncan, SNC Lavalin Morrow Environmental, Victoria
City of Victoria
Canadian Pacific Railway

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Roundhouse at Bayview
Rezoning

File No: REZ00729

Final Submission

September 9, 2022

Appendix E:
Community
Engagement

E.1 Victoria West Transformation	E-2
E.2 Continuing the Conversation	E-4
E.3 Municipal Engagement	E-6
E.4 Additional Collaboration	E-8

Victoria West Transformation

Focus Equities is committed to, and invested in, creating a legacy of better communities.

Believing that development is about more than real estate—it's about understanding local values, realizing community aspirations, and creating innovative solutions to modern challenges.

Bayview Place was a project that wasn't supposed to happen. It was a renegade project that sat around for years—very few development companies were willing to take on a development that included a National Historic Site. Mariash took the time to look at the characteristics of this site and the community that surrounds it to understand its unique nature and develop a recipe for success.



2000

Mariash Takes His Vision to Victoria

Inspired by his personal connection to the city, Kenneth W Mariash Sr. brings decades of international experience to Victoria through development of the Bayview Place site.



2010

Honouring The Past. Building for the Future.

Located on the traditional territory of the Lekwungen people, the 1913 historic Canadian Pacific Railway E&N Roundhouse is at the heart of the Bayview Place neighbourhood, inspiring a connection between rich history and modern activity.

From Waste Land to People Place

Mariash, guided by keen instincts and a diverse knowledge of development, sees potential in the site and initiates a multi-year master planning exercise to establish a new legacy for Victoria West.



1979



Leading the Rezoning of Bayview Place

Envisioned as a mixed-use, complete community, Mariash leads Bayview Place through a comprehensive rezoning process that responds to the needs and desires of Victoria. Community engagement throughout the original master planning process contributed countless ideas and helped build a shared vision for the future of the site and its role in the positive transformation of the neighbourhood.

Bayview Place Vision 2020

Recognizing the potential of Roundhouse at Bayview Place to respond to key challenges facing Victoria, Mariash initiates a new visioning process for the next phase of the project. Ongoing engagement with the community and neighbourhood stakeholders helped focus the Vision 2020 plan.

2008



Success of Bayview Place

Phase One of the Bayview Place redevelopment, including the Bayview One, Promontory and Encore buildings, is heralded as an outstanding example of contemporary urban living, providing a modern addition to Victoria's skyline. Continued dialogue with residents and neighbours has helped inform the evolution of the project.



1983



2016



2019



Continuing the Conversation

The Roundhouse at Bayview Place team is undertaking a new chapter in the project, while respecting and building upon the extensive stakeholder engagement that has occurred over the past 20 years.

To ensure project success, our engagement program has strived 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.

Community Engagement Program

**November 2019
to December 2019**

[Re]introduction of the Project

- Pre-application meeting with City of Victoria.
- Holiday Open House engagement events.

**December 2019
to March 2020**

Collaborative Planning and Engagement

- Design workshops—the project team has been meeting regularly to refine and shape the formal applications.
- Public Engagement Centre has been open to share project details and gather feedback.
- Ongoing stakeholder meetings.

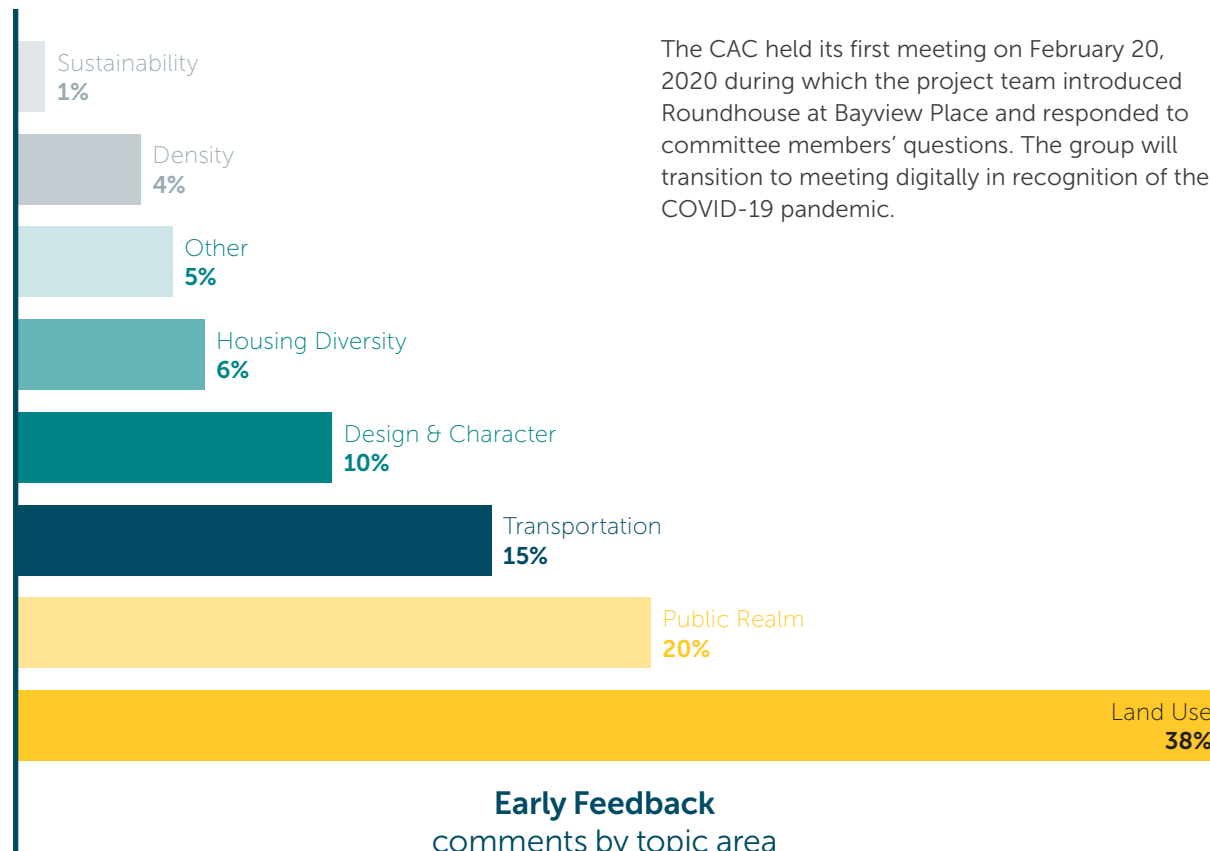
**Spring 2021
to Ongoing**

Digital Engagement

- The community engagement program has shifted to digital and online engagement in support of the rezoning application process. This has enabled ongoing consultation with the community including the Vic West Community Association and other stakeholders.

Early Feedback

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.



Community Advisory Committee

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.

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.



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.

Master Plan Submission

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 and Servicing

December 15, 2020
Urban Design, Heritage and
Complete Master Plan

Workshop 1 December 6, 2019

Transportation and Servicing

Outcomes:

- Provide simplified internal vehicle network with efficient points of entry via Esquimalt Road, Saghalie Road, and Kimta Road.
- Ensure site is permeable to pedestrians with access from Esquimalt Road and Kimta Road.
- Facilitate traffic calming of Esquimalt Road through the installation of signalized intersection.
- Design site for multi-modal functionality through integration of pedestrian, bike, and vehicle infrastructure.

Workshop 2 January 21, 2020

Heritage, Land Use, Density, Urban Design, Open Space and Public Realm

Outcomes:

- Provide an adaptable rail right-of-way that can facilitate heavy rail and/or lighter rail options if required.
- Provide a heritage integration strategy that respects the relationship of historic buildings to each other.
- Ensure continuous activation of open areas through pairing of public space with complementary commercial, hospitality, and residential uses.

Workshop 3

February 18, 2020

Design: Bringing the Plan Together

Outcomes:

- Ensure the concept of rail is infused throughout the site.
- Provide a design strategy that integrates old with new in a way that is respectful of heritage buildings.
- Develop the internal site circulation strategy to provide a diversity of multi-modal experiences.

Workshop 4

February 28, 2020

Design: Bringing the Plan Together

Outcomes:

- Build on past iterations of the site plan.
- Balance desired site density with creation of a successful public realm strategy.
- Ensure heritage integration strategy allows historic buildings to remain in their original place.

Workshop 5 and Workshop 6

March 13, 2020 and March 20, 2020

Finalizing the Plan and Discussing the Rezoning Process

Outcomes:

- Site planning to retain the historic buildings in place.
- Focusing new density to the east and west, with a lower centre.
- Retaining the memory of the industrial use throughout the site.
- Establishing a strong relationship to Esquimalt Road and recognizing the need to work with the grade challenges on the east side of the site.
- Next steps to develop a comprehensive package to present master plan for submission.
- Discussion of application requirements and timing.

Additional Collaboration

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

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.

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.

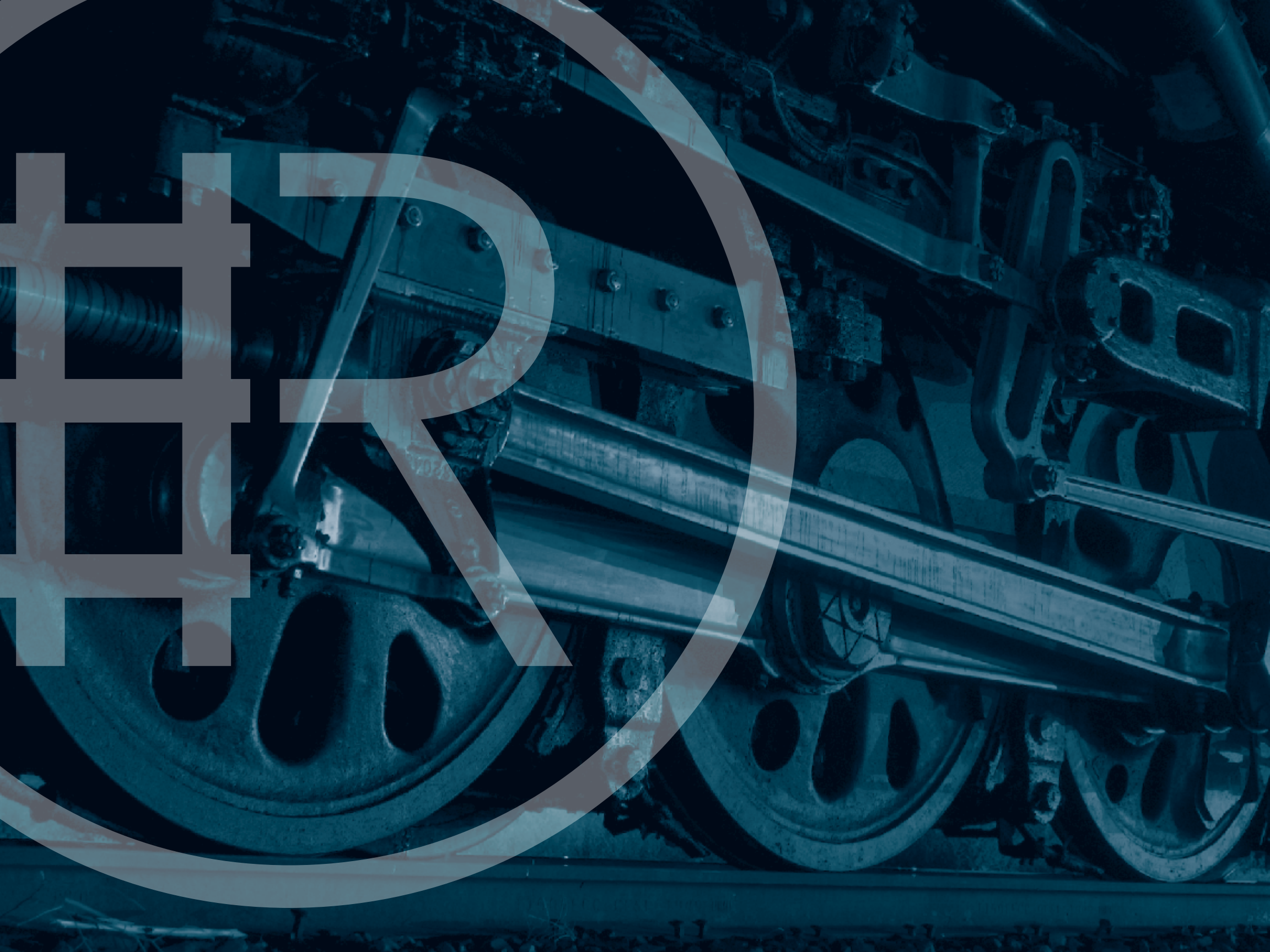


Canoe provided for Pulling Together, July 2020

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.



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





F

Roundhouse at Bayview Rezoning

File No: REZ00729

Final Submission

September 9, 2022

Appendix F: Transportation and Mobility

01 Roundhouse at Bayview Traffic Study	F-2
02 Roundhouse Parking & TDM Memo	F-40



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1.0 INTRODUCTION

This traffic impact assessment is for the rezoning application for the north portion of the Roundhouse at Bayview. The Bayview development is a 20 acres site consisting of the Bayview Place Hillside (10 acres) and Roundhouse (10 acres). The Roundhouse site is composed of two areas: the north and the south. For the purposes of this study transportation will be reviewed for the entire Roundhouse site. See **Figure 1** for the Bayview Place Hillside and Roundhouse.



Source: Roundhouse Resubmission Summary June 9, 2022

Figure 1: Site Context Map

1.1 STUDY AREA

The study area for the project includes Victoria West from Bay Street to Harbour Road and to Kimba Road. A total of 10 key intersections are included in the study area. See **Figure 2** for the study area and key intersections.



Figure 2: Study Area and Key Intersections



2.0 EXISTING CONDITIONS

2.1 TRANSPORTATION SYSTEMS

2.1.1 ROAD NETWORK

The following are the key roads within the study area:

Esquimalt Road: is a three to four lane arterial roadway that connects Esquimalt and Victoria West to downtown Victoria. East of Tyee Road Esquimalt Road is two lanes westbound, one lane eastbound with a fourth lanes used for left turns. West of Tyee Road, Esquimalt Road becomes one lane in each direction with the middle lanes consisting of raised medians / left turn lanes.

Catherine Street/Kimta Road: is a two lane collector roadway that currently has on street parking on both sides of the road; however, this will be modified slightly with the City's AAA facility added on Kimta Road.

Catherine Street / Bay Street: is a two to three lane arterial road. South of Wilson Street Catherine/Bay is two lanes, while north to Tyee Road there are three lanes (one per direction plus left turn). There is a short section where there is on-street parking on the east side of Bay Street.

Tyee Road: is a two to three lane collector roadway. South of Wilson Road to Esquimalt Road the road is one lane per direction with on-street parking on both sides of the road. South of Esquimalt Road Tyee Road is a two lane road with on-street parking on both sides. North of Wilson Road there is an additional lane used for centre median or left turn lanes. In this section on-street parking is provided on the east side only.

Harbour Road / Sitkum Road: are both two lane local roads with on-street parking.



2.1.2 PEDESTRIAN NETWORK

There are sidewalks around the entire Bayview development on both side of the roads.

There are crosswalks at the following locations:

- Catherine Street / Esquimalt Road on all four legs (signal)
- Mid-block special crosswalk (overhead flashers, internally illuminated signs overhead, offset pedestrian refuge island) across Esquimalt Road approximately 90m from Sitkum Road
- Tyee Road / Esquimalt Road on all four legs (signal)
- Harbour Road / Esquimalt Road on all four legs (signal)
- Mid-block crosswalk at 356 Harbour Road
- Mid-block crosswalk at Galloping Goose Connection on Harbour Road
- Mid-block crosswalk at Johnson Street Bridge Multi-use Path on Harbour Road
- Across Tyee Road at Wilson Road
- Harbour Road / Tyee Road on all three legs (signal)
- Bay Street / Tyee Road on all four legs (signal)
- Wilson Street / Bay Street on all four legs (signal)

2.1.3 CYCLING NETWORK

The E&N Trail approaches the site from the west; however, is discontinued at Russell Street. The City is working to extend E&N Trail to Catherine Street where cyclists will cross Catherine Street to a two way protected bike lane on the north side of Kimta Road. This connection and Kimta Road upgrade are planned for 2022. This connection will extend to Harbour Road where it will connect to the Galloping Goose and Johnson Street multi-use pathway.

Painted bicycle lanes are currently provided on Esquimalt Road, Catherine Street/Bay Street, Tyee Road, and portions of Harbour Road. Harbour Road also as a new two-way cycle track from the Johnson Street multi-use path to the Galloping Goose. There are no separate bicycle facilities on Wilson Street.



2.1.4 TRANSIT NETWORK

There is currently good transit service to this portion of Victoria West. There are a total of five routes that travel within the study area including:

- **Route 10 – James Bay / Royal Jubilee:** which travels through James Bay, past the Legislature, along Esquimalt Road to Bay Street to Royal Jubilee Hospital with headways of 25 to 30 minutes. The closest stop for this route is along the development frontage on Esquimalt Road.
- **Route 14 – Vic General / UVic:** which travels from Victoria General Hospital, Helmcken, Island Highway/Craigflower/Skinner to Tyee through Downtown to Richmond Road, Cedar Hill X to UVic every 15 to 20 minutes. The closest stops for this route are on Esquimalt Road at Harbour Road or on Tyee Road near Wilson Street.
- **Route 15 – Esquimalt / UVic:** which travels from HMC Dockyards, along Esquimalt Road, through Downtown to Foul Bay / Henderson to UVic on 15 minute headways. The closest stop is along the development frontage on Esquimalt Road.
- **Route 24 - Cedar Hill / Admirals Walk:** travels along Wilson Road to Tyee Road to Esquimalt Road to downtown Victoria to Shelbourne/McKenzie every 30 minutes to 1 hour. The closest stops for this route are on Esquimalt Road at Harbour Road or on Tyee Road near Wilson Street.
- **Route 25 – Maplewood/Admirals Walk:** which travels between Admirals Walk, through Esquimalt, Downtown Victoria and along Cook/Maplewood to Quadra/McKenzie. Route 25 is a frequent transit service with 5 to 15 minute headways. The closest stop for this route is along the development frontage on Esquimalt Road.

2.1.5 RAILWAY CORRIDOR

Although trains are not currently utilizing the E&N Railway line there is an existing railway line that crosses Catherine Street, immediately south of Esquimalt Road and then travels through the middle of the Roundhouse site, across Sitkum Road, and along the south edge of Bayview Hillside. The E&N rail line enters the Roundhouse site as a



single track and then adds a second track within the site. Two sets of tracks continue to the east along Bayview Hillside. There are additional spur lines on the Roundhouse site that were historically used to move trains in/out of the Roundhouse.

2.2 TRAVEL MODE SPLIT

The CRD's 2017 Origin Destination Survey has Victoria West as part of the 'Victoria North' District of the survey. The mode splits for Victoria North outlined in Table 1 for the AM, PM and 24 hour periods.

TABLE 1: MODAL SPLITS FOR VICTORIA NORTH

Mode	AM (0600-0900)			PM (1500-1800)			24 Hour		
	From	To	Internal	From	To	Internal	From	To	Internal
Auto Driver	46%	67%	30%	64%	49%	45%	58%	58%	40%
Auto Passenger	11%	13%	8%	16%	15%	8%	16%	15%	9%
Transit	17%	8%	3%	8%	14%	3%	10%	10%	2%
Bicycle	16%	7%	10%	6%	11%	7%	7%	7%	5%
Walk	9%	5%	47%	6%	10%	36%	7%	8%	44%
Other	1%	0%	1%	1%	1%	1%	1%	1%	1%

As Table 1 illustrates a significant portion of the trips to, from, and within Victoria North are made by walking. Transit and bicycle use are also well utilized modes of transportation in this area of the region.

2.3 COLLISION DATA

Collision data was collected from ICBC's statistics website. The data is for the five years from 2015 to 2019. See **Table 2** for historical collision data in the study area.



TABLE 2: COLLISION DATA FROM 2015 TO 2019

Intersection	Vehicle Collisions	Involving Ped + Bike
Esquimalt / Harbour	22	5
Esquimalt / Tyee	54	7
Esquimalt / Sitkum	10	4
Esquimalt / Catherine	55	10
Kimta / Sitkum / Cooperage	1	0
Tyee / Wilson	18	0
Tyee / Harbour	11	2
Tyee / Bay	89	4
Bay / Wilson	21	1
Catherine / Bay / Dunas	2	1


The intersection of Catherine Street / Esquimalt Road has the highest number of pedestrian / bicycle collision in the past five years with an average of two per year. Without additional data the cause / contributing factors for these collisions is not known; however, may be contributed to the railway crossing, which is at a skewed angle, located in close proximity to the Esquimalt Road / Catherine Street intersection.

2.4 TRAFFIC CONDITIONS

2.4.1 EXISTING VOLUMES

The traffic data for the key intersections was provided by the City. The existing AM and PM peak hour volumes are shown in **Figures 3 and 4**.



SEAL:	REVISIONS		SCALE: NOT TO SCALE				TITLE: 2020 EXISTING VOLUMES - AM PEAK ROUNDHOUSE @ BAYVIEW PLACE TRAFFIC STUDY	
1			DESIGNED: TV	DRAWN:	CHECKED:	APRVD:		
2			DESIGN VEHICLE:		DESIGN SPEED:		 <div>#501, 740 - Hillside Ave Victoria, BC V8B TZ4 T. 250.388.9877 F. 250.388.9879 www.wattconsultinggroup.com</div>	
3			PROJECT NO: 2762.B01		DRAWING NO:			
4			DATE: NOV 5-2020		REVISION:			
5								
6								
7								
8								
9								





2.4.2 TRAFFIC MODELLING – BACKGROUND INFORMATION

Analysis of the traffic conditions at the study intersections was undertaken using Synchro Studio (Version 9). Synchro / SimTraffic is a two-part traffic modelling software that provides analysis of the traffic conditions based on the Highway Capacity Manual (2010) evaluation methodology. A detailed description is provided in **Appendix A**. Synchro was used to determine the LOS and delays of each intersection while SimTraffic was used to determine the 95th percentile queue lengths.

For unsignalized (stop-controlled) intersections, the level of service (LOS) is based on the computed delay on each of the critical movements. LOS A represents minimal delays for minor street traffic movements, and LOS F represents a scenario with an insufficient number of gaps on the major street for minor street motorists to complete their movements without significant delays.

For signalized intersections, the methodology considers the intersection geometry, traffic volumes, the traffic signal phasing / timing plan, and pedestrian/bicycle volumes. The average delay for each lane group is calculated, as well as the delay for the overall intersection.

2.4.3 ANALYSIS RESULTS

The existing volumes were analyzed in Synchro / SimTraffic (version 9/10) to determine the existing conditions during the AM and PM peak hours. Synchro was used to determine the LOS and delays of each intersection while SimTraffic was used to determine the 95th percentile queue lengths. The analysis results are summarized in **Table 3**.



TABLE 3: EXISTING CONDITIONS – AM AND PM PEAK HOUR

Intersection (EW / NS)	Movement	Existing Conditions – AM Peak			Existing Conditions – PM Peak		
		LOS	Delay (s)	95 th % Queue (m)	LOS	Delay (s)	95 th % Queue (m)
Esquimalt Rd / Harbour Rd (signalized)	EBL	A	6.1	33.1	A	9.8	17.4
	EB T/R	D	35.6	140.4	C	24.7	112.3
	WBL	A	8.4	9.8	A	9.6	20.9
	WB T/R	A	6.0	41.1	B	12.4	61.2
	NB L/T/R	B	17.2	11.5	B	10.1	12.5
	SB L/T/R	B	12.9	17.0	B	15.0	25.5
Esquimalt Rd / Tyee Rd (signalized)	EBL	B	14.6	18.5	A	9.3	15.9
	EB T/R	B	18.0	60.5	B	11.9	56.6
	WBL	B	14.7	17.2	A	9.5	28.6
	WBT	B	15.2	49.5	B	11.5	69.6
	WBR	A	3.0	0.0	A	2.0	12.6
	NBL	C	27.7	5.5	C	27.6	7.9
	NB T/R	C	26.2	29.6	C	29.7	28.4
	SBL	C	27.2	43.0	E	70.5	44.6
Esquimalt Rd / Sitkum Rd (stop control)	EBL	A	7.9	3.6	A	8.5	2.3
	EB T/R	A	0.0	0.0	A	0.0	0.8
	WBL	A	8.2	6.5	A	8.5	7.6
	WB T/R	A	0.0	0.0	A	0.0	0.0
	NB L/T/R	B	13.5	11.7	C	15.4	10.9
	SB L/T/R	C	17.1	10.0	C	18.4	9.7
Esquimalt Rd / Catherine St (signalized)	EBL	B	10.5	39.3	A	8.1	43.0
	EB T/R	A	7.9	50.6	A	7.1	51.8
	WBL	B	11.4	6.7	B	11.8	12.4
	WB T/R	B	19.3	56.5	B	178	88.6
	NB L/T/R	B	18.0	17.2	E	57.2	40.9
	SB L/T	C	20.1	22.7	D	46.3	44.6
	SBR	A	6.5	27.0	A	9.4	45.8
Kimta Rd / Sitkum Rd / Cooperage Pl (stop control)	EB L/T/R	A	2.0	2.1	A	1.0	4.7
	WB L/T/R	A	0.3	0.0	A	0.4	1.8
	NB L/T/R	A	9.6	7.5	B	10.0	7.2
	SB L/T/R	A	9.2	8.8	A	9.8	11.8



TABLE 3: EXISTING CONDITIONS – AM AND PM PEAK HOUR (CONTINUED)

Intersection (EW / NS)	Movement	Existing Conditions – AM Peak			Existing Conditions – PM Peak		
		LOS	Delay (s)	95 th % Queue (m)	LOS	Delay (s)	95 th % Queue (m)
Wilson St / Tyee Rd (stop control)	EB L/R	C	20.1	19.9	C	17.2	30.5
	NBL	A	8.7	15.1	A	8.5	20.3
	NBT	A	0.0	3.2	A	0.0	2.7
	SB T/R	A	0.0	9.9	A	0.0	5.0
Harbour Rd / Tyee Rd (stop control)	WB L/R	B	13.0	5.5	C	17.2	13.9
	NB T/R	A	0.0	5.1	A	0.0	29.0
	SBL	A	8.0	0.9	A	8.6	6.1
	SBT	A	0.0	9.6	A	0.0	0.0
Bay St / Tyee Rd (signalized)	EBL	B	19.2	9.7	A	9.7	26.3
	EB T/R	C	27.0	67.7	B	12.7	66.4
	WB L/T	C	26.7	102.6	C	27.1	579.4
	WBR	A	5.5	47.7	A	6.8	49.1
	NBL	C	29.2	13.6	C	29.7	16.1
	NBT	C	29.9	37.2	E	57.3	191.1
	NBR	A	7.3	9.0	A	7.5	112.1
	SBL	B	17.8	59.7	D	53.8	58.7
Wilson St / Bay St (signalized)	SB T/R	B	18.2	68.2	C	20.9	54.3
	EB L/T/R	D	41.5	55.6	E	63.9	84.3
	WB L/T	C	28.3	29.7	D	51.4	65.9
	WBR	A	1.0	21.2	A	2.1	22.9
	NBL	C	26.2	6.0	C	21.4	10.0
	NB T/R	D	45.7	47.7	C	31.1	57.4
	SBL	C	24.4	29.3	B	17.6	37.5
Catherine St / Bay St (stop control)	SB T/R	C	32.1	32.2	B	16.4	59.9
	EB L/R	B	10.9	19.0	B	11.9	14.2
	NBL	A	7.8	9.6	A	8.6	14.9
	NBT	A	0.0	2.2	A	0.0	9.3
	SB T/R	A	0.0	0.0	A	0.0	7.8

Overall, the traffic operations in the Songhees area of Victoria West are at a LOS D or better for the majority of the study area. However, there are four existing movements that have poor operations (LOS E/F) during the PM peak hour.



These include:

- Southbound Left at Tyee Road/Esquimalt Road
- Southbound Left at Catherine Street/Esquimalt Road
- Northbound Through at Tyee Road/Bay Street
- Eastbound movement at Bay Street/Wilson Street

3.0 PROPOSED DEVELOPMENT

3.1 LAND USE

The land use, utilized for this study, is for the Roundhouse portion of Bayview Place. The Roundhouse site consists of the two areas separated by the E&N Railway line. The north area consists of four buildings (B2 to B5), DA-2, and the DA-1 historical buildings (Stores, Carshop, Roundhouse, and Backshop). The south area consists of Building 1, DA-3, DA-4, and D-5. See **Figure 5** for placement of buildings/lots on the parcels.



Figure 5: Site Plan

The land use for the north parcels consists of condominium / hotel, rental apartments, affordable housing, and commercial retail space. The south parcel consists of



condominium / hotel units, and commercial retail space. Tables 4 and 5 outline the land use by building.

TABLE 4: LAND USE BY BUILDING/LOT

Building	Land Use	Units
1	Condominium	204 units
2	Affordable Housing	156 units
	Commercial	2,000 sq. ft.
3	Apartment (Rental)	151 units
	Commercial	8,450 sq. ft.
4	Condominium	166 units
5	Apartment	224 units
	Commercial	4,250 sq. ft.
DA-1 (historic buildings)	Commercial	35,733 sq. ft.
DA-2	Condominium	308 units
	Commercial	8,370 sq. ft.
DA-3 (E&N Building)	Condominium	199 units
	Commercial	8,611 sq. ft.
DA-4	Condominium	276 units
	Commercial	8,600 sq. ft.
DA-5	Condominium	218

TABLE 5: LAND USE SUMMARY

Location on Site	Land Use	Total
North of Railway	Apartment / Affordable Housing	307 units
	Condominium / Hotel	698 units
	Commercial	59,133 sq. ft.
South of Railway	Condominium / Hotel	897 units
	Commercial	17,211 sq. ft.



3.2 SITE ACCESSES

The E&N railway line creates a barrier for having internal vehicle travel between the North Parcel and the South Parcel. Vehicle access for the North Parcel will be via a main intersection located between the Stores Building and the Carshop. This will be a full movement signalized intersection. The second access point for the North area is off Sitkum Road between the railway crossing and Saghalie Road. Internally the main access road travels east through the site to the Sitkum Road access.

The access for B4 will be located off Esquimalt Road across from the driveway to 222 Esquimalt Road. The access will utilize the existing two way left turn lane to accommodate full movement access. The location of this access will only be for B4's parking. The minimum stopping sight distance at 30km/h (35m) is met for an access at this location. For vehicles turning left or right from the access 65m of sight distance can be provided which meets the 30km/h turning sight distance from a turn; however, it requires drivers see along the sidewalk / boulevard space to achieve the 65m.

An access to B4 from Sitkum Road is not practical due to two primary reasons: given the close proximity to the intersection of Esquimalt it is difficult to accommodate a driveway at this location, and Sitkum Road is elevated from the site making an access driveway down to grade and parking below the building impractical. The provision of parking under the Backshop and Roundhouse to connect to B4 is no longer planned to avoid disturbing the heritage structures.

For the South portion of the site two accesses are proposed: one for DA-3 and a shared access for Building 1, DA-4 and DA-5. Both accesses are located on Kimta. See **Figure 6** for the proposed access points and internal road network.



Figure 6: Site Accesses

3.3 TRIP GENERATION

3.3.1 SITE SPECIFIC RATES

A trip generation rate study was conducted to determine trip rates that would be applicable to the Roundhouse since the area is known for being having high use of transit, walking, and cycling that could impact the standard Institute of Transportation Engineers (ITE) trip generation rates.

Observations of four residential sites in Victoria West with similar contexts (size, location, context) was undertaken to determine a residential trip rate for the residential portion of the proposed development. Observations of the Westside Village Shopping Centre were also conducted to review the commercial trip generation rate for the commercial component.



Residential Observation Results

The observed residential trip generation and trip rate calculation results are summarized in **Table 6**.

TABLE 6: RESIDENTIAL OBSERVATIONS & TRIP RATES

Observation Site	Units	AM Peak Hour				PM Peak Hour			
		Trips In	Trips Out	Total Trips	Trip Rate	Trips In	Trips Out	Total Trips	Trip Rate
Encore	134	5	16	21	0.16	19	5	24	0.18
Promontory / Bayview One	318	8	33	41	0.13	51	36	87	0.27
Balance (Dockside)	172	3	13	16	0.09	24	8	32	0.19
Shutters	185	1	21	36	0.19	30	12	42	0.23
Average (AM):					0.14	Average (PM):			0.22

These rates are lower than ITE's multi-family residential (high-rise) rates but are considered to be reflective of this neighbourhood of Victoria West. Therefore, these rates will be utilized for the residential (apartment and condominium) land uses.

Commercial Observation Results

Although the Westside Village Shopping Centre would be of similar overall size to the commercial at Roundhouse the Westside Village Shopping Centre is anchored by Save-on-Foods which is in the range of 40 to 50% of the Westside Village Shopping Centre land use. Grocery stores have an approximately 2.5 times higher trip generation than general retail space. Based on the results of the observations the Westside Village Shopping Centre had a rate that was higher than ITE's retail (shopping) rate, but lower than the grocery store rate which is what would be expected. Since the Roundhouse development commercial is expected to be made up of smaller retail units and possibility a much smaller grocery store (5% of the commercial land use rather than



50%). Therefore, the ITE trip generation rate for a Shopping Centre land use (ITE Code 820) from the ITE Trip Generation Manual (10th Editions) will be used.

3.3.2 SITE TRIP GENERATION

The peak hour trip generation results are summarized in **Tables 7 to 10**. Internal trips were calculated using NCHRP and ITE methodologies. As a worst case scenario all commercial trips were assigned as new primary trips to the road network.

TABLE 7: AM PEAK HOUR TRIP GENERATION – NORTH ACCESSES

Building	Land Use	Units	Trip Rate	Trips In	Trips Out	Total Trips
2	Multi-family	156 units	0.14 / unit	5	17	22
	Commercial	2,000 sq. ft.	0.94 / 1000 sq. ft.	1	1	2
3	Multi-family	151 units	0.14 / unit	5	16	21
	Commercial	8,450 sq. ft.	0.94 / 1000 sq. ft.	5	3	8
4	Multi-family	166 units	0.14 / unit	6	17	23
5	Multi-family	224 units	0.14 / unit	7	24	31
	Commercial	4,250 sq. ft.	0.94 / 1000 sq. ft.	2	2	4
DA-2	Multi-family	308 units	0.14 / unit	10	33	43
	Commercial	8,700 sq. ft.	0.94 / 1000 sq. ft.	5	3	8
DA-1	Commercial	35,733 sq. ft.	0.94 / 1000 sq. ft.	21	13	34
Total North Trips (AM Peak Hour):				67	129	196
Internal Trips:				2	2	4
External Trips:				65	127	192



TABLE 8: AM PEAK HOUR TRIP GENERATION – SOUTH ACCESSES

Building	Land Use	Units	Trip Rate	Trips In	Trips Out	Total Trips
DA-3	Multi-family	199 units	0.14 / unit	7	21	28
	Commercial	8,611 sq. ft.	0.94 / 1000 sq. ft.	5	3	8
DA-4	Multi-family	276 units	0.14 / unit	9	30	39
	Commercial	8,600 sq. ft.	0.94 / 1000 sq. ft.	5	3	8
DA-5	Multi-family	218 units	0.14 / unit	7	24	31
1	Multi-family	2004 units	0.14 / unit	7	22	29
Total South Trips (AM Peak Hour):				40	103	143
Internal Trips:				2	2	4
External Trips:				38	101	139

TABLE 9: PM PEAK HOUR TRIP GENERATION – NORTH ACCESSES

Building	Land Use	Units	Trip Rate	Trips In	Trips Out	Total Trips
2	Multi-family	156 units	0.22 / unit	21	13	34
	Commercial	2,000 sq. ft.	3.81 / 1000 sq. ft.	4	4	8
3	Multi-family	151 units	0.22 / unit	20	13	33
	Commercial	8,450 sq. ft.	3.81 / 1000 sq. ft.	15	17	32
4	Multi-family	166 units	0.22 / unit	23	14	37
5	Multi-family	224 units	0.22 / unit	30	19	49
	Commercial	4,250 sq. ft.	3.81 / 1000 sq. ft.	8	8	16
DA-2	Multi-family	308 units	0.22 / unit	41	27	68
	Commercial	8,700 sq. ft.	3.81 / 1000 sq. ft.	16	17	33
DA-1	Commercial	35,733 sq. ft.	3.81 / 1000 sq. ft.	65	71	136
Total North Trips (PM Peak Hour):				243	203	446
Internal Trips:				41	41	82
External Trips:				202	162	364



TABLE 10: PM PEAK HOUR TRIP GENERATION – SOUTH ACCESSES

Building	Land Use	Units	Trip Rate	Trips In	Trips Out	Total Trips
DA-3	Multi-family	199 units	0.22 / unit	27	17	44
	Commercial	8,611 sq. ft.	3.81 / 1000 sq. ft.	16	17	33
DA-4	Multi-family	276 units	0.22 / unit	37	24	61
	Commercial	8,600 sq. ft.	3.81 / 1000 sq. ft.	16	17	33
DA-5	Multi-family	218 units	0.22 / unit	29	19	48
1	Multi-family	2004 units	0.22 / unit	27	18	45
Total South Trips (PM Peak Hour):				152	112	264
<i>Internal Trips:</i>				12	12	24
External Trips:				140	100	240

The above trip generation is based on the current plans for the site. However, the following volumes and analysis are based on 154 more multi-family units and 21,056 sq. ft. more commercial space than outlined above. Overall, the difference in site trip generation between the above trip generation and the trip generation utilized in the analysis is 36 less trips in the AM peak hour and 85 less trips in the PM peak hour. The difference in trip generation is 10-12% less than in the analysis. Therefore, the results of the analysis are generally reflective of the current land use and the analysis is a worst case scenario.

3.4 TRIP ASSIGNMENT

The trips generated by the proposed development were distributed and assigned based on the existing traffic patterns and key origins and destinations for traffic in the area. Separate trip distributions were used for the residential and commercial components of the development. The distribution percentages are summarized in **Table 11**. The resulting trip assignments are shown in **Figures 7 and 8**.



TABLE 11: TRIP DISTRIBUTION

Origin / Destination	AM Peak Hour				PM Peak Hour			
	Inbound		Outbound		Inbound		Outbound	
	Res.	Comm.	Res.	Comm.	Res.	Comm.	Res.	Comm.
North	45%	15%	40%	15%	40%	15%	40%	15%
East	35%	50%	50%	50%	50%	50%	40%	50%
West	20%	35%	10%	35%	10%	35%	20%	35%

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PLOTTER: HP DesignJet T1300PS
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PLOTTER: HP DesignJet T1300PS

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DESIGNED:	TV	DRAWN:	
DESIGN VEHICLE:		DESIGN SPEED:	
PROJECT NO:	2762.B01	DRAWING NO:	
DATE:	NOV 5-2020	REVISION:	

TITLE: TRIP ASSIGNMENT - AM PEAK
ROUNDHOUSE @ BAYVIEW PLACE
TRAFFIC STUDY



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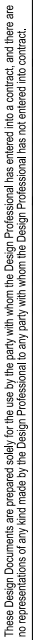



3.5 VOLUMES

The trips generated by the proposed development were added to the existing volumes to determine the post development volumes. The post development volumes are shown in **Figures 9 and 10** for the AM and PM peak hour.

3.6 ANALYSIS RESULTS

The AM and PM peak hour post development traffic volumes were analyzed using Synchro to determine the impacts due to the addition of the vehicle trips. **Table 12** summarizes the results of the traffic analysis. The intersection of Esquimalt Road / Main Site Access is analyzed as a signalized intersection due to the volumes expected from the access.



SEAL:	REVISIONS		SCALE: NOT TO SCALE				TITLE: 2020 POST DEVELOPMENT VOLUMES - AM ROUNDHOUSE @ BAYVIEW PLACE TRAFFIC STUDY
	1		DESIGNED: TV		CHECKED:	APRVD:	
	2		DESIGN VEHICLE:		DESIGN SPEED:		
	3						
	4		PROJECT NO: 2762.B01		DRAWING NO:		
	5						
	6		DATE: NOV 5-2020		REVISION:		
	7						
	8		<div> #501, 740 - Hillside Ave Victoria, BC V8B TZ4 T. 250.388.9877 F. 250.388.9879 www.wattconsultinggroup.com</div>				
9							

PROJECT: V:\Project Files\2762 - Roundhouse @ Boyvine Place\5 - Design\Roundhouse_Report Figures_Nov 5-2020.dwg
LOT DATE: 11/6/2020 7:35 PM
LOTTED BY: Tanner Volterra





TABLE 12: POST DEVELOPMENT CONDITIONS – AM AND PM PEAK HOUR

Intersection (EW / NS)	Movement	AM Peak			PM Peak		
		LOS	Delay (s)	95 th % Queue (m)	LOS	Delay (s)	95 th % Queue (m)
Esquimalt Rd / Harbour Rd (signalized)	EBL	A	5.5	28.3	B	10.7	23.6
	EB T/R	E	66.4	172.1	D	50.4	188.0
	WBL	A	8.6	11.6	A	9.6	18.0
	WB T/R	A	5.5	43.0	B	15.0	77.4
	NB L/T/R	C	20.2	12.7	B	10.1	11.3
	SB L/T/R	B	15.1	18.9	B	17.0	28.7
Esquimalt Rd / Tyee Rd (signalized)	EBL	B	16.7	27.2	B	14.4	28.7
	EB T/R	C	21.9	77.7	B	14.4	75.5
	WBL	B	17.5	25.4	B	12.5	33.8
	WBT	B	15.9	55.7	B	14.6	93.9
	WBR	A	3.0	0.0	A	2.0	15.5
	NBL	C	27.7	5.3	C	27.6	10.3
	NB T/R	C	25.7	28.8	C	34.2	34.1
	SBL	C	29.1	44.6	F	93.4	44.5
Esquimalt Rd / Sitkum Rd (stop control)	EBL	A	8.0	3.0	A	8.8	3.7
	EB T/R	A	0.0	0.9	A	0.0	5.0
	WBL	A	8.6	12.4	A	9.3	20.0
	WB T/R	A	0.0	0.0	A	0.0	22.3
	NB L/T/R	C	16.1	17.3	D	28.5	22.7
	SB L/T/R	C	24.4	9.6	E	37.0	9.5
Esquimalt Rd / Catherine St (signalized)	EBL	B	14.9	39.4	B	11.5	48.8
	EB T/R	A	9.1	46.5	A	9.4	71.5
	WBL	B	13.1	11.8	B	13.3	22.5
	WB T/R	C	23.2	63.2	C	24.5	65.6
	NB L/T/R	C	22.9	26.3	F	532.9	102.0
	SB L/T	C	22.3	27.5	F	148.0	73.2
	SBR	A	6.1	27.1	A	8.5	53.3
Kimta Rd / Sitkum Rd / Cooperage Pl (stop control)	EB L/T/R	A	1.3	2.6	A	0.8	3.9
	WB L/T/R	A	0.2	1.2	A	0.3	2.5
	NB L/T/R	A	9.8	6.2	B	10.6	4.7
	SB L/T/R	A	9.2	10.9	B	10.1	11.7



**TABLE 12: POST DEVELOPMENT CONDITIONS – AM AND PM PEAK HOUR
(CONTINUED)**

Intersection (EW / NS)	Movement	AM Peak			PM Peak		
		LOS	Delay (s)	95 th % Queue (m)	LOS	Delay (s)	95 th % Queue (m)
Wilson St / Tyee Rd (stop control)	EB L/R	C	21.4	20.9	C	19.2	126.3
	NBL	A	8.7	17.0	A	8.7	33.4
	NBT	A	0.0	5.5	A	0.0	136.4
	SB T/R	A	0.0	9.0	A	0.0	4.7
Harbour Rd / Tyee Rd (stop control)	WB L/R	B	13.6	6.1	C	18.8	14.0
	NB T/R	A	0.0	0.0	A	0.0	111.0
	SBL	A	8.0	10.0	A	8.7	6.3
	SBT	A	0.0	0.0	A	0.0	0.0
Bay St / Tyee Rd (signalized)	EBL	C	26.3	24.2	B	16.2	45.1
	EB T/R	C	29.4	79.1	B	14.8	86.9
	WB L/T	C	28.8	101.4	C	33.8	598.1
	WBR	A	5.8	48.0	A	7.4	0.0
	NBL	C	29.4	14.6	C	33.6	23.6
	NBT	C	30.9	45.4	E	64.7	222.3
	NBR	A	7.3	5.2	A	9.3	119.3
	SBL	B	18.2	59.9	D	53.8	66.7
Wilson St / Bay St (signalized)	SB T/R	B	19.0	72.9	C	24.3	66.8
	EB L/T/R	D	41.5	52.7	E	63.9	82.7
	WB L/T	C	28.2	34.5	D	51.4	79.3
	WBR	A	1.0	22.0	A	2.2	22.9
	NBL	C	26.2	8.1	C	22.1	8.8
	NB T/R	E	68.3	69.6	D	36.7	73.5
	SBL	C	30.2	31.3	C	20.8	46.3
	SB T/R	D	42.5	36.2	C	21.3	74.2
Catherine St / Bay St (stop control)	EB L/R	B	11.2	18.7	B	12.9	16.4
	NBL	A	7.9	9.1	A	8.9	15.7
	NBT	A	0.0	3.7	A	0.0	10.5
	SB T/R	A	0.0	0.0	A	0.0	23.7



In the AM peak hour, the addition of the eastbound through traffic on Esquimalt Road at Harbour Road (one lane eastbound) due to the development drops the eastbound through movement to a LOS E due to the high volume of eastbound through traffic (west of Tyee Road) with the existing southbound left turn volume from Tyee Road. The combination of the higher eastbound through traffic with the high southbound left turn traffic as eastbound traffic at Harbour Road is above 1,000 vph which creates poor operations.

At the Catherine St / Esquimalt Rd intersection, the northbound and southbound movements drop to a LOS F during the PM peak hour. Signal timing optimization improves the southbound movement to LOS C and the northbound to LOS E, however the westbound through / right movement drops to LOS E as a result. Installation of a 15m northbound left turn lane improves the intersection operations to LOS D or better for all movements; however due to the existing alignment of laning on the north side of the intersection the implementation of a northbound left would require re-striping of the southbound laning to a left turn and a through / right. If the property on the northwest corner of the intersection develops the City may want to consider additional right-of-way from that property to allow for a separate southbound right turn in the future.

The northbound through / right movement at Bay Street / Wilson Street drops to LOS E during the AM peak with the addition of the development traffic. With optimization of the signal timing all movement operate at a LOS D or better.

The southbound queues at Building 1/DA-4/DA-5's access on Catherine Street is less than 10m (one vehicle) in length and therefore will not extend back to the railway since the access is located 50m from the railway crossing. The access does not require a separate southbound left turn lane.



4.0 SUSTAINABLE TRANSPORTATION

The site is already well provided for in terms of sidewalks, bicycle facilities, and transit facilities within the area surrounding the site. As part of the development new crosswalks will be installed at the main site access with the signalization of the intersection. This will provide additional safe crossings across Esquimalt Road for pedestrians and cyclists.

The transit stop along the frontage of Roundhouse will be reviewed, in consultation with BC Transit, to ensure a fully accessible and furnished stop is provided. The current design for the Esquimalt stop is a bus bay and the installation of a right turn lane on the west side of the intersection could provide a queue jumper lane (shared with right turners) for this future BRT stop (current transit stop).

Internally a pedestrian / bicycle connection is proposed from the north to the south side of the property. This connection will extend across Kimta Road, with a proposed raised crosswalk to connect Lime Bay Park, Roundhouse, and Victoria West Park. Additional pedestrian connections through the site will be provided in the form of sidewalks and multi-use pathways. Ultimately an east-west multi-use pathway is proposed parallel to the E&N tracks to extend the E&N Trail through the site in place of the City's interim cycling facility that will be constructed on Kimta/Catherine (by the City).



Figure 11: Pedestrian and Bicycle Routes

5.0 CONCLUSIONS

The Roundhouse at Bayview Place is comprised of two parcels: North and South. An assessment of existing residential trip generation of existing condominium units in the Victoria West neighbourhood found that vehicle trips are generated at a lower rate than typical (ITE). This is consistent with the highly walkable, bikeable, and high transit service nature of area and the existing mode splits in Victoria. The trip generation for the site is based on site specific residential rate for Victoria West and ITE for the commercial land use. The traffic volumes analyzed are based on 154 more multi-family units and 21,056 sq. ft. more commercial than is identified in the trip generation tables which translates to 36 to 85 less vph expected on the network than was analyzed. The difference in trips does not change the required mitigations.

The existing road network operates at a LOS D or better in the AM peak hour. The addition of the development adds delays; however, only the eastbound direction on



Esquimalt Road at Harbour Road drops in LOS (from D to an E). This is due to the high volume of traffic heading into downtown Victoria in the AM. The segments of Esquimalt Road west of Tyee Road are not impact; however, the combination of the high eastbound through volumes and the existing high southbound left turn volume off Tyee Road in the AM creates volumes above 1,000 vph which exceeds a single lane of traffic's capacity at Harbour Road.

In the PM peak hour there are four existing movements that operate at a LOS E/F. The addition of the development traffic impacts movements at Wilson Street / Bay Street; however, with adjustments in signal timing all movements will be at a LOS D or better. At Esquimalt Road/Sitkum Road the southbound movements (from the condominium driveway) will drop to a LOS E due to increased traffic on Esquimalt Road which reduces gaps for left turning traffic from the driveway. At Catherine Street in the PM peak hour, the northbound left turn drops from a LOS E to LOS F (with significant delays) as well the southbound movement drops to a LOS F. These poor movements are mitigated with the addition of a northbound left turn lane on Catherine Street and adjusted signal timing; however, since this would create an offset alignment through the intersection a northbound right turn lane should be added. The configuration of a northbound left/through and northbound right turn operates at a LOS E (northbound) and LOS D (southbound) which is the same as existing conditions and not as much of an improvement as the northbound left. However, until property can be obtained on the northside of the intersection a separate left turn lane can't be provided.

The other site accesses on Catherine Street / Kimta Road will operate at good LOS in the long term. A review of the southbound left turn queues at the Building1/DA-4/DA-5 access (closest to the Catherine Street crossing) found that the 95th queues are less than 10m in length and won't impact the railway crossing (located 50m away).

A full movement access, that aligns with the 222 Esquimalt Road driveway will operate at a LOS B or better. The grades from Sitkum Road to the site are prohibitive to accommodating a driveway under B4 as well the parcel frontage is limited to less than 15m due to the Backshop (heritage building) which would make exiting towards



Esquimalt Road difficult. The location of a driveway on Sitkum Road is not recommended due to the spacing from the intersection and the challenge motorists will have making a left turn out of the site. A parking facility under the heritage buildings is not planned which makes utilizing a Saghalie Road access for B4 not possible.

The site is well situated for pedestrian facilities, bicycle facilities, and transit service. The transit stop along the Esquimalt Road frontage will be relocated to the far side of the main access and be provided with a queue jumper lane / right turn into the site and a receiving bus bay. New crosswalks at the Main Access intersection will provide additional crossing opportunities between Victoria West Park and the Roundhouse site. Internal pedestrian connections are planned to allow for movement of pedestrians through all frontages / portions of the site. A key corridor will connect the Roundhouse building to Lime Bay Bay. A new raised crosswalk is proposed to extend this corridor across Kimta Road.



6.0 RECOMMENDATIONS

The developer is recommended to implement the following as part of the development of the Roundhouse at Bayview Place:

- Signalize the intersection of Esquimalt Road / Main Site Access (between Stores Building and Carshop) including crosswalks on all approaches
- Provide a full movement access for B4 on Esquimalt Road
- Add an eastbound right turn at Esquimalt Road / Main Site Access that could be a shared right turn into the site and a queue jumper lane for transit accessing the new far side stop.
- Relocate that bus bay on Esquimalt Road, eastbound, to a far side bus bay at the Main Site Access
- Add a northbound northbound left turn on Catherine Street at Esquimalt Road and optimize the signal timing. [City will re-stripe the north side to have a southbound left and through/right lane to align the left turn lanes.]
- Adjust the signal timing at Wilson Street / Bay Street
- Install a raised crosswalk across Kimta Road to connect Lime Bay Park with the internal roundhouse pedestrian/bicycle corridor.



APPENDIX A: SYNCHRO INFORMATION

Roundhouse at Bayview

Traffic Impact Assessment and Management Study



SYNCHRO MODELLING SOFTWARE DESCRIPTION

The traffic analysis was completed using Synchro and SimTraffic traffic modeling software. Results were measured in delay, level of service (LOS) and 95th percentile queue length. Synchro is based on the Highway Capacity Manual (HCM) methodology. SimTraffic integrates established driver behaviours and characteristics to simulate actual conditions by randomly “seeding” or positioning vehicles travelling throughout the network. The simulation is run five times (five different random seedings of vehicle types, behaviours and arrivals) to obtain statistical significance of the results.

Levels of Service

Traffic operations are typically described in terms of levels of service, which rates the amount of delay per vehicle for each movement and the entire intersection. Levels of service range from LOS A (representing best operations) to LOS E/F (LOS E being poor operations and LOS F being unpredictable / disruptive operations). LOS E/F are generally unacceptable levels of service under normal everyday conditions.

The hierarchy of criteria for grading an intersection or movement not only includes delay times, but also takes into account traffic control type (stop signs or traffic signal). For example, if a vehicle is delayed for 19 seconds at an unsignalized intersection, it is considered to have an average operation, and would therefore be graded as an LOS C. However, at a signalized intersection, a 19 second delay would be considered a good operation and therefore it would be given an LOS B. The table below indicates the range of delay for LOS for signalized and unsignalized intersections.

Table A1: LOS Criteria, by Intersection Traffic Control

Level of Service	Unsignalized Intersection Average Vehicle Delay (sec/veh)	Signalized Intersection Average Vehicle Delay (sec/veh)
A	Less than 10	Less than 10
B	10 to 15	11 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	More than 50	More than 80

Roundhouse at Bayview

Traffic Impact Assessment and Management Study



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MEMORANDUM

To: Focus Equities
From: Nadine King, P.Eng., PTOE & Filippas Gkekas, MCIP, RPP
Our File #: 2762.B01
Project: Roundhouse @ Bayview Place
Date: September 8, 2022
RE: Vehicle Parking & TDM Assessment

1.0 INTRODUCTION

The purpose of this memo is to provide an overview of bylaw and zoning vehicle parking requirements for the proposed Roundhouse development and identify minimum parking requirements for the site based on current best practices and a suitable range of TDM options for the site.

The following table represents the land uses per building that were used to calculate the parking demand rates and supply.

TABLE 1: LAND USE BREAKDOWN

Building	Residential (units)			Commercial (m ²)		
	Condo	Rental	Affordable	Retail	Restaurant	Grocery
DA-6	204	-	-	-	-	-
DA-7	-	-	156	186	-	-
DA-8	-	151	-	785	-	-
DA-9	166	-	-	-	-	-
DA-2a	224	-	-	395	-	-
DA-2b	308	-	-	808	-	-
DA-3	199	-	-	295	505	-
DA-4	276	-	-	-	799	-
DA-5	218	-	-	-	-	-
DA-1 (Stores Building)	-	-	-	272	-	-
DA-1 (Roundhouse)	-	-	-	-	-	1,630
DA-1 (Carshop)	-	-	-	-	738	-
DA-1 (Backshop)	-	-	-	680	-	-
Total	1,595	151	156	2,741	2,042	1,630

2.0 BYLAW & ZONING REQUIREMENTS

Currently the vehicle parking requirements for the site are set out in CD-12 Zone. The CD-12 Zone was established in 2008 when the City utilized a previous version of Schedule C – Off-Street Parking Regulations which had higher parking requirements. The CD-12 Zone parking requirements were based on best practice understanding of parking demand as of 2008 as well as a package of TDM measures. The TDM measures in the 2008 Roundhouse MDA were:

- Facilities for bicycle storage,
- Pedestrian and cyclist amenity through the Multi-Purpose Pathway,
- Residential + Commercial Transit Passes fully subsidized for a minimum of 3 years,
- Community Shuttle for a minimum of 2 years,
- Four (4) Carshare vehicles + memberships,

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- Exceed City of Victoria bicycle requirements by 20%,
- End of trip cycling facilities, and
- TDM coordinator for a minimum of 1 year.

Since 2008, the City undertook an extensive update of Schedule C – Off-Street Parking Regulations to reflect parking demand within the City of Victoria. This update to Schedule C puts the parking demand rates more in line with the CD-12 Zone requirements which included TDM. The current Schedule C rates are 8.4% (169 stalls) higher than the CD-12 Zone requirements. Table 2 and 3 outlines the required parking based on Schedule C (2018) and CD-12 Zone.

TABLE 2: SCHEDULE C VEHICLE PARKING REQUIREMENTS

Building	Residential				Commercial			Total
	Condo	Rental	Affordable	Visitor	Retail	Restaurant	Grocery	
DA-6	191	-	-	20	-	-	-	211
DA-7	-	-	68	16	2	-	-	86
DA-8	-	119	-	15	10	-	-	144
DA-9	150	-	-	17	-	-	-	167
DA-2a	206	-	-	22	5	-	-	233
DA-2b	300	-	-	31	10	-	-	341
DA-3	195	-	-	20	4	13	-	232
DA-4	251	-	-	28	-	20	-	299
DA-5	207	-	-	22	-	-	-	229
DA-1 (Stores Building)	-	-	-	-	3	-	-	3
DA-1 (Roundhouse)	-	-	-	-	-	-	33	33
DA-1 (Carshop)	-	-	-	-	-	18	-	18
DA-1 (Backshop)	-	-	-	-	8	-	-	8
Total	1,500	119	68	191	42	51	33	2,004

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TABLE 3: CD-12 ZONE VEHICLE PARKING

Building	Residential				Commercial			Total
	Condo	Rental	Affordable	Visitor	Retail	Restaurant	Grocery	
DA-6	164	-	-	20	-	-	-	184
DA-7	-	-	109	16	2	-	-	127
DA-8	-	128	-	15	10	-	-	153
DA-9	126	-	-	17	-	-	-	143
DA-2a	173	-	-	22	5	-	-	200
DA-2b	258	-	-	31	10	-	-	299
DA-3	168	-	-	20	4	13	-	205
DA-4	211	-	-	28	-	20	-	259
DA-5	181	-	-	22	-	-	-	203
DA-1 (Stores Building)	-	-	-	-	3	-	-	3
DA-1 (Roundhouse)	-	-	-	-	-	-	33	33
DA-1 (Carshop)	-	-	-	-	-	18	-	18
DA-1 (Backshop)	-	-	-	-	8	-	-	8
Total	1,281	128	109	191	42	51	33	1,835

3.0 TDM STRATEGIES

Many of the strategies from the 2008 MDA remain relevant today; however, a number of the strategies (transit passes for 3 years, TDM coordinator) would only be available for the short term (less than three years). Since a portion of the previous TDM strategies would not be available long term, the demand for parking could increase once those measures were no longer available and new owners / tenants moved to the site. In 2008, transit service in the vicinity of Roundhouse was limited and was planned to be supplemented by the Community Shuttle for two years; however, the number and frequency of transit routes along Esquimalt Road has substantially increased in the past 13 years and is expected to continue to improve. Therefore, since the shuttle was a short term measure and access to reliable transit service is now available the shuttle is no longer an appropriate TDM strategy for the site.

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The development's goal is to continue to support best transportation practices and reduce vehicle trips and parking demand to reduce the impact on the environment. Therefore, a new TDM package, identified by building, has been developed. The following tables (4 to 12) outline the TDM measures per building that will allow for a parking supply rate below the City's Schedule C (2018) requirements. The percentage reductions, identified in the tables, are based on the existing Schedule C (2018) requirements. The parking rates for Roundhouse are based on the 2018 Schedule C rates with the adjustments to the vehicle parking rates due to the implementation of the identified TDM strategies. For the bicycle parking supply, the identified increase in bicycle parking supply is based on Schedule C (2018) requirements and the bicycle parking is not to be based on an updated / newer Schedule C (in the future), which may be in place at the time of a building's development permit application.

It should be noted that some of the TDM measures presented per building have the potential to be shared between buildings. For example, it is expected that a site-wide bike share program will be administered by the developer which will allow residents of the site to have access to a larger fleet as well as allow the developer to more easily administer the program. End of trip facilities and long-term bike parking could be shared between buildings if they share parkades. The developer could also consider providing some of the cycling end of trip facilities (repair station) in a public space to allow for them to be utilized as a public amenity adjacent to short-term (visitor) bicycle parking spaces.

In addition to the TDM measures identified on a per building basis, it is assumed that the overall site will be providing the following TDM measures site-wide:

- Multimodal Wayfinding Signage
- TDM Marketing & Promotion
- Carpool Information
- Captive Market (people parking once and going to multiple locations on-site)

Shared parking between buildings has not been included in the assessment of TDM and parking minimums at this stage (rezoning). If shared parking between buildings is planned, in the future, further reduction in supply may be possible due to sharing of residential visitor and commercial stalls.

The following tables outline the TDM package committed to for the site, by building.

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TABLE 4: TDM PACKAGE FOR BUILDING DA-6

Unadjusted Expected Parking Demand	211
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station)	✓
E-bike share	✓
Carshare (Modo Vehicle + Memberships)	✓
Maximum TDM Percentage Reduction	26%
Minimum Parking Supply	156 (0.76 spaces / unit)

TABLE 5: TDM PACKAGE FOR BUILDING DA-7

Unadjusted Expected Parking Demand	86
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station, Showers, Lockers)	✓
Additional Long Term Bicycle Spaces (20% more than Schedule C [2018])	✓
E-bike share	✓
Carshare (Modo Vehicle + Memberships)	✓
Maximum TDM Percentage Reduction	30%
Minimum Parking Supply	60 (0.38 spaces / unit*)

*Based on residential unit count but includes commercial stalls

Building DA-7 is planned to have 156 affordable housing units; however, an operator / developer for this site has not been identified at this time. The identified parking for this building is based on Schedule C (2018) with appropriate TDM measures; however, specific operators and the range of affordable rental housing provided may further reduce the required amount of parking for this building.

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Appendix F | 02 Vehicle Parking & TDM Assessment

TABLE 6: TDM PACKAGE FOR BUILDING DA-8

Unadjusted Expected Parking Demand	144
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station, Showers, Lockers)	✓
Additional Long Term Bicycle Spaces (20% more than Schedule C [2018])	✓
E-bike share	✓
Carshare (Modo Vehicle + Memberships)	✓
Maximum TDM Percentage Reduction	31%
Minimum Parking Supply	99 (0.66 spaces / unit*)

*Based on residential unit count but includes commercial stalls

TABLE 7: TDM PACKAGE FOR BUILDING DA-9

Unadjusted Expected Parking Demand	167
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station, Showers, Lockers)	✓
E-bike share	✓
Carshare (Modo Vehicle + Memberships)	✓
Maximum TDM Percentage Reduction	26%
Minimum Parking Supply	124 (0.75 spaces / unit*)

*Based on residential unit count but includes commercial stalls

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TABLE 8: TDM PACKAGE FOR BUILDING DA-2A

Unadjusted Expected Parking Demand	233
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station, Showers, Lockers)	✓
E-bike share	✓
Carshare (Modo Vehicle + Memberships)	✓
Maximum TDM Percentage Reduction	26%
Minimum Parking Supply	172 (0.77 spaces / unit*)

*Based on residential unit count but includes commercial stalls

TABLE 9: TDM PACKAGE FOR BUILDING DA-2B

Unadjusted Expected Parking Demand	341
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station, Showers, Lockers)	✓
E-bike share	✓
Carshare (Modo Vehicle + Memberships)	✓
Maximum TDM Percentage Reduction	26%
Minimum Parking Supply	253 (0.82 spaces / unit*)

*Based on residential unit count but includes commercial stalls

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TABLE 10: TDM PACKAGE FOR BUILDING DA-4

Unadjusted Expected Parking Demand	299
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station, Showers, Lockers)	✓
E-bike share	✓
Carshare (Modo Vehicle + Memberships)	✓
Maximum TDM Percentage Reduction	29%
Minimum Parking Supply	211 (0.76 spaces / unit)

*Based on residential unit count but includes commercial stalls

TABLE 11: TDM PACKAGE FOR BUILDING DA-5

Unadjusted Expected Parking Demand	229
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station)	✓
E-bike share	✓
Carshare (Modo Vehicle + Memberships)	✓
Maximum TDM Percentage Reduction	26%
Minimum Parking Supply	169 (0.78 spaces / unit)

To: Focus Equities

September 8, 2022

Re: 2762.B01 Roundhouse @ Bayview Place - Vehicle Parking & TDM Assessment Page 10

TABLE 12: TDM PACKAGE FOR BUILDING DA-1

Unadjusted Expected Parking Demand	62
TDM Measures	
Cycling End-of-Trip Facilities (Repair Station, Bike Wash Station, Showers, Lockers)	✓
Carshare (MODO Vehicle + Memberships + Evo Stalls)	✓
Maximum TDM Percentage Reduction	13%
Minimum Parking Supply	54

The implementation of an updated TDM package will allow for an overall reduction of 23% of the Schedule C parking requirements for the site.

TABLE 13: MINIMUM PARKING SUPPLY BY BUILDING

Building	Bylaw Required Parking	Minimum Parking Supply
Building DA-6	211	156
Building DA-7	86	60
Building DA-8	144	99
Building DA-9	167	124
Building DA-2a	233	172
Building DA-2b	341	253
Building DA-4	299	223
Building DA-5	229	169
Building DA-1	62	54
Building DA-3*	240	240
Total	2,012	1,550

*TDM has not been applied to DA-3 as it has an approved building permit with an identified parking supply.

To: Focus Equities

September 8, 2022

Re: 2762.B01 Roundhouse @ Bayview Place - Vehicle Parking & TDM Assessment Page 11

4.0 SUPPLEMENTAL TDM STRATEGY

For each of the proposed buildings the developer may add to the TDM strategy by increasing the size of 10% of the long term bicycle parking spaces to accommodate cargo bikes and providing electrical outlets for 50% of the total secure (long term) bicycle parking spaces. The oversized bicycle stalls are typically 1.2m longer and the same width as the City's standard stalls (3m L x 0.9m W). If this supplemental strategy is added to the identified TDM measures in the tables above an additional 5% reduction in vehicle parking supply for residential land uses can be achieved.

At the time of development (development permit (DP)) of an individual building the developer may choose to add this supplemental TDM strategy to the building. If this supplemental measure is added the minimum parking supply would be reduced as shown in Table 14.

TABLE 14: MIN PARKING SUPPLY BY BUILDING WITH SUPPLEMENTAL TDM STRATEGY

Building	Minimum Parking Supply
Building DA-6	146
Building DA-7	56
Building DA-8	93
Building DA-9	116
Building DA-2a	162
Building DA-2b	238
Building DA-4	211
Building DA-5	159
Building DA-1	54
Building DA-3*	240
Total	1,475

*TDM has not been applied to DA-3 as it has an approved building permit with the identified parking supply.

A further reduction may occur if there is shared parkade where residential visitors and commercial visitors can share parking.

To: Focus Equities

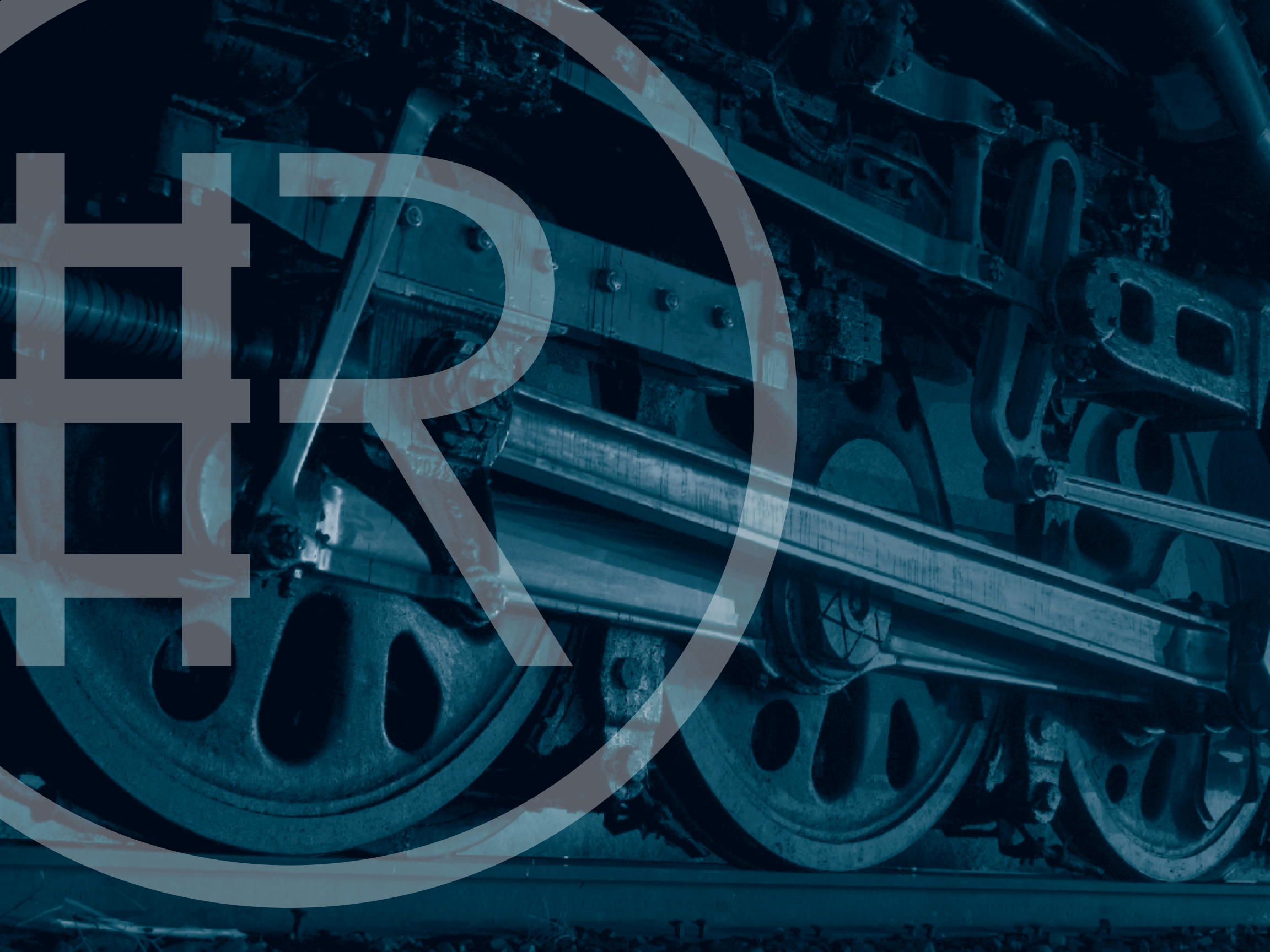
September 8, 2022

Re: 2762.B01 Roundhouse @ Bayview Place - Vehicle Parking & TDM Assessment Page 12

5.0 CONCLUSIONS

The revised TDM package for the Roundhouse development ensures that the TDM strategies are in line with best practices, latest transportation trends, and the fact that these strategies will be available for future tenants, visitors, and employees in perpetuity. The vehicle and bicycle parking rates for Roundhouse are expected to be based on the 2018 Schedule C rates with the adjustments due to the implementation of the identified TDM strategies. The proposed development can achieve a 23% reduction of the Schedule C – Off-Street Parking Regulations (2018) requirements by implementing the updated TDM plan. The developer may decide on a building by building case, to pursue the proposed supplemental TDM strategy (additional space for cargo bicycles and electrification of the stalls) that can achieve further reductions in vehicle parking demand. In addition, further reductions could potentially be achieved by sharing parking between various land uses and buildings. However, the amount of adjustment for shared parking will depend on the design of the spaces and which buildings allow sharing.

As part of the securing the proposed parking minimums the developer will provide the City with mechanisms to secure the TDM.





Roundhouse at Bayview Rezoning

File No: REZ00729

Final Submission

September 9, 2022

Appendix G: Site Servicing

- 01 Roundhouse at Bayview Place Development:
Sewage Attenuation Calculations - Rev 1 . . G-2
- 02 Roundhouse Subdivision Master
Planning G-20

* drawings are resized to fit document and are
not to scale



Stantec Consulting Ltd.
400-655 Tyee Road
Victoria BC V9A 6X5

Sept 7, 2022

Project/File: 112610210

Deb Becelaere – Engineering Technologist – Land Development

City of Victoria Engineering Department
#1 Centennial Square,
Victoria, B.C. V8W 1P6

Dear Ms. Becelaere

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 4

Stantec has prepared the following letter to summarize the findings of our recent investigation into the sewage attenuation requirements for the proposed Roundhouse at Bayview Place Development in Victoria, BC.

The City of Victoria has a policy in place concerning new development applications. All applications for rezoning which result in a potentially larger sewage flow than the original zoning must attenuate the additional flow on-site and release to the municipal system at a rate no higher than the maximum possible peak flow with the original zoning designation. The revised zoning to the Roundhouse site would potentially result in an increased density, and as such, sewage attenuation must be considered.

Calculations of the original sewage flows (pre-development calculations) were performed by Stantec and summarized in a technical report “Roundhouse Development: Sewage Attenuation Calculations” sent to the City of Victoria on April 10, 2012 and attached as reference with this report. Using the applicable standards at the time, the 2012 report calculations estimated that the sewage Peak Dry Weather Flow (PDWF) for the site was 33.14 L/s. Details of the calculations can be found in the attached report.

The remainder of this report outlines the calculations for the post-development flows based on the square footage and the various uses planned for the development.

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 4

1. Post-Development Sewage Flow Calculations

During this investigation, Stantec used design criteria from the 2014 Master Municipal Construction Documents (MMCD) Guidelines and the Sewerage System Standard Practice Manual Version 3 in the following calculations. The design criteria and process for calculating post-development sewage flows are summarized below:

AVERAGE DRY WEATHER FLOW CRITERIA

- Residential and Rental Average Dry Weather Flow (rADWF) /capita = 240 L/day/capita.
 The rADWF is calculated by multiplying the population equivalent with a flow/capita/day value. Sanitary flow per person has been gradually decreasing over the last 10 years with the introduction of low flow fixtures and more public awareness surrounding water conservation. 2014 MMCD recommends a value for ADWF of 240L/cap/day for metered systems.
- Hotel Average Dry Weather Flow (hADWF)/capita = 200 l/d/capita.
 For hotels we used the Sewerage System Standard Practice Manual Version 3 which recommends a value of 200 l/d/capita.
- Commercial and Heritage zoning ADWF (cADWF) = 5l/day/m² (Sewerage System Standard Practice Manual Version 3). The flow for commercial and heritage developments uses the gross floor area of the development to estimate the ADWF.

The ADWF per section of development is then calculated as follows:

POPULATION DENSITY CRITERIA

To calculate the population equivalent in the development, we used the following assumptions:

- Residential and Rental Development Density: 1-person equivalent per 450 ft² (approximately 42m²). We used a 900 ft² condo size as an average size, estimated unit numbers based on this assumption, and estimated 2 People per Condo unit. This is likely a conservative population density estimate.

$$rOccupancy = 1 \text{ person}/450 \text{ ft}^2$$
- Hotel Density: the same factor as for residential zoning was used, assuming 1 person per 450 ft²

$$hOccupancy = 1 \text{ person}/450 \text{ ft}^2$$

Note that currently the area of the development designated as hotel is unknown, so the hotel areas have conservatively been included in the Residential flow calculations.

AVERAGE DRY WEATHER FLOW CALCULATIONS

For each section of the roundhouse development the ADWF is then calculated as follows:

- $$ADWF (L/d) = (rADWF * rOccupancy * \text{residential and rental Gross floor Area}) + (hADWF * hOccupancy * \text{hotel Gross floor Area}) + (cADWF * \text{commercial and heritage gross floor area}).$$

The ADWF is then converted into L/s which is more commonly used to illustrate peak instantaneous flows in a system.

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 4

PEAKING FACTOR AND PEAK DRY WEATHER FLOW CALCULATIONS

2014 MMCD recommends a peaking factor as follows:

- Peaking Factor (PF) = 3.2 if population served < 1000 people
- or $PF = 3.2 / ((\text{population served} / 1000)^{0.105})$ if population served > 1000 people

Sanitary flow through a municipal system is not constant throughout the day, and peaks during certain periods (typically morning rush times and evening rush times, with a less pronounced peak around noon) with other off-peak periods, notably at night. To allow for these peaks when designing a system, a peaking factor is applied to the ADWF calculated previously. The peaking factor is directly related to the population connected to a system; the larger the system, the less pronounced the peak is relative to the ADWF. We looked at the Roundhouse development as a whole with an estimated population equivalent of 4260 to calculate the total Peaking Factor.

- Peak Dry Weather Flow (PDWF in L/s) = PF * ADWF (in L/s)

INFLOW AND INFILTRATION CALCULATIONS

- Inflow and Infiltration (I&I) = 0.06 l/s/ha

I & I is an allowance for storm water migrating into the sanitary system and therefore reducing available capacity within the collection system and the treatment system. If system designs neglect to include this allowance, they inevitably become overloaded during heavy winter rainfall events. Although older systems have far higher I & I values, even new systems experience some level of infiltration through manhole lids and minor inflow through pipe joints. Using the estimate from MMCD for pipes above the groundwater table, an I and I allowance of 0.06 L/s/ha has been made in these calculations.

PEAK WET WEATHER FLOW CALCULATIONS

The Peak wet Weather flow is then calculated as follows:

- Peak wet Weather Flow (PWWF, in l/s) = PDWF + I&I

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 4

2. Proposed Zoning

Figure 1 below illustrates the proposed subdivision site plan:

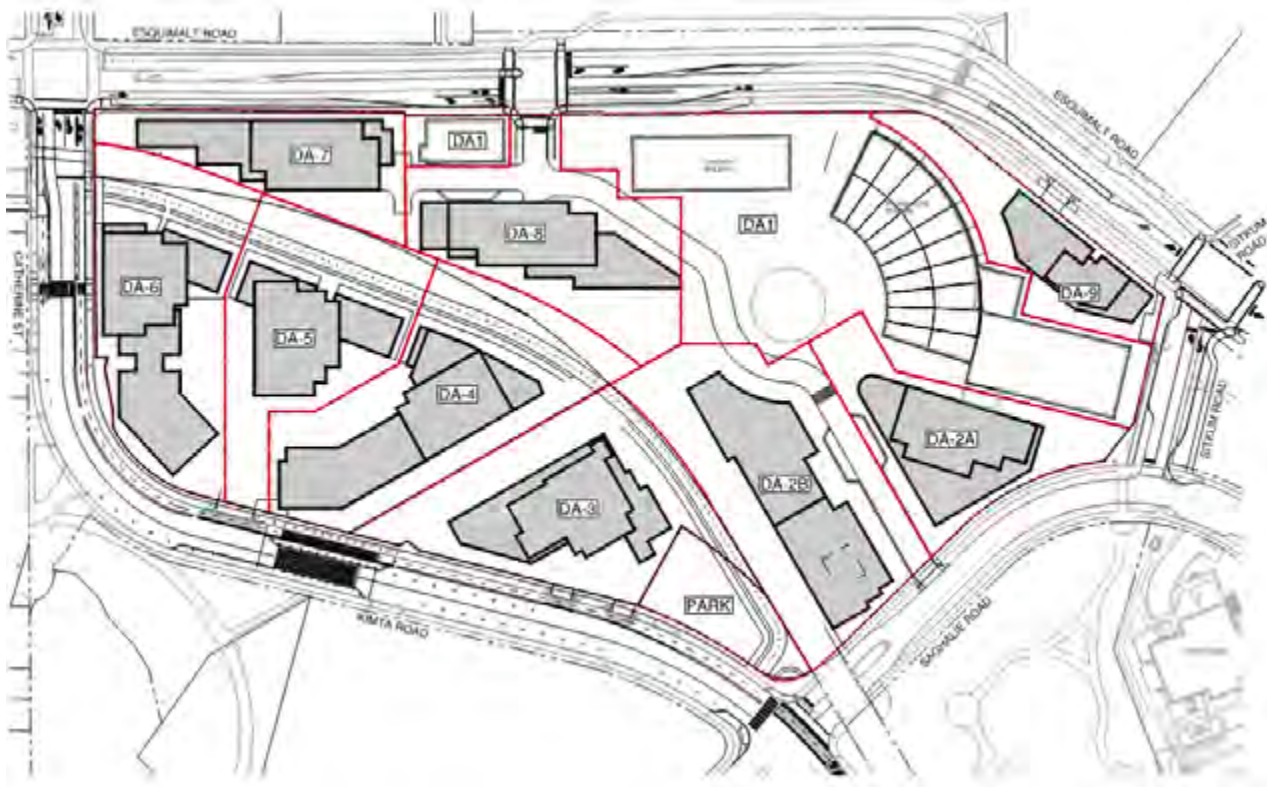


Figure 1. Bayview Site Plan

For the purposes of the sewage attenuation analysis the site has been split into Esquimalt Road and Kimta Road catchments. The proposed composition is described in the table below:

Table 1. Proposed composition of the site post development

Site	Land Use Description
ESQUIMALT ROAD CATCHMENT	
DA-7	Affordable Housing
DA-8	Rental
DA-9	Condo
DA-1	Stores Building
DA-1	Roundhouse + Backshop + Carshop (extension)
KIMTA ROAD CATCHMENT	
DA-6	Condo
DA-2A	Condo
DA-2B	Condo/Hotel
DA-3	E&N Tower
DA-4	Condo/Hotel
DA-5	Condo/Hotel

Sept 7, 2022
 Deb Becelaere – Engineering Technologist – Land Development
 Page 5 of 6

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 4

3. Results

The Average Dry Weather Flow (ADWF), Peak dry Weather Flow (PDWF) and Peak Wet Weather Flow (PWWF) for the above lots was estimated using the design criteria and calculations described earlier in this report. The following table summarizes the flows for the proposed lots of the Roundhouse Development, as well as for the whole site.

Table 2. Summary of Sanitary flow calculations for the Post Development Site

Site	Land Use Description	Site Area (Ha)	Residential/Hotel (SF)	Rental (SF)	Commercial (SF)	Total - Gross Floor Area (sqf)	ADWF (L/day)	ADWF (L/sec)	POP Eq.	Peaking Factor (PF)	PDWF (L/sec)	I&I (L/sec)	PWWF (L/sec)
DA-7	Affordable Housing	0.212		150,700	4,500	155,200	82,464	0.954	345	3.20	3.05	0.01	3.07
DA-8	Rental	0.315		146,700	11,750	158,450	83,698	0.969	352	3.2	3.10	0.02	3.12
DA-9	Condo	0.190	161,200		300	161,500	86,113	0.997	359	3.2	3.19	0.01	3.20
DA1	Stores Building	0.045			2,924	2,924	1,358	0.016	6	3.2	0.05	0.00	0.05
DA1	Roundhouse + Carshop (extension) + backshop	0.802			12,809	12,809	15,240	0.176	73	3.2	0.56	0.05	0.61
Subtotal Esquimalt Road Catchment		1.56	161,200	297,400	52,283	510,883	268,873	3.1	1,115	3.2	9.83	0.09	9.92
DA-6	Condo	0.361	197,600		2,500	200,100	106,548	1.2	445	3.2	3.95	0.02	3.97
DA-2A	Condo	0.255	217,300		10,050	227,350	120,562	1.4	505	3.2	4.47	0.02	4.48
DA-2B	Condo/Hotel	0.449	232,400		10,000	242,400	128,592	1.5	539	3.2	4.76	0.03	4.79
DA-3	E&N Tower	0.357	205,162		8,611	213,773	113,420	1.3	475	3.2	4.20	0.02	4.22
DA-4	Condo/Hotel	0.410	266,900		14,600	281,500	149,129	1.7	626	3.2	5.52	0.02	5.55
DA-5	Condo/Hotel	0.320	211,000		8,000	219,000	116,249	1.3	487	3.2	4.31	0.02	4.32
Subtotal Kimsa Road Catchment		2.15	1,330,362		53,761	1,384,123	734,499	8.5	3,076	2.8	24.18	0.13	18.88
Total		3.72	1,491,562	297,400	106,044	1,895,006	1,003,372	11.6	4,211	2.8	31.95	0.22	32.18

the Highlighted numbers are peaked based on the whole site.

The Total Post-Development Peak Dry Weather Flow is therefore estimated as **31.95 L/s** and the Peak Wet Weather Flow is calculated as **32.18 L/s**.

Sept 7, 2022
Deb Becelaere – Engineering Technologist – Land Development
Page 6 of 6

Reference: Roundhouse at Bayview Place Development: Sewage Attenuation Calculations – Rev 4

4. Conclusion

As per the requirements of the City of Victoria, if development of a site results in post-development sewage flows being higher than the pre-development flows, it is the developer's responsibility to attenuate the post-development flows to not exceed the pre-development flows.

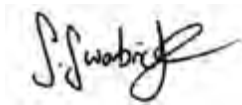
The 2012 sewage attenuation report outlined an original pre-development PDWF of **33.14 L/s**, based on the assumptions of the land use in accordance with the zoning bylaws at the time of writing the report. The 2012 report did not define pre-development PWWF. When applying the I&I calculations defined in this report (0.06 L/s/ha) to the pre-development area of 35,790m², the pre-development PWWF is estimated at **33.36 L/s**.

The calculations in this report estimate a PDWF of **31.95 L/s** and a PWWF of **32.18 L/s**. Therefore, the calculated post-development flows are less than the pre-development flows estimated in 2012. As there have been many assumptions built into these calculations and because circumstances may change as the development gets built out, we recommend that sewage attenuation requirements be evaluated as each property is designed and developed.

If you have any questions concerning the above, please contact the undersigned.

Regards,

Stantec Consulting Ltd.



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Civil Engineer
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Civil Designer
Phone: 250 389 2337
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Attachments: Roundhouse Development: Sewage Attenuation Calculations, April 10, 2012

**Stantec**

April 10, 2012
File: 112610210

City of Victoria Engineering Department,
#1 Centennial Square,
Victoria, B.C. V8W 1P6

Attention: Steven Fifield, Manager of Underground Utilities

Dear Mr Fifield:

Reference: Roundhouse Development: Sewage Attenuation Calculations

Stantec has prepared the following letter to summarize the findings of our recent investigation into the sewage attenuation requirements for the proposed Roundhouse Development in Victoria, BC.

The City of Victoria has a policy in place concerning new development applications. All applications for rezoning which result in a potentially larger sewage flow than the original zoning must attenuate the additional flow on-site and release to the municipal system at a rate no higher than the maximum possible peak flow with the original zoning designation. The revised zoning to the Roundhouse site would potentially result in an increased density, and as such sewage attenuation must be considered.

The site was originally divided into four different zoning designations:

- M1 Zone, Limited Light Industrial. Area = 7,150m²
- M2 Zone, Light Industrial. Area = 20,475m² (plus 4,895m² of rail easement also zoned M2)
- M3 Zone, Heavy Industrial. Area = 3,270m²
- SRS Zone, Songhees Single Family Residential District. Area = 1,570m²
- TOTAL SITE AREA = 37,360m²

Figure 1 on the following page shows the original parcels and zoning designations on the Roundhouse site:

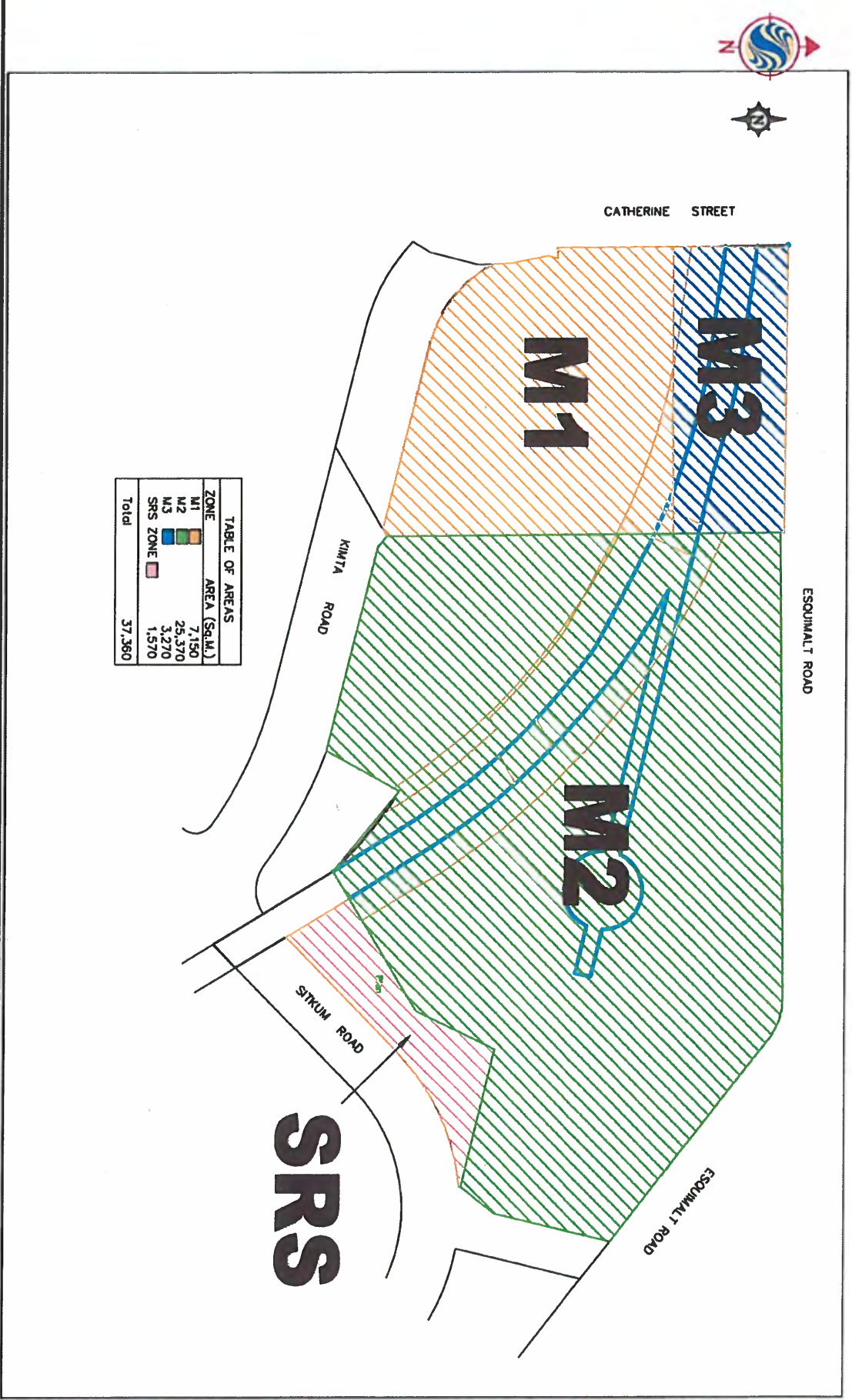


TABLE OF AREAS		
ZONE	AREA (Sq.M.)	
M1	7,150	
M2	28,370	
M3	3,270	
SRS ZONE	1,570	
Total	37,360	

Stantec Consulting Ltd.
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Date/Project
 2012
 112610210
 CITY OF VICTORIA
 ROUNDHOUSE DEVELOPMENT
 SEWAGE ATTENUATION
 Figure No.
 FIG 1
 ORIGINAL ZONING SITE PLAN

Stantec

April 10, 2012
 Steven Fifield, Manager of Underground Utilities
 Page 3 of 7

Reference: Roundhouse Development: Sewage Attenuation

To calculate the total amount of required retention, it is necessary to first calculate the potential flow from the existing site with the original zonings. The below summary details a method of calculating the original zoning sewage flow by using the maximum allowable FSR and allowable occupancies under the applicable zoning designations.

Calculation of the Original Zoning Sewage Flows

During this investigation, we have used figures quoted in the following publications:

- MMCD Design Guideline Manual, 2005
- The BC Sewerage Standard Practice Manual Version 2 (September 2007).
- City of Victoria Zoning Bylaw.

Calculation by Worst Case Scenario Based on FSR and Acceptable Uses

A potential method of calculating the potential sewage flows as per the existing zoning is by applying the allowable uses and FSR permitted in the zoning bylaw for each zoning designation. This method allows for an infinite number of potential scenarios based on what combination of the allowable uses was used to calculate the flow. Some of these potential scenarios may not be a realistic proposition, but the zoning bylaw allows these potentially unrealistic scenarios to be built.

We calculated the flows for a given scenario in which the areas zoned as M1, M2, M3 had various high sanitary use businesses on-site, such as car washes, gas stations, restaurants, manufacturing plants, dry cleaners/Laundromats etc. as allowed in the zoning bylaw. Although the scenarios may not be realistic, the exercise proved that it is possible to estimate very large flows for the original zoning designation by this method, to the point where the flows as per the original zoning designation can match and exceed the post-development sewage flows.

This method is typically used to calculate flows when the actual uses and the size of the non-residential units on a site are better defined. Using it in this instance, as mentioned earlier, can result in an infinite number of potential scenarios.

One potential scenario with its resultant original zoning flow is outlined below:

- The maximum allowable FSR allowed by Industrial zones M1, M2 and M3 is 3:1, and an allowable occupancy of all the zonings is a restaurant. This scenario assumes all zones designated as industrial are to be used exclusively as a large scale restaurant complex.
- The total area of the industrial zones on the site is 35,790m². With a FSR of 3:1, this results in total floor space on the site being 107,370m².
- It is assumed for this scenario that 2/3 of that space is restaurant seating area, with the other 1/3 being for other uses. Assuming dense table spacing, it is assumed that the density is 1 table of 4 per 9m². This results in there being a number of 7,953 tables with 31,812 seats.

Stantec

April 10, 2012
Steven Fifield, Manager of Underground Utilities
Page 4 of 7

Reference: Roundhouse Development: Sewage Attenuation

- The BC Sewerage SPM quotes a recommended figure for estimating sanitary loading of 90L/day/seat, which results in a total flow of 2,863,080L/day = **33.14L/s**.

While it is acknowledged that the scenario presented here is a very unlikely one in practicality, it is a possibility under current applicable zoning bylaw regulations.

Detailed calculations for the above described flows are provided at the end of this report.

A more practical example may be that of a brewery being placed on the site. The M3 zone allows for breweries to be built, and with a FSR of 3:1, the total area on the M3 portion of the site would be just over a hectare (the M3 portion of the site is less than 10% of the total site area). Stantec have in recent years performed sewage discharge reviews for breweries in BC and Ontario, and found the discharge rate to be approximately 1 Million L/day/hectare. If these numbers were applied to the original zoning on the Roundhouse Site, approximately 1 Million L/day could be generated from the M3 parcel alone. This is an example of the potentially high sanitary discharges from uses such as breweries and distilleries.

The below table summarizes the existing sewage flows and projected sewage flows from a brewery located on a 2 hectare site on the BC mainland, as determined through Stantec's investigations:

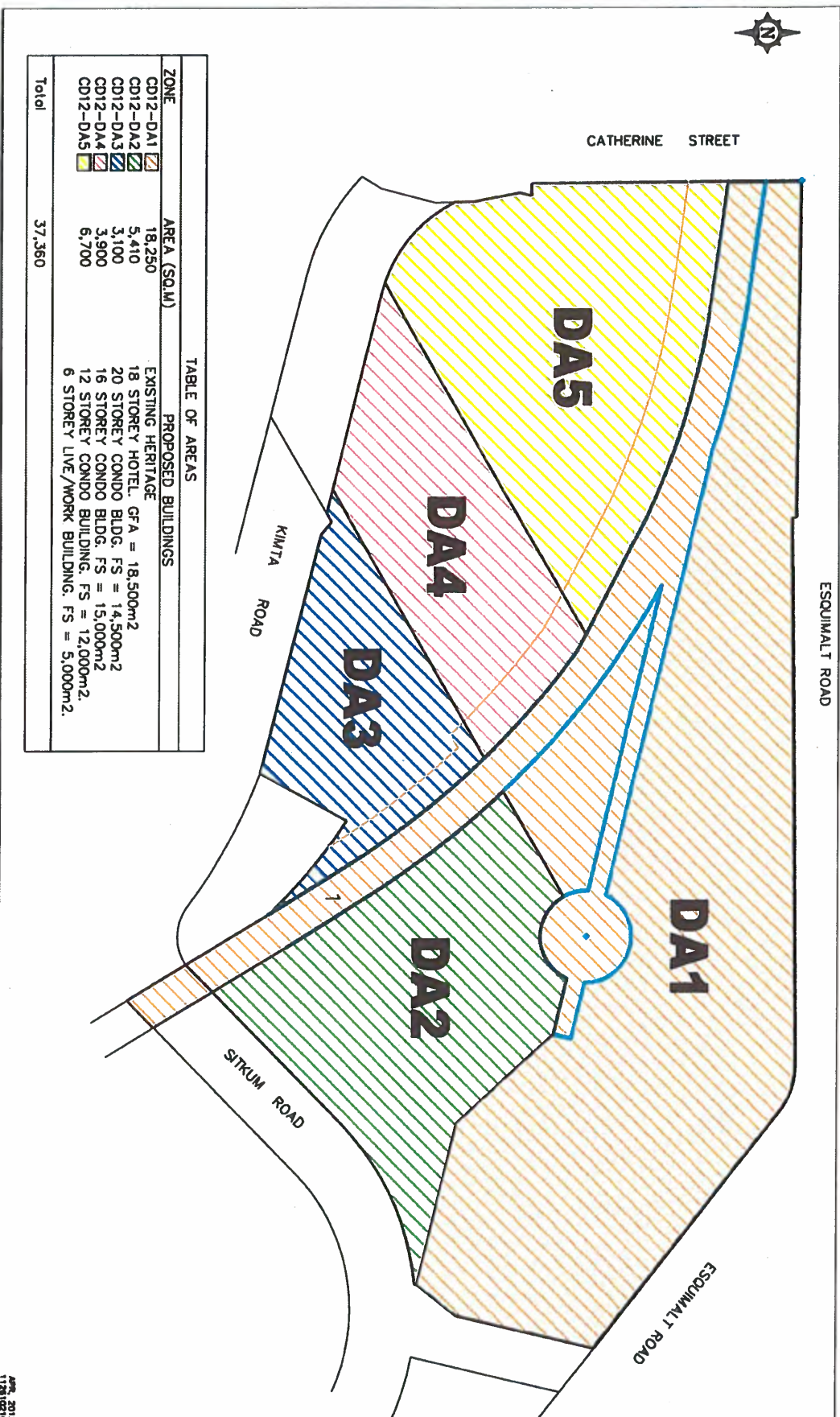
Existing and Projected Flows from a 2 Hectare Brewery – BC Mainland						
Year	2010	2011	2012	2013	2014	2015
Production Increase from 2010 Levels	0	0.2%	0.2%	9%	13%	23%
Average Sanitary Flow (m ³ /day)	1,925	1,928	1,928	2,096	2,181	2,375

Calculation of the Post-Development Sewage Flows

The following design criteria were used during this investigation:

- Average Sewage Flow per person = 300L/day
- Peaking Factor = Harmons Equation
- Residential Condo size = 900ft² (approximately 83m²)
- People per Condo unit = 2

Figure 2 on the following page illustrates the current zoning on the site:



ORIGINAL SHEET - 150 A3

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City of Victoria
 ROUNDHOUSE DEVELOPMENT
 SEWAGE ATTENUATION
 FIG 2
 CURRENT ZONING SITE PLAN



April 10, 2012
Steven Fifield, Manager of Underground Utilities
Page 6 of 7

Reference: Roundhouse Development: Sewage Attenuation

The proposed development at the Roundhouse site is divided into 5 separate parcels. The proposed composition of the units for the parcels, which the following calculations are based upon, is as follows:

- Lot 1: Retail and Public Use (Existing heritage buildings)
- Lot 2: 18 Storey Hotel with 1 Storey Retail.
- Lot 3: 20 Storey Condo Building
- Lot 4: 16 Storey Condo Building
- Lot 5: 12 Storey Condo Building and 6 Storey Live/Work Space Building

The Average Dry Weather Flow (ADWF) for the above lots was calculated using the design criteria quoted earlier in this report. In the absence of more complete data for the commercial units, the Equivalent Population of 120 people/ha was used to estimate the sewage flows for those units.

The following table summarizes the ADWF for proposed Lots 1-5 of the Roundhouse Development:

<u>Lot # and Description</u>	<u>ADWF (L/day)</u>
Lot 1: Retail and Public Use	65,100L/day
Lot 2: 18 Storey Hotel with 1 Storey Retail.	133,795L/day
Lot 3: 20 Storey Condo Building	105,000L/day
Lot 4: 16 Storey Condo Building	108,600L/day
Lot 5: 12 Storey Condo Building/ 6 Storey Live/Work	123,600L/day
TOTAL	536,095L/day (6.2L/s)

Applying the Peaking Factor as per Harmons equation, the Total Post-Development Peak Dry Weather Flow is calculated as **22.44L/s**.

Detailed calculations for the above post-development flow summary are provided at the end of this report.

Sewage Attenuation Options and Volumes

As per the requirements of the City of Victoria, if development of a site results in post-development sewage flows being higher than the pre-development flows, it is the developer's responsibility to attenuate the post-development flows to not exceed the pre-development flows.

It should be noted that Inflow and Infiltration has not been allowed for in either the original zoning or Post-Development flow calculations for storage.

Stantec

April 10, 2012
Steven Fifield, Manager of Underground Utilities
Page 7 of 7

Reference: Roundhouse Development: Sewage Attenuation

Sewage Attenuation Required when Original Flows Calculated Using FSR and Allowable Occupancies

PDWF Pre-Development = **33.14L/s** (our demonstrated scenario).

PDWF Post-Development = **22.44L/s**.

As was noted earlier in this report, the method of calculating the original zoning sewage flows by Allowable Occupancies as per the Zoning bylaw results in an infinite number of potential scenarios which result in an infinite number of different sewage flows. Our calculations proved that the Post-Development flows could be matched by using the higher sanitary use allowable occupancies under the zoning bylaw and maximizing the FSR, to calculate the original zoning Flows.

In this case, no attenuation would be required.

If you have any questions concerning the above, please contact the undersigned.

Respectfully,

Stantec Consulting Ltd.



Ken French
Associate
Tel: (250) 389-2345
Fax: (250) 382-0514
ken.french@stantec.com

Attachment:

cc. Ally Dewji

sls v:\1126\active\112610210\report\20120106_sewage_attenuation\roundhouse\et_ss_20120405_sewage_attenuation_roundhouse_final.docx



Stantec

January 25th, 2012

112610210 Task 302

Roundhouse Dev. Sewage Attenuation

Original Zoning (Pre-Development) Flows

①

Max Sewage Flows By Allowable Occupancies (Original Zoning):

- M1 Area = 7,150m². Zoned Limited Light Industrial.
- M2 Area = 20,475m². Zoned Light Industrial.
- M3 Area = 3,270m². Zoned Heavy Industrial.

Scenario 1: Whole of the site is a restaurant.

An allowable use for M1, M2, M3 is a restaurant. The following calculations assure the entire roundhouse site could be used as a large restaurant complex (except for the SRS Zone):

- Area of M1, M2 and M3 zones = 35,790m².
 - Max Allowable FSR = 3:1. ∴ Total floor area = 35,790 × 3 = 107,370m²
 - Assume 2/3 of total area = Restaurant Seating Area.
 - Assume dense table spacing of 1 table of 4 per 9m².
- ∴ $107,370 \times \frac{2}{3} = 71,580\text{m}^2$ (Restaurant Seating Area)

$$\frac{71,580}{9} = 7,953.3 \approx 7,953 \text{ Tables}$$

$$7,953 \times 4 = 31,812 \text{ Seats}$$

- As per BC Sewerage Manual, assume 90L/day/seat.

$$\begin{aligned} \text{Total Estimated Flow} &= 31,812 \text{ seats} \times 90 \text{ L/day} \\ &= 2,863,080 \text{ L/day} = \underline{\underline{33.14 \text{ L/s}}} \end{aligned}$$

Designed by:

Checked by:



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Stantec

January 6th, 2012 112610210 Task 302
Roundhouse Dev. Sewage Attenuation

⑤

Proposed Flows (By Parcel)

CONFIRM THESE NUMBERS
WITH ALI DEWJI (388-9924)

Lot 1: Retail + Public Use

No new Buildings being added. Simply retaining existing heritage Buildings.

As per discussion with Ali Dewji (client), in the absence of more definitive information on restaurant size and other retail uses, we will use MMCD Equivalent population for commercial buildings of 120 people/hectare.

$$\text{Total Floor space of existing buildings} = 2860 + 735 + 270 \text{ m}^2 = \underline{\underline{3,865 \text{ m}^2}}$$

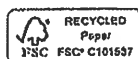
$$\text{Total Area of Lot} = \underline{\underline{18,082 \text{ m}^2}}$$

$$\begin{aligned} \text{Equivalent Population} &= 18,082 \times 120 \\ &= 216,984 \approx \underline{\underline{217 \text{ people}}} \end{aligned}$$

$$\begin{aligned} \text{ADWF} &= 217 \times 300 \text{ L/day/cap} \\ &= \underline{\underline{65,100 \text{ L/day}}} \end{aligned}$$

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6

Lot 2: 18 Storey Hotel with 1 storey Retail. Approx 18,500m² floor space.
 - 17 storey Residential. $\frac{17}{18} \times 18,500 = 17,475\text{m}^2$ Residential.

Assume 1 unit = 900ft² (~~500~~ $\approx 83\text{m}^2$)

$$\therefore \# \text{ of units} = \frac{17,475}{83} = 210.5 \text{ units} \approx 211 \text{ units.}$$

Assume 2 people per condo: $211 \times 2 = 422$ people.

$$\text{ADWF from Lot 2 (Residential)} = 422 \times 300 \text{ L/day/capita} \\ = \underline{\underline{126,600 \text{ L/day}}}$$

1 storey retail (Assume General Retail i.e. no café or restaurant):

"BC Sewerage BPM ~~also~~ provides figure of 7L/day/m² of floor space for shopping centre (excluding café or laundry).

$$\therefore \text{Estimated ADWF for retail} = \left(\frac{1}{18} \times 18,500 \right) \times 7 \text{ L/day}$$

$$= 7,194.44 \approx \underline{\underline{7,195 \text{ L/day}}}$$

$$\text{Total ADWF from both residential and retail} = \underline{\underline{133,795 \text{ L/day}}}$$

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Lot 3: 20 Storey Condo Building

$$\text{Floor Space} = 14,500\text{m}^2 \therefore \# \text{ of units @ } 83\text{m}^2 \text{ each} \\ = \frac{14,500}{83} = 174.69 \approx 175 \text{ units}$$

$$\therefore \text{Population @ 2 people per unit} = 175 \times 2 \\ = 350 \text{ people}$$

$$\therefore \text{ADWF} = 350 \times 300\text{L/day/c} = \underline{105,000\text{L/day}}$$

Lot 4: 16 Storey Condo Building

$$\text{Floor Space} = 15,000\text{m}^2 \therefore \# \text{ of units @ } 83\text{m}^2 \text{ each} \\ = \frac{15,000}{83} = 180.72 \approx 181 \text{ units}$$

$$\therefore \text{Population @ 2 people per unit} = 181 \times 2 = 362 \text{ people}$$

$$\therefore \text{ADWF} = 362 \times 300\text{L/day/c} = \underline{108,600\text{L/day}}$$

Lot 5: 12 Storey Condo Building + 6 Storey Live/Work Space

$$12 \text{ Storey Condo: Floor space} = 12,000\text{m}^2 \therefore \# \text{ of units} = 144.57 \text{ units} \\ \approx 145 \text{ units}$$

$$\text{Population @ 2 people per condo} = 145 \times 2 = 290 \text{ people}$$

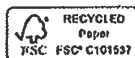
$$\text{(Treat as condos)} \quad 6 \text{ storey Live/Work: Floor Space} = 5,000\text{m}^2 \therefore \# \text{ of units} = 60.25 \text{ units} \\ \approx 61 \text{ units}$$

$$\text{Population @ 2 people per unit} = 61 \times 2 = 122 \text{ people}$$

$$\text{Total Lot 5 Equiv. Pop.} = 122 + 290 = 412 \text{ People} \quad \text{ADWF} = 412 \times 300\text{L/day/cap} \\ = \underline{123,600\text{L/day}}$$

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January 6th, 2012 112610210 Task 302
Roundhouse Dev: Sewage Attenuation

(8)

TOTAL POST-DEVELOPMENT FLOW:

$$\begin{aligned}\text{Lot 1} &= 65,100 \text{ L/day} \\ \text{Lot 2} &= 133,795 \text{ L/day} \\ \text{Lot 3} &= 105,000 \text{ L/day} \\ \text{Lot 4} &= 108,600 \text{ L/day} \\ \text{Lot 5} &= 123,600 \text{ L/day}\end{aligned}$$

$$536,095 \text{ L/day} = \underline{6.2 \text{ L/s}} \quad (\text{ADWF}) \quad (\text{Eq. Pop} = 1,786.98)$$

$$PF = 1 + \frac{14}{4 + \sqrt{11000}} \quad (\text{Harmans})$$

$$= 1 + \frac{14}{4 + \sqrt{11,786}} = 3.62$$

$$\therefore \text{PDWF} = 3.62 \times 6.2 = \underline{22.44 \text{ L/s}}$$

(Peaking Factor based on entire site, not individual parcels)

$$1 \text{ and } 1 \text{ allowance (MMCD} = 0.17 \text{ L/s/hectare)}$$

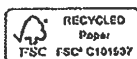
$$= 3.786 \times 0.17 = 54,874 \text{ L/day}$$

$$= \underline{0.635 \text{ L/s}} \quad (\text{Same as pre-development})$$

$$\begin{aligned}\text{TOTAL POST-DEVELOPMENT FLOW} &= 22.44 + 0.635 \\ &= \underline{23.08 \text{ L/s}}\end{aligned}$$

Designed by:

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The map illustrates the campus layout with the following buildings and roads highlighted:

- Buildings:** C102, C103, C104, C106, C107, C108, C109, and C105.
- Roads:** Esquimalt Road, Kimta Road, Saghalie Road, and Sitkum Road.
- Other Features:** A north arrow, a scale bar (0 to 100 feet), and a legend for building types (Building, Classroom Building, Dining Building, Library Building, Student Center Building, and Other Building).

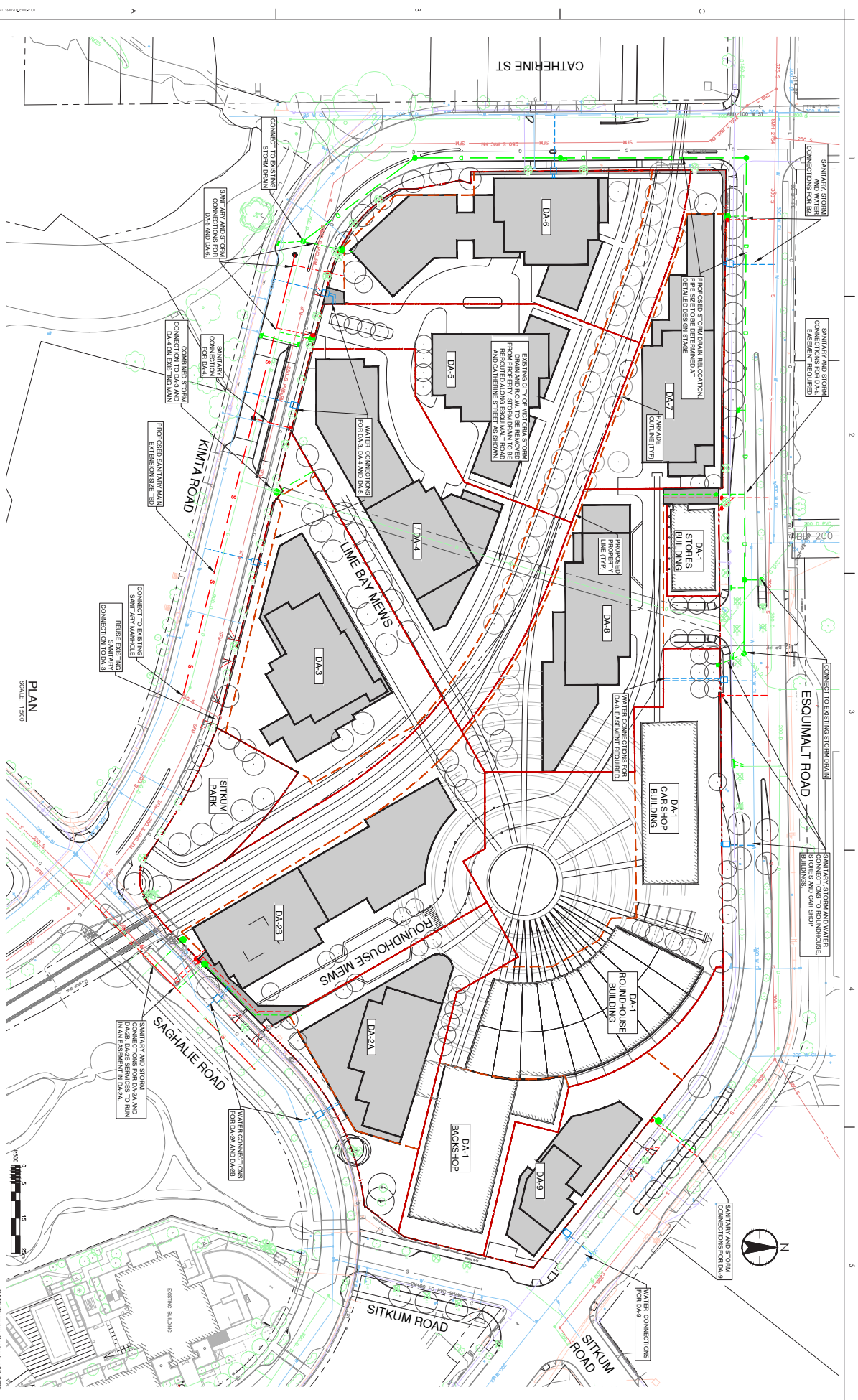
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Sheet Name	Sheet Title
C000	KEY PLAN, LOCATION PLAN, LEGEND, GENERAL NOTES AND SHEET INDEX
C101	SITE PLAN - FRONTAGE ROW/ROADS
C101	SITE PLAN - FRONTAGE UTILITIES
C102	ESQUEMATIC RD STA 5+00 TO 5+13.10
C103	ESQUEMATIC RD STA 5+13.10 TO 5+28.10
C104	ESQUEMATIC RD STA 5+28.10 TO 5+38.00
C105	Cut/Fill SECTION STA 4+00.00 TO 5+10.00
C106	WALLA RD STA 10+00 TO 10+45.00
C107	WALLA RD STA 10+45.20 TO 10+46.00
C108	SIGNAL RD STA 1+00.00 TO 1+15.00
C109	SIGNAL RD STA 2+00 TO 2+40.00
C110	ACCESS POINTS
C111	PIE THICK TURNING MOMENTS

1. ALL WORKING MATERIAL TO BE IN ACCORDANCE WITH THE DRAINAGE SPECIFICATIONS, CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS AND APPLICABLE SECTIONS OF MASTERMAN CONSTRUCTION DOCUMENT (MCMC) LATEST EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY CITY OF VICTORIA PERMITS AND, AT THE DEVELOPERS EXPENSE, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER, CONDUCTORS TO CONVEY AND COORDINATE ANY OF THE WORKS DURING THE CONSTRUCTION.
3. A PERMIT TO CONSTRUCT WORKS WITHIN STREET LINES AND CITY PROPERTY AHEADY ADJACENT TO THE DEVELOPMENT SITE WILL BE REQUIRED WHERE CONSTRUCTION IS TO BE UNDERTAKEN IN THESE AREAS.
4. ALL PAVED SURFACES TO BE IN ACCORD WITH THE MCMC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY CITY OF VICTORIA PERMITS AND, AT THE DEVELOPERS EXPENSE, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER, CONDUCTORS TO CONVEY AND COORDINATE ANY OF THE WORKS DURING THE CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE NECESSARY CITY OF VICTORIA PERMITS AND, AT THE DEVELOPERS EXPENSE, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER, CONDUCTORS TO CONVEY AND COORDINATE ANY OF THE WORKS DURING THE CONSTRUCTION.
7. REFER TO LANDSCAPE FOR IRRIGATION REQUIREMENTS.
8. NEW PAVED AREAS AND STABLE TO COMPLY WITH CITY OF VICTORIA REQUIREMENTS AND TRANSPORTATION AND PLANTING REQUIREMENTS TO BE BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
9. ALL MAINTENANCE FACILITY WORKING AS PER THE CITY OF VICTORIA MAINTENANCE ON THE PROJECT.

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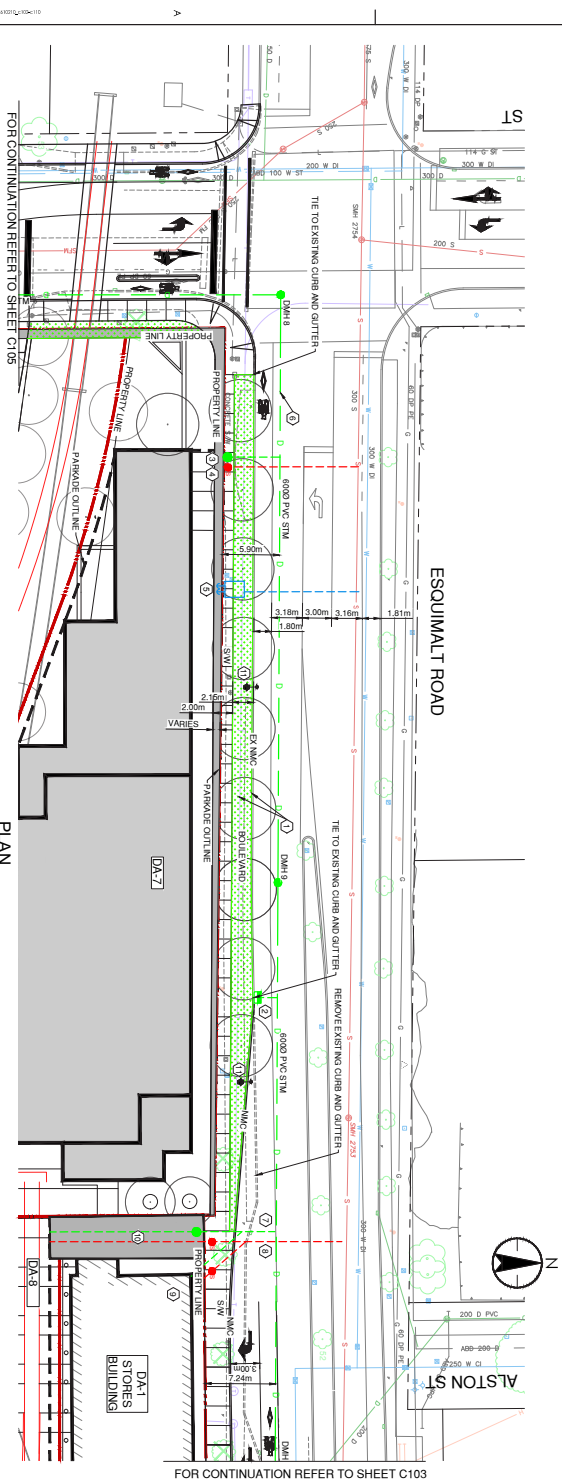
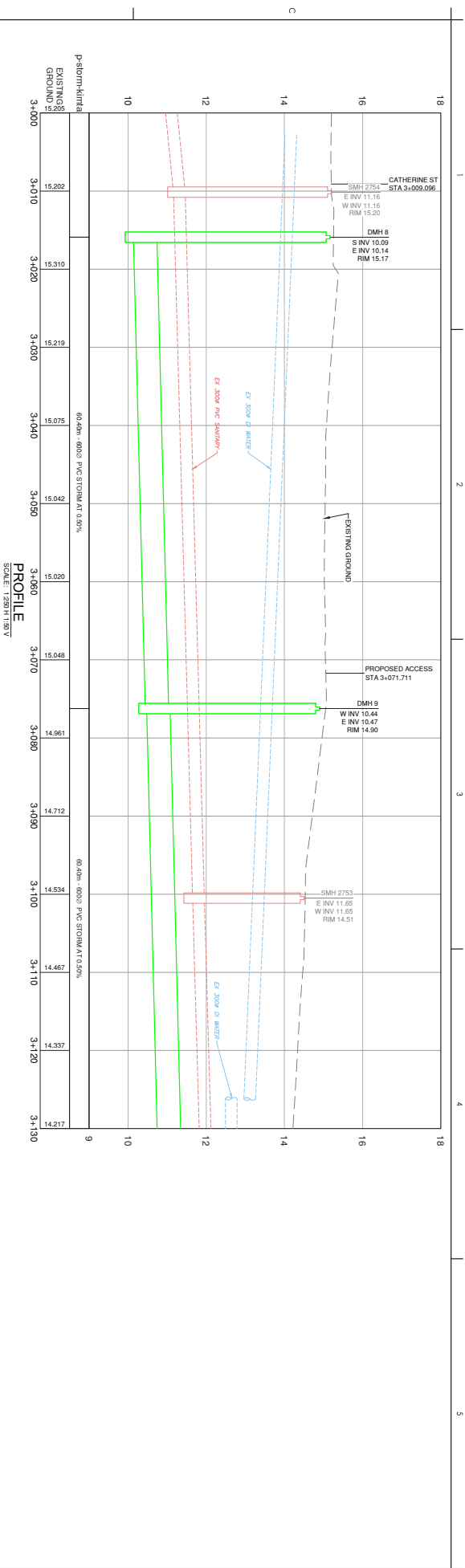
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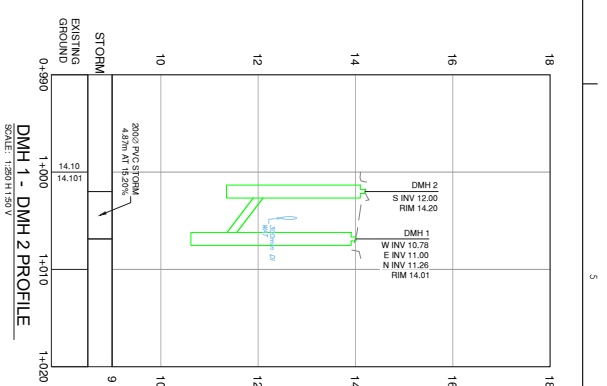
Permit/Seal	Consultant	Client/Project Logo	Client/Project	Title
PRELIMINARY NOT FOR CONSTRUCTION			FOCUS EQUITIES LTD.	SITE PLAN - FRONTAGE UTILITIES CONCEPTUAL DESIGN
Not for permit, pricing or other official purposes. This document has not been generated for or on behalf of a client.			ROUNDHOUSE REZONING CONCEPTUAL OFFSITE ROADS AND SERVICING VICTORIA, BC	Project No. 111810210 Scale AS SHOWN Revision Street ID Drawing No. C101

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Victoria, BC V8W 2E6
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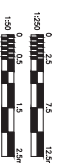
- CONSTRUCTION NOTES:**
1. RETAIN EXISTING CURB, GUTTER AND ASPHALT. REMOVE EXISTING SIDEWALK, BOULEVARD AND THERE, REINSTATE WITH NEW BOULEVARD AND CONCRETE SIDEWALK AS SHOWN. SHW FOR BACK FILL ON OF SIDEWALK REQUIRED.
 2. INSTALL NEW CATCHBASIN AND 1500 PVC LEAD AND CONNECT TO STORM DRAIN.
 3. INSTALL 1200 PVC DRAIN SERVICE C/W STORMWATER REHABILITATION UNIT (SRU), INV AT PROPERTY LINE = 11.32m
 4. INSTALL 2000 PVC SANITARY SERVICE C/W INSPECTION CHAMBER BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. INV AT PROPERTY LINE = 11.18m
 5. INSTALL 1500 PVC DOMESTIC WATER SERVICE AND 2008 FIRE SERVICE BACKFLOW FORCES AT DEVELOPER'S EXPENSE. INV AT PROPERTY LINE = 11.38m
 6. INSTALL 1500 PVC DRAIN SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. INV AT PROPERTY LINE = 11.38m
 7. INSTALL 1500 PVC DRAIN SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. INV AT PROPERTY LINE = 11.38m
 8. INSTALL 2000 PVC SANITARY SERVICE C/W INSPECTION CHAMBER BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. INV AT PROPERTY LINE = 12.38m
 9. STORMS BUILDING REQUIRES SANITARY AND STORM CONNECTION AT THIS LOCATION.
 10. EASEMENT REQUIRED FOR SERVING TO SITE D44
 11. RELOCATE STREETLIGHT

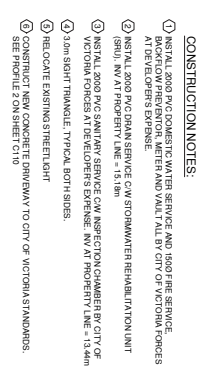
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2. REVISED SUBMITTAL		1:1000		Stantec		ROUNDHOUSE REZONING		PLAN AND PROFILE	
3. REVISED SUBMITTAL		1:1000		Stantec		CONCEPTUAL OFFSITE		AS SHOWN	
4. REVISED SUBMITTAL		1:1000		Stantec		ROADS AND SERVING		C102	
5. REVISED SUBMITTAL		1:1000		Stantec		VICTORIA, BC		Drawing No.	
6. REVISED SUBMITTAL		1:1000		Stantec		VICTORIA, BC		C102	

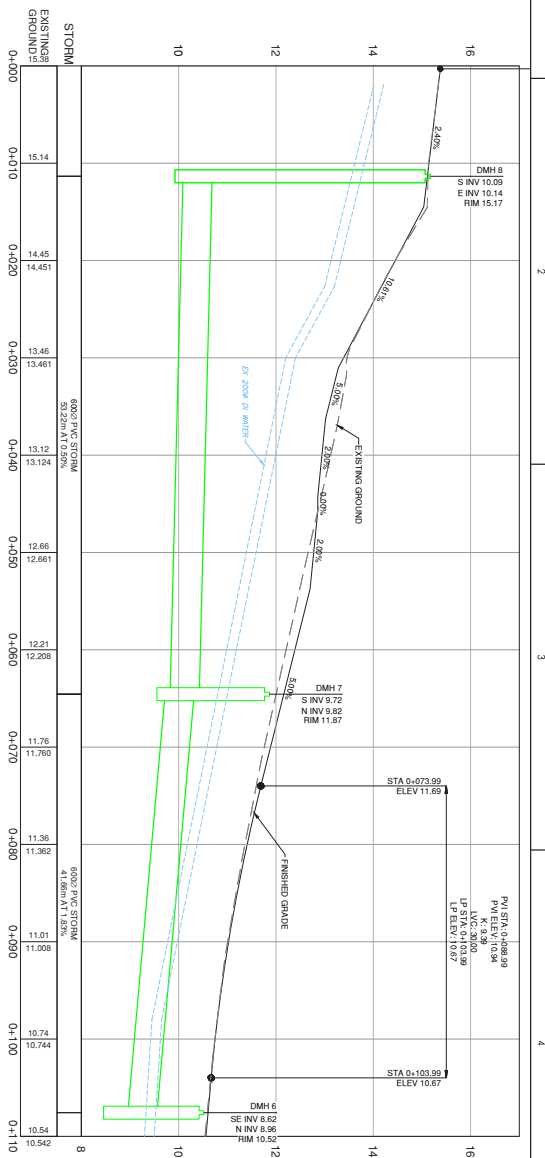


① REMOVE EXISTING CURB, GUTTER, ASPHALT, SIDEWALK, BOULEVARD, TREES AND REINSTATE WITH NEW WORKS SHOWN.

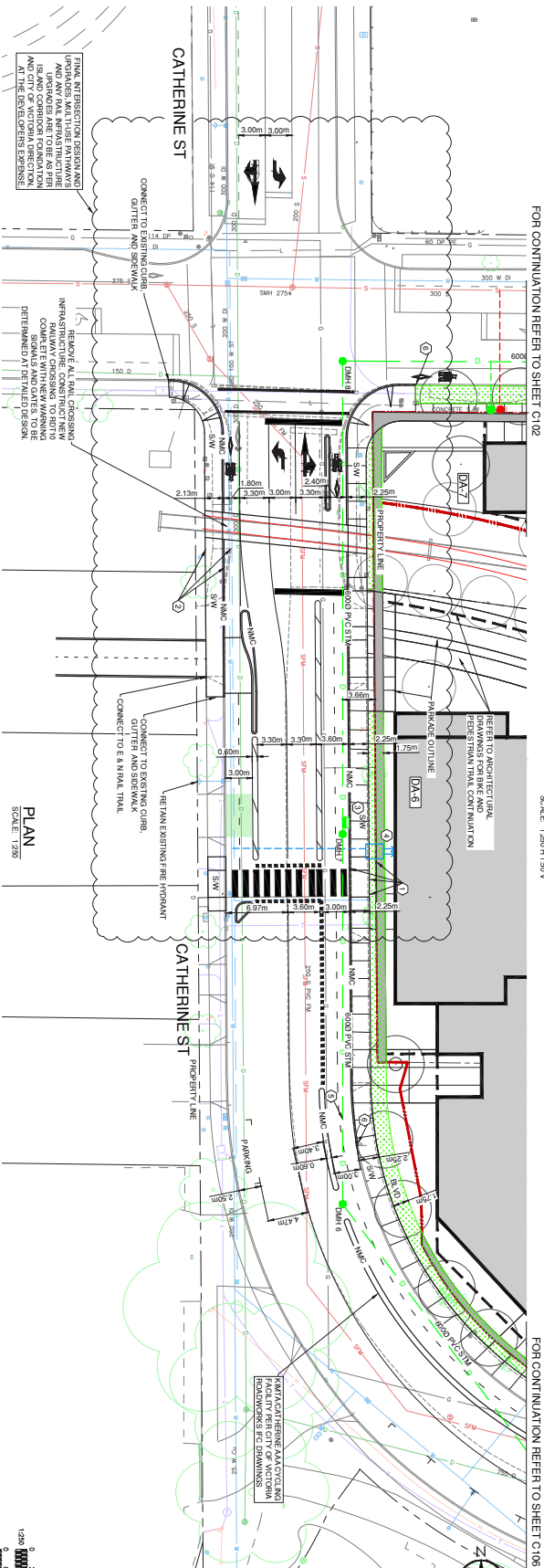
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[illegible]

[illegible]



- CONSTRUCTION NOTES:**
1. REMOVE EXISTING CURB, GUTTER, ASPHALT SIDEWALK, RETAINING WALL, ROULEAU, TREES AND REINSTATE WITH NEW WORKS SHOWN, SHW RECONSTRUCTION ROULEAU, SIZE 100.
 2. REMOVE EXISTING CURB, GUTTER, ASPHALT SIDEWALK AND REINSTATE WITH NEW WORKS SHOWN.
 3. INSTALL CATCHBASIN AND 1500 PVC LEAD AND CONNECT TO STORM DRAIN.
 4. INSTALL 2000 PVC DOWNCAST WATER SERVICE AND 1500 PIPE SERVICE AT DEVELOPER'S EXPENSE, UTILITY AND WALL TALL BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
 5. INSTALL 6000 PVC STORM DRAIN.
 6. CONNECT TO EXISTING CURB AND GUTTER.

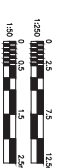
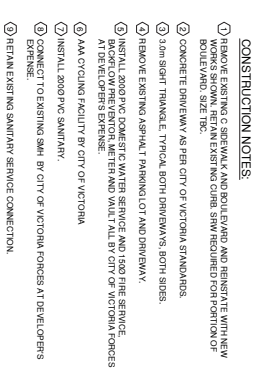


FOR CONTINUATION REFER TO SHEET C102

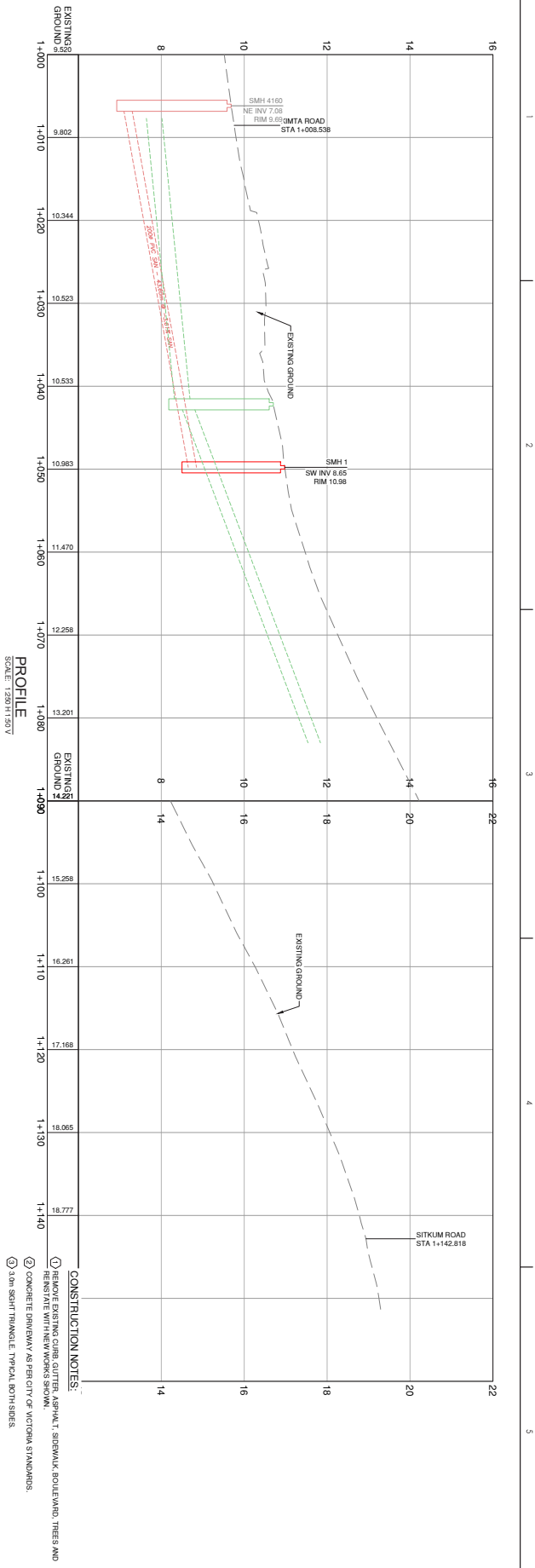
FOR CONTINUATION REFER TO SHEET C106

<p>Revision</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>By</th> <th>Appr.</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>INITIAL DESIGN</td> <td>BY</td> <td>APPR</td> <td>2022/09/09</td> </tr> <tr> <td>2</td> <td>FINAL SUBMISSION</td> <td>BY</td> <td>APPR</td> <td>2022/09/09</td> </tr> </tbody> </table>		No.	Description	By	Appr.	Date	1	INITIAL DESIGN	BY	APPR	2022/09/09	2	FINAL SUBMISSION	BY	APPR	2022/09/09	<p>Permit/Scale</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>Not for permit, pricing or other official purposes. This document has not been prepared for or on behalf of the City of Victoria.</p>		<p>Client/Project Logo</p> <p>Stantec</p> <p>Stantec Consulting Ltd. 2000 West Beaver Creek Road Victoria BC V8A 4S5 www.stantec.com</p> <p>Copyright Reserved</p>		<p>Client/Project</p> <p>FOCUS EQUITIES LTD.</p> <p>ROUNDHOUSE REZONING CONCEPTUAL OFFSITE ROADS AND SERVICING VICTORIA BC</p>		<p>Title</p> <p>CATHERINE ST STA 0+000 TO 0+100 PLAN AND PROFILE</p> <p>Project No. 112810210 Scale AS SHOWN Revision Sheet of Drawing No. C105</p>	
No.	Description	By	Appr.	Date																				
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2	FINAL SUBMISSION	BY	APPR	2022/09/09																				





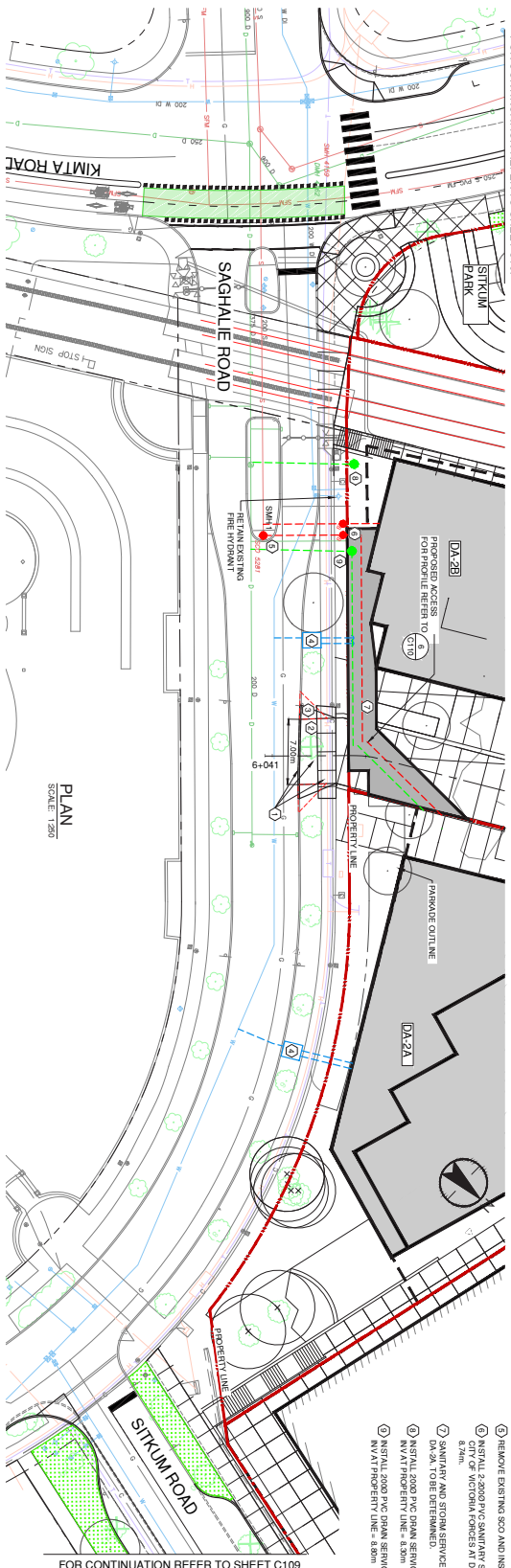
DATE: SEPTEMBER 9, 2022 | **FILE:** APP-G-SITE-SERVICING-REZ00729-20220909.INDD



PROFILE
SCALE: 1:20 H: 10 V

CONSTRUCTION NOTES:


1. REMOVE EXISTING CURB AND GUTTER, REINSTALL WITH NEW WORK, SHOW REINSTATE WITH NEW WORK, SHOW
2. REINSTATE EXISTING CURB AND GUTTER, REINSTALL WITH NEW WORK, SHOW
3. 3.0M SHORT TRIANGLE, TYPICAL, BOTH SIDES
4. REINSTATE EXISTING CURB AND GUTTER, REINSTALL WITH NEW WORK, SHOW
5. REINSTATE EXISTING CURB AND GUTTER, REINSTALL WITH NEW WORK, SHOW
6. REINSTATE EXISTING CURB AND GUTTER, REINSTALL WITH NEW WORK, SHOW
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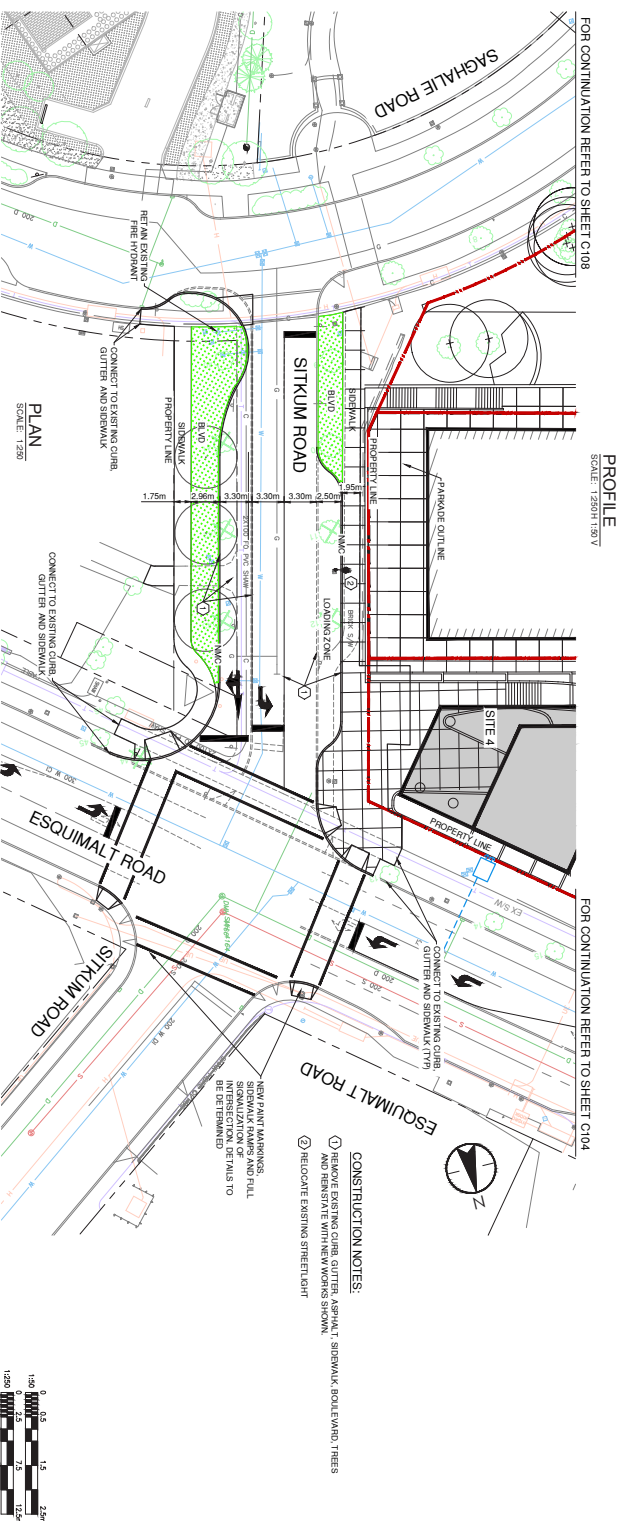
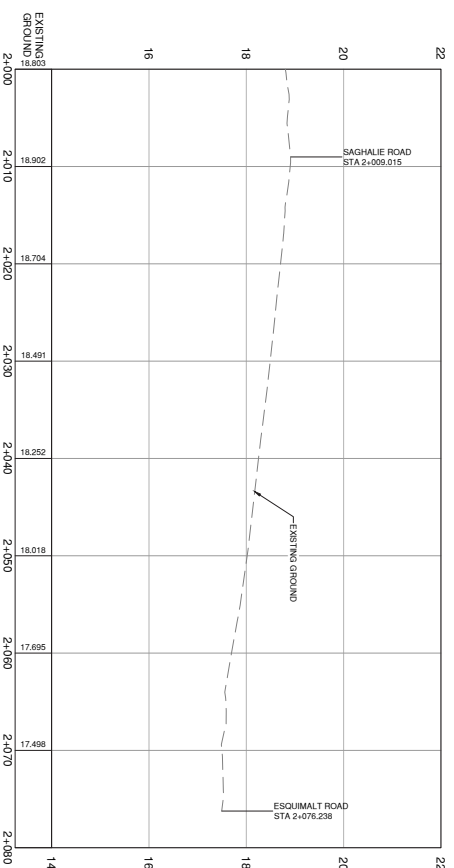


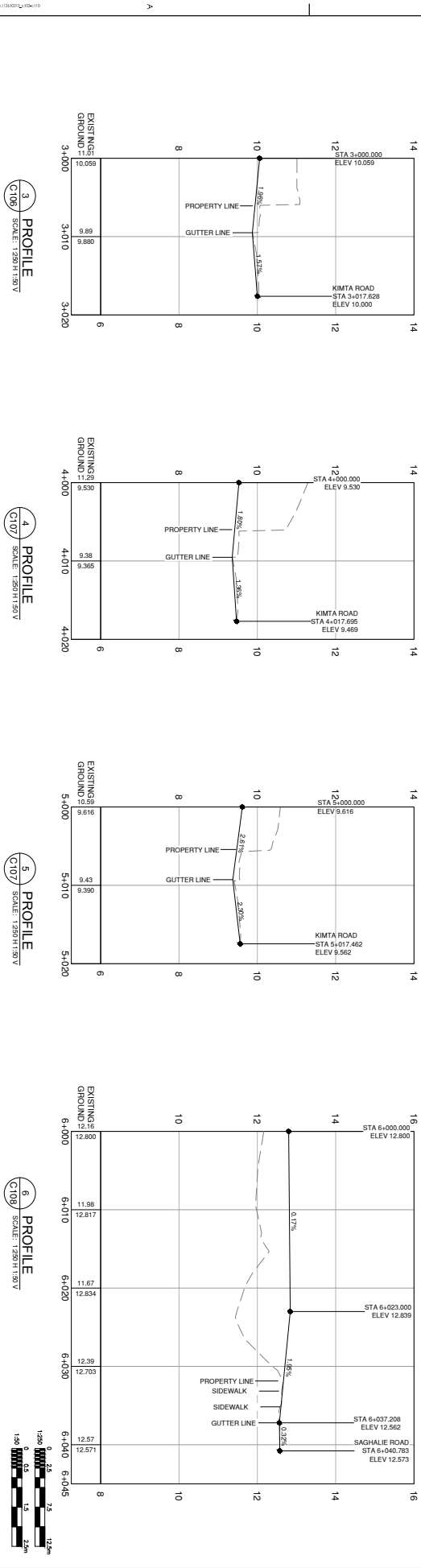
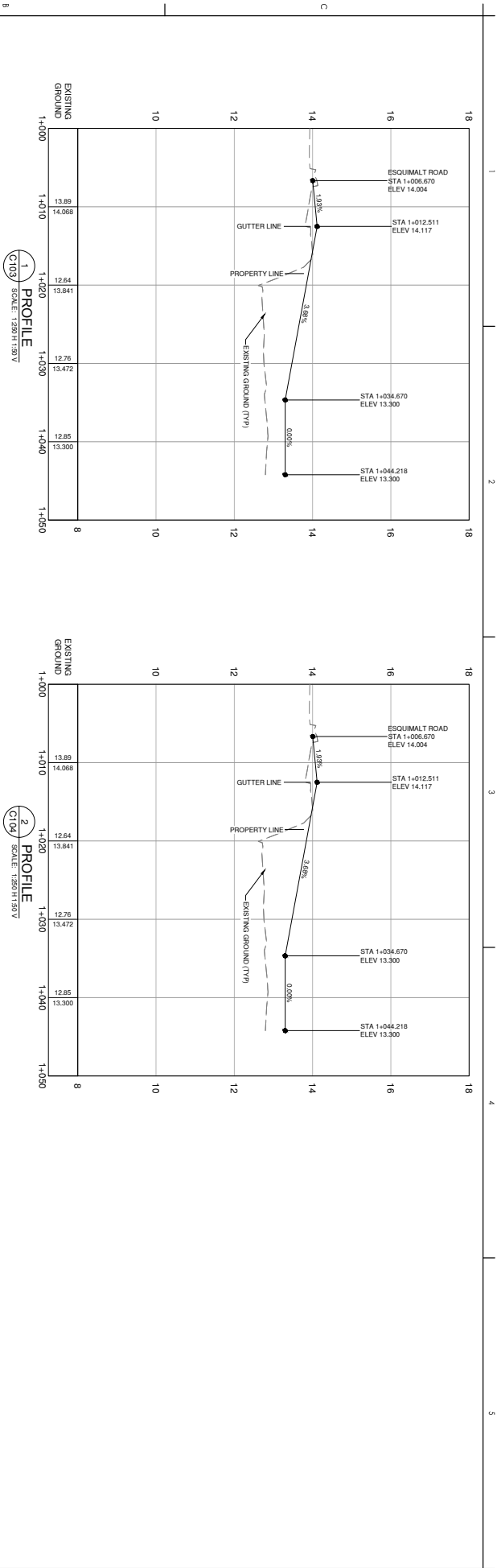
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FOR CONTINUATION REFER TO SHEET C109

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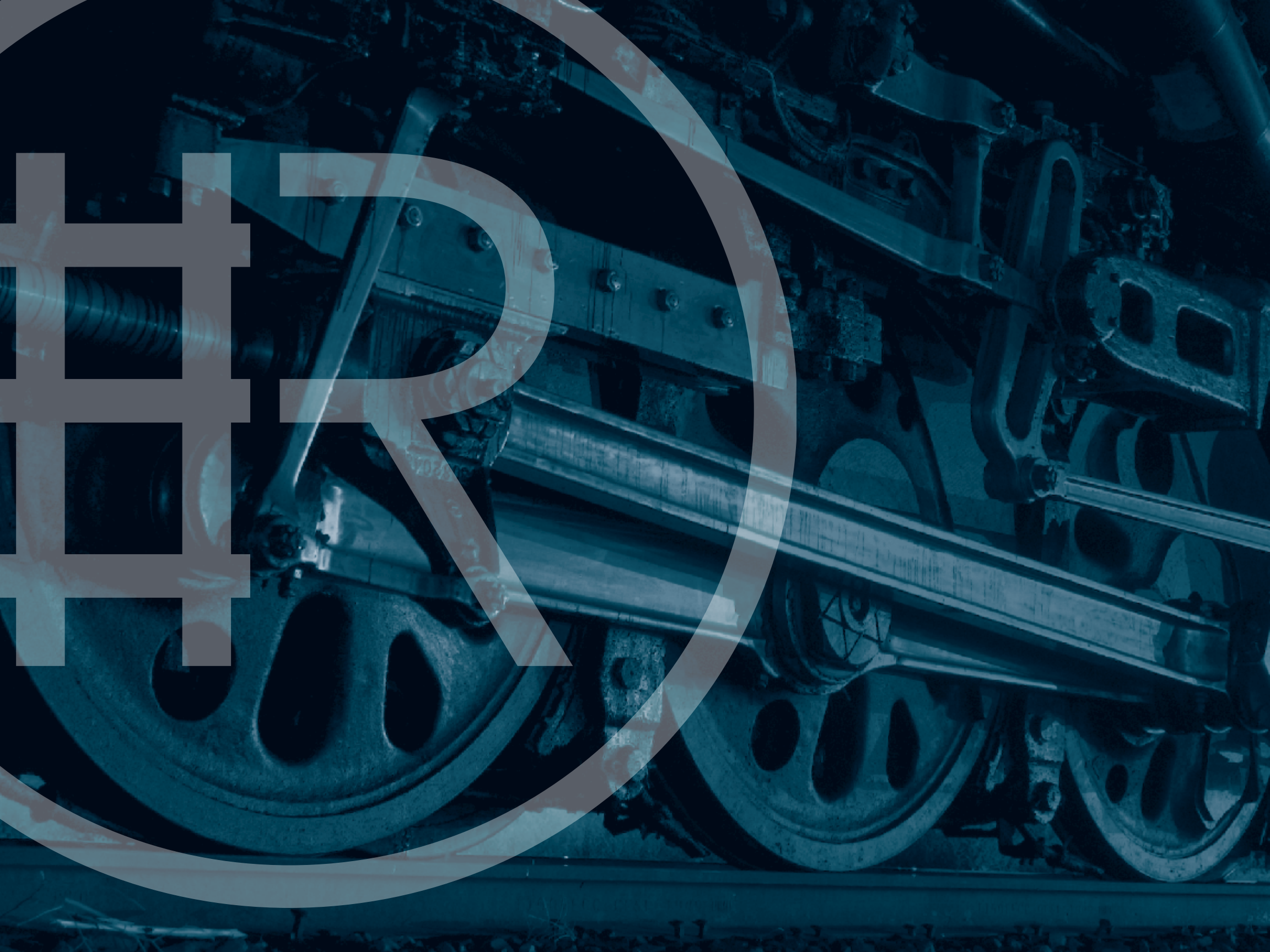
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		T. HALL, CIVIL ENGINEER		J. HALL, CIVIL ENGINEER		11/28/2022		11/28/2022			
Issued		By		App'd		Date		Date			
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H

June 9, 2022

Development Data Summary

H.1 Parcel Summary & Project Statistics . . .	H-2
H.2 Development Plan	H-5
H.3 Public Amenities & Benefits	H-8
H.4 Zoning Overlay	H-11

H.1 Parcel Summary & Project Statistics

Current Zoning

Part 12.12—CD-12 Zone, Roundhouse District

The site is located at 251, 253, 259 Esquimalt Road, and Catherine Street. City of Victoria Zoning Regulation Bylaw (No. 80-159) designates the Plan Area as CD-12 Zone: Roundhouse District. This zone is divided into five (5) Development Areas, as shown on the map below:

EXISTING ZONING LIMITATIONS

OVERALL:

Maximum non-residential uses: 9,180 m² (98,813 SF)

Maximum Floor Space Ratio: 2.0:1

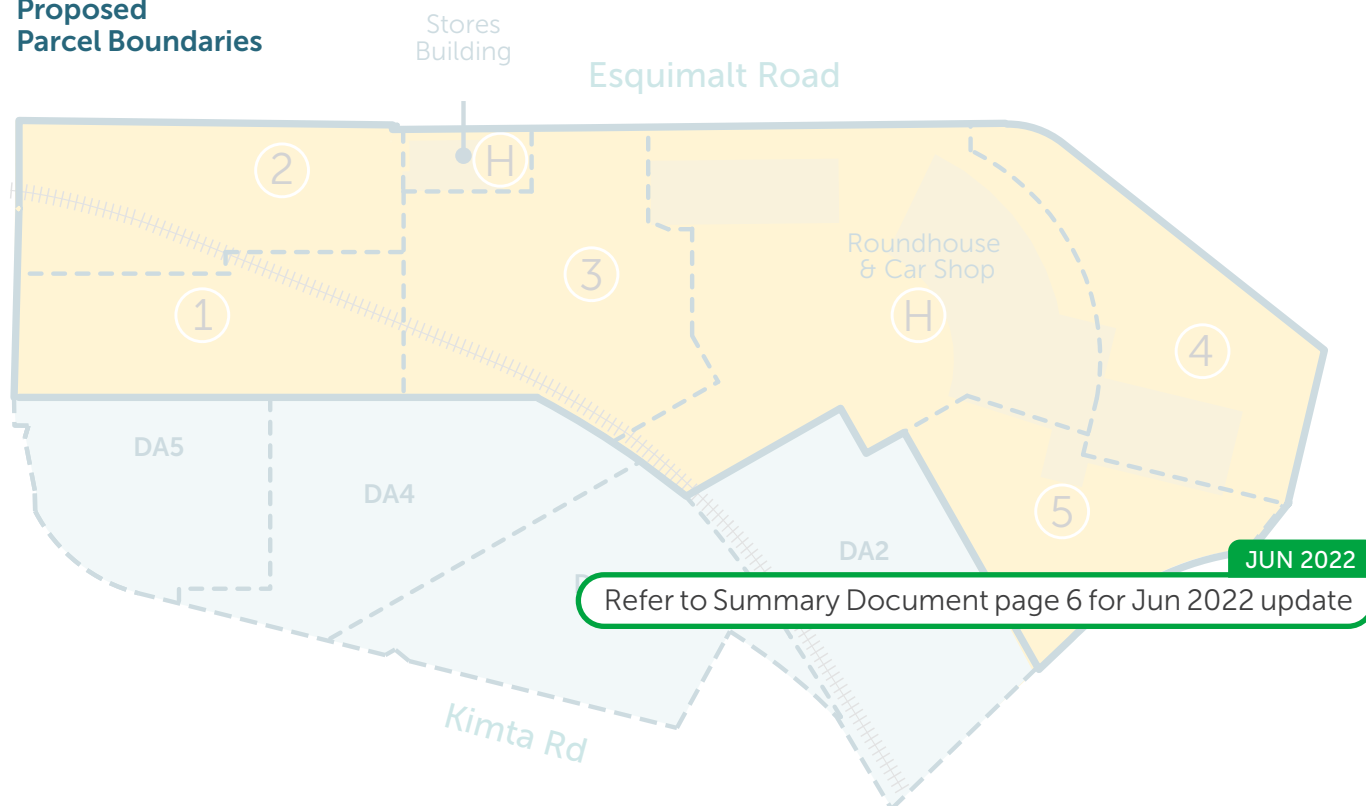
	Maximum Floor Area (m ² /SF)	Maximum Height (m)
DA-1	5,000/53,820 (commercial)	19m
DA-2	14,500/156,077 (condo, hotel) 2,200/23,681 (other uses)	76m
DA-3	19,000/204,514 (residential) 8000/8,611 (non-residential)	88m
DA-4	15,000/161,459 (residential) 1,180/12,701 (non-residential)	66m
DA-5	17,000/182,986 (residential)	52m

JUN 2022

Refer to Summary Document page 6 for Jun 2022 update



Proposed Parcel Boundaries



Total Site Area
9.2 acres (400,141 SF)

Legal Address
251, 253, 259 Esquimalt Road,
and Catherine Street
Victoria, British Columbia

Legend
North Parcel
South Parcel

Old/New Density Breakdown	North Parcel			South Parcel			Total (SF)
	Approved* (SF)	New (SF)	SubTotal (SF)	Approved* (SF)	New (SF)	SubTotal (SF)	
Rental	—	623,900	623,900	—	—	—	623,900
Residential/Hotel	—	389,500	389,500	705,000	—	705,000	1,094,500
Commercial/Retail	53,820	73,080	126,900	45,000	—	45,000	171,900
Total	53,820	1,086,480	1,140,300	750,000	—	750,000	1,890,300
	Existing Parcel	Proposed Parcel	Parcel Size Change	Existing Parcel	Proposed Parcel	Parcel Size Change	
Parcel Size	194,361	254,827	+60,466	205,769	145,303	-60,466	

*Per 2008 CD-12 zoning.

Project Statistics

Roundhouse at Bayview Place	Land Use Description	Land Area (acre)	Buildable Density (SF)					Storeys	Typical Tower Floorplate (SF)	
			Total	Condo / Hotel	Rental	Commercial*	Cultural			
North Parcel										
1	Rental	0.5	259,900		255,700	4,200		6 / 28	8,000	
2	Condo	0.7	255,700	255700		0		4/32	8,000	
3-A	Affordable Rental	0.5	148,500		146,900	1,600		18	7,800	
3-B	Rental	0.8	146,200		143,500	2,700		4/20	7,800	
4	Condo + Heritage	0.8	211,200	174700	0	36,500		28	7,400	
5	Condo/Rental	0.7	229,500	224800		4,700		30	7,400	
Stores Building		0.1	3,100			3,100		1		
Roundhouse & Car Shop		1.8	28,200			28,200		1		
South Parcel										
DA-2	Condo/Hotel	0.9	259500	177,600		8,800		6/28	8,000	
DA-3	E&N Tower	0.9	195,400	195,400		24,600		25	8,750	
DA-4	Condo/Hotel							32	8,200	
★	Cultural Centre						TBD	10		
DA-5	Condo/Hotel	0.6	214100	127,000		8,100		28	8,200	
Total		9.2	2,198,100	1,522,500	546,100	129,500	—	—	—	

JUN 2022

Refer to Summary Document pages 11 & 12 for Jun 2022 update

Units and Parking	Units	Unit Type*			Parking
		Bachelor (<45m²)	1 Bedroom (45m²-70m²)	2+ Bedroom (>70m²)	
North Parcel					
1	216	41	87	88	209
2	256	26	104	126	303
3-A	135	0	85	50	2
3-B	119	0	49	70	126
4	192	80	40	72	251
5	240	88	48	104	273
Stores Building					4
Roundhouse & Car Shop					33
South Parcel					
DA-2	227	26	82	119	237
DA-3	181	20	73	88	229
DA-4 / DA-5	545	98	216	231	640
Total	2,111	379	784	948	2,307



Legend

 North Parcel
 South Parcel
 ★ Cultural Centre

*Unit types, generally. Units within given size ranges may vary in number of bedrooms/dens. Sizes based off Schedule C: Off-Street Parking Regulations, and CD-12 Zoning.

H.2 Development Plan

Critical Items

These items will be required for full site development, either before or in conjunction with building construction.

Site Preparation:

- Soil Remediation and site rehabilitation. Including onsite remediation and contaminated soil storage.
- Excavation and removal of rock on Northwest corner of site, to be crushed and used as landscaping elements on Esquimalt gateway and other spaces
- Demolition of non-historical buildings onsite. Disposal of materials, removal of potential hazardous materials and site remediation.
- Regrading of site for current and future developments.

JUN 2022

Rail, Trails and Roadways:

- Realignment of rail corridor, including crossings ,and spur line connection points
- Construction of E&N Rail Trail in conjunction with the rail corridor realignment.
- Maintaining access routes to current phases of construction and completed phases through temporary or permanent roadways and turnarounds.
- Provision of an interim pedestrian path in a location approximating the Rail Trail to ensure a connection is maintained during site development.

Historic Restoration:

Restoration of heritage buildings, including:

- Restoration and rehabilitation of façade, structural components, and interiors.
- Reconstruction of critical and historically significant components, including the turntable.

Building and Parkade Construction:

- Maintaining sufficient access points to parkades and buildings, phasing parcel development in conjunction with parkade ramp locations, parkade expansion, and access roads.
- Development of tower and podia based on market conditions, building typology, staging, and Generalized Phasing Plan .



NOTE: This Section has been updated to align with the proposed site areas in Section H.3 Public Amenities and Benefits

Development Area: Affordable & Rental

Development of Site 1

- Excavation for parkade construction.
- Excavation and removal of rock on Northwest corner of site, to be crushed and used as landscaping elements on Esquimalt gateway and other spaces.
- Development of parkades and new buildings.
- Construction of parkade access, construction of western portion of the new internal road, construction of new realigned rail, and construction of new spur line.
- Integration with E&N Rail Trail and Rail Corridor, including landscaping.
- Development of parkade access and integration with Catherine Street and Esquimalt Road.

Development Area: Heritage

Development of Site 2

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

Development Area: B-4

Development of Site 3

- Excavation and construction of parkade, including parkade entrance from Esquimalt Road.
- Construction of new building.
- Development of Roundhouse Green.

Development Area: B5/DA-2

Development of Site 4

- Landscape preservation, protection, and improvements of Garry Oak Green.
- B5 / DA-2 excavation and construction of parkades, including partial construction of Roundhouse Mews (in sequence) to provide parkade entrances.
- Integration and development of Roundhouse Mews
- Integration and completion of E&N Rail Trail and Rail Corridor, including landscaping
- Completion of Turntable Plaza, including spur lines

Development Area: DA-3

Development of Site 5

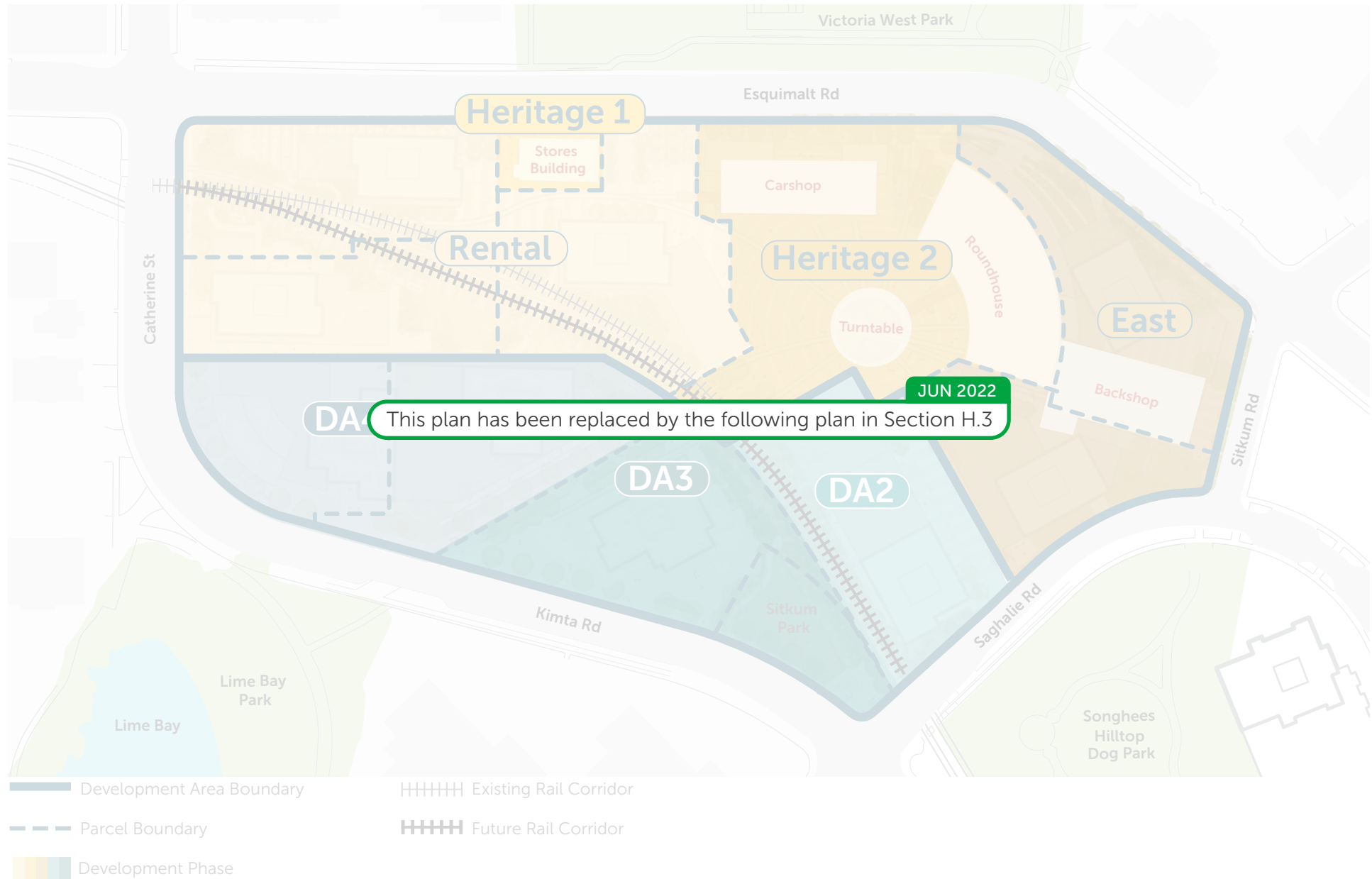
- Excavation for parkade construction.
- Development of parkade and new building.
- Development of Lime Bay Mews.
- Development of at-grade pedestrian crossing of Rail Corridor.
- Integration with Kimta Road, including parkade access and Lime Bay Mews.
- Development of Sitkum Park.

Development Area: B1/DA-4/DA-5

Development of Site 6

- Excavation for parkade construction.
- Development of parkade and new buildings.
- Integration with Kimta Road and Catherine Street, including parkade access.
- Completion of pedestrian crossing of Kimta Road to Lime Bay Park.
- Improvements to Lime Bay Park.

Development Plan



H.3 Public Amenities & Benefits

Public Amenities & Benefits by Development Parcel 2022 Master Plan

Site 1

- B2 Tower - Affordable Housing
- B3 Tower - Rental Housing
- Esquimalt Gateway
- Esquimalt Plaza (portion)

Site 2

- Heritage Buildings rehabilitation
- Turntable Plaza
- Esquimalt Plaza (portion)

Site 3

- B4 Tower
- Roundhouse Green

Site 4

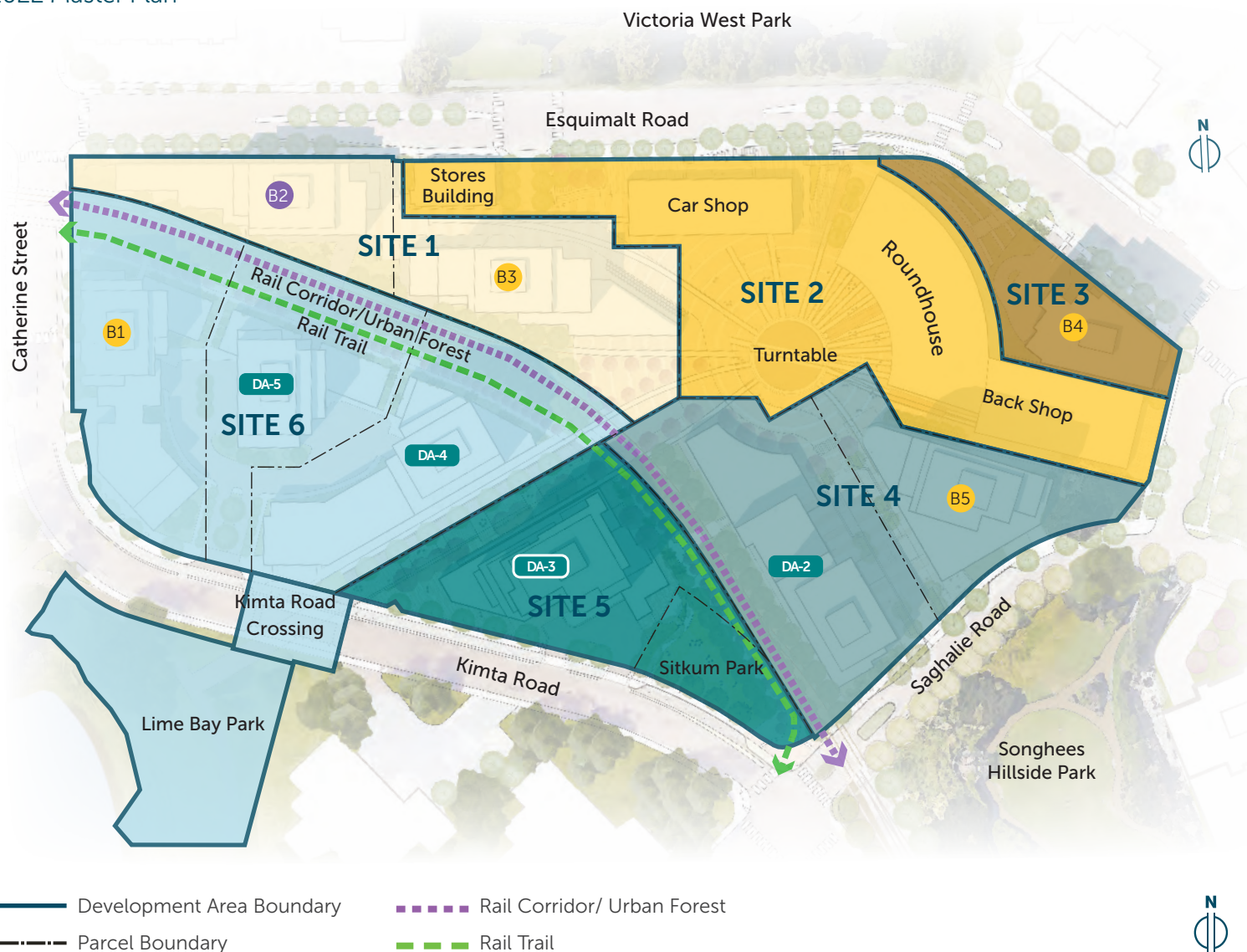
- B5 Tower
- DA2 Tower
- Garry Oak Gateway
- Roundhouse Mews
- Urban Forest (portion)

Site 5

- DA3 Tower
- Lime Bay Mews (majority)
- Sitkum Park
- Rail Trail (portion)
- Interim Crossing of Kimta Road

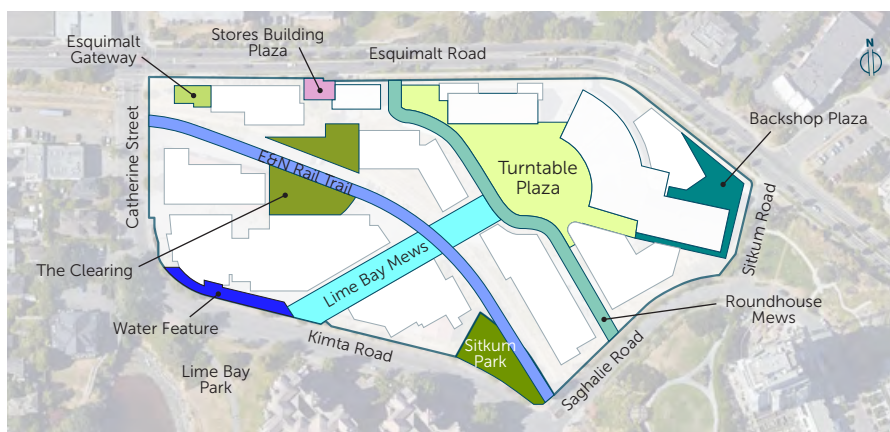
Site 6

- DA4/ DA5/ B1 towers
- Lime Bay Mews (portion)
- Urban Forest (majority)
- Rail Trail (majority)
- Crossing of Kimta Road
- Lime Bay Park improvements



Public Amenity Plan Revisions

MAY 2021



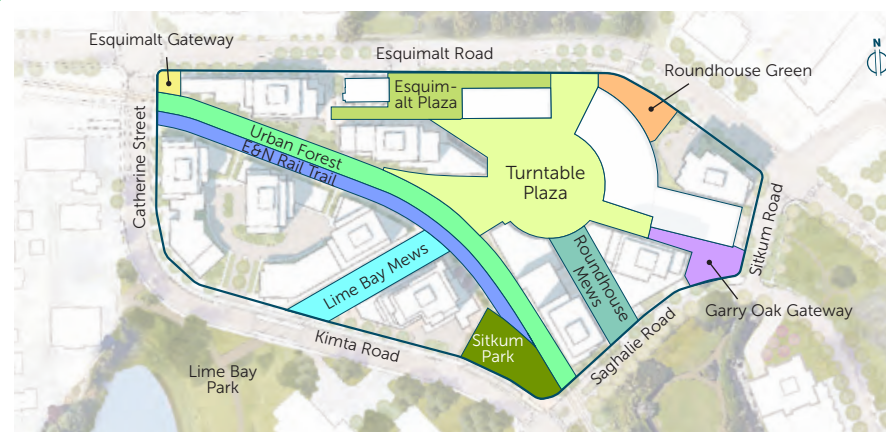
On-site Improvements

	Area (SF)
Multi-purpose Pathway (E&N Rail Trail)	18,800 sf
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Turntable Plaza	37,560 sf
Lime Bay Mews	18,260 sf
Roundhouse Mews	15,810 sf
Stores Building Plaza	1,830 sf
Back Shop Plaza	10,960 sf
Esquimalt Gateway	13,730 sf
-	
-	
-	
Water Feature	5,190 sf
The Clearing Open Space	14,280 sf
Subtotal	(3.13 ac) 136,420 sf

Off-site Improvements/Misc.

Sitkum Park	10,817
Lime Bay Park Improvements & Site Interpretation Program	TBD
Community Use Space (Roundhouse)	(Cash in Lieu)

JUN 2022



On-site Improvements

Rail Trail (Trail Easement)	17,007 sf
Urban Forest (Railway)	29,213 sf
Turntable Plaza	54,724 sf
Lime Bay Mews	13,315 sf
Roundhouse Mews	11,959 sf
-	
-	
Esquimalt Gateway	1,475 sf
NEW Esquimalt Plaza	14,596 sf
NEW Roundhouse Green	6,824 sf
NEW Garry Oak Gateway	6,103 sf
-	
-	
Subtotal	(3.61 ac) 155,216 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

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

Public Benefit Comparison

MAY 2021



Public Benefit Commitments (2021)

Benefit	Proposed Commitment
Heritage Rehabilitation - Emergency Stabilization	<ul style="list-style-type: none"> Ongoing maintenance of heritage buildings
Heritage Rehabilitation	<ul style="list-style-type: none"> Updated Heritage Rehabilitation Work and Heritage Conservation Guidelines
Housing - Adaptable Units	<ul style="list-style-type: none"> 20% of all dwelling units to be adaptable
Housing - Rental Housing	<ul style="list-style-type: none"> Total of 1152 purpose built rental units
Contaminated Soils Remediation	<ul style="list-style-type: none"> Remediate brownfield site to appropriately remediate contaminated soils for community development Additional site area to be remediated using new approach

JUN 2022

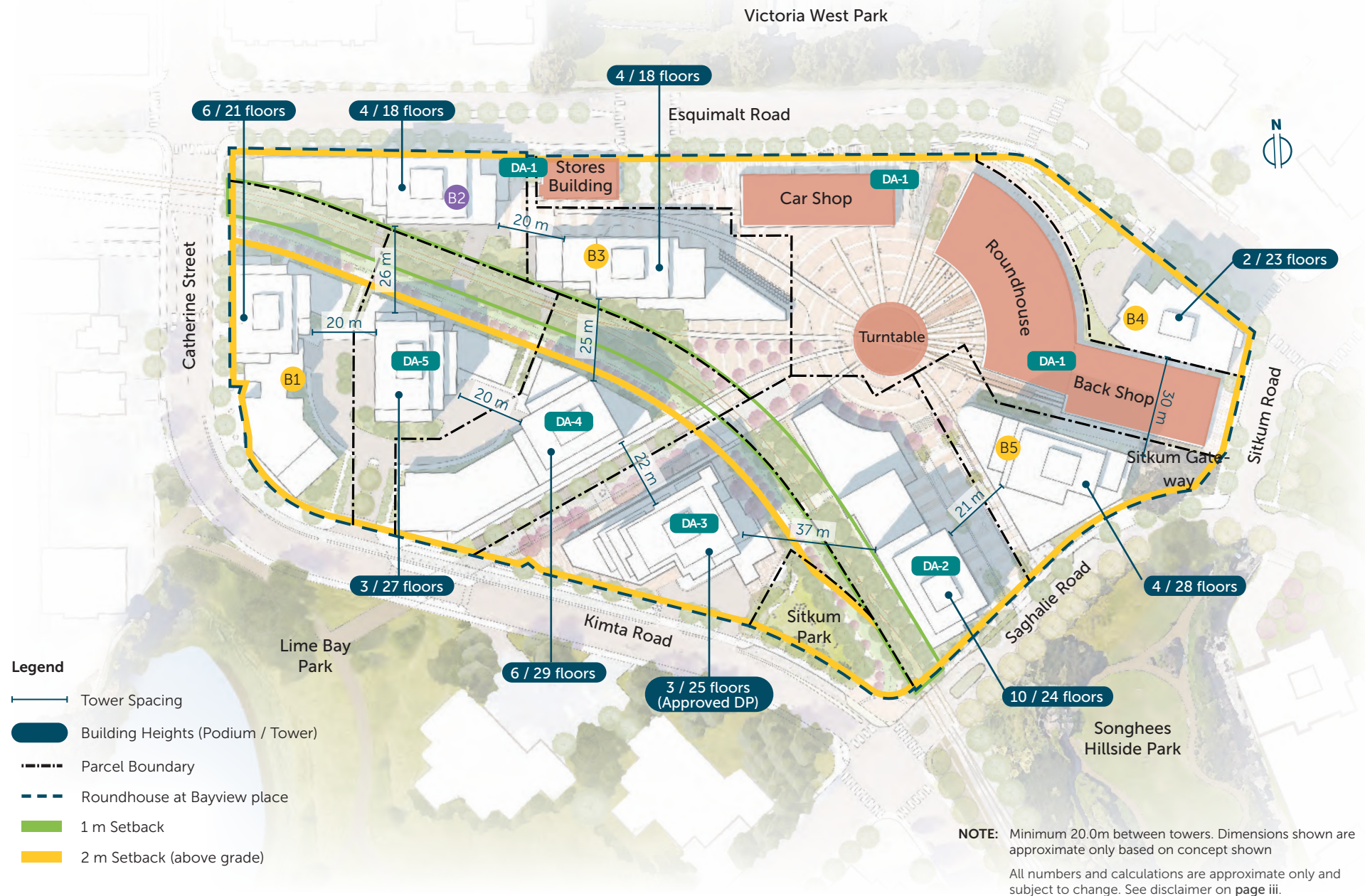


Public Benefit Commitments (2022)

Benefit	Proposed Commitment
Heritage Rehabilitation - Emergency Stabilization	<ul style="list-style-type: none"> Ongoing maintenance of heritage buildings
Heritage Rehabilitation	<ul style="list-style-type: none"> Updated Heritage Rehabilitation Work and Heritage Conservation Guidelines
Housing - Adaptable Units	<ul style="list-style-type: none"> 20% of all dwelling units to be adaptable
Housing - Rental	<ul style="list-style-type: none"> Approximately 150 purpose-built market rental units
Contaminated Soils Remediation	<ul style="list-style-type: none"> Remediate brownfield site to appropriately remediate contaminated soils for community development Additional site area to be remediated using new approach
NEW Affordable Housing	<ul style="list-style-type: none"> Approximately 150 below-market rental units (GVHS)

H.4 Zoning Overlay

JUN 2022

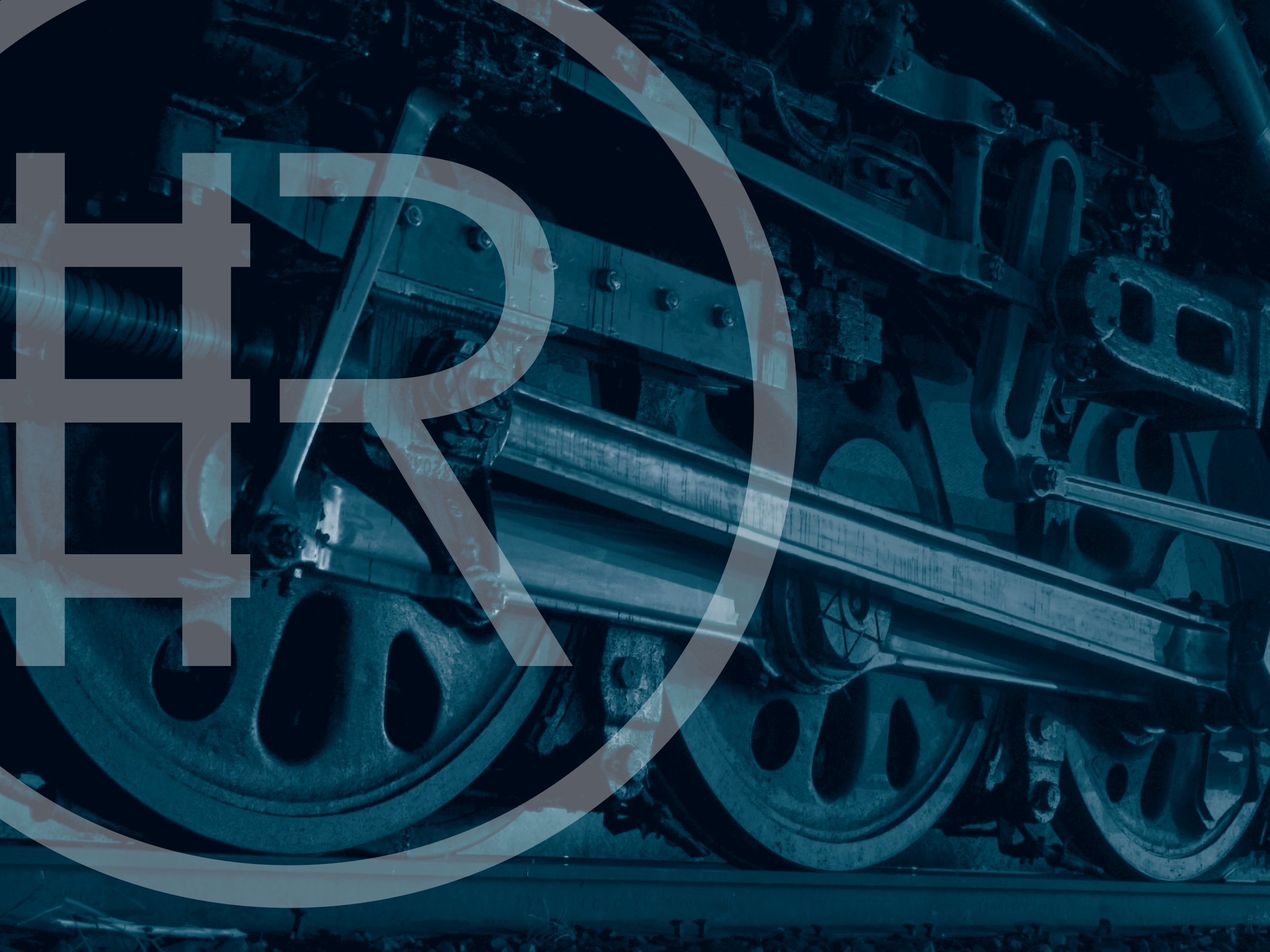


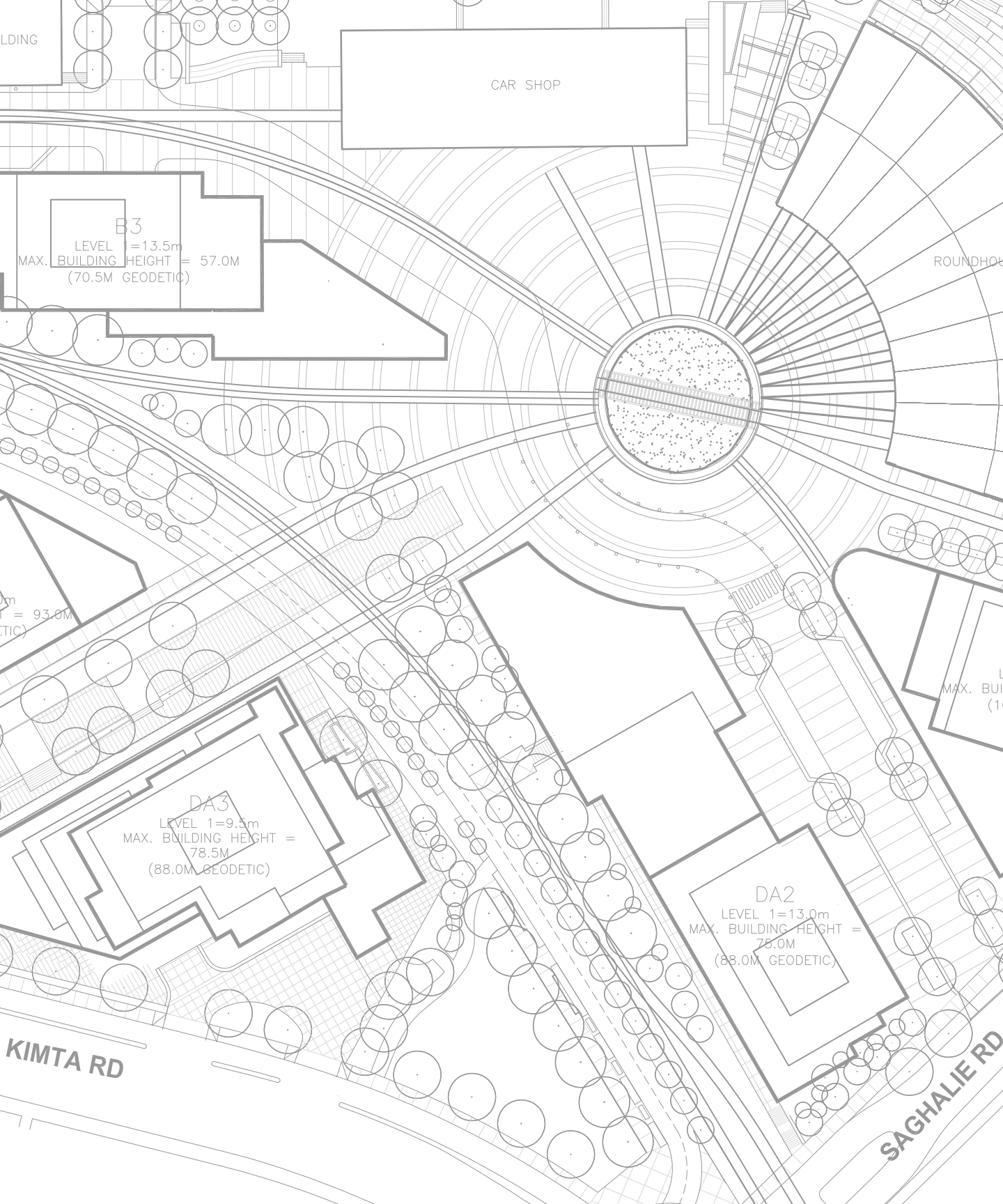
JUN 2022

Proposed Site Regulations

Site	Maximum Height (Geodetic)/ Floors	Setbacks	Tower Floor Plates	Podium Floor Plates
B1	78.0m / 21	2m from Catherine Street 9m from Rail Easement	~ 7,500 SF (~ 700 m ²)	~ 17,000 SF (~ 1,80 m ²)
B2	71.5m / 18	2m from Catherine Street 2m from Esquimalt Road 1 m from Rail Easement	~ 7,800 SF (~ 725 m ²)	~ 13,000 SF (~ 1,210 m ²)
B3	70.5m / 18	2m from Esquimalt Road 1 m from Rail Easement	~ 8,100 SF (~ 755 m ²)	~ 13,300 SF (~ 1,235 m ²)
B4	87.5m / 23	2m from Esquimalt Road/Sitkum Road	~ 7,500 SF (~ 700 m ²)	~ 7,500 SF (~ 700 m ²)
B5	103.0m / 28	2m from Sitkum Road	~ 7,500 SF (~ 700 m ²)	~ 13,600 SF (~ 1,265 m ²)
Stores Building	19.0m / 1	Existing Building Setback	—	—
Roundhouse & Car Shop	19.0m / 1	Existing Building Setback	—	—
DA-2	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)








June 9, 2022

Technical Drawings

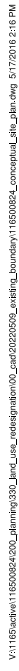
P1 Conceptual Site Plan	I-2
P2 Parcel Plan	I-3
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P5 Concept Site Grades & Building Heights Plan	I-6
P6 Below Grade Parking Plan	I-7
P7 Amenity Areas	I-8

* drawings are resized to fit document and are not to scale

**Revisions**
Received Date:
June 15, 2022

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Roundhouse Development

Victoria, BC

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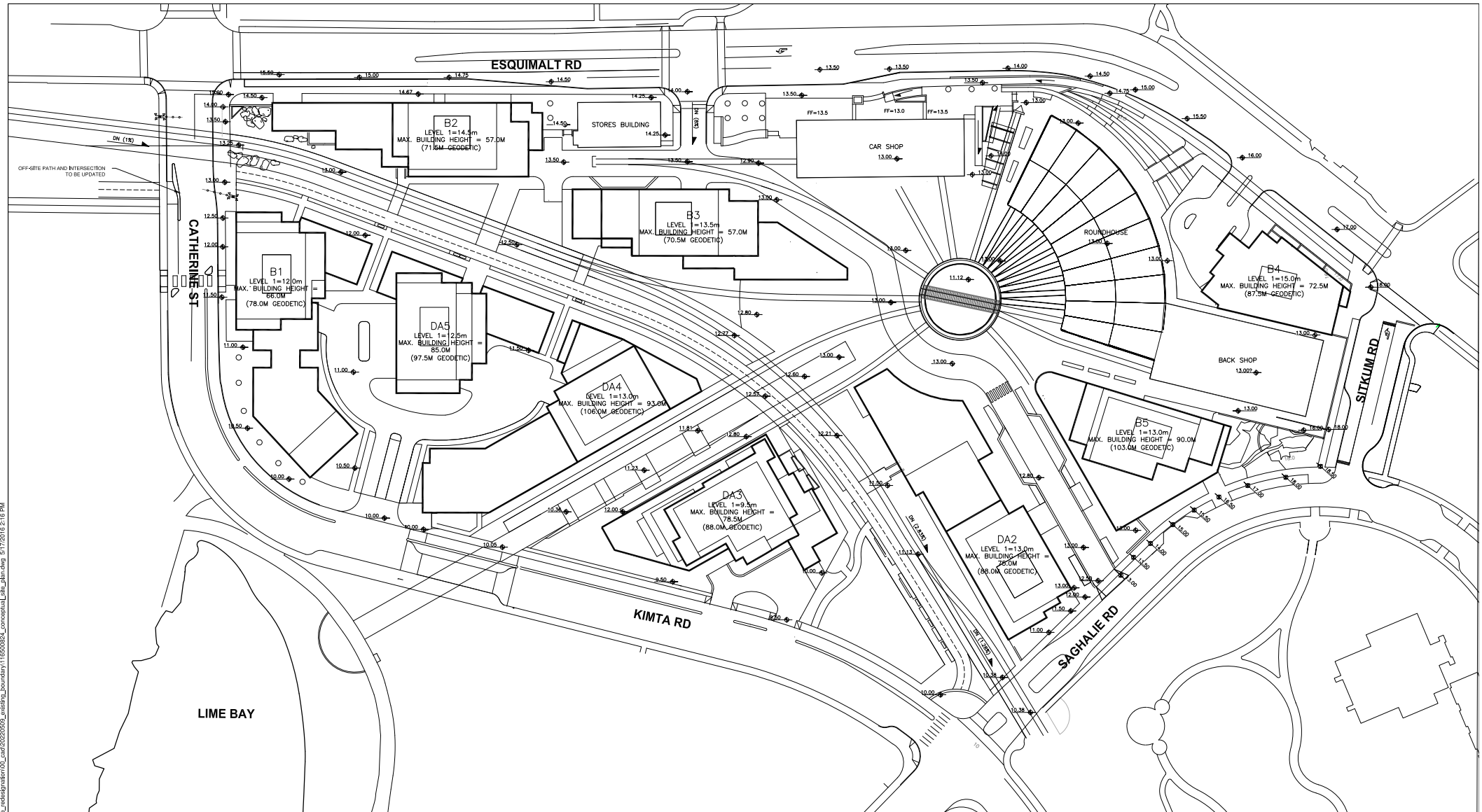
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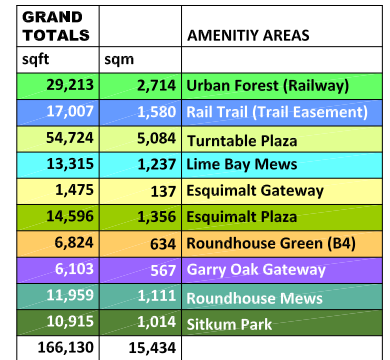
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Client/Project

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Roundhouse Development

Victoria, BC

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Title

AMENITY AREAS

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116500824

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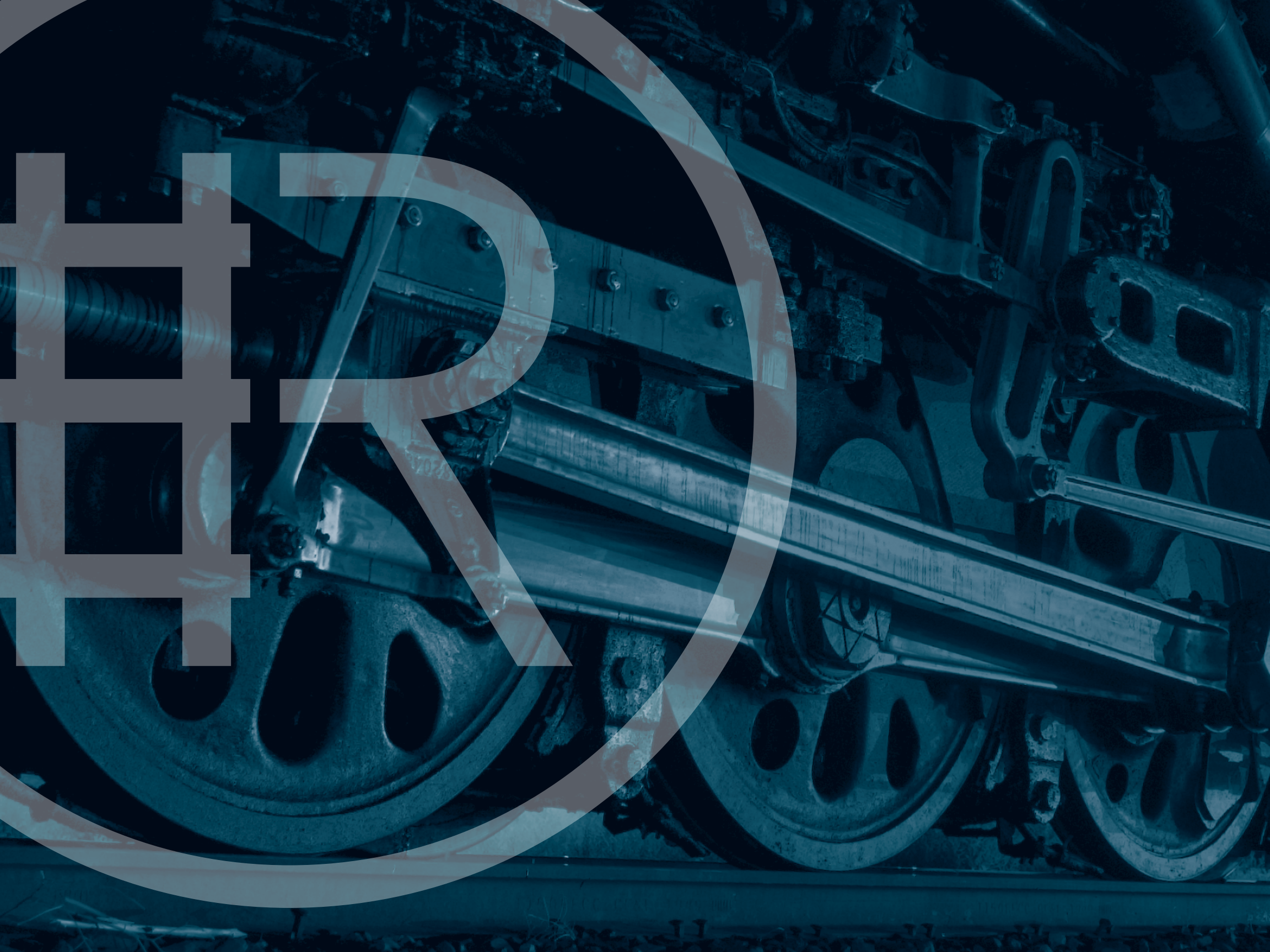
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ROUNDHOUSE AT BAYVIEW PLACE

DESIGN GUIDELINES

September 9, 2022 in support of REZ00729



Bayview Place Hillside

Roundhouse at Bayview Place

Roundhouse at Bayview Place

Design Guidelines

Project Team

DEVELOPER



KW MARIASH SR.
MASTER PLAN COMMUNITY

Focus Equities, a Canadian corporation, provides the full range of development, investment, financing, construction and operation of complex real estate, energy and infrastructure projects. Founded over 50-years ago by Canadian entrepreneur and visionary Kenneth Wm. Mariash, Sr., Focus Equities has an extraordinary track record of success.

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Consultant Team

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Civil Engineering
Stantec

Planning
SvN Architects + Planners
TownSquare

Heritage
ERA Architects

Transportation
WATT Consulting Group

Environmental
SLR Consulting

Architects (Emeritus)
ZGF Architects

GENERAL NOTES

Document is formatted for double-sided, 9x12 sheets.

Drawings and illustrations included in this document demonstrate the principles and objectives of the proposal for the Roundhouse at Bayview Place. They are not intended to be definitive or prescriptive. Details and other qualified and quantified aspects of the project proposed in this design guidelines are expected to be refined and updated during future architectural and engineering design development. It is also possible that Zoning regulations will specify dimensions such as building heights and separation.

Submitted by

Focus Equities

Submission Date

September 9, 2022 (in support of Final Rezoning Submission)

Previous Submissions

Rezoning Application: September 2020

Full Rezoning Application: May 12, 2021

Revised Rezoning Application: Dec 12, 2021

Rezoning Resubmission Update: June 9, 2022



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1. Introduction

1. Development Overview

The Bayview Place site is situated at the heart of Victoria West and provides the unique and exceptional opportunity to become the vibrant and distinctive centre of the community. Perched atop 20-acres overlooking Victoria's inner harbour, the vision for Bayview Place has always been to build a diverse and resilient community unique to Victoria West.

Roundhouse at Bayview Place picks up where Bayview Place Hillside left off, and represents the cultural heart of the community, it is the widely anticipated hub for Victoria West residents. The 9.18-acre site is bounded by Esquimalt Road to the north, Catherine Street to the west, Kimta Road to the south, and Saghalie Road/Sitkum Road to the east; it is also adjacent to Victoria West Park to the north, and Lime Bay Park, as well as the waterfront Songhees Trail, to the southeast.

The central element of the development is an extensive system of public space comprised of plazas, parks, mews, and major pedestrian and bicycle pathways and trails. The proposed program of uses includes:

- 2 publicly accessible plazas
- 4 publicly accessible parks /green spaces
- 1 publicly accessible urban greenway and rail trail, including space for future rail use
- 2 publicly accessible mews with activated street fronts
- A Floor Space Ratio (FSR) of 4.75
- Approximately 1750 condo units ranging from studios to townhomes, including 150 rental units
- Approximately 156 affordable housing units
- Approximately 4% of the floor area will be commercial use



2. Purpose of This Document

This document presents a set of design guidelines that will shape the form of development and quality anticipated in the redevelopment of the Roundhouse site.

The *Roundhouse Design Guidelines* have been developed in consultation with the City of Victoria and project stakeholders, and will have application at the Development Permit stage for individual parcels within the site. They are intended to reflect design preferences pertaining to architectural typology, massing, scale, and heritage rehabilitation while allowing enough latitude for architectural creativity as well as flexibility to respond to changing local development conditions over time. The contents of this document are neither exclusive nor exhaustive. Additional provisions, such as the Roundhouse at Bayview Places Heritage Guidelines and Strategy, are intended to help guide the design proposals to ensure compatibility with the overall site development concept, while encouraging for creativity and flexibility in the design process.

How to Use the Design Guidelines

Design guidelines are meant to “guide” the development team, the City of Victoria, and the general public interested in ensuring that a qualitative approach is taken to the redevelopment of the site. Another important feature of guidelines is that they are not hard and fast rules. They are intended to have a degree of flexibility to allow for design interpretation on the part of all those involved in the development process. The terms “design principle” and “design intent” are used throughout this document but in all cases provide only guidance and are not to be read as prescriptive requirements.

Companion Documents

These guidelines shall also be used in conjunction with the following City of Victoria policy documents and others as determined by the City of Victoria:

- City of Victoria Official Community Plan
- Victoria West Neighbourhood Plan
- City of Victoria Zoning Regulation Bylaw
- Standards and Guidelines for the Conservation of Historic Places in Canada
- Roundhouse Master Development Agreement
- Roundhouse at Bayview Place Heritage Guidelines and Strategy
- Crime Prevention Through Environmental Design Guidelines

In addition, the document entitled “Interpretive Program Report”, March 2014 will be referenced for guidance when considering heritage interpretive elements; however, the contents of the document will not be mandatory guidelines.

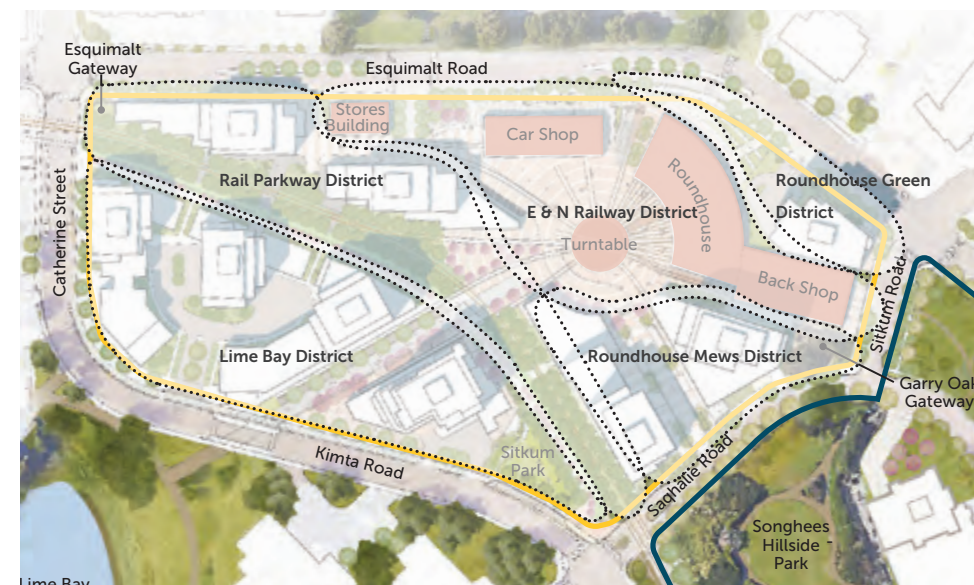
Figures and Illustrations

A number of illustrative figures and diagrams have been used in the Roundhouse Design Guidelines as a means of conveying design principles and main concepts. These visuals are not intended to be comprehensive, prescriptive, or definitive. It is expected that details, dimensions and other qualified and quantified aspects of the proposed project appearing in this manual will be addressed in full detail at the Development Permit Application stage in the process.

From General to Specific Guidelines

The Roundhouse Design Guidelines serve to capture the intended development vision for the overall site. Design of buildings and open spaces will be guided by the directions of the Roundhouse Design Guidelines and advanced at the Development Permit Application stage.

The Urban Design Guidelines pertain to built form and open spaces across the entire site, and District-Specific Design Guidelines provide further directions on each of the five districts in more details.



3. Relationship and Alignment with Other City Documents and Regulations

Roundhouse at Bayview Place strives to address community priorities and strategic directions of the City of Victoria, as outlined in the Official Community Plan and other policy documents.

All of the existing plans and strategies identify the Roundhouse at Bayview Place site as a node for growth and the project presents a vision for how the growth can be accommodated to create a diverse, amenity-rich, livable, connected and sustainable urban neighbourhood. These master plan objectives speak directly to the requirements and goals of the below City of Victoria policies:

Statutory Plans & Regulations:

Regional Growth Strategy – Capital Region District (January 2018)

City of Victoria, Official Community Plan (July 2012, updated April 17, 2019)

City of Victoria Zoning Regulation Bylaw (No. 80-159)

Roundhouse Design Guidelines (Revised 2015)

Roundhouse Master Development Agreement (2008, amended in 2014 & 2018)

Non-Statutory Plans & Regulations:

City of Victoria 2019-2022 Strategic Plan

Inclusionary Housing and Community Amenity Policy (2019)

Victoria Housing Strategy (2018-2025)

City of Victoria Accessibility Framework (2020)

Victoria West Neighbourhood Plan (May 2018)

Victoria Sustainability Framework (2017)

Climate Leadership Plan (2019)

Open Spaces Master Plan (2017)

Urban Forest Master Plan (2013)

Go Victoria Draft Mobility Strategy (2020)

Pedestrian Master Plan (2013)

Bicycle Master Plan (2015)

Bicycle Parking Strategy (2011)

Roundhouse at Bayview Place aligns with the City of Victoria's aspirational vision and city-building goals. Victoria is a growing city, with pressing housing affordability and sustainability challenges. Roundhouse at Bayview Place provides an opportunity to address this situation through thoughtful, focused urban densification within its strategic Urban Core location—a place where growth is targeted.



Deliver Diverse Housing and Increase Overall Affordability

With housing affordability impacting many existing and new residents, the City of Victoria has created policy intended to “increase the supply and diversity of non-market and market housing across the housing spectrum and throughout Victoria...” (**Victoria Housing Strategy**).

Roundhouse at Bayview Place will support this goal 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. Additional rental housing will also encourage greater generational diversity in Victoria West while supporting community wellbeing targets and creating a vibrant new neighbourhood. The project also includes a significant contribution to **affordable housing** through the provision of a site that will accommodate approximately 156 affordable housing units.



Establish a Transportation and Mobility Hub

The City of Victoria's **OCF** sets out a number of policies intended to accommodate and encourage walking, biking, and transit trips.

Located at the intersection of several key transportation corridors, the Roundhouse at Bayview Place will become a transportation hub **for all ages, abilities, and modes of transportation**. 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 new cyclist and pedestrian infrastructure, while offering an opportunity for **new public transportation**.



Remediate Contaminated Lands

Compact, mixed-use development accomplished through brownfield remediation is exactly in line with Victoria's bold history of climate action, exemplified by the *Climate Leadership Plan*.

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

The City of Victoria's *OCP* ambitions to develop the city as "more sustainable and resilient" in the face of uncertainty wrought by climate change.

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

"A sustainable community provides both the physical and social infrastructure to achieve community wellbeing." (*Victoria OCP*).

The new plan for Roundhouse at Bayview Place centres 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

The *Victoria West Neighbourhood Plan* calls for the re-purposing of industrial land in the Core Songhees area to support "high-density, multi-unit housing, public parks and open spaces, commercial areas, and pedestrian networks".

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.

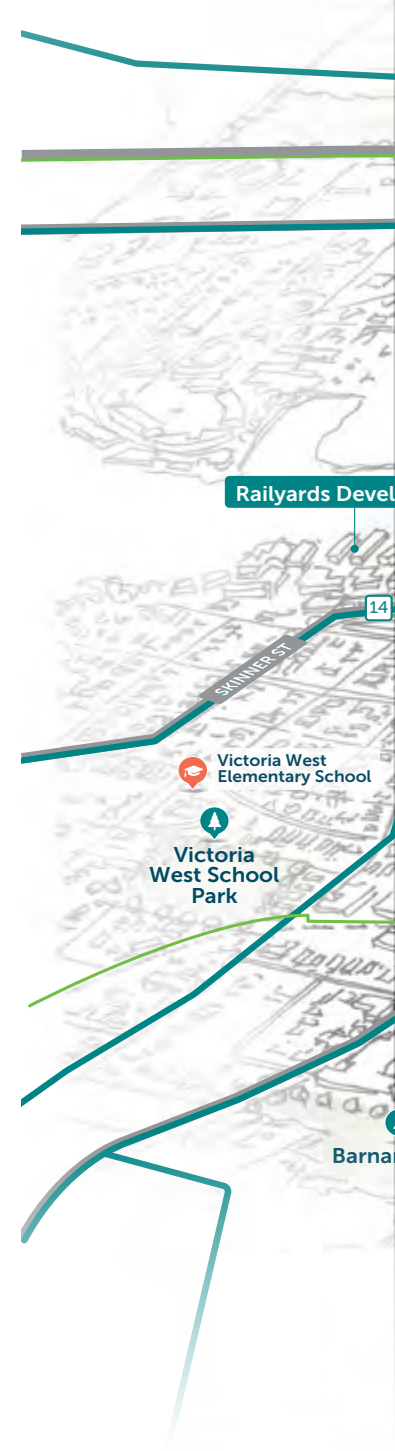
2. Development Vision and Design Strategies

1. Development Vision

Perched atop 20-acres overlooking Victoria's inner harbour, the vision for Bayview Place has always been to build a diverse and resilient community unique to Victoria West. The final phase of development, Roundhouse at Bayview Place picks up where Bayview Place Hillside left off. Representing the cultural heart of the community, it is the last stage in creating the vibrant, mixed-use neighbourhood hub widely anticipated by Victoria West residents.

Building on the legacy of the Esquimalt & Nanaimo Railway, historic buildings are activated and become the character defining elements of Victoria's next great neighbourhood. A vibrant mix of retail and residential uses, including rental and affordable housing, are connected with publicly accessible open space and amenities.

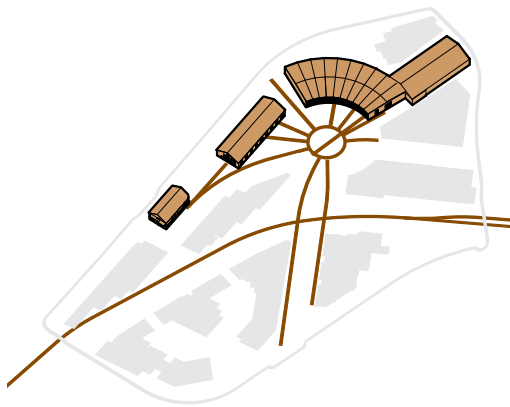
Roundhouse at Bayview Place represents a renewed vision to respond to a broader range of needs of our changing world - a more complete neighbourhood with a mix of uses that activate historic buildings and create a diverse, and resilient community unique to Victoria West





2. Design Strategies

The following strategies are intended to guide the development of Roundhouse at Bayview Place and inform the design guidelines that follow this section.



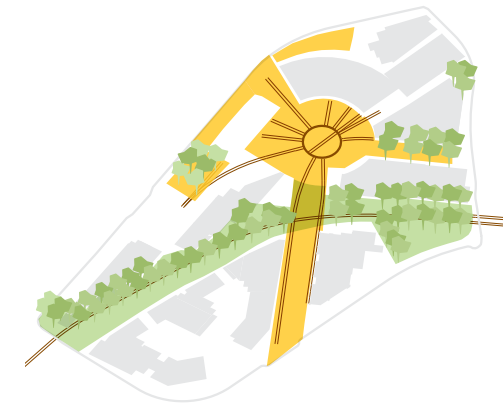
Engage, Integrate, and Activate Heritage

- 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.



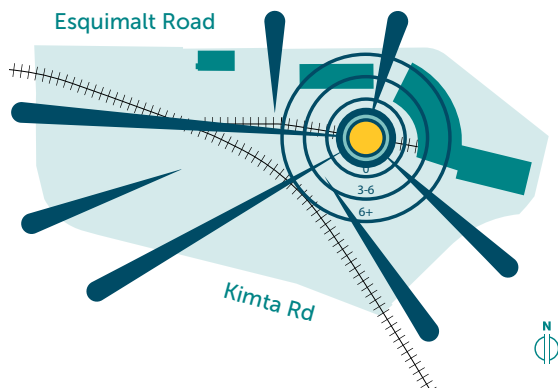
Connect Movement Network

- Connect Roundhouse at Bayview Place to the rest of Victoria using multi-modal transportation infrastructure.
- Improve connections to existing trails to increase site permeability and provide active and low-carbon transportation options.



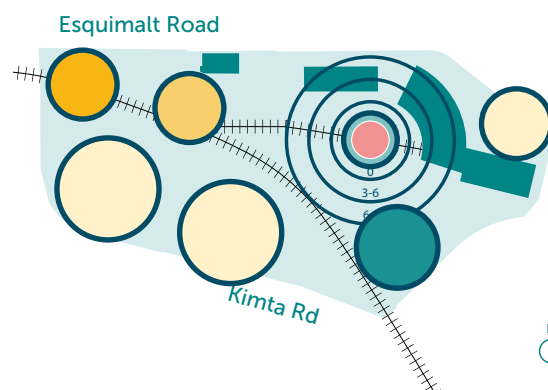
Enhance Public Realm

- Activate heritage buildings with new public spaces that provide seating areas, green spaces, pedestrian connections, programmable areas, and other public benefits.
- Define a green spine through the site to connect unique public space nodes to residents and visitors.
- Ensure the public realm is complemented by a lush urban tree canopy to reduce urban heat island effects and reduce stormwater runoff.



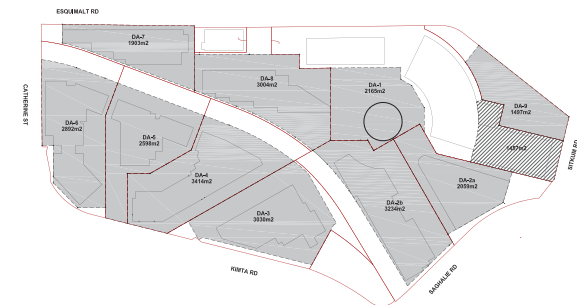
Maintain Views through Site

- Maintain views to Lime Bay and through the Roundhouse Mews that signal the importance of Turnable 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.
- Create a built form that enhances the Victoria West Skyline, emphasizes the topography of the peninsula, and steps away from the harbour.



Broaden Residential and Commercial Mix

- 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 floorplates with slender forms.



Remediate the Brown Site

- Sustainably remediate the site by excavating and reburying contaminated soil in an environmentally-responsible "dig and bury" site. Dispose of excess hazardous materials off-site in a licensed facility.
- 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.



3. Urban Design Guidelines

This section provides design principles, concepts and guidelines applicable to the site as a whole and organized by key topic areas, generally organized from large to small in scale.

1. Site Planning, Building Placement, Massing, and Height

Provides guidance related to form, scale, views, shadow, and ground-level experience.

2. Relationship of New and Existing Structures

Provides guidance related to the integration of new development with existing buildings and elements.

3. Mobility, Site Circulation and Service

Discusses pedestrian, cyclist, and vehicular circulation and neighbourhood connectivity.

4. Public Realm and Landscape

Discusses design of on-site public spaces, landscape, and integration with adjacent parks and trails.

5. Public Realm and Building Interface

Provides guidance related to how buildings interact and connect with public spaces.

6. Architectural Expression

Guidelines to provide inspiration for ways in which building designs can reflect the site's history, and achieve functional and aesthetic excellence.

7. Residential Livability

Provides guidance related to privacy, noise abatement, as well as residential amenities and overall community livability.

8. Commercial Character

Provides guidance to facilitate commerce, innovation and ground-level activation.

9. Electrical and Mechanical Servicing

Provides guidance on minimizing visual, physical, and auditory impact of electrical and mechanical equipment.

10. Signage and Wayfinding

Provides guidance related to site and building wayfinding systems that use familiar design and signage cues to signal information to visitors.

1. Site Planning, Tower Placement, Building Massing and Height

Provides guidance related to form, scale, view, shadow, and ground level experience.

Design Intent

Create a Pedestrian-Scale Environment

Building massing and articulation can be modulated to create facades that relate to a pedestrian scale and allow for a transition between buildings of different scale and height. Roundhouse at Bayview Place should embrace design strategies that reduce the perceived mass of taller buildings. By anchoring buildings at the ground level and breaking vertical repetition, a pedestrian-scale environment can be created.

Guidelines

- | | |
|---|---|
| <p>1.1 Buildings should generally employ a podium expression that anchors them to the ground plane and provides a transition to adjacent buildings and open space. This approach creates an 'outdoor' room within which public life can unfold.</p> | <p>1.5 Consider breaking long building frontages to relieve and modulate their scale to create visual interest for pedestrians at the ground level.</p> |
| <p>1.2 Consider a range of strategies to articulate the podium expressions across the site, such as podiums as plinth elements at the base of the building or podiums that undercut the building to create pedestrian arcades.</p> | <p>1.6 Consider the relative scale and articulation of collections of adjacent buildings to create a profile with a variety of forms.</p> |
| <p>1.3 Distinguish the tower mass from the podium mass with changes in materiality, architectural geometries, and building volume. See Diagram 1.3 for guidelines for three different options for facade setback.</p> | <p>1.7 Use the height and alignment of building facades to define streets, public space, and pedestrian spaces.</p> |
| <p>1.4 Consider creating towers that are slender with smaller floor plate areas rather than shorter towers with larger floor plates.</p> | <p>1.8 Provide sufficient height at the ground floors to provide flexibility for commercial uses and residential entrance lobbies.</p> |



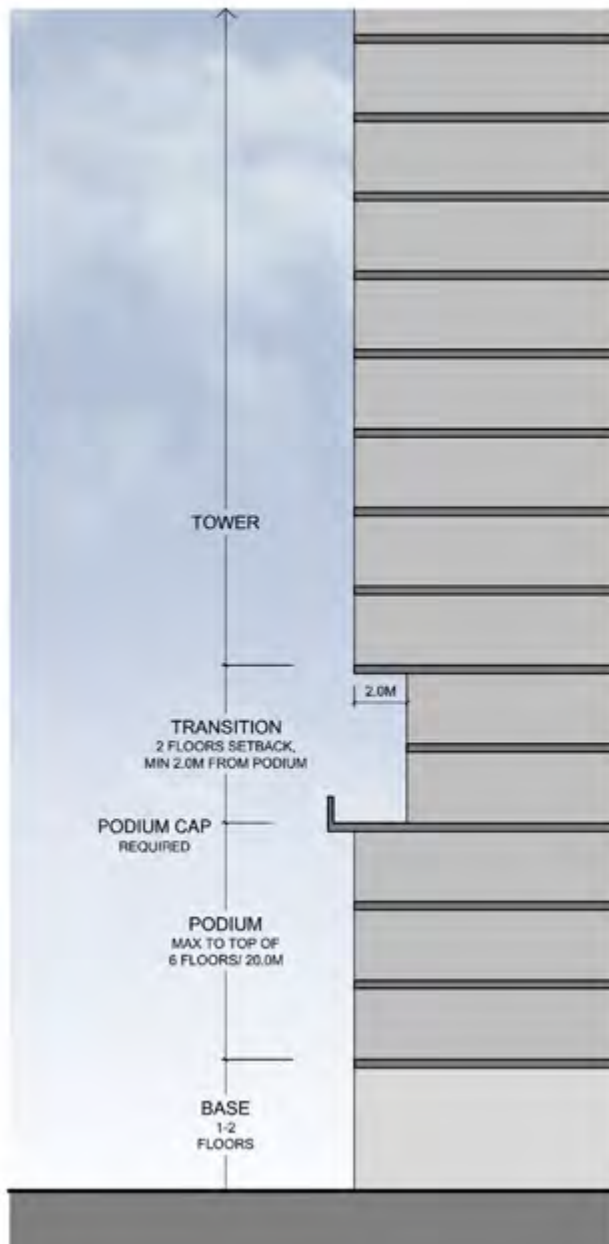
Conceptual Sketch: Pedestrian-scale environment.



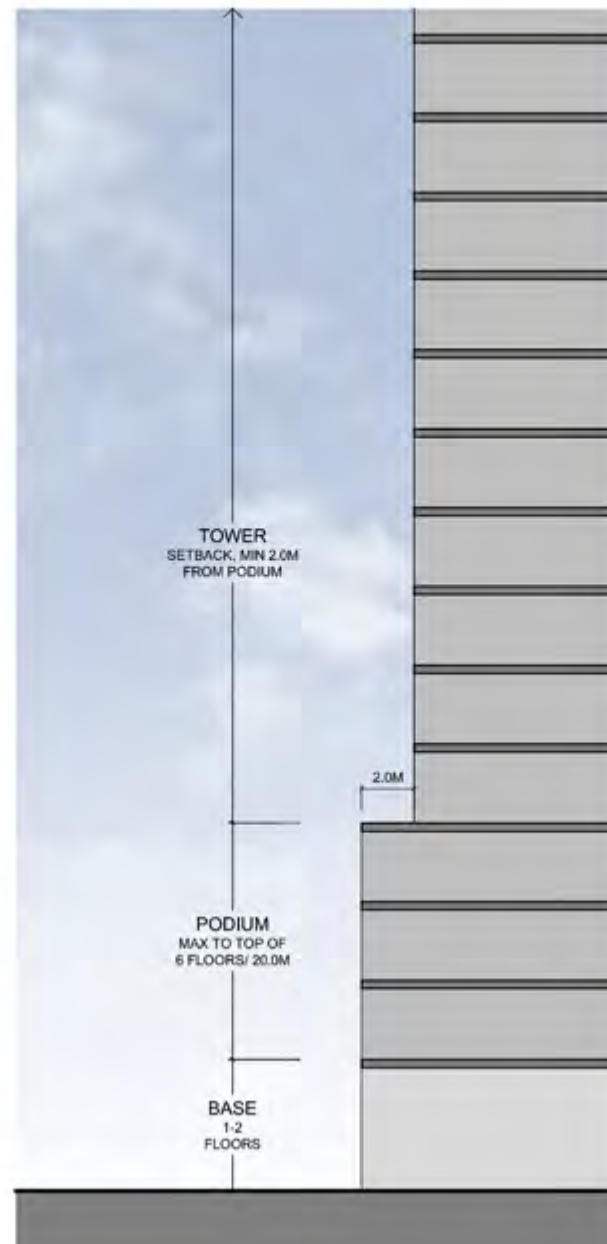
Precedent: Pedestrian-scale environment.



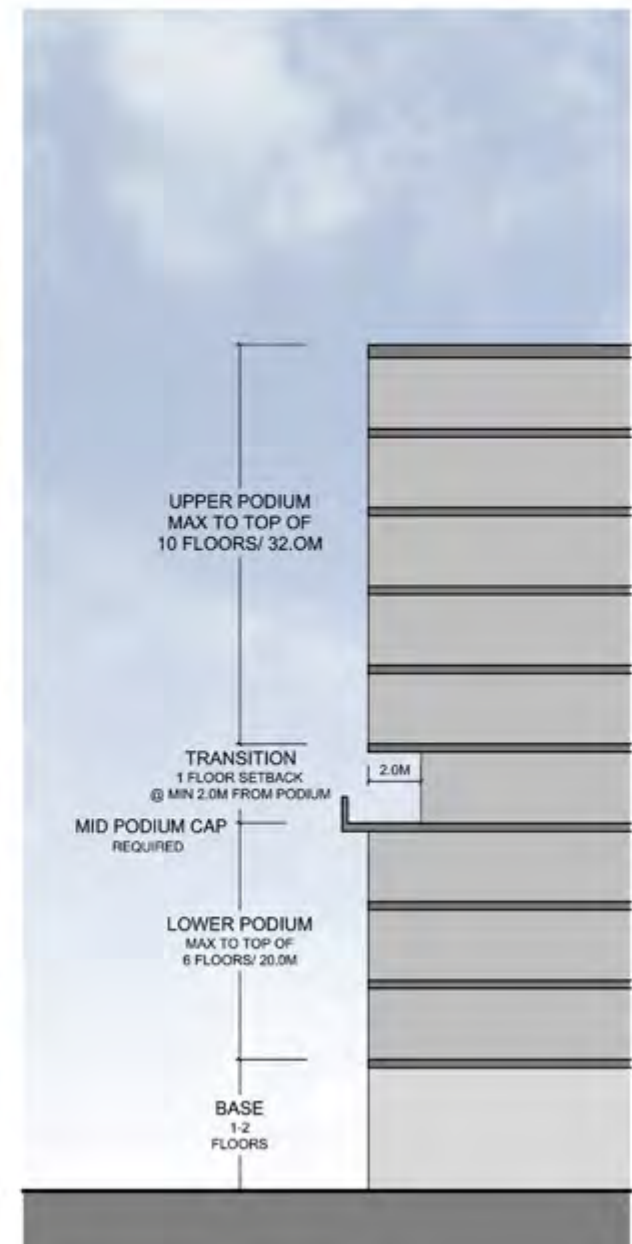
Precedent: Podium expression reduces perception of building mass.



OPTION A: TOWER FLUSH WITH PODIUM



OPTION B: TOWER SETBACK FROM PODIUM



OPTION C: PODIUM UP TO 10 FLOORS

Diagram 1.3 Facade Setback Options

Design Intent

Achieve a Variety of Building Forms

Providing a variety of building typologies and heights can stimulate interest in the built environment and create a more visually appealing urban neighbourhood.

Development at Roundhouse at Bayview Place should embrace heterogeneity by infusing the site with a range of built forms that complement existing structures. This approach is intended to revitalize and enhance the area by diversifying building types and providing options for new on-site residential, cultural, and commercial uses.

Guidelines

- 1.9 Explore a variety of building heights as a way of increasing on-site diversity and avoiding architectural homogeneity.
- 1.10 Explore a range of building typologies to support new on-site uses and increase visual interest.
- 1.11 Consider locating the site's tallest buildings in the centre-south portion of the site.
- 1.12 Consider the height impacts of buildings on areas outside of the site boundaries. The impacts to consider include effects from programming and intensification as well as from the building itself on the microclimate, including but not limited to daylighting reductions to public realm and wind tunnel creation.
- 1.13 Tall buildings should achieve sufficient tower separation of 20 meters at a minimum, with consideration for overlook and privacy in the orientation of the buildings and residential units. See diagram 1.13 for reference.
- 1.14 The podium separation minimum is 10m where possible.

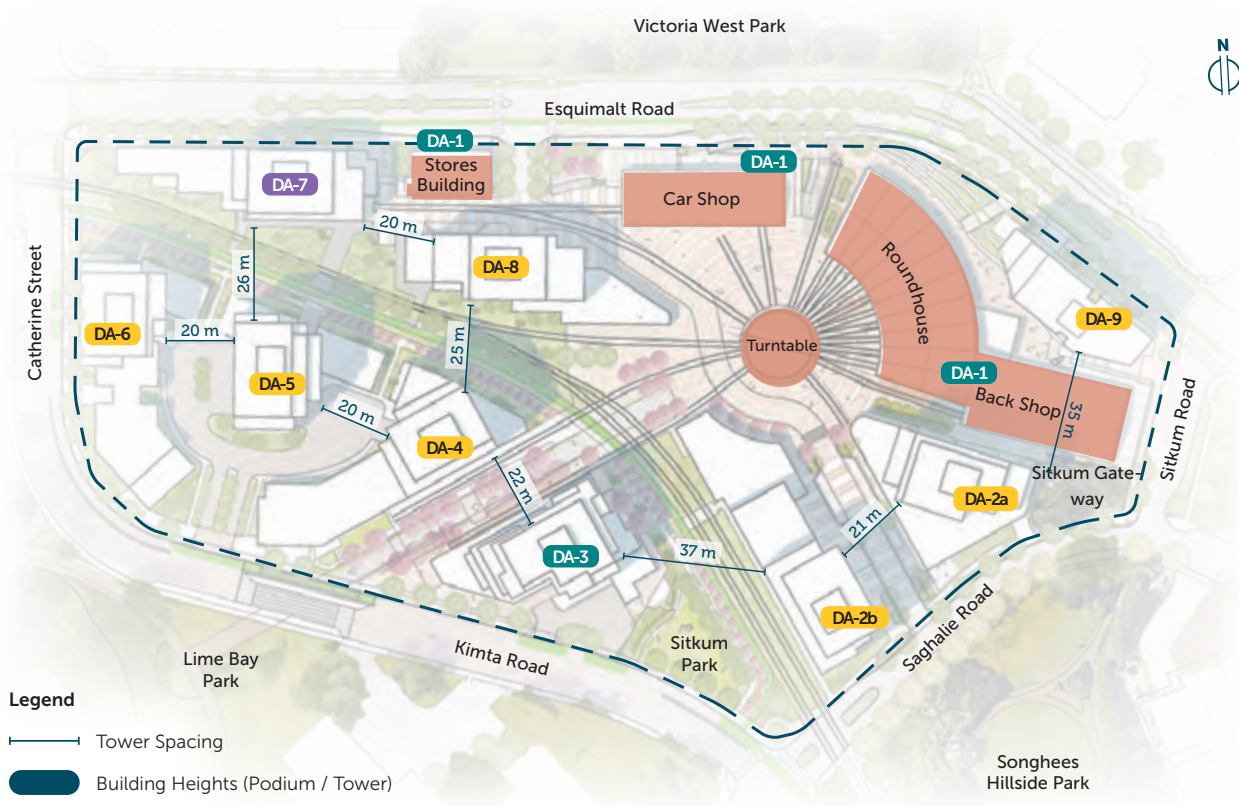


Diagram 1.13 Tower Spacing

- 1.15 The distances specified in guiding 1.13 and 1.14 should be measured from the primary building face, excluding architectural elements such as overhangs, fins, public art, and balconies.
- 1.16 Use site planning and architectural design to mitigate potential intrusive views into existing properties and within the Roundhouse developments.
- 1.17 Integrate roof-top mechanical units, sustainability features, and other elements into the overall architectural design intent and development vision.



Precedent: Variety of building typologies and heights.

Design Intent Connect the Site to its Surrounding Context

Views are essential in connecting people to their environment, providing for spatial orientation and wayfinding within the city context, and connecting with physical landmarks that assist in wayfinding. Sight lines within the site as well as views into and from the site are essential in creating inviting, safe, and vibrant public spaces.

For Roundhouse at Bayview Place, the integration of Lime Bay Mews and Roundhouse Gateway is intended to establish a strong visual connection between the Heritage Heart, Lime Bay, and Victoria West Park. This connection may help signal the importance of Turntable Plaza while linking it to other important open spaces.

Guidelines

- 1.18 Visually connect the turntable and plaza to Lime Bay, Hillside Park, and Vic West Park with clear view corridors and direct pedestrian connections.
- 1.19 Maintain sight lines to historic buildings to retain their legibility and prominence both individually and as a collection of buildings.
- 1.20 Consider axial view opportunities in the location and orientation of open spaces and structures. As an urban design element, axial view systems create a hierarchy of elements and frames visual interest.
- 1.21 Locate residential towers along the rail corridor to further connect this plaza via the sight line created from the site's western gateway.

Design Intent Create Interior Sight Lines

Interior sight lines can help create a sense of place and generate visual interest, while aiding with wayfinding. The creation of sight lines along internal pathways, the E&N rail corridor, and between buildings should be explored to achieve these objectives and accentuate the relationship between historic buildings.

Guidelines

- 1.22 Consider the creation of internal sight lines when determining building placement and location of pedestrian, cyclist, and vehicular pathways.
- 1.23 Explore the use of tower spacing and separation of residential towers from heritage buildings to create unobstructed views that link contemporary and historic development.
- 1.24 Consider providing views of Turntable Plaza when designing internal pathways to direct movement towards the heritage centre of the site.
- 1.25 Tall, slender building forms can be effective in creating interior sight lines.



View looking south to Lime Bay Park.



View looking south from Victoria West Park gateway.



Looking south to Lime Bay Park.



Looking east to Turntable Plaza.

Design Intent

Maximize Sun Penetration into Public Spaces and Adjacent Parks, and reduce negative microclimate impact

The Roundhouse site is envisioned to have a network of accessible open spaces. The Turntable Plaza will be at the top of the hierarchy of public spaces at the heart of the site's social, commercial and community uses. Site new buildings to minimize the shading of the plaza, sidewalks, and park spaces to extend the all season use of the public realm.

Guidelines

- 1.26 Consider the hierarchy of privately owned, but publicly accessible spaces on the site, prioritizing the retention of higher percentages of available daylight in primary spaces. Privately owned public spaces are best located to the south and west of the new building to ensure this maximization of daylight.
- 1.27 Maximize percentage of available daylight during peak times mid-day at and between the spring and fall equinoxes.
- 1.28 Consider locating outdoor uses such as retail, dining, recreational, public, social and gathering activities in areas with best access to daylight.
- 1.29 The siting and massing of buildings should address how Turntable Plaza has areas of sun exposure between the important spring and fall equinoxes during high use times at mid-day.
- 1.30 The siting and massing of buildings should consider strategies to mitigate potential shading on Victoria West Park to the north.

- 1.31 Reduce negative microclimate impacts of solar reflectance, glare and wind on people in the surrounding public spaces and nearby buildings.



Precedents: Positive impacts of sun exposure on public spaces.

2. Relationship of New and Existing Structures

Provides guidance related to the integration of new development with existing buildings and elements.

Design Intent

Develop an Integrated Design

The revival of historic elements of the site are imagined as an integral part of a new neighbourhood whose character is defined by these elements. Sensitive integration of old and new development can help ensure that its history and identity are retained and enhanced in the process.

New buildings should integrate with the Roundhouse historic complex, serving as a backdrop to the existing structures. This design scheme should maximize the positive on-site benefits of additional development, including activation of the public realm and heritage buildings, while ensuring existing structures remain the centrepiece of the neighbourhood.

Guidelines

- 2.1 Create a sense of openness within the Roundhouse historic complex, especially in the Turntable Plaza.
- 2.2 Explore using location, orientation and articulation to develop contemporary buildings as a backdrop to historic structures and open spaces.
- 2.3 Ensure that historic structures retain their authenticity and legibility, enhancing their presence along public street frontages.
- 2.4 Consider making openings to allow transparency and access in carefully chosen locations on historic buildings.



Precedent: Strategic siting allows heritage buildings to maintain street presence.



Precedent: Create a sense of openness around historic structures.



Precedent: Historic structures retain their legibility.

Design Intent

Design Building Forms to be Relative to Each Other

Successful integration of contemporary and historic building forms can be achieved by a variety of methods. These include articulation and architectural elements, use of complementary materials and finishes, and use of colours and textures drawn from existing structures.

New buildings should explore the use of these methods to successfully integrate with the Roundhouse historic complex. The intention should be to read contemporary buildings not as separate from existing structures, but as a progression of form, scale, and materiality. New developments should amplify the legibility of historic buildings.

Guidelines

- 2.5 Explore the use of articulation and architectural elements to imply a progression of scale that integrates new and existing buildings.
- 2.6 Consider selecting materials and finishes from a range that provides elements of continuity and distinction.
- 2.7 Colours and textures should be selected relative to historic buildings, ensuring materials, colours and textures are complimentary.
- 2.8 Ensure new buildings do not re-create or duplicate historic elements or materials found in existing buildings
- 2.9 Ensure there is a clear definition between the new and the existing structures, especially when new buildings are joining or in close proximity of the historic buildings.



Precedents: Building materials and textures remain compatible with historic structures while providing contrast.

Design Intent

Develop a Curated On-site Rail Experience

The historic railway use on this site and within the Roundhouse buildings should be celebrated through the interpretation of E&N Railway history. The majority of rail elements should be located within the Roundhouse historic complex, which may help draw residents and visitors into the neighbourhood heart.

Guidelines

- 2.10 Consider retaining spur lines in Turntable Plaza, integrating them into open space design.
- 2.11 Consider providing a curated selection of active and inactive rail elements to create an experiential environment in which to engage with this legacy.
- 2.12 Explore the option of retaining a portion of the site for active rail maintenance. This could include dedicating a portion of the Roundhouse to industrial use and restoring operability of the turntable.
- 2.13 Consider integrating a selection of rail elements into the Roundhouse historic complex. This could include the adaptive reuse of rolling stock, locomotive displays, exhibits of smaller rail artifacts, as well as repurposed rail car commercial units .
- 2.14 Consideration should be given to the accommodation of ongoing railway use in this area.



Precedent: Spur lines inlaid in plaza.



Precedent: Locomotive display.



Precedent: Roundhouse reuse

Design Intent

Use a Variety of Elements and Public Art to Celebrate Site History

A mixed-media interpretation strategy can help increase engagement with site history. Consideration should be given to interventions that will appeal to different age groups and to local visitors, tourists, and residents.

The Roundhouse at Bayview Place interpretive strategy should engage with the fulsome history of the site, from its traditional Indigenous uses, its time as an industrial rail hub, and its current redevelopment. This diverse historical timeline may also be represented by a variety of methods, such as public art displays, to interpretive signage, to experiential exhibits.

Guidelines

- 2.15 Explore ways to acknowledge traditional First Nations use of the site. Engage with Indigenous community groups for appropriate interpretations.
- 2.16 Consider using large scale graphics, sculptural installations, and other forms of public art to express the site's history.
- 2.17 Explore the use of interpretive graphic panels to tell stories of the site's past.
- 2.18 Artifacts and interpretive features should be welcoming and engaging for all, including interactive opportunities for children.
- 2.19 Create an inventory of potential salvagable and reusable historical elements at the start of each restoration project.
- 2.20 Consider creating an overall historical interpretation strategy, and ensure it also correspond to the overall site signage and wayfinding strategy.

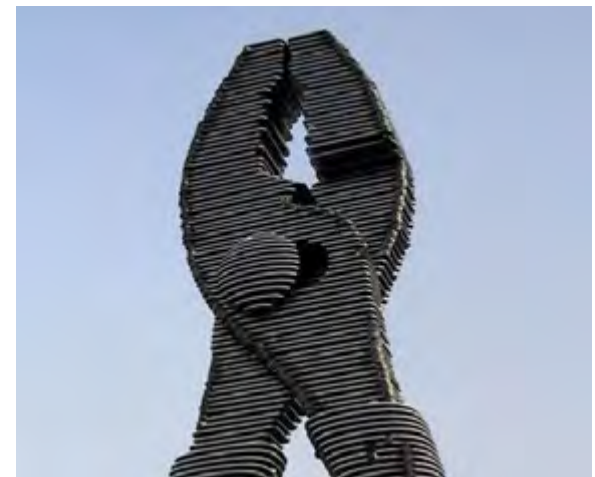
- 2.21 Consider creating a comprehensive public art program that includes performing arts, education and history to enhance our understanding and appreciation of the history, cultures, and natural environment connected to the Roundhouse site. Site landscape concepts reclaim and integrate the collection of historic industrial railroad artifacts in coordination with the heritage programme.



Precedent: Large scale graphic.



Precedent: Graphic panels describe site history.



Precedents: Public art pieces influenced by the site..

3. Mobility, Site Circulation, and Servicing

Discusses multi-modal circulation and neighbourhood connectivity.

Design Intent

Develop a Safe and Connected Multi-modal Movement Network

Streets and pathways should be designed to meet the needs of pedestrians, cyclist, and drivers, including those with diverse abilities. Roundhouse at Bayview Place will establish a movement network that supports a diversity of users and is well connected internally and to the city's broader mobility network. Integrate the diverse range of types of movement into shared surfaces with appropriate measures to manage conflict between uses.

Guidelines

- 3.1 Circulation routes should prioritize pedestrian and cyclist travel while allowing for safe and efficient vehicle passage. See Diagram 3.1 for the conceptual pedestrian, cyclist, and train mobility network.
- 3.2 Ensure all Primary Pedestrian Routes identified in Diagram 3.1 have a minimum width of 2 meters.
- 3.3 Consider creating a single shared roadway through the site to reduce vehicle speeds and minimize conflict points.
- 3.4 Consider using a woonerf condition and other traffic calming strategies to improve user safety along routes that permit vehicle travel.
- 3.5 The E&N Rail Trail should accommodate pedestrians and cyclists and facilitate east-west movement across the site.

- 3.6 Consider providing routes that connect residents and visitors to local destinations, such as Lime Bay Park, Westsong Walkway, Victoria West Park, Songhees Hillside Park.
- 3.7 A series of well-marked site gateways accessible via multiple transportation modes should be established across the site to enable easy access and improve wayfinding.



Precedent: Shared pathways.



Precedent: Shared street.

Design Intent

Establish an Interconnected Web of Pedestrian Pathways

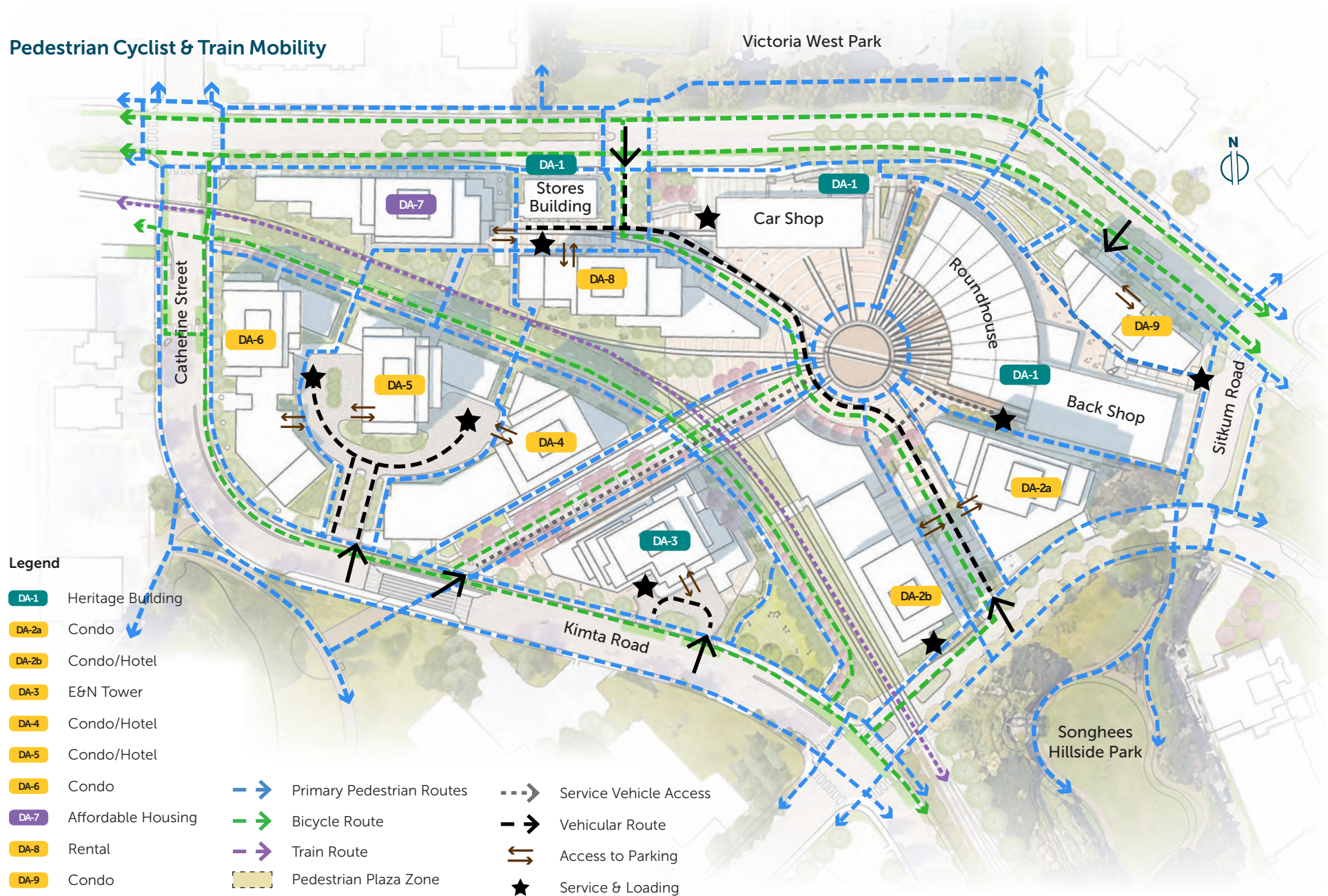
Dedicated pedestrian pathways can increase comfort, reduce points of conflict, and animate the ground-level. By connecting to on-site and nearby destinations, these pathways can also help drive activity towards key areas.

For Roundhouse at Bayview Place, pedestrian paths should connect to Turntable Plaza and radiate outwards, centering the plaza as a focal-point. Additional walkways should be established along Esquimalt Road and the E&N Rail Corridor, facilitating cross-site movement.

Guidelines

- 2.22 A high-quality public realm should be provided along all roads within the site and along its perimeter.
- 2.23 A key pedestrian corridor should be provided between Turntable Plaza and the waterfront at Lime Bay. The diagonal alignment of this corridor should enable sight lines to visually and physically connect the heritage Roundhouse buildings to the waterfront. Lime Bay Mews should be designed as a high-quality, pedestrian-scaled street absent of non-service vehicles.
- 2.24 The E&N Rail Trail should be developed along the south side of the E&N Rail tracks as it travel through the site.

Pedestrian Cyclist & Train Mobility



- 2.25 Pedestrian walkways fronting retail areas may need to be widened to accommodate spill from commercial businesses.
- 2.26 Benches and lighting should be provided along pedestrian paths to increase comfort and accessibility.
- 2.27 Consider a range of typologies, such as laneways, shared pathways, and sidewalks to facilitate pedestrian travel.
- 2.28 Provide safe points of crossing for pedestrians and cyclists along streets such as Esquimalt Road, Kimta Road, Catherine Street, and Saghalie Road.



Precedent: Pedestrian pathways connect to plaza areas.

Design Intent

Create a Dynamic Active Transportation Route Alongside the E&N Rail Corridor

The E&N Rail Trail is expected to be an active multi-use mobility corridor through the site, linking it to downtown Victoria and other regional destinations. It is intended to be an important public amenity for Roundhouse residents, the City and the region.

The rail-trail parkway is also envisioned to be the neighbourhood's green spine and planting should be considered along the Rail Trail. A landscape typology that delivers functional, recreational, and environmental benefits should also be explored.

Guidelines

- 3.8 Consider both the current and potential future range of levels of rail activity and infrastructure in the design of Rail Trail.
- 3.9 Develop the design of the Rail Trail to address the needs of a broad range of users including cyclists and pedestrians with varying levels of intensity of movement and ability. The trail corridor is intended as an important regional facility that should accommodate pedestrians, cyclists, and rolling users (rollerbladers, strollers, wheelchairs, etc.). Additional rules might be required to ensure the trail is comfortable for everyone.
- 3.10 Provide multiple opportunities within the site to connect with the Rail Trail.
- 3.11 Develop the landscape design as a contribution toward the city's urban greenway initiative.
- 3.12 Ensure the Rail Trail is integrated well with the surrounding buildings and landscape.



Conceptual Sketch: Rail Trail integrating with the plaza.



Precedent: Prior to activation, plantings can provide the rail a new identity.



Precedent: Active transportation paths run adjacent to rail corridor.

Design Intent Maintain the Usability of Rail Lines Throughout the Site

Planning for the future use of the rail corridor is underway by the Island Corridor Foundation and transportation stakeholders and could include future commuter rail service to western communities, passenger excursion service up island, light rail service, heavy rail service or other rail-based transportation use. Site planning for Roundhouse at Bayview Place should accommodate the ongoing transportation use of the rail corridor.

Guidelines

- 3.13 A minimum right-of-way should be retained throughout the site that enables the ongoing transportation use of the rail corridor.
- 3.14 Ensure the interim uses do not prohibit future activation.
- 3.15 The rail corridor should be separated from adjacent pedestrian, cyclist and vehicular circulation routes through the use of elements such as bollards, special paving materials, level changes, and/or vegetation.
- 3.16 Designs of current and future rail use should integrate with the surrounding landscape and contribute to the urban greenway; avoid the use of continuous fencing as a separation material.



Conceptual Sketch: Integration of active rail line and Rail Trail at Sitkum Park.



Precedent: Rail corridor separated from pedestrian, cyclist route using special paving.



Precedent: Functionality of rail is maintained through creative design solutions.

Design Intent Promote Alternative and Active Modes of Transportation

By providing active transportation infrastructure and improving comfort as well as perceived safety, designers can encourage low-carbon transportation methods. Offering options suitable to the different needs of commuters and recreational users can also help achieve this goal. Roundhouse at Bayview Place should provide infrastructure that connects alternative-mode users to on- and off-site destinations including downtown Victoria.

Guidelines

- 3.17 Establish an overall site active transportation infrastructure standard, such as bicycle racks and sheltered bus stops and bicycle parking canopies.
- 3.18 Locate bicycle parking racks near entrances and key destinations.
- 3.19 Include secured, indoor bicycle parking facilities in every building; provide shower facilities in buildings with places of employment wherever possible.
- 3.20 Provide outdoor bicycle service stands with tools in several locations on site; consider providing a public bicycle lounge/service room as an amenity space.
- 3.21 Consider setting aside parking spaces with clear marking for ride-share bicycles and scooters. Priority is for these to be electric.
- 3.22 Consider no-ride zones, speed limit, or other regulations in critical areas to ensure the safety of all visitors.
- 3.23 Anticipate and provide space and infrastructure, if appropriate, for public transportation (train/transit) stations and stops and stops.



Precedent: Bike service station.



Precedent: Bike parking.



Precedent: bike lounge, wash, maintenance as an amenity space.

Design Intent

Provide efficient vehicular circulation, access, servicing, and adequate parking.

Manage personal and service vehicles in and around the site to prioritize safety and efficient use of space. Strategic parkade access points can encourage the efficient flow of traffic and minimize risk of queueing.

Provision of appropriate parking supply can benefit residents, visitors, and commercial operators while increasing site-wide accessibility.

Guidelines

- 3.24 Overall emergency vehicle access must be provided to the satisfaction of the City and the Fire department. Supporting elements, such as paving or bollards, should be consistent with the rest of the Roundhouse site.
- 3.25 Use traffic calming strategies around major pedestrian/bicycle areas.
- 3.26 Limit size the service and loading bays and accommodate the anticipated delivery vehicles for the uses on site.
- 3.27 Parking entries should be located across the site to enable ease of access.
- 3.28 Access point siting should strive to enable efficient traffic flow.
- 3.29 Access ramps should be located perpendicular to streets.
- 3.30 Entry security gates should be used for private resident parking areas.
- 3.31 Elevator/stairway cores within the underground parking area should be designed with glazing and sufficient lighting for enhanced visibility.
- 3.32 Parking entries should consider CPTED principles in their design.

- 3.33 Accommodate the majority of required off-street parking spaces below grade or within buildings wherever possible.
- 3.34 Locate service spaces such as refuse, recycling and loading within buildings or structured parking wherever possible.
- 3.35 Provide surface parking for short-term uses, such as delivery, pick-up and drop-off, and short-term retail uses.
- 3.36 Provide off-street loading spaces for residential uses at grade, and designated commercial or retail off-street loading spaces within buildings wherever possible.
- 3.37 Provide E-V ready parking stalls for the site.
- 3.38 Provide designated parking spaces for ride-share vehicles to support reduction in car ownership.



Precedent: Well-integrated parking entry.



Precedent: Parking entry perpendicular to the street.

4. Public Realm and Landscape

Discusses the design of on-site public spaces and integration with adjacent parks and off-site trails and open spaces.

Design Intent

Create a Diverse and Vibrant Public Realm

A diverse public realm, made up of plazas, green spaces and pedestrian paths provides something for everyone by offering access to a variety of activities. The continual use of these spaces can be further encouraged by design that anticipates both passive and active enjoyment.

Roundhouse open spaces are intended to encourage diverse use and should range in size, function, and configuration. Larger, programmed spaces, such as Turntable Plaza and Lime Bay Mews, should be complemented by smaller and more flexible areas as a way of ensuring provision of a dynamic open space network.

Guidelines

- 4.1 Open spaces should vary in size, configuration and surfacing but ensure universal accessibility. See Diagram 4.1 for names and locations of public spaces and landmarks of the overall site, and see District-Specific Design Guidelines for further information.
- 4.2 Open spaces should be designed for flexibility to accommodate a variety of public events and programming.
- 4.3 Provide furnishings including fixed and movable seating, such as benches, seat steps, seating platforms, and movable bistro tables and chairs. Ensure the distance between resting places are not too spaced out within the project site.
- 4.4 Elements reflective of the site's rail history as well as the legacy of First Nations may be used to express a sense of place.
- 4.5 Design should promote safe and animated public spaces through consideration of CPTED principles.
- 4.6 Consider installing railway themed children's outdoor play structures within the development to benefit families in the community and to attract family visits.
- 4.7 Consider the capability of hosting seasonal activities, such as food truck events, winter markets, ice skating, etc, when designing public spaces.
- 4.8 Consider creating landmark elements and landscape landmark elements to further develop a sense of place, add visual interests, and aid in wayfinding. See Diagram 4.1 and District-Specific Design Guidelines for further information.



Precedent: Attractive and comfortable seating elements.



Precedent: Design for flexibility for passive and active use.



Precedent: Rail elements create a unique sense of place.

Public Spaces and Landmarks

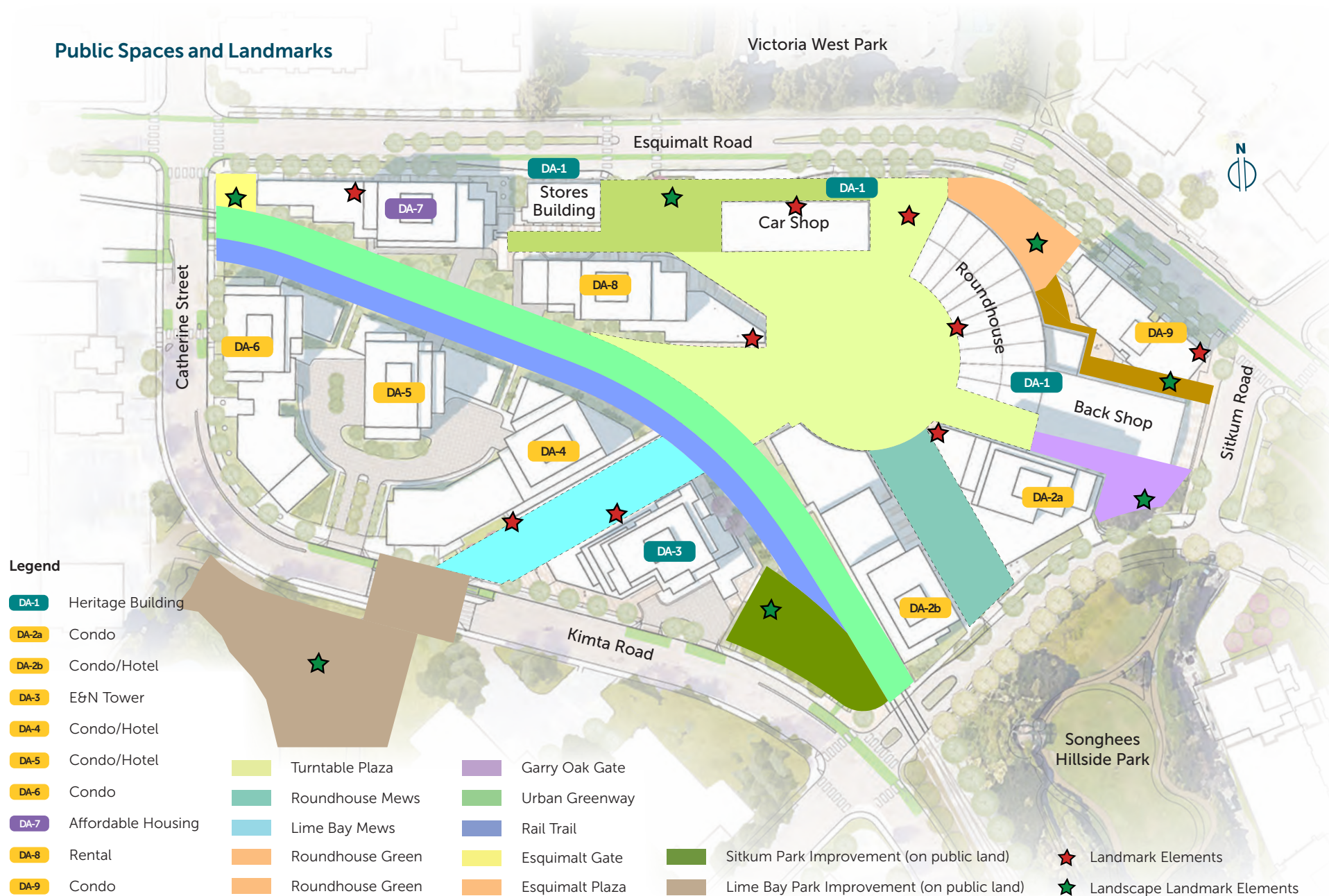


Diagram 4.1: Public Spaces and Landmarks

Design Intent Establish a Natural Site Ecology

Native landscaping can convey a sense of place reflective of the site's natural surroundings, while providing a host of ecological benefits. These can include preservation of biodiversity, support of functioning ecosystems, stormwater management, reduced irrigation and maintenance requirements, and reduced demand for fertilizers and pesticides.

Roundhouse at Bayview Place should incorporate native species across the site, where feasible. Some landscaped areas may take the form of natural forest typologies in order to provide a unique experience for residents and visitors, particularly those using the E&N Rail Trail.

Guidelines

- 4.9 Plantings indigenous to the surrounding area are preferred for landscaped spaces.
- 4.10 Designs may explore the creation natural forest typologies in order to create a unique user experience.
- 4.11 Consideration should be given to establishing a significant urban tree canopy across the site to reduce urban heat island effects and stormwater runoff.
- 4.12 Consideration should be given to the integration of stormwater management strategies into the landscape. Provide rain gardens with native and adapted species where appropriate.
- 4.13 Where appropriate, provide irrigation to planting and trees in the right-of-way to City Standards.
- 4.14 Increase the overall number of trees suitable to the microclimate and the available space.

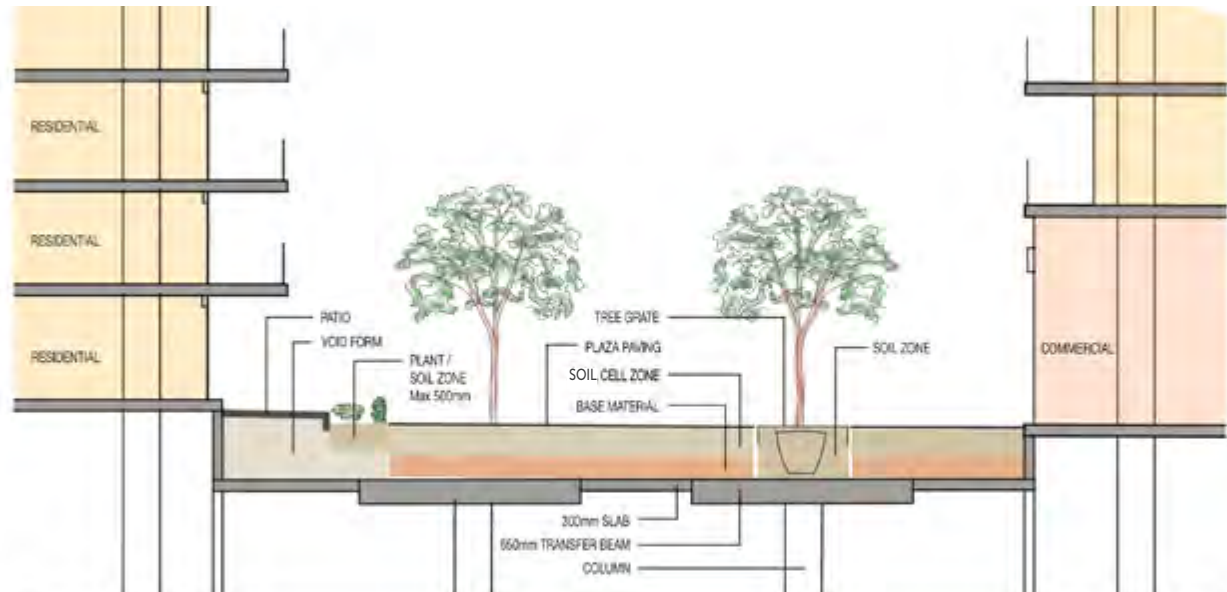


Diagram 4.16: Conceptual sketch to provide structure soil over built structure.

- 4.15 Establish a overall-site plant palette comprised of west coast native and carefully selected adaptive drought tolerant species that will also attract pollinators.
- 4.16 Provide appropriate soil depth to ensure successful plant establishments; wherever appropriate, provide structural soil to supplement growing medium to support tree growth. See Diagram 4.16.
- 4.17 Consider sight lines and mobility safety when designing planting areas.



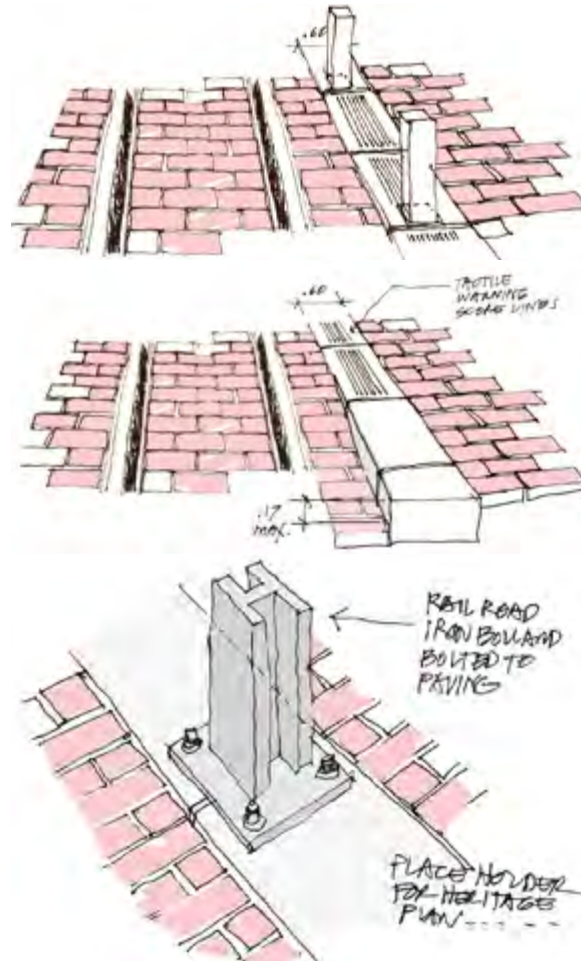
Precedents: Urban trail greening.

Design Intent Reflect the Site's Industrial Character through Landscape Elements

Develop the ground-plane and site design with a rich palette of materials that evoke the industrial and rail history of the site, as a fully integrated and shared environment

Guidelines

- 4.18 Include historic rail elements into landscape design and materials palette to infuse the site with the site's industrial and rail history.
- 4.19 Design public areas as shared surfaces, blending pedestrian, vehicular, and curated rail activity.
- 4.20 Prioritize pedestrian movement, safety and site-wide, barrier free access to public open space and consider integration of accessibility design elements within the ground plane, while balancing rail history and interpretive programming.
- 4.21 Provides a juxtaposition between industrial materials taken from its history and soft planted elements that reflect the surrounding coastal ecology with a focus on native and drought tolerant species. See Diagram 4.21 (p.42) for potential zones of different landscape characters.



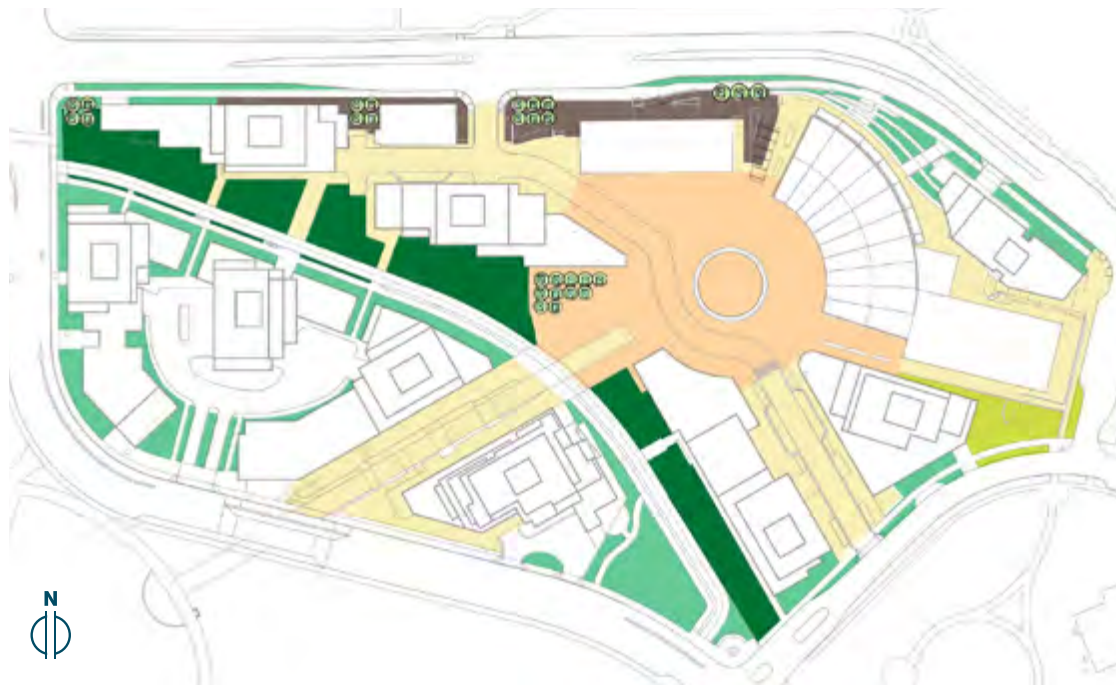
Conceptual Sketch: Landscape detailing reflect the site's industrial past.



Precedents: Bollards reflect the site's industrial past.



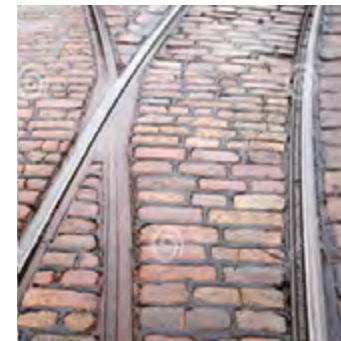
Precedents: Rail elements reflect the site's industrial past.



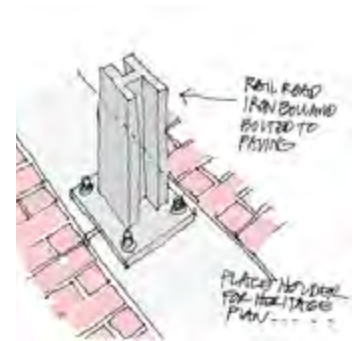
- | | | |
|------------------------------|-------------------|----------------|
| Roundhouse Rail Plaza | Urban Greenway | Community Park |
| Connecting Rail Streets | Gathering Groves | |
| Esquimalt Destination Retail | Garry Oak Outcrop | |

Diagram 4.21 Landscape Character Zones

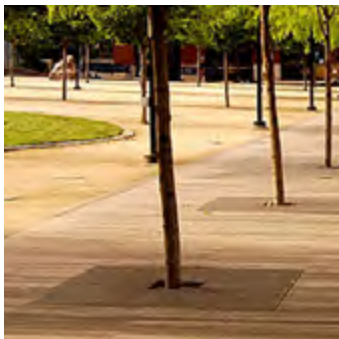
Roundhouse Rail Plaza



Connecting Rail Streets



 Esquimalt
Destination Retail



 Urban Greenway



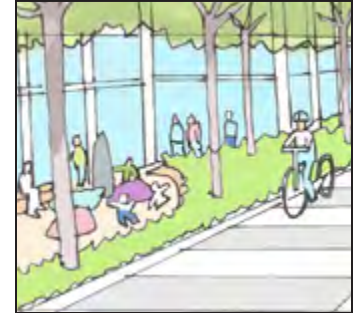
 Gathering Groves



 Garry Oak Outcrop



 Community Park



5. Public Realm and Building Interface

Provides guidance how buildings interact and connect with public spaces.

Design Intent

Creating a inviting pedestrian environment.

The space where the public realm meets the buildings should contribute to a lively and safe street. Visual and physical connections should be established at street level and the activities within the buildings.

Guidelines

- 5.1 Provide retail spaces and other active entrances on the public streets.
- 5.2 Provide ample spill-out space for commercial space at key areas for outdoor retail displays, seating and other activities while providing a clear pathway for pedestrians..
- 5.3 Ground and lower levels should have large, clear glazing and limit the use of tinted or mirrored finish. Clear views in and out of storefronts should be maintained with no large opaque window covering.
- 5.4 Utilize weather protection elements near key entrances and storefronts.
- 5.5 Design should promote safe and animated public spaces through consideration of CPTED principles.
- 5.6 Minimize length of opaque walls, especially along public streets. Consider using vegetation, public art, and other elements to improve streetscape if opaque walls is required functionally.

- 5.7 Design the entrances to be visible, accessible, and simple to differentiate between commercial and residential use.
- 5.8 Provide additional width for pedestrian paths and sidewalks where appropriate, such as high traffic areas, car door swing zones, and main entrances.
- 5.9 Design buildings to create appropriate edge conditions to connect with the surrounding public spaces. In general, there are five general types of building frontage conditions: (See diagram 5.9 for locations)
 - **Active Commercial Frontages** are primarily dedicated for commercial uses, such as retail, food service, cultural, and entertainment purposes. A higher level of accessibility and transparency is required, and appropriate urban elements, such as lighting, patio fencing, bicycle parking, canopies, vegetation, wide sidewalks, and street furnishings should be provided for all-day, year-round use in a continuous fashion along the frontage. Limited areas of residential interaction, such as exits, and building service uses are allowed.
 - **Heritage Commercial Frontages** are facades of existing historical buildings that will be restored as required to be commercial street fronts. Careful modifications, such as doors and windows, and additions, such as marquee signage, can be considered to further activate the facades. Similar to Active Commercial Frontages, appropriate urban elements should

be provided to support vibrant streets and to highlight the heritage character of the buildings.

- **Heritage Frontages** are facades of existing historical buildings that will be primarily restored as required and maintained to their original appearances. Minor modifications are allowed for historical accuracy, safety, and functional requirements.
- **Residential Frontages** are building facades to residential uses within - lobby entrances, fire exits, private patios to townhome units, as well as exterior walls and glazing of other interior residential uses such as amenity spaces and corridors. Views in and out of building should be provided wherever possible to improve visual interest and street safety.
- **Service and Loading Frontage:** building frontages that primarily support building services such as large scale vents, loading and parkade access. They are typically located in less visible and less frequently visited locations.



Precedent: Active Commercial Frontage

Building Frontage Conditions and Landmarks

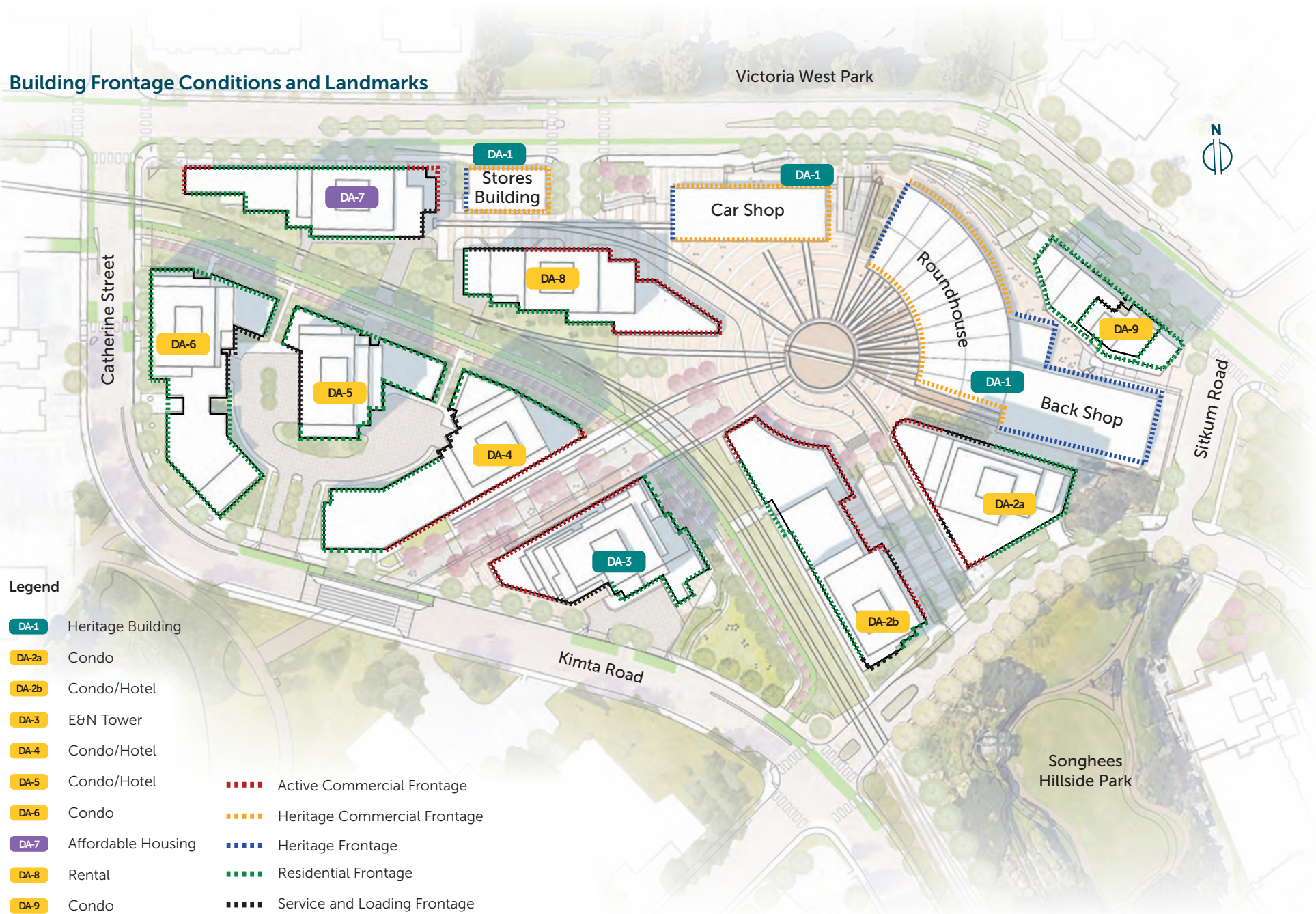


Diagram 5.9 : Building Frontage Conditions and Landmarks



Conceptual Sketch: Active Commercial Frontage



Conceptual Sketch: Active Commercial Frontage and Heritage Commercial Frontage



Conceptual Sketch: Heritage Commercial Frontage and Residential Frontage



Conceptual Sketch: Residential Frontage

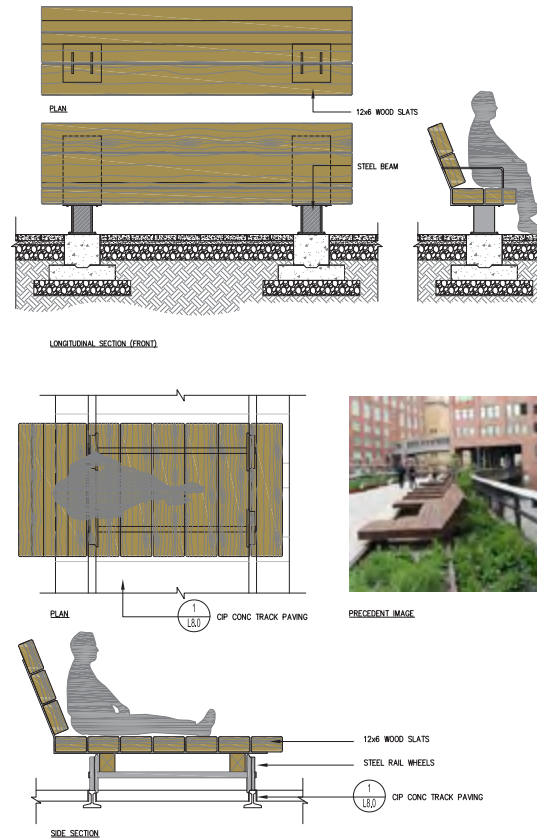
Design Intent

Support the pedestrian environment with good infrastructure.

A high quality public realm will be supported and animated by a layering of contemporary and ample site furnishings and appropriate types and levels of lighting.

Guidelines

- 5.10 Install an ample amount and various types of outdoor furniture; ensure there is not a long distance with no place to sit and rest within the overall site.
- 5.11 Establish an overall site furnishing, lighting, and utility items standard, such as waste and recycling receptacles and bollards, while allowing some flexibility. These items should be durable, resilient, functional and reference the historical rail yard where appropriate.
- 5.12 Built-in elements should also be considered, such as seat-walls and planter beds.
- 5.13 Provide movable tables and chairs in appropriate areas.
- 5.14 Provide pedestrian scale lighting for safety and creating an inviting evening ambiance with added features of seasonal interest.
- 5.15 Provide integrated soffit lights and other lighting feature to highlight building and landscaping features and storefronts.



Conceptual Sketch: Site Furnishing inspired by the rail yard.



Precedents: Rail yard influences.



Conceptual Sketch: Site lighting element influenced by the rail yard past.



Precedent: Outdoor furniture for eating and socializing.



Precedent: Outdoor furniture for resting and lingering.

6. Architectural Expression

Guidelines to provide inspiration for ways in which building designs reflect the site's history, and achieve functional and aesthetic excellence.

Design Intent

Develop a materials palette that reflects these influences

Consider an architectural expression connected to the site's physical features, cultural significance or historic uses.

Guidelines

- 6.1 Draw inspiration from and create connections to the site's physical characteristics, its industrial and cultural history.
- 6.2 Develop a palette of materials that exudes aspects of the site's history, particularly materials associated with rail infrastructure, weathered patina, natural local materials, and the urban context.
- 6.3 Consider contrasting building forms, use of materials, articulation and expression that enhance the legibility of existing historic rail buildings.
- 6.4 Consider intentional diversity in building designs and use of materials across the site.
- 6.5 Consider design elements in the architecture and landscape that provide for continuity across the site.
- 6.6 Avoid building envelope designs that are predominantly glass and spandrels and carefully consider the solid-to-void ratio.



Site influences: Site influences such as historic rail uses should influence architectural expression and help shape the development's material palette.



Precedent: Material palette and architectural expression reflects site influences.

Design Intent **Integrate with the city.**

Design individual and complex of buildings to be positive, integral part of the urban fabrics and the environment.

Guidelines

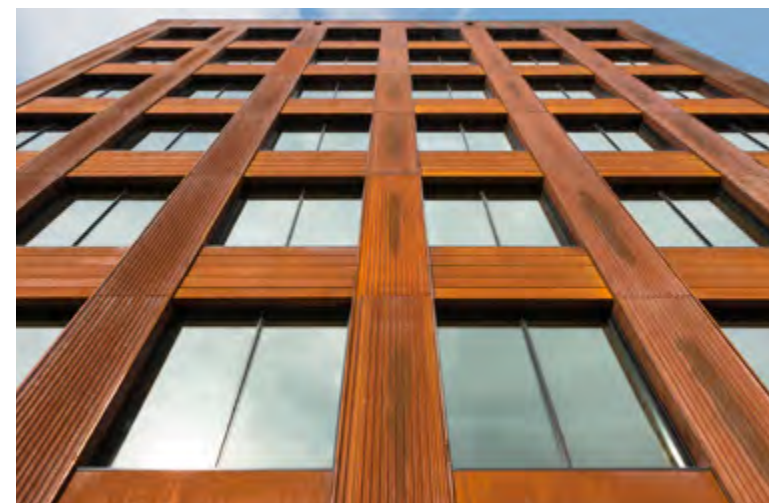
- 6.7 Use durable and renewable building materials that will weather and age gracefully.
- 6.8 Design buildings to be urban landmarks at focal points such as main intersections, entry points into the overall sites, and high visibility locations.
- 6.9 Design the lower floors and street fronts to be in the human-scale and with higher level of detailing and refinement.
- 6.10 Consider bird-friendly glazing strategies, such as etched and fritted glass, at key locations.



Precedent: Human-scale with high level of refinement at the street level.



Brick as a durable material that references the historical buildings on site.



Precedents: Corten steel ages gracefully and references the industrial past.

7. Residential Livability

Provides guidance related to privacy noise abatement, as well as residential amenities and an overall lively residential community.

Design Intent

Provide a Network of Site-wide Amenities

Residential livability is enhanced by a network of site-wide amenities that range in size, orientation, and configuration in the public realm. These spaces allow for a variety of uses and programming opportunities.

The amenity network for Roundhouse at Bayview Place is made up of a range of plazas and green spaces. Turntable Plaza is intended to serve as the community's central gathering space while smaller open spaces provide additional amenity areas. .

Guidelines

- 7.1 The site should include a combination of plazas and open spaces to create an enhanced public realm and offer a range of functions at different scales.
- 7.2 These destinations should be connected by pedestrian pathways and cycling routes that run throughout the site, including the multi-modal E&N Rail Trail anchored by Sitkum Park
- 7.3 Passive and active use of spaces could be encouraged by providing spaces of different size and surfacing (i.e., hard and softscape areas).
- 7.4 Connections between site-wide public spaces should be achieved by providing a network of pedestrian and bicycle links and pathways through the site.



Precedent: Public spaces provide functions at different scales.



Precedent: Pathways connect to on-site amenities.



Precedent: Plaza spaces provide opportunities for social connection.



Precedent: Development adjacent to at-grade rail.

Design Intent Noise Abatement

Strategies to abate noise from sources such as harbour aircraft, potential railway operations and vehicular traffic along Esquimalt Road should be used to increase residential livability.

Guidelines

- 7.5 Strategies such as increased wall mass and updated window and door systems may reduce the impacts of noises
- 7.6 Industry standards should guide the design of buildings of that face in the direction of noise sources.
- 7.7 Development permit applications may require an opinion of the chosen noise mitigation method by a professional certified in acoustics measurement and analysis or by the architect for the development.
- 7.8 Residential units located adjacent to the E&N rail corridor may require noise mitigation in anticipation of future rail use.

Design Intent A Lively Place to Live

Invigorate the neighbourhood with residential activities and a sense of community.

Guidelines

- 7.9 Except for studios, residential units shall have a balcony wherever possible.
- 7.10 Provide townhouse units at ground level with individual, private entrances and raised, vegetated front patios wherever possible.
- 7.11 Consider providing views into interior ground floor residential amenities such as common room and fitness centre.
- 7.12 Provide transparency to allow view in and out of private realm to improve safety and visual interest.
- 7.13 Utilize building rooftops as additional amenities for the residents, such as accessible green roofs, community gardens, and outdoor living and dining rooms.
- 7.14 Ensure entrance canopies are durable and easy to maintain.
- 7.15 Make the building number and name clearly visible in all lighting conditions.



Precedents: Townhouse units at ground level.

8. Commercial Character

Provides guidance related to storefronts and ground-level activation.

Design Intent

Activate the Public Realm

Commercial spaces can animate the ground-level by providing continuous activity through business hours. Strategic siting and use of architectural elements can help optimize retail spaces and promote activity and vibrancy.

Commercial areas located along the site's internal circulation routes and Lime Bay Mews can take advantage of and generate additional activity. These types of spaces near to Turntable Plaza should use architectural elements to help frame the plaza, activate heritage buildings, and draw residents and visitors into the Heritage Heart.

Guidelines

- | | |
|--|---|
| <p>8.1 Create commercial and retail spaces that promote pedestrian activity, visually connected to the public realm. Introduce modularity to allow more flexible leases and businesses of various scales.</p> <p>8.2 Create retail zones along storefronts for outdoor seating and merchandising to activate the public realm.</p> <p>8.3 Adapt existing historic buildings and design new buildings to reinforce the commercial and retail character of public street frontages.</p> <p>8.4 Provide each retail unit with a direct, accessible entrance from the immediately adjacent public realm.</p> | <p>8.5 Provide ample glazing into retail spaces and discourage the use of large, opaque graphics to block the view into and out of interior spaces.</p> |
|--|---|



Precedent: Outdoor seating.



Precedent: Activated historic buildings with new, pedestrian-oriented commercial uses.

Design Intent

Design for Pedestrian Comfort

Ground-oriented retail spaces can use architectural elements to help establish a pedestrian-scale environment. These elements can help create a comfortable public realm and reduce perception of overall mass.

Guidelines

- 8.6 Design solutions may explore a range of storefront designs and signage to generate a varied commercial landscape.
- 8.7 Features that protect pedestrians from the elements, such as canopies and shades, may be explored to foster a comfortable public realm.
- 8.8 Colonnades/ground level setbacks may be used to humanize the pedestrian realm.
- 8.9 Ensuring the first floor of commercial spaces are level with the sidewalk and outdoor space may increase physical connection.
- 8.10 Storefront designs for those located within historic structures should be aesthetically respectful of these structures.



Precedent: Outdoor seating and porous buildings increase connection to the street.



Precedent: Canopies and weather protection support pedestrian comfort.



Precedent: Elements such as colonnades and courtyards create a human-scale environment.



Precedent: Seating and canopies create a human-scale environment.

9. Electrical and Mechanical Servicing

Provides guidance on minimizing visual, physical, and auditory impact of electrical and mechanical equipment.

Design Intent

Minimize the impact of electrical and mechanical equipment on site.

Guidelines

- 9.1 Locate electrical and mechanical equipment within the building it services wherever possible; if an exterior location is required, it should be placed away from busy pedestrian areas and windows.
- 9.2 Integrate electrical and mechanical equipment into building design or screen them to reduce visual impact when possible.
- 9.3 Reduce negative auditory impact by locating noisy equipment away from pedestrian or residential areas; screen them when necessary.
- 9.4 Reduce heat-island effect by using light coloured ballast or other materials.



Precedent: Integrate screen into building massing.



Precedents: Locate equipments in less visited areas and integrate screens into building design.

10. Signage and Wayfinding

Provides guidance related to site and building signage.

Design Intent

Ensure Signage Contributes to the Character of the Neighbourhood

Signage can contribute to the establishment of a neighbourhood identity depending on sign type, size, position, and material.

For Roundhouse at Bayview Place, signage should contribute to neighbourhood character and encourage a lively and attractive streetscape. Design and location of signage should relate largely to the human-scale, aiding in the creation of a pedestrian-friendly environment.

Guidelines

- 10.1 Establish an overall site signage and wayfinding strategy and standard.
- 10.2 Building signs should be integrated with architectural design and expression.
- 10.3 Appropriate sign types and materials may include wall mounted, hanging, individual letters, porcelain enamel, wood, and carved stone.
- 10.4 Signage should be scaled for the pedestrian realm.
- 10.5 Encourage durable and high-quality signage, and should be able to be updated periodically as needed.
- 10.6 Consider the impacts of light pollution beyond the property line.

Design Intent

Ensure Signage Contributes to Development of a Coherent Wayfinding Strategy

A coherent wayfinding strategy can help increase on-site activity, build confidence in multi-modal travel, and provide a distinct sense of place.

The Roundhouse at Bayview Place wayfinding strategy should endeavour to accomplish these objectives in a way that is aesthetically unified. A combination of intuitive landscape design, mapping and directional signage should span the site, helping to identify access points, circulation routes, and key destinations while reinforcing the neighbourhood's industrial character.

Guidelines

- 10.7 Site design should endeavour to intuitively guide residents and visitors using visible desire and sight lines, paving strategies, and landscape design with directional signage providing supplemental guidance.
- 10.8 Consider constructing signage from materials cohesive with the site's industrial rail past, such as metal and wood.
- 10.9 Consider designing signage using high quality graphic design and consistent identity to help establish a "brand" for the neighbourhood.
- 10.10 Wayfinding and building addresses should relate to building entrances.
- 10.11 Signage should be designed using principles of universal accessibility (e.g., use of contrast, pictograms, height and placement).



Precedents: Overall site and retail signage.



Precedent: Landmark signage.



Precedent: Directional signage.

4. District-Specific Design Guidelines

This section provides design principles, concepts and guidelines applicable to specific districts within the Roundhouse at Bayview site. The five districts, shown in the illustration to the right, are not meant to be defined with hard boundaries - they are meant to be general areas where the design guidelines should be applied with discretion. Urban Design Guidelines set out in section 3 should also be applied to create a sense of place for the overall site. See zoning by-law for specific rules such as building heights and setbacks.

1. E & N Railway District

The Roundhouse heritage complex serves as the neighbourhood's centrepiece, 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

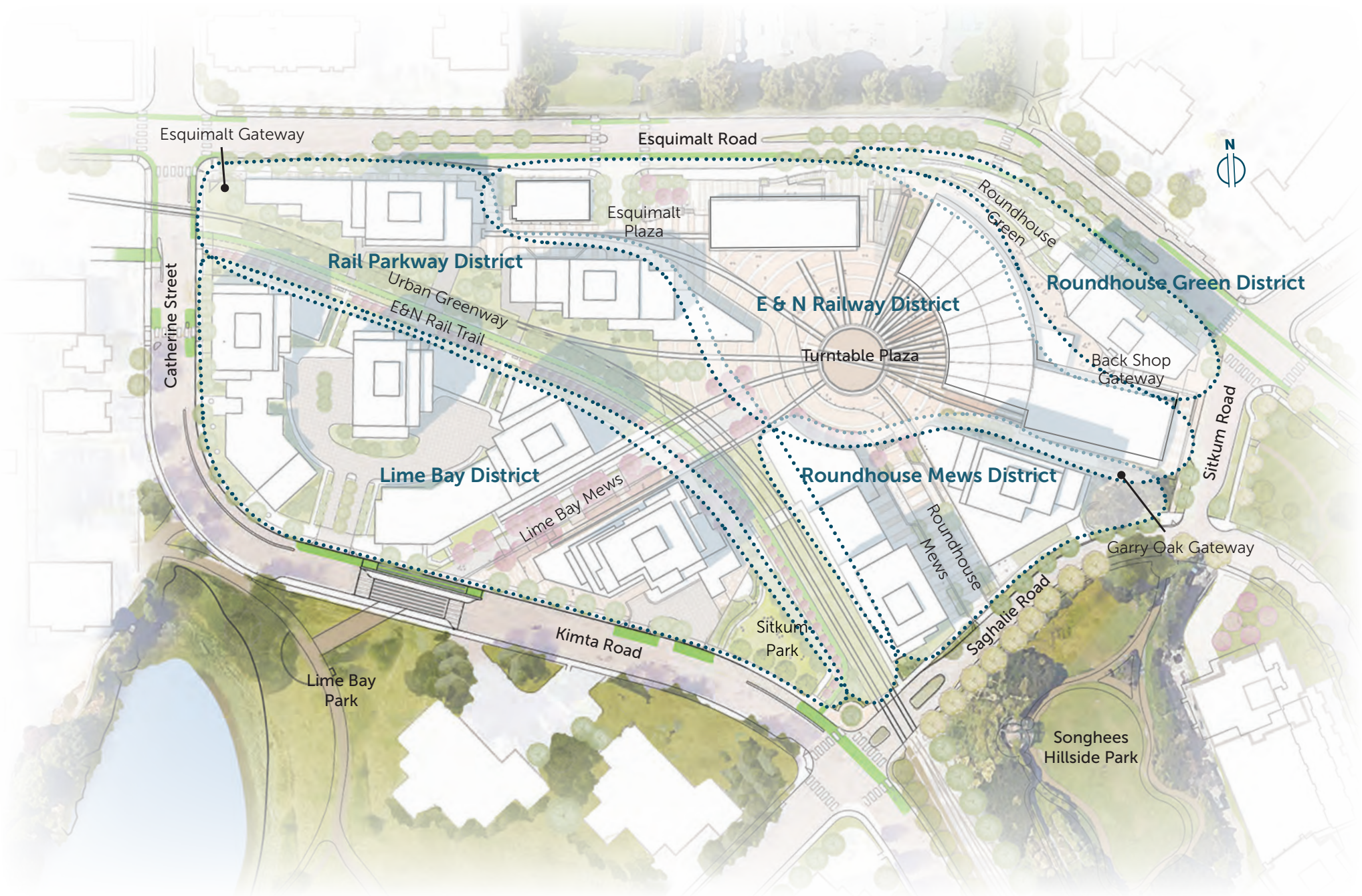
This district provides key connection and animation through its active commercial, recreational and residential uses. Ground level retail, residential amenities and lobbies help activate Esquimalt Road and the internal carriage lane, adding vibrancy to the community. Arching across the site, the E&N 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.



The Five Districts

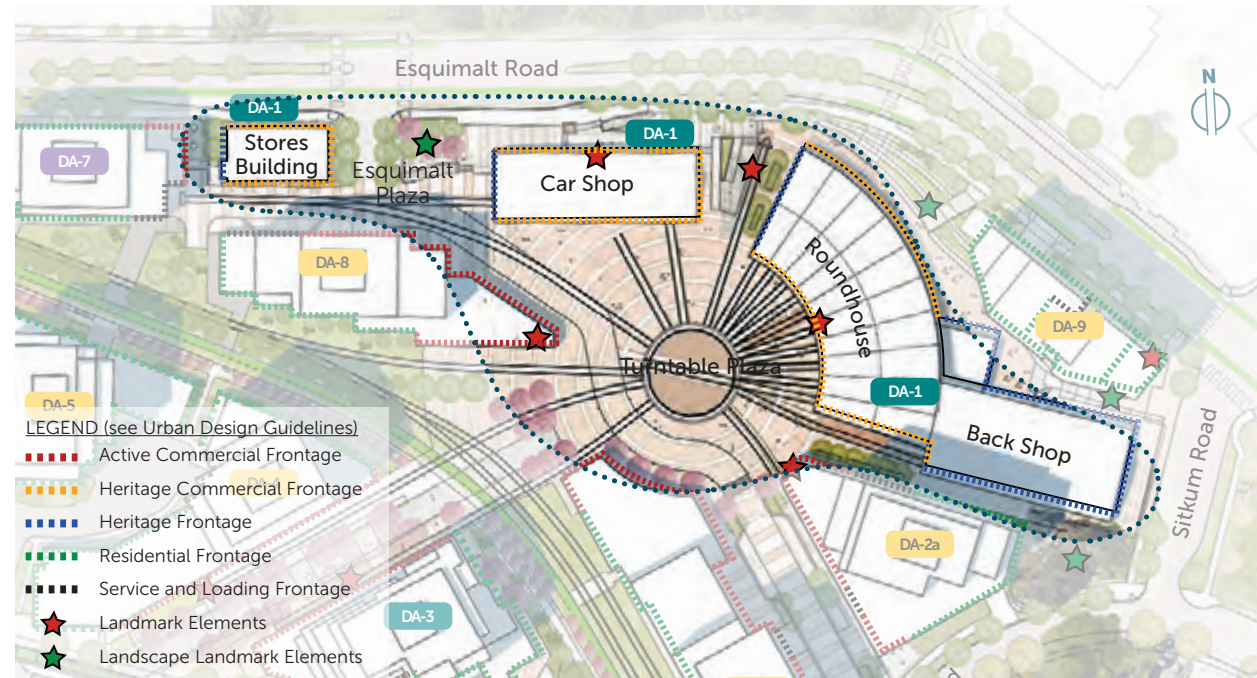
1. E & N Railway District

District Character

The Roundhouse heritage complex serves as the neighbourhood's centrepiece, 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, a move that will 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.

Guidelines

- 1.1 Activate new building facades facing Turntable Plaza with retail uses, building transparency, patios, etc.
- 1.2 For heritage buildings, restore and make safe. Repair Roundhouse's oversized doors so they can be fully opened to the Turntable Plaza.
- 1.3 Besides the turntable structure, vegetation, and embedded rails, keep the Turntable Plaza relatively free of fixed elements to allow functional flexibility. Provide sitting and lingering opportunities, such as movable tables and chairs, for the plaza, especially along building facades and under tree canopies.
- 1.4 Design the Esquimalt Plaza to be a focal point of the surrounding buildings, with wayfinding elements, ample landscaping and trees, and both fixed and loose seating to support small scale gatherings.
- 1.5 Utilize traffic calming strategies and bollards in key areas of the Roundhouse Mews in this district to allow all modes of transportation



- 1.6 Explore opportunities to have rotating rail-related displays and scheduled turntable operation to make the plaza a cultural and tourist attraction.
- 1.7 Design the space between the Car Shop and the Roundhouse as a major entrance into the Turntable Plaza from the north side. Consider installing a repurposed rail car on tracks as a food service or retail unit that also functions as a landmark to bring visitors into the plaza.
- 1.8 Consider placing a signature sign on the Car Shop facing Esquimalt Road.
- 1.9 New buildings around the Turntable Plaza should be distinctive and oriented towards the public space.
- 1.10 Provide well-designed lighting for the plaza to accommodate various activities and events.
- 1.11 Consider incorporating interpretative signage for site history, interactive art installations, and other elements in the interstitial space between Backshop, building DA-9, and Sitkum Road.

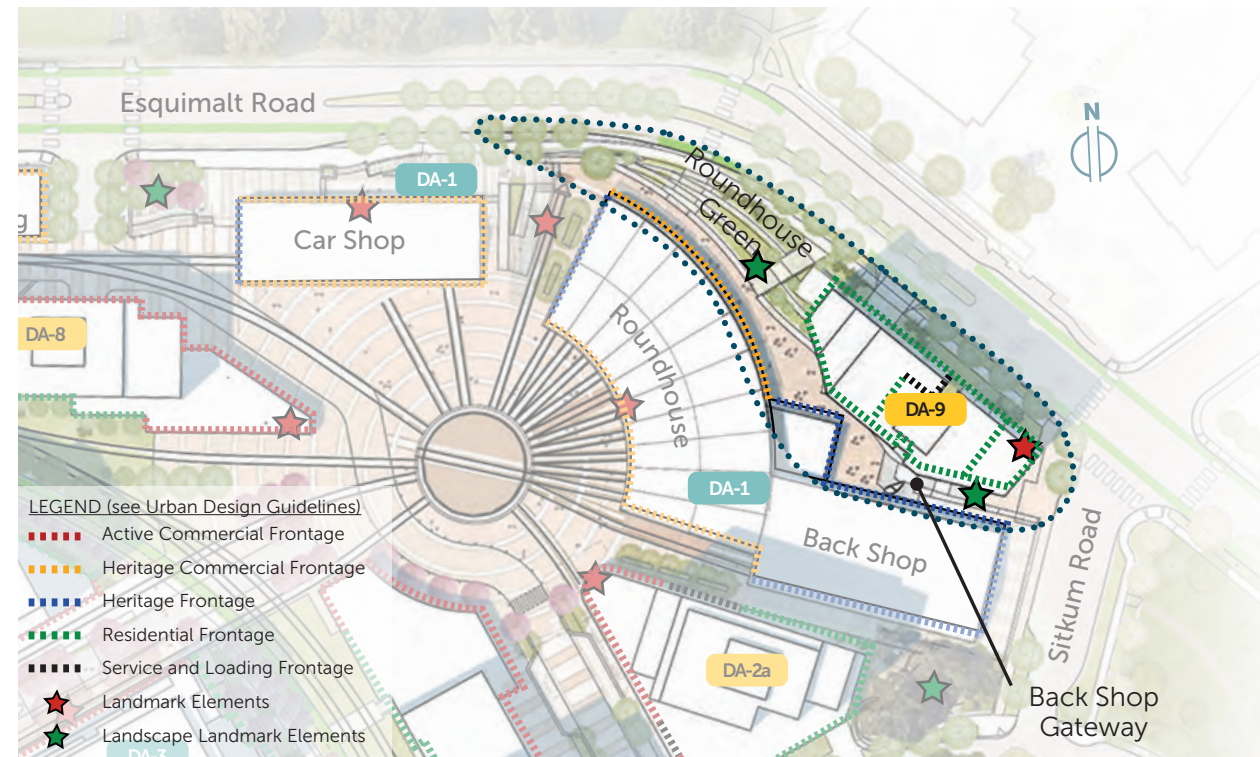
2. Roundhouse Green District

District Character

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.

Guidelines

- 2.1 Consider utilizing the change in grade to create an informal, landscaped amphitheatre for the Roundhouse Green. Ensure the design of this public space accommodates both everyday usage as well as special events, and maintains a sense of openness towards the historical Roundhouse.
- 2.2 Design the Back Shop Gateway to be a more intimate, quieter public urban space that links the Sitkum Road with the Back Shop, Boiler House, and Roundhouse with a feature stairway.
- 2.3 Carefully consider the sightlines to Roundhouse from Esquimalt Road for the design and placement of building DA-9.
- 2.4 Consider including architectural features to make building DA-9 a landmark for the approaching visitors from the east.
- 2.5 Consider smaller floor plates on the lower floors for building DA-9 for better visibility on ground level.
- 2.6 Ensure the base of building DA-9 complements the Roundhouse Green, Back Shop Gateway and the surrounding streets. Refer to DA-9 Building Specific Design Guidelines in the following page.
- 2.7 Consider carefully adding transparency and



access points on the Roundhouse building facade facing the Roundhouse Green.

- 2.8 Create welcoming landing areas for the two crosswalks on Esquimalt Road.
- 2.9 Consider connecting the Roundhouse Green with the Turnable Plaza with a clear, direct interior passage within Roundhouse.



Precedent: Casual uses in a landscaped amphitheatre.

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,
- Reinststate 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 this section](#). 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.



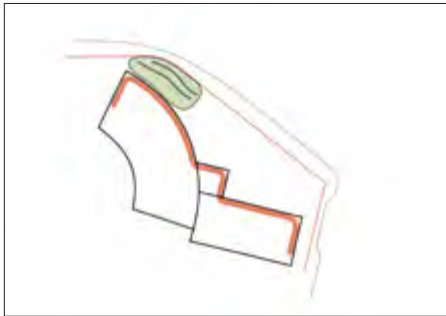
Precedents: Examples of intergrated buildings.



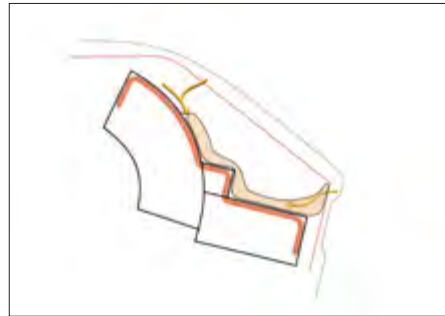
Precedents: Examples of separate buildings.

Scenario 1: Integrated Adjacent

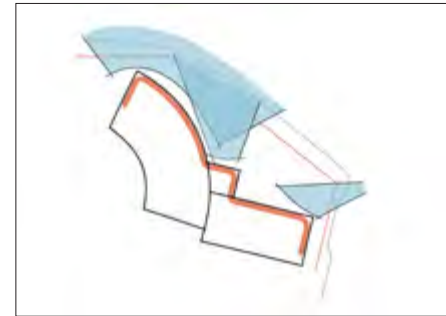
The following diagrams and statements provide visual reference to intended design considerations in a scenario where a new building is sited adjacent, but not attached, to the heritage buildings.

DA-9 Interface Design Principles**Green Space Anchor
(Roundhouse Green)**

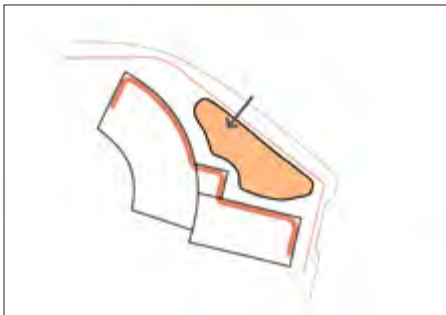
Landscape terrace and plaza at base of Roundhouse, with stairs down from Esquimalt.

**Amenity Space as Interface
(Back Shop Gateway)**

Connected at-grade interface area forming a setback to heritage buildings, designed as a landscape amenity.

**Emerging Views to Heritage**

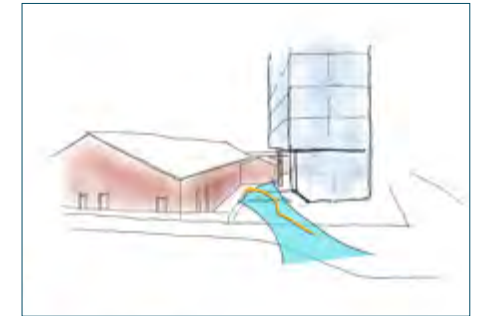
Views from pedestrian level to portions of the heritage buildings. from Esquimalt and Sitkum. These views emerge as a variety of experiences of the heritage facades.

**Developable Area**

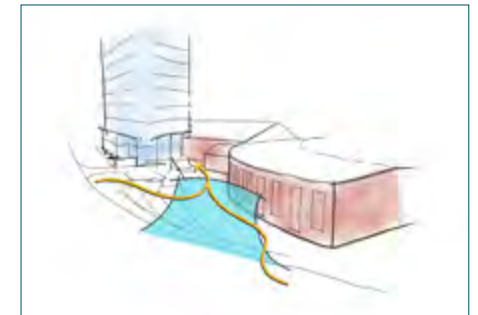
Balance areas flexible for a range of massing forms and configurations. Setbacks to heritage buildings are to provide suitable visual space between buildings.

**Transparency at Base**

Lower three floors of the tower should maximize transparency through the building, where feasible, to increase visibility of heritage buildings.

DA-9 Design Objectives**Viewscape from Sikum Corner**

Objective is to shape the tower to open up views to Back Shop and Boiler House.

**Viewscape from Esquimalt Rd**

Objective is to shape the tower to open up views to Roundhouse and Boiler House.

DA-9 Building Specific Design Guidelines

Intent: Minimize impact to the heritage buildings and setting

- 2.10 If siting a new building between Esquimalt Road and heritage buildings, the building footprint should minimize the visual impact to heritage buildings when viewed from Esquimalt Road. Minimize floor plate sizes.
- 2.11 If siting a new building connected to, and rising above, the heritage buildings, the lower levels of the building should maximize the visual exposure of the heritage building through the new structure.
- 2.12 No parking serving this site (as may be required by bylaw) is required below the building but can be provided remotely elsewhere on the Roundhouse at Bayview site if this improves the geometry and configuration of the heritage setting.
- 2.13 Tower floor plates should be limited to less than 800sqm.
- 2.14 Balance the new podium design with heritage buildings to achieve a compatible, integrated, setting at the street level.
- 2.15 Maximize the visibility of heritage buildings, where possible, by maximizing the transparency of any building placed in the foreground of the heritage buildings.

Intent: Utilize form, massing, spatial configuration and character-defining elements that celebrate and complement the heritage and industrial nature of the site

- 2.16 Use simple, functional building forms that reflect industrial buildings on site, such as structural bays, slab forms, symmetry, and architectural proportions.
- 2.17 Reference fenestrations, shapes, and proportions of the heritage buildings in the design of the new building.
- 2.18 Use natural materials such as brick, steel, stone and concrete, heavy timbers.
- 2.19 Form spatial opportunities at the pedestrian level to allow for a variety of views and public experiences of the heritage building.

Intent: Activate the frontage facing Esquimalt St. Road and address the grade change

- 2.20 Create clear intuitive pedestrian routes from surrounding sidewalks to building frontages.
- 2.21 Consider the surrounding and edge grade changes, ensuring main entrances are accessible, and public spaces are open and obvious from the street.
- 2.22 Activate the ground and podium level, providing public spaces and/or amenity.
- 2.23 Place common entries, lobbies and active, well used frontages facing Esquimalt Road.

Intent: Integrate new with old in a holistic composition

- 2.24 Find opportunities to relate a new building to the historic structure visually and spatially
- 2.25 Consider the historic building as part of the composition of the design of the new structure, especially at podium level.



Precedent: Connecting pathways between new buildings and heritage buildings.

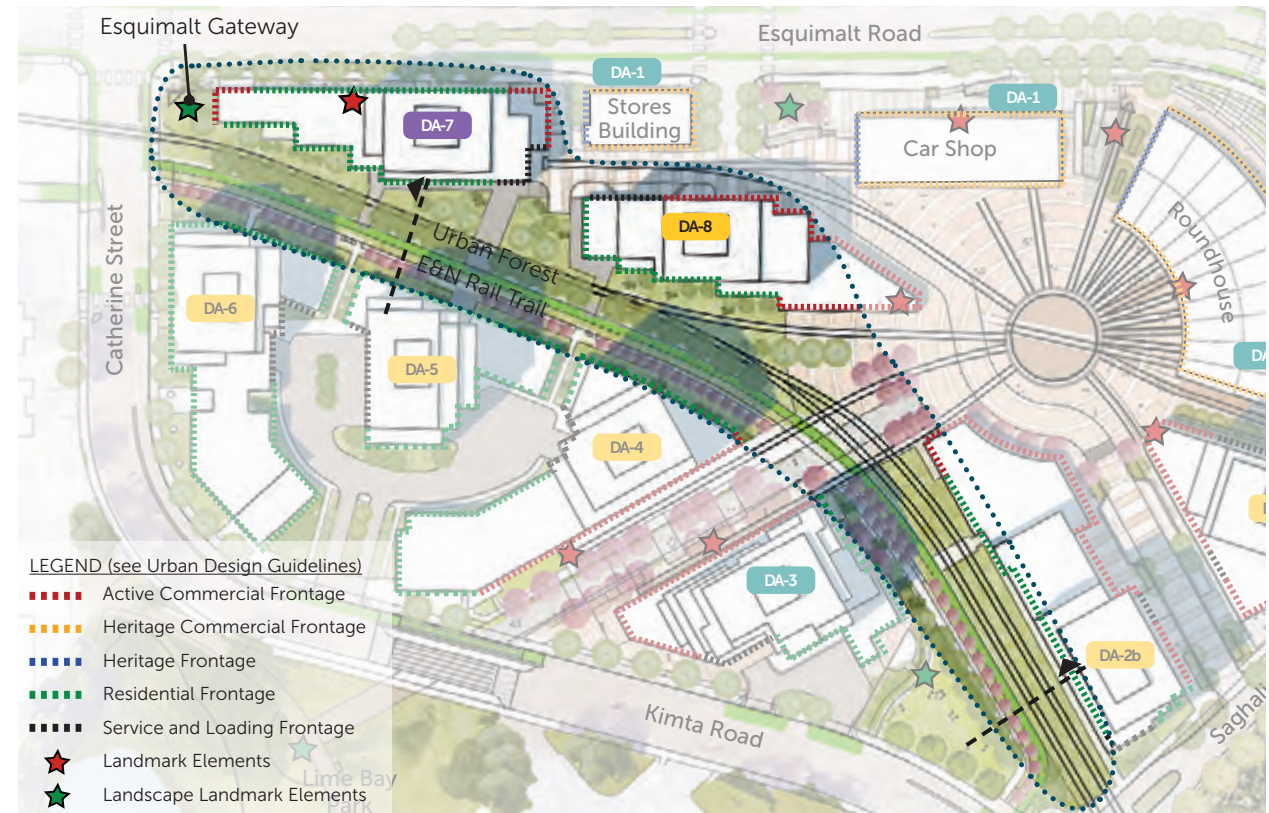
3. Rail Parkway District

District Character

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.

Guidelines

- 3.1 Provide a central public corridor that integrates the Urban Greenway, the Rail Trail, and the surrounding building edges. See diagram 3.1 and 3.2.
- 3.2 Ensure all crosswalks through the Rail Trail and rail tracks are safe with demarking elements and clear sightlines. Apply traffic calming strategies when required.
- 3.3 Provide ample resting opportunities along the length of the Rail Trail.
- 3.4 Provide active commercial and residential facades along Esquimalt Road and the interior movement network.
- 3.5 Provide vehicular and loading access for buildings DA-7 and DA-8 in this district through the internal movement network.
- 3.6 Design the Esquimalt Gateway to be a welcoming public space with wayfinding elements, landscaping, and seating to support the commercial activities within



- 3.7 building DA-7. Consider reusing rocks in this area to be a feature of the public space.
- 3.7 Consider including architectural features to make building DA-7 a landmark for the approaching visitors from the west.



Precedent: A light rail system with vegetation integrated.

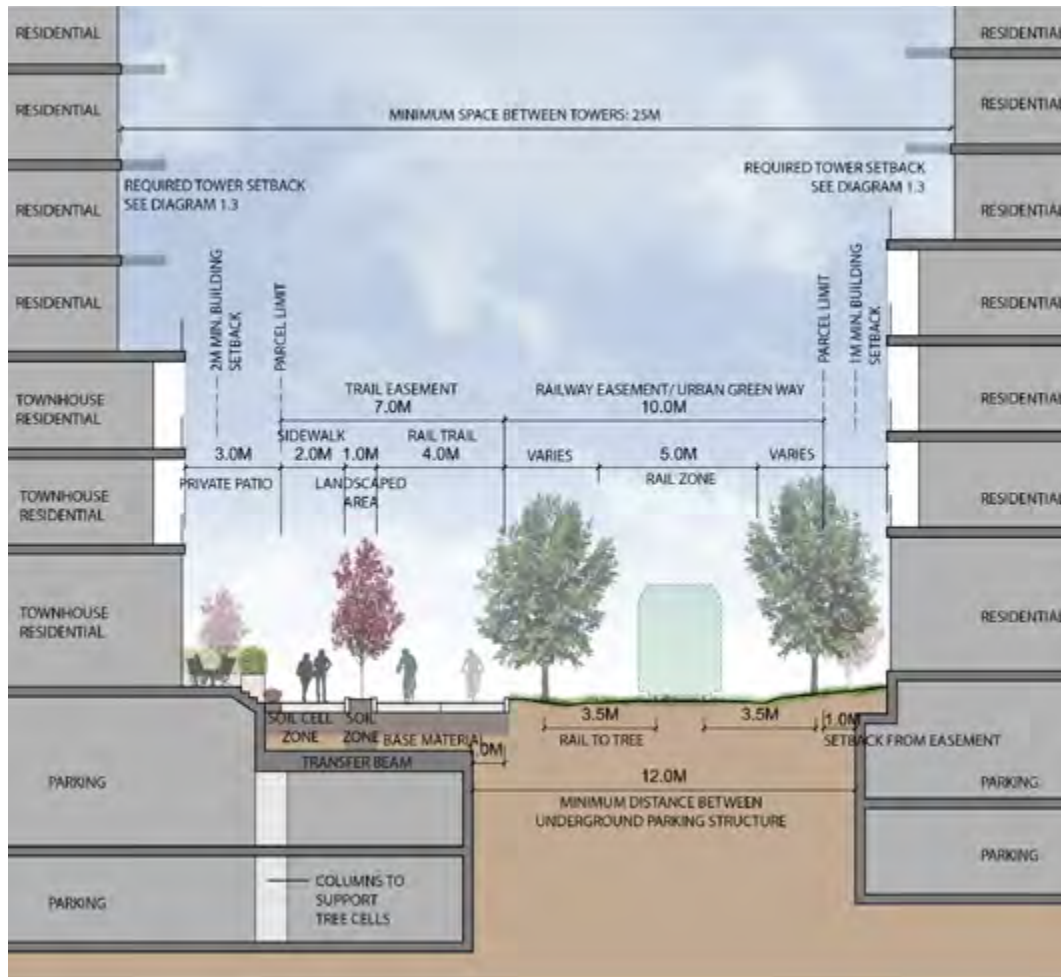


Diagram 3.1 Rail Parkway Section, between DA-7 and DA-5, looking northwest

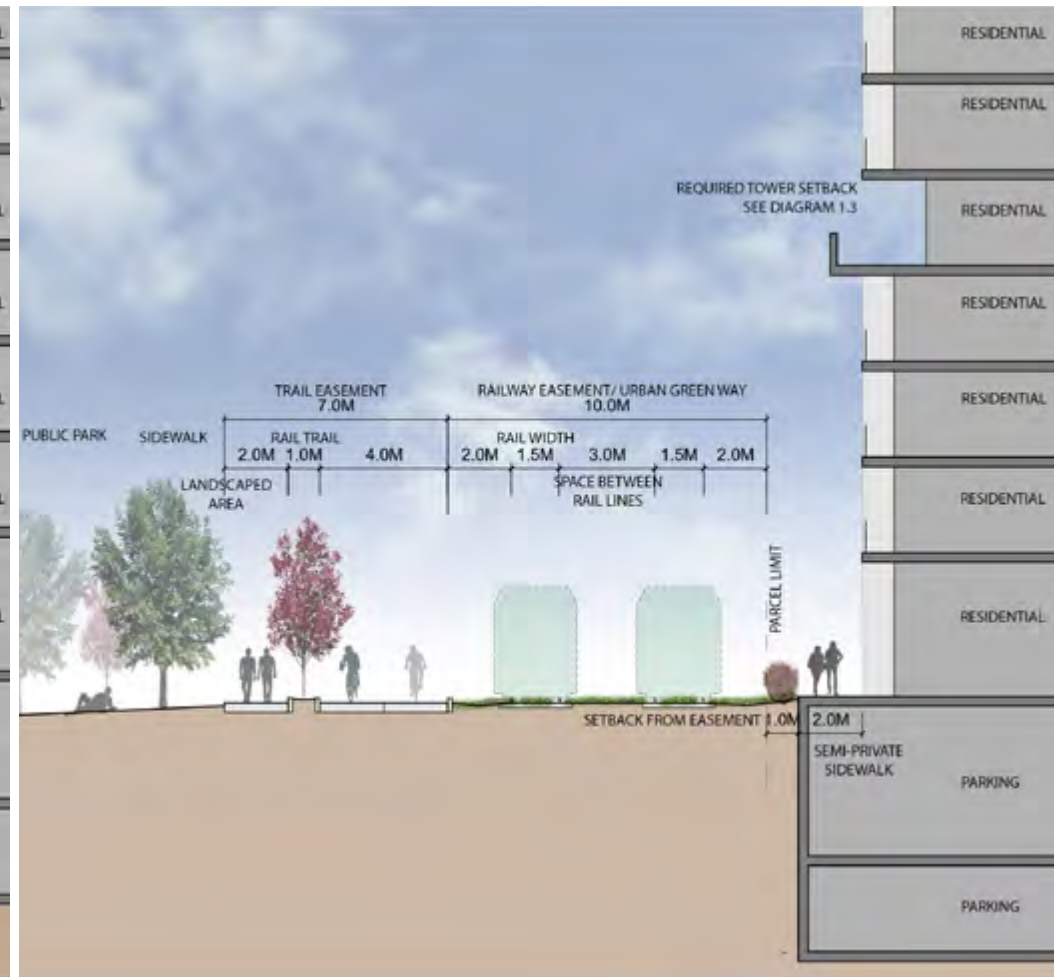


Diagram 3.2 Rail Parkway Section, between DA-2b and Sitkum Park, looking northwest

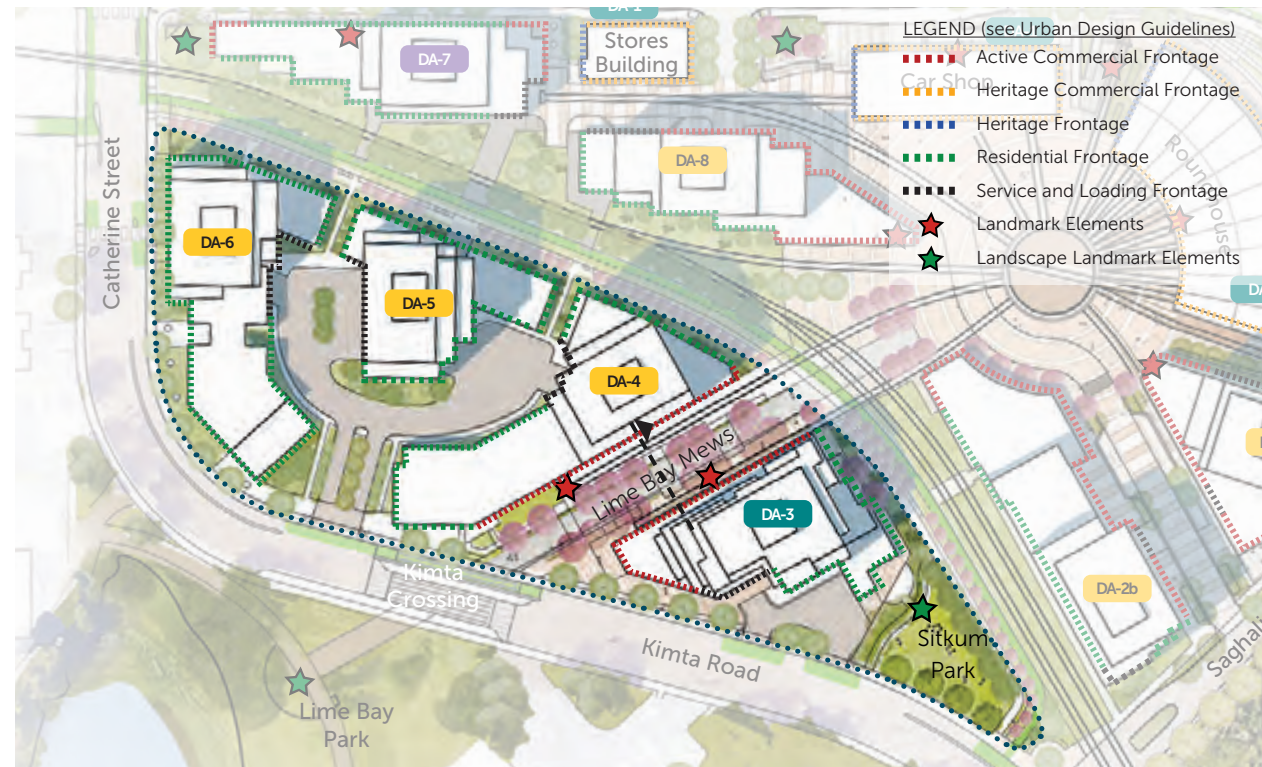
4. Lime Bay District

District Character

The Lime Bay District provides residential use and space for cultural and retail activities, centring 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.

Guidelines

- 4.1 Connect Lime Bay and the waterfront to the Turntable Plaza with Lime Bay Mews, with supporting active commercial and residential facades on both sides. See diagram 4.1.
- 4.2 Create a wide and raised crosswalk on Kimta Road as an extension of Lime Bay Mews, and provide a new pathway in Lime Bay Park to connect with existing pathway along the waterfront.
- 4.3 Consider placing engines and/or rail cars in Lime Bay Mews as display and/or repurposed retail units.
- 4.4 Improve Sitkum Park as a community green space and landmark, and integrate it with the Rail Trail to ensure the safety of all transportation modes.
- 4.5 Provide public outdoor passages between buildings B1, DA-5, and DA-4 with comfortable widths.
- 4.6 Consider providing multi-stories townhouse units at street level with private entrances and patios whenever appropriate, especially along the south edge of Rail Trail.
- 4.7 Provide boulevard trees along Catherine Road and Kimta Road.
- 4.8 Provide autocourts for parkade access and loading for buildings in this district.
- 4.9 Consider site features such as repurposed train engines/cars, continuous canopies, planting, and seating area on both sides of Lime Bay Mews.
- 4.10 Consider designing Lime Bay Mews as a pedestrian and cyclist only road, with limited access for service and emergency vehicles.



Precedent: A rail car repurposed into a restaurant.

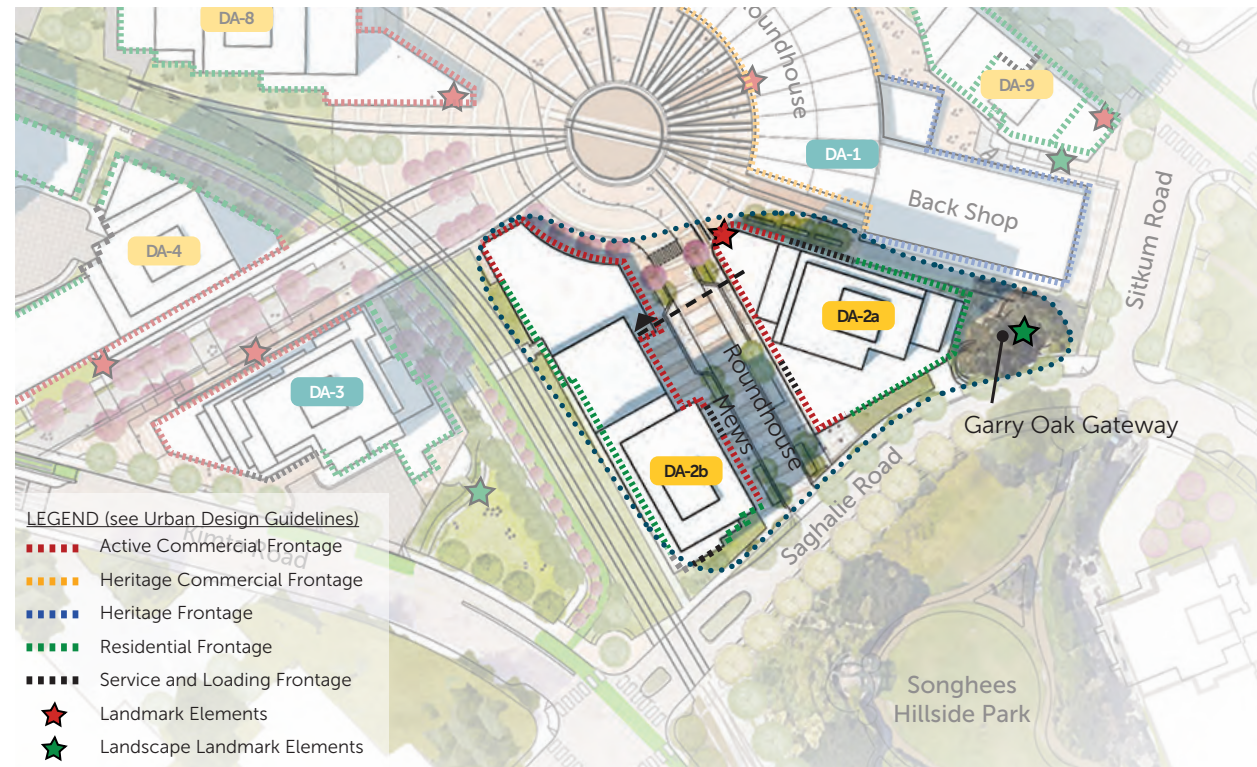
5. Roundhouse Mews District

District Character

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.

Guidelines

- 5.1 Connect Saghalie Road and the southeast edge of the site to Turntable plaza with Roundhouse Mews, with active commercial and residential use on both sides. See diagram 5.1.
- 5.2 In Garry Oak Gateway, retain existing garry oak trees and the exposed rock, provide additional infrastructure, and make this a local landmark and public park space.
- 5.3 Provide a staircase and a direct, public alley way to link Garry Oak Gateway and the visitors coming from the east to the Turntable Plaza.
- 5.4 Activate new building facades toward the Turntable plaza.
- 5.5 Utilize traffic calming strategies and bollards in key areas on Roundhouse Mews in this district to allow all modes of transportation to travel safely, especially at the entry point from Saghalie Road.
- 5.6 Provide clear wayfinding elements and pathway from Kimta Road to connect visitors from the south to the Roundhouse Mews.



Precedents: Mews typology.

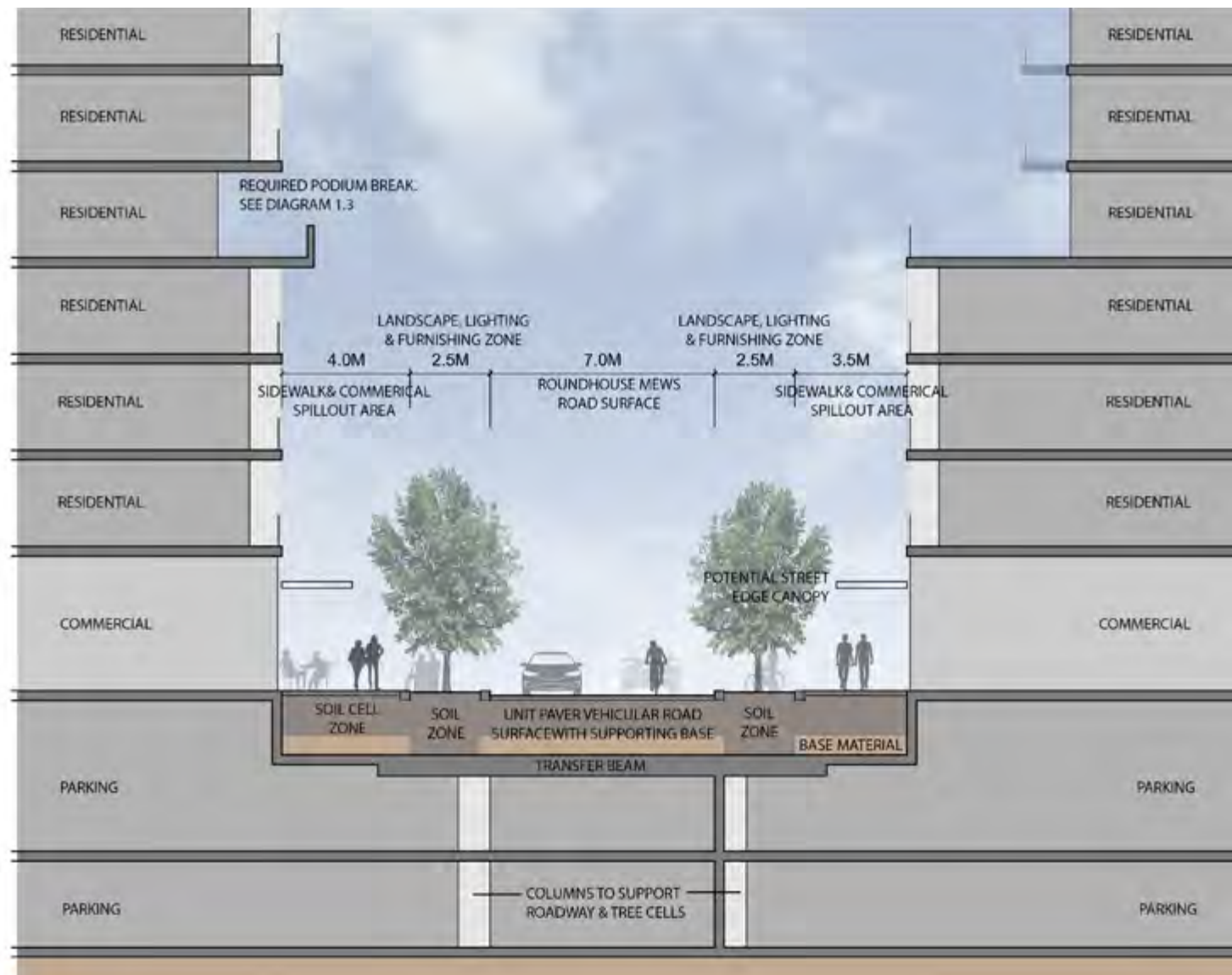


Diagram 5.1 Lime Bay Mews Section between DA-1a and DA-1b, looking north



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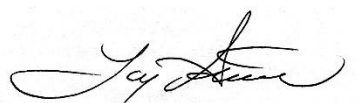
September 1, 2022

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



Stantec Consulting Ltd.
200-325 25 Street SE, Calgary AB T2A 7H8

November 25, 2021
File: 112610210.6_report (rev3)

Attention: Chris Reiter

Bayview Place
80 Saghalie Rd
Victoria, BC
Canada, V9A 0A1

Dear Chris Reiter,

Reference: Rail Corridor Realignment through Bayview Place Site

In regard to the track corridor realignment required to facilitate the layout plans for the parcel redevelopment planned by Bayview Place, please note the following items discussed below confirming that the proposed rail alignment design is suitable for the functional purpose intended:

- The track realignment allows the use of the rail corridor through the Bayview development for both heavy rail and LRT.
- The 14.5 degrees (~120m) and 11.5 degree (~150m) horizontal curvature is within the minimum turning radius for Rail Diesel Cars (RDC) Dayliners and is not appreciably more than the maximum found throughout the network of the former E&N Railway.
- The above noted curvature when combined with the very slow operating speed planned for this development (~5 MPH), is appropriate for heavy rail and LRT use within urban environments and developments of this nature.
- Notwithstanding a detailed engineering review of the site and rail corridor, the proposed track arrangement and alignment (as shown in drawing RR-4) through the development does not negatively affect or encumber future rail functionality or operations and proposes no changes to the rights of access or use currently provided under the easement.

Rail References

1. Standard 60 ft. boxcar 89 ft. flatcar used in heavy rail freight applications:
 - Both these data sheets list the minimum curve radii that they can operate on (when coupled or uncoupled).
 - The proposed 14.5 degree (~120m) and 11.5 degree (~150m) curves are above the minimum permissible for both railcars whether coupled or uncoupled.

November 25, 2021

Chris Reiter

Page 2 of 2

Reference: Rail Corridor Realignment through Bayview Place Site

2. Port Alberni Subdivision Track Chart:

- A review of this track profile indicates that this portion of the line from Parksville to Port Alberni has the sharpest radius curves of the E&N Railway network with numerous curves exceeding 12 degrees (~146m) and in areas of steep gradient.
- This portion of the E&N Railway line has always been limited to 10 MPH with passenger trains and RDCs running for many years without any issues.

Regards,

Stantec Consulting Ltd.



Grant Broadhurst P. Eng (AB, BC, SK)
Senior Associate, Deputy Sector Leader - Canada
Transit & Rail

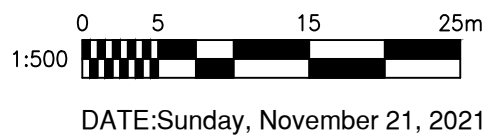
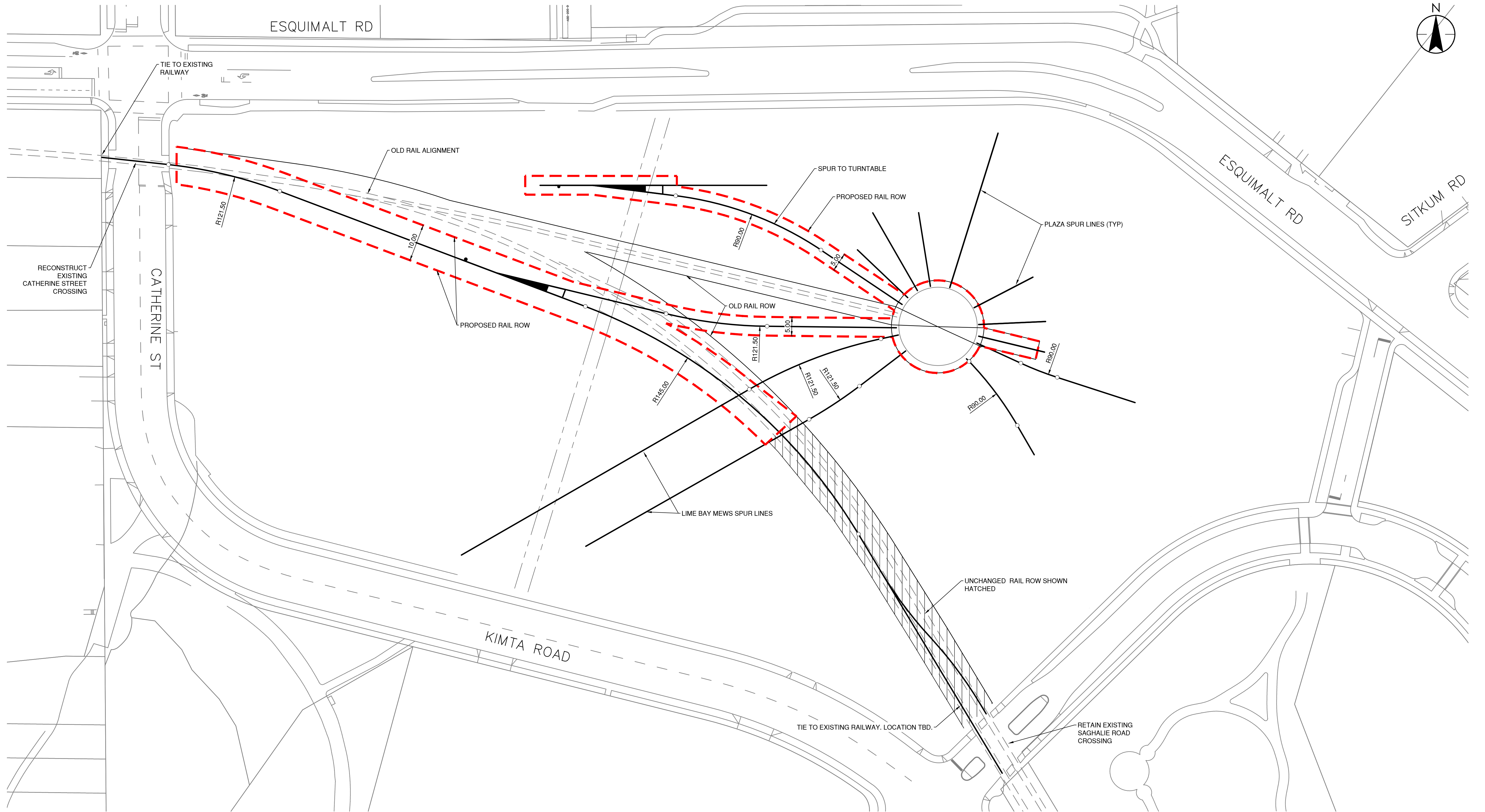
Direct: 403 716-8261

Grant.Broadhurst@stantec.com

Attachment: Drawing RR-4; 60 ft. Boxcar; 89 ft. Heavy Duty Flatcar; E&N Port Alberni Track Chart

c. Keith Provan

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Revision	By	Appd.	YY.MM.DD
A REVISED TRACK AND SITE LAYOUT	GB		21.11.23
Issued	By	Appd.	YY.MM.DD

Consultants

Permit-Seal



400 - 655 Tyee Road
Victoria BC
www.stantec.com

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Client/Project

Bayview Place LP

Roundhouse Development

Victoria, BC

File Name:

Dwn.

Chkd.

Dign.

2021.11.21
YY.MM.DD

Title

Railways Realignment
2020 Master Plan
Site Plan

Project No.
112610210

Scale
1:500

Drawing No.

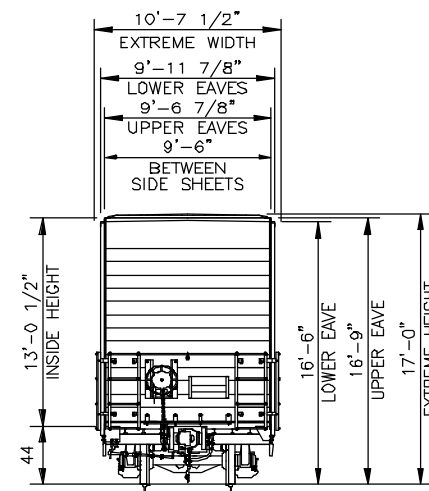
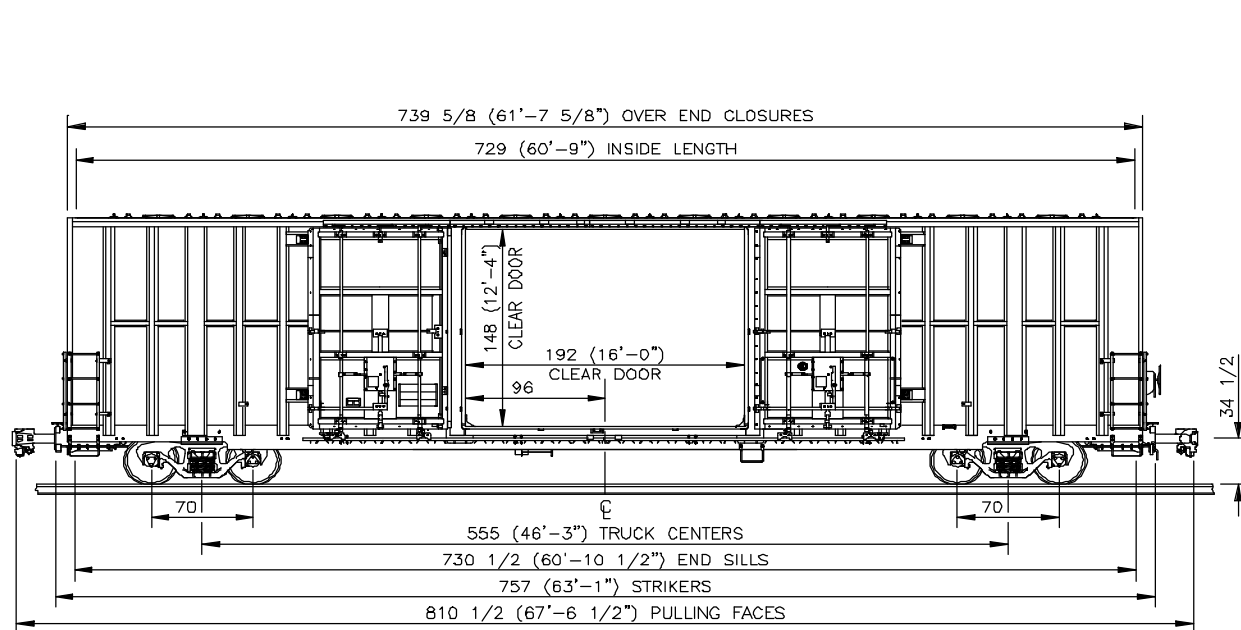
RR-4

Sheet

of

Revision

A

**GENERAL CAR INFO****DIMENSIONS/CAPACITIES****SPECIALTY SUPPLIERS AND PART NUMBERS**

Built date	2001	Length (strikers)	63' - 1"	Truck type	286K ASF Super Service Ride Master	Uncoupling Device	Stanrail No. 586
Car builder	Gunderson	Coupled length (full draft)	67' - 10 1/2"	Bols. Patt./ AAR Code	AAR Code B9A-YY4N-FX, Gr B+ Steel	Cushioning	ASF/Keystone, F-13/2G-B M-921B
AFE number		Truck Centers	46' - 3"	Side Frame/AAR Code	AAR Code F9A-11EN-UA, Gr B+ Steel	Brake system	NYAB DB-60S on SS Pipe Bkt.
AAR Mech. Des.		Inside length	60' - 9"	Truck spring group	7 D-5 Outer, 7 D-5 Inner, 2 D-6A Inner-Inner	Control valve	DB-10 / DB-20 (Aluminum)
AAR Car Code		Inside width (between side sheets)	9' - 6"	Snubbing type	ASF Super Service Ride Master	Empty Load Brakes*	Elcon National C-6600-1 (60%)
GST Code		Inside height	13' - 0 1/2"	Snubber spring group	ASF 5062 Outer, ASF 5063 Inner	Brake cylinder	8 1/2" X 12" ABU
Clearance plate	AAR Plate F	Extreme width (@ aux. door stops)	10' - 7 1/2"	Column wear plate	ASF 98-1-10232 3/8 X 8 1/2 X 9 7/16	Slack adjuster	Universal 2300, Group E
C.G. - Empty	61 1/2"	Extreme height	17'-0"	Pedestal roof liners	Transdyne A05048 Flat Clip On	Brake beam	#24 Triax Certificate #204
C.G. - loaded*	98"	Volume	7526 cu. ft.	Wheels	Standard Steel CH-36, Class C	Brake beam wear plate	Miner UW-116 All Metal
Minimum curve-Coupled (69.79m 25.89%)	229 ft	Gross rail load	286,000 lb	Roller bearing	6 1/2" X 9", Class K, Timken AP-2	Brake shoes	2", AAR H-4
Minimum curve-Uncoupled (54.86m 33.75%)	180 ft	Light weight	84,800 lb	Axes	Standard Steel 6 1/2" X 9" Class K Grade F	Handbrake	Klasing 1700-1 Group N
Braking ratio - Empty	22%	Load limit @ 286 K	201,200 lb	Adapters	Hayes Albion 6 1/2" X 9", Class K, Type N	Floors (Mfg.)	Stanrail 70K Knurled Steel
Braking ratio - Loaded	11%	Load limit @ 263 K	178,200 lb	Truck side bearing	A. Stucki 688-BR	Doors (Mfg.)	YSD Double 8'-0" X 12'-4" Plug
Braking ratio - H.B.	13%	Floor rating	70K	Horizontal center plate lin	1/4" X 15 7/8" X 3" 14% Mn Steel Loose	Lading anchors	136 Ireco 2761
		Door opening (Clear width)	16'-0"	Vertical wear ring	1/4" X 2" Stainless Steel, Welded		120" Continuous Ireco 3846
		Door opening (clear height)	12'-4"	Coupler/Knuckle	ASF SBE68DE With E50BE Knuckle	Roof	YSD ZR-81979
		Floor height (light car)	3'-8"	Yoke	Keystone YF-15-J		(G-115 pitched 1/2 in. total)
				Draft sill / Striker assy.	A26969-01/A25885-01	Paint	
				Front draft lug	Keystone PC-9462	Decals	
				Rear draft lug	1 1/2 X 6 ASTM A572 Gr 50 Steel Bar		
				Center plate	ASF BS-341-B		
				Coupler carrier wear plt	Pace Int. #671109-00 Cast Mn Steel		

FORMER CAR SERIES**NOTES AND EXCEPTIONS:**

* 98" C.G. is with lading restricted to 11'-11" above the floor.

* The Wabtec SC-1 Empty Load is a direct replacement for the Elcon National C-6600-1

89' HEAVY-DUTY FLATCAR

This 89'-4" flat car is equipped with a flat steel floor, stake pockets, fixed winches, lading anchors and chain tie-down channels. Trucks have 110-ton nominal capacity, allowing this car optimal use in heavy industrial applications. This car can be configured with wood risers or chains based on customer requirements.

DIMENSIONS (APPROX.)

Length, inside	89'-4"
Length, over couplers	94'-8"
Height, inside	N/A
Height, extreme	N/A
Clearance	AAR Plate C
Width, inside	8'-4"
Width, extreme	9'-3"
Door opening, width	N/A
Height, top of rail to threshold	3'-7 5/8"

WEIGHT/CAPACITY (EST.)

Light weight	83,000 lbs.
Capacity/Load limit	203,000 lbs.
Gross rail load	286,000 lbs.

CURVE NEGOTIABILITY RADIUS

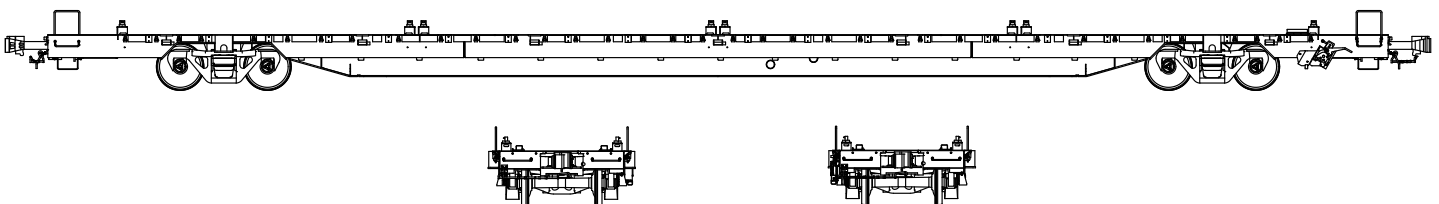
Uncoupled	180'	(54.86m 33.75°)
Coupled to base car	345'	(105.15m 16.85°)
Coupled to like car	239'	(72.84m 24.73°)



THE GREENBRIER COMPANIES

One Centerpointe Drive, Suite 200
Lake Oswego, Oregon 97035

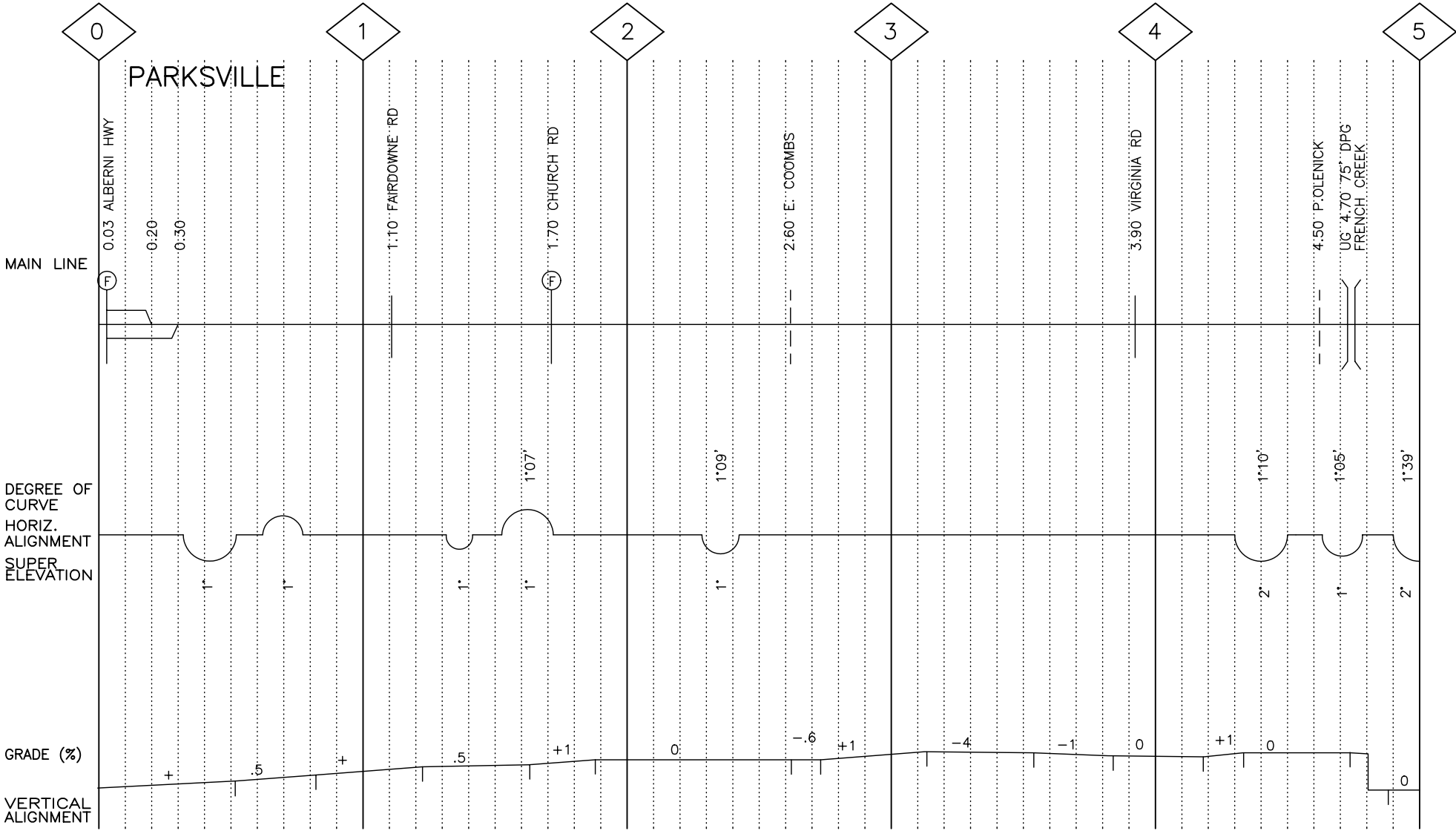
sales.info@gbrx.com



These general dimensions are representative and subject to change without notice.

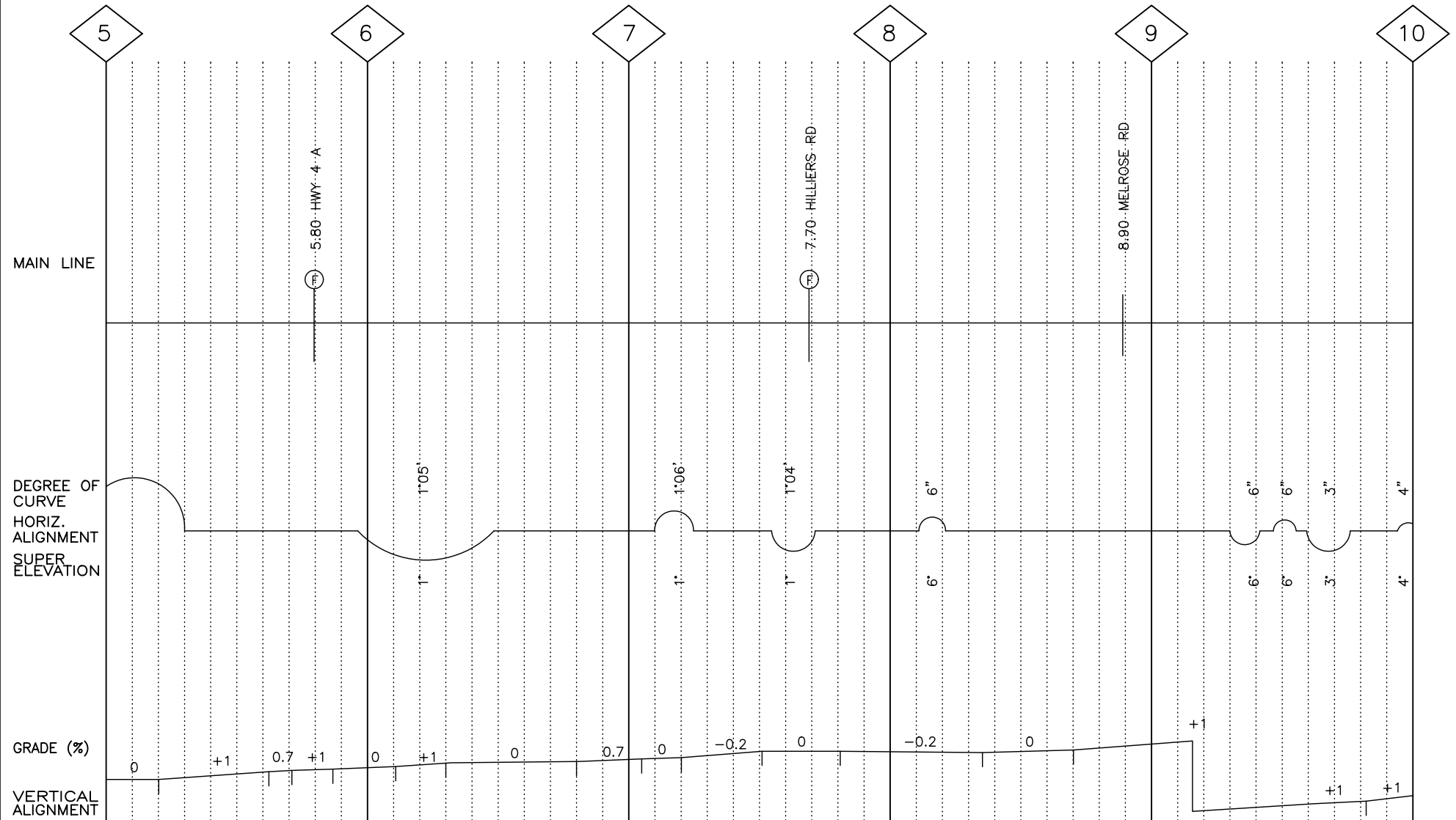


MAIN LINE						
RAIL	85# - Alg mixed	85# - LORAIN mixed	85# - Alg DI & S & LACK	85# - Alg DI & S	85# - Alg	85# - Alg CCM
TIES						
SURFACING						
BALLAST						
W CONTROL						
SPEED	20 MPH					
T CONTROL						
GEO CAR						
D CAR						



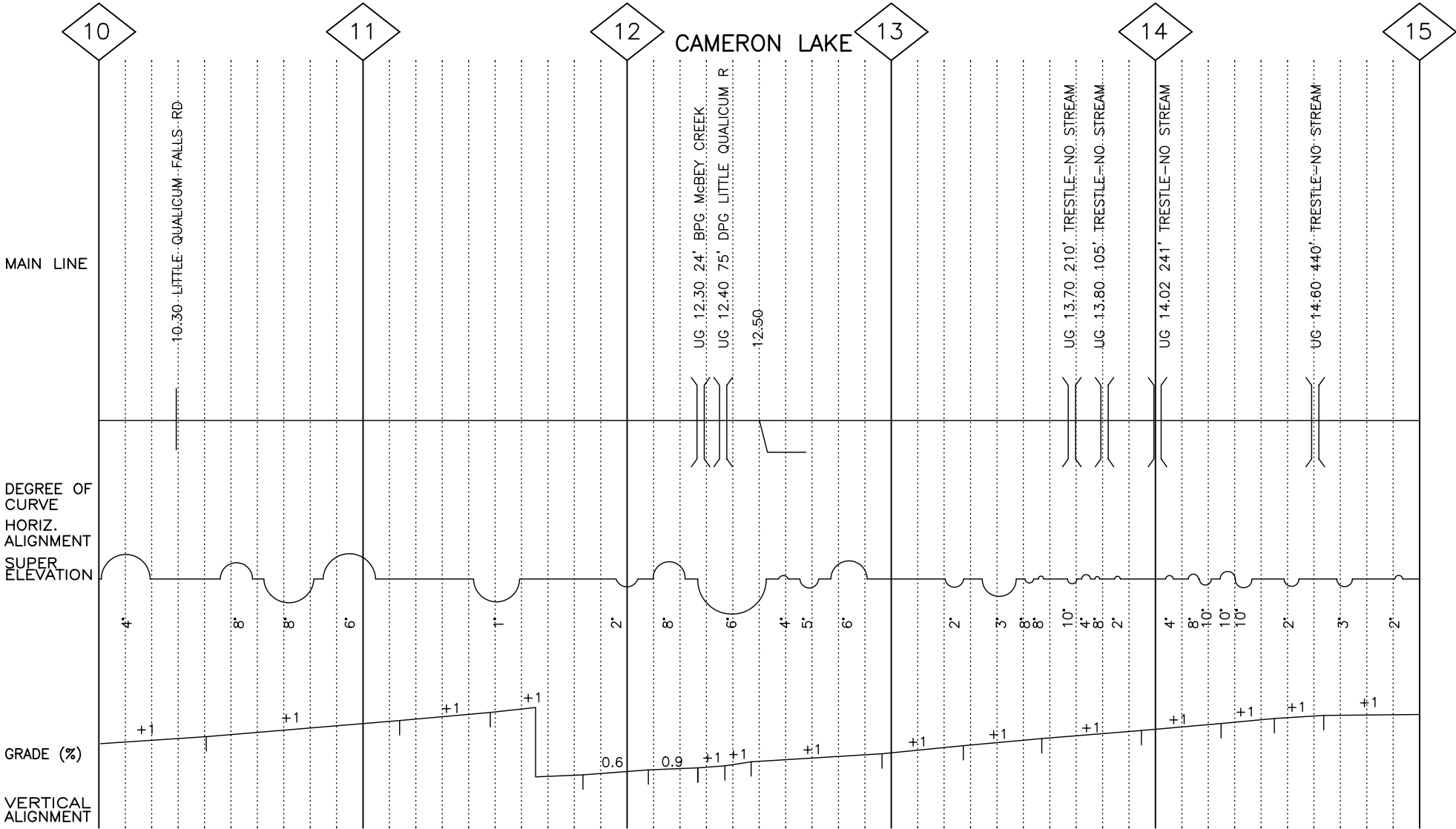


MAIN LINE		
RAIL	85# - Alg CCM	85# - Alg
TIES		
SURFACING		
BALLAST		
W CONTROL		
SPEED	20 MPH	
T CONTROL		
GEO CAR		
D CAR		



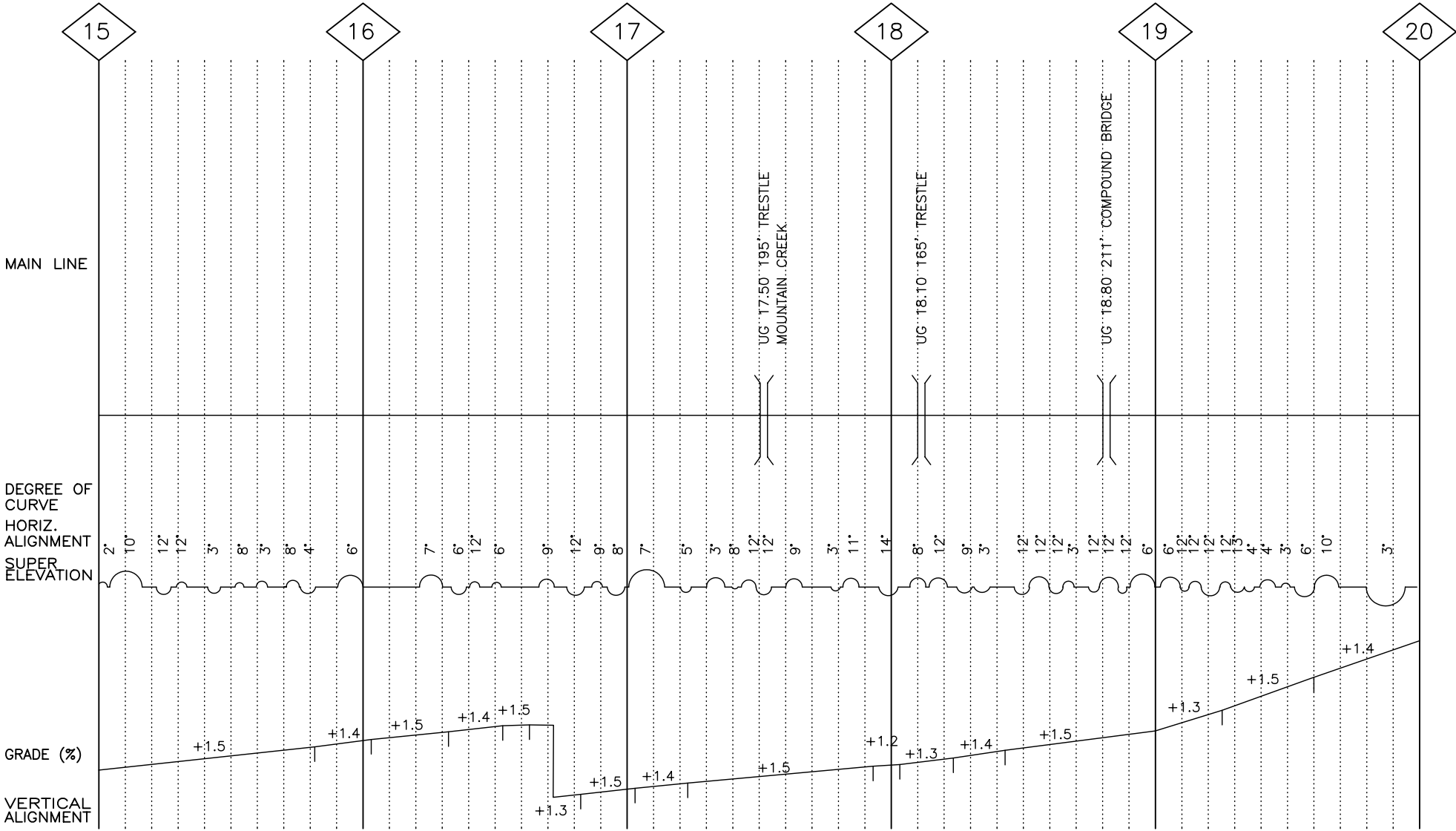


MAIN LINE	
RAIL	85# - Alg
TIES	
SURFACING	
BALLAST	
W CONTROL	
SPEED	20 MPH
T CONTROL	10 MPH
GEO CAR	
D CAR	



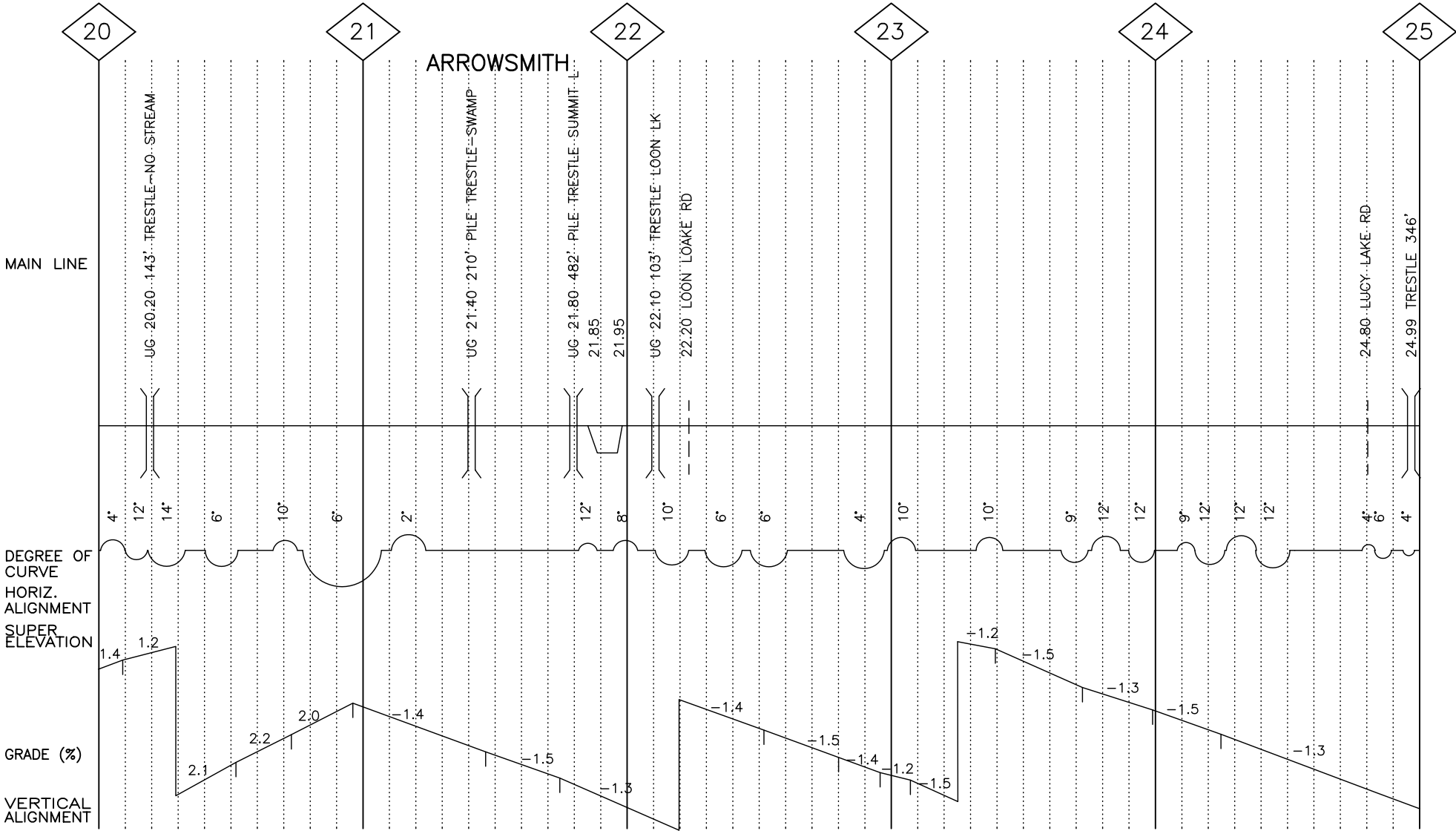


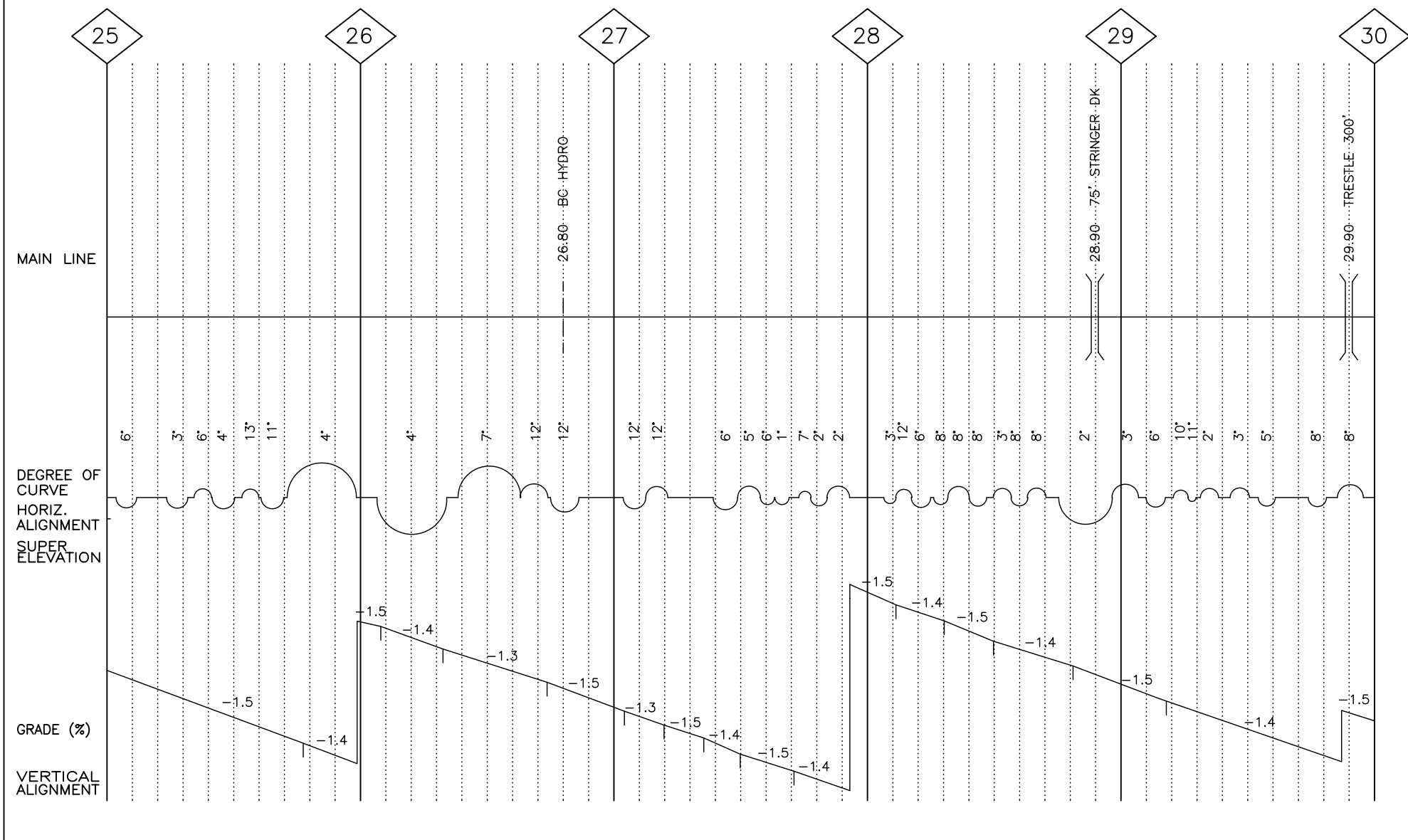
MAIN LINE		
RAIL	85# - Alg CAMB HB & HV	85# - Alg CAMB HB & HV
TIES		
SURFACING		
BALLAST		
W CONTROL		
SPEED	10	
T CONTROL		
GEO CAR		
D CAR		





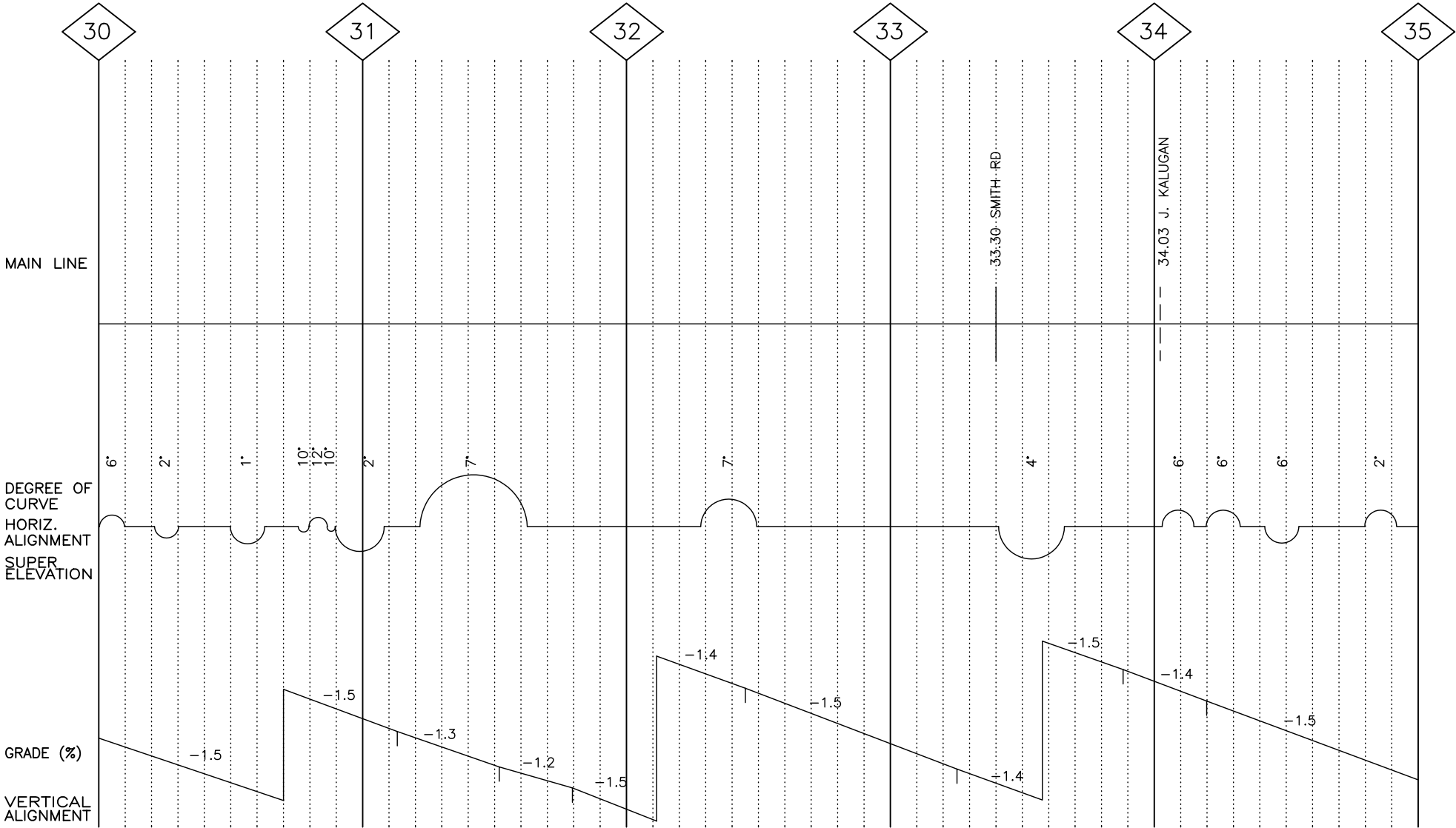
MAIN LINE	
RAIL	85# - Alg
TIES	
SURFACING	
BALLAST	
W CONTROL	
SPEED	10
T CONTROL	
GEO CAR	
D CAR	





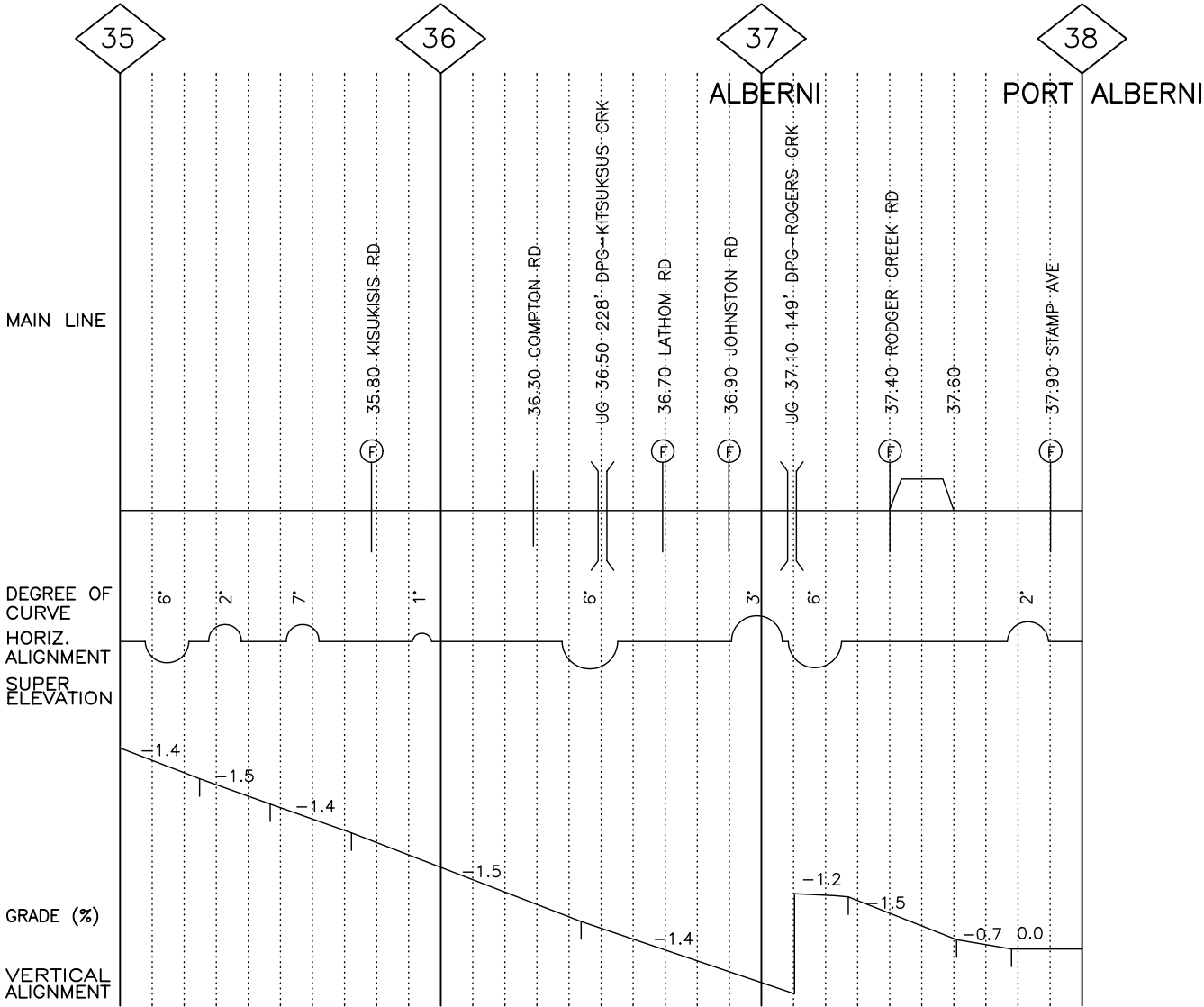


MAIN LINE	
RAIL	85# - Alg
TIES	
SURFACING	
BALLAST	
W CONTROL	
SPEED	20 MPH
T CONTROL	
GEO CAR	
D CAR	





MAIN LINE	
RAIL	85# - Alg
TIES	
SURFACING	
BALLAST	
W CONTROL	
SPEED	20 10
T CONTROL	
GEO CAR	
D CAR	



To:	Chris Reiter	From:	Grant Broadhurst, P. Eng (AB, BC, SK) Senior Associate, Transit & Rail Deputy Sector Leader – Canada
	Bayview Place		Stantec Consulting Ltd. 200-325 25 Street SE Calgary AB T2A 7H8
File:	112610210	Date:	December 9, 2022

Reference: Bayview Roundhouse Development – Outstanding Rail Realignment Questions**INTRODUCTION**

The City of Victoria (City) through Ross Kenny, P. Eng had provided a summary of outstanding questions about the technical analysis that was provided by Bayview Place regarding the proposed rail corridor re-alignment. Recognizing that future rail service viability on southern Vancouver Island is a local and regional priority, Stantec in collaboration with Jim Sturgill Jr. of Pacific Northwest Railway Services, have evaluated the City's questions and prepared responses as noted below.

CITY QUESTIONS**1. *What is the existing curvature of the rail alignment and how does the proposed compare in terms of speed limits?***

The existing curvature at the location of the proposed realignment is 5 degrees. The historical maximum track speed at this location has been limited to 15 MPH due to its location within a rail yard as imposed by railway regulatory requirements. The proposed curvature would also be able to accommodate the same 15 MPH maximum speed.

2. *The memo references similar curvatures on the E&N between Parksville and Port Alberni, but that is a different context to the Victoria region. How does the proposed alignment and track curvature compare to the remainder of the track between downtown and Langford and secondly, how does it compare to the rail alignment curvatures between Victoria and Nanaimo?*

The context of track curvature is not regionally specific; a curve of 14 degrees is the same in all areas of track. The purpose of the reference to the line between Parksville and Port Alberni is to demonstrate the same degree of curvature already exists on the Island Rail network and that the proposed development is aligned with what already exists in other locations of the corridor.

The maximum degree of curvature between Victoria and Langford is 9 degrees and the maximum curvature between Victoria and Nanaimo is 11 degrees. The difference of three degrees between the proposed realignment and exiting trackage between Victoria and Nanaimo is not appreciable in terms of maximum speed or operational practicality.

3. *Where does the proposed 5MPH speed limit come from? In a long-term future where the region invests in rapid transit, 5MPH may not be reasonable. This speed also differs from those outlined in the 'Initial Business Case – Island Corridor Foundation - May 2022' nor is it clear how the terminal station location may impact this.*

5 MPH is the preferred speed within the railway industry and the maximum allowable is 15 MPH under the Canadian Railway Operating Rules (CROR). This is the same standard that has historically applied to this section of track. The proposed 5 MPH speed limit is strictly a function of the preferred industry standard

Reference: Bayview Roundhouse Development – Outstanding Rail Realignment Questions

speed for trackage that is approaching a terminal station and located within a densely populated area. Trains entering and departing the site will need to slow considerably to allow for safe stopping distance and passenger safety near the track and station platforms. 5 MPH is an appropriate operating speed for this urban development or when approaching a terminal station, and when considered along with the proposed rail curvature, is suitable for foreseeable rail use such as heavy rail or LRT within urban environments.

4. The rail car references provided for the 5MPH operating speed limit is limited to heavy rail. Does this change for different types of reasonably foreseeable future modes of passenger rail (e.g. LRT, RapidBus, or above/below ground rapid transit)?

The industry speed standard for curvature applied in this case is based on heavy rail as its the most restrictive in terms of maximum curvature and maximum speed.

LRT and other types of light rail equipment can operate over much tighter curves and achieve greater speeds within a more restrictive corridor due to their shorter length and lesser weight. Anything designed for heavy rail will be fully compatible with light rail systems and light rail will afford greater speed, thus the track realignment allows the use of the rail corridor through the Bayview development for both heavy rail and LRT.

5. Please confirm the application no longer proposes to reduce the length of the double track, otherwise provide the operational impacts of reducing the length of the double track. (e.g. How much potential rail storage is lost? Does this impact ability for future rail car storage for commuter rail?)

This is correct and the current application does not result in any material difference to the length of the double track section, nor does it affect the maximum storage capability.

6. Comment on the effects of the realignment on speed, rider comfort, noise, rail wear, and maintenance.

The effects of the proposed realignment on speed will be non-existent due to the regulatory 15 MPH maximum speed limit; noting that speed is also discussed in the points above. There will be no material difference to ride comfort, noise, rail wear, and maintenance, due to the inherent low speed location of this site. The proposed track through the development does not negatively affect or encumber future rail functionality or operations.

7. What are the required upgrades to meet technical federal and/or provincial rail safety requirements, including upgrades to the intersection of Catherine Street and Esquimalt Road?

The standard that will be applied is for all new track to be built with a minimum of 115 lb rail (weight in pounds per yard of rail), new crossties, hardware, and ballast. Any necessary crossing upgrades will require the crossings to be constructed with automatic warning lights and gates as per the requirements of the Railway Safety Act.

The standards will be consistent with all the upgrades done to the track and crossings throughout the CRD region and within Victoria over recent years as mandated by the Island Corridor Foundation and Southern Railway of Vancouver Island.

8. Comment on the ramifications in terms of the location of a terminus station.

The proposed realignment will not affect the terminus station location (or potential future location) due to the speed limits imposed by the track traversing a densely populated development that will be at or near the terminus.

Reference: Bayview Roundhouse Development – Outstanding Rail Realignment Questions

9. Comment on the impacts future rail operations on proposed building setbacks, trees, and active transportation crossings.

The proposed site layout has considered rail clearances, setbacks etc. therefore future rail operations would not be hindered / limited. That said, the same setback requirements would apply regardless of the track being realigned or remaining in its current location.

10. How does the realignment impact the functionality or speed for reasonably foreseeable future modes for passenger rail such as; LRT, RapidBus or above/below ground rapid transit. (It could be helpful to reference how this curvature compares to other rail systems i.e. Vancouver Skytrain, Portland Streetcar?)

The realignment will not affect any of these future modes of transportation due to the heavy rail standard being much more restrictive than what is required for streetcar, LRT, and RapidBus lines.

Speed, functionality, future use, modes etc. are discussed in the points above but since the realignment is being designed for freight use, the track requirements are more restrictive; meaning, the curvature and grades need to be “gentle” whereas LRT, bus, streetcar etc. can navigate sharper curves and steeper grades. For example, at the extreme, traditional LRT can navigate ~25m radius curves which is considerably sharper than what the development is proposing.

11. What is the compatibility of the overall development proposal with rail (beyond rail curvature) and the ability to meet technical federal and/or provincial safety requirements?

The development proposal will not affect the ability to meet any of the applicable safety requirements or the railway corridor usability within the site and at the proposed operating speed of 5 MPH, the trackage would be suitable for foreseeable modes; namely freight rail, commuter rail (Dayliner), LRT, RapidBus, and tram (streetcar) service.

CONCLUSION

Within the limits of the site development and at an operating speed of 5 MPH, the geometry of the proposed rail alignment would be suitable for freight rail, commuter rail, LRT, RapidBus, and streetcar operation matching the functionality of the remainder of the E&N Railway corridor.

In collaboration with Jim Sturgill Jr. of Pacific Northwest Railway Services, Stantec has evaluated these questions raised by the City of Victoria and prepared this memo with responses to each of the questions. We trust that this review meets the needs of the Bayview Properties development project and we are happy to discuss any of the items further.

Stantec Consulting Ltd.



Grant Broadhurst P.Eng. (AB, BC, SK)
Senior Associate, Deputy Sector Leader – Canada
Transit & Rail
Direct: 403 716-8261
Grant.Broadhurst@stantec.com

Attachment: N/A



Letter Report

To: Chris Reiter – Project Manager, Focus Equities

From: Gordon Easton – Vice President, Colliers Strategy & Consulting Group
Russell Whitehead – Vice President, Colliers Strategy & Consulting Group

Date: 25 October 2021

Subject: Bayview Place – Strategic Retail Considerations

Dear Chris,

Colliers Strategy & Consulting Group (Colliers) understands that Focus Equities is seeking analysis and commentary regarding the key retail and placemaking considerations necessary for Roundhouse at Bayview Place (Roundhouse). Summarized below and assessed in detail on the following pages, Colliers examines the best practices and necessary components of neighbourhood serving retail villages, including the importance of a dense on-site and nearby residential population.

Roundhouse has the potential to become the central mixed-use node that Vicwest is currently lacking. The mix and scale of the retail offerings within the proposed rezoning plan will be essential in creating a critical mass of retail sufficient for a true 'community heart'. For this proposed vision to become a reality, several key considerations are highlighted within this report, including:

- The rezoning for Roundhouse that was approved in 2008 is outdated based on the current market context.
- The proposed rezoning plan will include a total of approximately 1,900 residential units and 75,440 square feet of retail floorspace. This land use mix could facilitate the creation of a vibrant and regionally unique cultural hub.
- The renovation of the existing buildings and remediation strategy for the site will create a differentiated sense-of-place; however, the associated costs will be significant compared to a traditional development scenario. Based on these costs and other challenges outlined in this report, development will only be feasible if retail lease rates of approximately \$45 per square foot can be realistically achieved.
- In order for retailers to be willing to pay this rent, they will likely require the ability to generate annual sales at or exceeding \$900 per square foot. Based on the proposed GLA of Roundhouse, this would translate to total annual sales of \$47.5 to \$54.3 million generated from the Primary Trade Area (PTA).
- Currently, the PTA has the potential to generate between \$19.1 and \$23.6 million in annual sales within Roundhouse based on the current population, the presence of nearby competition, and optimistic market capture rates. This is well below the identified sales threshold.
- Based on the current zoning for Roundhouse and the resulting build-out population estimates, the PTA sales potential could be pushed up to between \$22.4 and \$27.9 million. Although this is higher than the current potential, it would still be unlikely to warrant the proposed retail supply at the required rents.

- The additional residential density resulting from the proposed rezoning could have the potential to generate annual sales of between \$25.8 and \$32.2 million. This density would still fall short of fully supporting this retail node and would require additional population within Vicwest.
- While the proposed vision for Roundhouse will be essential to ensure it becomes the heart and sole of Vicwest consistent with the City's Official Community Plan, it will also require additional population throughout the PTA for it to succeed as planned.
- Based on the accessibility issues mentioned in this report, this needs to be neighbourhood and pedestrian oriented retail. Further, the inclusion of a small amount of short-term street parking directly in front of the retail units may help to draw in additional consumers who may think there is a chance they could find convenient parking. This is often referred to as "teaser" or "rock-star" parking.
- The quality, mix, and layout of the retail offerings within Roundhouse will also be important to ensure strong market capture rates and achievable sales targets, even with the higher density levels of the proposed rezoning plan and additional population within the PTA.
- Finally, the proposed retail, specifically in the historic rail buildings, must be gradually introduced in line with market demand. The windows of time required to stabilize new retail are much shorter than the timelines for full build-out. If too much retail is introduced prior to the on-site residential components, this could result in a string of unsuccessful tenancies and underperforming retailers that Roundhouse may never recover from.

If you have any questions regarding this report, please do not hesitate to contact the undersigned directly.

Sincerely,

Colliers Strategy & Consulting Group

A handwritten signature in black ink, appearing to read "Gordon Easton".

Gordon Easton
Vice President
604.662.2642
Gordon.Easton@colliers.com

A handwritten signature in black ink, appearing to read "Russell Whitehead".

Russell Whitehead
Vice President
604.661.0857
Russell.Whitehead@colliers.com

1.0 Introduction

The proposed rezoning plan will include a total of approximately 1,900 residential units and 75,440 square feet of retail floorspace throughout Roundhouse at Bayview Place, which covers the western half of the 20-acre site. This land use mix is envisioned as contributing to the creation of a vibrant and regionally unique mixed-use village.

1.1 Bayview Place Rezoning Overview

Bayview Place is a rapidly developing mixed-use community covering 20-acres of land, including Bayview Place Hillside and Roundhouse at Bayview Place (Roundhouse). Bayview Place Hillside has already been developed on the eastern half of the site, along with associated streetscape improvements, dedication of public parks and open space, and other amenities. The introduction of 680,000 square feet of residential and seniors housing within state-of-the-art developments ranging from 5 to 21 stories has significantly transformed the former industrial site. The units were quickly occupied, indicating strong demand for additional residential supply in the area.

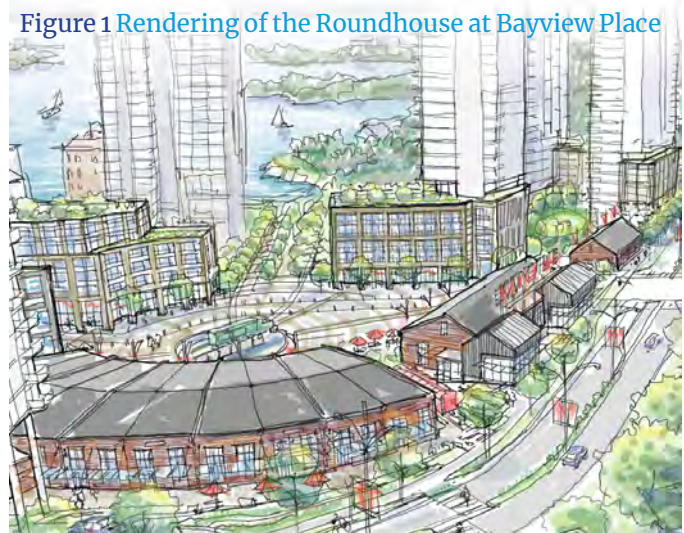


Figure 1 Rendering of the Roundhouse at Bayview Place

Roundhouse covers the remaining western half of the site, presenting an opportunity to deliver a range of public benefits including a diverse mix of housing within a vibrant, mixed-use, neighbourhood hub. The currently approved plan for Roundhouse sets a baseline mix of on-site uses including approximately 750 residential units and 98,820 square feet of commercial/retail floorspace. While this mix of land uses was deemed appropriate in 2008, the year in which the plans were approved, market conditions in the area have since significantly changed. This has resulted in the need for an updated strategy to ensure development proceeds in line with best practices and market trends.

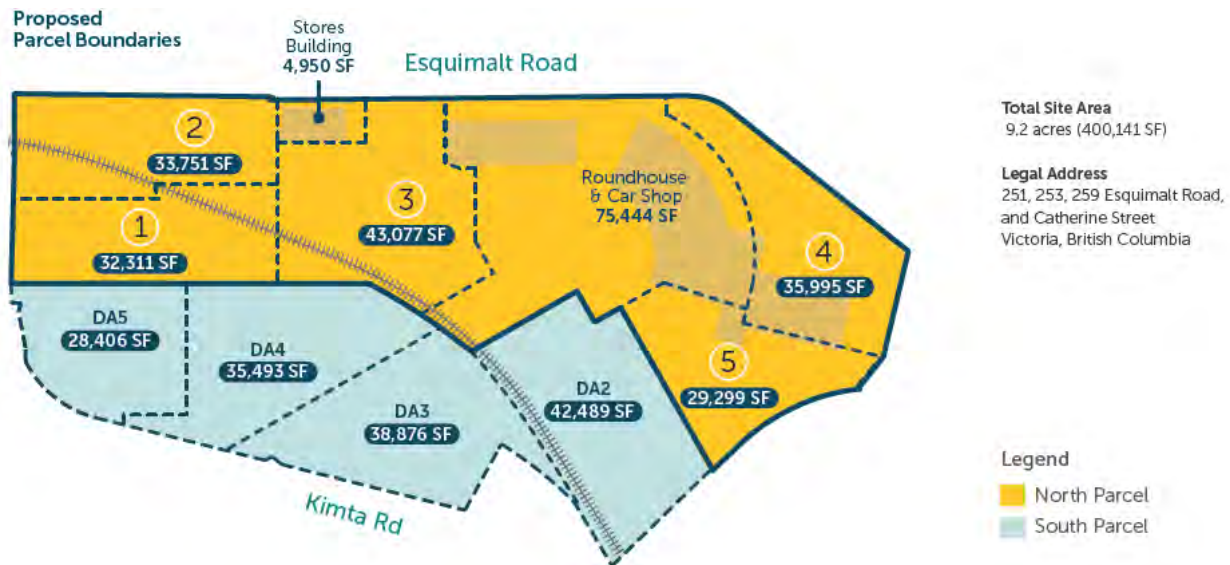
The proposed rezoning plan aims to provide a more complete community that works in support of the City's inclusionary housing targets through the supply of market and non-market rental and strata housing, alongside public amenities, curated retail offerings, hospitality uses, and cultural space. The proposed mix of uses will include a total of approximately 1,900 residential units and 75,440 square feet of retail floorspace. Below and on the following pages, Colliers reviews the retail vision for Roundhouse, the trade area population requirements to support this vision, and retail development best practices critical to ensure this vision becomes a reality.

1.2 Retail Vision

Representing the cultural heart of Victoria West, Roundhouse is envisioned as a differentiated mixed-use village that is lush, compact, and walkable. If developed in line with market realities and best practices, Roundhouse will provide on-site and nearby residents with all the amenities and services they desire within walking distance, and regional visitors with a unique experience unlike anything else currently found in Victoria. The proposed 75,440 square feet of retail floorspace will be critical in fulfilling this vision. This can't just be any retail; it must be a carefully selected and curated mix of tenants including a specialty grocery store as an essential footfall anchor.

Roundhouse is being developed with the vision of becoming a best-in-class neighbourhood serving retail village. Throughout North America, welcoming and attractive mixed-use villages have rapidly grown in popularity, particularly when they include experiential retail tenants and unique design elements reflecting the historic nature of the area. The creation of a true 'sense of place' within Roundhouse, driven by the key ingredients of success highlighted in the latter sections of this report, could attract a large amount of regional visitation while serving the daily needs of local residents. This could truly become a pedestrian-oriented hub of activity, a place for everyone that is rooted in history.

Figure 2 Proposed Rezoning Summary for Roundhouse at Bayview Place



Old/New Density Breakdown	North Parcel			South Parcel			Total (SF)
	Approved* (SF)	New (SF)	SubTotal (SF)	Approved* (SF)	New (SF)	SubTotal (SF)	
Rental	—	831,900	831,900	—	177,600	177,600	1,009,500
Residential/Hotel	—	181,500	181,500	705,000	-177,600	527,400	708,900
Commercial/Retail	53,820	37,080	126,900	45,000	—	45,000	171,900
Total	53,820	1,086,480	1,140,300	750,000	0	750,000	1,890,300
	Existing Parcel	Proposed Parcel	Parcel Size Change	Existing Parcel	Proposed Parcel	Parcel Size Change	
Parcel Size	194,361	254,827	+60,466	205,769	145,264	-60,505	

1.3 Site Assessment

Location: Roundhouse is situated along Esquimalt Road, the central arterial of the Songhees Peninsula. This convenient location provides efficient access to Downtown and the surrounding region.

Retail Layout: As outlined on the following page, retail floorspace will primarily revolve around the Turntable Plaza. This will provide an effective layout for overall consumer circulation, however there may be potential challenges if the frontage along Esquimalt Road is inactivated. The inclusion of attractive façades, permeable edges, and wayfinding features along this road will address this issue and ensure a significant amount of inflow visitation is drawn into the site. Additional challenges relate to the constrained floorplates within the historic buildings, which may make potential retailers more hesitant to pay market rates unless all their other conditions are ideal, such as density of the on-site and surrounding population.

Parking and Accessibility: Pedestrian and vehicle accessibility has been effectively incorporated into the site plan. Pedestrians will be provided with numerous access points benefiting from abundant landscaping and other pleasant

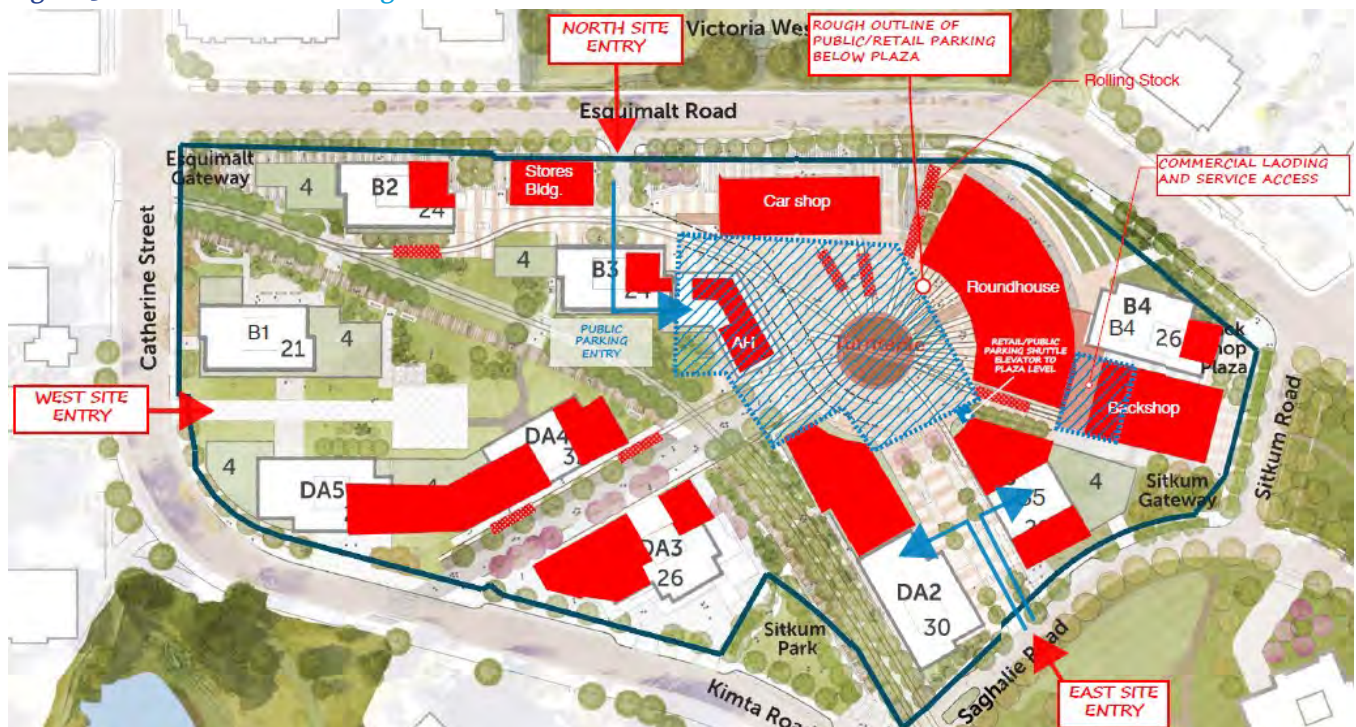
urban design features. For vehicle access, while the site will be partially challenged from a lack of surface parking, adequate public parking will be provided underneath the plaza meeting the City's requirements. Further, an at-grade parking structure will be located underneath the raised back shop building, and bike parking facilities and EV charging stations will be provided throughout the parkades.

Due to the potential challenges associated with a lack of surface parking, the retail offerings first and foremost must be neighbourhood and pedestrian oriented. Given the lack of ample retail parking at grade, shopping patterns indicate that if someone within Vicwest is getting into a car to go shopping, they are likely going somewhere else where ample surface parking is available in front of retail stores. This leaves this site to be primarily pedestrian-oriented, which limits the physical capture area and the type of shopping, highlighting the importance of strong immediate population support.

These dynamics are not much different from downtown retail offerings, which often rely on short-term surface parking directly in front of storefront retail units. Often referred to as 'rockstar parking', even a small amount of surface parking can draw in consumers who are much more likely to visit if they think there is a chance they could find convenience parking. Once there, if this parking isn't available, they will naturally go to Plan B and enter the below-grade parking. It will be important to consider these dynamics for Roundhouse given its parking and accessibility challenges and allow limited vehicle traffic on the plaza and/or more surface parking in its perimeter to support the retail vision.

Heritage Limitations, Remediation Issues, and Associated Costs: The historic on-site structures will be reused for retail purposes as they still retain integrity; however, the physical fabric has experienced considerable deterioration over the years. Additionally, this formerly active railyard has varying degrees of contamination. The renovation of the existing buildings and remediation strategy required for the site will create a unique and attractive village; however, this will result in significant additional costs compared to any normal development. Based on these costs, along with the additional challenges noted above, it is likely that significant additional density will be required to attract demand from quality tenants that are also willing to pay the lease rates necessary for a financially feasible development scenario.

Figure 3 Draft Retail and Parking Plan



2.0 Population Requirements

The additional residential density resulting from the proposed rezoning is essential to ensure Roundhouse has the potential to achieve the sales performance target required by most neighbourhood serving retail tenants such as grocery stores and food services.

2.1 Overview and Methodology

To examine the on-site and nearby population threshold necessary to warrant the proposed 75,440 square feet of retail floorspace within Roundhouse, it is first important to understand the underlying methodology of retail demand modelling.

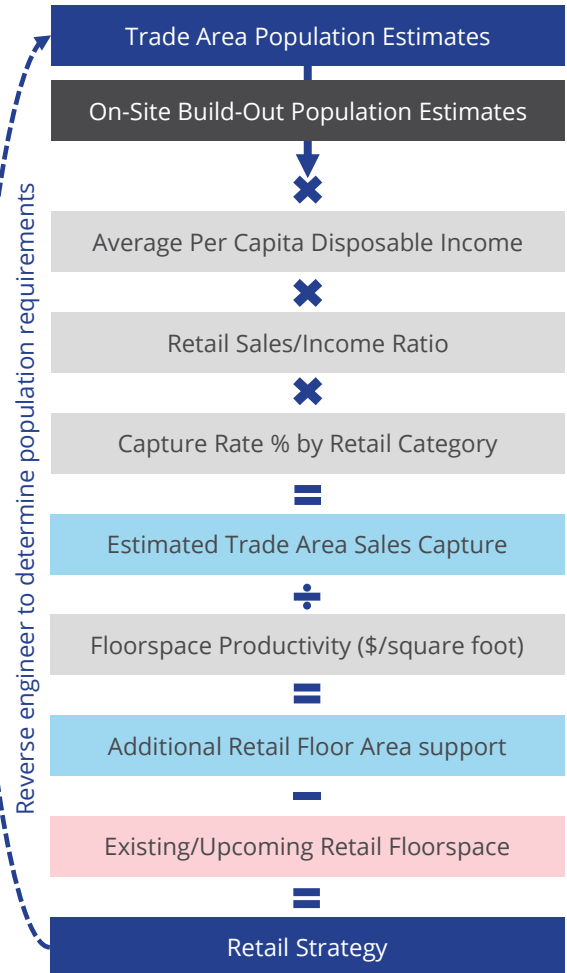
Colliers' proprietary retail demand model calculates retail sales potential generated from target consumer groups by projecting future total disposable income levels and reducing this figure by a locale-specific retail sales to income ratio that factors in the reality that not all disposable income is spent on retail goods. Market capture rates are then applied based on the competitive retail environment and physical/psychological barriers that affect accessibility such as Johnson Street Bridge. The resulting expenditures are then converted into warranted retail floorspace using market appropriate sales productivity rates.

Typically, this demand model outputs the retail floor area expected to be supported within a development by its on-site and surrounding consumer segments. However, the model can also be reverse engineered to examine the population thresholds required to support a proposed total retail floor area.

As previously mentioned, the total retail floor area within Roundhouse has been set at 75,440 square feet based on goals of creating a critical mass of retail appealing to the local population that is also significant enough to attract regional footfall over time. While this scale of retail supply is important in creating a truly unique and successful mixed-use village, it is important to understand whether the local population will support it or if there is the need for additional residential density to make the proposed development feasible.

Based on the expected costs associated with the remediation and historic restoration involved in the development process, it is understood that the proposed plans will likely only be feasible if the retail units achieve premium market lease rates. For the purposes of the analysis on the following pages, Colliers has examined a net lease rate of \$45 per square foot. Typically, retailers desire a gross occupancy cost ratio of less than 10%, which means they would require annual sales performance at or exceeding \$900 per gross leasable square footage. On the following pages, Colliers examines the population thresholds necessary to ensure retailers have the ability to meet this sales threshold.

Figure 4 Demand Model Methodology



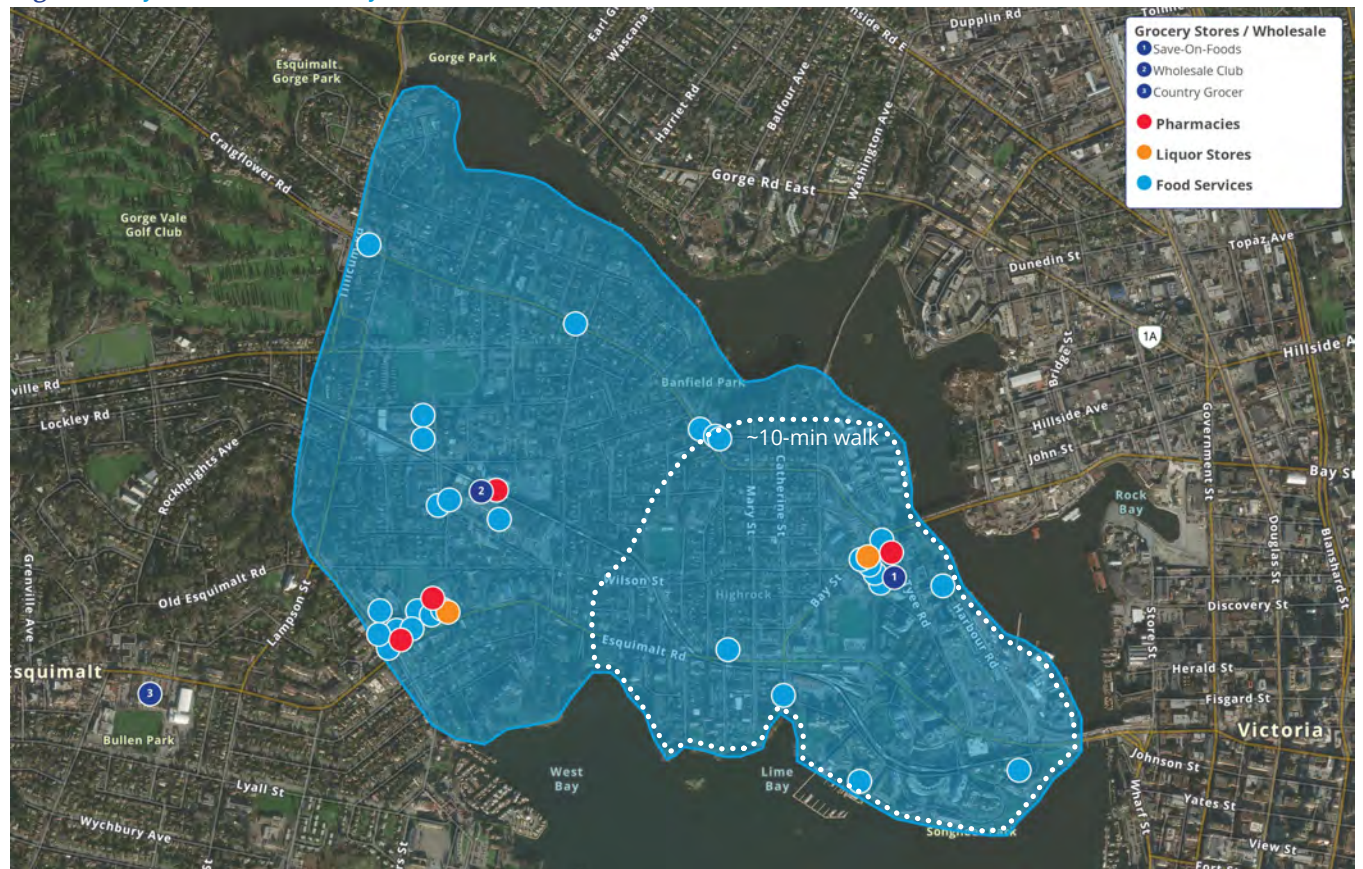
2.2 Primary Trade Area Delineation

The Primary Trade Area (PTA) surrounding Roundhouse represents the geographical region expected to generate the majority of daily retail expenditures. For neighbourhood-serving retail villages, the PTA is generally confined to the immediate surrounding region, including the on-site population and residents in adjacent neighbourhoods. As outlined below, the PTA recognizes the impacts of drive times, walk times, and the psychological barrier to consumption patterns resulting from Johnson Street Bridge. Generally, the PTA represents 70-80% of total annual sales captured by retail villages similar to the proposed positioning of Roundhouse, with the remainder being generated by inflow spending from a larger regional trade area.

The PTA has a current population of approximately 14,500 based on the latest estimates provided by Environics Analytics. The average household and per capita incomes within this area are \$86,378 and \$44,761, respectively. The average age is 43.1, with an average household size of 1.9 that is slightly less than the regional average. It can be expected that the future residents of Roundhouse may have incomes and expenditure habits exceeding the residents currently found in the surrounding PTA due to the growing number of relatively higher paid employment opportunities within Victoria and a desire to live close by. This dynamic has been factored into the demand model.

The potential capture of retail sales from the PTA within Roundhouse also depends on the presence of existing retail competition. As displayed below, since there is a nearby Save-On-Foods, additional grocery supply, and a notable number of quick-service restaurants, full-service restaurants, and convenience-oriented retailers, it is expected that market capture rates within the PTA for such tenant types within a successful retail centre could range between 20-25%. This would require a high-quality tenant mix and highly curated retail positioning strategy.

Figure 5 Bayview Place Primary Trade Area



2.3 Retail Expenditure Potential

As outlined in Figure 6, Colliers calculates the annual expenditure potential currently being generated by the PTA. This includes each of the major three-digit NAICS retail trade categories as tracked by Statistics Canada.

In total, the annual retail expenditure potential generated by the PTA is expected to be approximately \$229.1 million. This figure includes all retail expenditures, including those spent on retailers unsuitable for Roundhouse such as motor vehicle dealers and big box stores.

The neighbourhood-serving positioning of Roundhouse will only include a subset of these total expenditures, including groceries, restaurants, convenience uses, personal services, and similar tenants. Among the tenant types likely within Roundhouse, the PTA generates an estimated total of \$95.6 million in total annual expenditures.

2.4 Net Sales Capture Potential

As the aggregate total expenditure potential represents the projected expenditures by PTA residents wherever they make their purchases, this number must be converted into the expenditures expected to be made within Roundhouse. As such, category specific market capture rates are applied based upon Roundhouse's positioning as a state-of-the-art mixed-use neighbourhood.

Based on the competition in the PTA and the surrounding areas of Victoria, access patterns, the impact of e-commerce, and other related factors influencing retail demand, it can realistically be expected that Roundhouse capture between 20 to 25% of total neighbourhood serving retail expenditures if it is developed as a differentiated retail environment that abides to the retail development best practices outlined within the latter sections of this report.

Figure 6 Trade Area Expenditure Potential

Retail Subcategory	Annual Expenditures
Motor Vehicle and Parts Dealers	\$49,235,606
Furniture & Furnishings Stores	\$6,805,800
Electronics & Appliances Stores	\$6,309,261
Building Material Stores	\$14,235,868
Grocery Stores ¹	\$30,297,410
Convenience Stores ¹	\$1,682,809
Specialty Food Stores ¹	\$2,825,482
Beer, Wine, & Liquor Stores ¹	\$10,958,652
Health & Personal Care Stores ¹	\$14,301,851
Gasoline Stations	\$21,260,158
Clothing & Accessories Stores	\$13,332,737
Sporting Goods & Book Stores	\$5,674,209
General Merchandise Stores	\$21,146,564
Miscellaneous Retail Stores ¹	\$5,672,476
Drinking Establishments ¹	\$1,526,708
Full-Service Restaurants ¹	\$12,742,785
Limited-Service Restaurants ¹	\$11,043,354
Total Expenditure Potential	\$229,051,730
Total (Net Automotive & Gas)	\$158,555,966
Total (Neighbourhood Serving)¹	\$95,604,103
Sales Capture Potential (20%)²	\$19,120,821
Sales Capture Potential (25%)²	\$23,901,026

1) Neighbourhood serving tenants include grocery stores, convenience stores, liquor stores, health & personal care stores, miscellaneous retailers, drinking establishments, full-service restaurants, limited-service restaurants, and service-oriented retailers.

2) Based on the impact of existing competition, and other factors such as e-commerce, Roundhouse could realistically be expected to capture between 20% to 25% of total neighbourhood serving retail expenditures from the PTA if it adheres to the retail development best practices outlined within the latter sections of this report.

2.5 Population Threshold Analysis

Based on the identified sales performance threshold of \$900 per square feet and a gross leasable area of 75,440 square feet, Roundhouse would need to generate approximately \$67.9 million in annual sales. Mixed-use retail villages positioned to serve their local neighbourhoods typically rely on the PTA to generate 70% to 80% of total sales. As such, high quality retailers would likely only be willing to pay market rents at Roundhouse if they expect the PTA to realistically have the ability to generate approximately \$47.5 to \$54.3 million in total annual sales throughout the site.

As outlined in Figures 6 and 7, the current population of the PTA could potentially generate between \$19.1 and \$23.9 million in annual sales within Roundhouse. Even under an optimistic scenario of a 25% PTA capture rate, this would still be well below the identified sales threshold. This is likely one of the main reasons why potential tenants such as grocery stores have indicated that they do not desire to locate in the area unless they are offered significantly lower lease rates.

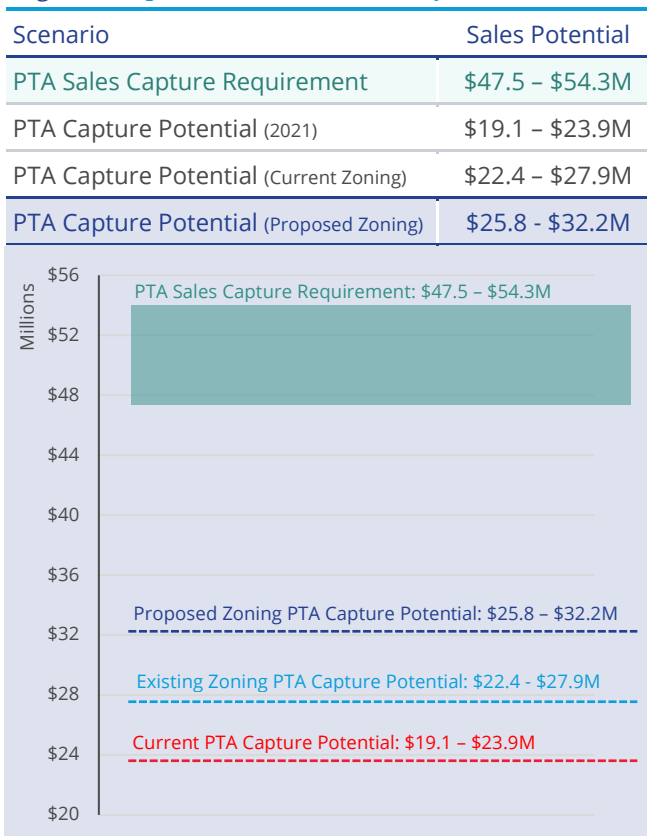
Based on the existing zoning for Roundhouse, new development would generate an estimated 747 residential units. At an average household size of 2.2, this would result in 1,643 new residents within the PTA. This could push the sales potential up to between \$22.4 and \$27.9 million. Although this is notably higher than the current sales potential of the area, it would still be unlikely to warrant the proposed square footage at the required rents.

As previously outlined, the additional density resulting from the proposed rezoning is estimated to include a total of 1,871 residential units and a build-out population of 4,116. In this scenario, Roundhouse would have the potential to capture between \$25.8 and \$32.2 million in annual sales from the PTA. As demonstrated in Figure 7, this sales potential range would still lie below the identified sales threshold to justify the development of a highly successful, attractive, and welcoming mixed-use destination.

This analysis indicates that even with the additional densities outlined in the proposed zoning, the PTA population would still require approximately 4,000 to 5,000 additional residents throughout Vicwest to fully support the vision for this retail village. While the proposed rezoning will go a long way in creating the expenditure power necessary for Roundhouse, it will not be sufficient on its own even upon its full build-out. Roundhouse should therefore not be solely viewed as a standalone development, but as the heart and central mixed-use node for Vicwest. This is consistent with the OCP growth strategy focusing on walkable, urban villages within and near Victoria's downtown core.

This can't just be a typical retail environment like other mixed-use centres throughout Victoria. In order to achieve a 25% capture rate from the PTA, this must be a carefully designed and well thought out mixed-use village that offers nearby residents all the services and amenities they require on a daily basis within an attractively designed destination. On the following pages, Colliers reviews retail development best practices that will be important to consider to ensure the vision for Roundhouse becomes a reality.

Figure 7 Population Threshold Analysis



3.0 Best Practices

To create a unique destination with a true sense of place, it is essential that Roundhouse include many of the retail development best practices outlined below. This includes considerations relating to retail tenancies, overall design and functionality, placemaking, and the importance of construction sequencing.

3.1 Project Positioning Considerations

The necessary ingredients to create a distinctive retail experience with unique points of difference are outlined in this section as they relate to both the tenanted retail areas as well as components of a generally non-retail nature such as access and placemaking.

Location

Roundhouse is in a central location within the City of Victoria, less than a 5-minute drive from downtown, and easily accessible from the wider surrounding area via Esquimalt Road. This provides Roundhouse with the opportunity to potentially attract regional visitation in addition to its primary role of serving its PTA.

Competition and Target Market

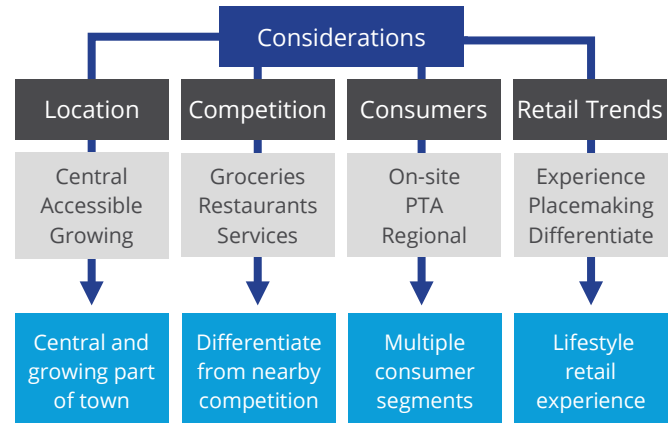
Retail tenants within Roundhouse, specifically those that rely on expenditures from the surrounding trade area, should provide offerings that are either hard to find or of higher quality than existing competition within nearby retail nodes. This could include tenants such as a specialty grocery store, new-to-market restaurants, high quality yet moderately priced specialty food outlets, leading-edge boutique fitness studios, among others. The retail offerings within Roundhouse will serve three broad target markets: on-site residents, PTA residents, and regional visitors. As such, it will be important to include a mix of retailers that serve the on-site needs of residents and also create a unique experience that works to draw in additional interest from a larger regional trade area.

Retail Trends

Current retail trends place a strong emphasis on creating unique, experiential environments that encourage customers to linger longer. When compared to retail patterns of the past, the most successful retail projects moving forward will place a heavy emphasis on design and placemaking, along with a higher proportion of food services and experience driven tenants.

In this sense, Roundhouse has the unique ability to create a destination unlike anything else found within Victoria due to its historic context. Design elements should therefore reflect the traditional uses of the site while effectively blending into modern residential components.

Figure 8 Project Positioning Considerations



Consumers increasingly desire retail experiences with a heavy emphasis on design and placemaking.

3.2 Development Principles and Trends

Building upon the project positioning considerations, the next step in formulating a successful retail strategy is to examine key retail development principles to inform the overall vision for the site. The following development best practices have been observed in similar projects and will ultimately be used to shape the market and planning factors into a vision for Roundhouse.

Respect Market and Timing with Contiguous Design

The demand modelling in this report shows that Roundhouse's target markets can only support a finite amount of retail floorspace at any given time, particularly as the neighbourhood will be built-out over several years. On the other hand, it is essential that the built-up retail areas 'feel' cohesive, contiguous, and complete at any given time. The future success of a built-out retail offering could be hindered by negative first impressions of initial phases generated by a patchwork development approach that leaves undeveloped parcels between developed ones, or vacant units between occupied ones.

Therefore, in order to create a successful retail experience within Roundhouse, it is important to plan for a market supportable amount of retail supply throughout each phase of development, particularly in the historic rail buildings. The timing of the delivery of retail needs to respond to the build-out incrementally over time. The windows of time required to stabilize new retailers in any market are far shorter than the timelines for build-out, so as a measure of ensuring successful and viable retail uses on the site, there needs to be the flexibility for retailers to come on stream at different points in time that allow them to stabilize and be successful. This will require a heavily curated tenant mix that is gradually and continually built-out and tenanted as the on-site population grows. Further, it will be important to first have a critical mass of on-site residential supply within Roundhouse to support the initial retail tenancies. Additional phases of retail development should be connected or adjacent to this initial base of activity to benefit from the centre of gravity it has already generated.



The inclusion of a specialty grocery store and restaurants will be helpful initial anchors within Roundhouse.

Critical Mass and the Importance of Anchor Tenants

It will be important to create a mix of retail uses with a focus on serving the on-site and PTA consumer segments along with a few regional anchors. This is particularly essential to achieve high market capture rates from PTA residents as well as strong and growing inflow demand over time as Roundhouse develops its identity and reputation as an attractive place to visit. To improve its early viability, Roundhouse should include a specialty grocery store and restaurants ideally with attractive and potentially new-to-market concepts with design elements that reflect the historic nature of the site.

The importance of the anchor tenant(s) cannot be overstated. Although they will pay less rent on a square foot basis, their positive impact on market capture rates and inflow demand is huge, facilitating significantly more footfall and expenditures that all retail tenants will benefit from. This is particularly evident when these tenants are highly visible to passing traffic and have attractive signage at key gateways.

Tenant Adjacencies and Duplication

Retail tenant adjacencies and duplication are also important factors to consider. Generally, it is recommended to cluster specific retail tenant types or formats together. For example, a grocery store should be located in close proximity to tenants such as liquor stores and specialty food stores (bakery, butcher, cheese shop, etc.) to create a food services node that encourages cross shopping opportunities.

Evolving Tenant Dynamics

Despite the rhetoric that bricks and mortar stores are doomed in the light of ecommerce, several tenant types are flourishing and expanding in response to evolving demographic factors such as the growth in expenditures generated from millennials as they age into their prime consumption years (35 to 54). This has led to the rise of experiential, convenience, and service focused retailers such as restaurants, specialty food stores, value stores, fitness studios, among others, many of which generally occupy smaller footprints than retail tenants of the past. It is important to assess these consumer patterns when identifying a casting plan that will not only cater to the current trade area demographics, but also those expected to live in the region over the next 10 to 20 years.

Double Loaded Retail

Focusing retail supply within one region of a development rather than spread throughout, particularly among double loaded retail streets converging around a focal village hub or plaza, can help to generate a lively and welcoming environment at all hours of the day, while also facilitating cross-shopping opportunities between complementary tenant types.

Design Considerations

The design of the retail units themselves is also an important consideration, high on the list of requests from prospective retailers. Key urban design principles generally align upon three essential considerations: activation, transparency, and scale. It is essential to provide active rather than inactive storefronts and consistent frontages among most of the retail units. Active storefronts are those that spill out onto the sidewalk, helping to attract customers while also creating a more diverse streetscape. Elements such as patios, exterior store displays, permeable edges, and pet friendly areas should be considered.

The ability for people to see or perceive human activity beyond the edge of a storefront is positively correlated to footfall and expenditures. Consumers that are able to see activity within a retail unit are more likely to enter, while reduced transparencies, such as the frosted glass windows in front of cannabis dispensaries, can have the opposite effect. It is essential to include large, transparent windows to enhance overall transparency within retail units.



Santana Row in San Jose, California presents strong examples of how an appealing public realm contributes to retail success.



Innovative store frontages that spill out into the public realm and adapt to weather conditions can create memorable environments.

Further, most successful retail developments are also built at the human scale, including fine-grained design elements that align with the pedestrian rather than the vehicle to create a more inclusive overall environment. Building details, pavement texture, wide sidewalks, signage, and street furniture are some key features that enhance the human scale of retail villages.

In terms of unit sizes, tenants consistently express strong demand for 800 to 2,000 square foot rectangular units that can be combined, minimum frontages of 20 feet, and minimum ceiling heights of 14 to 16 feet. Sufficient power, HVAC, venting, and servicing access for food & beverage units are also important considerations.



Public plazas with regularly programmed events can act as major non-retail footfall anchors.

Walkability and an Appealing Public Realm

The overall viability of Roundhouse's retail offerings will also depend on the appeal of its public realm, which helps to draw in visitors and encourage repeat visitation. Non-retail physical features that contribute to the public realm could include widened pathways, seating, landscaping, children's play areas, rain protection, and authentic artwork and design cues that reflect the site's historic context.

Public events are also important, especially in the interim phases before Roundhouse reaches full build-out. It will be important to ensure the inclusion of public plazas that can be used for programmed events, markets, or simply as places for visitors to spend time and socialize. This will create an attractive environment that encourages regional consumers to visit more frequently. For example, some retail centres have started catering to the millennial "kids and carbs" crowd by surrounding a public plaza that includes a children's play area and ample seating with food services such as a high-end bakery, café, or restaurant.

Walkability can be enhanced by strong sightlines and visibility throughout the retail offerings. One of many effective approaches is the implementation of wayfinding features such as attractive signage that can facilitate exploration, improve sales performance, and in some instances, provide instagrammable opportunities if designed in an aesthetically pleasing manner.



Wayfinding signage can help to enhance consumer circulation throughout mixed-use developments.

**VIA EMAIL**

22 April 2023

Michael Angrove
Senior Planner
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6
email: mangrove@victoria.ca

Dear Mr. Angrove:

Re: Summary of CAC Analysis for Proposed Bayview Place Rezoning

Focus Equities has submitted a rezoning application for the Roundhouse at Bayview Place. The rezoning proposal contemplates an increase of about 1.1 million square feet of floorspace at the site in addition to the 800,000 square feet already permitted under current zoning.

The City of Victoria's Inclusionary Housing and Community Amenity Policy requires residential rezonings to provide amenity contributions or affordable housing (or both), depending on the specifics of the rezoning. The Policy identifies some types of rezonings (atypical rezonings) where the amenity contribution and/or inclusionary housing contribution is determined based on an economic analysis. For these types of rezonings, the target for the CAC contribution is 75% of the increase in land value created by the rezoning (beyond existing zoning). Atypical rezonings include applications where an OCP amendment is required, where the rezoning involves a site greater than half a block, or where an existing Master Development Agreement (MDA) is in place (as well as other situations).

The Bayview Place application is considered an atypical rezoning. So, an economic analysis is required to determine if the rezoning creates an increase in land value that can be used to support amenity contributions and/or inclusionary affordable rental units.

Therefore, the City commissioned Coriolis Consulting Corp. to complete the economic analysis to determine if the rezoning application creates an increase in land value that can be used to fund amenity contributions and/or affordable housing units.

As part of the analysis, we estimated:

- The land value under existing zoning, which is generally a mix of high-density strata residential plus commercial space.
- The land value supported by the proposed rezoning concept, which includes rental housing, strata residential and commercial space.

Both of these value estimates take into account all of the costs associated with the land development (such as remediation and servicing) as well as existing obligations under the MDA (such as heritage restoration, public realm upgrades, and community space).

Based on these estimates, we determined whether or not there will be an increase in land value created by the proposed rezoning and the implications for the project's ability to provide amenity contributions and/or affordable rental units.

This letter summarizes the concepts analyzed, the approach to the analysis and the findings. The revenue and cost assumptions used in the analysis are based on market conditions as of mid-2022.

Concepts and Scenarios Analyzed

We analyzed the financial performance of the proposed rezoning concept as summarized in Exhibit 1 below (June 2022 concept).

Exhibit 1: Summary of Redevelopment Concepts (floorspace in square feet)

Total Gross Floorspace (square feet)	Existing Zoning	Proposed Rezoning	Difference
Strata Residential	705,036	1,515,462	+810,426
Market Residential Rental	0	150,000	+150,000
Affordable Housing	0	153,200	+153,200
Heritage Commercial	41,603	41,603	0
Other Commercial	57,210	40,611	-16,599
Total	803,849	1,900,876	+1,097,027

The key changes in the proposed rezoning include:

- An 810,000 square foot increase in the amount of strata residential floorspace.
- A 150,000 square foot increase in the amount of market rental residential floorspace.
- A 153,000 square foot increase in the amount of affordable rental floorspace.
- A 16,000 square foot reduction in the amount of commercial space.

Approach

To complete the analysis, we:

1. Analyzed the likely financial performance of the proposed rezoning concept using a land development proforma/land residual analysis as follows:
 - Estimated all project revenues from parcel sales annually over time (plus value of heritage commercial buildings upon restoration and conversion to commercial).
 - Deducted all project costs (remediation, land development costs, and all existing commitments required under the existing MDA such as heritage conversion, public space, other amenities), but not any costs associated with new proposed amenities (e.g. affordable housing, additional public realm and open space).
 - Deducted a profit margin (15% of total costs including estimated land value).
 - Calculated the land residual annually over time (= revenues less costs less target profit).
 - Calculated the present value (discounted cash flow) of the annualized land residual estimates to determine the upfront land value supported by the concept. This present value calculation accounts

for the interest costs on negative cash flows over the course of the land development. The present value of the land residual represents the amount that a developer could afford to pay for the property, complete the overall land development project and earn the target profit margin.

The financial analysis for the rezoning concept included two separate scenarios:

- Scenario A assumes that functionality of the existing rail corridor is not required throughout the construction period of the project.
 - Scenario B assumes that functionality of the rail corridor is required throughout the project construction period. This results in additional piling and shoring costs associated with site excavation.
2. Completed the same financial analysis for the property under existing zoning.
 3. Compared the estimated land value under the proposed rezoning concept with the estimated land value under existing zoning.
 4. Determined whether there is additional land value created by the rezoning proposal (in the absence of new amenities not already required under existing zoning).
 5. Calculated the supportable amenity contribution based on 75% of the estimated extra land value created the rezoning proposal.
 6. Compared the supportable amenity contribution value with the cost to the applicant of the additional amenities proposed in the rezoning.

All of the land development costs included in the analysis are based on cost estimates from independent consultants involved in the planning process. Based on these independent estimates, the proposed rezoning concept will involve up to \$31.7 million of additional land development costs in comparison to the existing zoning concept. These additional costs are primarily related to additional servicing costs, soil remediation for the new proposed building parcels, increased shoring costs, and costs associated with the railway realignment. These additional costs reduce the estimated increase in land value associated with the rezoning proposal. In addition, the rezoning scenario will span several additional years of construction (leading to increased financing and holding costs) which is accounted for in the financial analysis.

Findings

The results of our financial analysis for Scenarios A and B are summarized in Exhibit 2.

Exhibit 2: Estimated Increase in Land Value and Supportable CAC Value

Estimated Supportable Land Value and Implications for CAC (\$millions)	A: Rail Corridor Functionality Not Required	B: Rail Corridor Functionality Is Required
Estimated Increase in Land Value ¹ due to Rezoning	\$25.1	\$15.5
Supportable CAC at 75% of Estimated Increase	\$18.9	\$11.6

As shown in the exhibit, the proposed rezoning can support a total contribution toward amenities (or affordable housing) of about \$18.9 million if the rail corridor is not required to be functional throughout the construction period. This declines to \$11.6 million if the corridor is required to be functional throughout construction.

In addition to all of the amenities and heritage restoration required under the current zoning and MDA, there are two key additional amenities being proposed by the applicant:

¹ This value is before the cost of any additional amenities that are proposed as part of the rezoning. The cost of additional amenities is intended to come out of the calculated supportable amenity contribution.

- Increased publicly accessible open space. The proposal includes significant additional landscaping and open space improvements. The cost of creating the additional publicly accessible open space and landscaping proposed in the rezoning concept is estimated at \$13.3 million.
- A new affordable housing parcel that will be dedicated to the City or a non-profit housing developer (for the proposed 153,000 square feet of affordable housing). This affordable housing parcel would have significant value to the City or to a non-profit as there would be no need to purchase an alternate property. However, the CAC analysis does not deduct a cost to the applicant for this affordable housing parcel because the affordable housing development rights do not exist under current zoning. These new development rights are being created by the proposed rezoning.

Exhibit 3 summarizes the estimated supportable CAC value in addition to the proposed in-kind open space and affordable housing parcel. As shown in the exhibit:

- In Scenario A, there is financial room for a further contribution toward additional amenities (or affordable housing) of about \$5.6 million.
- In Scenario B, there is no financial room for a further contribution toward additional amenities.

Exhibit 3: Estimated Remaining Supportable CAC Value in Addition to Proposed Amenities

Estimated Supportable Land Value and Implications for CAC (\$millions)	A: Rail Corridor Functionality Not Required	B: Rail Corridor Functionality Is Required
Estimated Supportable CAC	\$18.9	\$11.6
Less Additional Cost to Developer of Proposed:		
- Additional On-Site Open Space	\$13.3	\$13.3
- Affordable Housing Parcel Dedicated to City of Non-Profit	\$0	\$0
Remaining Financial Room for CAC and/or Affordable Housing	\$5.6	zero

This analysis is based on the most recent project information that the applicant and the City have provided to us. The analysis should be updated if there are any changes to the proposed rezoning concept or requirements from the City.

Please let me know if you have any questions about our findings.

Yours truly,

COROLIS CONSULTING CORP.



Blair Erb

Survey Responses

251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street & 200-210 Kimta Road

Have Your Say

Project: 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street & 200-210 Kimta Road



VISITORS					
26					
CONTRIBUTORS			RESPONSES		
24			24		
0	0	24	0	0	24
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Jun 08, 2021 11:46:40 am**Last Seen:** Jun 08, 2021 11:46:40 am**IP Address:** n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The proposal for nine buildings up to 30 storeys is too big. The applicant is trying to squeeze upwards of 5000 people into a small parcel of land. The plazas and cultural centre are nice amenities, but they will be overshadowed by towers on all sides. This will not be an inviting space for people who don't live in the new development as the plazas will hardly be visible from the main roads. The initial proposal was for townhouse units and low-rise buildings on part of the land. This was a better compromise, and it left more land in between the buildings. Yes, we need rental housing in Victoria, but not at the expense of creating more View Towers. I strongly encourage the city not to cave in to so many variant demands for the sake of rental towers, when in all likelihood these units would be too expensive for most renters in Victoria. The density in this proposal is too high. The footprint on the parcel is too big. Agreeing to so many high-rise towers sets a problematic precedent in the area, which will continue to see development over the next decade. High-rise buildings are not the only answer to density, and creating a "high-rise corridor" will negatively impact the character and livability in Vic West. Each time you have agreed to a height variance for one of the towers, the developer has come back asking for even higher buildings in the next proposal. Let's put a stop to the vertical sprawl.

Q3. **Your Full Name** Margaret Gracie

Q4. **Your Street Address** 345 Dundas Street

Q5. **Your email address (optional)** not answered



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Jun 08, 2021 14:02:57 pm

Last Seen: Jun 08, 2021 14:02:57 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Too much density and not enough green space for parks.

Q3. **Your Full Name** Michael Wedekind

Q4. **Your Street Address** 514 68 songhees Road

Q5. **Your email address (optional)**



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Jun 08, 2021 14:32:11 pm

Last Seen: Jun 08, 2021 14:32:11 pm

IP Address: n/a

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Hello, I am writing in opposition of the proposed zoning amendment application at 251-259 Esquimalt Road, 355 Catherine Street & 200-210 Kimta Road (the Roundhouse) for the sole reason that the proposed heights far exceed what I believe should be permitted in this neighbourhood. The nearby Promontory building is 21 storeys in height and towers over the surrounding neighbourhood. Despite being at a lower grade, the proposed 26-30-storey buildings would far-exceed this in height and offer a level of density more characteristic of buildings found at the heart of the city, not at the fringe near a well-established single-family-home neighbourhood. I would encourage the developer to show mindfulness of the surrounding area in their design, and for the City to anticipate the future growth of the neighbourhood. I believe the proposed density will only encourage further high-rise condo developments in this area, which would be better suited to provide "missing middle" housing, and to provide a transition between existing high- and mid-rise buildings and nearby single-family homes. As a younger individual living within the City, I am more concerned with finding an affordable home large enough to accommodate a family, rather than a 1-2 bedroom condo. With the exception of the above-noted issues, I believe the proposal is well-designed and I'm glad the existing heritage railway buildings and features are being retained. Best regards, Kevin

Q3. **Your Full Name**

Kevin Webber

Q4. **Your Street Address**

379 Tyee Road

Q5. **Your email address (optional)**



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Jun 08, 2021 14:54:20 pm

Last Seen: Jun 08, 2021 14:54:20 pm

IP Address: n/a

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Seriously?? How many times does an acceptable city redevelopment plan, get overturned over time and under the radar, to the benefit of developers and the detriment of the established neighbourhood? Enough of packing people in to an already dense neighbourhood, with not enough services, not enough community living spaces - parks, plazas, community centres, etc. Where will people park??? Oh yes. They will all be arriving/departing on their bicycles, electric scooters, and perhaps "beam me up, Scotty"! Many towers have already been built here and a few are still left to be built. Time to look further out for more development. This is not Manhattan, Central London, or Hong Kong nor should it become so.

Q3. **Your Full Name**

Leanne Jarrett

Q4. **Your Street Address**

#117 - 75 Songhees Rd., Victoria

Q5. **Your email address (optional)**



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Jun 08, 2021 16:28:11 pm

Last Seen: Jun 08, 2021 16:28:11 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

We are opposed to the very high "towers" proposed. We request that all building heights be no more than 18 stories.

Q3. **Your Full Name** CLINT AND CAROLE FORSTER

Q4. **Your Street Address** V9A OH1

Q5. **Your email address (optional)**



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Jun 08, 2021 18:05:09 pm

Last Seen: Jun 08, 2021 18:05:09 pm

IP Address: n/a

Q1. What is your position on this proposal?

Other (please specify)

The proposed development includes too much density

Q2. Comments (optional)

We moved to Vic West to be out of downtown and its denseness

Q3. Your Full Name

Lisa Klimek

Q4. Your Street Address

#1104-83 Saghalie Road

Q5. Your email address (optional)



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Jun 10, 2021 14:28:27 pm

Last Seen: Jun 10, 2021 14:28:27 pm

IP Address: n/a

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Height variance proposed so far exceeds current zoning that I can't believe this request is even being considered, and proposed density would have serious impact on traffic, parking, and safety. (Kimta, a narrow road, is already scheduled to be "improved" with a significant decrease in parking availability, to accommodate bike lanes.) Has nothing been learned from the Vancouver Street/Cook Street debacle? Will the developer be required to provide adequate parking (1 space per rental unit, plus spaces for retail customers)? Change is good but it needs to be thoughtfully implemented. Existing zoning exists for good reason and should not be so readily discarded. All advertising for the past several years implied a Granville Island style market. I feel duped.

Q3. **Your Full Name**

Cherie Conrad

Q4. **Your Street Address**

Kimta

Q5. **Your email address (optional)**



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Jun 11, 2021 09:31:10 am

Last Seen: Jun 11, 2021 09:31:10 am

IP Address: n/a

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

1. Process concern. Date on development notice is May 22, 2021 but it was received at 379 Tyee Road on June 9. It is clear this notice was not mailed in a timely manner for the June 22 meeting date. 2. Process concern. Both the rezoning application and the pre application contain similar addresses and by splitting the information, it is difficult to determine what is proposed. 3. Process concern. Using the addresses on the development notice to search the devtracker site resulted in "no results", so people are forced to search to find the applications. 4. Lack of information. I cannot find information about where the 5 storey structures are going and where the 30 storey structures are going. As such, determining impacts on site lines and providing fulsome feedback is not possible. What exactly is proposed for this site? Where would the towers go? 5. The merits of towers. 30 storey towers would block the views of our beautiful ocean for so many people on Tyee Road, all to the benefit of a very, very few. What may work for downtown, with towers, is not appropriate along a waterfront where views of the ocean are a shared experience and valued resource. By allowing such monolithic towers, you are allowing developers to determine who sees and experiences, what. If densification is the key, then build up to 7 storeys across the board. 6. Process concern. Those most impacted by sight line changes are along Tyee Road. However, on the map included with the development notice, Tyee Road is cut off. Without knowing what exactly is planned and understanding the locations of buildings on the development site, it is not possible to provide feedback. 7. Process concern. Have site line studies been done? If so, please advise how to access them. How will potential sight line impacts be mitigated? This should be more fully discussed.

Q3. **Your Full Name**

Tanya Howes

Q4. **Your Street Address**

1004-379 Tyee Road

Q5. **Your email address (optional)**



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Jun 12, 2021 13:06:06 pm

Last Seen: Jun 12, 2021 13:06:06 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Hopefully, there will be no road access to Sitkum Rd or Saghalie Rd as there is already enough traffic to and from the Bayview, Promontory and Encore developments.

Q3. **Your Full Name** Michel and Virginia Marte

Q4. **Your Street Address** 100 Saghalie Rd, Unit 714, Victoria BC V9A 0A1

Q5. **Your email address (optional)**



Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Jun 14, 2021 15:51:05 pm

Last Seen: Jun 14, 2021 15:51:05 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Based on proposal, the density is too high, the maximum height/stories are too high and the setbacks are too short. I cannot support the requested by-law variances as proposed. I will support an appropriate development project for the Roundhouse site. Please keep me informed. Thank you.

Q3. **Your Full Name** George Glover

Q4. **Your Street Address** 1603- 60 Saghalie Road, Victoria, BC V9A 0H1

Q5. **Your email address (optional)**



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Jun 14, 2021 16:38:22 pm

Last Seen: Jun 14, 2021 16:38:22 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We support the development proposal without reservation. The proposal is in the best interests of the community.

Q3. **Your Full Name** GERALD and BARBARA CHIPEUR

Q4. **Your Street Address** 607, 100 Saghalie Road, Victoria, BC

Q5. **Your email address (optional)**

**Respondent No:** 12**Login:** Anonymous**Email:** n/a**Responded At:** Jun 15, 2021 09:36:10 am**Last Seen:** Jun 15, 2021 09:36:10 am**IP Address:** n/a**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

Regarding proposed development for the property at 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200-210 Kimta Road. I have great concerns about the proposed development and request for changes to the current zoning. I feel that the proposal fails the litmus test on 2 key issues. 1. Height. The proposed height would make these building far higher than the surrounding neighbourhood, even higher than the towers at Bayview Place. Such towers, by their very nature, will be tall but with no redeeming architectural features. Compare the current Bayview towers to the strata bordering the harbour adjacent to the proposed development. Also, there are no 30 story towers in this area. The housing to the north of the proposed development are 1 and 2 story family homes, making the proposal completely out of character with the neighbourhood. 2. Density. The proposed density would be far greater than the surrounding neighbourhood. In addition, the proposal states that the application for zoning changes are for the north parcel, and that the developers will seek zoning changes for the south parcel in the future. Rezoning the south parcel will drastically exacerbate the height and density contrasts with the surrounding neighbourhood. If the zoning changes as requested are approved, they will set a precedent for Victoria of high rises that are out of sync with existing neighbourhoods, changing the nature of the City forever. Regards Michael Shepherd

Q3. Your Full Name

Michael Shepherd

Q4. Your Street Address

302 - 165 Kimta Road, Victoria

Q5. Your email address (optional)



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Jun 15, 2021 12:59:19 pm

Last Seen: Jun 15, 2021 12:59:19 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I noticed in the plan package that a bicycle area has been proposed for the south end of Cooperage St. This is actually away from the new development area off Kimta and could pose a problem for traffic flow on Cooperage and the West Song Walkway. Currently there is limited signage advising cyclists that the West Song Walkway is for pedestrians only. This spring and last year we have noticed several cyclists ride right over the on pavement signage and ride along the path. It can be congested, and dogs, children, disabled, and elderly people enjoy using it. The other signs posted are so tiny that one would have to stop and stand directly under the sign to see what all the symbols are. By placing a bike stand immediately beside the walkway, it would possibly lead to the assumption that one could pickup a bike and just go directly onto the walkway, and not up to the new extended rail trail that is proposed. Which would be the more appropriate, and safer place for cyclists. There is also a lot of truck and recycle/garbage activity in the lower end of Cooperage several days a week, adding to the congestion. Great idea for the bikes, but try to keep it up in or adjacent to the new development please. Kind regards, Pat Roberts

Q3. **Your Full Name** Pat Roberts

Q4. **Your Street Address** 165 Kimta Road

Q5. **Your email address (optional)** not answered



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Jun 17, 2021 11:18:21 am

Last Seen: Jun 17, 2021 11:18:21 am

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The road infrastructure in the area is not adequate to handle such a large development. Esquimalt road is already a bottleneck at busy times of the day. If downtown is to recapture its pre-COVID business this will lead to even more traffic. The current development does not have adequate parking. There is no room for street parking so assuming the limited parking trend will continue, where are all the commercial tenants and customers and tenants supposed to park?

Q3. **Your Full Name** Ken Halstead

Q4. **Your Street Address** 83 Saghalie Road

Q5. **Your email address (optional)** not answered



Respondent No: 15

Login: Anonymous

Email: n/a

Responded At: Jun 22, 2021 20:04:48 pm

Last Seen: Jun 22, 2021 20:04:48 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

E & N Bike Trail The E&N is a major commuter route for people on bikes, scooters, rollerblades, etc. Experience with the Galloping Goose shows that multi-use trails don't work with heavy wheeled traffic - separate pedestrian and bike paths are required. This proposal has only a 4 m multi-use path adjacent to the E&N. I see that City Staff commented on this, and the developer's response was basically to blow off the concern, and then to later allude to a separated bike lane on Esquimalt. But as far as I know the city has no plan to put a separated bike lane on Esquimalt, nor does there seem to be room to do so. The "walk through the forest" pedestrian trails are lovely, but I don't think it's realistic to assume that all pedestrians will use them rather than the multi-use trail.

Q3. **Your Full Name** Irene Allen

Q4. **Your Street Address** G3-389 Tyee Rd, Victoria BC V9A 0A9

Q5. **Your email address (optional)**

**Respondent No:** 16**Login:** Anonymous**Email:** n/a**Responded At:** Jun 22, 2021 20:56:48 pm**Last Seen:** Jun 22, 2021 20:56:48 pm**IP Address:** n/a**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

There are many things to like about this proposal, and I could easily support a revised version. My specific concerns are: The Multi-Use Pathway I am very concerned about making the AAA bike route through the project "multi-use", especially given the 4m width suggested. Other multi-use trails in the area are a real problem, and, in fact, the CRD is planning to separate cycle and foot traffic on the Galloping Goose (6m for cycle traffic, 2.5m for foot traffic). The E&N is used for commuting, for people riding to shop, to take kids to school, etc. It's not just "recreational" or power riders. And while much of the E&N is multi-use, it has severe design constraints and has relatively little foot traffic, while this project will have a lot. I was glad to see staff raise this issue, and I am not satisfied with the response. In particular, provision of a combined pedestrian and cyclist pathway absolutely does NOT support the goal of accommodating cyclists of all ages and abilities. Anyone who thinks this should go for a ride on the Galloping Goose between the Selkirk Trestle and Uptown Mall. In addition, I have no idea what they're talking about when they say "the provision of a separated bike path along Esquimalt Rd." I know of no city plans to build a separate facility there, and, if the developer is considering this as a public amenity, their property doesn't extend far enough. Finally, the proposal calls for a huge number of new units, mostly rental, in a location close to downtown with good active transportation options. There is every reason to expect a significant increase in demand for AAA infrastructure, and so it is essential to make sure that the newly built infrastructure is adequate for the future. Bicycle Parking I realize that they plan to meet City requirements, but those are grossly inadequate. If two people are living in an apartment, there should be two long term bicycle parking spots, and many, or all, of them should have charging capability. Families have even larger needs. Furthermore, there needs to be space for a substantial number of cargo bikes and the various cycle forms used by people with mobility or balance issues. Height I think the overall concept of creating living space intermixed with the historical roundhouse site is excellent, and, with all of the remediation and historic buildings, the new housing will need to be fairly tall. I also hate to get hung up on building height, because most of the time it's more important how a building interacts with the street. At the same time, the proposed master plan envisions buildings of 27, 28, 28, 29, and 30 stories. In comparison, the new Dockside Green buildings are 12, 14, and 16 stories. Promontory at Bayview place is 21 stories, but it's closer to downtown, and none of the other Bayview buildings are that tall. Vic West just finished it's neighbourhood plan, and it envisions buildings of 16-23 stories in the area. 27-30 stories is very different from 16-23. I'm not unalterably opposed to this, but I always felt that the goal for Vic West was to have the taller buildings closer to downtown. This reverses that pattern.

Q3. Your Full Name

James Mayer

Q4. Your Street Address

G3-389 Tyee Road, Victoria, BC V9A 0A9

Q5. Your email address (optional)



Respondent No: 17

Login: Anonymous

Email: n/a

Responded At: Jun 23, 2021 09:41:42 am

Last Seen: Jun 23, 2021 09:41:42 am

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Approval of this development will change the nature of this desirable quiet community. So many residents in such a small area would result in a negative effect on the traffic flow and overcrowding on pathways as well as on other infrastructure. It would increase noise in the adjacent areas. Since it appears the residences are mainly rentals, there will be more transition and less personal pride in property. The height of the buildings is not in character with Victoria. So many very high buildings will effect the view of the entire district. We would welcome development of the Roundhouse area but with fewer and lower buildings.

Q3. **Your Full Name** Preston and Janet Medd

Q4. **Your Street Address** 846, 205 Kimta Road

Q5. **Your email address (optional)**



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Jun 24, 2021 22:28:24 pm

Last Seen: Jun 24, 2021 22:28:24 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

While this master plan looks to provide great public space and densification, I am opposed to the general heights of these towers in such a tight area. I am pro building upwards rather than out, but anything above 18 storeys seems too high for the area. I'd like to see more detailed shadow studies and 3D massing studies including the surrounding context of existing buildings as they are not well represented in the proposal. As a resident/property owner at 400 Sitkum, I feel the monstrously high 28 and 30 storey towers southwest from our property will overshadow us and not match with the surrounding midrise community. I also feel the proposed number of units proposed will overwhelm a community not prepared for such numbers. I hope to discuss these points in the future.

Q3. **Your Full Name** Jonah McKeen

Q4. **Your Street Address** 104 - 400 Sitkum Rd.

Q5. **Your email address (optional)**

**Respondent No:** 19**Login:** Anonymous**Email:** n/a**Responded At:** Jun 29, 2021 11:25:08 am**Last Seen:** Jun 29, 2021 11:25:08 am**IP Address:** n/a**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

Thank you for the opportunity to comment on the proposed development of 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200-210 Kimta Road. Further to my June 11 email to the CALUC, upon further review of the proposal, please note: - the green space and community amenities in the proposal do not provide a sustainable community given the proposed density. The additional density proposed in this amendment, creates rental housing, but does not create community - that can be achieved through providing adequate green space, community gathering spots and other open space amenities. If nothing else, this pandemic has taught us the value of having open spaces and access to nature for people to retreat to. - 30 and 28 storey towers and not in keeping with what is a key element of Vic West – the shared resource of seeing the ocean and the mountains beyond – that sense of expanse as you walk along the ocean front. To have towers looming over you as you walk the waterfront, would greatly diminish that experience. - the tower heights are not in keeping with the VicWest neighbourhood and makes us just an extension of downtown, with all its built up space and towers. We would cease to be our own unique community. Many of us live on this side of the bridge just for the simple pleasure of not having to deal with crowded busy-ness. - these kinds of towers benefit only a few, while negatively impacting many, many current residents and those who enjoy the expansiveness of the view from many public viewing points in Vic West - view impacts to all the residences along Tyee have not been considered

Q3. Your Full Name

Tanya Howes

Q4. Your Street Address

1004-379 Tyee Rd

Q5. Your email address (optional)



Respondent No: 20

Login: Anonymous

Email: n/a

Responded At: Jun 30, 2021 15:55:47 pm

Last Seen: Jun 30, 2021 15:55:47 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

In the past I have lived in the Songhees Rd area and appreciated how the first Bayview development improved the atmosphere and overall safety of the Songhees neighborhood. The residents brought stability to a vacant land, more people will further enhance the quality of life that area promises. The next step is to complete the Roundhouse area project and make it an inclusive people friendly space. Vic West needs to see the Roundhouse land developed as soon as possible.

Q3. **Your Full Name** Carol Hewitt

Q4. **Your Street Address** 353, Beckley Ave

Q5. **Your email address (optional)**

**Respondent No:** 21**Login:** Anonymous**Email:** n/a**Responded At:** Jul 02, 2021 12:55:22 pm**Last Seen:** Jul 02, 2021 12:55:22 pm**IP Address:** n/a**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

The current proposal includes far too many units; this one development alone will likely exceed the number of units of all other neighbouring buildings combined. It will create massive influxes of traffic; both vehicular and pedestrian (the current traffic plan is nowhere near adequate for the volume that will be produced by this development). The Songhees pathway and waterfront parks will be overwhelmed with that number of new residents and hotel guests. It is unreasonable to propose housing units & hotel rooms for that volume of people on one relatively small parcel of land. The entire feel of the Songhees neighbourhood and waterfront amenities that every current resident paid a premium price to enjoy will be gone and replaced with crowds akin to the Toronto waterfront. Furthermore, the proposed height of the buildings is not in keeping with the height restrictions enjoyed by Victoria for many years; a policy that has contributed to Victoria's unique feel as a city. Many cities inundated with skyscrapers feel cold, cramped and overwhelmed. Victoria has managed to maintain its charm and beauty by keeping building heights lower; allowing views of our beautiful natural surroundings, and maintaining a small city feel. This charm and beauty is what draws tens of thousands of tourists to our beautiful city every year. Adding more extremely high buildings will certainly eliminate that intentional charm we've become known for across the world, and will make Victoria just like many other large, chaotic cities. I have spent over 20 years working in the real estate development and construction industry and this project is ill-conceived and not in keeping with the crucial development elements that have contributed to Victoria's success as a city for decades. While I appreciate progress, and change can be a positive thing, this proposal will result in far too negative of an impact to this neighbourhood; both for year-round residents, many of whom have moved from far and wide to enjoy the unique features of our beautiful city, and for those who choose to visit Victoria from across the globe as tourists. I would encourage Council to restrict the number of buildings to half of what has been proposed at the most, eliminate 1 of the two proposed hotels, and reduce the height of the buildings significantly.

Q3. Your Full Name

Keri Salvisburg

Q4. Your Street Address

740-205 Kimta Rd.

Q5. Your email address (optional)



Respondent No: 22

Login: Anonymous

Email: n/a

Responded At: Jul 03, 2021 13:38:34 pm

Last Seen: Jul 03, 2021 13:38:34 pm

IP Address: n/a

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Perhaps no neighborhood in Victoria is undergoing such a rapid change and becoming more densefied than Vic West. When the official community plan came out a few years ago, there were concerns about the density proposed - yet the plans for the roundhouse area call for even more density than originally proposed. When talking with people who live in Vic West, there was concern back then that the official plan was going to be revised - and it is going to be. It seems that once a developer gets their foot inside city hall by offering a development plan that meets opposition, that plan can be revised to allow an even greater density - and city hall goes along with the revision!! Damn the concerns from people who live in Vic West concerning the amount of traffic that five 26 to 30 floor high rises are going to add. Damn the concerns that the roads are already choked with traffic (pre COVID) as people drive from areas outside of Vic West along Esquimalt and Tyee bumper to bumper as they crawl to job sites downtown. Damn the concerns that the ongoing developments and proposed developments are going to utterly change the character of Vic West. Looking at the proposal, I read that it will "provide [a] simplified internal vehicle network with efficient points of entry VIA Esquimalt road, Saghalie and Kimta." What does this mean? What does it look like? This kind of obscure, befuddling language was another concern residents had when the official Vic West plan was released. Besides, the five buildings I mentioned, there is another area DA2 to DA5 that do not, as far as I can see, have any floors attached. Part of the concern I have about development in Vic West is that each development is taken separately rather than looked at as a whole - and when looked at as a whole (the big picture), the density in this neighborhood is staggering! Back to the five high rises. I have a lot more to say about this and other proposals (once one developer gets an exemption, it open the door for other developers to get exemptions for example), but seeing as city hall does not even respond to my letters and e-mails about installing flashing lights at the crosswalk on Wilson by Save On Foods and at the crosswalk on Tyee by Wilson, I doubt that city council will take into consideration, let alone respond to, any of my concerns, about the proposed changes to the development in the rail yard area.

Q3. Your Full Name

Tim Boulton

Q4. Your Street Address

70-420 Sitkum Road

Q5. Your email address (optional)



Respondent No: 23

Login: Anonymous

Email: n/a

Responded At: Jul 06, 2021 11:50:15 am

Last Seen: Jul 06, 2021 11:50:15 am

IP Address: n/a

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The building height concessions you have made for Bayview are out of proportion of the neighbourhood.

Q3. **Your Full Name** Peter Allan Foran

Q4. **Your Street Address** 701-75 Songhees Road Victoria V9A7M5

Q5. **Your email address (optional)**



Respondent No: 24

Login: Anonymous

Email: n/a

Responded At: Jul 06, 2021 18:14:33 pm

Last Seen: Jul 06, 2021 18:14:33 pm

IP Address: n/a

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Exciting urban development incorporating interesting historic elements.

Q3. **Your Full Name** John Savage

Q4. **Your Street Address** 705 - 75 Songhees Road

Q5. **Your email address (optional)**

Survey Responses

30 July 2021 - 29 August 2021

251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street & 200-210 Kimta Road

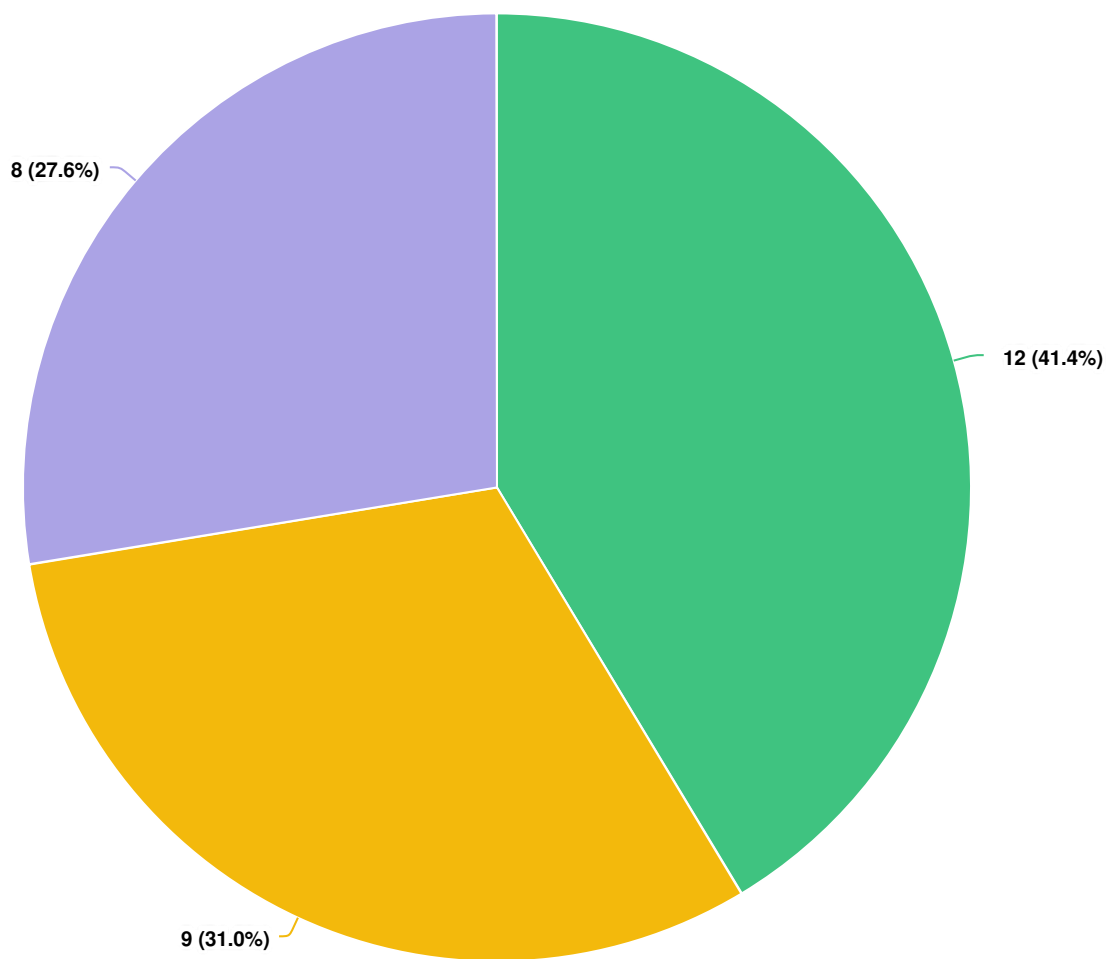
Have Your Say

Project: 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street & 200-210 Kimta Road



VISITORS					
34					
CONTRIBUTORS			RESPONSES		
29			29		
0	0	29	0	0	29
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 | What is your position on this proposal?



Question options

Support Oppose Other (please specify)

Mandatory Question (29 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Responded At: Aug 05, 2021 14:57:24 pm

Last Seen: Aug 05, 2021 14:57:24 pm

Q1. What is your position on this proposal?

Other (please specify)

Height Increase

Q2. Comments (optional)

The proposed height increase up to 32 storey/106metres is not acceptable. There are already three high rise buildings on the east side of this property.

Q3. Your Full Name

Robert Carlen

Q4. Your Street Address

208-165 Kimta Road

Q5. Your email address (optional)

not answered



Respondent No: 2

Login: Anonymous

Responded At: Aug 06, 2021 14:35:44 pm

Last Seen: Aug 06, 2021 14:35:44 pm

Q1. What is your position on this proposal?

Other (please specify)

Notwithstanding specific details of the buildings, I am in full support of densification. However, I cannot support it without the upgrade to infrastructure (in particular, roads). What approach will be taken to ensure that the two primary servicing bridges (Johnson/Bay) can accommodate the increase in density in entering and exiting Vic West? It would be naïve to think that all residents and renters will rely on cycling to travel on a daily basis. A good wholesome plan would be a joy to support. I would also like to see the wind tunnel considerations and how the design affects the wind pattern. Cooperage PI and Lime Bay are a very strong wind tunnel as it is, and the increase in towers in close proximity can exacerbate this phenomenon. With the increase in wind also comes ambient noise (most developments ignore the sound the wind makes as it passes through buildings, often referred to as a howl), and once in place it is too late to rectify. Sidenote: planners in downtown Toronto had failed this consideration for some major projects, and upon my recommendation have taken steps to include it in their future wind studies.

Q2. Comments (optional)

I believe this development has to be a 'full picture' design, in partnership with the city, considering the total impact of the area. While a developer may only be concerned with and only have the purview of a specific parcel, neighbours will think of the bigger picture of 'quality of life' based on all direct and indirect impacts.

Q3. Your Full Name

Yervant Khatchadourian

Q4. Your Street Address

203 Kimta Rd

Q5. Your email address (optional)



Respondent No: 3

Login: Anonymous

Responded At: Aug 08, 2021 09:12:47 am

Last Seen: Aug 08, 2021 09:12:47 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

OMG. I can not believe the bureaucracy the developers must go through. It is obstructive and costly with very little net benefit. This is a great project and should be given the green light and supported fully. This is a great community and would benefit from as much density as can be squeezed on the site and as high as they find economical.

Q3. **Your Full Name** Mike Seymour

Q4. **Your Street Address** 612-100 Saghalie Road

Q5. **Your email address (optional)**



Respondent No: 4

Login: Anonymous

Responded At: Aug 08, 2021 10:28:43 am

Last Seen: Aug 08, 2021 10:28:43 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The zoning should remain the same. The Roundhouse was to be a open commercial plaza area with historic flavour. This proposal makes the area a wall of towers. New zoning should be confined to 2 small footprint buildings, 6 stories or less if any expansion is approved.

Q3. **Your Full Name** Ron Hawrysh

Q4. **Your Street Address** 15-860 Central Spur Road

Q5. **Your email address (optional)** not answered



Respondent No: 5

Login: Anonymous

Responded At: Aug 10, 2021 12:35:25 pm

Last Seen: Aug 10, 2021 12:35:25 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

Proposed height of the development is way too high. It would alter the fabric of Vic West community forever and in a negative way. This isn't Coal Harbour Vancouver. To my knowledge, Victoria Planning targeted Blanshard zone for high rises and increased densification, not Vic West!

Q3. **Your Full Name**

James Sandland

Q4. **Your Street Address**

455 Sitkum Rd

Q5. **Your email address (optional)**



Respondent No: 6

Login: Anonymous

Responded At: Aug 15, 2021 14:26:28 pm

Last Seen: Aug 15, 2021 14:26:28 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I just wanted to say: yes to affordable housing! We need that so badly here. Put more in here if you can!

Q3. **Your Full Name** Melinda Minch

Q4. **Your Street Address** 2-775 Central Spur Road V9A 0E9

Q5. **Your email address (optional)** not answered

**Respondent No:** 7**Login:** Anonymous**Responded At:** Aug 15, 2021 21:24:28 pm**Last Seen:** Aug 15, 2021 21:24:28 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

I have reviewed the developer's proposal for Phase 3 of the Roundhouse site and am dismayed but not surprised by the obnoxiously over-built plan presented in the application. Developers exist to make a profit and I don't begrudge them a living however this site is special and requires special oversight by the City to ensure that it isn't completely ruined in the interest of maximizing one individual's profit. The citizens of Victoria were dealt a huge disservice when this historic treasure was turned over to a private developer. It could have been an iconic public gathering space like Granville Island or Winnipeg's The Forks, instead, given the developer's aspirations, it is well on the way to becoming just another clump of unimaginative towers with some token nod toward the historical buildings buried deep within. And of course the actual conversion of the historic buildings will only happen in the last phase of the build-out (probably not in my lifetime) because these buildings are really just an unprofitable and inconvenient nuisance after all. Perhaps it's too late as the fox is already in the hen house, however every effort needs to be made to preserve this property as green meeting space for the public's enjoyment for all future generations. If we fail to do so it will be a tragically squandered opportunity to be regretted forever. This is the last chance for the City of Victoria to stand firm and ensure that this parcel is developed to it's fullest potential for all to enjoy, not just for the financial benefit a few. And if the opportunity to return this parcel of land to the City's ownership ever presents itself please do not hesitate to jump at the chance. This will be your legacy.

Q3. Your Full Name

Jaroslaw Wyshnowsky

Q4. Your Street Address

409-455 Sitkum Rd, Victoria, bc V9A 7N9

Q5. Your email address (optional)



Respondent No: 8

Login: Anonymous

Responded At: Aug 17, 2021 20:59:10 pm

Last Seen: Aug 17, 2021 20:59:10 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

This is a well conceived and much needed plan for our community. The mix of uses in the new plan will help meet some of the housing and service needs in Vic West. I look forward to seeing this plan unfold. PLEASE APPROVE THIS DEVELOPMENT PROPOSAL.

Q3. **Your Full Name**

Chris Fitzpatrick

Q4. **Your Street Address**

106-100 Saghalie Rd.

Q5. **Your email address (optional)**



Respondent No: 9

Login: Anonymous

Responded At: Aug 18, 2021 11:05:30 am

Last Seen: Aug 18, 2021 11:05:30 am

Q1. What is your position on this proposal?

Other (please specify)

While I support the project, I feel that in its current iteration it is out of balance with the surrounding community.

Q2. Comments (optional)

Apologies if a duplicate ... ----- Forwarded message ----- From: Andrew T Date: Fri, Jul 16, 2021 at 11:50 AM Subject: Rezoning Application REZ00729 — Roundhouse mixed-use To: Me Michael Angrove <mangrove@victoria.ca>, Development Services Email Inquiries <developmentsservices@victoria.ca>, Land Use VWCA <landuse@victoriawest.ca> Hello, Thank you for the opportunity to comment on the above referenced project. I am a resident at 400 Sitkum Road, and working with the Strata Council as a volunteer committee member looking at sustainability issues for our property. I wish to comment on the proposed rezoning for the Rezoning Application REZ00729 — Roundhouse mixed-use for consideration. The Strata Council at "Fusion" 400 Sitkum Road has identified the need to increase sustainability as a key priority for the strata going forward. To this end we have begun investigating opportunities to a) reduce water use, b) access government grants to provide Electric Vehicle Recharging, and c) generate our own electricity for common area use through the installation of solar panels. 1) In regard to the photovoltaic electricity panels, which can generate replacement of the common area electricity usage in total, the shadow studies (attached) provided in the Roundhouse Bayview Place Rezoning Application updated March 1, 2021, indicate that there will be an impact on our photovoltaic solar panel installation on our south facing roof. This will diminish our ability to generate power. 2) Density Going from 2.2 to 3.8 FAR I support developing more housing including rental housing. The amount of housing on this site exceeds what fits comfortably with the rest of the neighbourhood. The increase from 2.2 to 3.8 FAR (almost 75%) is high, and while it might be in keeping with the downtown area, I question whether it is necessary to be borne by Vic West. I feel that there would be a loss to the sense of community due to the "drive-in, drive-out" culture that inevitably will result among those living in the towers of 1,000 rentals. A vibrant sense of community is an attractive element to those who have chosen to locate in the neighbourhood, and it would be lost. Building heights of 30 stories exceed those of any neighbouring buildings. Other than the Bayview project, the area has low rise buildings of three, four and eight stories. Those nearest to the project will be dwarfed. Such building height dwarfs the historic buildings and takes away from their presence in the neighbourhood. The historic buildings have lent the neighbourhood character for generations, and that character will be lost. Such building heights effectively create a wall that cuts off the neighbourhood from the historic buildings. The site plan shows that the towering buildings have been situated so as to avoid the historic buildings — stepping awkwardly among them — with little regard for the impact they will have along Esquimalt Road. Esquimalt Road deserves a more fitting urban edge, that steps back from the road, one that would highlight the historic nature of the buildings — these should be the feature act, not just a doorstep. The historic buildings hold character essential to the nature of the neighbourhood experience as one walks along the sidewalk on Esquimalt Road. If 30 storey towers are constructed in this area, there will be immeasurable loss. I look forward to joining the Land Use Committee meeting when it is rescheduled. Thank you for all that you do to make this happen. Respectfully, Andrew Thompson He/Him/His | Why Pronouns Matter 400 Sitkum Road, Unit 210 Victoria, BC V9A 7G6

Q3. Your Full Name

Andrew Thompson

Q4. Your Street Address

400 Sitkum Road

Q5. Your email address (optional)



Respondent No: 10

Login: Anonymous

Responded At: Aug 18, 2021 11:24:40 am

Last Seen: Aug 18, 2021 11:24:40 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I believe the project will provide a strong impetus for the attraction and retention of people and businesses to the area and serve as a catalyst for economic diversity, growth and prosperity for the entire Vic West Community.

Q3. **Your Full Name** nick p may

Q4. **Your Street Address** 747 Selkirk Avenue

Q5. **Your email address (optional)**



Respondent No: 11

Login: Anonymous

Responded At: Aug 18, 2021 12:56:27 pm

Last Seen: Aug 18, 2021 12:56:27 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Lower the heights of proposed buildings and I would support.

Q3. **Your Full Name** Peter Foran

Q4. **Your Street Address** 701-75 Songhees Road

Q5. **Your email address (optional)**



Respondent No: 12

Login: Anonymous

Responded At: Aug 18, 2021 15:48:35 pm

Last Seen: Aug 18, 2021 15:48:35 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** James E McNeill

Q4. **Your Street Address** 75 SONGHEES ROAD Unit 114

Q5. **Your email address (optional)**



Respondent No: 13

Login: Anonymous

Responded At: Aug 19, 2021 07:00:47 am

Last Seen: Aug 19, 2021 07:00:47 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We are in support of the proposal for the roundhouse development as the supply of new homes (sale and rental) will attract more people to the area and create more opportunities for local people interested in much needed social and recreational activities to use the Vic West Lawn Bowls and Croquet facility.

Q3. **Your Full Name** Vic West Lawn Bowls and Croquet

Q4. **Your Street Address** 95 Bay Street, Vic West

Q5. **Your email address (optional)**



Respondent No: 14

Login: Anonymous

Responded At: Aug 19, 2021 08:00:34 am

Last Seen: Aug 19, 2021 08:00:34 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Bayview properties has added outstanding housing projects to Vicwest and is a great proponent for the Community.

Q3. **Your Full Name** Bob Oberholtzer

Q4. **Your Street Address** 307-125 Aldersmith Pl.

Q5. **Your email address (optional)**



Respondent No: 15

Login: Anonymous

Responded At: Aug 19, 2021 08:07:47 am

Last Seen: Aug 19, 2021 08:07:47 am

Q1. What is your position on this proposal?

Other (please specify)

SUPPORT WITH CONSIDERATION OF COMMENTS BELOW

Q2. Comments (optional)

Regional Parks comments are suggestions for the E & N Regional Trail corridor through the development: • Regional Parks supports the City in requiring a 7m trail corridor, recognizing the likely need to accommodate future trail widening. The City may want to require the full 7m trail corridor to be designed with a max. 2% cross slope and avoid tree planting that could limit future widening potential. Confirm that 7m is provided as an easement for the multi-use trail. Some graphics do not indicate this (i.e. Rail Section A: Active Rail Corridor, in the 2021-04-27 Rezoning document, p. 68). • The 4m pathway design should be considered the absolute minimum acceptable standard. Given the urban location and high volume of use on other multi-use trails in the area, 5m might be a preferable minimum. (Note that sections of the Galloping Goose and Lochside Regional Trails are currently being studied to be widened to 6.5m). • Regional Parks does not see any concerns with the proposed E & N pathway realignment. • Phasing should consider construction of the trail at the earliest opportunity, as it is the gateway to the E & N trail. Thank you, Megan Walker, MBCSLA, CSLA | Planning Assistant Regional Parks | Capital Regional District 490 Atkins Ave. Victoria, BC V9B 2Z8 www.crd.bc.ca | Facebook | Twitter | YouTube

Q3. Your Full Name

Megan Walker, MBCSLA, CSLA | CRD Planning Assistant

Q4. Your Street Address

Regional Parks | Capital Regional District

Q5. Your email address (optional)



Respondent No: 16

Login: Anonymous

Responded At: Aug 19, 2021 08:07:57 am

Last Seen: Aug 19, 2021 08:07:57 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We think a mix of ownership buildings along with rentals is a very good option.

Q3. **Your Full Name** Richard & Brenda Davis

Q4. **Your Street Address** 9692 First Street, Sidney, BC

Q5. **Your email address (optional)** not answered



Respondent No: 17

Login: Anonymous

Responded At: Aug 19, 2021 10:52:10 am

Last Seen: Aug 19, 2021 10:52:10 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Vic West/Songhees area needs a boost. The added density will provide a base for businesses in the historic buildings to thrive. I would like to move back to the area some day.

Q3. **Your Full Name** Robert Hewitt

Q4. **Your Street Address** 353 Beckley Ave

Q5. **Your email address (optional)**



Respondent No: 18

Login: Anonymous

Responded At: Aug 19, 2021 13:15:17 pm

Last Seen: Aug 19, 2021 13:15:17 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Oppose this rezoning/permit in its current form due to several reasons including the height of the proposed towers along Esquimalt Road and its resulting density, congestion, and lack of any commitment to development of the heritage buildings on site. - In this regard, the developer has proposed developing the heritage buildings at the very end of this development, potentially 10 years away, after promising them more than 10 years ago. Why can they not guarantee developing the heritage facilities in tandem with building DA3 thereby showing some good faith for the current owners of Bayview to whom this was pitched? Their suggestion that they cannot find tenants for the heritage buildings now because the site looks like a building site and there is no parking is disingenuous - they can choose to make the site look better now to attract tenants to those buildings, they have chosen not to. They have really lost the trust of the current owners in this regard but at least they have now finally admitted they are not going to do anything unless they get their way. Their exact wording is "It is hoped that the zoning on Phase 11 and 111 will provide enough population to support restaurants, a marketplace, and other necessary services" - in other words if you don't give us the zoning for 4 or 5 c32 storey towers we won't do it. Victoria CC should be in the driving seat here not the developers. - Next to congestion, Esquimalt Road cannot cope with the additional amount of traffic that would be generated by thousands of extra cars from this site, it would create a permanent traffic jam along this road which is a major route for ambulances which would in turn create traffic headaches crossing Johnson Street Bridge and eastwards from there. The developers have suggested that this would be controlled by adding extra traffic lights as though this would solve the issue of thousands of extra cars, this does not solve the issue this just creates a neverending snake of traffic along this route. There are already 5 sets of lights between Head Street and Catherine Street which is a 1.5k drive. There are currently another 2 sets to get to Johnson Street Bridge. The developer's proposal adds another 2 sets of lights on this route making the total route of 2.3k a 9 traffic light journey. - Next to density. Victoria needs more affordable housing, very few people dispute that and very few people dispute that this site should be developed, however, the people that bought in this area chose it because it is liveable, ie. they chose specifically not to live downtown with its high rises and high density, they looked for open spaces and lower density. The density this new proposal would bring would overload existing facilities and parks and does not pay homage to the heritage buildings which should be the main focus of this site. The proposed towers would be amongst the highest in Victoria, completely out of line with anything around them, dwarfing the buildings to the north and the heritage buildings. It is hoped that VCC has learnt from the mistakes of the Vancouver City Council who have created corridors of homogenous high rises which block the sun and create a soulless area. What is more, the developers have been very disingenuous in stating that the overall density of the "Bayview development" is 3.5fsr, to say this they have lumped together the new phase which is 5.5fsr and the phase 1 project which is 2.0fsr and averaged it. However the overall development is not in question here, the very reason phase 1 was a success was its low density - that is what people were looking for! What is in question is phase 3 and its (up to) 32 storey towers with a 5.5fsr. To conclude, I think everybody agrees this site should be developed and the original proposal looked good, however what could be an exciting master planned community within a heritage setting, providing some low cost housing and facilities, now appears set to become an over developed monstrosity.

Q3. Your Full Name

Janine Carney

Q4. Your Street Address

1502 60 Saghalie Road

Q5. Your email address (optional)



Respondent No: 19

Login: Anonymous

Responded At: Aug 19, 2021 16:21:38 pm

Last Seen: Aug 19, 2021 16:21:38 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Much needed development for the area

Q3. **Your Full Name** Harvey Robert Rogalsky

Q4. **Your Street Address** 467 KINVER STREET, ---

Q5. **Your email address (optional)**



Respondent No: 20

Login: Anonymous

Responded At: Aug 21, 2021 21:15:20 pm

Last Seen: Aug 21, 2021 21:15:20 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I was unable to attend the meeting, there are any way that I could obtain a feedback of what was happening during the meeting?

Q3. **Your Full Name** Esther Harvey

Q4. **Your Street Address** 505 160 Wilson St.

Q5. **Your email address (optional)**



Respondent No: 21

Login: Anonymous

Responded At: Aug 23, 2021 10:57:37 am

Last Seen: Aug 23, 2021 10:57:37 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I have lived in the neighborhood for 20 years. Seen projects that has changed Vic. West for the better. This project will be among those. We need to increase the density and allow for creative use of our "traditional" single family home neighborhood. Round House has seen too many obstacles. The City is lucky to have Ken and Patricia Mariash. They have stuck with their vision. Unlike others that ran away despite having been served their land on a silver platter. I can't wait for the day, when I don't have to look at waste land as I cross the bridge to VW.

Q3. **Your Full Name** Peter Ole Schiønning

Q4. **Your Street Address** 735 Front St

Q5. **Your email address (optional)**

**Respondent No:** 22**Login:** Anonymous**Responded At:** Aug 23, 2021 13:20:17 pm**Last Seen:** Aug 23, 2021 13:20:17 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

I am strongly opposed to the latest amendment proposed for the Bayview/Roundhouse development. It flies in the face of the promises made in the past and turns a national treasure into nothing more than a forest of high rises. The current tower situation at Bayview (Promontory) places my own condo in shadow daily and affects my hydro bill in my partially passive solar heated building, something that could be a worse problem in a cold winter—meaning my electric heat could not keep up. The new proposal (Phase 3) places five towers in similar physical situations to existing buildings. This was brought up in the public presentations, and the topic was skilfully treated as inconsequential by the architect, Mr. Patrick Cotter. It is not inconsequential to the residents of the dark buildings. These same buildings will create a view similar to a tunnel down Esquimalt Road where it currently is aesthetically pleasing, with a large rock outcrop and the buildings of the Roundhouse. The additional traffic on the surrounding streets will create more noise and pollution. Esquimalt Road just underwent some world class traffic calming—why should we be adding extra cars to it now? The taxpayer will be on the hook for upgrades as a result of the additional flow and traffic lighting. But worst of all, this unnecessary phase of Bayview towers will take away from what was to be a showcase for the Roundhouse buildings. This could have been a star for Victoria had it been developed as it should have, back when it was given away to Bayview. When I moved into the area in 2009, I was told by an engineer from Bayview that it would be three years until the Roundhouse was complete, adding to my enjoyment of the neighbourhood and my property value. This seemed reasonable. Three years later, Bayview quoted the same—"we're close to getting an anchor tenant of a grocery store and you'll see the Roundhouse developed in three years." Why now all of a sudden when nothing else has changed are the engineers predicting 15 years? Many of the promises made by Bayview were dreams in the sky. Remediation of the brownfield site was always an issue—as an engineer, I brought this fact up with a Bayview engineer back in 2009. Now Patrick Cotter claims remediation is so costly, Bayview must build two new condominiums to pay for it. Well, I think this is just greed talking—the originally planned four buildings would have had remediation in the plans—unless of course, their engineers and architects were ill-prepared for this part of the work and more interested in telling tales about grocery store anchors. An acquaintance who has close ties to a major grocery store chain and a friend of mine who has a hairstyling salon both said the rents are far too high to attract tenants in Victoria. When I asked about this at the neighbourhood open house, the moderator chose to veto the question. It is a shame that Bayview is ruining what could be the next Granville Island by playing games with language and spinning a web of partial fabrications and suggestions that they are good corporate citizens to leverage what is essentially a cash grab on the backs of the citizens of Vic West and the shining star of the Roundhouse. These new "Phase 3" towers are an abomination, and I ask Council to reject them on the grounds that the original proposal is more than adequate for their coffers. In fact, even Phase 2 with it's on-again, off-again hotel is too much for the neighbourhood—but what's done is done.

Q3. Your Full Name

Carol S. Roberts, P.Eng. (non-practising)

Q4. Your Street Address

409-455 Sitkum Road

Q5. Your email address (optional)



Respondent No: 23

Login: Anonymous

Responded At: Aug 23, 2021 22:36:10 pm

Last Seen: Aug 23, 2021 22:36:10 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The additional volume of vehicular and pedestrian traffic and noise pollution these amendments would bring to an already congested neighbourhood would further degrade the quality of life and safety of area residents.

Q3. **Your Full Name** Don Gordon

Q4. **Your Street Address** 845 - 205 Kimta Road

Q5. **Your email address (optional)** not answered

**Respondent No:** 24**Login:** Anonymous**Responded At:** Aug 26, 2021 22:23:35 pm**Last Seen:** Aug 26, 2021 22:23:35 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

At the recent Vic West Community Association Land Use Committee meeting we were not surprised that the meeting started with a lengthy promotional video - having experienced variations of these before. What did shock us was that the Mayor of Victoria featured in the middle of the video - seeming to fully support and extol the virtues of the proposed development. This seems a conflict of interest given that the developers are again seeking a significant re-zoning amendment. Once again it seems that the City is proceeding with their interpretation of what is best without acknowledging the concerns of Vic West residents. The Bayview project has been an ongoing marketing exercise with very little follow through on aspects other than high rise condominiums. For 13 years we have been told that the railway heritage buildings are key to the development and will be preserved through the creation of a Granville Island style marketplace. Not only does the project lack any true community amenities or connection to the fabric of the neighbourhood, it includes no green building/conservation practices or other sustainable features. The current tact of the new proposal is wrapped in the language of the current housing crisis. While there is now some element of "affordable housing" proposed, it is difficult to see how a high-end development will contribute the type and variety of housing stock needed to address the lack of affordable housing (rental or owned) in the capital region. With each delay there has been a new promise and new excuses for deviating from the previous plan. Early in the development it was stated that after the first building went up, the heritage development would be required to be undertaken prior to any further development. This quickly disappeared as more buildings were completed. Each request for rezoning seeks substantially more density. How can the community be assured that this will not continue? The latest proposed amendment adds significant new density and large massing on the site. Having passed the roundhouse "coming soon" signs for the past 14 years, and heard recurring arguments for more and higher development to fund the roundhouse restoration, it is hard to trust that the heritage/retail/public space aspect of the project is coming anytime soon or is a priority for the developer.

Q3. Your Full Name

Danielle Lukovich and Brian Bedford

Q4. Your Street Address

643 Rothwell Street

Q5. Your email address (optional)

not answered



Respondent No: 25

Login: Anonymous

Responded At: Aug 27, 2021 13:13:59 pm

Last Seen: Aug 27, 2021 13:13:59 pm

Q1. What is your position on this proposal?

Other (please specify)

Phase III should be developed only in sync with the first two phases (apart from the disaster that is Aquara, but that is the fault of the City in permitting excavation separate from construction). Density should not be any higher, and 32 stories is far too high - Promontory should set the height limit for the area. The developers have been promising the Roundhouse amenities for over 10 years, so to claim a need for higher population to justify proceeding is just more bait and switch.

Q2. Comments (optional)

If there is any way to tie this project to resolution of the Aquara disaster, we should do that. Also, set-backs should respect the original plan of at least 2 metres - there's no need to encroach even closer to streets. Finally, the City has been resolute in pursuing its vision for the Northern Junk land, and it should be equally resolute in pursuing a vision for Vic West that preserves the absence of congestion, clear sight lines, and laid-back ambience. We don't need downtown density to cross the bridge.

Q3. Your Full Name

John Frederic Coombs

Q4. Your Street Address

405-100 SAGHALIE RD, Victoria BC V9A 0A1

Q5. Your email address (optional)



Respondent No: 26

Login: Anonymous

Responded At: Aug 29, 2021 06:39:26 am

Last Seen: Aug 29, 2021 06:39:26 am

Q1. What is your position on this proposal?

Other (please specify)

Opposed, unless the applicant's proposal documents are adequately clarified.

Q2. Comments (optional)

Are there any aspects of the applicant's proposal documents that are significantly unclear? For example, in the site plan that we received with the announcement for the August 17, 2021 Zoom meeting for this proposed development, Phase 1 is labeled as being "complete" — but this plan's legend lists location E in Phase 1 as being "Presentation Center/Future Development." So could that "Future Development" include a much taller building at this location E, that could significantly interfere with the current harbor vistas which are so highly valued by so many of the current residents of Bayview One, the Promontory, and the Encore — or is that "Future Development" instead limited to alterations or additions within the height of the existing building?

Q3. Your Full Name

Sam Rockweiler and Judy Switzky

Q4. Your Street Address

83 Saghalie Road, Unit 1903, Victoria BC

Q5. Your email address (optional)



Respondent No: 27

Login: Anonymous

Responded At: Aug 29, 2021 14:50:55 pm

Last Seen: Aug 29, 2021 14:50:55 pm

Q1. What is your position on this proposal?

Other (please specify)

I support with revisions

Q2. Comments (optional)

Phase 3 Proposed tower 4 location is completely inappropriate as it abuts and would conceal the NE side of the roundhouse and back shop and as there is insufficient space for a tower building at that location. I strongly support deleting this building. This would also reduce the unwarranted FSR increase.

Q3. Your Full Name

Richard K. Bremer

Q4. Your Street Address

420 Catherine St.

Q5. Your email address (optional)



Respondent No: 28

Login: Anonymous

Responded At: Aug 29, 2021 21:01:58 pm

Last Seen: Aug 29, 2021 21:01:58 pm

Q1. **What is your position on this proposal?**

Other (please specify)

concerns about high density street parking

Q2. **Comments (optional)**

see above

Q3. **Your Full Name**

Ming Hua Hu

Q4. **Your Street Address**

209-70 saghalie way

Q5. **Your email address (optional)**



Respondent No: 29

Login: Anonymous

Responded At: Aug 29, 2021 21:02:55 pm

Last Seen: Aug 29, 2021 21:02:55 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

To the City of Victoria: We are residents of one of the current buildings at Bayview Place and we oppose this proposal for Bayview Place for a number of reasons. When we purchased, the plan for this site was very different and in keeping with the heritage buildings and the rest of the neighbourhood. This new proposal is not! Briefly, we are very concerned about the density of 5.5 FAR when the density of the current site is 2.0 FAR (this is still "aggressive" as described by City staff when the proposed density was 5.9 FAR); and we are concerned about the height of the towers. This is not Vancouver; nor do we want it to be. We understand the need to increase density and to "go up" with towers, but the number of towers and the heights are too much for Victoria/VicWest. Also, there is not enough green space on the site. The small dog park currently on site is already heavily used and will not support the proposed increased density. The plan does not address traffic and parking in any meaningful way. With the long lines of traffic every morning on Esquimalt Rd already, it is difficult to imagine thousands more cars from this site, not to mention the congestion on the bridges, especially in light of plans on Dockside for even more high towers. Please do not approve this proposal as presented. While some of the design ideas are exciting and welcome, it is in need of drastic revision -- the plans are too much, too high, too many cars, and not compatible with the historic site (i.e., proposal would dwarf the historic buildings). Thank you for considering our comments.

Q3. **Your Full Name**

Ellen Reynolds

Q4. **Your Street Address**

60 Saghalie Rd

Q5. **Your email address (optional)**

July 21st, 2020

Greetings to Mayor and Council,

We have recently read that the Bayview/Roundhouse property in Vic West (Focus Equities development) is proposing a major change to the previously approved development plan. From what little information is available there will be a doubling of the number of high-rise buildings approved on the site and the heritage preservation and marketplace concept appears to have been shelved.

This project has been an ongoing marketing exercise with very little follow through. For 13 years we have been told that the railway heritage buildings are key to the development and will be preserved through the creation of a Granville Island style marketplace. The developer references Norman Hotson (designer behind Granville Island) as the designer for their project*.

Unfortunately, the reality is the developer has been playing a waiting game with the community and the city. Each year they state that the heritage preservation of the historic railway buildings and marketplace will begin next year. After hearing this for 13 years, it appears they have no intention of following through. Over the years they have used the site for a gravel dump and rock crushing with significant noise, dust, and traffic impact on the community and roads. Their operations have not built community.

The existing development has resulted in high rise buildings on the height of a hill that are set apart from the fabric from the community. They have effectively created a private gated community at the entrance to Vic West. If one does walk up to the high-rises you will see that residents are prohibited from allowing their dogs to urinate on the green space within the bounds of the property in order to preserve their grass. I guess they must leave the enclave and excrete on public or other private property in Vic West.

Not only does the project lack any true community amenities or connection to the neighbourhood, it contributes no environmental benefits. It is shocking that a new development within sight of Dockside Green proposes to include no green building/conservation practices or other sustainable features.

The recent news of the new proposal is wrapped in the language of the current housing crisis. I cannot see how a high-end development will contribute the type of housing stock needed to address the lack of affordable housing (rental or owned) in the capital region. With each delay there has been a new promise and new excuses for deviating from the previous plan. Early in the development it was stated that after the first building went up, the heritage development would be required to be undertaken prior to any further development. This quickly disappeared as more buildings were completed along with a large hole on Kimta Road.

The current proposal, with City staff, has a massive increase in buildings and square footage which will obscure the roundhouse heritage building. From the site plan drawing (found [here](#) & included below), the two remaining heritage buildings will have new additions. Though it is only speculation I can see how this will quickly turn into an exercise where only a heritage façade is retained. In the end, all that seems to be proposed is high density profit-oriented development without a connection to the historic, community, or environmental fabric. This new layout appears to obscure the heritage not highlight it and to a degree wall off the site from outside views.

Please if they say they cannot develop the heritage site in a way that adds value and retains heritage for the neighbourhood and city; a developer with the right set of skills should be given the opportunity to advance this project in this key location.

Finally, I would note that the Vic West community went through a substantial public consultation exercise from 2016-2018 resulting in the adoption (May 2018) of the Victoria West Neighbourhood Plan. Any changes to the Master Development Agreement for the Roundhouse site must be consider in context with the policies, goals and objectives outlined in the plan.

Regards,

Danielle Lukovich & Brian Bedford



Rooted in the past. On track for the future.

Designed by Norman Hotson, creator of Granville Island, The Roundhouse Marketplace at Bayview Place brings a heritage landmark back to life as a retail and entertainment destination in Victoria West.

*From <http://bayviewplace.com/roundhouse-marketplace/index.html>

Dear Mayor and Councilors,

I have studied the developer's proposal for the Roundhouse site and am very dismayed but not surprised by the obnoxious over-built plan presented in the report. Developers exist to make a profit and I don't begrudge them a living however this site is special and requires special oversight by the City to ensure that it isn't completely ruined in the interest of maximizing one individual's profit.

The City did its citizens a huge disservice by turning this historic treasure over to a private developer. It could have been a major attraction like Granville Island or Winnipeg's The Forks, instead, given the developer's aspirations, it will become just another clump of unimaginative towers with some token nod toward the historical buildings buried deep within. And don't expect a quaint farmer's market or artisan shops either. The developer has been looking for a major anchor tenant who can pay the exorbitant rents reliably with a minimum of fuss.

And of course the actual conversion of the historic buildings will only happen in the last phase of the build-out (probably not in my lifetime) because these buildings are really just an unprofitable and inconvenient nuisance after all.

My only hope is that you, the Mayor and Council, stand firm and salvage what you can from this sad situation. And if the opportunity to return this parcel of land to the City's ownership ever presents itself please do not hesitate to jump at the chance. This will be your legacy.

Sincerely,
Jaroslaw Wyshnowsky
Victoria, BC

Good afternoon Mayor and Council,

I am writing in opposition of the proposed zoning amendment application at 251-259 Esquimalt Road, 355 Catherine Street & 200-210 Kimta Road (the Roundhouse) for the sole reason that the proposed heights far exceed what I believe should be permitted in this neighbourhood. The nearby Promontory building is 21 storeys in height and towers over the surrounding neighbourhood. Despite being at a lower grade, the proposed 26-30-storey buildings would far-exceed this in height and offer a level of density more characteristic of buildings found at the heart of the city, not at the fringe near a well-established single-family-home neighbourhood. I would encourage the developer to show mindfulness of the surrounding area in their design, and for the City to anticipate the future growth of the neighbourhood. I believe the proposed density will only encourage further high-rise condo developments in this area, which would be better suited to provide "missing middle" housing, providing a transition between existing high- and mid-rise buildings and nearby single-family homes. As a younger individual living within the City, I am more concerned with finding an affordable home large enough to accommodate a family, rather than a 1-2 bedroom condo.

With the exception of the above-noted issues, I believe the proposal is well-designed and I'm glad the existing heritage railway buildings and features are being retained.

Best regards,
Kevin Webber

Re:Roundhouse Development Notice

By massively increasing the number of buildings and storeys in the Roundhouse area the city risks destroying what makes Victoria and Vic West special in the first place – do we want to just become another overcrowded wall to wall high rise city?

Proposal completely crowds out the historical Roundhouse buildings, and destroys the original Roundhouse Design Guidelines concept which was to become a jewel in Victoria.

Will completely overcrowd the beautiful Songhees trail area and adds little greenspace given the proposed huge increase in population in the area.

False advertising – the developer completely contradicts the promotional sales material for the existing Bayview Place buildings and neighbourhood residents tripling and over crowding the original proposed capacity and destroying the Roundhouse concept. A “bait and switch” tactic that we hope the city will not support.

This development destroys the original visionary and well planned Official Community Plan for this area shoehorning five or more large 30 storey buildings into a very small area.

Thank you,

Anthony Cary-Barnard
Victoria, BC

Hi,

I am concerned about the impact this development will have on my neighborhood and oppose the rezoning application. Specifically:

- 1) I support the current Master Plan and see no reason to change it,
- 2) The 30 story height is 2-3 times higher than anything in the area.
- 3) Adding over a 1000 units means an additional 1000-2000 people living in the area which, when added to the new residents of Dockside Green, will overwhelm our existing infrastructure including roads, sidewalks, trails, parks, and grocery stores.

Thank you,

Craig Goodings

506, 68 Songhees Rd, Victoria, BC V9A 0B1

Hi,

My name is Cassie Veysey, I am 89 yrs old and want to voice my opinion of the proposed notice of development in my area.

I live at 302-411 Sitkum Rd V9A7G5

I am against this because there are too many units to be placed there. I see the developer wants 1100 .

That must mean more towers. I am against highrise towers. They are destroying our small city charm. Please downscale the development and limit the height of these towers. This is not Victoria. We must preserve our small town charm.

As well, traffic is already too busy. Esquimalt Rd used to be 4 lanes and now its too. I can only see more congestion coming.

Sincerely Cassie Veysey

Dear Mayor and Council,

We write in support of the Rezoning of the Roundhouse.

The Development coordination # is (R E Z O O 7 2 9) and the link is below:

<https://engage.victoria.ca/251-259-esquimalt-road-45-saghalie-road-355-catherine-street-200-210-kimta-road>

This letter is in support of the Rezoning Application for the Roundhouse Development Site at Bayview Place (251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 - 210 Kimta Road).

Thank you,

Barbara and Gerald Chipeur

607, 100 Saghalie Road, Victoria, BC

Regarding proposed development for the property at 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200-210 Kimta Road.

I have great concerns about the proposed development and request for changes to the current zoning. I feel that the proposal fails the litmus test on 2 key issues.

1. Height. The proposed height would make these building far higher than the surrounding neighbourhood, even higher than the towers at Bayview Place. Such towers, by their very nature, will be tall but with no redeeming architectural features. Compare the current Bayview towers to the strata bordering the harbour adjacent to the proposed development. Also, there are no 30 story towers in this area. The housing to the north of the proposed development are 1 and 2 story family homes, making the proposal completely out of character with the neighbourhood.
2. Density. The proposed density would be far greater than the surrounding neighbourhood.

In addition, the proposal states that the application for zoning changes are for the north parcel, and that the developers will seek zoning changes for the south parcel in the future. Rezoning the south parcel will drastically exacerbate the height and density contrasts with the surrounding neighbourhood.

If the zoning changes as requested are approved, they will set a precedent for Victoria of high rises that are out of sync with existing neighbourhoods, changing the nature of the City forever.

Regards

Michael Shepherd

I am three or four blocks away from what will become a major construction zone in downtown Victoria. Nine towers will edge residential areas casting shadows like menacing sun dials. Nine towers seems to be a done deal with just the formality of city council affirming the project. My local laundromat is closing. Nice people. Common people. Unable to find an alternate location they are closing. One woman at the laundromat, who appeared to be politically hip, waved her arms in disgust when asked about city council.

It's a repeating pattern: developers make proposals, have one open house then maneuver in camera for approval from a council either with a pro developer voting block like Vision Vancouver or a divided council that collapses in face of the developers relentlessly aggressive game plan. The big boys from Toronto have moved into Victoria. Victoria's vaunted height restrictions have been violated repeatedly with one tower higher than another. Any talk of Jane Jacob's vision of four to six stories around a central courtyard conducive to families, as in Barcelona, marks you as an idealistic snow flake.

The lady at the laundromat says there's a six story development near where she lives that was a finished six months ago and is still vacant. Cheapest one bedroom is \$1500. That's in the basement. A sixth floor one bedroom is \$3000.

Everyone questions whether the towers will be affordable. Everyone assumes the developers will charge outlandish rents yet the developers make it seem like it's a humanitarian gesture that they are creating rentals in a housing crisis.

Sadly we live in a plutocracy with a democratic veneer.

Stewart Brinton....#448 1035 North Park St. Victoria, V8T-5A1

Re: Vic-West Roundhouse Development Plan

June 21, 2021

Thank you for the opportunity to comment on the West Vic Roundhouse development, North Parcel. I have read the documents provided by the city and by the development proposers. I have reviewed this proposal in the context of the city's Official Community Plan in which the vision is stated as

Victoria is an urban sustainability leader inspiring innovation, pride and progress towards greater ecological integrity, livability, economic vitality, and community resiliency confronting the changes facing society and the planet today and for generations to come, while building on Victoria's strengths as a harbour-centred, historic, capital city that provides exceptional quality of life through a beautiful natural setting, walkable neighbourhoods of unique character, and a thriving Downtown that is the heart of the region. (OCP_Sect 3-2, underlining added)

In this context, there are good reasons to develop the Railyards parcels (north and south) consistent with these principles. At the same time, this proposal introduces serious risk to the OCP principles and "generations to come." The design specifics in the proposal are currently at odds with achieving the city's vision with respect to community wellbeing and to Victoria's city unique beauty and historic ethos. Research has shown that visual features and the scale of buildings affect the human sense of place related to human perceptions of community, safety, wealth, and beauty. Consequently, introducing towers of 10-30 stories is out of place with the OCP plan.

Concerns of construction height:

1. Sight Lines. The street level impact of 10 to 30 story buildings, as those proposed, is to block the sightlines of that natural setting that is so special to Victoria: the Sooke Hills, the west coast trees that line the streets, the Olympic Mountains, the ocean, the rocky undulations of the city, and the vistas of skies beyond buildings. These lines of sight that we take for granted when we walk, bike, or drive in the city are a unique feature of Victoria and would be seriously impacted by blocks of construction of the heights proposed. In the proposal Design Guideline document (page 7) the proposed alteration of the skyline of Victoria based on this proposed is very revealing and troubling!
2. Vibrant Communities. Communities and neighbourhoods are not formed in vertical blocks of thousands of people travelling up and down 10 to 30 floors in elevators but rather emerge from the familiarity of neighbors in human scaled social contexts found in the village mosaic that is unique to Victoria.
3. Precedence: The separation of approval of the north parcel from the future approval of the south parcel is problematic. Clearly decisions made for the north parcel will have the weight of precedence on future decisions.

Thank you for your consideration and I look forward to attending the community meeting.

Carolyn Watters
165 Kimta Rd, 302
Victoria, BC V9A 7P1

Justine Wendland

From: [REDACTED]
Sent: June 23, 2021 6:16 PM
To: [REDACTED]
Cc: [REDACTED]; Victoria Mayor and Council; Development Services email inquiries; landuse@victoriawest.ca
Subject: Proposed Development Notice

Dear Mr [REDACTED] - I am an owner in the Bayview One and tried to participate in the Zoom meeting on June 22 regarding the proposed development at 251-259 Esquimalt Rd, 45 Saghalie Rd, 355 Catherine St and 200-210 Kimta Rd. As you know, the meeting turned out to be a fiasco and did not proceed.

I have many issues with the proposed development as it is described in the notice I received, and in the process being used to steam roll it through the municipal approval process (whatever that is?). More on this point later. There is no mention of the Project Developer in the notice I received or the reason for the change from the original plan. I have since learned that the Developer is Focus Equities. The development notice is not transparent in this regard nor does the assessment and approval process that should be owned by the City of Victoria appear to be transparent.

I have many concerns in the change from owner occupied condos as per the original site development plan to so-called rental units with adaptive reuse. What does adaptive reuse mean? Who will own and operate the rental units when they are built? And more importantly, given that the building quality of the rental towers must be lower than the existing towers (Bayview One / Promontory / Encore), I am concerned that the overall quality of the Bayview development will be compromised. This is not what the existing owners signed up for. Furthermore, my understanding is that this site has serious contamination issues that require remediation prior to development. Has the City of Victoria decided to "relax" these requirements in their interest of approving potentially lower cost housing?

As previously mentioned, the Developer of this proposal is conspicuously absent from the notice. I am assuming this meeting was to be the equivalent of a public hearing to review the proposed changes with key stakeholders in the community, i.e. existing owners? If not, when does this occur? Why is this process being managed by volunteers as opposed to City of Victoria staff? Has the decision already been made to proceed and this meeting was designed only to give the appearance of consultation? How will be interested and affected parties be notified when the meeting is rescheduled? I have been involved with the public consultation process in other jurisdictions and this one is sadly lacking in transparency.

It is difficult at this point to comment on specific items related to this Development Notice since nothing has been shared with key stakeholders apart from very high level specifications in the Data Table. What is the difference between mixed use retail and mix of residential and retail? The proposed density spec for the north parcel if I understand the table has increased 10 fold. The proposed building height has also increased significantly. These are not minor changes and should require extensive consultation with key stakeholders. The proposed development as described in the notice is a significant departure from the original vision and plan for this area. High density rental units were never part of the plan.

In summary, I have significant concerns with both what is being proposed in this development notice and in the opaque process being used evaluate it.

I look forward to receiving your response.

Sincerely, [REDACTED]

Sent from my iPad

Dear Mayor and Council,

I am writing to give my input to the decision regarding the proposed land development bordered by Esquimalt, Saghalie, Catherine, and Kimta roads.

We have lived through the building of BayView, The Promontory (still more to come), and the marina which includes The Boom and Batten. All these projects have added much more density to our neighbourhood and much more noise and traffic. It used to be a quiet area - not now.

I, vehemently, oppose any and all of the 30 story buildings proposed for the above land. Such a huge increase in density would not improve the neighbourhood. Skyscrapers do not improve the sky line. Traffic will become unbearable.

Please keep a much lower limit on the number of stories allowed. Victoria is a small city. Excessively tall buildings interfere with the quaintness and quietness of our beautiful city.

Thank you.

Regards,
Rita Louie

I am against the proposed development for the property at 251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street & 200-210 Kimta Road.

For the proposed height to go from 19 m to a proposed 98 m is not acceptable in our neighborhood.

Sincerely,

Lyn Stuart
407, 68 Songhees Road

Good day

We are residents of Victoria West and live in close proximity to the Roundhouse Development Site. We are writing to provide our enthusiastic support for the proposed Rezoning Application for the Roundhouse Development Site at Bayview Place - 251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 - 210 Kimta Road.

The updated master plan will produce, through good architectural form and good design, a vibrant and very livable neighbourhood that also helps complete a critical portion of Victoria's multi-modal connectivity.

The revised zoning and master plan provide for an urban environment that will allow residents and visitors to meet and gather in an area that combines respect for cultural and historical needs with the density of housing that Victoria so desperately needs. The height of the towers seems necessary to have the compact growth envisioned in the regional growth strategy and to create a more affordable and inclusive community. Like so many people, the young adults in our family need this type of development in order to be able to afford to live in Victoria and raise their families here.

The proposed rezoning and the associated amended master plan represent a wonderful opportunity to grow a vibrant, active and more affordable community which will be of benefit to all of Victoria. The combination of new residential units, respect and renewal of the significant heritage site with much needed retail space will help create a terrific community that is open to all residents of the City of Victoria and the Capital Regional District. This will become a community where residents can comfortably, safely and affordably live and easily work, cycle and use public transit to go wherever they want to.

We urge you to support the timely approval of this rezoning which will reinvigorate this neighbourhood and support the city's needs for generations to come.

Sincerely yours

Don and Lynn Smith
#308 100 Saghalie Road
Victoria BC
V9A 0A1

Hello,

My name is Lorraine Dimond and I would like to voice my concerns regarding the proposed zoning changes to the property at 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street & 200-210 Kimta Road.

The request to change the height from N/A/19 m to 5 - 30 storeys (19-98 m) is my focus for a number of reasons that I list here...

--Invasive looming towers could possibly block the sun and view of adjacent and nearby buildings.

--The focus and aim of preserving the heritage roundhouse buildings would be impacted and overshadowed by oversized towers.

--The increased density will bring more traffic and will impact safety of Kimta Road with its new AAA lane for seniors/children/physically challenged.

--The neighbouring infra-structures are lacking...ie no medical, small shopping centre, few amenities.

Thank you for considering my concerns.

Hello,

Please register our enthusiastic support of this project - and help move Victoria forward.

We write to express our support for the proposed development and rezoning at 251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 - 210 Kimta Road, the Rezoning Application for the Roundhouse Development Site at Bayview Place.

We have been residents of the Bayview Place neighbourhood for the past 10 years. We were originally attracted to the community based on the developer's vision for a vibrant, liveable and connected neighbourhood near downtown. Ten years on, we continue to appreciate the high-quality of the building that we call home at Bayview One. We were excited by and welcomed the vibrancy and sense of place that has evolved with the height and density added by the Promontory and Encore towers. We hope to see this vision continue to be realized as soon as possible.

We support the proposed development and rezoning for the following reasons:

- **Overall Vision & Vibrancy:** The Roundhouse site sits today with incredible unrealized potential. Seeing the site rezoned, and ultimately fully developed as contemplated by the developer, would produce a world-class neighbourhood infused with good design and architecture. The vibrancy and life that would come from this rezoning and development would be of great benefit to our community on many levels. This project is not just to the economic or commercial benefit of the developer. It is to the benefit of the residents of Victoria and the capital region at large.
- **Much-Needed Housing:** As full-time residents of Victoria, we hear constantly about the lack of housing supply and the abject need for new homes. This rezoning request answers these calls in spades, at a market level that aims to meet the cries from local government, Mayor and Council head-on. Based on the need, this project should be expedited.
- **Density & Composition:** The density is welcome here. The height is welcome here. The housing is needed. Please do not stifle this opportunity to get shovels in the ground that will provide homes for people who WANT to live here. We are young (in our mid-30's, working professionals) and we see friends, colleagues and the generations behind us flocking out to the western communities where there is abundant supply. We need housing for many, housing that supports and encourages young adults and families to nest in our City, so they can thrive and build their best lives here - in Victoria. This development application creates this opportunity and answers the call.
- **Urban Growth and Balance:** This project is well-balanced, respectful of the heritage on the site and exciting for our neighbourhood. It balances the needs of all stakeholders in the community. It addresses the urgent need for housing, it offers new commercial opportunities for business, and the surrounding density will support a prosperous micro-economy in the neighbourhood that will see dollars earned in Victoria spent in Victoria.
- **Quality and Track Record:** The project offers good architecture and design and builds on and extends the community at the Bayview Place hilltop. It's timeless, and will integrate well with the surrounding heritage. There is a Master Plan which is indicative of the care and planning that has taken decades to procure which we support emphatically.

We were born in Victoria and love our city. We grew up driving past the Roundhouse buildings as children. The prospect of seeing them reimagined and restored as part of this rezoning and development process is exciting. Please do not leave them sitting, unrealized, any longer.

Kind Regards,

Daniel Melnyk & Jeremy Chiu
814-100 Saghalie Road
Victoria, BC V9A 0A1

Thank you for the opportunity to comment on the proposed development of 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200-210 Kimta Road.

Further to my June 11 email to the CALUC, upon further review of the proposal, please note:

- the green space and community amenities in the proposal do not provide a sustainable community given the proposed density. The additional density proposed in this amendment, creates rental housing, but does not create community - that can be achieved through providing adequate green space, community gathering spots and other open space amenities. If nothing else, this pandemic has taught us the value of having open spaces and access to nature for people to retreat to.
- 30 and 28 storey towers and not in keeping with what is a key element of Vic West – the shared resource of seeing the ocean and the mountains beyond – that sense of expanse as you walk along the ocean front. To have towers looming over you as you walk the waterfront, would greatly diminish that experience.
- the tower heights are not in keeping with the VicWest neighbourhood and makes us just an extension of downtown, with all its built up space and towers. We would cease to be our own unique community. Many of us live on this side of the bridge just for the simple pleasure of not having to deal with crowded busy-ness.
- these kinds of towers benefit only a few, while negatively impacting many, many current residents and those who enjoy the expansiveness of the view from many public viewing points in Vic West
- view impacts to all the residences along Tyee have not been considered

Many thanks in advance for your consideration of these comments.

Hello

We are writing to you to show our support for the proposed Rezoning Application for the Roundhouse Development Site at 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200-210 Kimta Road.

What we appreciate about the rezoning application is its multi facet approach to the development of a key area of Vic West. This Roundhouse area plan embodies the wants, needs and desires of so many in the community now and in the future.

It is obviously embodied in the buildings designs and purposed purposes. The buildings size and height will allow much need ability for first time owners and the compact growth required for the region. Connecting the bordering neighborhoods and downtown area is critical and in keeping with the City of Victoria's visions of active lifestyle.

The rezoning will propel this area into an urban neighborhood welcoming diversity. This is a needed addition for the future growth and prosperity. Welcoming individuals and families from all backgrounds is an integral part of community harmony. It will allow residents and visitors alike a destination for not only a home but social gatherings.

One of our favourite features is the Roundhouse. The Roundhouse deserves this. The buildings will remain and be repurposed. We are very excited to have this heritage area restored and becoming a vibrant destination where visitors and residents will have a connection to local indigenous roots and Victoria's early settlement history. Education by experience.

We support and urge you to support the Round House Application for rezoning. It has been so long anticipated and should be completed to finish our community to welcome more residents to our wondrous and accesible neighborhood. It will connect us with the rest of Songhees, the hilltop, downtown Victoria, and Esquimalt. It will give us a feeling of a completed neighborhood and completed urban landscape.

Garnett and Judy Rancier
1004-100 Saghalie Road
Victoria BC
V9A 0A1

Rezoning Application for the Roundhouse Development Site at Bayview Place, 355
Catherine Street, 45 Saghalie Road, 200-210 Kitma Road and -251-259 Esquimalt Road

We live in the Bayview One condominiums in Bayview Place in Vic West. We purchased our home 4 or 5 years ago as we really liked the neighborhood, the area and the development plans for the Roundhouse at Bayview Place. We wish that this development could proceed much more rapidly than it has so we can enjoy the vision that the developers had for the completed project particularly in the ***Roundhouse area with it's public spaces and mixed uses.***

When we purchased our home, we bought into the master plan with the mix of condominiums, townhomes, hotel, retirement residence, retail and cultural center . We have reviewed the revised master plan and think that the additional density and height enabling the inclusion of rental units is a positive modification to the plan. We are very concerned about *access to affordable housing* in Victoria and believe that this revision is a very ***positive development*** for the community of Vic West and the city. The additional density will greatly support and ***enhance the local economics for small business*** in the area to thrive.

This is a ***fantastic, world class project***. The developers have had an incredibly positive impact in the area and have demonstrated their ability to ***deliver quality and beauty*** with Bayview Hillside. They have earned our complete support for the revised Roundhouse Development rezoning application and hope that they can move forward in a timely basis.

Yours truly,

Lee and Caryn Green

805-100 Saghalie Road

Victoria BC

V9A 0A1

Subject: REZ00729 Rezoning Application

I am a resident of Victoria West Songhees at Bayview Place and am writing to voice my support for the rezoning application and OCP amendment at the Roundhouse site under review currently by council.

I have watched the design plan undergo numerous iterations over the years for this community property, and reviewed the latest design scheme as one that resonates best with our current economic & growth conditions.

I believe this new plan will provide a viable and inclusive neighbourhood that offers a full mix of much needed rental housing, as well as residential for purchase in the finished phases. Combined with the integration of existing heritage, outdoor gathering spaces and respect of the early history and indigenous roots as an equally important feature consideration to the site.

I continue to love residing at this community enclave in Victoria West. Once full development is completed on the Roundhouse site, it will be of benefit to so many existing residents with the services and amenities planned.

Focus Equities has been and continues to be a visionary for development with Bayview, Promontory and Encore thus far and I have no doubt in their design scope to create a beautiful and sustainable space for all to enjoy. Finally.

Thank you,

Dale Naftel

100 Saghalie Road

Victoria

[REDACTED]

From: [REDACTED]
Sent: July 4, 2021 5:39 PM
To: landuse@victoriawest.ca; Development Services email inquiries
Cc: Victoria Mayor and Council
Subject: Resining Application for the Roundhouse Development

Categories: [REDACTED]

To whom it may concern:

We are residents of Encore at Bayview Place. Please accept this letter of support in favour of the proposed development and rezoning for the property at 251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 - 210 Kimta Road.

We have had an opportunity to review the information provided and feel that this should be approved. The updated master plan is nicely designed with good quality architecture that would nicely round-out this area of Victoria. The height of the towers proposed is necessary to support the view corridors and everything we see in the plan presented is in keeping with the vision for the neighbourhood that we understood when we purchased our home in Encore before it was constructed.

We think that the density will be wonderful as we hope to be able to age-in-place here and having businesses, commercial amenities and other things within easy walking distance would be beneficial to many of us here who wish to live a more "car-free" life. We appreciate that the developer has offered multiple transportation links.

Please support this application as the renewal of the heritage buildings on the site will preserve them for generations to come, and will also make for an interesting and notable destination within our community. The density and urban-nature of the development will make it appealing to a diverse community of all ages, and will breathe great life into our neighbourhood.

Sincerely,

[REDACTED]
[REDACTED]

Sent from my iPhone

To whom it may concern:

We are residents of Encore at Bayview Place. Please accept this letter of support in favour of the proposed development and rezoning for the property at 251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 - 210 Kimta Road.

We have had an opportunity to review the information provided and feel that this should be approved. The updated master plan is nicely designed with good quality architecture that would nicely round-out this area of Victoria. The height of the towers proposed is necessary to support the view corridors and everything we see in the plan presented is in keeping with the vision for the neighbourhood that we understood when we purchased our home in Encore before it was constructed.

We think that the density will be wonderful as we hope to be able to age-in-place here and having businesses, commercial amenities and other things within easy walking distance would be beneficial to many of us here who wish to live a more "car-free" life. We appreciate that the developer has offered multiple transportation links.

Please support this application as the renewal of the heritage buildings on the site will preserve them for generations to come, and will also make for an interesting and notable destination within our community. The density and urban-nature of the development will make it appealing to a diverse community of all ages, and will breathe great life into our neighbourhood.

Sincerely,

Donna & Lyle Melnyk
#102-60 Saghalie Road

Dear Mayor and Council:

I am an owner and resident in the Bayview One in West Victoria and I am writing you to share my thoughts and concerns regarding the proposed rezoning development at 251-259 Esquimalt Rd, 45 Saghalie Rd, 355 Catherine St and 200-210 Kimta Rd. This represents a significant departure from what was originally proposed by the Developer in 2008 and will result in significant negative outcomes for the new development and more importantly the existing community.

The proposed new density on a sq ft basis has tripled compared to the original concept as it was disclosed in 2008 and will be about 4 times the density of the existing three Bayview towers. The Victoria West Community Profile and Baseline Conditions Report from September 2016 reported that the population density of Vic West was 43 persons per hectare compared to 41 persons per hectare for Victoria. The proposed rezoning development application will consist of 1100 rental units. Assuming only 2 persons per rental unit this will result in at least 2200 new permanent residents per 4 hectares or 550 persons per hectare. This does not include any visitors in the proposed 2 hotels or the new Bayview condominium tower. By way of comparison, Singapore and Hong Kong which are among the most populous cities in the world have population densities of 8300 and 7000 persons per square km or 83 and 70 persons per hectare, respectively. New York city, one of the most dense cities in the world has a population density of about 110 persons per hectare. The proposed rezoning application will result in a 4 hectare zone with a population density which is 5 times that of New York City. Apart from jamming a lot of people into a given space, how is this good for potential new residents or the surrounding community? Would you want to live here?

There are numerous studies (references provided below) which show that rather than resulting in a vibrant and diverse community, high rise communities are often isolating and impersonal and in many ways have adverse effects on the health and welfare of residents. They can and do result in social issues for children and adults and there are environmental issues (air quality, heat sink effect, etc.) associated with high density, high rise buildings. In view of this information, I don't believe that the proposed high density zoning change is in the best interests of potential future residents or the existing community. I invite you to review these papers. Although the development appears to be attractive on paper, it will become an impersonal concrete jungle which is inconsistent with the existing West Vic community. Personal experience and the included references show that most residents will retreat to their unit whenever possible. Residents of high rise buildings often have dogs because they are lonely.

The proposed change from medium density, owner occupied condominiums to very high density rental properties is a significant departure from the original vision and plan for the Bayview and from what was “sold” to the owners of the first three towers and the surrounding community. This high density will result in increased congestion and noise on Esquimalt Rd toward the Johnson St bridge compounding the pending increase from the 1000+ units currently under construction at Dockside Green.

The proposed rezoning documents appear to be silent on parking. While some residents may forsake cars, this high density will result in significant parking issues in the area for existing and future residents. If the associated roundhouse commercial development also proceeds, where will customers park? The intent may be to promote walking and/or cycling, however many residents will own a vehicle.

In summary, this rezoning development proposal is not an improvement over the original plan or a viable or sustainable path forward. It is seriously flawed and will have long term negative

consequences for the exiting community and future residents. I look forward to receiving your feedback regarding these concerns.

<https://www.smartcitiesdive.com/ex/sustainablecitiescollective/7-reasons-why-high-rises-kill-livability/561536/>

<https://reader.elsevier.com/reader/sd/pii/S1877705817318398?token=9DF12D034DD7D2BE5994BD7592AE9269801BDB44288D841D0B35ED3905CE51DD419B2F046B05FD19D3A35972810F921E&originRegion=us-east-1&originCreation=20210702190303>

<https://buildingtheskyline.org/highrise-living/>

https://www.e3s-conferences.org/articles/e3sconf/pdf/2018/08/e3sconf_hrc2018_03065.pdf

Regards, Ron Myers, PhD

Good day,

I am writing in support of the proposed development and rezoning at 251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 - 210 Kimta Road, the Rezoning Application for the Roundhouse Development Site at Bayview Place.

I work in Vic West and the transportation elements will help grow the area sustainably and allow the neighbourhood to become more vibrant. Further, the rezoning and plans proposed will offer substantial benefit to the community by providing much needed housing. The designs are thoughtful and balanced.

Overall, the project seems well-designed and attractive. The architecture fits well with the neighbourhood. The development team has a track record of success in this community and it is clear that they have put significant effort into this proposal.

I am happy to see this project move forward.

Matthew Melnyk
Associate

Ayla Conklin

From: Andrew T [REDACTED]
Sent: July 16, 2021 11:51 AM
To: Me; Michael Angrove; Development Services email inquiries; Land Use VWCA
Subject: Rezoning Application REZ00729 — Roundhouse mixed-use
Attachments: Shadow Studies 1 Summer.png; Shadow Studies 2 Spring.png; Roundhouse Shadow Form of land use Screenshot 2021-06-25 122820-3.pdf

Hello,

Thank you for the opportunity to comment on the above referenced project. I am a resident at 400 Sitkum Road, and working with the Strata Council as a volunteer committee member looking at sustainability issues for our property.

I wish to comment on the proposed rezoning for the Rezoning Application REZ00729 — Roundhouse mixed-use for consideration.

The Strata Council at "Fusion" 400 Sitkum Road has identified the need to increase sustainability as a key priority for the strata going forward. To this end we have begun investigating opportunities to a) reduce water use, b) access government grants to provide Electric Vehicle Recharging, and c) generate our own electricity for common area use through the installation of solar panels.

1) In regard to the photovoltaic electricity panels, which can generate replacement of the common area electricity usage in total, the shadow studies (attached) provided in the Roundhouse Bayview Place Rezoning Application updated March 1, 2021, indicate that there will be an impact on our photovoltaic solar panel installation on our south facing roof. This will diminish our ability to generate power.

2) Density Going from 2.2 to 3.8 FAR

I support developing more housing including rental housing. The amount of housing on this site exceeds what fits comfortably with the rest of the neighbourhood. The increase from 2.2 to 3.8 FAR (almost 75%) is high, and while it might be in keeping with the downtown area, I question whether it is necessary to be borne by Vic West. I feel that there would be a loss to the sense of community due to the "drive-in, drive-out" culture that inevitably will result among those living in the towers of 1,000 rentals.

A vibrant sense of community is an attractive element to those who have chosen to locate in the neighbourhood, and it would be lost. Building heights of 30 stories exceed those of any neighbouring buildings. Other than the Bayview project, the area has low rise buildings of three, four and eight stories. Those nearest to the project will be dwarfed.


Such building height dwarfs the historic buildings and takes away from their presence in the neighbourhood. The historic buildings have lent the neighbourhood character for generations, and that character will be lost. Such building heights effectively create a wall that cuts off the neighbourhood from the historic buildings.

The site plan shows that the towering buildings have been situated so as to avoid the historic buildings — stepping awkwardly among them — with little regard for the impact they will have along Esquimalt Road. Esquimalt Road deserves a more fitting urban edge, that steps back from the road, one that would highlight the historic nature of the buildings — these should be the feature act, not just a doorstep.

The historic buildings hold character essential to the nature of the neighbourhood experience as one walks along the sidewalk on Esquimalt Road. If 30 storey towers are constructed in this area, there will be immeasurable loss.

I look forward to joining the Land Use Committee meeting when it is rescheduled. Thank you for all that you do to make this happen.

Respectfully,

Andrew Thompson
He/Him/His | [Why Pronouns Matter](#)
400 Sitkum Road, Unit 210
Victoria, BC V9A 7G6


Roundhouse at Bayview Place

Form of Development and Land Use

- | | |
|--------------------|---------------------|
| Legend | Building Use |
| North Parcel | 1 Rental |
| South Parcel | 2 Rental |
| Cultural Center | 3 Rental |
| Affordable Housing | 4 Condo + Heritage |
| | 5 Rental |



Summer Solstice - June 21st

8:00 am



10:00 am



12:00 pm



2:00 pm



4:00 pm



6:00 pm

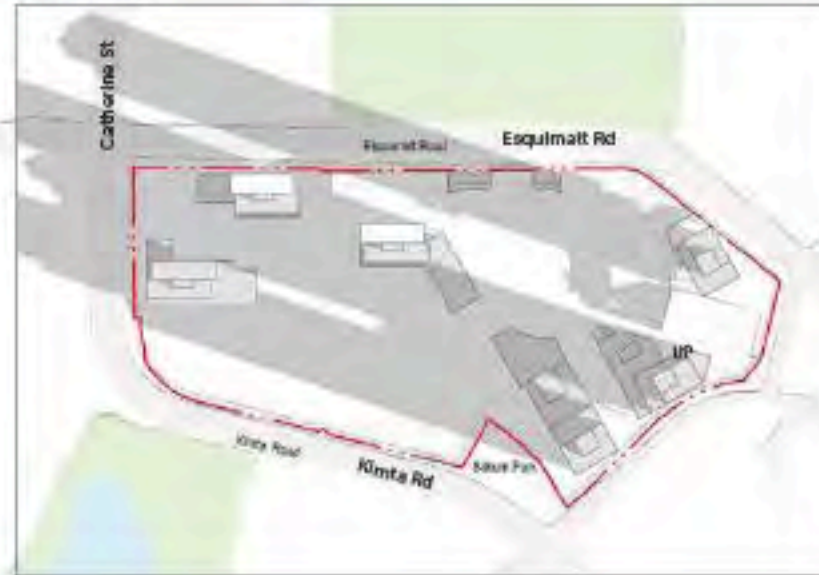


6.3 Shadow Studies

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

Spring Equinox - March 21st

8:00 am



10:00 am



12:00 pm



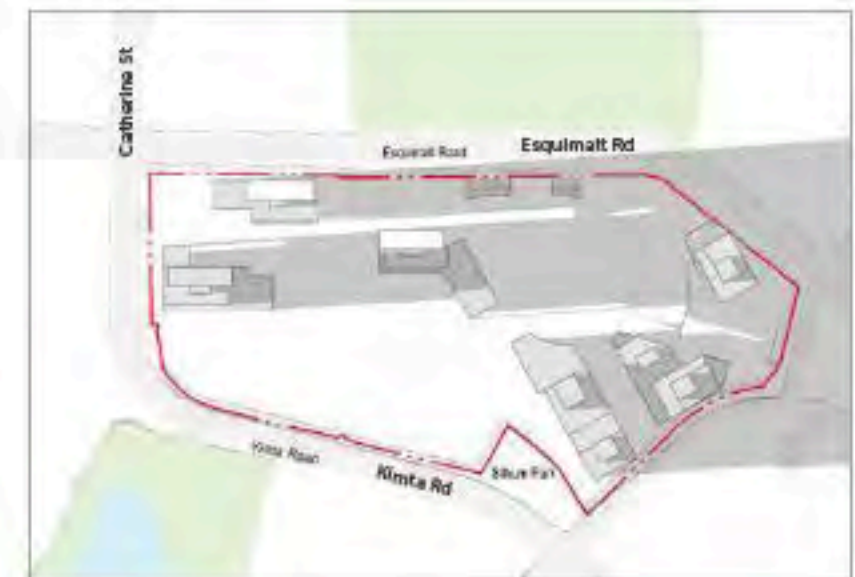
2:00 pm



4:00 pm



6:00 pm



As residents of Victoria West for the past 12 years, we would like to express our overwhelming support for the rezoning amendment for the Roundhouse Development Site. This area will be a jewel in the crown of the City of Victoria with the close proximity to the Songhees Walkway and Victoria Harbour, and the local parks enjoyed by everyone including dog owners, sports enthusiasts, families, children, youth and seniors. The proximity to downtown connected by the beautiful Blue Bridge is extraordinary. Having lived in other cities in Canada, we believe that Vic West and the Bayview Place development are in a league of their own.

The addition of retail services within the Roundhouse Development has been highly anticipated and desired by residents like us who have been waiting for the development to begin. There is a need for more retail services tastefully embedded in the Roundhouse area. It will become the local meeting place for friends and neighbours that has been missing for all of us who live in the area. The cultural center will be an attraction for residents, other citizens, and visitors, providing an opportunity for learning and entertainment. The concept of adding additional residential buildings is appropriate to ensure a population that can support the businesses, provide a healthy mix of families, single people, and seniors, and provide both affordable and moderate and higher end living spaces. The buildings are well spaced and consistent with the other buildings on the 20 acre property. The entire property will support an inclusive environment where everyone can thrive and help each other.

We urge you to support the Rezoning Amendment.

Sincerely, Marguerite and Don Rowe

Re: RoundHouse at Bayview Place (Phase III) Application to Change Zoning to add Five (5) highrise buildings next to the Roundhouse heritage site.

Follow up concerns with the application:

- The developer wishes to rezone the North Parcel to add 5 buildings and triple the population in the North and South Parcels a shocking overreach seriously impacting the quiet and residential neighbourhood.
- The proposal creates a wall of three tall highrises (Buildings DA-2, 4, 5) right across from Bayview Place Hillside creating a large shadow line wall in the evenings. Shadow studies only considered VicWest Park and Esquimalt Road and did not consider the impact on Bayview Hillside neighbours.
- The heritage Roundhouse building will be completely crowded and obscured by tall highrises. What would become a landmark attraction in Victoria a la Granville (as was originally promoted by the developers) will now just become another clutter of highrises, vehicles, stores and people. The heritage buildings will be totally lost in the clutter.
- Doubling the number of buildings in the zone (North and South Parcels), stretching heights to 32 stories, and tripling the population in the zone combined with a public attraction and visitor parking, will create a parking and traffic gridlock in the whole area.
- Buildings 1, 2, and 3 could work as an addition off Esquimalt Road and do not seem to impeded the heritage buildings, but buildings 4 & 5 should be eliminated.
- Nine additional 30 plus story highrises (North and South Parcels) will have a huge impact on Victoria's beautiful and unique harbour skyline, and image. Also, population crowding speaks against present and future pandemics and social distancing which is most likely here to stay. Do we want to just become another Burnaby Metrotown, or downtown Vancouver, or do we want to keep Victoria unique and special? The existing approved South Parcel's addition of 5 buildings should be enough, but jumping now to 9 buildings seems extreme in the least.
- Finally, this proposal suggests the neighbourhood will become a 10 year plus massive construction zone impacting traffic, noise, dust and dirt in the whole neighbourhood for a decade or two.

Thank you,

Anthony Cary-Barnard
Victoria, BC

On Jun 9, 2021, at 8:33 AM, Tony Cary-Barnard wrote:

Re:Roundhouse Development Notice

By massively increasing the number of buildings and storeys in the Roundhouse area the city risks destroying what makes Victoria and Vic West special in the first place – do we want to just become another overcrowded wall to wall high rise city?

Proposal completely crowds out the historical Roundhouse buildings, and destroys the original Roundhouse Design Guidelines concept which was to become a jewel in Victoria.

Will completely overcrowd the beautiful Songhees trail area and adds little greenspace given the proposed huge increase in population in the area.

False advertising – the developer completely contradicts the promotional sales material for the existing Bayview Place buildings and neighbourhood residents tripling and over crowding the original proposed capacity and destroying the Roundhouse concept. A “bait and switch” tactic that we hope the city will not support.

This development destroys the original visionary and well planned Official Community Plan for this area shoehorning five or more large 30 storey buildings into a very small area.

Thank you,

Anthony Cary-Barnard
Victoria, BC

From: [REDACTED]
Sent: August 12, 2021 11:45 AM
To: Development Services email inquiries
Subject: Round House Development--K Mariash

We are neighbours to the Round House proposed development.

We are keen to see this development proceed asap. Our objection is to the extreme height of the proposed buildings as they would tower in the neighbourhood. We believe that a maximum of 18 to 20 stories should be allowed. Please move to help maintain the quality of our area of Victoria.

Clint and Carole Forster
[REDACTED]

To Whom it may Concern,

Having been asked to comment on the proposed development, I should like to commend Council members for their interest in the socio-economic well-being of local inhabitants.

In my opinion the proposal has two flaws. The first is the wish to construct 32-storey buildings. I understand the desire of the developer to maximize profits, but it should not be at the expense of the aesthetic appearance of West Victoria. Hudson Place started the skyscraper trend with the approval of this Council, and of course other developers have seen the opportunities if council is complacent and compliant. Buildings of 20 stories should be enough to satisfy all parties.

The second flaw is the wish to construct next door to the heritage Roundhouse and other brick buildings (i.e. Building, No 4). To conform to the ambience, the maximum height should be two stories, and of brick.

Thank you for paying attention to the above

Neil Ridler

Ayla Conklin

From: Christine Condron [REDACTED]
Sent: August 19, 2021 8:26 AM
To: Development Services email inquiries
Cc: Megan Walker
Subject: Comments of CRD regarding Referral - DEVELOPMENT NOTICE - ROUNDHOUSE AT BAYVIEW - 251-259 Esquimalt Road, 45 Saghalie Rd, 355 Catherine St, 200-210 Kimta Rd
Attachments: Referral Response-Bayview Development.pdf
Categories: Ayla

Please see comments attached.

Christine

Real Estate Services,
[REDACTED]



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CRD Staff Referral Response Form

Referral No.: Bayview Development 251-259 Esquimalt Rd, Saghalie Rd, 355 Catherin St Kimta Road

	Interests Unaffected	Approval recommended for reasons outlined	Approval recommended subject to conditions	Approval <i>not</i> recommended due to reasons outlined	Comments
Executive Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Finance & Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Integrated Water Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Legislative Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parks & Environmental Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div>Regional Parks comments are suggestions for the E & N Regional Trail corridor through the development:<ul style="list-style-type: none">Regional Parks supports the City in requiring a 7m trail corridor, recognizing the likely need to accommodate future trail widening. The City may want to require the full 7m trail corridor to be designed with a max. 2% cross slope and avoid tree planting that could limit future widening potential. Confirm that 7m is provided as an easement for the multi-use trail. Some graphics do not indicate this (i.e. Rail Section A: Active Rail Corridor, in the 2021-04-27 Rezoning document, p. 68).The 4m pathway design should be considered the absolute minimum acceptable standard. Given the urban location and high volume of use on other multi-use trails in the area, 5m might be a preferable minimum. (Note that sections of the Galloping Goose and Lochside Regional Trails are currently being studied to be widened to 6.5m).Regional Parks does not see any concerns with the proposed E & N pathway realignment.Phasing should consider construction of the trail at the earliest opportunity, as it is the gateway to the E & N trail.</div> <div>Thank you,</div> <div>Megan Walker, MBCSLA, CSLA Planning Assistant Regional Parks Capital Regional District 490 Atkins Ave. Victoria, BC V9B 2Z8</div>

CRD Staff Referral Response Form

					<div></div> Twitter YouTube
Planning & Protective Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

I am a recent resident in Vic West but have been repeatedly in the area (visiting friends) over the past couple of decades. The Bayview plan seems to have morphed considerably over that time.

I was unable to attend the CALUC zoom meeting on Aug 17 but appreciate that there is still time to provide some feedback.

In the development notice for proposed change in zoning, in particular I note the absence in the current plan of any of the original infrastructure development (retail including shops, restaurant, market) supporting the current and (with the Bayview development) soon to be introduced increase in Vic West population.

The current proposal, with no defined plan for supporting infrastructure, proposes to further increase the population density in the area with the development "up to 32 stories" (106m), an increase from the previous zoning of 19m. This maximum height is out of keeping with the profile of the originally proposed development. Additionally, I note that the previous zoning was for "mixed use retail", now a "mix of residential and retail". The summary provided for the Phase I-III development does not make mention of retail development except in the statement "it is hoped that the zoning on Phase II and Phase III will produce enough population to support restaurants, a marketplace and other necessary services"

The proposed build seems excessive in height for the Vic West area. I appreciate that the lack of housing in Victoria is a current major problem. However, I would like to see more detail provided and a plan for co-development of the previously zoned retail space to support the increase in population. Otherwise this build becomes a population dump, lacking supporting infrastructure, with inevitable and foreseeable problems resulting.

Sincerely,
Jeff Pivnick
#404-75 Songhees Rd,
Victoria

2021 August 23

409-455 Sitkum Road

Victoria, BC V9A 7N9

To: City of Victoria Mayor and Council

Re: Bayview and Roundhouse Development Proposed Phase 3 (251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street, and 200-210 Kimta Road)

I am strongly opposed to the latest amendment proposed for the Bayview/Roundhouse development. It flies in the face of the promises made in the past and turns a national treasure into nothing more than a forest of high rises.

The current tower situation at Bayview (Promontory) places my own condo in shadow daily and affects my hydro bill in my partially passive solar heated building, something that could be a worse problem in a cold winter—meaning my electric heat could not keep up. The new proposal (Phase 3) places five towers in similar physical situations to existing buildings. This was brought up in the public presentations, and the topic was skilfully treated as inconsequential by the architect, Mr. Patrick Cotter. (Similarly treated were the loss of views and wind issues brought up.) It is not inconsequential to the residents of the dark buildings.

These same buildings will create a view similar to a tunnel down Esquimalt Road where it currently is aesthetically pleasing, with a large rock outcrop and the buildings of the Roundhouse. The additional traffic on the surrounding streets will create more noise and pollution. Esquimalt Road just underwent some world class traffic calming—why should we be adding extra cars to it now? The taxpayer will be on the hook for upgrades as a result of the additional flow and traffic lighting.

But worst of all, this unnecessary phase of Bayview towers will take away from what was to be a showcase for the Roundhouse buildings. This could have been a star for Victoria had it been developed as it should have, back when it was given away to Bayview.

When I moved into the area in 2009, I was told by an engineer from Bayview that it would be three years until the Roundhouse was complete, adding to my enjoyment of the neighbourhood and my property value. This seemed reasonable. Three years later, Bayview quoted the same—"we're close to getting an anchor tenant of a grocery store and you'll see the Roundhouse developed in three years." Why now all of a sudden

when nothing else has changed are the engineers predicting 15 years? Many of the promises made by Bayview were dreams in the sky.

Remediation of the brownfield site was always an issue—as an engineer, I brought this fact up with a Bayview engineer back in 2009. Now Patrick Cotter claims remediation is so costly, Bayview must build two new condominiums to pay for it. Well, I think this is just greed talking—the originally planned four buildings would have had remediation in the plans—unless of course, their engineers and architects were ill-prepared for this part of the work and more interested in telling tales about grocery store anchors.

An acquaintance who has close ties to a major grocery store chain and a friend of mine who has a hairstyling salon both said the rents are far too high to attract tenants in Victoria. When I asked about this at the neighbourhood open house (2021 August 17), the moderator chose to veto the question. (I am on

record as Suzan Lauder—I had just been at a writer’s conference and could not change my name on Zoom for some reason).

It is a shame that Bayview is ruining what could be the next Granville Island by playing games with language and spinning a web of partial fabrications and suggestions that they are good corporate citizens to leverage what is essentially a cash grab on the backs of the citizens of Vic West and the shining star of the Roundhouse. These new “Phase 3” towers are an abomination, and I ask Council to reject them on the grounds that the original proposal is more than adequate for their coffers. In fact, even Phase 2 with its on-again, off-again hotel is too much for the neighbourhood—but what’s done is done.

Sincerely;

Carol S. Roberts, P.Eng. (non-practising)

409-455 Sitkum Road

Victoria BC V9A 7N9

From: Carolyn Stewart [REDACTED]
Sent: August 24, 2021 11:53 AM
To: Development Services email inquiries; [REDACTED]
Cc: Christine Condon; Joshua Frederick; Stephen May; Megan Walker; [REDACTED]
Subject: Referral RE: Development - Bayview - CALUC Community Meeting - Additional CRD comments

City of Victoria staff and Patrick Cotter,

CRD Regional Parks submitted comments relating to this development recently and I understand those initial comments have been added to the project file. Yesterday, two additional comments were raised and I have been asked to forward them on for consideration also. Please see below and add these to the project file.

1. The City of Victoria should ensure that the developer meets all of the requirements of the Island Corridor Foundation (ICF) through the engineering design process.
2. The CRD suggests that the City of Victoria minimize potential trail/road crossings for user safety.

Thank you,
Carolyn Stewart
Park/Trail Planner
Regional Parks | Capital Regional District
490 Atkins Avenue, Victoria, BC V9B 2Z8

[REDACTED]
www.crd.bc.ca | [Facebook](#) | [Twitter](#) | [YouTube](#)



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To whom it may concern:

During the Zoom meeting on August 17 2021, a presentation was made on Phase 3 of the project. I would like to address the Roundhouse Heritage building and the B4 project of a 26 floor structure planned.

Although the Master Plan circulated showed the B4 as a built at the back of the Roundhouse, it is in fact planned over and across the Heritage building supported by pillars on both sides.

1. Such a structure would not be in harmony with the brick building as regards to proportion, size and colour, and such a modern structure would take away the attractiveness of the shape and design of this Heritage building, one of the rare Heritage building in west Victoria.
2. The Roundhouse should stand alone and used as a cultural centre, while the space reserved for a cultural centre, next to DA-5 could replace the B4 building.

Thank you for paying attention to the above. The Roundhouse is a marvelous stand-alone heritage building, that could be deformed by overly innovative architects.

Suzanne Ridler

Justine Wendland

From: [REDACTED]
Sent: August 24, 2021 7:39 PM
To: Victoria Mayor and Council; [REDACTED] Community Planning email inquiries
Subject: Bayview Place Roundhouse B4 Plans

To whom it may concern:

During the Zoom meeting on August 17 2021, a presentation was made on Phase 3 of the project. I would like to address the Roundhouse Heritage building and the B4 project of a 26 floor structure planned.

Although the Master Plan circulated showed the B4 as a built at the back of the Roundhouse, it is in fact planned over and across the Heritage building supported by pillars on both sides.

1. Such a structure would not be in harmony with the brick building as regards to proportion, size and colour, and such a modern structure would take away the attractiveness of the shape and design of this Heritage building, one of the rare Heritage building in west Victoria.
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Thank you for paying attention to the above. The Roundhouse is a marvelous stand-alone heritage building, that could be deformed by overly innovative architects.

[REDACTED]



August 25, 2021

File: 8300 – Active Transportation
VIA EMAIL

Sarah Webb
Manager, Sustainable Transportation Planning & Development
City of Victoria

RE: Referral Comments – Bayview CALUC Community Meeting

Thank you for the opportunity to provide referral comments on the updated Roundhouse Master Plan at Bayview Place. The Capital Regional District (CRD) strongly supports the inclusion of accessible AAA active transportation and transit infrastructure across the region. The provision of multi-modal transportation choice helps the region take action on climate change and improve affordability and livability. The subject properties at Esquimalt Road and Catherine Street are located at a critical juncture of the regional trail system and have the potential to service future mass transit.

The updated Master Plan proposes to decrease and realign the E&N corridor right of way, as well as to construct underground parking beneath the E&N corridor right of way. These proposed amendments have implications for two CRD regional transportation priorities that should be considered and addressed through the master planning process.

1. **Protect and Maintain the E&N Rail Corridor:** The viability of the E&N corridor must be protected for the long-term, including maintaining a right of way that is large enough to accommodate rail-based transportation options. The proposed reduction in the E&N corridor right of way is not consistent with the regional priority, and should be maintained per the approved Master Plan. Further, any underground parking beneath corridor right of way must be designed so as to safely allow for mass transit to operate along the corridor.
2. **Complete a Connected, Consistent Regional Trail Network:** Active transportation in the region is becoming increasingly popular and has begun posing use conflicts such as speed differentials between pedestrian and cyclists on shared trails. New standards for multi-use pathway separation require a larger right of way that may not be met with the proposed width reductions. Given the location of the development in relation to the E&N Regional Rail Trail, a reduced right of way may have negative short- and medium-term impacts by limiting the ability to complete a connected, consistent network.

The CRD is supportive of Master Plan updates that include active transportation infrastructure. In keeping with regional transportation priorities, the CRD requests that no land be removed from the E&N corridor right of way.

Yours Sincerely,



Emily Sinclair, MCIP, RPP
Senior Manager, Regional and Strategic Planning
Capital Regional District



Dear Mayor and Council:

I am an owner and resident in the Bayview One in West Victoria and I am writing you to share my thoughts and concerns regarding the proposed rezoning development at 251-259 Esquimalt Rd, 45 Saghalie Rd, 355 Catherine St and 200-210 Kimta Rd. This represents a significant departure from what was originally proposed by the Developer in 2008 and will result in significant negative outcomes for the new development and more importantly the existing community.

The proposed new density on a sq ft basis has tripled compared to the original concept as it was disclosed in 2008 and will be about 4 times the density of the existing three Bayview towers. The Victoria West Community Profile and Baseline Conditions Report from September 2016 reported that the population density of Vic West was 43 persons per hectare compared to 41 persons per hectare for Victoria. The proposed rezoning development application will consist of 1100 rental units. Assuming only 2 persons per rental unit this will result in at least 2200 new permanent residents per 4 hectares or 550 persons per hectare. This does not include any visitors in the proposed 2 hotels or the new Bayview condominium tower. By way of comparison, Singapore and Hong Kong which are among the most populous cities in the world have population densities of 8300 and 7000 persons per square km or 83 and 70 persons per hectare, respectively. New York city, one of the most dense cities in the world has a population density of about 110 persons per hectare. The proposed rezoning application will result in a 4 hectare zone with a population density which is 5 times that of New York City. Apart from jamming a lot of people into a given space, how is this good for potential new residents or the surrounding community? Would you want to live here?

There are numerous studies (references provided below) which show that rather than resulting in a vibrant and diverse community, high rise communities are often isolating and impersonal and in many ways have adverse effects on the health and welfare of residents. They can and do result in social issues for children and adults and there are environmental issues (air quality, heat sink effect, etc.) associated with high density, high rise buildings. In view of this information, I don't believe that the proposed high density zoning change is in the best interests of potential future residents or the existing community. I invite you to review these papers. Although the development appears to be attractive on paper, it will become an impersonal concrete jungle which is inconsistent with the existing West Vic community. Personal experience and the included references show that most residents will retreat to their unit whenever possible. Residents of high rise buildings often have dogs because they are lonely.

The proposed change from medium density, owner occupied condominiums to very high density rental properties is a significant departure from the original vision and plan for the Bayview and from what was "sold" to the owners of the first three towers and the surrounding community. This high density will result in increased congestion and noise on Esquimalt Rd toward the Johnson St bridge compounding the pending increase from the 1000+ units currently under construction at Dockside Green.

The proposed rezoning documents appear to be silent on parking. While some residents may forsake cars, this high density will result in significant parking issues in the area for existing and future residents. If the associated roundhouse commercial development also proceeds, where will customers park? The intent may be to promote walking and/or cycling, however many residents will own a vehicle.

In summary, this rezoning development proposal is not an improvement over the original plan or a viable or sustainable path forward. It is seriously flawed and will have long term negative

consequences for the exiting community and future residents. I look forward to receiving your feedback regarding these concerns.

<https://www.smartcitiesdive.com/ex/sustainablecitiescollective/7-reasons-why-high-rises-kill-livability/561536/>

<https://reader.elsevier.com/reader/sd/pii/S1877705817318398?token=9DF12D034DD7D2BE5994BD7592AE9269801BDB44288D841D0B35ED3905CE51DD419B2F046B05FD19D3A35972810F921E&originRegion=us-east-1&originCreation=20210702190303>

<https://buildingtheskyline.org/highrise-living/>

https://www.e3s-conferences.org/articles/e3sconf/pdf/2018/08/e3sconf_hrc2018_03065.pdf

Regards, Ron Myers, PhD

Dear Mayor and Council, and Mr. Munro:

I am writing this follow-up note to you with regard to the pending rezoning application at 251 - 259 Esquimalt Rd, 45 Saghalie Rd, 355 Catherine St and 200 - 220 Kimpta Rd. My concerns which I initially described in the attached note have not changed. Since that time I have had a separate meeting with the principals at Focus Equities and I also participated in the CALUC meeting on August 17, 2021. This proposed rezoning application is a significant departure from what was originally approved by the City of Victoria and from what was promised to the local Vic West and existing Bayview communities. This rezoning application is not in the best interest of the existing community and future residents because of the long term negative impact of this very high density development and it's associated issues.

My initial note highlighted concerns with the high population density which will result from the ultimate construction of 9 high rise towers on this 10 acre site. Using information from the latest documents submitted (May, 2021) to the City of Victoria by Focus Equities, if approved, I estimate the resulting population to be on the order of 3500 people. I previously estimated that this rezoning development would result in a population density that is five times that of New York City. Using the above revised estimate it will be closer to more than 10 times that of New York City and three times that of Manhattan. Closer to home, the density of this 10 acre site will be higher than anywhere else in Victoria and likely Vancouver as well. While I understand that the densification of cities is required to meet the housing needs of residents, the bulk of this new housing will not be affordable, and there needs to be a limit. High density comes with a price in terms of reduced quality of life, perpetual shade, wind tunnels, noise, traffic congestion, parking congestion, etc. This will be compounded by the additional high density towers (1000+ units) currently under construction at Dockside Greens. This rezoning development would never be approved on the other side of the bridge and is not in the best interests of the existing Vic West community. Justifying this additional residential density with the addition of new commercial space is the tail wagging the dog.

Site contamination has always been cited as one of the reasons that the Roundhouse commercial development, as well as other development has not moved ahead in the last 15 years. At the recent CALUC meeting Mr. Cotter, the architect of the proposed rezoning development indicated that contaminated soil will be managed by a combination of off-site removal and on-site management, primarily by burial. How then was site contamination ever an issue? I also wonder how contaminated soil will be buried on site when there are 9 massive excavations being proposed?

I understand that the tone of this letter has been largely negative to the proposed rezoning. Development of this 10 acre site with a more modest approach to densification, with a reduced number of high rise towers and an increase in green allocated space would be in the interest of the local community and be more fitting with the Vic West

skyline. Nine high rise towers on a 10 acre site (actually smaller given the footprint of the existing historical buildings) no matter how attractive the architecture will not enhance the livability of the community and will not do honour to the First Nations people who first lived here. I urge to deny this rezoning application in favour of a more modest development which is consistent with the original approval and which is in the best interests of the local community and the greater Victoria area.

Regards, Ron Myers, PhD

Dear mayor, council, development services and staff,

i participated in the Vic West CAUC on august 17th. i tried, per the instructions on the "Proposed Development Notice", that i received from the City of Victoria since i live currently at 711-100 Saghalie Road within 200 m of the proposed development addresses noted about in "Subject": victoria.ca/devtracker. the addresses above did not provide the comment form (as mentioned on the "Proposed Development Notice")

i then called the phone # also listed on the "Notice...", 250 361 0382 for assistance. the person i spoke with at the end of last week told me to direct my comments as i have above. so i hope this reaches you. i believe the staff member i spoke with said she would try to figure out why victoria.ca/devtracker, was not working

dear mayor, council, development and planning staff,

i live on the south east corner of Bayview One, 100 Saghalie Road. although close to the Roundhouse, it is behind me and out of my view. regardless i believe this proposed height increase will dwarf the Historic Roundhouse.

History of Zoning Changes sought by these same developers in the past which i mention to describe some context"

in the past, the developer whose proposal we are looking at this evening, successfully petitioned the City to change zoning to allow more height and suites for both Promontory and Encore. i recall it was claimed that Bayview One had suites that were too large for our market. actually when i bought my suite in 2012 at the bottom of the recession , the developer was still trying to sell the suites they had held back from pre construction sale (hoping as many developers do that a rising market might increase their profit).

i don't know what the sales/financial figures were that they presented at the Council meeting that approved requested zoning changes. the results are much taller and denser towers in Promontory and Encore. and are a result of the increase in allowable height and number of suites. i do know that when i bought my suite (which was both larger and had a better view than suites this same developer was still trying to sell in Bayview One) , i paid less than the developer was asking for their inventory of held back suites (which were smaller and had less desirable views and smaller balconies.) Perhaps the actual reason for the slow scale of sales they claimed for 100 Saghalie Road (aka Bayview One) was more due to pricing than what they claimed "the market" wanted

The increased height and number of suites this developer had convinced Council that it should allow were not projects that they actually ending up building. The Promontory and Encore projects sites were sold to Bosa, presumably for a significant increase in price. this would have been the increase in the allowable height and additional suites that resulted from their successful petition for zoning changes mentioned above. This is the same developer is now asking for increases in height and decreases in setbacks for a portion of the Roundhouse site. are they asking for these inappropriate and out of scale changes for their own use or are they a request which will allow a greater sale price should they turn around and market the land to another developer, again?

At the zoom Neighbourhood CALUC hosted by the Victoria West Community Association land Use Committee on august 17, 2021, the developer's agent Patrick Cotter provided 2 answers to address wide spread concerns that were expressed by me and my neighbours who received the CALUC notification. these regarded the proposed height increases, the increase in Floor Space ratio/Density and the establishment of only a 1m side lot line setback from Sitkum Road.

When asked why the height limit currently 19m or up to 6 stories needed to change to 106m or up to 32 stories, his response was to link it to City of Victoria requirement for open space and trail connections. he also claimed these increases were necessary to cover the costs of remediation required to toxins left behind from previous use.

When asked multiple times why developers were requesting the increase in density from 0.3 to 4.8 he again placed the responsibility on City of Victoria requirements for open space and costs of environmental remediations.

on the "Proposed Development Notice which has the emblem of the City of Victoria, there is a map, Location of Proposed Development. this map clearly shows that the Roundhouse parcel in its entirety is bordered by Lime Bay Park, Victoria West Park and Songhees Hillside Park. not shown is the piece of City land bounded by Sitkum, Saghalie and Esquimalt Roads. this piece of public open space includes a good sized "meadow" where people play with their children and dogs, relax and access the upper rock outcrops which have rustic paths and fringes of native plants.

if there is a City of Victoria "open space" requirement driving a number of 32 story towers rather than a more compatible with human activity current zoning of 6 stories, i believe the City should remove that burden which the Applicants claim is the rational for very tall towers. Towers of such a height that will dramatically reduce the historical value of the Historic Roundhouse itself. in addition to the open space shown on the "Location of Proposed Development, the Roundhouse site is proximate to open space at the western end of the Blue Bridge (recently used as part of the Electric Music Festival), the plaza sized beginning of the West Bay Walkway below the Delta Ocean Pointe Hotel and the Walkway its self. only another 5 minute bicycle ride is Banfield Park complete with playgrounds, natural amphitheatre and access to summer weather swimming in the Gorge. Surely we are sufficiently endowed with park and open space already; please don't overburden us with 32 story towers to create more

while there will certainly be costs incurred to remediate this former industrial site, i am not sure why those costs should fall on me and my neighbours. the cost i am referring to here is the decreased quality of life/environment (local winds and shadows) cost of these 32 story towers. I believe a prudent developer knowing the need for environmental clean up, would also know that environmental remediation costs would only increase in the future. Knowing of future cost guarantees and potential (costly) changes in the requirements, the developers could have done anything in their power to put that remediation at the front of any "To Do" list rather than waiting for guaranteed more expensive financial burden

i believe the developers have owned the entire (16/20 acre) parcel for almost 2 decades. surely if they purchased it that long ago, the value has increased dramatically as developable land. i would also assume that the 19m/ 6 story height limit was part of the calculation they would have used to determine whether back then their purchase was a reasonable investment that would return a reasonable profit. i don't think they would have been speculating on profitability based on a 20 years in the future request for these dramatic height and density zoning allowances

the last proposed offering from this developer was one of the towers closer to Spinnakers. it fell afoul of the City and has not moved forward for a few years. However the 4 towers along Kimta to Catherine, are generally south of the Roundhouse, so their mass and height will put shadows on the Roundhouse and any public/festival like gathering place within the graceful arc of the Roundhouse itself.

Rather than considering and potentially approving, the density and heights of buildings the requested changes (for addresses in Subject line above) would allow, perhaps Council might spend some time considering a future downzoning of the portion of the Roundhouse lands along Kimta Road. There is a large plaque near the entrance to the Songhees Hillside Park, where i often pause. it describes the historical importance of the E & N Roundhouse and adjacent Landmark structures. it also provides a stunning over view of a site where with a bit of imagination one see those locomotives being spun on the turntable. that illusion will certain vanish with a backdrop of 32 story towers.

i recently borrowed a DVD from the GVPL system, " The Team". its a serial police drama set (due to similarity of modus operandi) in Berlin, Copenhagen and Antwerp and filmed in 2014. what immediately caught my eye in the many long pans and views across each of these cities (Berlin , the capitol of Germany 3.4M; Copenhagen, the capitol of Denmark 1.2M and Antwerp 700,000, the second largest port in Europe) show uniformly low/medium rise cities. there are few if any tall buildings in view.. in fact these rather important cities have managed to be successful and graceful, livable medium rise places without the attendant visual disruption , the increases in traffic etc that we are subject to in Victoria.

A Victoria, that within only the 15 years i have lived here, has grown a random scattering of towers which are too tall and too proximate across the actual Downtown. In addition to the further detriment of livability, some neighbourhoods (Vic West) which are not in the Downtown Core, we see mushrooming clusters of "too tall; too close; too much traffic producing" developments like Dockside Green Phase 2. The approval of these zoning changes requested by the developers who own the land that surrounds the historic Roundhouse will create yet another out of scale cluster for Vic West. Vic West was, aside from late 20th C development along the Inner Harbour, until more recently a neighbourhood of single home, some which had been divided into apartments.

The only neighbourhoods in our City that have so far avoided having their character changed through current over development are Fernwood, Fairfield, Rockland and James Bay (most of the changes in James Bay date from post WW 2). i am not sure why they remain immune. Lucky them!

Destroying the character of a place that many of us chose rather than that of Vancouver or the Lower Mainland is rarely a good idea , regardless of motivation imho

thanks for your work on this issue

andrew beckerman

Dear Mayor and Council,

I am writing in regards to the proposed property development defined by Esquimalt, Saghalie, Kimta Roads and Catherine Street.

Our small section of Vic West has already been significantly impacted by the increased traffic and noise resulting from the new Marina and Boom & Batten restaurant. Bike lanes are also proposed for Kimta Road which will put more pressure on the infrastructure.

The proposed housing and shops of Phase II and III for the Roundhouse property will greatly increase the density of the area and detract from our "low buildings" neighbourhood.

We read about the parcel of land "North Downtown" being developed. The buildings proposed for this area are 10, 13, and 17 stories. This amount seems reasonable. The thought of 4 or 5 buildings, up to 32 stories is nauseating. Is there not a limit to condo building heights?

The density of people and vehicles that Phase II and III will bring is not a welcome thought. We live in a beautiful, small city. A skyline of skyscrapers will not improve its quaintness and ambiance.

Why must we consider the cost to developers to refurbish heritage buildings? A limit to building heights must take precedence over big business making more money at the expense of our neighbourhood.

Respectfully,

Concerned property owners, Rita Louie and Bev Martin

Justine Wendland

From: [REDACTED]
Sent: August 31, 2021 3:53 PM
To: mayorandcouncil@victoria.ca
Cc: Development Services email inquiries; [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 - 210 Kimta Road

To Whom It May Concern,

I am a resident at Bayview Place. It has been over 12 years since I first became interested in Bayview. I bought into the original vision and continue to believe in the potential of this community. I am writing in support of the proposed Rezoning Application for the Roundhouse Development Site at Bayview Place. It is time to move forward and provide support for a creative, comprehensive plan that has the potential to result in one of the most interesting, vibrant, community friendly developments in Victoria.

I trust City Council and the developer to work together to address any refinements required to further improve the plan. I do not have the expertise required to comment on the complexities of density, traffic, etc. but hope that all involved take a measured approach that acknowledges the diverse interests of all involved. It is only through thoughtful recognition of the interests and needs of current and future residents that strong communities are built.

I am impressed by the creativity brought to the proposal and the responsiveness to the need for increased housing both rental and owner occupied. I recognize we are in a growing city with complex housing needs. I put my faith in those with the knowledge and expertise required to make well informed decisions on my behalf and for current and future residents of Bayview Place and surrounding area. I hope particular attention is paid to ensuring the density of any new development on the site supports effective transportation, adequate parking and efficient delivery of services. This will be critical for the success of a dynamic, thriving community.

Each and every day I pass the undeveloped portion of Bayview Place and continue to be perplexed as to what it will take to move forward and embrace the opportunity to turn the site into a busy, vibrant community enjoyed by many. As a current resident I am anxious to see life infused into the beautiful historical Roundhouse and surrounding buildings. It is time for the vision to become reality. Bayview Place has the potential to be a model community where people live, visit, learn and work together. A community that respects and acknowledges the past while responding to the current needs for increased housing, amenities and environmentally friendly ways of living.

I urge you to support a timely approval for rezoning so work can begin to revitalize the remaining portion of Bayview Place.

Sincerely,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

To all those concerned,

In regards to the proposed changes to the Roundhouse development, we would like to express our deep concern for the radical changes from the original plans that have been submitted for consideration.

Like most of us at the Encore building in the Bayview development, we pre-purchased based on the development plans presented to us at that time. Although we understand that some changes from original plans are expected, we feel that the current proposal is a radical departure from what buyers based their home purchase on.

We feel that the new proposal will have a negative impact on the neighbour's quality of life.

Negative impacts from the proposed development will be:

- Density of population - they have more than doubled the development's population numbers by adding 5 more towers to the original plan and have increased some tower heights to greater than 30 stories.
- Crowding in a 30+ story tower on the corner of Sitkum and Esquimalt road eclipses a historic building and directly contradicts the proposal to keep the historic buildings in the foreground.
- Noise from construction, traffic, people and all that comes with overdevelopment.
- Traffic flow congestion - these changes with all the other construction in the immediate area will add to the current traffic congestion neighbours already feel at certain times of day.
- The two connecting bridges for the area are already congested during heavy traffic times.
- Street parking issues for visitors can already be challenging and in spite of the proposed underground parking, street parking issues will only increase with such a large development.
- Garbage/Recycling pick up - the inconvenience of the potential increase of these large bins on the streets. This is already a concern.
- Build out completion timelines will be years to come prolonging the inconveniences to the neighbourhood ie. noise, dirt, traffic etc.
- Doubling the number of towers and the dramatic increase in their heights from the original neighbourhood plan creates more of a "down-town" city environment versus the quaint neighbourhood proposal that originally attracted buyers to the development.
- The skyline in this immediate neighbourhood will be uncharacteristically and undesirably changed to what will be the highest towers in Greater Victoria.

Like many of Bayview development residents we made our purchase based on a comprehensive presentation and plans with expectations of number of towers, their heights, views and quality of lifestyle.

The investment decision for our unit location was made with all those factors in mind, never expecting the radical changes currently proposed.

This proposal will dramatically impact our views with the much taller, newly proposed tower crammed in on the corner of Sitkum and Esquimalt Rd to the north that will require a variance change for build.

We are concerned that there is pressure from the city to unnecessarily increase housing density and tower heights in this immediate area in order for the developer to move forward, without regard to the Bayview neighbour's quality of life and what was originally proposed as a quaint addition to the neighbourhood, versus something more in keeping with the downtown core. There are many new developments currently being built in neighbouring areas that will help with housing needs.

Another concern is the developer's comments during the community zoom meetings that these radical changes are to help recuperate their losses. Obviously some changes over time can be expected, but the proposed development is not at all what the people who supported the Bayview neighbourhood vision where promised. The current higher density proposal feels economically driven to the detriment of the immediate neighbourhood, and to the people who have supported the original Focus Equities plan from the beginning for an enhanced community.

This is personal. We trusted the vision of Focus Equities, sold our beautiful home of 20 years in Oak Bay to move to the Bayview Community with the promise of a fresh, vibrant area in an up and coming neighbourhood with the wellness of its residents and surrounding neighbours at the forefront. The quaint, originally proposed Roundhouse market was a draw for many of us to invest, with its completion now sadly predicted to be many years away.

We are alarmed at the current proposal and will be profoundly disappointed with the City of Victoria and Focus Equities if it goes forward. If this was what we were originally presented with at purchase we would have steered clear, and looked at other developments.

Sincerely,

Lisa and Blair Gurney
Unit 1602, 60 Saghalie Road (Encore Tower)

Dear Mayor Helps and City Councilors:

RE: PROPOSED DEVELOPMENT AT BAYVIEW PLACE

We have read with interest the development plan for Bayview Place Phase 3.

There are several concerns about the plan as outlined in a recent circular to VicWest residents which make the proposal for the area largely inappropriate.

1. The plan fails to consider the Victoria and particularly the VicWest context. A vision of an emerging 'Shanghai' characterized by multiple, up to 32 storey, towers is inconsistent with a vision of the area within Victoria. This is especially true immediately beside the historic Roundhouse buildings, the focal point of the development. Currently, the tallest building in Victoria is 25 stories, specifically, Hudson Place One. This is appropriate in the context of Douglas Street. This is NOT appropriate for VicWest. In context, these proposed buildings should be no more than 15 stories. In the Songhees area, buildings are less than 15 stories. This is a key character element of the neighbourhood.
2. The proposed building and accompanying population density will compromise the all-important green spaces, which have been a value to the city in the past. The so-called 'Dog Park' is insufficient green space for the area.
3. By virtue of its geographic marine location, Victoria is a 'windy' city. Building development needs to consider the need to reduce unnecessary wind tunnels in their proposals. These proposed buildings that are excessive high and closely positioned will inevitably contribute to increased wind and its consequences. If the Roundhouse district is to perform successfully as a 'people place', wind patterns need to be carefully analyzed. High wind patterns will result in the space being uninhabitable for shoppers and outdoor cafes, thus the purpose is not being served. The development does not seem to care about creating a successful outdoor environment.
4. The current plan pays no attention to the population density of the area. This would become the most densely populated area of the city, beyond that of downtown. We argue this is not acceptable nor considerate of existing residents. When we chose to live in this neighbourhood, our understanding was the density of the whole neighbourhood would be consistent with the overall plan. This plan for Phase 3 appears to be well in excess of the density for the surrounding neighbourhood.
5. The vision for the Roundhouse would be far more attractive with a Granville Island type concept and more fitting to the area, in conjunction with lower rise, less dense buildings. It would attract residents and visitors to the area given its accessibility by foot, bike, bus, and water taxi. Keeping motorized vehicular traffic within reason is consistent with the city of Victoria's overall vision.

We would like to have confidence that those on council who govern the development of our city, will have the foresight to do the right thing for generations to come.

Thank you for your attention to this important issue.

Sincerely, concerned residents.

Dr. Elizabeth Dean and Don Hazleden

We see that the time for responding to the notice of development has passed, however I hope that we can still speak in support of the proposed Rezoning Application for the Roundhouse Development Site noted above.

Having recently moved into Bayview One, close to the Roundhouse Development Site, we have always loved the overall vision for the area, and wondered why it has been so slow to get past just the building of the residential towers. The social and economic draw that is missing continues to be the development of the historical buildings and parks into the vibrant public space envisioned in the original plans. A sadly missed amenity, not only for the area but for Victoria in general. We always viewed it as the opportunity to have 'Victoria's Granville Island' right here.

We are told that it had not gone forward because there had not been a sufficient 'mix' of housing options in the original plans. Given the overall dearth of affordable housing in Victoria, this is an issue of major concern to be sure.

It looks to us that this revised zoning/master plan addresses this issue very well, now providing a full mix of residential types, and with enough critical mass/population to (we hope) provide the impetus to finish the public portions of the original vision.

Given how closely linked this site is to the downtown core, we have to think that this will be a much used (and loved) area to congregate for the city as a whole. It is so sad to see these wonderful historical structures struggle to keep pace with ravages of nature when they could be filled with life and possibilities.

To that end, we do hope you will support the approval of this rezoning ...sooner rather than later... and let the vision come into being...not just for the neighbourhood... but for all of Victoria.

With respect,

Lee Luxford and Robert Pelzer

909 - 100 Saghalie Road

Victoria BC

V9A 0A1

Good Day!

We are IN SUPPORT of the rezoning as proposed by the Focus Equities , Inc development team . The area has long suffered from a lack of thoughtful development. The region requires densification to bring amenities that we require on this side of the Johnson Street Bridge.

This contribution in the form of much needed (new) development adds to and will invigorate the entire region which requires both additional height to achieve population growth by delivering housing that is in short supply.

We could not be happier for the additional opportunity of retail, social gathering spots and connectivity to the other parts of the immediate area.

This project is long over due.

Sincerely,

Peter & Evelyn Gold
706 - 100 Saghalie Road
Victoria V9A 0A1

Justine Wendland

From: [REDACTED]
Sent: September 23, 2021 9:25 AM
To: Victoria Mayor and Council
Cc: Development Services email inquiries; [REDACTED]
Subject: Proposed Rezoning Application for the Roundhouse Development site

Hello,

My name is [REDACTED], and I am a local resident of our Vic West community. I have lived in the area for several years and can say I love it. I am looking forward to seeing needed growth in the community and completion of the Bayview master plan. I am in support of moving ahead with the proposed zoning changes for assorted reasons:

1. Victoria is grossly in need of housing; both rental and new residential properties. Victoria is currently ranked as having the third lowest tenancy rate in all of BC, next to Vancouver and Burnaby. Our demand for housing is high and the number of properties available to house our community extremely low at .6%. Adding a mix of affordable housing, rental housing and strata properties will enhance the vibrancy of the neighbourhood and be a part of the solution to help our community members.

We have the space to facilitate this new housing and the municipal services to support such. The proposed height of the towers supports the need/demand for housing. The towers fit into the Best Use for land when considering the regional growth strategy and the opportunity to build up, maximizing the amount of housing. I do believe at this critical time is it our responsibility to consider the demand for housing and make every effort to add to the solution. I would also like to point out that adding diversity to our population by incorporating accessible housing is necessary to create a full scope community. Vic West and Songhees has made a mark in the city with the most spectacular condominiums but to date has not been progressive with diversity of housing offerings. We currently have a condo-centric area spanning from the waterfront up to Esquimalt Road that is considered luxury dwellings and financially inaccessible for many home buyers and is lacking in rental offerings. Although I would like to preserve this 'luxury' area as it is also vital to the community, I would like to see it grow to be more inclusive in a well thought out way. This proposal addresses this issue, and I am content with it. Delaying the creation of new housing to address the need is civically irresponsible. I propose that we move ahead swiftly to show the city and our residents that we are serious about adding to the housing crisis solution.

2. Vic West needs more amenities to service the population. I have been eagerly awaiting the completion of the final phase of development in and around the Roundhouse. I believe that moving forward with the final phase of this development and seeing the project meet completion will be beneficial to our community. I often find myself having to leave the community to source a destination that offers a safe & walkable area with a variety of retail shops, coffee shops and food offerings. Our residents would benefit from having these types of amenities within walking distance and grouped together. Currently our newest food service amenities are spread quite far from one another, for example the Catherine Street Market is a lovely marketplace however is it completely isolated. It is currently considered the jewel of Vic West yet completely isolated to other amenities close enough to walk to and enjoy. I believe the proposed plan for the Roundhouse will offer this type of service to residents: a destination that is walkable; easily accessible to the entire Vic West community and offering resources that will promote using multiple businesses in one stop. This would help the business owners while building into the community culture. The heritage designation of the six buildings at the Roundhouse should be the crown jewel of Vic West! This will be a landmark for residents and tourists once complete. In its current state it detracts from the essence of our community. It is our obligation to reinvigorate

the buildings and bring life back into them if we are to keep them standing. I have eagerly awaited this and am still anticipating what a huge contribution this will be to our community.

3. Encouraging use of bicycles, walking paths and trails in our community is especially important to the overall health and vibrancy of our community. To encourage people to use these, we must continue to offer safe paths with rest areas and destinations to arrive at. It is important to have people communing amongst each other vs staying indoors and feeling isolated. In providing these avenues that will encourage walking, cycling and communication we will continue to make it easy for people to enjoy being outside. This also builds into lessening the demand for vehicle dependency and continuing to do our part with environmental concerns.

4. In considering this application I also look to the previous phases of this master plan as evidence of what to expect in the future. The Bayview One, the Promontory and the Encore are all highly desired properties. Bayview one leading as one of the most desired buildings in all greater Victoria. The exterior aesthetic mixed with the construction & design has led to the creation of a cohesive and beautiful space within the community. They have set a precedent with the first building and have continued with the subsequent buildings and infrastructure. I have complete confidence that we will find the final phase of the development to meet the standards we expect as residents.

Thank you for taking the time to read my letter and for your consideration on this matter.

Respectfully,

██████████
██████████████████
████████████████████

Hello,

I am a resident in the Bayview One building. I am making the time to write this letter in hopes that it will push along the new proposal being debated for the final phase of the project of the Roundhouse.

Considering the current climate of the city's housing market and the lack of available and affordable housing I would expect the city to be making moves on mass to accommodate development proposals with well thought out plans to enhance the community and offer solutions to the crisis.

The current proposal indicates towers that will offer a mix of house which our area needs. The proposal offers space for commercial and retail business in our immediate area for the community to use, this is also something we need.

With the overwhelming pressure for housing and the ability for the city to approve a proposal that would pose a part of the solution, I am not clear on what the issue is.

The Bayview is a building I am proud to call home. The quality has a reputation that is anchored in our community. The designers did an outstanding job and I have no doubts that what we have in front of us will be in line with the precedent set with this project.

I am aware of other developments that have been given approvals and have proven to complete the project with less than expected or promised. We have a group in front of us that has proven to deliver on their commitments and enhance the community.

I vote we move ahead on this and allow the residents to enjoy the full splendor of the heritage buildings in our midst while supporting the community with more resources and amenities. Please add me as a local resident voting in favour of this rezoning application.

Thank you,

Matt Ravlic

Resident of Bayview One

Hello,

My name is Zoi Livia, and I am a local resident of our Vic West community. I have lived in the area for several years and can say I love it. I am looking forward to seeing needed growth in the community and completion of the Bayview master plan. I am in support of moving ahead with the proposed zoning changes for assorted reasons:

1. Victoria is grossly in need of housing; both rental and new residential properties. Victoria is currently ranked as having the third lowest tenancy rate in all of BC, next to Vancouver and Burnaby. Our demand for housing is high and the number of properties available to house our community extremely low at .6%. Adding a mix of affordable housing, rental housing and strata properties will enhance the vibrancy of the neighbourhood and be a part of the solution to help our community members.

We have the space to facilitate this new housing and the municipal services to support such. The proposed height of the towers supports the need/demand for housing. The towers fit into the Best Use for land when considering the regional growth strategy and the opportunity to build up, maximizing the amount of housing. I do believe at this critical time is it our responsibility to consider the demand for housing and make every effort to add to the solution. I would also like to point out that adding diversity to our population by incorporating accessible housing is necessary to create a full scope community. Vic West and Songhees has made a mark in the city with the most spectacular condominiums but to date has not been progressive with diversity of housing offerings. We currently have a condo-centric area spanning from the waterfront up to Esquimalt Road that is considered luxury dwellings and financially inaccessible for many home buyers and is lacking in rental offerings. Although I would like to preserve this 'luxury' area as it is also vital to the community, I would like to see it grow to be more inclusive in a well thought out way. This proposal addresses this issue, and I am content with it. Delaying the creation of new housing to address the need is civically irresponsible. I propose that we move ahead swiftly to show the city and our residents that we are serious about adding to the housing crisis solution.

2. Vic West needs more amenities to service the population. I have been eagerly awaiting the completion of the final phase of development in and around the Roundhouse. I believe that moving forward with the final phase of this development and seeing the project meet completion will be beneficial to our community. I often find myself having to leave the community to source a destination that offers a safe & walkable area with a variety of retail shops, coffee shops and food offerings. Our residents would benefit from having these types of amenities within walking distance and grouped together. Currently our newest food service amenities are spread quite far from one another, for example the Catherine Street Market is a lovely marketplace however is it completely isolated. It is currently considered the jewel of Vic West yet completely isolated to other amenities close enough to walk to and enjoy. I believe the proposed plan for the Roundhouse will offer this type of service to residents: a destination that is walkable; easily accessible to the entire Vic West community and offering resources that will promote using multiple businesses in one stop. This would help the business owners while building into the community culture. The heritage designation of the six buildings at the Roundhouse should be the crown jewel of Vic West! This will be a landmark for residents and tourists once complete. In its current state it detracts from the essence of our community. It is our obligation to reinvigorate the buildings and bring life back into them if we are to keep them standing. I have

eagerly awaited this and am still anticipating what a huge contribution this will be to our community.

3. Encouraging use of bicycles, walking paths and trails in our community is especially important to the overall health and vibrancy of our community. To encourage people to use these, we must continue to offer safe paths with rest areas and destinations to arrive at. It is important to have people communing amongst each other vs staying indoors and feeling isolated. In providing these avenues that will encourage walking, cycling and communication we will continue to make it easy for people to enjoy being outside. This also builds into lessening the demand for vehicle dependency and continuing to do our part with environmental concerns.

4. In considering this application I also look to the previous phases of this master plan as evidence of what to expect in the future. The Bayview One, the Promontory and the Encore are all highly desired properties. Bayview one leading as one of the most desired buildings in all greater Victoria. The exterior aesthetic mixed with the construction & design has led to the creation of a cohesive and beautiful space within the community. They have set a precedent with the first building and have continued with the subsequent buildings and infrastructure. I have complete confidence that we will find the final phase of the development to meet the standards we expect as residents.

Thank you for taking the time to read my letter and for your consideration on this matter.

Respectfully,

Zoi Livia
100 Saghalie Road

I will be filing a submission with regard to the application for rezoning at Bayview Place by Focus Equities. In the meantime, and at the risk of being glib, in my view the “equities” are not in favour of approval. There are many reasons for this but put shortly Focus Equities held out redevelopment of the historic Roundhouse properties in exchange for the significant relaxation of the height restrictions in place some 13 years ago and yet almost nothing has been done. Thus it strikes me as outrageous that Focus Equities and principal Ken Mariash would return to the City and seek further concessions (5 – 6 more towers) as a condition precedent to fulfilling their original agreement. I hope you can take this point in the sincere manner in which it is raised but this application exceeds what should reasonably be sought or approved. Once again towers have already been approved entailing redevelopment of the six Roundhouse properties. Surely, this must be delivered upon prior to Focus Equities daring to ask for more concessions.

Yours sincerely,

Arthur McInnis

Stop the Rezoning at Bayview Place Enforce the Master Development Agreement between the City of Victoria ('City') and Focus Equities/a Mariash Company

Some 13 years ago Ken Mariash of Focus Equities agreed with the City that in exchange for the significant relaxation of height restrictions on a site at 355 Catherine St, 251 Esquimalt Rd, 200 Kimta Rd and 210 Kimta Rd that Mariash *et al* would redevelop the historic Roundhouse properties.

Their agreement was set out in a Master Development Agreement ('MDA') in 2008 (amended in 2014 and 2018).

Pursuant to that MDA (as amended) the City gave Mariash permission to build at least 4 huge towers of 76m, 88m, 66m and 52m. The 88m tower is the proposed 32 storey E & N Tower. BUT, rather than fulfil the MDA forthwith, Mariash has returned to the City years later and asked for the bylaws to be amended AGAIN in 2021 to rezone the site and permit 5 or 6 MORE huge towers to be added to those already approved. In a word, this is outrageous, and it seems that the City is "getting its lunch eaten" (*viz* is being outwitted). The complete application is available on the City's *Development Tracker* website and is accessible here:

<https://tender.victoria.ca/WebApps/OurCity/Prospero/Details.aspx?folderNumber=REZ00729>

The City dealt with Mariash as a "developer" which is how Focus Equities describes itself and its principals ("Ken Mariash, working alongside wife and partner Patricia A. Mariash, is regarded as one of the most visionary real estate developers in North America..."). However, Focus Equities Alberta Inc (presumably the same company), according to Dunn & Bradstreet, is in the "Land Subdivision Industry". Dunn & Bradstreet: "[t]his industry group comprises establishments primarily engaged in servicing land and subdividing real property into lots, for subsequent sale to builders". Holding land for longer periods and applying for rezoning in this sector is common. This is what is happening with Bayview. A typical developer does not wait 13 years to essentially begin construction on projects. Look at how quickly Bosa has moved at Dockside Green to begin construction since acquiring the site. Land sub-dividing though does not move fast and does not always work best for some of the participants or public. For example, Focus Equities sold a lot for \$6.7 million for a retirement home called Aquara to Element Lifestyle Retirement Inc but that project has now stalled. The problem is that on Aquara, and Bayview in general, the City has failed to get any guarantees the projects will be built as held out and within set timeframes. This is why Mariash is able to come back and ask

for more concessions from the City before he does anything substantive on the Roundhouse properties. This is not really how “development” is or should be done.

Now is the time for the City of Victoria to protect our property values by enforcing your contract with us:- Victoria residents, get the Roundhouse properties developed at last, minimize construction disruption and traffic and reduce the associated shadow effect that would be expected if the rezoning were approved.

Thank you.

Yours sincerely,

Dr Joel Arthur McInnis

Due Diligence is Required before Rezoning

It is important that the City of Victoria carries out a full due diligence exercise of the proponents: - Ken Mariash, Patricia Mariash and Focus Equities before approving significant amendments to the relevant zoning bylaws; in particular, answers to the following questions should be obtained:

Bayview Place <https://bayviewplace.com> holds out: "REGARDED AS ONE OF NORTH AMERICA'S MOST VISIONARY DEVELOPERS, Kenneth and Patricia Mariash of Focus Equities have developed, purchased and sold more than 15 million square feet of real estate and more than 10,000 residential condominium units in North America."

- Who regards Focus Equities as one of North America's most visionary developers?
- List the location, date, name of development, and Focus Equities' exact role regarding these "more than 10,000 residential condominium units in North America."

"Founded over 50 years ago, Focus Equities provides..." according to <https://bayviewplace.com> yet Focus Equities <https://focusequities.com> states: "[f]ounded over 35 years ago by Canadian entrepreneur and visionary Ken Mariash, Focus Equities has..."

- So when was Focus Equities founded, 50 years ago or 35 years ago?
- How many companies named Focus Equities (in part) has Ken Mariash or Patricia Mariash controlled? Have any of these companies been wound up, suspended or struck off a company register?

"With his (Kenneth William Mariash, Sr) baccalaureate degrees in mathematics, science, business, accounting and architecture, plus an MBA..." <https://focusequities.com>

- Please list when and by whom these six degrees were conferred.

Please confirm whether Ken Mariash and Patricia Mariash have architecture degrees and ever been registered and entitled to practise as architects in British Columbia or elsewhere.

- Ken Mariash has stated: "[w]hen I sit with an architecture firm, I don't care how famous they are, they will not have done as many big projects as we have," said Mariash. "I usually end up doing all the design myself."
- Quoted by Richard Watts, Times Colonist Nov 12, 2017
- <https://www.timescolonist.com/islander/developer-s-vision-coming-to-fruit-at-bayview-place-1.23091908>
- Similarly, Patricia Mariash describes herself as "THE INTERIOR ARCHITECT/OWNER..."
- From <https://bayviewplace.com/downloads/RoundhouseLeasing.pdf>

"After doing hundreds and hundreds of one-off downtown towers in 20 or 30 cities around the world, I just wanted to do more bigger-scale neighbourhood designing and district planning," Mariash said.

- Per Steve McLean, Renx.ca Real Estate News Exchange in an article dated Oct 17, 2017 entitled "Focus Equities' Mariash sets sights on master plans".

- <https://renx.ca/mariash-focused-master-plans-focus-equities/>
- Please list all details of the “hundreds and hundreds of one-off downtown towers in 20 or 30 cities around the world” Mariash has done.

“For more than 40 years, Patricia A. Mariash has been a commercial real estate entrepreneur, investor and commercial interior designer who has successfully completed thousands of prestigious corporate headquarters at notable, high rise architecture addresses.”

- <https://focusequities.com>
- Please list all details of the “thousands of prestigious corporate headquarters” Patricia Mariash has successfully completed.

Dr Joel Arthur McInnis

Bayview Place: The Proposed Rezoning Contradicts Much of the City of Victoria's Official Community Plan

The placemaking policies of the City of Victoria Official Community Plan collectively address 12 broad objectives and the Mariash request to rezone contradicts many of them including:

8 (a) That urban design at every scale from sites to local areas is responsive to Victoria's geographic context and existing pattern of development, achieves excellence, and creates memorable places.

The Mariash request contradicts the existing pattern of development. There are no other < 10-acre sites in Victoria which have allowed 10 or 11 high-rise towers that exceed the original cap on height.

8 (b) That the views from the public realm of existing landmarks are maintained, and that new landmarks are introduced to enhance the visual identity and appearance of Victoria and to improve wayfinding around the city.

Notwithstanding how the proposals present views in their plans and drawings they do not portray the whole site such that it can be seen how they will infringe upon current views. No drawings in the application show how the entire redevelopment with all 10 or 11 high-rise towers will look. It is submitted that if they were shown the public could quite likely be stunned by the actual proposed density. It must be asked how could 10 or 11 towers not impact let alone obstruct existing views?

8 (c) That new buildings and features contribute to the sense of place in development permit areas and heritage conservation areas through sensitive and innovative responses to existing form and character.

Heritage conservation is one of the supposed rationale for amending the current zoning bylaws. But the zoning has already been amended to permit the Focus Equities development but only one step of the seven promised by Mariash at the outset has been met. Too much has been left undone and it asks too much for more at this stage.

8 (d) That social vibrancy is fostered and strengthened through human scale design of buildings, streetscapes and public spaces.

There is nothing about the proposals which strengthens human scale design of buildings. In fact, it is the complete opposite. The proposed density for the rezoning approaches or exceeds that of New York and Hong Kong (see submission of Ron Meyers to City Council).

8 (e) That each neighbourhood is connected and integrated to the Urban Core, other neighbourhoods and to the region through urban design elements.

Unusually the Bayview site sits next to the urban core so this is less of an issue. The new bridge and Esquimalt corridor already achieves this and thus the proposals cannot be a justification for seeking to meet this objective.

8 (f) That the built environment is beautified and softened through natural features in the public realm.

The problem here is that the proposed density is so great that there is almost no space left for natural features in the public realm that would beautify or soften the built environment. The development itself is all consuming.

8 (g) That a sense of place is developed and enhanced through urban design features.

A sense of place will be difficult to achieve because it is being overwhelmed and overshadowed by the development itself. Comparisons have been made to Granville Island which ‘has been regarded internationally as a model of vibrant urban placemaking.’ (*Granville Island 2040: Bridging Past & Future*, 2021 <https://granvilleisland2040.ca>) but if one looks at Granville Island you will see that there are no high rises there. Try and imagine Granville Island if it had 10 high-rises crowded around and on top of it. Victoria needs to follow that lead and focus on heritage and streetscape development rather than density over almost everything else.

8 (h) That the public realm is animated through street life and festivals, celebrations and special events.

No one would object to this.

8 (i) That heritage values are considered in land management at every scale from sites to local areas.

Agreed.

8 (j) That heritage property is conserved as resources with value for present and future generations.

Agreed.

8 (k) That streetscape improvements include art in public places and reflect the culture and heritage of Victoria.

Agreed.

8 (l) That heritage and cultural values are identified, celebrated, and retained through community engagement.

Agreed. However, while there is agreement with this thus far the proposals provide few details aside from repurposed boxcars etc. There is a Focus Equities video which includes a clip of David Foster but this is not meaningful without details. Similarly, the video holds out that there will be a world class cultural facility designed by Frank Gehry (now 92) on site but that is not convincing. To persuade the City Council of that a full and costed business plan should be provided along with signed contracts for the design and construction of the venue otherwise what guarantees are there for this.

Ken Mariash held out something similarly when Focus Equities was shortlisted on the Lebreton Flats project in Ottawa before withdrawing from the bidding:

- "Focus Equities is proposing to house the headquarters of an international institution, accompanied by cultural venues and the ubiquitous green space and residential and commercial development."
- <https://obj.ca/article/ncc-invites-four-groups-submit-lebreton-flats-development-proposals>
- "'Focus Equities' bid raised eyebrows with its promise to bring the headquarters of an international organization to Ottawa. Everyone's interested in who the tenant is,' said David Fullbrook, the Victoria company's director of acquisitions and development, adding that the firm has had discussion with an organization looking for a location in Ottawa...Fullbrook also pointed out that the site is contaminated and it's still unclear what it will cost to remediate the lands and who's paying for what. The company has been involved in the Ottawa market for the last decade, but declined to name any specific projects."
- <https://ottawacitizen.com/news/local-news/0220-lebreton>
- "As for the last two proposals [for the Lebreton Flats project in Ottawa], well they might be just about anything. All we know about a bid led by Devcore Group is that the Gatineau developer is proposing to build 'multiple cultural institutions' around 'a grande allée.' And the bid from Focus Equities is bizarre: it's proposing to 'house the headquarters of an international organization,' along with building some cultural venues. What international organization? You probably should have one more-or-less signed up before you put in a bid promising to house its headquarters in your new real estate development."
- <https://ottawacitizen.com/news/local-news/chianello-lebreton-contenders-announced-in-traditional-ncc-style>

Sincerely,

Dr Joel Arthur McInnis

Stop the Bayview rezoning and stick to the original plans that were agreed with the city. This is enough for the next phase of Bayview; it's fair, it's what was agreed and finished. Roudhouse properties are long overdue.

Please stick to the original plans so we don't end up with an overcrowded area. As owners we invested in this area because we believe that the city would honor its original plans and considerations. Please don't disappoint the early investors and residents.

Gilles Chartrand

Stop the Rezoning of Bayview site for more towers.

Ken Mariash of Focus Equities needs to develop the historic Roundhouse as he agreed to 13 years ago when he was granted significant relaxation of height restrictions for the Bayview site.

We do not need another 5 or 6 huge towers added to the site.

Sincerely
Jane Handforth
710-83 Saghalie Rd
Victoria BC
V9A 0E7

PLEASE...Stop the Bayview Rezoning!

Thank you.

Marilyn Woodhead
Encore Amenities Building

As a citizen of Victoria West I would like to register my opposition to the application by Focus Equities to rezone the Bayview site for more towers. This company has not lived up to its obligation to redevelop the historic Roundhouse properties. This entity has not lived up to its commitments and no further amendments to Victoria's by-laws should be considered at all. I therefore request there be no further action taken rezone the Bayview site.

I would like to encourage the Mayor and City Council to expedite affordable housing in Victoria West not gentrification.

Thank You

C. J. David North
801 Esquimalt Road
Victoria BC

Hello Mayor and City Council,

I am a resident of Victoria West on Kimta Road, directly across the street from this proposed rezoning.

I am completely against this project. Our neighborhood cannot support the addition of the thousands of residents who would move into these towers. Kimta Road is already dangerous with the existing traffic, limited parking, poor visibility, speeders, large semi-trucks, drivers bypassing Esquimalt and Tyee Roads to get onto the Johnson Street bridge, unmarked crosswalks, and late night revelers. The RoundHouse project was a reasonable proposal. This one is detrimental to the health and safety of the local residents.

Sincerely, Janice Neal

306-165 Kimta Road
Victoria, BC V9A 7P1

We are writing to let you know that as residents of the Bayview development, we are totally against the new rezoning plan. **Please stop the Bayview rezoning!**

We purchased at Encore in 2018 with the understanding that the Roundhouse would house a retail heritage area and then learn that the property may house numerous residential towers, this decision is very distressing.

We loathe the idea and want to protect the development of the retail heritage area as it was originally proposed.

Encore Owners

Roundhouse at Bayview Place North Parcel Rezoning Request:

- **Already previously approved:** 5 new buildings in the south parcel, with the Roundhouse maintained and developed as an attraction.

REZONING APPLICATION:

- **Highrise ghetto** – creates wall to wall highrises, going from 5 new buildings to 10, increasing heights to 30 storeys, increasing added population from 1,500 plus to 4,000 plus, tripling parking, creating a highrise "ghetto".
- **Lack of green space** for population of 4,000 plus.
- **Crowding the historical Roundhouse** buildings with surrounding highrises.
- **A wall of 30 storey buildings** creating shadow lines and wind tunnels across the neighbourhood.
- **A wall of 30 storey buildings** destroying the uniqueness of what makes Victoria special as one of the most attractive cities in the world, and very different from Vancouver.
- **Neighbourhood Parking and traffic congestion** for residents and anticipated visitors to the Roundhouse.
- **Destruction of natural rock topography** at the corner of Esquimalt Rd and Kimta Rd. (Note the destruction of the natural rock topography already done at the (still undeveloped) corner of Kimta and Tyee Rd.
- **All highrises**, no mixed development proposed e.g. highrise and low rise, condos and townhouse

RECOMMENDATION: **Stop the rezoning application.** The south parcel was already approved for up to 5 new buildings, and the north parcel was protected for the heritage Roundhouse buildings. The long overdue project should proceed based on the existing rezoning.

COMPROMISE RECOMMENDATION due to changing needs for housing:

1. **Add additional rental and affordable housing** at the corner of Esquimalt Rd and Catherine St. Reduce building height from 30 to 10-15 storeys (similar to Dockside Green).
2. **Eliminate the additional towers surrounding and crowding the Roundhouse.**

3. **Vary size and height of buildings.** Reduce the overall height of the buildings by mixing high and low rise buildings as well as adding townhouses. Ensure a "Victoria design aesthetic" is maintained e.g. use of brick work.
4. **Improve Condo vs Rental balance.** Better balance between market condos and rentals. This will reduce the proposed existing high percentage of transient rentals with a better balance of committed resident owners.
5. **Add green space.** Add green spaces and trees to the central "Turntable". Add a dog park and children's playground.
6. **Maintain natural habitat where feasible** e.g. rock formations.
7. **Reconsider DA-2 as a hotel.** Victoria can definitely use more hotel rooms. An extended stay select service hotel in the premium brand category would be a great fit such as Marriott's Aloft, Element, Courtyard or Residence Inn brands.
8. **Address heavy pedestrian traffic.** Add a crosswalk at the Tyee Rd and Kimta Rd intersection, and along Kimta Rd.

Thank you,

Anthony Barnard
Victoria BC

STOP THE BAYVIEW REZONING!!!

Russ and Carolyn Pratt
11 Cooperage Place
Victoria

Mayor and Council;

See my email below to CapitalDaily. I haven't included photos as you will already have seen them. My question for you: have you considered the infrastructure requirements for these massive new buildings? Sewer, SCHOOLS, hydro, water, traffic control, changes to Kimta to accommodate additional traffic (after you add bike lanes which will further narrow the road).

This project seems far too big, with variances of nearly 1,000,000 sf.

Please do not approve it.

Cherie Conrad
10 Paul Kane Place
Victoria

Sent from my iPad

Begin forwarded message:

From: Cherie Conrad
Date: November 19, 2021 at 3:56:56 PM PST
To:
Subject: Rezoning at Bayview Place

Hi,

I read Capital Daily every day and when I got a flyer today about this proposed development I thought you might be interested in following up.

The proposal is to add massive development near the Bayview properties. To start, 5 massive condo/rental/retail buildings of between 27 and 31 stories, then in a subsequent development proposal they will request approval for a second parcel of another 4 buildings of between 18 and 25 stories. Ken Mariash of Focus Properties initially negotiated height and density variances for existing Bayview buildings in exchange for redeveloping the old Roundhouse properties. The variances requested INCREASE density by nearly 1,000,000 sf and are clearly not consistent with that original agreement.

Perhaps not anything you're wanting to get into, but I've been very impressed with your coverage to date, especially the excellent podcasts.

Here's the link to the proposal, if you're interested, and a couple of teaser screenshots from it.

<https://tender.victoria.ca/WebApps/OurCity/Prospero/FileDownload.aspx?fileId=0A795763-0B10-4198-9E01-600531A17B74&folderId=97652C200130130718936158>

To Mayor Lisa Helps, Council and Michael Angrove

Please, enough is enough. Mariash has not delivered what he **promised** under their original waiver for the Bayview development.

Mariash is playing a developer political game. Make promises to get your way then forget the promises, make excuses, lawyers are cheaper than promises, bait and switch. This is ALL ABOUT profit and nothing about people. The population density will outstrip the capacity of the streets and create chaos for the existing residents who expect you all to protect OUR PROPERTIES from greedy profiteers who come to you promising more tax revenue. It's not about profit and revenue it's about people.

This money grab by a developer and the city is WRONG, instead of enhancing the neighborhood, it will turn it into a massive SLUM in years to come !!!

Overdevelopment has to stop and stop now before greed turns to disaster. Stop the Bayview rezoning.

Please stick with the existing development plan and **force the developer to deliver WHAT WAS PROMISED as part of the original waiver.**

Best Regards,
Barry & Trisha Ramer
Royal Quays, Victoria

Dear Mayor and Council

This development is outrageous and should be stopped. The city and our neighbourhood is not getting what it asked for. 13 years ago Focus Equities agreed with the city that it would redevelop the roundhouse and grounds in return for a considerable relaxation in height restrictions (an all to common theme and one wonders if height restrictions mean anything anymore) allowing for 4 to 5 huge towers.

This has not happened and the roundhouse is as derelict as ever. Instead in 2021 Focus equities has asked for the bylaws to be amended and to rezone the area for 5 or 6 more huge towers in addition to the ones already approved. This is beyond ridiculous. Please do your job, protect the neighbourhood, don't get taken by yet one more developer and stop this development!

Hopefully yours
Erie Pentland
203 Kimta Road

Your Honour the Mayor and Council

Six years ago when I bought housing in Vic West on Cooperage I was told that I would not have to wait long until an upscale retail and restaurant development in Bayview would see the renovation of historic buildings (Roundhouse Properties). One was given the impression that an effort was being made to create a sense of community and spaces of interest and that this was a progressive place to live, thrive and entertain.

In the last six years, I have seen in its stead the rise of more and more residential space and an increase in congestion.

It is my understanding in pursuing the application for rezoning that a contract made 13 years ago is now being ignored in order to produce additional residential space and consequentially, eliminating the original attractive design. In an area of such dense housing it makes good sense to have areas of interest, places to go and places for people to congregate as part of community life. It is sad to think that an opportunity is being scaled down or lost and I hope that I can lend my voice to many others who bought here with the distinct feature that the Roundhouse Properties would be developed and the number of huge high rise towers restricted.

Respectfully Yours

Edith Price

11 Cooperage Place

Hello Michael

I received a flyer from a group representing a negative viewpoint on the proposed development of the Bayview properties. I am sure there is all sorts of issues and positions and my viewpoint is that the City has made development so difficult and so expensive and costs have risen so much due to poor planning and indecision by the staff reporting to the Council.

That said, the idea that we can significantly densify Vic-West and specifically the Bayview and Railyard sites is an awesome decision. I have lived in Bayview 1 for nearly three years, and am happy to share this great area, and hope the NIMBYism and BANANAism which flourishes with those already here can be quieted and an opportunity for all sorts of housing and commercial opportunities provided in this community.

I hope the city can find ways to fast track the development and stop placing so many barriers, and create building now. It will fill and more demand will come immediately behind it so get with it and get moving.

Yours truly,

Mike Seymour

Dear Mayor and Council.

Please accept this email for our FULL SUPPORT for the rezoning application of Bayview Place.

This application represents the highest and best use of the lands at Bayview. It is a well designed project, and will help alleviate the housing crisis we are currently in by providing more desperately needed housing. It is a welcome addition to our community.

Thank you,
Peter and Evelyn Gold
706 -100 Saghalie rd
VICTORIA BC

Dear Mayor and Council.

Please accept this email for our FULL SUPPORT for the rezoning application of Bayview Place.

This application represents the highest and best use of the lands at Bayview. It is a well designed project, and will help alleviate the housing crisis we are currently in by providing more desperately needed housing. It is a welcome addition to our community.

Thank you,

Chris Fitzpatrick

Lisa Edwards

106-100 Saghalie Rd. Victoria, BC

Dear Mayor Lisa Helps and City Council

We are appalled by Ken Mariash's re-zoning application for our well-loved Bayview site. We are one of the 131 owners that bought into the Encore development before the first shovel of dirt was turned. We bought 'in good faith' after having read the official community plan for Bayview and listening numerous times to Ken Mariash's vision for the Bayview property. For the City of Victoria to even consider the re-zoning application is almost beyond belief.

If Mariash's re-zoning application is approved we will be the victims of a densely populated, starkly ugly landscape of 10 or 11 high-rises averaging 20 stories each, across the street from the harbour. The vision of a beautifully restored heritage Roundhouse full of artisan vendors will remain only a vision, not the proposed reality. Our three 17 to 22 story luxury condo buildings will no longer be luxury, just unremarkable condos shadowed by Mariash's soaring residential/commercial high-rises.

For many of us Bayview residents, the ocean, the sunset and the sunshine will be forever compromised. Our property values will be forever deflated. Mr. Mariash and Focus Equities promised the Roundhouse resurrection when he was granted zoning for 4 towers on those lands and still we wait for the Roundhouse development. Now he's promising the same Roundhouse development if he can just be granted 5 or 6 more towers. He will turn the Bayview area into something very similar to Vancouver's West End.

Do you Mayor Lisa Helps and your followers still believe in Mr. Mariash? Have you ever stopped to consider the impact of your decisions on the people living at Bayview, the same people paying your salaries and the taxes of the City of Victoria?

Shame on you. We are astounded and appalled at the prospect of yet another broken promise to the people of Victoria.

Ken and Lorraine Glover
#502 – 70 Saghalie Rd.

To whom it may concern:

It is time to hold Mariash to account to build his original number of attractive Bayview towers and to redevelop the historical site of the Roundhouse properties. The number of cheap tenements he wants to jam onto this site now is an outrage! The population density will be horrendous. All ambience of the historic site will be lost.

Also, it is time to abort the development of bike lanes on Kimta. All of the parking spaces will be lost, and they are filled most of the time now. Once a year each condo empties its parkade to hose it down. Where will those hundreds of cars park? Lime Bay Park gets a lot of use by the public who like to walk the Songhees walkway. Where will they park? Kimta works well as it is. The bike lane should go on the railroad bed, for heavens sake, only ten feet away! More cars are coming everyday and the city will find itself having to undo any bike lanes on Kimta in short order.

Shirley Johnson

#404 11 Cooperage Place

To All It May Concern,

We strongly disagree with the changes being requested by Focus Equities for the Bayview project. We do not believe the current infrastructure can facilitate 10 potential tall condo towers, not to mention what it will do to the property values of the ocean front neighborhood on Songhees. If it was agreed to exchange height restriction limits for 5 towers with redevelopment of the roundhouse properties, why now is that being changed to 5 MORE towers and no re-development. This area cannot sustain the influx of people and vehicles that the new proposal represents.

As a resident of the area, I am opposed to this change. Please add my name to any petitions you have received as well as adding my email to any updates you provide about the Bayview Place project.

Thank you,
Terri Vickers-Craig

Dear Mayor and City Councillors,

Allow me to offer some questions and comments from a layman's point of view. Some of these questions may indeed be those the City itself would wish answered.

The Rezoning Application – Questions and Comments from a Layman

'Vic West's cultural hub: a performing arts centre designed by renowned architect Frank Gehry'

- Really where? Show us the contract

'A vision for a more complete and diverse mix of uses to intensify and activate retail amenities and public spaces.'

- Try just 'more'.

'Deliver Housing Diversity and Increase Overall Affordability.'

- Really? How is this going to be done? It seems to be missing from the plan.

Establish a Transportation and Mobility Hub?

- What does that mean? In the public presentation Aug 17 it seemed to have been conceded it might be no more than the buses which currently go by.

'Remediate Contaminated Lands'.

- How? By excavating for parking. That is it. Where is this 'contaminated' soil going? Adopts a 'dig and bury' approach. Presumably it will be buried on site. If wrong please advise. Who will supervise this? Where will it be transported off site? Contamination is one of the reasons the site would have been purchased at a steep discount and the risks need to be fully addressed. Put specifics in a P3 contract, require supervision and reporting throughout.

‘Action for Climate Change and Resilience’.

- Really? By building 10 or 11 high-rises. See 7 Reasons why High-Rises Kill Livability.
- <https://www.smartcitiesdive.com/ex/sustainablecitiescollective/7-reasons-why-high-rises-kill-livability/561536/>

‘Enhance Human Experience, Health, and Community Wellbeing’

- Of course, how could this development not!

‘Establish a Robust Financial Strategy to Support Municipal Objectives.’

- Robust for whom? Certainly it will be profitable for Focus Equities.
- “We’re a master developer and we subdivide everything into parcels,” said Mariash. “We’ll carve out one parcel for this guy and one for that guy.”
- Renx.ca Real Estate News Exchange
- <https://renx.ca/mariash-focused-master-plans-focus-equities/>
- Steve McLean, Oct 17, 2017 entitled ‘Focus Equities’ Mariash sets sights on master plans’

Trail and Rail

- How can rail possibly be held out when the rail bridge has been removed? And rail to Langford? Where are the specifics?

Seniors Housing

- Focus Equities sold the site where seniors housing is supposed to go to Element to build Aquara. It is currently suspended, experiencing financial problems and very unlikely to proceed. While zoned for seniors housing currently there is nothing to prevent another application to amend the zoning bylaws and try and erect another 30 storey building.

Cultural Centre

- This is supposed to be designed by Frank Gehry. Show us the contract with the 92 year old or his firm and not other famous cultural centres that he has actually designed.

Revitalized Heritage Spaces.

- Really. What guarantee is there for this?

2+ Acres of Parks and Open Spaces.

- Big difference here between parks on the one hand and open spaces on the other. Open space would include walkways etc. Does this figure include existing park at Hillside? Lime Bay?

Office, Retail, Live-work.

- Very unlikely there will be any offices there. Just do not see it.

Flexible Indoor and Outdoor Public Spaces.

- There is empty space there already. How much credit should Focus Equities be given for this? Should always have been part of any plan for the site when you have a turntable which is a natural plaza.

Lime Bay Mews – ‘consolidate the site’s relationship to the natural environment by providing an active pedestrian link to Lime Bay that takes advantage of stunning views of Victoria’s Inner Harbour.’

- What does this mean? Currently if you want to go to Lime Bay Mews you cross the street to reach Inner Harbour.

‘Maintain Views Through the Site’.

- What is the problem with this? The drawings omit showing all of the buildings in one portrayal. Sure there may be cracks between the buildings but the views will largely and ultimately be of more buildings.

‘Minimize Shadow Impact’

- During the Aug 17 zoom meeting when asked specifically about shadows Mr Patrick Cotter on behalf of Focus Equities said this work was not complete yet but mentioned words to the effect that shadows would be minimal on the park. Well, there will be no objections from the park will there? The real concern is shadows on every other building outside the perimeter of the site and we need to know exactly about that. Depending upon the time of year and time of day it will impact surrounding buildings in real ways. This should have been fully addressed and the application is materially deficient without it. The proposed solution here is to ‘align towers to minimize shadows within the site and on surrounding developments’. Minimizing is not good enough. People should have a right to their ‘ancient lights’.

Shape the Skyline

- Well, who can argue with that. Does not every high rise ‘shape the skyline’? Surely that should not be the basis upon which approval is given. It is circular reasoning.

‘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.’

- What is this supposed to mean? Looking at the drawings this urban edge looks to be mostly Esquimalt Road. Does that mean Focus Equities is going to plant trees on Esquimalt Road? Should they be given credit for this? Further, how much ‘urban edge’ is there really going to be with 2 metre setback from the property line in places? Not much.

Districts

- Look there won’t be any districts!

‘The North Parcel 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.’

- For instance, the turntable is still a turntable. Billed as ‘the public heart’ district it remains a turntable. Let’s not lose ourselves in this hyperbole.

The Heritage Strategy.

- Really, who says so and what guarantees does the City have after it gives permission for 9, 10 or 11 towers. This is a very high risk strategy. What guarantees does the City have that Focus Equities will continue to remain a viable ‘developer’ over the course of the next 22 year (estimated) construction cycle. Similarly, with the cultural centre which seems to have been largely forgotten in this. Even if Focus Equities returns with grand designs from Frank Gehry for a cultural centre again it should be asked what guarantees, what assurances are there that this will ever be built? So what does the City do? Create a P3 and hold Focus Equities to what they have held out. Reserve a right to resume the development if milestones are not met. Get serious about this. Stop giving in on everything. Represent our interests as the City.

Arthur McInnis

Please hold Ken Mariash to account , to build the final Bayview Towers as originally planned with the city. He also needs to be held to account to redevelop the Roundhouse properties.
Building the EXTRA five enormous towers, is a completely inappropriate and appalling idea for this location. The extreme density would ruin the ambiance of this historic site.

Bob Johnson

Dear Mayor Helps and Members of City Council:

I am writing to request that the City of Victoria does Not amend the bylaws to rezone The Bayview Roundhouse site again to add 5 or 6 additional mega towers to those already approved for the site.

This current rezoning proposal is not good for Vic West or the City of Victoria for a number of reasons including: congested traffic on Esquimalt road as well as the Johnston St Bridge and shadowing of the Victoria youth park, and surrounding areas

The Roundhouse property development is long overdue but not in the manner of so many additional mega towers as proposed. . Please reconsider this proposal

Sincerely,
Arlene Gibson

PLEASE STOP THE BAYVIEW REZONING

Please do not let this insatiable greed further deteriorate this neighbourhood. The only thing that's changed since the original Roundhouse properties zoning agreement is greed. And it will be at the expense of everyone in the area that will be adversely affected. Thank you.

Don Gorman

I am a Songhees resident and writing to voice concern regarding the above identified Rezoning Application. First, let it be said that the development thus far on the Bayview site has been, well ...pretty decent. That said, successive buildings have been taller (read density) and with very little done to improve the overall attractiveness, appeal or livability of the area. The proposed development of a market area at the roundhouse location has been widely anticipated and looked upon as the potential savior to what otherwise will confirm the entire Songhees as little more than an apartment ghetto. The current density of the area desperately needs better integrated services and there is sufficient population (with more coming) to support it. The recently opened Boom and Batton restaurant is well supported by locals year-round but butchers, bakers grocers and any one of a number of other services are sadly lacking. The initially proposed development of the roundhouse area was to address that in an abundantly attractive fashion ...akin to the Granville Island market on the mainland. Now, not only is that component at risk in favour of more condos and townhouses, they are also seeking to add yet more towers beyond the currently approved complement. Frankly I'm surprised they would have the courage to float such a proposal. Sure, maybe some negotiation here and there is warranted; I am not sufficiently informed to say, but there needs to be appropriate limits on height and density that are more in keeping of the initial vision which remains valid today. Equally important is to insist on the roundhouse market component and related restoration of the surrounding historical buildings for the provision of services.

I remain hopeful that the City will get this development successfully back on track with only absolutely necessary adjustments to what is currently approved.

Thank you for your consideration,
graham zirul



919 Fort Street



Dec6th/2021

Good day:

I support of the Roundhouse Rezoning Application. I have been an owner of in Vic West area at the Songhees Hilltop since 2009. It was transformed from an abandoned, open field to an exceptional, well-kept neighborhood.

I welcome the opportunity to increase the number of available housing units offered in a wide variety of economic offerings and to grow our neighbourhood and receive some retail and new points of interest where people can meet.

With our central location, we connect to our east with downtown Victoria - over the new Blue Bridge and to the west we connect with a modernizing City of Esquimalt. This connection is important and should be completed. All forms of transport will then connect everyone and make for a very walkable and cyclist friendly urban fabric. Please accept this Letter of Support from me and my family for the RH Rezoning Application.

Best regards,

Babek Rezwani - # 513 – 100 Saghalie Road – Victoria, British Columbia V9A 0A1

Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6
Email: mayorandcouncil@victoria.ca

Dear Mayor and Council,

We write to express our strongest possible support for the proposed development of Focus Equities at Bayview Place. The application is currently before City Council and better fulfills the goals of the municipal and provincial planners responsible for the Bayview Place community. There is also overwhelming support for the application amongst the residents of the area. This increase in density will bring the services and amenities that Victoria needs in the western part of the downtown.

Recent political and public health events have dramatically impacted the economic activity and source of revenue for businesses in Victoria. The proposed Bayview Place development will have a significant positive impact on the economy and help to balance the loss of revenue from other sources.

A handwritten signature in dark ink, appearing to be 'G. Chipeur', enclosed within a hand-drawn oval.

Mr. Gerald Chipeur, QC and Dr. Barbara Chipeur
Suite 607, 100 Saghalie Road, Victoria, BC, V9A0A1



#130 - 4011 Viking Way Richmond, BC V6V 2K9

Phone: (604) 821-0075 | Fax: (604) 821-0049

www.hmebc.com | www.hmestairlifts.com

December 6th, 2021

RE: ROUNDHOUSE DEVELOPMENT SITE APPLICATION: 251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street, and 200-210 Kimta Road

To: Mayor and Council,

I SUPPORT the proposed Roundhouse Development Application. The concept of adding additional, badly needed residential housing as proposed in the application is necessary. The community has been waiting for additional homes and rentals for far too long. Of course, to achieve the needs of our growing community, there needs to be more density to sustain the ongoing growth of the region. To share our beautiful city with new citizens, we need more homes, and this site delivers everything that anyone who loves the area could want. Vertical, elegant buildings achieve the goal and retail venues within the historic rail landscape will coalesce for people to meet and enjoy each other in this overall 20-acre community when completed.

Frankly, I would support MORE density. The built-up demand for both residential rentals and permanent homes has strained the local area's ability to welcome new residents and driven costs for both rental and homeownership up. The shapes of the buildings are modern, taller, slimmer and are reasonable when compared to all other surrounding parts of the urban environment. The design allows view corridors for existing built properties and in my opinion, could be even taller. As a city, our opportunity to complete the Songhees Hilltop (a site that lay derelict for decades) with a variety of residential housing types, all using a sustainable footprint is NOW! The vibrancy and activity of the hilltop are enhanced by the proximity to the ocean, parks, walkways, cycle paths and historic rail features.

A properly planned built environment is presented here showing a great deal of attention to community requests. The three completed buildings to the east are considered some of the best built residential products in the region and all three are in high demand with purchasers and renters. The landowners donated a 1.7-acre dog park to the area, which is now home to many people and their pets all day and all night. They donated a frontage to Lime Bay to preserve the park-type feeling at the end of the proposed site and other lands to benefit the region. Everyone forgets the concessions already made by the landowner's vision, which we were lucky to have participated in!

Over the past 10 years, I have watched visioning team personnel reach out to the community to share their vision. I believe we have an excellent plan to look forward to for our community and this city. The connectivity created when complete will connect Vic West and Esquimalt with downtown Victoria. The new Johnson Street - Blue Bridge is the gateway to our historic community showcasing modern living in Victoria and the way of the future, which we will be sharing for generations to come.

It is imperative that this plan move forward.

Thank you,

Robert Boscacci

Robert Boscacci

Unit #813 - 100 Saghalie Road (Bayview one building)

Phone: (778) 882-7041

Email: [REDACTED]

Hello Mayor, Council, and all:

Please accept my support and allow the request for the Roundhouse Rezoning Application located at 251 – 259 Esquimalt Road, 355 Catherine and 200 Kimta to proceed and let's complete this important Vic West, 20 acre project that creates "a place for everyone."

The added height and square footage are necessary to achieve the desired architectural results and economics to offer more housing products to a greater variety of home buyers and renters. The result will be a landmark neighbourhood for our City.


The Rezoning Application describes Phase 3 of the 20 acre project, which includes the historic Roundhouse Buildings as going to provide much needed residences and gathering places for our community. We only have a dog park where people meet and greet unless we leave the immediate area. The opportunity to add a variety of housing products for varied economic levels will give first time home buyers a chance to establish themselves in our community and prosper. The retail opportunities will give us much needed services and business opportunities within a short walk and complete the need for neighbourhood gathering spots.

When I first purchased at Bayview Place over 10 years ago, I was single, working and purchased a one bedroom unit. Now, I have a family and I rent my one bedroom unit and I have purchased a house to raise my family. I am a good example of how being able to buy in at an entry level and work my way up works. I have equity and I am proud to say that I am part of Bayview Place and the original vision begun over a decade ago. The visionaries who transformed the area from a wasteland into a beautiful urban neighbourhood still care and I respect and support their request to rezone the last phase to achieve that which is necessary to complete a place for all to enjoy!

Kind regards,

Ricky Yiau – Owner

201 – 100 Saghalie Road – Victoria, British Columbia V9A 0A1

A handwritten signature in dark ink, appearing to read 'Ricky Yiau', enclosed within a simple oval outline.

Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6
Email: mayorandcouncil@victoria.ca

Dear Mayor and Council,

We write to express our strongest possible support for the proposed development of Focus Equities at Bayview Place. The application is currently before City Council and better fulfills the goals of the municipal and provincial planners responsible for the Bayview Place community. There is also overwhelming support for the application amongst the residents of the area. This increase in density will bring the services and amenities that Victoria needs in the western part of the downtown.

Recent political and public health events have dramatically impacted the economic activity and source of revenue for businesses in Victoria. The proposed Bayview Place development will have a significant positive impact on the economy and help to balance the loss of revenue from other sources.

A handwritten signature in black ink, appearing to be 'G. Chipeur', enclosed within a hand-drawn oval.

Mr. Gerald Chipeur, QC and Dr. Barbara Chipeur
Suite 607, 100 Saghalie Road, Victoria, BC, V9A0A1

Justine Wendland

From: Joy Robinson [REDACTED]
Sent: December 7, 2021 5:43 AM
To: Development Services email inquiries
Subject: 1702 Quadra - Proposed Development

Categories: Ayla

My comments regarding the above proposal:

1. No, no, a thousand times no. I feel North Park neighbourhood, a lower income space in the City is in the process of gentrification. If so, where exactly do you propose lower income citizens reside?
2. The design of the proposed building is better suited to newer development such as Royal Bay where buildings of modern architecture can complement each other. The architecture of the proposal would be simply garish at 1702 Quadra but could be interesting among other modern buildings (minus the facade of a completely unrelated building).
3. The Abbey is a lovely small apartment building. However, retaining its facade looks ridiculous against the planned architecture. When I look at the pictures provided by Aryze the two styles scream at each other.
4. The Abbey was built in the 1950s, I believe. If a historical designation is proposed for the facade the whole building, as it stands, would be historical. Separating the two is not logical, merely convenient.
5. Despite the dreams of developers, Victoria is not Vancouver. Cities need variety in building heights to retain a human quality. Ten, 15, 25 or more storey buildings do not a city make. From the perspective of North Park looking south a solid wall of highrises will soon entirely block our neighbourhood from any view of the mountains. It is apparent that lines of sight are not considered important in Victoria.

I could go on but surely my objection to this project is obvious.

Joy Robinson, of North Park Street

[REDACTED]

From: Thomas Ahn [REDACTED] on behalf of Thomas (Yong-il) Ahn [REDACTED]
Sent: December 7, 2021 4:12 PM
To: Development Services email inquiries; Michael Angrove; [REDACTED] Victoria Mayor and Council
Cc: [REDACTED]
Subject: Re: Rezoning Application for : 251 – 259 Esquimalt Road, 45 Saghalie Road , 355 Catherine Street, 200 - 210 Kimta Rd.

Mayor Lisa Helps & Councilors:

Please accept our families' full support for the Roundhouse Rezoning Application – Phase 3 in Victoria West.

We are original Songhees Hillside owners which purchased our condominium at Bayview Place some 12 years ago.

The application represents reasonable use of the lands at Bayview Place and meets the demands of our growing population, suffering from severe real estate housing shortages. The housing will share our community with many and is a welcome addition to our community.

Kind regards,

Thomas, Michael and Susan Ahn

705 – 100 Saghalie Road – Victoria , British Columbia V9A 0A1

Date: 2021 12 08

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place

Rezoning of Roundhouse Site #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road

Dear Mayor and Council,

Please accept our full support for the Roundhouse Rezoning Application located at 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200-210 Kimta, to proceed.

I welcome the opportunity for the increase of the number of available housing units offered in a wide variety of economic offerings and for growth of our neighborhood and addition of retail and new points of interest where people can meet.

The application represents the highest and best use of the lands at Bayview Place. The project is well designed and will help alleviate the housing shortage crisis we are currently in by providing more needed housing. This will become a community where residents can comfortably, safely, and affordably live and easily work, cycle and use public transit to go wherever they want.

It is a welcome addition to our community.

We urge you to support the timely approval of this rezoning.

Thank you,

Gregory and Catherine Eschuk

812-100 Saghalie Road, Victoria, BC, V9A 0A1

Good Afternoon,

We write to express our support for the proposed amendment to rezone and finish the Roundhouse development site located at 251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road, also known as Bayview Place and the Round House Site.

We have been residents from the beginning of the Bayview Place vision and we reside in the Bayview One Building. We were originally attracted to the land owner's visions for a modern, vibrant and live able neighbourhood next to downtown Victoria, where we work. That was 12 years ago or longer and the land owners have not disappointed. Our investment increased in value adding to our economic success. Certainly, we achieved and exceeded our expectations but that was a lesson learned from the original visionaries of the area and this project. We now have neighbor buildings and we have a great neighbourhood. Our hilltop neighbourhood connects in all directions to all parts of the area by bicycle, walkways and vehicles. We want the rest of the vision to be completed that we wish to acknowledge in this letter our support of the project's completion. We need more housing in all price ranges, for all people. We look forward to small retail and places to gather besides the 2 acre dog park donated by the original developer. A simple coffee house would be great!

- **OVERALL VISION & VIBRANCY:** The Roundhouse is a heritage building has been patiently waiting for its modern, revitalized debut. It sits with incredible unrealized potential. Seeing the 5 acres rezoned and ultimately fully developed as originally contemplated by the land owners would produce a world class neighbourhood infused with good design and intelligent architectural solutions. The vibrancy and life that would come from this rezoning and development would be a benefit to both the existing three residential towers and those new towers contemplated. The completion of this property is a benefit to all residents of Victoria as it hosts a public access not common in other developments. So valuable is the location of the site that it attracts visitors and neighbours from other areas.
- **HOUSING SUPPLY SHORTAGE:** As full time residents of the City of Victoria in our thirties, we are reminded daily about the lack of available housing whether in the form of strata lots or single family residents. This rezoning answers a significant community need for housing because the verticality of the modern towers can add 200 or more units per building for the housing crisis now upon us. It's no secret that it is hard and expensive to deliver strata lots in Victoria and it is reasonable to build as much as we can while the land is still available and vacant, especially in the last harbour front site on Victoria Harbour. Mayor and Council need to embrace the opportunity which was woefully missed in the past. We think this project should be **expedited**.
- **DENSITY AND COMPOSITION:** We would VOTE for more density as the density being asked for is only low to moderate. Height is welcome here. Many of our friends are leaving the community because they can't find housing. Reasonable is joining the modern age and concepts of multi residential building concepts to take pressure off of the land and put it into the sky. Take pressure off of City provided services and put service into the bottom of a high rise residential tower. The future of sharing resources is upon us. The tax base increases exponentially so everyone wins. Old thinking needs to look at other successful harbour fronts and they do not build short buildings, side by side. We need to have young people and young families stay in the area not flee? The development rezoning application makes sense for many reasons and will create new opportunities for thousands of people of all ages, nationalities and income levels.

- **QUALITY and TRACK RECORD:** The thoughtfulness regarding the master planning and the detailed thought to the architecture, builds on and extends from the original Bayview One Building and surrounding development located (east) on the first 10 acres. The design is timeless and has indeed stood the test of these first 12 years. It is not a gimmicky architectural assembly of buildings like the harbour front buildings from the early days and non-descript style. There is no risk about the outcome. Solid landowners and developers with design and architecture training who have completed massive projects and have been the care takers of these lands, insuring a 20 acre comprehensive outcome – they have been conscientious and present. They have fought hard to keep the vision moving through to completion and we support them also.

The prospect of renovation, reimagined as part of our vibrant community is the best , highest use and exciting to look forward to . Please register our support for the rezoning application and help accomplish more housing and a salute to the ancient past and recent past by finishing the project and delivering the hilltop community to all adjacent communities and connect everyone as it should have been completed a long time ago.

Kind regards,

J. & T Gendur

905 - 100 Saghalie Road

Victoria, BC

I am writing to object to the requested changes to height restrictions on the historic Roundhouse properties - adjacent to the current Bayview towers.

The original agreement (which limits height and density) was one of the factors that influenced my decision to purchase in this area. The openness of the surrounding area and the fact that a redevelopment agreement that would protect the historic Roundhouse properties and the associated views and density had already been reached, was the primary factor making this area so attractive.

While I understand that properties are often developed as cities expand, once an agreement has been reached, diligent homeowners have the right to believe they can rely upon the integrity of the city to maintain their lifestyle, their property values and the quality of their neighbourhood.

I strongly urge council to vote against any proposed changes to the zoning of the historic Roundhouse properties. Certainly the current homeowners of the area should have equal influence to the wishes of a development company.

Thank-you and I look forward to hearing a positive resolution of this issue.

Ms Ute Berrer

To Mayor Lisa Helps and all Councillors,

I am writing to express my opposition to the latest rezoning application for the Roundhouse and environs. Folder Number REZ00729.

In 2008, Focus Equities was granted a relaxation on existing height restrictions for the Bayview Development in exchange for a commitment to redevelop the Roundhouse Properties. In the intervening 13 years there has been no effort to act on that commitment - the Roundhouse Properties are in the same condition now as they were 13 years ago. The property is used only occasionally for a movie shoot, or a bridal photography shoot. There has been no sign of any effort to redevelop the site.

Now ZFF, presumably on behalf of Focus Equities, has an application for yet more rezoning changes allowing for ever increasing density, despite abandoned commitments/promises to develop the Roundhouse properties. Surely when promises are not kept, someone returning to Council seeking yet more rezoning applications should NOT be rewarded by having this request granted.

I am not opposed to the land around the Roundhouse being redeveloped within existing zoning limits. However, there has to be a consequence for failing to live up to previous promises. For example I would not be opposed to the current developments going ahead, BUT ONLY AFTER THE ROUNDHOUSE HAS BEEN COMPLETELY REDEVELOPED as promised more than a decade ago. I would also want to be sure that the city's infrastructure can accommodate existing density figures - water, sewage, hydro, transit, roadways, sidewalks, bike lanes etc. I would NOT support the proposed zoning changes to allow for increased density.

When I look at the ZPF web site, I see no reference to projects involving repurposing a building similar to that of the Roundhouse Properties. It is a very "glossy" website; there are no Canadian projects featured, although they do have an office in Vancouver. That leads me to believe that any redevelopment of the Roundhouse is being "kicked further down the road".

I will be following the Bayview/Roundhouse developments closely - City Council has an obligation to ensure that commitments promised do not become promises abandoned.

Regards

Norm Leslie
205 Kimta Road, Suite 739
Victoria, BC

I am writing to object to the requested changes to height restrictions on the historic Roundhouse properties - adjacent to the current Bayview towers.

The original agreement (which limits height and density) was one of the factors that influenced my decision to purchase in this area. The openness of the surrounding area and the fact that a redevelopment agreement that would protect the historic Roundhouse properties and the associated views and density had already been reached, was the primary factor making this area so attractive.

While I understand that properties are often developed as cities expand, once an agreement has been reached, diligent homeowners have the right to believe they can rely upon the integrity of the city to maintain their lifestyle, their property values and the quality of their neighbourhood.

I strongly urge council to vote against any proposed changes to the zoning of the historic Roundhouse properties. Certainly the current homeowners of the area should have equal influence to the wishes of a development company.

Thank-you and I look forward to hearing a positive resolution of this issue.

Sincerely,

Armin Berrer.

From: [REDACTED]
To: [Victoria Mayor and Council; Development Services email inquiries;](#) [REDACTED]
Subject: Application for the Roundhouse Development Site at Bayview Place - 251 - 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 - 210 Kimta Road
Date: December 16, 2021 6:25:55 PM

The article in the Times Colonist (Fri. Dec. 10, 2021) by Roxanne Egan Elliott, *Feedback on Victoria's budget shows age division when it comes to priorities*, prompted us to write again in favour of the application for the Roundhouse Development Site at Bayview. The article states that the top priority is for affordable housing...with strong livable neighbourhoods. Although the sample size was small, the findings are consistent with other reports in the past. We applaud this approach and look forward to the day when the Roundhouse Development Site is approved and shovels are in the ground. The Roundhouse site has similarities with the previously approved Dockside by Bosa project with the exception of having more green spaces, including the existing dog park, a vibrant arts and cultural center, and a unique heritage site which provides shops and services and access to the Songhees walkway and local parks. It is a beautiful concept of a livable neighbourhood to be enjoyed by all age groups and incomes. Our previous letter of July 22, 2021 is included in this correspondence.

Please approve the Roundhouse Development Site rezoning amendment expeditiously so that the existing and new Victoria West residents can enjoy the housing options and amenities of the amazing Roundhouse site.

Sincerely, Marguerite and Don Rowe

Phone: [REDACTED]

From: Steve Goldschmid, MD

Date: December 16, 2021

To: City of Victoria, Mayor and Council

Re: Rezoning Application for the Roundhouse Development Site at Bayview Place located at : 251 to 259 Esquimalt Road, 45 Saghalie Road , 355 Catherine Street and 200 - Kimta Road

Hello:

I enthusiastically support the Roundhouse Rezoning Application and the proposed development. I have been a resident of the Bayview Place, Songhees Hilltop, a 20-acre community development, since before the first residential building was completed and occupied in 2009, named the Bayview One Building located at 100 Saghalie Road.

I invested in the vision presented by the landowners long before any shovel excavated any dirt. The Mariash Family took a controversial, brown field site and reshaped its future long before I took occupancy in 2009. They have been good stewards of the land.

I shared their vision, respected their commitment, and had confidence in their professional experiences. I invested in what is now our Bayview Place community. I watched the first building get built, and I say with great pride, it is the best multi-residential building in the most livable location on the famous Victoria Harbour, here on Vancouver Island.

I welcomed more neighbours in more buildings that are modern, tall and elegant, and more mixed uses to serve our growing community. We are a growing community and we know that a place as naturally beautiful as this must be shared. I have found this location to be ideal and central to everything I need. The modern design applications that stacks the housing vertically, using sustainable principles to stop "sprawl" is how more people can share this unique home ownership experience. As well, incorporating the heritage components that tie us to our past, including the Songhees Nation, is just another feature of this unique opportunity.

Accessibility is achieved from our hilltop with many connections to surrounding areas, championed by the City of Victoria Council and Mayor who have installed bicycle lanes and EV Charging stations in the area. Whether riding my bicycle, walking or driving a vehicle, I have a road, a path or a sidewalk to get me around. The area is connected with all forms of transportation links, including regular bus service. We even have a publicly located, Level Two Electric Charging Station in our neighborhood.

My community of modern, multi residential buildings and a 2 acre dog park is walkable and easily accessible. The adjacent Roundhouse lands were once the home to the E & N Rail and before that, the Songhees people. Now, this historic component will be knit into our community landscape, offering places for us to gather based on the planning principles, begun long ago with the flavor of our long history and heritage brick buildings preserved. Many of the people were not present when the vision began. They and do not know of the millions of dollars of land donated for the public good.

Please allow the request for the rezoning application and let's complete this important 20 acre project.

Kind regards,

Steve Goldschmid - # 206 - 100 Saghalie Road

A handwritten signature in dark ink that reads "Steve Goldschmid, MD". The signature is written in a cursive, flowing style.

Steve Goldschmid, MD

To Mayor Helps and Council,

When we were considering buying a unit in the Promontory in 2011 we were told that the Roundhouse buildings were to be renovated and opened as a “Granville Island style” market with a grocery store anchor like WholeFoods and other shops and services.

The entire railyard is landfill with a century of railway waste (oil, diesel etc).

We were shocked to see the revised plan and extremely disappointed.

Lisa & Dale Klimek
83 Saghalie Road

Good day,

As a resident owner in Bayview, I oppose the current application to rezone the Bayview site. When I purchased here the promise to redevelop the Roundhouse in keeping with it's unique historic nature was presented by Focus Equities as a feature of purchase that they would fulfill in keeping with a community destination within a green parklike area. This historic site will be eclipsed and lost with more huge towers. This is Victoria, not Vancouver. Victoria needs to protect her unique jewels which includes the Roundhouse site. The most special and beautiful cities in the world showcase their unique heritage sites within spacious parklike vistas for all to enjoy.

Stick to the original deal. It is fair and more than enough.

Mr Mariash's agreement to redevelop the historic Roundhouse is long overdue and why many of us purchased here. Hold him to the origin plan.

Sincerely,
Gayle Horton

Hello,

I currently own a condo at 205 Kimta Road, and am a former resident of the Bayview Encore Building on Saghalie Road. I would like to share my concerns about the current proposal for the Bayview Roundhouse property.

The current proposal includes far too many units; this one development alone will likely exceed the number of units of all other neighbouring buildings combined. It will create massive influxes of traffic; both vehicular and pedestrian (the current traffic plan is no where near adequate for the volume that will be produced by this development). The Songhees pathway and waterfront parks will be overwhelmed with that number of new residents and hotel guests. It is unreasonable to propose housing units & hotel rooms for that volume of people on one relatively small parcel of land. The entire feel of the Songhees neighbourhood and waterfront amenities (that every current resident paid a premium price to enjoy) will be gone and replaced with crowds akin to the Toronto waterfront.

Furthermore, the proposed height of the buildings is not in keeping with the height restrictions enjoyed by Victoria for many years; a policy that has contributed to Victoria's unique feel as a city. Many cities inundated with skyscrapers feel cold, cramped and overwhelmed. Victoria has managed to maintain its charm and beauty by keeping building heights lower; allowing views of our beautiful natural surroundings, and maintaining a small city feel. This charm and beauty is what draws tens of thousands of tourists to our beautiful city every year. Adding more extremely high buildings will certainly eliminate that intentional charm we've become known for across the world, and will make Victoria just like many other large, chaotic cities.

I have spent over 20 years working in the real estate development and construction industry and this project is ill-conceived and not in keeping with the crucial development elements that have contributed to Victoria's success as a city for decades. While I appreciate progress, and believe that change can be a positive thing, this proposal will result in far too negative of an impact to this neighbourhood; both for year-round residents, many of whom have moved from far and wide to enjoy the unique features of our beautiful city, and for those who choose to visit Victoria from across the globe as tourists.

I would encourage Council to restrict the number of buildings to half of what has been proposed at the most, eliminate 1 of the two proposed hotels, and reduce the height of the buildings significantly.

Sincerely,
Keri Salvisburg
205 Kimta Road

Dear Mayor and City Council,

You have received a Rezoning Resubmission dated Dec 7th in respect of this property and I wish to provide some preliminary comments in reply. I shall provide further comments in one week.

Responding to the Amended Rezoning Application Part I

General. Focus Equities is beginning to respond to the public demanding more details and more accountability. I would submit without the public pressure that has been exerted and your letters to the Mayor and Council that some of these details would not have been forthcoming. This is a win for the public who deserve full disclosure, just as the City Council does, if this application is to be judged on its full merits and demerits. On Dec 7 the revised application was submitted and is now on the City of Victoria Development Tracker website here.

<https://tender.victoria.ca/.../Prospero/FileDownload.aspx...>

Anyone can subscribe to and access the full application on this site at no charge.

Heights. The proposal now clearly shows building heights on the drawings. The heights are 26, 30, 32, 26, 28, 28, 23, 26 and 24 stories. These thus total 243 stories on that 9.2 hectare site before allowing for what has to be taken out of consideration given preservation of the historic buildings. By comparison, the tallest building in Victoria is currently Hudson Place listed at 25 stories. Therefore this ONE SITE will have the tallest, 2nd tallest, 3rd tallest, 4th tallest, 5th tallest and 6th tallest buildings in Victoria. By comparison the Telus Ocean building just approved for downtown is only 11 stories and that was fought over. The tallest building on the Bayview site is almost 3 times the height of the Telus Ocean building. It may be asked what is wrong with this picture? The fact is that what was held out for this site was Granville Island but what the City of Victoria is getting is the West End. This is a far cry from what Ken Mariash of Focus Equities was saying prior to the 2008 rezoning:

“In exchange for saving the rare intact railyard designed in 1912 — with industrial roots going back to the era of coal baron Robert Dunsmuir — the developer wants to build larger buildings than would normally be allowed on one part of the site. Mariash says the overall density wouldn’t exceed what’s already permitted in the Songhees area. The plan submitted to the city mentions buildings with heights of

16, 18 and 20 storeys, although a city planner said none of the project details has been finalized and the application is in 'flux.'"

Sept 30, 2007, Properties in Victoria Professionals,

<https://propertiesinvictoria.com/victoria-bc-real-estate-the-roundhouse-project/>

Aquara. The seniors home still appears on the application and yet it is moribund. It should be removed and any thought of applying to rezone it marked 'paid'.

Condo/Hotels – three are listed in the application. Given that the City just approved what is its first new hotel in two decades (the Wintergarden) this seems overambitious if not unrealistic. <https://www.timescolonist.com/local-news/new-hotel-coming-to-downtown-victoria-4750513>

Presentation Centre. Lot 4b. This part of the Bayview I site is left open for 'Future Development'. If there are plans for this part of the site they should be disclosed now so they may be taken into consideration with the current application.

Distribution of Approved and Proposed Building Area & Massing. The justification for adding new buildings is that this results in 'a balanced distribution'. What this means is that because the previous zoning approved in 2008 did not permit the blanketing of the entire site with buildings that it was unbalanced and this application will now allow for balance. It is also justifying the application by saying "building massing that is focused on the east and west ends of the site... [allows] the preservation of the existing historic rail buildings and rail infrastructure, tracks and turntable at the centre of the site." Let's be frank here. We do not need "building massing" to preserve the historic rail buildings as the 2008 rezoning already required their preservation.

Density. The proposed density is without precedent. In summary the proponent is seeking to more than double the maximum OCP of 2.5 Floor Space Ratio or FSR. The FSR building density, commonly referred to as Floor Space Ratio (FSR), is defined as the ratio between the total amount of gross floor area of a building and the area of the parcel upon which the building is located. The application shows the FSRs for Phase I and Phase II of Bayview Place both separately *and* combined. By showing both in this way the intention is to get the City to focus on the lower *average* number of 3.76 which still far exceeds the City's current OCP of

2.5. However, Phase I is done and should not play any part in deciding what FSR the City should approve now on Phase II. I repeat Phase I is done. There is no justification to average the two lots. What the City has before it is an application to rezone the Phase II site ALONE. The FSR for this site is proposed to be 5.21 and thus dramatically exceeds the current zoning. The application should be rejected on this basis ALONE but there is more; that is how the application seeks to add BOTH height and density.

Height and Density. The application not only seeks to add new buildings it seeks to increase the density of those buildings that are already approved. Consider that for a moment. And consider it especially given that the same party behind the proposal (Focus Equities) was behind the 2008 application. In that application it sought and obtained significant concessions from the City largely in exchange for redeveloping the Roundhouse properties and yet it is still not done let alone started. Further, the Master Development Agreement with regard to Phase II has also been amended twice in 2014 and 2018. Ken Mariash, a director of Focus Equities, who has taken these applications forward through designated consultants (viz. Patrick Cotter at present) has said in the past that it would only take 10 years:

“Mariash, who expects development of the project to take place over 10 years, has brought in architect Norman Hotson to work on the project. Hotson’s firm, Hotson Bakker Boniface Haden Architects + Urbanistes, worked on Vancouver’s Granville Island and rehabilitation of Vancouver’s 1888 CPR Roundhouse as a pavilion for Expo 86. That roundhouse building now serves as a community centre.” Sept 30, 2007, Properties in Victoria Professionals,
<https://propertiesinvictoria.com/victoria-bc-real-estate-the-roundhouse-project/>

Well, ten years is up. In fact, 14 years is up since that the deal was done. Rezoning is not a game of ‘double or nothing’. The anticipated redevelopment did not occur. Instead the City is met with another application that seeks not only MORE buildings to redevelop the Roundhouse properties but MORE density for the buildings that were approved in 2008. Let me repeat that. This application is seeking not only MORE buildings but MORE density for the buildings that were approved in 2008 even though the quid pro quo (a favor or advantage granted or expected in return for something) never happened. What is the consideration for this. Focus Equities is asking for more

when what is being offered in return is what was offered before. This looks more like a failure of consideration than not. *Wikipedia*: “**Failure of consideration** is a technical legal term referring to situations in which one person confers a benefit upon another upon some condition or basis which fails to materialise or subsist.” Is this what we have here?

Cultural Centre. In the Bayview Place promotional video Ken Mariash says, while pointing out a very large area between what appears to be DA4 and DA5 on the new application, (though differently configured):

“...and here a kind of a cultural district that we’re looking at a performance facility there with David Foster and the architect Frank Gehry and he’s also participating in the design of these two buildings in conjunction with that...”

<https://vimeo.com/555927044>

- at about the 4:50 mark

David Foster, makes an appearance in the video, and heartily endorses it. Frank Gehry does not appear which is perhaps understandable given he is 92 now (and was still old when the video was done). While these representations appear clear the actual situation appears far less clear and notwithstanding that there is a red star on the drawings meant to show where the Cultural Centre would be built. It is also unclear if the Cultural Centre would comprise two buildings as there are two buildings designated no. 4 although only one red star. This must be contrasted with the note next to the Cultural Centre red star three pages below where it first appears and which reads:

Note: If included, will come out of proposed density

Hence, if the Cultural Centre is included, it will come out of proposed density. That is a very big “if”. And how likely is that?. I imagine most developers would want to give up residential, commercial or retail space to make way for an expensive amenity such as a Cultural Centre especially one designed by a famous and no doubt expensive architect if given the chance. Actually, I think not, and, would submit, that it is highly unlikely that a Cultural Centre will be built in Bayview II let alone one designed by Frank Gehry. I would be delighted to be proven wrong but at present, and if I were deciding on this application for rezoning, I would need more than a video clip, red star and note on the plans before accepting that it is coming soon. What I would need is a P3 commitment,

business plan, needs assessment, drawings, and financial and operational plans. Now the City could ask for these as well or it could just take its chances.

Sincerely,

Joel Arthur McInnis, PhD

Dear Mayor and Council,

This is to let you know that I am strongly opposed to Ken Mariash of Focus Equities' request for rezoning the Bayview Place site. When we bought into this place, we were given a vision of several condo buildings and a development of the Roundhouse buildings into retail space. I would be very happy that the original design concept.

The reason why I am opposed to the rezoning requests is because of problems with construction congestion during, and traffic congestion afterwards, in this area. I would rather see the delayed construction project, namely the Senior's residence, which has been on hold for a couple of years, be completed.

Kind Regards,
Ben Salvatore,
1003-83 Saghalie Road

To: Lisa Helps – Mayor of Victoria and all City Council

From: Owner/Occupant at The Promontory at Bayview Place

RE: STOP The Rezoning at Bayview Place

My husband and I bought at the Promontory in 2012 and taking possession of our condo unit in the summer of 2014.

The proposal at that time was for another condo on this side of the development. The Encore completed development on this side of Sitkum.

When we originally bought into the area the one big selling feature was the development of the Roundhouse which would offer a Granville Island style of markets. Four more condo's would be built on the site and possibly a hotel.

The development plans that are now proposed are to build 5 or 6 more huge towers adding an overabundance of traffic congestion in what is already a high density neighborhood. I think the towers so close to Esquimalt will severely decrease the sunlight and cause a tunnel effect.

I realize plans change and the needs of the City of Victoria change so I am very comfortable with the multi purpose rental towers proposed off Catherine Street but on the south side of the tracks so that it is set back from Esquimalt Road.

What I am not pleased with and object to is the developer asking for bylaws to be amended to rezone the site and permit 5 or more huge towers in such a limited space.

Thanking you in advance for your time and I do hope that our Mayor and City Council will take a stand in what is fair and just for future development of Bayview Place.

Maureen Siegfried

--

Hello:

RE: STOP THE BAYVIEW REZONING

I have been following the Bayview development for quite some time (since buying in at the Promontory in 2012). The proposed Roundhouse development was a huge factor when we bought and to be quite honest, a bit disappointing the market area has not been started as of yet. It was indicated in 2012 the development would be starting soon.

As a vision in Songhees, I believe the Roundhouse Market Place as previously proposed would make this already high-density neighborhood a world class subdivision. In my opinion, I would only like to see one to two story buildings north of the railway tracks and have absolutely no problem with any additional restaurants, markets, pubs, breweries, entertainment, patios, etc so long as they keep the theme of the E&N Roundhouse. I also believe the aesthetics when driving along Esquimalt Road would be drastically degraded if there are towers built north of the tracks. I would also like any new development north of the tracks to leave the small rock outcrop at the southeast corner of Catherine St and Esquimalt Rd as this adds to the beauty of the area.

I have no problem with subsidized or rental units or towers or a hotel so long as they are south of the tracks with the exception of the area just north of Sitkum Park near where the rock pile is at as this area is plenty far from Esquimalt Road.

I also believe if towers are built north of the tracks along Esquimalt Road it won't be long until tenants start complaining about the noise coming from Vic West Skate Park which would be amplified by echoes within the towers and petitions are started to shut it down. Although I'm a senior and not a skater, I like having the park there and enjoy watching the enthusiasm and talent when walking by.

Thank you for your time and consideration.

Have a Merry Christmas and Happy Holidays.

Regards,

R Steve Siegfried

Promontory resident and owner.

December 15th, 2021
1 Centennial square
Victoria, British Columbia, V8W 1P6

Mayor Lisa Helps and Counselors:

I would like to put my support forward for the roundhouse project in Victoria West.

I grew up in the Prospect lake area, when my parents moved to the Esquimalt side of the Vic west boundary, just as I was finishing up high school and entering into university. Spending time in the area gave me a solid appreciation for Esquimalt and Vic west. The walking path along the harbor front, the "hole in the wall" shops, character homes, and the accessibility to downtown have all proved to be amazing. I moved into the neighborhood a little over a year ago. I find the newer developments in Vic west have added modernity in a way that feels complementary to the historic elements , while offering improved accessibility and vibrancy.

Having completed my undergrad In Geography at Uvic with a focus in Urban, health, and Development, as well as being a young adult in an affordability crisis, I am familiar with the issues Victoria, and the issues cities face as they grow. The city needs more housing options, ones which promote community engagement and a feeling of being "in place" rather than a retreat from it (See Langford).

As a young Victorian, I say we embrace the inevitable and allow victoria to grow vertically in a tasteful way. Vertical growth is a necessary reality for this city. While I understand those who hold onto the "this is not Vancouver" sentiment and hate to see change.... This is not realistic.

We must embrace vertical growth, and improve the walkability of our neighborhoods, and reduce our reliance on cars. This change is positive. While this might cause some traffic concerns... This is a reality for every single city in the world as it grows. The short term thinking and resistance from the "not in my backyard folk" should not take precedence over the long term potential value this current plan offers to those young like myself.

This development can improve the livability of the entire neighborhood. It creates much needed new public space for people to exist in. It creates viability for new businesses in the neighborhood by increasing the local density and foot traffic. The roundhouse offers the opportunity to create a pedestrian oriented retail center that both Esquimalt and Vic west currently lack and could benefit from, one which many would utilize from all over the peninsula.

With a seniors center and affordable housing, it could potentially be the most inclusive, dynamic, accessible and safe neighborhood the city has to offer. What are we waiting for!

I ask that the council approve the rezoning application.

Thank you all for your dedication to the place we call home.

Aidan McCulloch
906 Old Esquimalt road
V9A 4X3

There are at least a dozen reasons that I, a resident in the Bayview Development, am opposed to this application.

To be clear, I suspect that the developer's ask is so egregious, that both staff and council are likely universally opposed as well, whether it be density, how the buildings are sited, the overall impact of surrounding and overwhelming what may be some of the City's finest heritage structures to the point of rendering their presence to be entirely inconsequential, the track record of the developer and their inability to follow through with previous promises, or simply the fact that it is well known in the development/financing community, that in spite of appearances, the developers lack anywhere near the financial strength to even produce the necessary drawings and documents associated with this project, let alone actually have the resources to complete the physical development. (Possibly a new record for run on sentence...?)

Remember, the Roundhouse Buildings are expected to serve a much broader community than simply this development. This collection of wonderful heritage buildings will without question be a primary destination for the entire Vic West community and without question, to a lesser extent, the entire Greater Victoria region. Overwhelming these buildings and crowding the small site, will without question, minimize their impact and rob the region of what could/should be, a unique Victoria jewel. The original deal with the city is more than enough for the next phase of Bayview which seems to be taking a long time. It is more than fair and it's what was agreed to and what we expected when we bought it.

It's not simply a matter of please...no density in my neighborhood...or don't block my views...there are just too many reasons to stop this rezoning in its tracks (pun intended). The neighborhood, Vic West Community and the entire region stands to lose what could be a wonderful piece of what makes Victoria a special liveable community.

Please do the right thing and put an end to this.

Frank Naccarato

There are at least a dozen reasons that I a resident in the Bayview Development, am opposed to this application.

To be clear, I suspect that the developer's ask is so egregious, that both staff and council are likely universally opposed as well, whether it be density, how the buildings are sited, the overall impact of surrounding and overwhelming what may be some of the City's finest heritage structures to the point of rendering their presence to be entirely inconsequential, the track record of the developer and their inability to follow through with previous promises, or simply the fact that it is well known in the development/financing community, that in spite of appearances, the developers lack anywhere near the financial strength to even produce the necessary drawings and documents associated with this project, let alone actually have the resources to complete the physical development. (Possibly a new record for run on sentence...?)

Remember, the Roundhouse Buildings are expected to serve a much broader community than simply this development. This collection of wonderful heritage buildings will without question be a primary destination for the entire Vic West community and without question, to a lesser extent, the entire Greater Victoria region. Overwhelming these buildings and crowding the small site, will without question, minimize their impact and rob the region of what could/should be, a unique Victoria jewel. It's not simply a matter of please...no density in my neighborhood...or don't block my views...there are just too many reasons to stop this rezoning in its tracks (pun intended). The neighborhood, Vic West Community and the entire region stands to lose what could be a wonderful piece of what makes Victoria a special liveable community.

Please do the right thing and put an end to this.

Regards mischa

Responding to the Amended Rezoning Application Part II

This is Part II of comments on the December 7 further rezoning submission of Focus Equities through its designate with Part III to follow.

Affordable Housing.

The rezoning application holds out the addition of affordable housing; in particular some 250 units comprising 50 bachelor and 200 1 BR units. Like the Cultural Centre though this comes with its own asterisk. The asterisked caveat this time reads:

** 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*

What does this mean in practice? It means that there is no obligation to provide the affordable housing unless another developer steps up with design and development, approvals are given, the developer must be a non-profit, who is also either an operator or along with a separate operator who steps up willing to take it forward.

Once again, that is another very big 'if'. Given the importance of this the proponent should come to the table with a developer *cum* operator in hand, not simply hold out that it will come down the road. In fact, why should such developer come as envisaged? From a commercial point of view this may be one of the most unattractive aspects of the development and hence the most difficult to interest third parties to take over and assume responsibility therefor. If the City drove this project as a P3 details of such a developer/operator would all but be mandated. In short, there is simply no way that this big an out should be given to the proponent with regard to this application.

Further, while described here as a very big 'if'; strictly speaking, this is a 'subject clause'. Subject clauses are used when an exception is set out. Hence the rezoning application states what will be done including the construction of affordable housing but it is subject to this exception; e.g. only if there is a qualified willing third party or third parties who take it up and approval is given for it. It should be noted that no such exception is set out with regard to the other parts of the application. This is because the proponent must be reasonably confident that those other commercial parts in the rezoning application can be sold, and that those parts will attract the interest of other parties. It is presumably on that basis that the proponent is incurring costs from not only his original application but all subsequent reapplications over a very long period of time. This development is not being undertaken as a charitable endeavour for the City of Victoria but as part of a deliberate and carefully honed commercial plan. Sometimes confidence in such plans though can be misplaced as it appears to have been

with the sale of part of phase I of Bayview Place to Elements for the Aquara seniors complex and which is now stalled. What might stall here? Affordable housing?

Public Amenity Plans (2015) and (2021).

There was a list of improvements and miscellaneous items in what is described as the Public Amenity Plan in 2015. In other words these items were held out previously by Focus Equities' consultants. The changes proposed for 2021 all fall under the heading 'On-site Improvements'. In 2015 there were 6 items listed with the area they comprise. In the 2021 proposal four so-called 'new' items are added. These call for closer examination.

Firstly, it should be noted that one was dropped from 2015; that is 'Naturalized Landscape Knoll'. For those familiar with the site this refers to the rocky outcrop at the top of the site fronting on Esquimalt Road. It is a feature that is affectionately regarded by some in the vicinity. Again, it appears to have been dropped in favour of something described as 'New Esquimalt Gateway'. In the process 11,350 SF of amenities appears to have been lost. But, this lost space comes close to what is proposed with 'New Roundhouse Green Space' which totals 11,450 SF. This New Roundhouse Green Space would appear to be part of the current driveway that enters the site off Sitkum. Inasmuch as there are no drawings of what this new Green Space would look like it will probably be grass. My feeling is that if residents' opinions were sought on this most would prefer the naturalized landscape knoll to some grass.

There is also a 'New Urban Forest'. Really, a forest. In other words a "complex ecological system in which trees are the dominant life-form" (Brittanica); "a large area of land covered with trees and plants..." (Cambridge Dictionary); or "1. a dense growth of trees and underbrush covering a large tract" (Merriam-Webster). So is this really a forest then per these definitions or will it be some individual trees planted along the rail right-of-way which is what the drawings appear closer to? I think the latter. Few would describe planted trees along a street in Victoria for instance as a 'forest'. Again it speaks to the application which is replete with 'planning speak' and as here seems exaggerated.

Lastly, there is 'New Reinstating Active Rail'. This certainly sounds interesting but it would contradict almost everything else in the proposal. How would it sit with the 'New Urban Forest' for example, or the repurposed boxcars which are supposed to be on the rails on site, or safely fit with any pedestrianisation etc? The answer is it would not sit comfortably unless of course you welcome trains cutting through your developments. The sad fact is that Rail is gone for the moment at least, the Rail Bridge is gone, and if it returns it is very unlikely to ever be part of Bayview Place. Perhaps with the support of the Island Corridor Foundation Rail may one day be reinstated from Esquimalt to parts northward on the Island but even this appears to be highly tenuous at present given the cost and the state of the tracks. These comments are made notwithstanding that Mr Mariash appears to have had some exploratory meetings on this subject with City Councillors while seeking subsidies. However, if this were a serious proposal, it would have been included in the most current original rezoning application and not as an

afterthought now. Looked at in their entirety the Public Amenity Plan 2021 adds very little in return for what is now sought.

Public Benefit Commitments (2015) and (2021).

The amended application again contrasts what was held out in 2015 versus what is held out now in 2021. There is one commitment which has been delivered and credit should be given for that; namely 'Roundhouse building emergency shoring and stabilization work'. This is shown as 'complete'. However, this has also been beneficial to Focus Equities in the short term as presumably it has enabled the site to be rented and revenue generating when used by occasional tenants: e.g. film crews, parties, Christmas fairs and the like. It was important to be done but it is really the minimum and as noted the only commitment to have been done leaving among others the far more extensive and important 'Rehabilitation of the Roundhouse' undone.

Importantly, it is understood that the site has a contamination problem. This follows from the use of the site as a service yard for trains and locomotives with all that would entail from 1913 until operations ceased. In the 2015 public benefit commitments it was addressed in this way:

Contaminated Soils Remediation	<ul style="list-style-type: none">• Remediate brownfield site to appropriately remediate contaminated soils for community development
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What does this mean? It is hard to tell because this commitment is so unclear as to be possibly unenforceable. Scrutinized, it is highly ambiguous, and notwithstanding what is said in other parts of the application, because this is the most recent submission it can be argued that it should govern. Other questions arise; for instance, why is the benchmark 'appropriately'? This may only go to processes and say nothing about standards which should be applicable from an environmental standpoint. Why are the site and the soils referred to? And why is it all ostensibly limited by reference to 'community development'? Is this some further form of limitation on how or where remediation will be carried out as opposed to wherever on site excavations are revealed to be contaminated with reference to agreed guidelines. The 2021 commitment repeats this uncertainty though it also adds: 'Additional site area to be remediated using new approach'.

Contaminated Soils Remediation	<ul style="list-style-type: none">• Remediate brownfield to appropriately remediate contaminated soils for community development• Additional site area to be remediated using new approach
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Where is this coming from and what is this new approach? Has the City asked more of the proponent here? Have sufficient questions now been raised that the proponent is being

obliged to offer more in terms of its remediation plan? Is it that the 'dig and bury' approach originally put forward was recognised as too little to be approved when questions are now being raised about the plan? Is it a move away from e.g. a former 'bury zone' under the historic buildings? If so, who will decide what is buried on site and what is transported elsewhere for processing? Lastly, when these commitments are made who will ensure that any subsequent purchasers; e.g. substantive developers, will assume and fulfil them as held out here? These questions must be answered.

End of Part II, Part III to follow.

To the Mayor and City Council:

Further to my most recent comments 'Responding to the Amended Rezoning Application Part II' this is a brief addendum to it. These comments further develop one aspect of my Part II Comments; namely those addressing 'New Reinstating Active Rail'.

I wrote in part:

This certainly sounds interesting but it would contradict almost everything else in the proposal. How would it sit with the 'New Urban Forest' for example, or the repurposed boxcars which are supposed to be on the rails on site, or safely fit with any pedestrianisation etc? The answer is it would not sit comfortably unless of course you welcome trains cutting through your developments. The sad fact is that Rail is gone for the moment at least, the Rail Bridge is gone, and if it returns it is very unlikely to ever be part of Bayview Place. Perhaps with the support of the Island Corridor Foundation Rail may one day be reinstated from Esquimalt to parts northward on the Island but even this appears to be highly tenuous at present given the cost and the state of the tracks...

Since posting those comments I have found this article which is directly relevant. The headline is "Developer wants commuter rail service up and running in one year". It was written by Pamela Roth and dated 8 December, 2016 from a story in *Victoria News*. In the story Ken Mariash made a rail line sound easy.

If all goes according to plan, by this time next year commuters from the West Shore will be arriving in Victoria West by train along the E&N Rail corridor.

It's a plan that prominent developer Ken Mariash, owner of Focus Equities, has been working on for the last six to eight months, meeting regularly with key stakeholders in the region such as city mayors.

As the developer behind Bayview Place (located adjacent to the Inner Harbour), bringing a commuter rail service is something Mariash has had his eye on ever since planning began for the Roundhouse Marketplace — a

development that offers a mix of retail, culture and gathering places in Vic West.

Mariash has read through numerous studies done over the years on a commuter rail service in the region and has hired a bunch of engineering firms to further look at the idea. If the project gets off the ground, he'd provide a station inside the Roundhouse site.

"It's not very complicated," said Mariash, noting the capital cost to get everything up and running is about \$7 million to \$10 million — something he calls pocket change compared to some of the other infrastructure projects his company has done with developments in Calgary and Edmonton.

Here is the link: <https://www.vicnews.com/news/developer-wants-commuter-rail-service-up-and-running-in-one-year/>

Actually, it is complicated as anyone at the Island Corridor Foundation, or the Esquimalt & Nanaimo Division of the Canadian Railroad Historical Association, or the engineers at WSP who prepared the recent Summary Report on "Island Rail Corridor Condition Assessment" would know.

For example, would anyone considering buying a 7, 8 or 9 million dollar condo in Bayview want to smell the creosote soaked rail ties (heritage of course) that it might entail except me? You see while I am still partial to that smell from my days as a young man working on the British Columbia Railway in Northern BC I have not come across many others who are. What would an active rail line do for the standards of refurbishment of the Roundhouse: enhance or detract from them? Who would pay for it and would it fit with the Vic West Neighbourhood Plan? The compromises that it entails would conflict with other parts of the development that are held out as noted above. So, in the end, the Mayor and City Council will need to take their rose coloured glasses off when looking at this being held out.

Thank you.

Yours sincerely,

Joel Arthur McInnis, PhD

Dear Mayor & Council,

As long-time residents of Victoria West we strongly object to the Bayview rezoning to add taller buildings and more towers to that site. The developer has repeatedly failed to complete the renovations and establishment of the Roundhouse commercial and cultural space that has been part of the original OCP of this development for many years. You continue to grant density and height variances but make no efforts in forcing the developer to complete the Roundhouse complex. This neighbourhood is turning into a ghetto of residential verticality with limited services and cultural diversity.

As a general observation - where are the 20+ story towers in Fairfield? You continue to add subsidized housing and shelters in the Vic West neighbourhood but very little social housing burden has been placed on neighbourhoods west of Cook St.

Do the right thing and reject this rezoning proposal.

John Plas
160 Wilson St
Victoria

Dear Mayor and City Council of Victoria, BC

As an owner of a unit at the Promontory in Bayview, I would kindly ask you to please stop the Bayview Rezoning.

The reason for my request is that we were promised before buying that there was going to be a redevelopment of the historic Roundhouse. Said development has not been done as promised by Focus Equities.

It is my understanding that about 13 years ago, Mr. Mariash of Focus Equities also agreed with the City of Victoria that in exchange for the significant relaxation of height restrictions on the Bayview site to build 4 or 5 huge towers he would develop the historic Roundhouse properties.

None of these promises has been followed through so far, so please Stop the Bayview Rezoning.

Thanks,

Heidy Lopez
Promontory
Victoria, BC

Dear Mayor and City Council

I write to provide Part III of my comments.

Responding to the Amended Rezoning Submission Part III

Design Exploration – Shadow Studies

At last, the shadow diagrams have now been provided. I note that these are being provided very late in the day.

The shadow diagrams comprise 12 drawings: the first 6 showing shadows at different times of the day upon Spring Equinox, March 21st (the first day of spring) and a second set of 6 diagrams showing the shadows at different times of the day upon the Summer Solstice, June 21st, (the first day of summer). Sunset at the Spring Equinox would be expected around 7:27 p.m. and at the Summer Solstice around 9:18 p.m.

Examining the first 6 drawings it can be seen that all of the buildings on the site are in the shadows almost for the entire day. Most will receive no sunlight at all. Those few buildings that do have some sunlight front on Kimta. However, the drawings do not show what shadows are cast by the waterfront condos directly opposite them on Kimta. These buildings too will limit the sunlight for them save for those condos which are on storeys tall enough to look over the current buildings opposite them. Oddly, regarding the 6th drawing in the first set of diagrams, there is no attempt to show the shadows that the buildings would cast *outside* of the site, unlike in the first 5 shadow diagrams. What this 6th diagram appears to show instead is a site covered almost entirely in shadows.

Turning to the second set of 6 drawings showing the shadows at Summer Solstice they are less prominent than the almost complete shadowing of all the buildings on the site in the Spring Equinox drawings. However, even with the sun at its zenith there are still pronounced shadows shown on the 3rd diagram. And significant shadows on all the other drawings especially the 1st, 5th and 6th but even to a considerable degree on the remaining 2nd and 4th diagrams.

Here is the reason there are such significant shadows. THESE BUILDINGS ARE TALL. Tall buildings cast long shadows and there is not much you can do about it. Even on Bayview Place Phase 1 Encore casts very extensive shadows on Promontory and vice versa depending upon the time of day. Encore casts those shadows later in the day while Promontory casts them earlier in the day.

I note there is no attempt to show how these shadows affect Bayview Place Phase 1 or for that matter how Bayview Place Phase 1 shadows affect Phase 2. There may be a legal doctrine though that could assist the current residents in Phase 1. It is a doctrine called ancient lights and in effect holds that if a window admits light to a room that has been in place for a time, then a right is acquired to that light so that a neighbour cannot build in a way that blocks the

light. The right forms what is really an easement over neighbour's property and thus rights to light are acquired for the original building and balanced by the loss of rights to fully develop any nearby property. Thus, the doctrine embodies an old feature of property ownership; that is the need to give up absolute property rights in favour of more limited rights to support the well-being of the community as a whole. See Howard Davis, "The Future of Ancient Lights," *Journal of Architectural and Planning Research*, 6(2) (1989) 132-153.

Here is the thing. Should anyone care if some renters or purchasers just have the bad luck to rent or purchase property that gets little or almost no sunlight? Probably not. And why? Because their views are not really being given weight right now. Directly, they do not have a voice as they are an as yet unidentifiable group. They will come later and frankly they will have to take or leave what the City, and any developers involved in this project, offer them. And if that offer is condos without light, so be it. I understand this from a pure Darwinian perspective, but should we not try and take into account what might be in the interests of and preferences for this group nevertheless? I think we should. In fact, would that not be the main reason the City could have required Focus Equities to include shadow studies in the first place? I believe so.

Views

Views are addressed as will be elaborated upon below in two ways: 1. 'Views to the Site'; and 2. 'Aerial Views'. Let me take the latter first. The drawings show 3 aerial views on pages 17, 18 and 19 of the rezoning submission. They are hard to parse for one main reason. They are not drawn to scale. That is, they are not in exact proportion either to each other or to the other buildings. When something is drawn to scale it means that every component within the drawing is the same proportion to one another and is represented by common measures. That is not the case here and the drawings seem to differ in size and presentation not only from one drawing to another but from one building to another within the drawings. Looked at the buildings appear to be different sizes and different heights in their different portrayals. For instance, in aerial view 1 two of the buildings appear to be less than $\frac{1}{2}$ the width of buildings in Phase 1. Another example may be given. From aerial view 3 the tallest building shown is Promontory in Phase 1 which is 22 stories high. By comparison, the E & N Tower, which is 32 stories high, appears shorter. Now, notwithstanding that there is a difference in gradient, is it really a 10-storey difference? Lastly, in aerial view 2 only 6 buildings appear to be shown. How is this possible? It is also very difficult to try and compare these views; e.g. aerial view 2 with its 6 buildings, aerial view 3 with its 7 buildings and aerial view 1 with its 10 buildings. An architect may reply by saying it is a question of perspective and that these taller buildings appear smaller the further they are from the point of view. However, that is not true if all the buildings are effectively aligned as they are in aerial view 2.

Turning to the 'Views to the Site'. It can be pointed out 8 different 'Views to the Site' are shown on pages 10 to 13 under the heading 'Design Exploration'. Then there are three aerial views that are also presented. Here is what is missing though; there are no views THROUGH the site. The reason is simple, and it is likely because these views are extremely limited. They

are extremely limited because of the so-called building massing. Thus, if one walked along Esquimalt Road in either direction between Sitkum and Catherine, then using the Design Exploration – Shadow Studies drawings, you would find there are no views through the site. None. As one looks toward and for a view of the water on the walk all one would see instead of water are buildings in every instance. This is because those buildings are placed in one of three successive lines and hence even if you have a view through the first line of buildings the view will become blocked by either the second or the third line of buildings as you progress. The same would occur if the walk took place on Kimta. This is an interesting point of contrast with Dockside Green. Thus, in the 2005 Design Guidelines for the Dockside Area, 5 types of views are described: 1. View Type A: Pedestrian level views into and through the site; 2. Type B: Intermittent, narrow pedestrian views into the site; 3. Type C: Views towards the site; 4. Type D: Upper-level views through site; and 5. Type E: From Bay and Skinner Street. The Bayview Rezoning Submission presents only two of these types of views; namely 3 and 5 but then adds the aerial views. The views INTO or THROUGH the site noted above in Dockside viz. numbers 1. Type A; 2. Type B; and 4. Type D are missing. Again, it is submitted, the reason for this is clear. Those views are not to be had. It should be noted that the Design Guidelines submitted by Focus Equities on March 1st, 2021, as part of its rezoning application do address views. However, those details are again views to the site (albeit fewer of them) and what are described as ‘interior sightlines’. Hence the depiction of the sightlines and views here are internal or what one sees from inside the site. This has the effect of removing one or two of the lines of buildings referred to above which serve to obscure views when looking into or through the site, for instance when walking along Esquimalt or Kimta again.

Dockside Green

Considerable prominence is given in the drawings to the buildings proposed for Dockside Green especially in the aerial views. Looked at the Dockside Green buildings being built by Bosa seem as high as those at Bayview Place. However, if correct, the final phase of Dockside Green’s tallest building will be only 18 stories. Assuming a 22-storey limit Bosa would not even have had to seek concessions from the City to construct to that height. It could all have been done under the current zoning bylaws and plans. It begs the question then why does Focus Equities need extra concessions? Is that much really called for given the approvals that have been given already? While Bosa has no historic properties to protect and refurbish it has nevertheless committed to 2 focal points/plazas, a minimum 2 pedestrian east/west pathways, parks and green space, a boulevard and streetscapes, an internal north/south greenway, improvements to the Galloping Goose Trail, a pedestrian lookout pier from the Point Ellice Park and small boat launch Waterfront walkway and public art. Ultimately, Dockside Green now under construction, will continue what was begun years ago with the first phase of that development. It strikes me as a natural extension of what has gone before.

On the other hand, there is very very little about Bayview Phase II which appears to be a natural extension of the original Phase I. This is a genuine concern.

Sincerely,

Joel Arthur McInnis, PhD

December 15th, 2021
1 Centennial square
Victoria, British Columbia, V8W 1P6

Mayor Lisa Helps and Counselors:

I would like to put my support forward for the roundhouse project in Victoria West.

I grew up in the Prospect lake area, when my parents moved to the Esquimalt side of the Vic west boundary, just as I was finishing up high school and entering into university. Spending time in the area gave me a solid appreciation for Esquimalt and Vic west. The walking path along the harbor front, the "hole in the wall" shops, character homes, and the accessibility to downtown have all proved to be amazing. I moved into the neighborhood a little over a year ago. I find the newer developments in Vic west have added modernity in a way that feels complementary to the historic elements , while offering improved accessibility and vibrancy.

Having completed my undergrad In Geography at Uvic with a focus in Urban, health, and Development, as well as being a young adult in an affordability crisis, I am familiar with the issues Victoria, and the issues cities face as they grow. The city needs more housing options, ones which promote community engagement and a feeling of being "in place" rather than a retreat from it (See Langford).

As a young Victorian, I say we embrace the inevitable and allow victoria to grow vertically in a tasteful way. Vertical growth is a necessary reality for this city. While I understand those who hold onto the "this is not Vancouver" sentiment and hate to see change.... This is not realistic. We must embrace vertical growth, and improve the walkability of our neighborhoods, and reduce our reliance on cars. This change is positive. While this might cause some traffic concerns... This is a reality for every single city in the world as it grows. The short term thinking and resistance from the "not in my backyard folk" should not take precedence over the long term potential value this current plan offers to those young like myself.

This development can improve the livability of the entire neighborhood. It creates much needed new public space for people to exist in. It creates viability for new businesses in the neighborhood by increasing the local density and foot traffic. The roundhouse offers the opportunity to create a pedestrian oriented retail center that both Esquimalt and Vic west currently lack and could benefit from, one which many would utilize from all over the peninsula.

With a seniors center and affordable housing, it could potentially be the most inclusive, dynamic, accessible and safe neighborhood the city has to offer. What are we waiting for!

I ask that the council approve the rezoning application.

Thank you all for your dedication to the place we call home.

Aidan McCulloch
906 Old Esquimalt road
V9A 4X3

As a resident of Victoria West, I am writing in support for the proposed support for the Rezoning Application for the Roundhouse Development Site at Bayview Place – **251 – 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 – 210 Kimta Road.**

I have reviewed the planning documents thoroughly and feel the updated master plan will produce, through good design and architectural form , a vibrant and very livable neighbourhood that also helps fulfill a critical portion of Victoria's multi-modal connectivity.

The revised rezoning and master plan provide an urban environment that will allow residents and visitors to meet and gather in an area that combines respect for cultural and historical needs with the density of housing that Victoria desperately needs. The height of the towers seems necessary to have the compact growth envisioned in the regional growth strategy and to create a more affordable and inclusive community. Like so many people, the young adults in our family need this type of development in order to be able to afford to live in Victoria and raise their families here.

The proposed rezoning and the associated amended master plan represent a wonderful opportunity to grow a vibrant, active and more affordable community which will be of benefit to all of Victoria. The combination of new residential units, respect and renewal of the significant heritage site with much needed retail space will help create a terrific community that is open to all residents of the City of Victoria and the Capital Regional District. This will become a community where residents can comfortably, safely and affordably live and easily work, cycle and use public transit to go wherever they want to.

We urge you to support the timely approval of this rezoning which will reinvigorate this neighbourhood and support the city's needs for generations to come.

Sincerely yours

John Biddle

103-70 Saghalie Road, Victoria BC

Justine Wendland

From: Laurie Appleton <[REDACTED]>
Sent: January 6, 2022 12:14 PM
To: Michael Angrove; Victoria Mayor and Council; Development Services email inquiries
Cc: [REDACTED]
Subject: Fwd: # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.

Good Morning,

I am re submitting this email to add my address : Laurie Appleton, #305 11 Cooperage Place, Victoria, B.C. V9A 7J9

I am writing in support of the Rezoning Application for the Roundhouse Development Site at Bayview Place. As a Realtor in Victoria and resident of Songhees I believe that we are in desperate need of more housing units. I feel that density is the only way to possibly begin to lower housing costs and allow more residents to purchase homes which will allow citizens to continue to easily work in the Victoria area. This will also help to attract a young skilled workforce as well as retirees who would like to remain in the Victoria core areas but would like to downsize from their single family homes. In Victoria, as you know we have extremely low inventory and record high prices leading many to move to other areas of the island and other provinces as they wish to pursue home ownership or being forced to rent at record high prices. I feel quite strongly that young buyers are being left behind with few options complicated by very stringent stress tests in Victorias market that make home ownership out of their reach presently. This development will also allow development of the historic Roundhouse buildings which are very expensive to rehabilitate and will be an attractive anchor to this new development as well as the City of Victoria. Overall I feel this development will be a positive one for probably the best city in Canada, which will continue to expand quickly with unprecedented growth.

Thank-you,

Laurie Appleton
#305 11 Cooperage Pl
Victoria, B.C.
V9A 7J9

STONEHAUS REALTY CORP

CELL: [REDACTED]
EMAIL: [REDACTED]
WEBSITE: [REDACTED]



Your Greatest Compliment To My Business
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Family, Friends or Associates!

--

Thank-you,

Laurie Appleton - Realtor
STONEHAUS REALTY CORP

CELL: 250 857-1774

EMAIL

WEBS



Your Greatest Compliment To My Business
Is **Your Trust** in Referring
Family, Friends or Associates!

Justine Wendland

From: Marko Juras <[REDACTED]>
Sent: January 6, 2022 10:22 AM
To: Victoria Mayor and Council; Development Services email inquiries; [REDACTED]
Subject: ZONING NUMBER: REZOO729 and the address 355 Catherine Street, 200 - 210 Klmta Road , 251 - 259 Esquimalt Road
Attachments: REZOO729 - Support - Juras.docx

Hi team,

Find attached my letter of support.

Regards,

Marko Juras Victoria West Resident 603 - 60 Saghalie Road / Victoria / V9A 0B8

RE: ZONING NUMBER: REZOO729 and the address **355 Catherine Street, 200 - 210 Klmta Road , 251 - 259 Esquimalt Road**

Hello Mayor Lisa Helps & Councilors,

Please join me in support of the rezoning of Bayview Place and Roundhouse development. I am writing to you to encourage you to give Victoria a residence a brighter future by providing much needed housing to those who call this great city home. This can only be achieved one way, and that is building more housing options for residence in order to provide them with adequate housing. This comes in many forms such as affordable housing, purpose built rentals, resale homes; all of which can achieved through the subject properties rezoning and development.

It is staggering to me that we as a city pride ourselves on valuing mental health, environmental health, and physical health; yet not make the best use of this land in order to fulfill these needs for its current and future residence. Some very high level examples of this:

Mental Health: With an ongoing housing crisis, many Victoria residence have been negatively impacted by uncertainty in their housing whether due to unsuitable housing, cost of housing, or lack of stability in their rental. This project would provide supply for both owners, market renters and affordable renters reducing the stress and uncertainty of many current Victoria residence. Plus being a new high quality, safe, and vibrant community residence will have a home they can actually take time to decompress and enjoy.

Environmental Health: The physical location of this sight encourages modes of transport beyond typical motor vehicles. Located on major transit routes and a walkable proximity to downtown reduced omissions are a given. As well, with greater density comes more opportunity for shared public green space, and less urban sprawl/damage to already sensitive environmental areas throughout the CRD.

Physical Health: The combination of the walkable amenities, easy access to dedicated bike lanes/trails, and the peaceful walk along the Songhees walk-way allow physical health to be integrated into everyday life. Greater density creates a walkable, healthy community.

Lastly, the already existing buildings along Saghalie (Bayview, Promonotory, & Encore) now house hundreds of happy residence. You now have an opportunity to create a similar impact for more Victoria residence by increasing the density for the best use possible use for years to come. I know we will look back if we don't make full use of this land and regret as it feels like such a well-balanced location for greater density. By approving the rezoning and development we give others the same opportunity I was given to enjoy their home as much as I have. I welcome my new neighbors eagerly.

Regards,

Marko Juras

Victoria West Resident
60 Saghalie Road / Victoria / V9A 0B8

To the Mayor and City Council of Victoria,

My name is James Barry and as an owner, resident and taxpayer who has lived in the Promontory building at 83 Saghalie Road, I would ask each of You to please represent me and my community tax contributions by:

Stopping ANY AND ALL Rezoning at Bayview Place

Instead, I would simply ask that you:

Enforce the Master Development Agreement between the City of Victoria ('City') and Focus Equities/a Mariash Company

If you need any further explanation or details related to my request above, please contact me at your earliest convenience via my personal email:

As an active member of this otherwise beautiful Victoria community I look forward to seeing, living and experiencing the development of the Roundhouse properties as agreed to in the MDA listed above.

Thank you in advance for your time, consideration and most importantly your representation of my views and concerns with respect to this proposed development and the agreement that has been reached and now needs to be fully enforced.

Best regards,

James Barry
1304 - 83 Saghalie Road
Victoria, BC. V9A 0E7

CC: Michael Angrove; Joel Arthur McInnis.

RE: ZONING NUMBER: REZ00729 and the address **355 Catherine Street, 200 - 210 Klmta Road , 251 - 259 Esquimalt Road**

Hello Mayor Lisa Helps & Councilors,

Please join me in support of the rezoning of Bayview Place and Roundhouse development. I am writing to you to encourage you to give Victoria a residence a brighter future by providing much needed housing to those who call this great city home. This can only be achieved one way, and that is building more housing options for residence in order to provide them with adequate housing. This comes in many forms such as affordable housing, purpose built rentals, resale homes; all of which can achieved through the subject properties rezoning and development.

It is staggering to me that we as a city pride ourselves on valuing mental health, environmental health, and physical health; yet not make the best use of this land in order to fulfill these needs for its current and future residence. Some very high level examples of this:

Mental Health: With an ongoing housing crisis, many Victoria residence have been negatively impacted by uncertainty in their housing whether due to unsuitable housing, cost of housing, or lack of stability in their rental. This project would provide supply for both owners, market renters and affordable renters reducing the stress and uncertainty of many current Victoria residence. Plus being a new high quality, safe, and vibrant community residence will have a home they can actually take time to decompress and enjoy.

Environmental Health: The physical location of this sight encourages modes of transport beyond typical motor vehicles. Located on major transit routes and a walkable proximity to downtown reduced omissions are a given. As well, with greater density comes more opportunity for shared public green space, and less urban sprawl/damage to already sensitive environmental areas throughout the CRD.

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Lastly, the already existing buildings along Saghalie (Bayview, Promonotory, & Encore) now house hundreds of happy residence. You now have an opportunity to create a similar impact for more Victoria residence by increasing the density for the best use possible use for years to come. I know we will look back if we don't make full use of this land and regret as it feels like such a well-balanced location for greater density. By approving the rezoning and development we give others the same opportunity I was given to enjoy their home as much as I have. I welcome my new neighbors eagerly.

Regards,

Marko Juras

Victoria West Resident
60 Saghalie Road / Victoria / V9A 0B8

Date: January 6, 2022

Subject: Rezoning of Roundhouse Site – 251 – 259 Esquimalt Road / 45 Saghalie Road / 355 Catherine Street / 200 – 210 Kimta Road

Dear Mayor and Council,

I hereby register my full and complete support for the Roundhouse Rezoning Application before you. This master planned neighbourhood is clearly world-class and will be a jewel in Victoria's crown for many generations to come. It may also inspire other developers to embrace a forward-thinking plan and tackle challenging sites with bold and visionary solutions for the benefit of all citizens. With the added and significant affordable housing component and attention to environmental issues, this project has earned its hard-fought approval.

Let's not miss the opportunity to motivate and animate all constituents around affordable housing and other solutions to our housing crisis while reimagining our heritage in one of the most livable neighbourhoods in North America. It's time to vote YES!

Sincerely,

Phil Parks

3-9 E. Cordova St., Vancouver, BC, V6A 1K3

As a resident of Encore, I fully support the rezoning application pertaining to the above-noted site. The completion of this project can only better serve this community with the addition of retail and new neighbours. The realization of this “vision” brought me to Victoria and to this community. It is time that it is completed.

Rosemary DiLabio
104-70 Saghalie Road
Victoria, BC

Dear Mayor and Council,

Please accept this email as my FULL SUPPORT for the rezoning application of Bayview Place.

The application represents the highest and best use of the lands at Bayview Place. The project is well designed and will help alleviate the housing shortage crisis we are currently in by providing more desperately needed housing. It is a welcome addition to our community.

In addition to this, my experience of having grown up in Victoria and witnessing the housing crisis unfold has been a hardship for myself, many friends of mine, and family. Being a young professional has proven to yield difficulties in entering the housing market and at times even the rental market. It's projects like these that will add inventory to a limited supply which should in turn drive demand and therefore price downward.

Thank you ,

Dylan Labh

595 O'Connell Place – Victoria , BC, V8Z 2C5

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

Subject: ZONING Number: REZ00729 - Rezoning of Roundhouse Site – 251 – 259 Esquimalt Road / 45 Saghalie Road / 355 Catherine Street / 200 – 210 Kimta Road

January 1, 2022

Dear Mayor & Council,

I am pleased to be writing to you in support of the rezoning of Bayview Place/Roundhouse site rezoning application recently submitted by Focus Equities.

I moved to Victoria for the first time over 20 years ago, to attend Camosun College and surf on the West Coast of Canada. I was stunned by the beauty of the City of Victoria and the surrounding municipalities. I settled in Esquimalt (Rockheights) and enjoyed exploring my new neighborhood near the water. As a former cross-country runner, I would frequently jog from my home, down to the Delta hotel in Vic West and back to stay fit.


What I quickly realized while running this route, was that it was unbelievably dangerous at that time. Running past the Bayview Roundhouse lands I was solicited for drugs, prostitution, harassed and chased. I did not understand why a potentially stunning waterfront setting, the gateway to the Inner Harbour, would be marred by such social decline. Friends begged me to stop running this route, especially at night, as they were very concerned that I would be harmed or worse.

Fast forward nearly 15 years when I moved back to Victoria in 2014, I noted the large, open site had been partially developed (Phase 1&2) with a park added, and cleaned up (painted, graffiti & junk removed, etc). The bright exterior lights on the heritage buildings had been added, and round-the-clock security was in place to deter nefarious individuals from occupying the land. I assumed remediation of the land was likely the reason for the stall of any further development.

I leapt at the chance to work for Ken Mariash and Focus Equities because I was familiar with a number of his other large-scale, well-planned developments in various parts of Canada, US and in international cities. I was eager to work for a visionary that had the community in the forefront of his mind when designing his projects (he is a trained architect among other scholarly achievements) particularly during a time when Victoria is experiencing a housing crisis from lack of inventory and prohibitive prices for first-time buyers.

The Bayview/Roundhouse development's carefully considered design allows for a significant increase of housing inventory, diversity in that inventory (affordable housing, rentals, condos, strata hotel units), restoration of historically significant rail buildings and features, community indoor and outdoor community gathering places, unique commercial retail spaces, and a substantial increase to the tax base for the City of Victoria. It is exciting to update my family, friends, and fellow community members about what this master planned project will look like once completed, and the benefits the community will receive when the vision is finally, fully realized.

Thank you for your consideration,



Janell Price, Executive Assistant
Focus Equities Group of Companies
80 Saghalie Rd, Victoria, BC, Canada, V9A 0A1

From: Hugo Donais [REDACTED]
Sent: January 8, 2022 12:37 PM
To: Victoria Mayor and Council; [REDACTED] Development Services email inquiries; Michael Angrove
Subject: Fwd: Letter of Support from Hugo Donais

Mayor Lisa Helps and Council ;

I am in support of the Rezoning Application REZOO729. I'm an original owner of Bayview One since 2009. This would represent the best use of the lands around Bayview Place to meet the demand for population growth.

King Regards,

Hugo Donais, Owner
911 - 100 Saghalie Road
Victoria, BC V9A 0A1

From: Trace Birley [REDACTED]
Sent: January 8, 2022 10:28 AM
To: Victoria Mayor and Council; Development Services email inquiries; Michael Angrove; [REDACTED]
Subject: Rezoning Application REZ00729

Rezoning Application: REZ00729

As a lifelong resident of Victoria, BC I hereby extend this request to accept this letter of support in favour of the Rezoning Application REZ00729.

With the increasing demand for housing in our beautiful city arises, we face the complication of limited supply.

The Roundhouse development not only aims to resolve this dilemma by proliferating the number of housing units available to the local market. It does so in a way that enhances the beauty of its neighbourhood and the surrounding scenery by adding in eye-catching, modern architecture.

I see this project as a means to add density in an impactful way to our economy. This influx of spending can help create a surge in our local community which can aid in our abundance of small businesses which have recently been impacted by COVID-19 related closures and other negative impacts.

These repercussions have led to more stress, anxiety, and instability in our local families who run these small businesses. What happens when they shut down? Not only does it further the mental health crisis we are dealing with. It follows with big, box stores stepping in to fill the gaps. This is the last thing we want to see happen to Victoria when we all know that small business is what makes us unique, vibrant, and ultimately the best city to live in the world, hands down.

Approval for Rezoning Application REZ00729 is approval for our families to thrive, keep Victoria unique, and keep people happy. Please consider this among your decisions.

Thank you, and have a wonderful day.

Trace Birley
1137 View Street

Mayor Lisa Helps and Council ;

I am in support of the Rezoning Application REZOO729. I'm an original owner of Bayview One since 2009. This would represent the best use of the lands around Bayview Place to meet the demand for population growth.

King Regards,

Hugo Donais, Owner
911 - 100 Saghalie Road
Victoria, BC V9A 0A1

Rezoning Application: REZ00729

As a lifelong resident of Victoria, BC I hereby extend this request to accept this letter of support in favour of the Rezoning Application REZ00729.

With the increasing demand for housing in our beautiful city arises, we face the complication of limited supply.

The Roundhouse development not only aims to resolve this dilemma by proliferating the number of housing units available to the local market. It does so in a way that enhances the beauty of its neighbourhood and the surrounding scenery by adding in eye-catching, modern architecture.

I see this project as a means to add density in an impactful way to our economy. This influx of spending can help create a surge in our local community which can aid in our abundance of small businesses which have recently been impacted by COVID-19 related closures and other negative impacts.

These repercussions have led to more stress, anxiety, and instability in our local families who run these small businesses. What happens when they shut down? Not only does it further the mental health crisis we are dealing with. It follows with big, box stores stepping in to fill the gaps. This is the last thing we want to see happen to Victoria when we all know that small business is what makes us unique, vibrant, and ultimately the best city to live in the world, hands down.

Approval for Rezoning Application REZ00729 is approval for our families to thrive, keep Victoria unique, and keep people happy. Please consider this among your decisions.

Thank you, and have a wonderful day.

Trace Birley
1137 View Street

Date: 2022-01-09

Mayor Lisa Helps and Councillors – 1 Centennial Square – Victoria – British Columbia – V8W 1P6

Hello,

I am contacting you with regards to my full support of the proposed Roundhouse Rezoning Application Amendment at 251-259 Esquimalt Road, 45 Saghalie Road, Catherine Street and 200-210 Kimta Road.

As a resident of Victoria for the past 15 years I have seen amazing growth of the city. This growth has been consistently restricted by the well-known housing crisis. Issues with finding properties, rental or otherwise have been prevalent for years. This last year was the first year we saw students having to defer their school years at UVIC due to this housing issue and thus further stalling personal growth of individuals. Adding compact residential buildings in a quickly developing region of Victoria will be a key component to seeing this city continue to grow and succeed in the future. As a member of the generation who is looking to become a first time home owner in this city I was surprised by negative comments and push back on a project like this. Over the past years I have heard consistent complaints within the community about housing affordability and availability. The only way to conquer this is to create living spaces such as the one proposed. I understand the desire for maintaining a heritage style to the city as creating an environment like this is key to tourism and is what makes Victoria a unique and desirable city. The selected location for these developments was well thought out and nicely compliments the mesh between the classic heritage Victoria and well-designed modern living. Geographically southern Vancouver island does not easily promote urban sprawling while still maintaining reasonable commute times and proximity to important locations within the city. This is due to ocean barriers and the highway developments of southern Vancouver island. Developments like this need to happen to foster city growth. If this project were to not proceed, we will see significant detrimental effects to the housing supply in years to come. This project should be expedited as the housing issue we are facing is not a future issue it is a current and past issue that has gone ignored.

I compel the Mayor and Council to enthusiastically adopt this Rezoning Application.

Best regards,

Connor Grooms

1706-45 Newton Street

Victoria BC

Mayor Lisa Helps and Councilors:

I would like to extend my support for Bayview Place project. I value the use of towers to provide for much needed housing, while ensuring green space and the preservation of the historical significance of the Roundhouse. I appreciate the plan to 'go up' rather than out in offering housing that does not contribute to additional urban sprawl that is evident in some of our local communities.

I feel that the project's intention is to provide for both young and older populations of persons who want to live within a reasonable commuting distance to the downtown core. This offers the opportunity for people to reduce their environmental footprint through use of greener commuting options such as walking and biking.

I support the current rezoning application as the best option to promote the growth of our city while providing quality of life for those who choose to live in the area.

Sincerely,

Laurie Generous
184 Lohr Rd Victoria BC V9E1J7

We are writing to voice our dismay & displeasure at the news that Focus Equities and Ken Mariash have applied for rezoning the Roundhouse property to add more towers.

We put a deposit on the Promontory in 2012. We moved into this building in 2014 and have an amazing community. One of the

"Selling features" for us was the fact that the Roundhouse buildings would be renovated and opened up as a destination sort of like Granville Island and that this would be completed about a year after we moved in.

6 years later we are still waiting!

To change the rezoning at this point in time to allow more towers on that site is ludicrous in more ways than one.

I encourage you to suggest to Ken Mariash that he finish what he started and live up to his commitment to our community.

Thank you

Liz Wight & Steve Palen

83 Saghalie Road

Unit 806

January 9th, 2021

Dear Mayor Lisa Helps and Councilors of Victoria,

My name is Samuel Martin. I am writing to support the proposed amendment to rezone and finish the Roundhouse development site located at 251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road, also known as Bayview Place and the Round House Site.

I have been a resident of Victoria or Saanich all my life. While Saanich is separate, it meant, quite obviously, coming into the larger town regularly. I have mixed feelings towards the suburbs that I came from. I was born into a loving family, but outside of those walls, I felt alienated from the surrounding community. I express these feelings because only once I began cycling into town daily, where I worked for a local business for two years, did I start to feel a part of my community. Happiness and a quest for purpose soon followed. Of course, this shift was influenced by daily exercise, but I believe there was more to it. When I cycled from Royal Oak to Broad Street everyday, I was as likely to breathe the fresh air above Blenkinsop Lake as I was to smell bread baking downtown. Without realizing it, I was daily engaging with my environment. As such, my commute home transformed a chore into an adventure.

I believe this sense of exploration was due to the meld between residential, business, and public space that can be found in many pockets of Victoria. The rezoning and development of Bayview Place, seems to me, a wonderful new pocket to sew into the space that is Vic West. While more traffic is likely a concern to current residents, Victoria is a desirable place to live and we can therefore expect many more to flock to our city. Given this, development and densification seems inevitable. Further, the proposal seems to be in keeping with the spirit of Victoria: an inclusive, accessible, open, stylistic, and walkable space. Finally, I know I am not the only person in their late twenties who was born in Victoria hoping to own property here one day. While I'm not in a position to purchase any of the proposed apartments, I believe that projects like these should be met with open minds and consideration to the many individuals who wish to invest in real estate in their home city. Skyline, traffic, and neighbourhood character need to be considered and discussed, but such things change - especially in a provincial capital in the year 2022 - and should not cause an unnecessary halt to necessary housing and

interactive public space.

Thank you all who took the time to read all the voices on the matter.

Signed,

Samuel Martin

906 Old Esquimalt Road, Esquimalt, British Columbia

From: Matthew Melnyk
901-707 Courtney Street
Victoria, BC V8W0A9

Date: 10 January 2022

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

Via Email: mayorandcouncil@victoria.ca

Re: Support for Rezoning Application REZ00729
251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street, 200-210 Kimta Road

I write in support of the above rezoning application and in support of the proposed development as a whole. I had previously written in July 2021 to council with my support, however, I write again in support of the most recent rezoning submission dated 07 December 2021.

I lived at the Bayview Place site for approximately four years between 2014-2018. My family continues to live at Bayview Place. My business is located in the Westshore Village shopping centre. I am a frequent visitor to the Bayview area as well as the Songhees walkway, Vic West Park and other areas of the neighbourhood.

The historic roundhouse buildings have been sitting empty my whole life. To see them become an integral part of a community would be a great benefit to the city. There are very few places in the city which allow for significant new build density and the Roundhouse site is large enough to easily accommodate the proposed density and height. I have heard that detractors of this project take issue with the proposed density. However, I do not view this density as actually being very dense for a city the size of Victoria and for a location so close to the city centre core. The proposal allows for significant pedestrian areas, plazas, and greenspace between buildings. In my opinion, the Songhees and Vic West areas are significantly under-densified at the moment and this project would bring added vibrancy to this area. The density is crucial for the city in part because of the current housing affordability crisis many Victorians are facing. More units close to the downtown core gives hundreds of families the chance to live sustainably, close to the many amenities downtown and Vic West have to offer. Yet, the Roundhouse area is particularly attractive for new density because it will remain quieter and less busy than being right in the heart of downtown. For many, this is a perfect combination and there are few similar alternatives in the city. The density is also needed to ensure that the future businesses, retail, cafes, and restaurants in the proposal can flourish.

Some further points which I like about the revisions:

- I am in favour of the hotel towers. The city has lost several hotels in the last decade which has led to a rise in the use of properties as unlawful short term rentals which has played a role in our current housing affordability crisis.
- The heights of the buildings will allow for a distinctive and attractive skyline from many areas of the city, but particularly from the inner harbour area. Building tall will also allow for the units to have some world-class views.

- Having significantly new density is likely to make the Vic West community safer for residents. Currently, the area is somewhat dark and empty at night. It is not overly inviting for going out at night.
- The newly proposed green spaces are interesting, particularly the idea of the urban forest. The mix of heritage industrial and green space creates a unique atmosphere not seen elsewhere in the city.
- I am in favour of the dedicated rental buildings which are important for young professionals and families. The city has seen success with similar affordable housing projects such as Vivid at the Yates and Haven.
- The possibility of having active rail at the site is truly exciting.

I urge the City to approve the rezoning application and look forward to welcoming such a fantastic development to the neighbourhood.

Sincerely,



Matthew Melnyk

CC: developmentservices@victoria.ca
mangrove@victoria.ca



From: Spencer Wilson [REDACTED]
Sent: January 10, 2022 9:46 AM
To: Development Services email inquiries
Subject: Re: 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.

To whom it may concern,

I am hereby in favour of the project which has been proposed at 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road. The projects which have been taken on in the Bayview place area have always been tastefully done with consideration for the surrounding area and existing residents and I believe this is still the case with the new development proposal.

Thank you for your time,

Spencer Wilson

906 Old Esquimalt Rd, Victoria, BC V9A 4X3

On Mon, 10 Jan 2022 at 09:39, Spencer Wilson [REDACTED] wrote:

To whom it may concern,

I am hereby in favour of the project which has been proposed at 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road. The projects which have been taken on in the Bayview place area have always been tastefully done with consideration for the surrounding area and existing residents and I believe this is still the case with the new development proposal.

Thank you for your time,

Spencer Wilson

906 Old Esquimalt Rd, Victoria, BC V9A 4X3

I am a resident at Ocean Park Towers on Kimta Road across from the proposed Round House Development. I was shocked to hear of the new proposal which would, if approved, increase the density of the project from 900 new residents to 1900. Our neighbourhood must not become a part of a tower jungle. Please do not allow this re-zoning to occur.

Hillyard Stevens
424-205 Kimta Rd
Victoria V9A 6T5

Her Worship, Mayor Lisa Helps and Victoria Council.

Your Worship.

My name is Phillip Jamieson. I was born in the City of Victoria and grew up and went to school there. I am not a resident of View Royal.

I send this email in support of the planned Development, The Roundhouse, at 251-259 Esquimalt Road. When I was a young child, I was in awe of the Roundhouse, the work yards and the space of the E and N Railway. My Father worked there. It was amazing when the Clyde Beatty Circus came to town and all of those folk and animals walked across from there to the park across Esquimalt Road. This area has always had a special interest to me.

Let me say, firstly, I do not know the Developer, nor do I know his or her family. I have thoroughly reviewed the site plans. I have thoroughly reviewed the proposal and endorse it 100%.

I think it meets the vision of the city, density, land use, housing community, environment, residents, and the Region. It is thorough, exceedingly well thought out and planned, right to the finest details. I think that this sets the gold star for any development proposal without questions.

I also wish to complement you, your Council and of course City Staff for shepherding such an amazing development proposal through the system. This has truly been a masterful job of getting such an amazing project through the development hoops. First rate.

Often, elected officials do not get the credit that they deserve as the first stewards of the city, its communities and its unique environment.

This has been a lengthy, likely exhausting and complex issue. I most sincerely urge you and your Council to give this development the final green light so that this jewel in the crown of the City of Victoria can proceed.

Thank you for your time, Your Worship.

Sincere, best regards,

J P Jamieson,

-7-1581 Middle Road,

Victoria, British Columbia

V9A0E4

From: Matthew Melnyk
901-707 Courtney Street
Victoria, BC V8W0A9

Date: 10 January 2022

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

Via Email: mayorandcouncil@victoria.ca

Re: Support for Rezoning Application REZ00729
251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street, 200-210 Kimta Road

I write in support of the above rezoning application and in support of the proposed development as a whole. I had previously written in July 2021 to council with my support, however, I write again in support of the most recent rezoning submission dated 07 December 2021.

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I urge the City to approve the rezoning application and look forward to welcoming such a fantastic development to the neighbourhood.

Sincerely,



Matthew Melnyk

CC: developmentservices@victoria.ca
mangrove@victoria.ca



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Thank you for your time,

Spencer Wilson

906 Old Esquimalt Rd, Victoria, BC V9A 4X3

Justine Wendland

From: Gwenn Boag <[REDACTED]>
Sent: January 11, 2022 4:37 PM
To: Victoria Mayor and Council; Development Services email inquiries; Michael Angrove; [REDACTED]
Subject: Rezoning Application: REZ00729 Addresses: 355 Catherine Street, 251 Esquimalt Road, 200 Kimta Road, 210 Kimta Road

Rezoning Application: REZ00729

We would like to express our support for the rezoning amendment for the Roundhouse Development Site. As long term residents of Victoria, we feel this development would be a true asset to the community. Also housing is in great demand and this should help fill that need in a positive way.

Sincerely,

David and Gwenn Boag
2621 Country Terrace,
Victoria, BC. V9B 6L5

Sent from my iPad

Justine Wendland

From: Michael Edwards <[REDACTED]>
Sent: January 11, 2022 4:53 PM
To: Victoria Mayor and Council; [REDACTED] Development Services email inquiries; Michael Angrove
Subject: # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.

Dear Mayor & Council,

I am pleased to be writing a letter in support of the development application on behalf of Focus Equities. Having recently moved from Vancouver where I was fortunate enough to enjoy the reclaimed heritage spaces of the Roundhouse in Yaletown, I was delighted to discover that the Roundhouse portion of this project will be a robust community space, and center for community activities. I currently live in the Fairfield and enjoy the long pathways along the ocean, I am very excited for the proposed large park areas and community footpaths.

Michael Edwards
1515 Rockland Ave
Victoria

Rezoning Application: REZ00729

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2621 Country Terrace,
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I currently live in the Fairfield and enjoy the long pathways along the ocean, I am very excited for the proposed large park areas and community footpaths.

Michael Edwards
1515 Rockland Ave
Victoria

Mayor and Council,

Re: Roundhouse Development,

I am an owner of an Ocean Park condominium and accepted the original density of the previous zoning application as inevitable for the housing needs of our city. However my view of the present application has radically changed.

Previously 900 persons would be housed now the developers have upped the number of stories to accommodate 1900 plus their cars. In my view this will overpower the neighbourhood and Kimta Road particularly where new bike lanes are to be located. Kimta Road parking for access to the Westsong Walkway will be overwhelmed by Roundhouse visitors.

There appears to be no notion of amenities giving all Lime Bay residents a feeling of community. It certainly is not going to help solve Victoria's homeless situation or offer Victoria an imaginative solution to housing and neighbourhoods. I urge the application be denied.

Yours sincerely,

Shirley Swift, 530, 205 Kimta Road, V9A6T5

Dear Mayor, Councillors and Planner Mangrove!

It dismays me to realize that the proposed zoning changes to the Roundhouse development continues to move forward and be given serious consideration by City Council.

City Councillors and the Mayor are elected not just to support the developers but to enhance the liveability of Victoria. The objections of the many people who live in the area and who purchased their homes, believing that the originally agreed to agreement would be upheld by City Council, deserve at least as much consideration as the requests of a wealthy developer.

To permit an after-the-fact change to the originally agreed upon development plans is not fair to those who already live in the area. To make such a significant change to the original agreement plan is to make a clear statement that City Council is more concerned with the profits of developers than the quality of life of Victoria residents.

It is always predictable that developers will push for the greatest possible density and City Council surely knew this when they made the original agreement. The proposed increased population from 900 - 1900 is greater than 200%% of the original agreement. This is not a small, insignificant change to the density of the area. It is a decision that, while it may increase tax revenue for the City, will also result in significant changes to the lifestyle of residents in the area.

Please, make decisions based upon the quality of life they will provide to Victoria residents, not increasing profits of developers.

Sincerely yours,

Ute Berrer

We wish to express our concern respecting the current development proposal to have Council re-zone this parcel of land from a Floor Space Ratio of 2.5 to a Floor Space Ratio of 5.21. Please consider and support the concerns of current citizens/property owners living in this area now.

No such increase is palatable if we are to maintain the current liveability of this West Victoria community and we request City Council/Staff take the steps necessary to ensure this ratio is not elevated beyond the current 2.5 Floor Space Ratio. Thank you for your continuing support of our community and way of life,

Yours truly,

Johanna and James SENFT
212-205 Kimta Rd.,
Victoria, B.C. V9A 6T5

[REDACTED]

James S. Hutchison†
Lorenzo G. Oss-Cech†
Barri A. Marlatt†
Dana G. Quantz
Andrew W. Tomilson
Esteban T. Kähns



Telephone: (250) [REDACTED]
Facsimile: (250) [REDACTED]
1 – 505 Fisgard Street
Victoria, British Columbia
Canada V8W 1R3

Reply To: Lorenzo G. Oss-Cech
E-mail address: [REDACTED]

January 11, 2022

Re: Rezoning Roundhouse Development Site

Attention: Mayor and Council

I write in support of the Roundhouse Rezoning Application.

I have been a resident of Victoria for more than thirty (30) years. I now live in Esquimalt and drive by the proposed rezoning site on a daily basis.

I have known the Mariash family for many years, and their commitment to developing sustainable communities in an ethical and professional manner is unquestionable.

Their vision for the subject property is a tremendous addition to our City, and the increase in available housing will be of great service to an already depleted market.

Sincerely

HUTCHISON OSS-CECH MARLATT

Per:

LORENZO G. OSS-CECH

LGO/evd.

Justine Wendland

From: chris popp <[REDACTED]>
Sent: January 13, 2022 8:12 AM
To: Development Services email inquiries
Subject: Fwd: Rezoning Application for the Roundhouse Development Site at Bayview Place – Victoria - # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.

----- Forwarded message -----

From: chris popp [REDACTED]
Date: Thu, Jan 13, 2022 at 8:08 AM
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – Victoria - # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.
To: <mayorandcouncil@victoria.ca>, <[REDACTED]> <developmentsevices@victoria.ca>, <mangrove@victoria.ca>

Date: January 13, 2022

Victoria Mayor and Council

1 Centennial Square

Victoria, British Columbia V8W1P6

Hello:

I support the proposed Roundhouse Rezoning Application Amendment.

We desperately need to approve new housing for several key reasons:

1) **Affordability:** There needs to be a place for everyone to live. We need to approve all new housing whether it is rental, condo or otherwise. We need to come to terms with the fact that there is a housing crisis in Victoria driven by a lack of supply and a lack of affordability. Density can be specifically and effectively leveraged to achieve specific affordability types such as market rental housing, below-market rental housing, and publicly-owned social housing of various types. It is important to understand how ALL of these density-related opportunities affect general affordability in a city. There is little to no supply and prices continue to climb to a point of unsustainability. The middle-class has now been effectively priced out of the market and rental rates are through the roof. To illustrate just how bad things are, my Fiancé and I barely made it into the market as educated young professionals with well paying jobs. After trying to buy a home for many months, our only path into the market was through acquiring a home with a basement suite.

Quickly after setting up an ad for our basement suite, we were inundated with over 300 applications with applicants ranging from all walks of life. Many of these applicants were families, students, professionals and working-class people desperate to find somewhere to live. Many applicants offered their personal stories, troubles finding a dwelling and even offered to pay lump sum amounts up front to gain approval. Ultimately, we decided on 2 University of Victoria students in their 4th year hoping to pursue law school. They indicated to us how grateful they were as several of their peers and classmates had to defer graduation as they were unable to find anywhere to live in Victoria.

Beyond this example, I have a former university classmate who is well into his insurance career and has recently moved from Calgary to Victoria. After unsuccessfully finding a place to live here, he's been forced to settle in Nanaimo with extended family while commuting daily for work until he can find a property to rent or buy. These instances are incredibly startling and it's time to take a step back and look at the bigger picture of what kind of community and city we want to build.

2) **Going Green:** On another note of sustainability, having a project such as the Roundhouse come online at a total site density of 3.75 FAR should absolutely be approved. This is needed density that is in line with growing cities such as Kelowna, BC and London, Ontario. The environment benefits from density and size as well. Larger, denser cities are cleaner and more energy efficient than smaller cities, suburbs, and even small towns. By concentrating populations in smaller areas, cities and metros decrease human encroachment on natural habitats and denser settlement patterns yield energy savings; apartment buildings, for example, are more efficient to heat and cool than detached suburban houses. Urban households emit less carbon dioxide than their suburban and rural counterparts. When it comes to greenness, density matters; as urban regions grow their populations, the rate of growth in their emissions declines.

For an eco city definition, picture cities with parks and green spaces, solar-powered buildings, rooftop gardens and more pedestrians and cyclists than cars. This is not a futuristic dream. Smart cities are actively moving toward greener urban ecosystems and better environmental stewardship and going green appears to be a top priority of most residents, city staff and councilors in Victoria and globally...Its time to act on our priorities.

3) **Current Site:** The last rezoning occurred over 14 years ago on a vast plot of inner-city land. The developer has proven its ability, skill and experience by engaging the community and through the successful development of Phase 1, years ago. It is time to get on with the rest of this development and transform an otherwise dilapidated, contaminated site into a vibrant, urban landscape. This development will benefit all residents in the Bayview area, Esquimalt and Victoria as a whole.

I compel the Mayor and Council to enthusiastically adopt this Rezoning Application.

Best regards,

Chris Popp & Samantha McGinley, MD

2717 Roseberry Avenue, Victoria, B.C. V8R3V1

From: John Savage [REDACTED]
Sent: January 13, 2022 6:59 PM
To: Victoria Mayor and Council; landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – Victoria - # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road

To Mayor Helps and Council:

Please accept this as a letter of support for the rezoning application by Bayview currently before the Mayor and Council.

As a resident I appreciate the quality of the infrastructure which this developer has brought to the neighborhood.

The present plan also is consistent with important neighborhood values and will materially improve our area. I support the present application.

Yours truly

John Savage
Mariners Landing
705 - 75 Songhees, Victoria
V9A 7M5
[REDACTED]

PLANNING DENSITY – Kimta Road future housing development and the development scheduled for Kimta Road, Victoria West.

The proposed increase in development of the above and the inclusion of bike lanes on Kimta will increase road traffic, noise, pollution and reduce the already limited space for any parking, delivery and bus services. The present traffic congestion is at most, borderline and we do not consider that further/future development will make it any better!

The city council should ensure that there is adequate underground parking in the new development and keep the new build to the original plan without adding more buildings and traffic.

Frida & Rae Audette

739 Kimta Road

I am writing this to say that I am not in favour of the proposed re-zoning for the Roundhouse Development. The proposed increased floor space ratio is totally unacceptable.

Thank you.

Fred Alcock
314 – 205 Kimta Road
Victoria, BC V9A6T5

Date: Jan, 14, 2022

Re: Rezoning Application for the Roundhouse Development Site at Bayview Place - Victoria - **251- 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine St and 200 – 210 Kimta Road**

Dear Mayor and Council,

I support the rezoning application for the above-mentioned addresses as I believe that the development and expansion of these residences will have a positive impact on the CRD. Also, the expansion will put the current land to good use, by allowing a higher concentration of residencies in such a prime the area.

Thank you,

Jordan Pentney

3940 Shorncliffe Rd, V8P2T6.

Dear Mayor and Council Members,

I absolutely do not agree with this new development plan and the new increase of population which it would bring. Many others have written about traffic and heightened buildings. I agree with them!

My concern is that it has taken Focus Equity 10 years to get two towers on the top property.

How long will the further development of huge proportions take for Focus to complete? What about really look at just doing something with the Getitage buildings?

Let's make this whole development smaller and get some reasonable ideas happening. The longer Focus needs to get approval the bigger the project becomes. Is that not greed? He is concerned with only his picket book and not the surrounding community environment.

Sincerely,

Sylvia Burkhardt #847. 203 Kimta Road. Victoria BC

From: Linda Giang [REDACTED]
Sent: January 14, 2022 10:18 AM
To: Development Services email inquiries
Subject: FW: # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.

Victoria Mayor and Council
1 Centennial Square
Victoria, British Columbia V8W1P6

Re: # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.

Hello Mayor and Councilors of Victoria,

We have lived in Victoria for coming up to 5 years now. We rented in Victoria West our first couple years and have since purchased a home in the Greater Victoria area. Even in the last 5 years that we've been here Victoria-Esquimalt-Victoria West has developed in the most beautiful of ways. When we lived in the area, we would go for daily long walks around the neighborhood with our dog. We were frequent visitors of the dog park as well. Even to this day we would drive back to the area for a nice walk from time to time to reminisce about the first couple years of setting into Victoria.

We are writing to express our support for the proposed Roundhouse Rezoning Application Amendment. The sense of community in the Bayview-Roundhouse area is unlike any other I've witnessed in my short time here.

And we urge you to support the rezoning amendment.

Sincerely,

Linda Giang
909 Darwin Ave
Victoria BC
V8X 1X8

Date: January 13, 2022

Victoria Mayor and Council

1 Centennial Square

Victoria, British Columbia V8W1P6

Hello:

I support the proposed Roundhouse Rezoning Application Amendment.

We desperately need to approve new housing for several key reasons:

1) **Affordability:** There needs to be a place for everyone to live. We need to approve all new housing whether it is rental, condo or otherwise. We need to come to terms with the fact that there is a housing crisis in Victoria driven by a lack of supply and a lack of affordability. Density can be specifically and effectively leveraged to achieve specific affordability types such as market rental housing, below-market rental housing, and publicly-owned social housing of various types. It is important to understand how ALL of these density-related opportunities affect general affordability in a city. There is little to no supply and prices continue to climb to a point of unsustainability. The middle-class has now been effectively priced out of the market and rental rates are through the roof. To illustrate just how bad things are, my Fiancé and I barely made it into the market as educated young professionals with well paying jobs. After trying to buy a home for many months, our only path into the market was through acquiring a home with a basement suite.

Quickly after setting up an ad for our basement suite, we were inundated with over 300 applications with applicants ranging from all walks of life. Many of these applicants were families, students, professionals and working-class people desperate to find somewhere to live. Many applicants offered their personal stories, troubles finding a dwelling and even offered to pay lump sum amounts up front to gain approval. Ultimately, we decided on 2 University of Victoria students in their 4th year hoping to pursue law school. They indicated to us how grateful they were as several of their peers and classmates had to defer graduation as they were unable to find anywhere to live in Victoria.

Beyond this example, I have a former university classmate who is well into his insurance career and has recently moved from Calgary to Victoria. After unsuccessfully finding a place to live here, he's been forced to settle in Nanaimo with extended family while commuting daily for work until he can find a property to rent or buy. These instances are incredibly startling and it's time to take a step back and look at the bigger picture of what kind of community and city we want to build.

2) **Going Green:** On another note of sustainability, having a project such as the Roundhouse come online at a total site density of 3.75 FAR should absolutely be approved. This is needed density that is in line with growing cities such as Kelowna, BC and London, Ontario. The environment benefits from density and size as well. Larger, denser cities are cleaner and more

energy efficient than smaller cities, suburbs, and even small towns. By concentrating populations in smaller areas, cities and metros decrease human encroachment on natural habitats and denser settlement patterns yield energy savings; apartment buildings, for example, are more efficient to heat and cool than detached suburban houses. Urban households emit less carbon dioxide than their suburban and rural counterparts. When it comes to greenness, density matters; as urban regions grow their populations, the rate of growth in their emissions declines.

For an eco city definition, picture cities with parks and green spaces, solar-powered buildings, rooftop gardens and more pedestrians and cyclists than cars. This is not a futuristic dream. Smart cities are actively moving toward greener urban ecosystems and better environmental stewardship and going green appears to be a top priority of most residents, city staff and councilors in Victoria and globally...Its time to act on our priorities.

3) **Current Site:** The last rezoning occurred over 14 years ago on a vast plot of inner-city land. The developer has proven its ability, skill and experience by engaging the community and through the successful development of Phase 1, years ago. It is time to get on with the rest of this development and transform an otherwise dilapidated, contaminated site into a vibrant, urban landscape. This development will benefit all residents in the Bayview area, Esquimalt and Victoria as a whole.

I compel the Mayor and Council to enthusiastically adopt this Rezoning Application.

Best regards,

Chris Popp & Samantha McGinley, MD

2717 Roseberry Avenue, Victoria, B.C. V8R3V1

Dear Mayor and Council ,

Rezoning Roundhouse Development Site – **251- 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine St and 200 – 210 Kimta Road**

Please accept this email for FULL SUPPORT for the rezoning application of Bayview Place.

The application represents the highest and best use of the lands at Bayview Place. The project is well designed and will help ease the housing shortage crisis we are currently in by providing more desperately needed housing. It is a welcome addition to our community.

Thank you ,

Ibrahim Yousef

402-840 Fort St – Victoria , BC, V8W 1H8

January 14, 2022

Victoria Mayor and Council

1 Centennial Square

Victoria, British Columbia V8W1P6

Hello:

I support the proposed Roundhouse Rezoning Application Amendment. Adding badly needed housing, whether privately owned multi residential buildings or rental buildings is no longer an option, we must act to add this valuable, required strata lot inventory for our growing community which has no supply and a demand far into the future. The lack of available housing has made it impossible for everyone to have a place in Vic West or Victoria, beginning with young people, who need to rent or buy their first home. Adding sustainable high-rise buildings with a compact footprint makes sense. This is the only way that more people can be housed in less space and enjoy this premiere location as envisioned decades ago. Modern design principles avoid housing sprawl and short fat buildings that block the majestic views of the Olympic Mountain Range, the Pacific Ocean, Victoria Harbour and the downtown Heritage Skyline of Victoria and many other landmarks. These once derelict sites, forgotten for decades now need to be shared by building elegant towers, the wisest solution to solve the problems associated with a lack of housing for many economic circumstances in a place where demand had outgrown supply.

With this density comes advantages, not disadvantages. A connected community is an engaged community. Caring and sharing is what happens when neighbors interact within their buildings, parks and walkways. A community located within a high rise made up of strata lots has invested in the environment which they share and which they agree as a strata to be governed by. They are invested in their building, their community, and their surrounding neighborhood. It is safer more caring neighbourhood when the neighbours have pride for their property and are observant of the surrounding circumstances. These buildings are microcosms of diversity and are culturally integrated. It takes a great deal of pressure off of the normal maintenance and services provided by the City because hundreds of people use less City service per building than a traditional single family house neighbourhood. This is not difficult to understand and is completely reasonable, more importantly it is the "correct solution."

I have seen the landowners invite the public to participate in the discussions regarding their property. They have gone far beyond the norm in strategizing what the best and highest use is for the property. With a demonstrated community mind set and a dedicated commitment to reasonable concerns and always acknowledging the aboriginal history and rail history of the area along with a willingness to weave retail and connectivity into the plan for the neighbors to enjoy, these final few acres will be the beneficiary of the best harbour adjacent community in the region and the best of master plans.

I compel the Mayor and Council to enthusiastically adopt this Rezoning Application.

Best regards,

Nigel Brown

Co-Owner of 2745 Bridge Street

Victoria BC V8T 4T1

January 14, 2022

City of Victoria – Mayor and Councilors
1 Centennial Square
Victoria BC V8W 1P6

RE: 251 – 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 – 210 Kimta Road

I am writing to express my support for the proposed Rezoning Application of the Roundhouse Development Site at Bayview Place – 251 – 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 – 210 Kimta Road.

I am a business owner in Vic West and have several staff that live at or within a 10 minute walk of the Bayview site. More of my coworkers would choose to live in this neighbourhood if more housing options were available. Therefore I am in full support of added density for housing and complementary amenities.

The proposed rezoning and the associated amended master plan represent an opportunity to grow a vibrant, active and more affordable community which will be of benefit to all of Victoria. The combination of new residential units, and the respect and renewal of the significant heritage site combined with much needed retail space will help create a terrific community that is open to all residents of the City of Victoria and the Capital Regional District. This will become a community where residents can comfortably, safely and affordably live and easily work, cycle and use public transit to go wherever they want to.

As importantly, additional housing provided by increased density at Bayview will help alleviate critical housing pressures in the surrounding neighbourhood and across the city and region. I am also an owner of a small multi-unit rental building in Fernwood, and as a concerned citizen, I would be perfectly happy to not receive dozens of competing applications for every single vacancy that becomes available. The sooner we add more housing stock to the region the sooner our fellow citizens will have more options for places to live and call home.

I strongly encourage your support and timely approval of this rezoning to further revitalize this neighbourhood and support the city's needs for generations to come.

Sincerely,

Terry Bergen
220 – 645 Tyee Road
Victoria BC V9A 6X5

January 17, 2022

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Re: Rezoning Application for the Roundhouse Development Site at Bayview Place – Victoria
#251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Dear Mayor Lisa Helps and Councilors:

Bayview Place is a demonstrated leader in providing housing in the City of Victoria and I am pleased to support this project. As a Business owner, I am pleased to see greater densification in the City of Victoria. Developments such as this allow people to live, work and play in their own community.

In particular, I support;

- **Increasing multi-family housing supply near major transit, bicycle routes and amenities**
(increased housing affordability, supply, and diversity)
- **Densification within the City of Victoria**
- **Affordable Housing for young adults and first-time home buyers**
- **Alternate modes of transportation** *(e-vehicles/bikes, proximity to transit hub and bike paths)*
- **Quality Architectural Design** *(sensitivity to neighboring properties, natural tones, highly articulated)*

I encourage Council to **APPROVE** this project.

Thank you,



Signature

Bal Klear, ASCT

Name

500-3795 Carey Road

Address

Date: January 17, 2022

Re: Rezoning of Roundhouse Site – 251 – 259 Esquimalt Road / 45 Saghalie Road / 355 Catherine Street / 200 – 210 Kimta Road

Dear Mayor and Council ,

Please accept this email for our FULL SUPPORT for the rezoning application of Bayview Place.

The application represents the highest and best use of the lands at Bayview Place. The project is well designed and will help alleviate the housing shortage crisis we are currently in by providing more desperately needed housing. It is a welcome addition to our community.

Thank you ,

Deana Brown

Vic West Resident

402-455 Sitkum Rd – Victoria , BC, V9A 7N9

Mayor Lisa Helps and Councilors,

I am writing to declare my full support of the proposed Roundhouse Rezoning Application Amendment at 251-259 Esquimalt Road, 45 Saghalie Road, Catherine Street and 200-210 Kimta Road.

Since purchasing in Bayview over 12 years ago I have witnessed continued growth in Victoria and an ongoing acknowledgement of a looming housing crisis. Victoria's housing crisis is now a reality. The current housing supply is insufficient to meet needs and lacks alignment with the interests of many who desire to make Victoria their home and place of work. Diverse, creative solutions like those reflected in the Roundhouse Rezoning Application are required to meet this challenge.

I believe the proposed Roundhouse Development is a viable solution that will provide a measurable impact to Victoria's housing crisis and need for diverse housing. The Roundhouse site's proximity to downtown and the proposed mix of rental and home ownership will be appealing to individuals of all ages. The proposed development will attract future community members as well as much needed human resource personnel to address the growing, challenging staffing needs of local businesses. The proposed density will also support increased local amenities.

Change is never easy and I know some community members struggle with the notion of increased density and a changing community. We must remember there were many who opposed the new Johnson Street Bridge and the Victoria International Marina complex, now much appreciated amenities in the community. A big picture, long term approach must be taken if true progress is to be made.

The proposed Roundhouse re-zoning application offers an opportunity for a well designed, thoughtful and balanced approach to Victoria's challenging housing needs as well as increased vibrancy to the community I call home. Now is the time to move forward and approve the Roundhouse Rezoning Application 251-259 Esquimalt Road, 45 Saghalie Road, Catherine Street and 200-210 Kimta Road.

Thank you,
Linda Angelo
#1802 83 Saghalie Rd.

1 Centennial Square

Victoria, British Columbia, Canada V8W 1P6

Mayor Lisa Helps and Councilors:

As a homeowner in Victoria West and in close proximity to the Roundhouse development Site, I write in support for the proposed Rezoning Application for the Roundhouse Development Site at Bayview Place – **251 – 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 – 210 Kimta Road.**

The updated master plan will produce a vibrant and very livable neighborhood and will help complete a critical portion of Victoria's multi-modal connectivity.

The revised rezoning and master plan provide an urban environment that will allow residents and visitors to meet and gather in an area that combines respect for cultural and historical needs with the density of housing that Victoria desperately needs. The height of the towers seems necessary to have the compact growth envisioned in the regional growth strategy and to create a more affordable and inclusive community. This will become a community where residents can comfortably, safely and affordably live and easily work, cycle and use public transit to go wherever they want to.

I urge you to support the timely approval of this rezoning which will reinvigorate the neighborhood and support the city's needs for generations to come. I have lived in Victoria for just over 10 years and have been waiting to enjoy the lands and amenities it can host. It is hard to watch this very special property not moving forward as quickly as developments in different municipalities. It's time.

Sincerely,

Marlena Salvador

101 – 60 Saghalie Road.

Victoria, British Columbia, Canada V9A 0H1

Mayor Helps and Councilors:

Please accept this letter of support in favour of the Rezoning Application REZ00729, at 355 Catherine Street, 200 - 210 Klmta Road , 251 - 259 Esquimalt Road.

I've been an owner in the neighborhood since 2016, and I believe that the project will only help bring our community together, and help alleviate the strain from lack of housing in our city.

Thank you.

Brij Charan
209-100 Saghalie Rd - Victoria, BC, V9A 0A1

January 19th, 2021

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Re: Rezoning Application for the Roundhouse Development Site at Bayview Place – Victoria
251- # 259 Esquimaly Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Dear Mayor Lisa Helps and Councilors:

Bayview Place is a demonstrated leader in providing housing in the City of Victoria and we are pleased to support this project. As homeowners in the downtown core, we both live within close proximity to this project and are frequently in the surrounding area. We are happy to see greater densification in the City of Victoria as the downtown community continues to expand and grow. Developments such as this allow people to live, work and play in their own community. This not only has benefits for the local downtown community but for the greater Capital Regional District as it enables those who work downtown to live in the area to put less stress on our environment, roadways and other civic infrastructure.

In particular, we support:

- Increasing multi-family housing supply near major transit, bicycle routes and amenities (increase housing affordability, supply, and diversity);
- Densification with the City of Victoria
- Affordable Housing for young adults and first-time home buyers
- Alternate modes of transportation (electric vehicles/bikes, proximity to transit hub and bike paths)
- Quality Architectural Design (sensitivity to neighboring properties, natural tones, highly articulated)

We both encourage Council to APPROVE this project.

Thank you,
Jordan Klear, B.Eng
Mackenzie Rampton, RCA
Unit 2003 – 845 Johnson Street, Victoria, BC V8W 0G3

Dear Mayor and Council,

My understanding is that the area known as the RoundHouse Development bordering Esquimalt and Kimta Roads is applying to increase their density from 900 to approximately 1900.

I am opposing the increase in density as an undesirable intrusion into a community. Both hard and soft densification have to be duly monitored and regulated if cities are to avoid overcrowding of places and buildings, which can be detrimental to urban resilience.

Although urban densification may provide some benefit – namely increased tax base – I believe that densification requires assiduous monitoring and regulating by public authorities and urban planners to promote resilience and reduce fragilities. In light of the rumour that this is preparation for the land owner to resell the remaining section of his property at a higher price than I ask, at what cost to the neighbourhood, particularly environmental and social. Overcrowding and hosting four more building in such a small space is bound to create infrastructure, traffic and pollution issues.

The current owner does not contribute to the community but rather has made false promises that go unfulfilled. Roundhouse was advertised to be completed in the summer of 2016. Did not happen. A rail line re-opened, did not happen.

Higher densities may also introduce new fragilities that reduce urban resilience. These different factors should be considered from a spatial justice perspective, balancing the individual and collective costs and benefits of densification. Less green space on the site with 4 more looming towers creates a sense where privacy is limited.

And in the end this is just a human request. Please don't ruin my neighbourhood so that 1 person can get richer than they already are.

Kathy Kay
Kimta Road Resident

To All It May Concern,

I am writing to state my objection to the proposal to increase the floor space ratio in the Songhees neighbourhood. The current ratio of 2.5 would result in a population of approximately 900. The developer has applied for a rezoning to raise the Floor Space Ratio to 5.21, which would result in a population of approximately 1900. While the resulting increase to the property tax coffers may be enticing, abdicating to floor area ratios (market forces) is the opposite of aiming a community toward something more than the sum of its parts. For perspective, in India FAR regulations vary from city to city and generally it is from 1.3 to 3.25. In Mumbai 1.33 is the norm but higher is allowed along the Metro rail line and slum areas like [Dharavi](#). In Bangalore, 40 foot streets allow only an FAR of 1.75 but 100 foot streets allow 3.25 FAR. these figures are far below the proposed 5.21. In New York, the Financial District and the business section of Midtown have FAR between 6 and 12, with all other areas- Greenwich, SoHo, Bronx, Queens, Staten Island etc- have a FAR of less than 4. An FAR of 5.21 for the Songhees neighbourhood seems high given these comparisons.

This situation is also complicated in that the developer has no stake in our community, has consistently promised much (rail service, retail etc.) and delivered little and is apparently trying to sell the property, using a density increase to enhance his asking price.

I understand that change is a constant, but this developer's request is unreasonable. Why should we forfeit our community for the enrichment of a small, distant, few?

Yours sincerely,

Randy Waldie
633-203 Kimta Road
Victoria, BC V9A 6T5



January 20, 2022

Attn: Mayor Lisa Helps and Councilors
Victoria City Council
1 Centennial Square
Victoria, BC V8W 1P6

RE: Rezoning Application for the Roundhouse Development Site at Bayview Place – Victoria -
251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road

Dear Mayor and Council of the beautiful City of Victoria,

I'm writing to you in support of the rezoning application of Bayview Place at 251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road.

The application is an effective step in direction of good use of land to help alleviate the housing shortage that we have long been facing in the City of Victoria and surroundings.

This project is a valuable addition to our community, which helps align our efforts in the direction of facilitating affordable housing for our citizens.

Thank you for your kind and thoughtful consideration,

Sincerely,

Payman Montakhebi, P.Eng., PE, RCDD
AES Engineering Ltd.

10680 McDonald Park Road, North Saanich, BC, V8L 5S7

Re: Rezoning of Roundhouse Site – 251 – 259 Esquimalt Road / 45 Saghalie Road / 355 Catherine Street / 200 – 210 Kimta Road

Dear Mayor & Council:

I fully support the Round House Land Rezoning Application REZOO729 for 355 Catherine Street, 251 Esquimalt Road and 200 – 210 Kimta Road. I am born and raised in Victoria and I have had the pleasure of watching the Bayview Place / Roundhouse Development evolve over time.

I was a neighbour to Bayview place, renting a house on Mary Street before the Promontory was built, I was a renter in two separate suites at Promontory and I have been the proud owner of a condo in the Encore. In my personal experience, the Bayview place team has done an excellent job in developing the property and creating a community around the development while weaving itself into the existing fabric of Vic West.

I completely endorse their vision for the future of the 20 acre site and I support all of their proposed Rezoning and amendments to the Master Plan including changes to building height and density. I feel like they have been extremely thoughtful towards the treatment of the site and considerate of the impact that the development has in the neighbourhood. I look forward watching this area continue to develop including the new residential buildings and the future retail space in the old Roundhouse site.

I encourage you to support this Rezoning as proposed and I look forward to welcoming our new neighbours into the community very soon.

Sincerely,

Nicholas Salvador
Owner, Suite 101, 60 Saghalie Rd., Victoria B.C., V9A 0H1

Hello, my name is Quinn Yates, and I am writing in support of the proposed expansion of Bayview Place in Victoria West.

I write not only for my opinion to be heard, but for the future of Victoria and its untapped potential. I have been a resident of Greater Victoria for twenty-five years, and of Esquimalt for two.

As we all have, I have watched this city and its surrounding areas boom with lateral development, pushing subdivisions and box store mania in all directions. This has happened near unrestrained without foresight into its consequence to those now bedroom communities. The culture that defines small lot, single family dwellings as the gateway to a shared social happiness is in my opinion, and within the context of Victoria, a farce. As development has grown outwards, rather than upwards, it has placed undue stress on our shared infrastructure as a result of now necessary daily commuting back into our business and pleasure hubs.

As a residential homebuilder, my stance is conflicting. Lateral development of single family homes is of great benefit to myself and those of my echelon, but I can attest to its impact when forced and idealized. To build quickly out of necessity for housing not only degrades the quality of work, but of the lives of those who dwell there. Community and shared infrastructure face the brunt of this damage along with the subsequent owners who will have to bear the financial cost of avoidable upkeep. Shelter is not meant to be an asset.

To believe that Victoria can avoid development, avoid upward expansion, and maintain what once was, is negligent of the reality of cities. By limiting high density housing, one is not maintaining its former characteristics, but robbing it of its potential. Is it better to attempt to fight growth, or take on the shared responsibility of shaping the way it happens?

From my perspective, Bayview Place, is not the developer we should be fighting, but welcoming. They are providing a chance of higher density housing with integrated business, merchant and pleasure possibilities that would allow more people to engage with this beautiful city we call home. All while alleviating the continued strain on our shared roads by situating it within our business district and mitigating the necessity of vehicle commuting for work and supply.

People seem to believe that the revitalization of their once loved Victoria and all its charm will come with the derailment of further development, but I propose the opposite. With their respects to new-urbanist philosophy, Bayview is attempting to implement affordable, community-minded spaces that take into account both the history and the unrealized future of the area. With focus on the revitalization of historical sites, preparation for potential railway usage and a generous amount of realistically affordable units, we have the chance to guide and uphold a standard for future developers.

If we collectively choose to argue against such a thing, we are not only eliminating the chance to glimpse Victorias potential, but also dissuading anyone who may have the vision and resources to help shape it.

I am Quinn Yates, and I support Bayview Place.
This is the community we need.

906 Old Esquimalt Rd.

Justine Wendland

From: Jay Singh [REDACTED]
Sent: January 21, 2022 4:34 PM
To: Development Services email inquiries; Victoria Mayor and Council;
[REDACTED] Michael Angrove
Cc: Patrick Lourdu
Subject: # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: Letter of Support - e2.pdf

Hello Mayor and Councilors,

Please accept my support and allow the request for the Roundhouse Rezoning Application located at 251 – 259 Esquimalt Road, 355 Catherine and 200 Kimta to proceed and let's complete this important Vic West, 20 acre project that creates "Aa place for everyone."

Vic West's central location makes it the ideal location for densification of city living. Victorians need affordable that are within walking distance of important amenities such as parks, groceries and school. The Roundhouse area provides this. The area would benefit from the addition of a wider variety of families. With its location so close to the ocean, we strongly support giving more Victorians the opportunity to thrive in this community.

Thank you,



Jay Singh
Principal



e2 Engineering Inc.
Electrical Engineering Service
549 Herald Street
BC V8W 1S5
[REDACTED]



Engineering Inc.

To #251 - #259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and #200 - #210 Kimta Road.

*Mayor and Councilors
at the City of Victoria*

1 Centennial Square

*Victoria, British
Columbia V8W 1P6*

Reason

Rezoning Application
for the Roundhouse
Development Site at
Bayview Place –
Victoria

Date

January 21st, 2022

Hello Mayor and Councilors,

Please accept my support and allow the request for the Roundhouse Rezoning Application located at 251 – 259 Esquimalt Road, 355 Catherine and 200 Kimta to proceed and let's complete this important Vic West, 20 acre project that creates "Aa place for everyone."

Vic West's central location makes it the ideal location for densification of city living. Victorians need affordable that are within walking distance of important amenities such as parks, groceries and school. The Roundhouse area provides this. The area would benefit from the addition of a wider variety of families. With its location so close to the ocean, we strongly support giving more Victorians the opportunity to thrive in this community.

Yours sincerely
Patrick Lourdu, P.Eng.



Justine Wendland

From: Marc Tellier [REDACTED] >
Sent: January 23, 2022 6:40 PM
To: mayorandcouncil@victoria.ca; [REDACTED] Development Services email inquiries; Michael Angrove
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – Victoria
- # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: Bayview Letter of supportr.docx

Please read the attached letter from myself and Michael Welsford, president of Liesch Interiors Ltd.

Regards.

Marc Tellier



Marc Tellier, Principal
Liesch Interiors Ltd.

[REDACTED]
[REDACTED]
[REDACTED]



Mayer Lisa Helps and Councillors,

In 2008 Liesch Interiors Ltd was awarded a contract with Farmer Construction Ltd. to supply and install specialized flooring into the original Bayview 1 building located at 100 Saghalie Road. Through interactions with the Bayview team, we learnt of the possibility of leasing 355 Catherine Street which would enable us to move all our operations into one extremely convenient location. 355 Catherine was the original CPR warehouse used for trucking distribution working in conjunction with the rail system.

The Bayview team made it quite clear that the building was “as is” and that once the development permits were awarded, we would be asked to find new premises to move into. 12 years later we are still fortunate enough to be able to still use the building as our warehouse facility. Clearly no one

has more of a vested interest to never vacate the premises than Liesch Interiors Ltd.: the greatest portion of work we do is in the downtown Victoria core, so the location is ideal. Amongst many long standing clients, we have the master standing agreement with the City of Victoria for flooring. On a personal note, because we are a dog friendly organization, we find ourselves amongst the nicest areas to take our canines for walks.

So why do we support the development process Bayview is proposing? Because the master plan is by far the most progressive thinking plan ever undertaken on Vancouver Island by any developer. The plan itself has the community first and foremost in mind. Where most plans are designed to bring the greatest profits into the pockets of the developer, this plan is about leaving behind a legacy that started as a dream several decades ago.

Liesch Interiors' days are numbered on the premises, but every year that our stay is extended we simply find ourselves fortunate to

still be part of the environment while we watch great things unfold at our doorstep. We will one day miss the premises, but knowing that it will be replaced by something more appropriate and truly needed by the community makes accepting the inevitable an easier task.

Respectfully,

Marc Tellier, Principal

Michael Welsford, President

355 Catherine Street, Victoria

It seems the City is still considering this above captioned Application and must say I find that rather bizarre. Albeit with the appropriate justification, I can understand that the Developers would apply to make some adjustments to their approved rezoning of 2008. But the current Application hardly constitutes an "adjustment". Not only does it amount to a wholesale change, it seeks to fundamentally alters the character of entire neighborhood. Furthermore, there is no justification for it. Initially the density was approved in consideration of the amount of preservation and development of historical buildings and their location on the site. With this Application they are seeking to reduce that aspect while at the same time significantly increasing density. The scope of proposed changes goes beyond the typical (indeed expected) effort to increase profits. The latter would be typical of the exchanges between developers and the City's zoning authorities. The Application in question seems in bad faith. The neighborhood has been looking forward to what was described as something akin to Granville Island on the mainland. That vision remains an entirely doable and a worthy objective. Ok, maybe the heights might now have to be tweaked slightly in order to preserve that outcome, but the current Application from the Developer does not deserve of anything more than a sharp rebuke.

gz

January 24/2022

We are writing to express our support for the proposed amendment to rezone and finish the Roundhouse development site.

We have been residents at Bayview One for only a short time but we have been residing in the Victoria area for the majority of the past 55 years. We moved into this neighbourhood for its outstanding views and the walkability to all the amenities Victoria has to offer.

The rezoning design seems very appropriate for the completion of this 5 acre site and why wouldn't we share this with others ! We look forward to the start and completion of the site.

Full marks for the overall vision, and we strongly urge you to support the rezoning amendment.

Andre & Barbara Berthiaume
100 Saghalie Rd. unit 509
V9A 0A1

Dear Mayor and council,

Please accept this email for MY FULL SUPPORT for the Rezoning application for the roundhouse development site at Bayview place.

I am a Victoria resident and have been my whole life, I dream of one day owning my own home and starting a family in the city I grew up in. However, that vision is slowly fading due to the extreme rise in Victoria real-estate and cost of living.

The rezoning application for the Esquimalt Roundhouse will Increase market supply and will result in helping alleviate the public's feeling of growing concern over Victoria's housing market crisis.

There is a finite amount of space here on the island and allowing developments to grow tall rather than sprawl across a limited amount of land will keep the market growing at a more manageable pace than our current trajectory. The design of the project keeps things modern and uplifting, while still maintaining a close relationship with the heritage site that it's being built on is a style that I love to see here in Victoria and would personally invest in when given the opportunity.

I take comfort in Knowing there are developers keeping up with Victoria's growing demand for housing. Seeing a development that can increase the housing stock dramatically, while creating a new destination location to live, work and play in. Its proximity downtown will keep traffic down as it's only a short walk or bike ride to the center of Victoria which is something that the city has been striving towards for a long time now and something that I am personally interested in seeing.

Thank you,

Nicholas Simmons

979a Landeen Place, Victoria British Columbia, V8X3Z4

Mayor Lisa Helps & Council,
1 Centennial Square
Victoria, BC
V8W 1P6

This letter is in support of the Roundhouse 5-acre rezoning application Amendment. Roundhouse This project is part of a 20-acre site that has successfully delivered much needed housing to the Vic West area. It will allow for the connectivity presented by the development plan, knitting together the community end to end, and allowing the public access on foot or bicycle. It will revitalize the Roundhouse buildings, which have been boarded up for far too long. This rezoning will offer options for economically diverse households while we continue to grow and evolve as a modern urban community.

Sincerely,

Sue Lukewich
944B Richmond Avenue
Victoria, BC
V81 3Z3

Dear Mayor and City Council:

We are gravely concerned about the proposed re-zoning for the Roundhouse Development. The current zoning is already very high, with the floor space ratio of 2.5 estimated to increase the population in our area by 900 persons, about 5 times the population of our two buildings combined at Ocean Park Towers! Having owned here for 20 years, we view this as already excessive, and will confine all of us to a lower quality of life, for everyone.

The outrageous re-zoning proposal, which attempts to take advantage of the current zoning liberties with the city council, involves erecting 4 additional towers and increasing the number of floors on all 5 currently proposed buildings! This, if passed, will more than double the floor space ratio to 5.21, with an estimated increased population of 1900, about 10 times the population of Ocean Park Towers!

With this high density and lower cost housing, we fear that an inner city atmosphere with increased traffic congestion, is likely to develop, not unlike some undesirable areas in downtown.

We hereby voice our objection, and respectfully request that you do NOT pass the re-zoning proposal, but in fact re-consider reducing the current zoning for this area.

Sincerely,

Wayne and Elizabeth Eng.
Ocean Park Towers
205 Kimta Rd.

Good Morning,

I am a citizen who resides at Ocean Park Towers. When my wife and I first moved into our complex, we were aware of the Bayview's original proposal. We support more housing in the region and are not anti-development, however, we do have real concerns about the new proposal.

It is our understanding that Bayview's current zoning with a Floor Space Ratio of 2.5 would result in a population of approximately 900. The developer has applied for a rezoning to raise the Floor Space Ratio to 5.21 which would result in a population of approximately 1900. In our view, this far exceeds a reasonable increase in population for the neighbourhood and would impact our quality of life negatively. We were also disappointed to see the public market removed from the plan. We had no objection to the original proposal, but do not support the new one.

Thank you for your consideration,

Sincerely,
Carol Greenaway
#318 203 Kimta Road
Victoria

Good Morning

Please do the right thing for the community and stop the Bayview Development Rezoning .

Focus Equities continues to breach the master development of The Roundhouse.

Section 15 of the RMDA required that the developer/Focus Equities provide, at the City's option, an area for community space. The community space could be provided either on the Roundhouse site or a mutually agreeable location off-site.

However, this community space requirement was amended it appears in 2014 such that the developer/Focus Equities could pay cash in lieu of the community space prior to submitting a Development Permit Application for the first building to be constructed in the Roundhouse District.

The cash has yet to be paid and the breach of the Roundhouse Master Development Agreement by the developer/Focus Equities is not a good sign and should be carefully borne in mind when considering its current rezoning application. Further, the real risk is not that this payment is not made in the future but that significant parts of Bayview Place simply do not happen if the City goes ahead and approves the rezoning application.

A concerned owner at Ocean Park Tower on Kimta Road

Erie Pentland

Dear Mayor and Council,

We just read portions of the April 14/21 Master Plan Staff Comments. Although it was prepared ten months ago, we appreciate the staff comments made in items 0.1.3 and 0.1.4 regarding the number of towers and density.

We are opposed to such an extensive development in our community. We reside in a condo at 205 Kimta Road just opposite the proposed development. The current plan will adversely effect our road access, our pathway access, noise issues, traffic issues and general population issues. It will change the character of the community.

If the current plan were revised to reduce the number of towers, the height of the towers and the density, it could be an asset even though there would be some negative impacts.

Please consider the opposition by current residents of the neighbourhood as well as users of Lime Bay Park and the Songhees pathway. We do not want to see this kind of aggressive development in our community.

Thank you,
Preston and Janet Medd

Dear Mayor and City Council,

I write to remind you of a prior breach of the Roundhouse Master Development Agreement by Focus Equities. I do so to underscore that it is never a good sign when an agreement is breached essentially before performance has begun. I also disagree with the characterisation of certain future action not being taken and referred to below as 'minor'.

The key facts may be shortly put:

1. There is an agreement between the developer/Focus Equities and the City of Victoria that is called the Roundhouse Master Development Agreement ('RMDA') dating back to the original application for rezoning in 2008.
2. Section 15 of the RMDA required that the developer/Focus Equities provide, at the City's option, an area for community space. The community space could be provided either on the Roundhouse site or a mutually agreeable location off-site.
3. However, this community space requirement was amended it appears in 2014 such that the developer/Focus Equities could pay cash in lieu of the community space prior to submitting a Development Permit Application for the first building to be constructed in the Roundhouse District.
4. *"On November 30, 2017, a Development Permit Application was submitted to the City [by the developer/Focus Equities] proposing a 26-storey, mixed-use building at 210 Kimta Road which is located within Development Area 3 of the CD-12 Zone, Roundhouse District; however, the applicant did not make the necessary cash-in-lieu payment prior to their submission and, **therefore, they are currently in breach of the MDA** and the application has been placed on hold until the monies are received."* [emphasis added]
5. This quotation in para 4 is from your Jonathan Tinney, the Director of Sustainable Planning and Community Development for the City to its Committee of the Whole for a meeting dated May 3, 2018.
6. At that time the expected payment stood at approximately \$725,000.00.

7. A prior justification, excuse and request for deferral of the payment and a plea to overcome the breach was made in a letter by the developer/Focus Equities to the City dated April 12, 2018.
8. While the City eventually accepted the request the City noted that deferral of the payment to the Building Permit stage presented a 'minor' risk, in that there was no guarantee that the developer/Focus Equities would move forward with a Building Permit Application upon receiving Development Permit approval.

In summary, the breach of the Roundhouse Master Development Agreement by the developer/Focus Equities is ominous, does not bode well and should be carefully weighed by you when considering Focus Equities current rezoning application.

Further, the real risk is not that this payment is not made in the future but that significant parts of Bayview Place simply do not happen if you approve the rezoning application without demanding more.

Sincerely,

Joel Arthur McInnis, PhD

Dear Mayor and City Council,

Beware taking things at face value

There is an inciteful long form article in Hong Kong Free Press (today) dated 12 February 2022 by Suzanne Pepper entitled 'Beijing, Britain, pan-democrats or localists: Who is to blame for the death of Hong Kong's democracy movement?' Here is a link:

<https://hongkongfp.com/2022/02/12/beijing-britain-democrats-or-localists-who-is-to-blame-for-the-death-of-hong-kongs-democracy-movement/>

My intention in referring to it is not to weigh in on the merits. I shall leave that to the historians. No, my intention is to extract one quote and show how it could apply to the Bayview rezoning application.

Here is the quote under a sub-heading 'Learning the hard way'

Conversely, the key failure of the old-style moderate pan-democrats was their insistence on taking the Basic Law's words at face value, without questioning the conventional Western understanding of those words. They never asked what Beijing intended when it promised eventual universal suffrage elections for LegCo and the chief executive.

And here it is with a few changes on what we might see looking back one day:

Conversely, the key failure of the old-style City Councillors was their insistence on taking the Master Development Agreement's words at face value, without questioning the conventional realistic understanding of those words. They never asked what Focus Equities really intended when it promised a neighbourhood by an urban visionary team.

So what is the lesson? As this post began it is pretty simple and that is 'beware taking things at face value.' If something sounds too good to be true it likely is. What a City Council should do in such circumstances is investigate, define, specify and enforce. Nothing, and certainly not just promises, should be left untested. What worries me is whether our City Council is up to the challenge.

Sincerely,

Joel Arthur McInnis

Good Afternoon,

I am a citizen who resides at Ocean Park Towers. When my wife and I first moved into our complex, we were aware of the Bayview's original proposal. We support more housing in the region and are not anti-development, however, we do have real concerns about the new proposal.

It is our understanding that Bayview's current zoning with a Floor Space Ratio of 2.5 would result in a population of approximately 900. The developer has applied for a rezoning to raise the Floor Space Ratio to 5.21 which would result in a population of approximately 1900. In our view, this far exceeds a reasonable increase in population for the neighbourhood and would impact our quality of life negatively. We were also disappointed to see the public market removed from the plan. We had no objection to the original proposal, but do not support the new one.

Thank you for your consideration,

Kathryn Templeton
318-203 Kimta Rd
Victoria, BC V9A6T5

Hello

Mr. Mariash's plans to redevelop the Roundhouse properties was the main reason that I purchased a condo in the Promontory at Bayview Place. I purchased the suite back in December of 2011 before any construction had begun. During the 2.5 years before completion Mr. Mariash had large signs, media posts, newspaper articles and events for future buyers about the Roundhouse development. "Coming summer of 2016" said the sign high on the hill overlooking the intersection of Kimta and Esquimalt Road with photos of the Roundhouse buildings along with trails, a square, coffee shop, museum, trees, seating and even a hotel.

By the time 2017 ended and still no development I felt that I had been hoodwinked to buy at the Promontory. Nothing happened. No construction activity and no community meetings about the project. What a disappointment it was for me. I really thought I was going to be part of something wonderful in the area.

Now the neighbourhood has development signs everywhere raving about the new project which involves years of construction and huge towers that were never mentioned as part of the Bayview community. Yes, there were to be towers and a hotel but not so tall and not so close to the current Bayview towers. The announcement of several very tall towers so close to the Roundhouse and really blocking out light and views of the ocean are not making the area a great place to live. I am appalled. The Roundhouse is one of the few historic places left in the city. Mr. Mariash should be held accountable for his broken promise and should apologize to every owner in Bayview Place, past and present.

Please stop the rezoning. This area of Vic West is wonderful and the Bayview Place buildings provide wonderful homes for us all and it could be a real destination place for the citizens of Victoria, tourists and the local community.

Do the right thing and do not let Mr. Mariash continue with his plans for the Roundhouse lands.

Sincerely,

Susan Williams

402-83 Saghalie Rd.

Victoria, BC

Dear Mayor and City Council,

I am setting out a link below to an article from CHEK News today (Feb 23) on Bayview that includes a short interview with Ken Mariash. You should read it. I have done a reply to it below in a table with quotes from the article in the left column and my comments opposite in the right column. I am not sure whose comments are more telling, mine or those of Ken Mariash. I would ask you to carefully read them both again and weigh them just as you should the application coming before you. I would also suggest that you look long and hard at what is most likely to come from this rezoning – the plans you might wish to rely upon, or whatever a subsequent purchaser with whom you may have no relationship is willing to offer. You see this is what is really at the heart of the matter and it would appear to me that the City of Victoria may be missing it.

Here is a simple solution. Tell Ken to build what he agreed. The zoning bylaw is in place and in no need of amendment. It respects the Community Plan and is more in keeping with Victoria. The downside risk for the City in this is low and your current Council would be absolved from any future problems given the original approval and rezoning took place years ago. The truth is that Ken Mariash could develop this site as is if he wanted to. I just don't think that he wants to. Presumably he would rather get your approval and sell it wouldn't he? He is quoted in the article below as already saying "the project hasn't been profitable" so what is he up to? Is the City supposed to underwrite it now? Or was this always the intention? Read my comments below. Let me underscore that if you rezone you are effectively potentially imposing a substantial premium on the development by creating the opportunity for the site to be resold consistent with land subdivision industry practices. Now that would be profitable. But, is that really what the City wants given its twin crises of housing availability and affordability? I would hope not.

The quotes and my comments follow.

Sincerely,

Dr Joel Arthur McInnis

<https://www.cheknews.ca/32-storey-building-proposed-for-vic-west-neighbourhood-in-revitalization-efforts-957752/>

Chek TV Article Quotes	Comments in Reply
23 Feb 2022, 6:06 pm	23 Feb 10:00 pm
'Iconic structure to define the skyline': 32-storey building proposed for Vic West neighbourhood in revitalization efforts	'Irony structure to define the skyline'...
For more than 20 years, Ken Mariash and his team at Focus Equities have been working on a revitalization plan for Vic West.	Focus Equities is in the Land Subdivision Industry, Dun & Bradstreet: "[t]his industry group comprises establishments primarily engaged in servicing land and subdividing real property into lots, for subsequent sale to builders".
When he first moved to Victoria, Mariash says Vic West was a completely different neighbourhood, with leaking, bankrupt and unfinished buildings. So he set out to fix it.	Not sure how the residents of Vic West would feel about this description.
The site is split into two parcels: north and south. The south side has already been zoned for five buildings, while the north side is still in the rezoning application process.	Yes, 13-14 years later little has been done following the original rezoning. Still 5 buildings at the agreed height and density is not enough I guess. In effect the application is saying we want more, MORE height, MORE density and 4, 5 or 6 (cannot be sure because the number keeps changing) MORE tall buildings plus podiums BEFORE we even start.
The north side of the site houses the railway and has four proposed buildings: one rental, two condos, and one affordable housing building. This brings the total to nine buildings.	<p>But what about the two hotels and the Cultural Centre? Remember this asterisk in the application:</p> <p><i>* Cultural Centre Note: If included, will come out of proposed density</i></p> <p>And that affordable housing which is rather described this way in the application with another asterisk:</p>

	<p><i>* 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.</i></p>
<p>“The buildings are pretty much the same as what we [already] have,” Mariash said. “Sort of around 26 floors.”</p>	<p>Really? What about the podiums, the added density and the added height. What you have in Bayview 1 are 11 stories, 17 stories and 22 stories. BUT, the Mariash Focus Equities proposal now clearly shows building heights on the drawings and described as 26, 30, 32, 26, 28, 28, 23, 26 and 24 stories. These alone thus total 243 stories on that 9.2 hectare site before allowing for what has to be taken out of consideration given preservation of the historic buildings. Again, this one-half of your total Bayview site will have the tallest, 2nd tallest, 3rd tallest, 4th tallest, 5th tallest and 6th tallest buildings in Victoria.</p> <p>So, “The buildings are pretty much the same as what we [already] have,” Mariash said. “Sort of around 26 floors.” I don’t think so.</p>
<p>“There’s been some height fright, but we aren’t doing anything we haven’t done before. It’s just a continuation of the vision,” he explained.</p>	<p>Done before <i>where</i> I would like to know?</p> <p>Certainly not what you did before in Bayview I – See ABOVE. And it is not a continuation of the vision. If it were you would have roughly same heights and densities and number of buildings; that is 3. OK I will spot you 2 more BUT NOT 7, 8 or 9 MORE.</p> <p>And recall that the approvals given in Bayview II by the City were in exchange for variances that Focus Equities was already given for agreeing to redevelop the Roundhouse properties – which have not been developed anyway despite repeated assurances that it would be.</p>
<p>“That was put in the middle of the skyline sort of to define it, because when you get out to the far harbour where the cruise ships come in, you actually can’t even see this project because the</p>	<p>As I have written before on this referring to the actual rezoning application ...</p>

<p>front buildings cover it, so we thought adding those floors would make a big difference.</p>	<p>Views are addressed as will be elaborated upon below in two ways: 1. 'Views to the Site'; and 2. 'Aerial Views'. Let me take the latter first. The drawings show 3 aerial views on pages 17, 18 and 19 of the rezoning submission. They are hard to parse for one main reason. They are not drawn to scale. That is, they are not in exact proportion either to each other or to the other buildings. When something is drawn to scale it means that every component within the drawing is the same proportion to one another and is represented by common measures. That is not the case here and the drawings seem to differ in size and presentation not only from one drawing to another but from one building to another within the drawings. Looked at the buildings appear to be different sizes and different heights in their different portrayals. For instance, in aerial view 1 two of the buildings appear to be less than ½ the width of buildings in Phase 1. Another example may be given. From aerial view 3 the tallest building shown is Promontory in Phase 1 which is 22 stories high. By comparison, the E & N Tower, which is 32 stories high, appears shorter. Now, notwithstanding that there is a difference in gradient, is it really a 10-storey difference? Lastly, in aerial view 2 only 6 buildings appear to be shown. How is this possible? It is also very difficult to try and compare these views; e.g. aerial view 2 with its 6 buildings, aerial view 3 with its 7 buildings and aerial view 1 with its 10 buildings. An architect may reply by saying it is a question of perspective and that these taller buildings appear smaller the further they are from the point of view. However, that is not true if all the buildings are effectively aligned as they are in aerial view 2.</p> <p>Might this account for the fact that "you actually can't even see this project because the front buildings cover it,"?</p>
<p>"We're negotiable on anything like that but it just seemed like the right thing to do to have at least one iconic structure to define the skyline in a dome shape."</p>	<p>Sure, just the one iconic structure to define the skyline and let's not dwell on those pesky little 26, 30, 26, 28, 28, 23, 26 and 24 storey other buildings. They're not iconic in the least.</p>

<p>In the end, Mariash said, the project hasn't been profitable.</p> <p>"We're just doing it because this is what we promised.... whether this is an economic project or not, that's not the main event. The main event is to get it built the way we had in mind. We didn't expect it to take 25-30 years, but here we are."</p>	<p>This is understandable, what business wants to make money.</p> <p>No, actually this is not what you promised. In fact I wouldn't even object if you delivered what was agreed or promised in the Master Development Agreement with the City. That was reasonable. What is not reasonable in my humble view is what is being sought now.</p> <p>And in closing whatever he "had in mind" it differs markedly from his original applications and that's what this should be all about City of Victoria.</p>
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Dear Mayor Helps and City Councillors,

In your considerations as to whether or not to approve Focus Equities latest Bayview rezoning request, I would ask that you do one simple exercise.

Go down to the Roundhouse heritage site and stand in that space and imagine the 4 or 5 towers, that were first approved by you, thirteen years ago. Now imagine the 10 or 12 towers, Focus Equities has proposed in its latest rezoning request, several of which will be higher than anything Victoria has approved thus far.

Walk down the Cooperage Street block, to one of Victoria's most beautiful harbour walkways. Stand on the Songhees Walkway and look back up toward the Roundhouse site and imagine those 10 or 12 towers, from that vantage point, or for that matter, from any vantage point along the walkway. You will note, as you walk down to the harbour, that the declaration by Focus Equities in their proposal, to make accessible pathways down to the harbour, is rather disingenuous, as they already exist. They are called, sidewalks.

I am not going to repeat the many specific arguments to deny the latest Focus Equities proposal, which you have no doubt already heard from other concerned citizens, but because I have had a particular interest in seeing the commuter train revived, and have followed the challenges that revival faces, allow me to just say, that I found the promise of Focus Equities to develop the train corridor within a year, a specious one, at best.

Finally, go and stand on Wharf Street, or any vantage point around the inner and outer harbour, looking over to Vic West, and imagine those 10 to 12 towers dominating the urban landscape.

You have undoubtedly done your due diligence, and looked at maps, and photos, and 3-D representations of Focus Equities latest "vision", but I ask that you go down one last time and see the site in person, and ask yourself, if that is the vision you have for the future development of Victoria. Many of your fellow citizens, sincerely hope it is not.

I implore you to consider what is proportional and what is disproportional. What is needed development and what is urban blight.

Your stewardship for the future of this beautiful city, is indeed a heavy responsibility. There are massive pressures to densify the city and establish more, and affordable, housing. Just this week, you have the provincial government stating, that they are prepared to override your authority on such matters to resolve the housing crisis. The initial Focus Equities proposal for the RoundHouse site, which you approved thirteen years ago, more than meets those pressures.

Approving the newest Focus Equities proposal, would, I truly feel, result in an urban planning decision that would be an aberration of epic proportion for the city of Victoria.

When you stand on the site and look towards it from various vantage points I have suggested, while reflecting on the latest Focus Equities proposal, ask yourself what legacy you wish to leave, as a steward of this great city.

Regards,

Lynne Hill
Victoria BC

An addition to the concerns below....it would be very helpful to add a restrictive clause preventing short term rentals (i.e. less than three months). The LAST thing we need is more of those.

As a resident of the City of Victoria for the last 7 years, and greater Victoria for the last 45 years, I'm very concerned about the number of projects which have been granted variances to density, parking and height guidelines.

The Focus Properties application which is up for approval is particularly concerning. The next phases, if approved, will result in a dense cluster of up to 9 buildings of between 23 and 32 stories, with significant variances requested for density, height and parking. Will the developers be providing funding to the city to support necessary infrastructure (traffic control, water and sewage lines, schools, etc)? What of the community green space requirement, which was reportedly waived in 2014 on the condition of a payment of \$725,000? Was that payment ever received? More to the point, why was waiving that requirement even contemplated?

Finally, there is general consensus that we need more affordable housing. The documentation I've seen implies that affordable housing in this project is subject to future design and development permit approvals by a non-profit developer and operator. If that developer has to buy space in any of the buildings from Focus at market value (which seems likely) I doubt that this will happen. So the city will have added yet more very expensive housing for the wealthy, many of whom will be investors, instead of housing for the current residents of the city who are unable to find housing they can afford.

I was very excited at the prospect of the Roundhouse development proceeding at last, but this was not at all what was initially proposed, and it doesn't seem like a project that will enhance the ambiance, tourist appeal or livability of this beautiful city.

I would be grateful if you would review this application with great caution.

Thank you,
Cheryl Conrad
117-10 Paul Kane Place.

Dear Mayor and Council,

Please consider this a submission regarding Bayview.

I take the liberty of forwarding you an email from Concert Properties that I just received. Concert Properties is a genuine developer.

This is where I now live having sold our flat in Bayview i. Sadly, it was sold because I lacked confidence that you would do the right thing on the ZGF/Focus Equities rezoning application. You see Capital Park is what Bayview II should look like:- (some) low rise, high specification, mixed use, community facilities, commercial facilities, heritage, rental, open-space, public art, parking and in keeping with the Community Plan. This is what Bayview II should look like. Not 9 or 10 towers stuffed into a 9.2 hectare site that loom over, surround and suffocate the heritage buildings. Not 9 or 10 towers that so dramatically exceed current height and density requirements and the spirit of the Community Plan that you could be inviting a jurisdictional challenge. It is all so easy. Ken Mariash has a terrific site in Vic West and he should be able to do something that is needed, innovative, conforming and yet still profitable for him without the excess sought.

Hence I am asking you to do the prudent and responsible thing; that is to not amend the zoning bylaw and instead send it back to the drawing board and tell Ken Mariash and Focus Equities that they should double-down and give Vic West and the City of Victoria what they need and deserve:- another Capital Park.

Thank you,

JA McInnis

Dear Mayor and Council,

I am an owner and resident of Vic West at Promontory and writing to express some concerns about the proposed increase in density to the Roundhouse site in Vic West.

As I understand it, Focus Equities is asking to increase the density of the undeveloped lands to an FSR of 5.5. In listening to their proposals, they are suggesting that there be an additional 1871 housing units built on the 10-acre site. If I've done the math right, allowing for only one occupant per housing unit, this amounts to the equivalent of a population density of 46,232 people per square kilometre. And if you apply a higher occupancy level of 1.5 occupants per housing unit, it increases to nearly 70,000 people per/ sq. km.

This, in a city that currently has a population density of less than 500 people per square kilometre.

That seems a bit extreme. When compared to one of Vancouver's most densely populated areas, Olympic Village, the proposed increase in density for the Roundhouse is more than double.

That's my first concern. It can lead to a host of social and practical issues when a city has such high density. Traffic. Social Isolation. Crime. Waste management. And so on.

To be sure, urban densification has many benefits and is seen as inevitable as we try to stem urban sprawl, traffic congestion, and single occupancy vehicle use. And, for many cities, corridor redevelopment has been the way forward for some time now. Witness the Cambie corridor redevelopment plan in Vancouver, and you will see that the majority of new condominium development tries to deal with this while at the same time addressing the missing middle conundrum with townhomes and low rise 6-storey buildings that ease into the surrounding single family neighbourhoods.

Of course, Focus Equities has the right to try to maximize their profit on the site. They are, after all, land owners and sometime property developers. But, I don't think that it should be at the expense of the community and the city at large.

The proposal that they submitted contains faded out sketches of towers that will completely infringe on, and overshadow, the existing heritage buildings. On page 11 of their April 27 revised proposal you will see a site identified as Building 4. It seems to abut the existing heritage building and in their sketches seems to cantilever out over the building. A word that I have often heard when discussing infill redevelopment is "sympathetic". This does not seem sympathetic to the existing site.

It seems to me that this Songhees neighbourhood is not the city centre where tall buildings might be the norm in a city that doesn't rely on its historic centre for tourism. Nor is it a neighbourhood made up of single family homes. But, it seems that it is perfect transitional neighbourhood where the opportunity for redevelopment might be more along the lines of the Pearl District at the north end of downtown Portland. Lowrise. Midrise. Heritage conversions. Townhomes. And of course, appropriate retail/commercial.

Also, a number of the buildings that Focus Equities is proposing have been identified as rental and affordable housing. This may be a good thing. I don't know. There's an informative video below that attempts to address the issue of renting our way out of the housing crisis. The link is below.

But, it does beg the question of how the affordable housing units will be financed and who will manage it. Is this a BC Housing initiative? Or s City of Victoria concern?

And if Focus Equities is the landlord of the rental properties, I would be concerned about a succession plan. Ken Mariash is not a young man. In fact, I would be surprised if he lives to see the end of this proposed redevelopment. So, once he's gone, who will be at the helm?

I am not opposed to thoughtful growth and densification. But, I do question some of the things in the Focus Equities proposal. Density. Imposition and appropriateness of the new buildings. And the hollowness of such proposals as having Frank Gehry design a concert hall or cultural facility. The man, love or hate his work, is 92 years old. A very optimistic timeline for the build out of the site is 10 years, but I believe that it is more likely to be 15 - 20 years given the limited resources of the primary landholder/developer. Again in Vancouver, Yaletown took over 25 years to build out – and that's with the considerable resources of Concorde Pacific at the helm.

And given that Focus Equities used to have a billboard on their site promising the opening of the Roundhouse redevelopment in 2016, it would seem that their abilities to meet their timeline projections are, at best, overly optimistic.

To my way of thinking, an FSR of around 4.0 for the undeveloped lands would allow for considerable increased density and, since Focus Equities is fond of speaking about the average density over the entire 20-acre site that includes the existing Bayview One – developed by Focus, and Promontory and Encore – developed by Bosa Properties, this would give the whole site and average FSR of 3.0.

But, let me be clear. I don't see this as fewer towers. I see it as that missing middle. The transition out of the downtown core and – not unlike Bosa Developments Dockside Green efforts – perhaps a height limits of around 12 stories would feather into the neighbourhood better.

I've included a number of links below that might be useful to you.

Thanks for your time and consideration.

Regards,

David Wylie

Dear Mayor,

I live on Kimta road opposite the proposed development and I was ok with the original development size and looked forward to the area looking renewed and active. I am however not ok with the doubling of the capacity of the project. The added floors and added buildings will overwhelm the area and bring too much traffic and noise and I am against it. I am not opposed to some development but only on a scale that keeps the charm and beauty of the neighbourhood.

Thank you and please take into consideration the people living in the area who will already be enduring years of construction and now possibly a massive, overwhelming development.

Alice and ElizabethPatrick Ocean Park Towers

Good day to you,

As a resident owner in Bayview Place, I oppose the current application to rezone the Bayview site and appeal to you to uphold the cultural heritage of our beautiful city.

When I purchased here the promise to redevelop the Roundhouse in keeping with it's unique historic nature was presented by Focus Equities as a feature of purchase in keeping with a community destination within a green parklike area. There were promises of a potential farmers market and/or local community endeavors occupying the main Roundhouse building space, all within a green setting, which naturally was to be sympathetic with and an extension of the existing Victoria West Park across the street. A historical park with an open blue skyline for all to enjoy. What happened to this promise? Now here we are with this important historic site being threatened to be eclipsed and lost with more huge towers and vague, grandiose plans. This is Victoria, not Vancouver. Victoria needs to protect her unique jewels which includes the Roundhouse site.

The most special and beautiful cities in the world showcase their unique heritage sites within spacious parklike vistas for all to enjoy. In hindsight the area of this application for rezoning should have been purchased by the city and made into an historic site for all to enjoy but here we are at this place trying to preserve it from being lost in the fray of so-called advancement.

Stick to the original deal. It is fair and more than enough.

Mr Mariash's original agreement to redevelop the historic Roundhouse in keeping with residential community desires is long overdue and why many of us purchased here. Hold him to the origin plan.

Having just been informed that there will be a vote in the next 30 days, please review the concerns of many of us and countless more who don't speak up, and in particular those who have researched this application in detail and made their findings and presentations known to you (for example, Joel Arthur McInnis). This is an important vote for the historical legacy of our fair city.

Sincerely,
Gayle Horton

Hello ,

My husband and I are looking forward to making Victoria our new home this year.

Having lived in San Fransisco, And Vancouver , we fell in love the the beauty and charm of the heritage architecture of Victoria.

We love how the City has fiercely protected the visual appeal and its heritage history.

How we can look out anywhere from the harbor and see the mountains...

That why I'm writing , we just now heard that the Bayview is proposing a 32 story high sky rise which would jut out and block the beauty of the view.

Please oppose this , please continue to protect the beauty of the Capital City... Victoria definitely doesn't want to begin to look like the cold Vancouver or... San Fransisco Thank you, Mia

Dear City Council

How did council get The Bayview zoning and planning so wrong? So much so that people are moving out of The Bayview because they do not trust that city council will do the right thing. At the very least scrap the rezoning plan. What would be even better is scrap the entire plan and to force the company to go back to the drawing board.

I am including a copy of a post that I received from JA McInnis a concerned citizen who moved out of the Bayview and a copy of part of an interview and comments from Chek News to bring your attention to and to plead once again to **Stop the Bayview**.

From JA. McInnis

Not Bayview II but Capital Park II

Concert Properties who developed Capital Park II is a genuine developer. This is where I now live having sold our flat in Bayview I. Sadly, it was sold because I lacked confidence that you would do the right thing on the ZGF/Focus Equities rezoning application. You see Capital Park is what Bayview II should look like:- (some) low rise, high specification, mixed use, community facilities, commercial facilities, heritage, rental, open-space, public art, parking and in keeping with the Community Plan. This is what Bayview II should look like. Not 9 or 10 towers stuffed into a 9.2 hectare site that loom over, surround and suffocate the heritage buildings. Not 9 or 10 towers that so dramatically exceed current height and density requirements and the spirit of the Community Plan that you could be inviting a jurisdictional challenge. It is all so easy. Ken Mariash has a terrific site in Vic West and he should be able to do something that is needed, innovative, conforming and yet still profitable for him without the rezoning excess sought.

Hence I am asking you to do the prudent and responsible thing; that is to not amend the zoning bylaw and instead send it back to the drawing board and tell Ken Mariash and Focus Equities that they should double-down and give Vic West and the City of Victoria what they need and deserve:- another Capital Park.

Excerpts from an interview with developer and comments from a concerned citizen

Chek TV Article Quotes
23 Feb 2022, 6:06 pm

The site is split into two parcels: north and south. The south side has already been zoned for five buildings, while the north side is still in the rezoning application process.

The north side of the site houses the railway and has four proposed buildings: one rental, two condos, and one affordable housing building. This brings the total to nine buildings.

Comments in Reply
23 Feb 10:00 pm

Yes, 13-14 years later little has been done following the original rezoning. Still 5 buildings at the agreed height and density is not enough I guess. In effect the application is saying we want more, MORE height, MORE density and 4, 5 or 6 (cannot be sure because the number keeps changing) MORE tall buildings plus podiums BEFORE we even start.

But what about the two hotels and the Cultural Centre? Remember this asterisk in the application:

** Cultural Centre Note: If included, will come out of proposed density*

And that affordable housing which is rather described this way in the application with another asterisk:

** 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.*

"The buildings are pretty much the same as what we [already] have," Mariash said. "Sort of around 26 floors."

Really? What about the podiums, the added density and the added height. What you have in Bayview 1 are 11 stories, 17 stories and 22 stories. BUT, the Mariash Focus Equities proposal now clearly shows building heights on the drawings and described as 26, 30, 32, 26, 28, 28, 23, 26 and 24 stories. These alone thus total 243 stories on that 9.2 hectare site before allowing for what has to be taken out of consideration given preservation of the historic buildings. Again, one-half of your total Bayview site will have the tallest, 2nd tallest, 3rd tallest, 4th tallest, 5th tallest and 6th tallest buildings in Victoria.

So, "The buildings are pretty much the same as what we [already] have," Mariash said. "Sort of around 26 floors." I don't think so.

"There's been some height fright, but we aren't doing anything we haven't done before. It's just a continuation of the vision," he explained.

Done before where I would like to know?

Certainly not what you did before in Bayview I – See ABOVE. And it is not a continuation of the vision. If it were you would have roughly same heights and densities and number of buildings; that is 3. OK I will spot you 2 more BUT NOT 7, 8 or 9 MORE.

And recall that the approvals given in BayviewII were approved by the City in exchange for variances that Focus Equities was already given for agreeing to redevelop the Roundhouse properties – which have not been developed anyway despite repeated assurances that it would be.

"We're negotiable on anything like that but it just seemed like the right thing to do to have at least one iconic structure to define the skyline in a dome shape."

Sure, just the one iconic structure to define the skyline and let's not dwell on those pesky little 26, 30, 26, 28, 28, 23, 26 and 24 storey other buildings. They're not iconic in the least.

In the end, Mariash said, the project hasn't been profitable.

This is understandable, what business wants to make money.

"We're just doing it because this is what we promised..... whether this is an economic project or not, that's not the main event. The main event is to get it built the way we had in mind. We didn't expect it to take 25-30 years, but here we are."

No, actually this is not what you promised. In fact I wouldn't even object if you delivered what was agreed or promised in the Master Development Agreement with the City. That was reasonable. What is not reasonable in my humble view is what is being sought now.

And in closing whatever you "had in mind" it differs markedly from your original applications and that's what this should be all about City of Victoria

Thank you in advance for your time. Please do the right thing and STOP THE REZONING

Erie Pentland
Owner and Resident of Ocean Park Towers
Sent from my iPad, " Madge"

As a retired architect it seems to me that the guarantee for selling a couple of units at 20% below market means nothing, as the market price is nebulous depending on the size of the units, when they are sold (future price), and the quality of the interior finishes.

Council is therefore not assuring that any units will really be affordable with this proposal. As alternate suggestion council might consider that the citizens of Victoria should receive one unit for each single family unit lost; in this case 4. The City could rent them out at an affordable rate. If such a scheme were implemented, over time the City could have a long term really “affordable” units under their control. These units would not have to have high end finishes, nor be the “better” units in terms of location or views.

Rezoning is not a gift and should not be treated as such.

An additional consideration, should this proposal proceed, is to specify the caliper (diameter of the trunk) of the replacement trees. I would suggest that you would want assurance that the replacement trees are not just saplings but that their caliper should be somewhere between 5 and 6 inches minimum. (Your parks people could advise you on this.). That way the replacement trees would better fit into the neighbourhood, and would be closer in size to those lost during construction.

When considering the rezoning for the development of Bayview Property, please do not make any changes to Lime Bay Park. We are aware that the number of pedestrians along the walkways of the Park will dramatically increase due to the increase in residences but we do not want any development in the Park or on the walkways. We are already upset that the bike lane will run along Kimta Road even though the majority of the people at the information meetings were strongly opposed to it and any changes to the Park or walkway would only add to our frustration and unhappiness. We are not in favour of the huge increase in residences the rezoning is asking for. The amount of traffic on Kimta, along with the bicycles will be a nightmare for those of us living in Ocean Park Towers, trying to get out of our parking lot on Kimta and turning left from Cooperage onto Kimta. Enough is enough. Arlene Phillips, Ocean Park Towers.

Dear Mayor Helps and Council Members,

I very strongly disagree with the redevelopment proposal for Bayview.

The Bayview proposal now clearly shows building heights on the drawings. The heights are 26, 30, 32, 26, 28, 28, 23, 26 and 24 stories. These thus total 243 stories on that 9.2 hectare site before allowing for what has to be taken out of consideration given preservation of the historic buildings. By comparison, the tallest building in Victoria is currently Hudson Place listed at 25 stories. Therefore this ONE SITE will have the tallest, 2nd tallest, 3rd tallest, 4th tallest, 5th tallest and 6th tallest buildings in Victoria. By comparison the Telus Ocean building just approved for downtown is only 11 stories and that was fought over. The tallest building on the Bayview site is almost 3 times the height of the Telus Ocean building. It may be asked what is wrong with this picture? The fact is that what was held out for this site was the promise of a Granville Island feel but what the City of Victoria is getting is the Vancouver West End. This is a far cry from what Ken Mariash of Focus Equities was saying prior to the 2008 rezoning."

Karen Geiger
#211 - 203 Kimta Road
Victoria, BC

I really do hope this letter of concern is unnecessary and the City is already well aware of the loss of opportunity and negative impact of the above captioned rezoning plan. The "revised" plan bears no resemblance to what was envisioned for this special site. Yes, there was always to be more buildings and increased density but not at all in the order of what is now contemplated. Further, it offers none of the earlier intended, and much needed, amenities like the roundhouse market integrated with the historic buildings. In its place, when one sorts through the "double-speak", the rezoning plan amounts to nothing more a veritable forest of towers. There is no other site in Victoria with such potential for planning excellence and how it proceeds remains in your hands.

The local area's density has already increased several-fold in recent years and the current large development along Tyee Rd. is adding significantly more. City planners must know this. I do get it that circumstances change and some negotiation is invariably necessary, but it is beyond me why this outlandish application hasn't already been summarily rejected and sent back to the Applicants with a stern reminder of the legitimate expectations which must be accommodated.

Yours respectively,
Brenda Leslie

I am writing to share my on-going concerns about the re-zoning application REZ 00279 for the Roundhouse and overall Bayview development submitted by Focus Equities and Mr. Patrick Cotter of ZGF.

Let me state at the outset, as a local resident that I welcome the oft-promised and long overdue redevelopment of the site. I welcome the additional housing and the repurposing of the Roundhouse and associated buildings.

What I don't welcome is the massive increase in the FSR. If this rezoning request for both more buildings AND taller buildings is approved by this Council, the neighbourhood will resemble Manhattan rather than Victoria. When discussing the new Telus building, Council expressed concern over an 11 storey building, yet in the Bayview rezoning, the request is for buildings that range from 23 to 32 storeys! It will resemble an urban jungle.

I object to agreeing to increased density when previous promises have not been kept. Mr. Mariash states that this development is nothing new, that he has done this kind of development before. That may be true, but it doesn't mean that a development with this density is appropriate for Victoria.

Please do not be seduced by the glossy veneer to the proposed rezoning. If the request for rezoning is approved, it will be because members of Council are not listening to the wishes of the community.

Sincerely,

Norm Leslie
205 Kimta Road, Suite 739
Victoria, BC

To whom it may concern;

I am writing to once again express my deep concerns regarding the proposed revisions for the Roundhouse property in Vic West. As further details become available regarding the proposed increased number of buildings and the proposed increase to the *heights* of those buildings, the proposal, as it stands now, is nothing short of slap in the face to our beautiful Songhees community, and to the city of Victoria itself.

The city does not need the additional buildings and increase in units being requested in the revised Bayview Roundhouse proposal. There is no shortage of development taking place in and around Victoria at the moment. All you have to do is drive 5 minutes in any direction and you will encounter a number of tower cranes as new buildings are going up all over the city (all in a response to a “housing crisis”... certainly an effective method to justify pushing through numerous housing project approvals and garnering massive increases in property taxes.) I have spent over 2 decades in real estate development and the construction industry and I have seen how this approach to “development” has played out in other parts of the country. I can assure you that the communities and the City suffer in the long term from this approach. Not only do formerly-calm communities become overrun with residents & vehicular traffic, but this over-development leads to other problems for the City itself in short order. Yes, you will receive an increase in property taxes by increasing the number of units you can sell per square acre of land, however each of those units become occupied with residents. Residents with needs, pets, vehicles... You end up with logistical challenges, traffic woes, and an inability to service that volume of people. The City ends up spending more and more money to correct the mistakes made by their choice to over-populate an area, which can never be accomplished... the entire neighbourhood begins to suffer, residents become frustrated and the community deteriorates. Victoria itself and the Songhees community deserve better than this.

This one small parcel of land would have more units than every other building in the entire Songhees neighbourhood combined. The Songhees neighbourhood has a unique feel to it; a collective of high end condo buildings ranging from 5-9 stories along the water. The current Bayview development (Bayview One, the Promotory and the Encore buildings) sits behind the row of Songhees condo buildings, the buildings are fairly well spaced out from each other and don't cause large areas of shade or encroachments on the buildings around them. Adding 13 more buildings (the shortest of which is proposed to be 26 stories high) and including 2 HOTELS (!!!) on the Roundhouse property will massively change the entire look and feel of the Songhees community. The new buildings will tower over the rest of the neighbourhood and the Victoria West Park on the other side of the property. Most of the newly proposed buildings themselves will end up in year-round shade from the other new buildings on the same property. The waterfront Songhees pathway and parks will become overrun with new residents, their pets, and the tourists from the new hotels. Again, I've seen firsthand how this has played out in Vancouver and Toronto, and their waterfront areas have now become swarmed with people, pets, noise, and garbage. Again, this is not needed in Victoria and the Songhees community deserves better.

I am aware of the submissions that you have received; providing detailed rebuttals and responses to each of the proposed changes and the City's questions. I urge you to review those submissions carefully. In speaking with my own neighbours here at our building on Kimta Road, I am aware that those sentiments expressed opposing this development are the sentiments shared by the vast majority here in this community (even though some of our neighbours aren't computer-savvy and have not submitted their own responses).

Please take the time to recognize the serious, permanent implications to an offensive proposal such as this, and to look at examples of how this type of development has played out in other cities. I urge you to keep Victoria's world-famous charm and beauty in mind as you continue to review this proposal and others that come across your desk. We want the tourists to come back; the unique beauty, look, feel and European-style charm that Victoria is famous for is what brings those tourists here. If they wanted to see another Vancouver or Toronto, filled with skyscrapers, the tourists would go there. Most of the residents of Victoria have themselves moved from major cities across Canada and have worked their entire lives to save up to live in Victoria for a reason. Please honour your residents and your tax payers by protecting our beloved City and in particular, the Songhees community.

Sincerely,
Keri Salvisburg
205 Kimta Road.
Victoria

To Mayor and Council,

Capital Park can be a benchmark for Bayview Place. The requested further expansion of Bayview Place to 9 wall to wall very tall towers will create a an ugly high rise ghetto in Vic West and is not reflective of what Victoria uniquely is and can be. Yes we need more housing but let's not destroy what has made Victoria one of the most beautiful cities in the world. We can achieve our housing goals through thoughtful design maintaining the values and quality of life in this city.

<https://capitalparkvictoria.com/residences/>

Thank you,

Tony Cary-Barnard
Victoria, BC

[REDACTED]

Sent from my iPad

On Nov 20, 2021, at 1:20 PM, Tony Cary-Barnard <[REDACTED]> wrote:

Roundhouse at Bayview Place North Parcel Rezoning Request:

- **Already previously approved:** 5 new buildings in the south parcel, with the Roundhouse maintained and developed as an attraction.

REZONING APPLICATION:

- **Highrise ghetto** – creates wall to wall highrises, going from 5 new buildings to 10, increasing heights to 30 storeys, increasing added population from 1,500 plus to 4,000 plus, tripling parking, creating a highrise "ghetto".
- **Lack of green space** for population of 4,000 plus.
- **Crowding the historical Roundhouse** buildings with surrounding highrises.
- **A wall of 30 storey buildings** creating shadow lines and wind tunnels across the neighbourhood.
- **A wall of 30 storey buildings** destroying the uniqueness of what makes Victoria special as one of the most attractive cities in the world, and very different from Vancouver.
- **Neighbourhood Parking and traffic congestion** for residents and anticipated visitors to the Roundhouse.
- **Destruction of natural rock topography** at the corner of Esquimalt Rd and Kimta Rd. (Note the destruction of the natural rock topography already done at the (still undeveloped) corner of Kimta and Tyee Rd.

- **All highrises**, no mixed development proposed e.g. highrise and low rise, condos and townhouse

RECOMMENDATION: Stop the rezoning application. The south parcel was already approved for up to 5 new buildings, and the north parcel was protected for the heritage Roundhouse buildings. The long overdue project should proceed based on the existing rezoning.

COMPROMISE RECOMMENDATION due to changing needs for housing:

1. **Add additional rental and affordable housing** at the corner of Esquimalt Rd and Catherine St. Reduce building height from 30 to 10-15 storeys (similar to Dockside Green).
2. **Eliminate the additional towers surrounding and crowding the Roundhouse.**
3. **Vary size and height of buildings.** Reduce the overall height of the buildings by mixing high and low rise buildings as well as adding townhouses. Ensure a "Victoria design aesthetic" is maintained e.g. use of brick work.
4. **Improve Condo vs Rental balance.** Better balance between market condos and rentals. This will reduce the proposed existing high percentage of transient rentals with a better balance of committed resident owners.
5. **Add green space.** Add green spaces and trees to the central "Turntable". Add a dog park and children's playground.
6. **Maintain natural habitat where feasible** e.g. rock formations.
7. **Reconsider DA-2 as a hotel.** Victoria can definitely use more hotel rooms. An extended stay select service hotel in the premium brand category would be a great fit such as Marriott's Aloft, Element, Courtyard or Residence Inn brands.
8. **Address heavy pedestrian traffic.** Add a crosswalk at the Tyee Rd and Kimta Rd intersection, and along Kimta Rd.

Thank you,

Anthony Barnard
Victoria BC

Apt 212-203 Kimta Rd.,
Victoria BC V9A 6T5

To the Mayor and Council,

With regard to the plans for the development of the area near the Round House: the currently proposed plans overshadow and swamp what could otherwise be a brilliant addition and complement to the down town area of the City, ie the old red brick heritage railway buildings. Development is definitely desirable, but the number and concentration condo towers proposed, is excessive.

I used to live in a 34 floor building on Georgia St. in Vancouver so I have a good sense of what the current proposal would be like.

The pressure on traffic and parking along Kimta Rd would be intense, especially if the planned bicycle lane is put in.

The historical brick buildings which should be the main focus, would be overwhelmed, and most seriously, in the event of a major earthquake or fire, the damage to the new buildings and those currently in place would be enormous.

Please restrict development to the original plans

Yours sincerely,

Tony Keble

Good morning Mayor and Council members.

We would like to add our voices to the many emails from citizens in the Songhees and other areas of Greater Victoria regarding opposition to the proposed rezoning plan before council regarding the Bayview property. The request to build many extremely tall buildings on such a small property is very unreasonable. Also, for years we have been waiting for redevelopment of the Roundhouse and other heritage buildings which was promised at the onset of the first development, with absolutely nothing being done. We were all expecting to have a community property there with amenities such as a coffee shop, small food store, etc. None of this has happened.

We strongly hope that Victoria City Council will deny the present proposal and send it back for a proposal that is more in keeping with a community in Victoria. We also feel that demands must be made that redevelopment of the Roundhouse area as a community space be completed before any further residential development is given the go ahead.

Respectfully submitted.

Dereck and Valerie Smith
105-203 Kimta Road

To whom it may concern.

I am writing yet again to request that city council do the right thing and stop the most recent Bayview rezoning plan.

The proposal now clearly shows building heights on the drawings. The heights are 26, 30, 32, 26, 28, 28, 23, 26 and 24 stories. These thus total 243 stories on that 9.2 hectare site before allowing for what has to be taken out of consideration given preservation of the historic buildings. By comparison, the tallest building in Victoria is currently Hudson Place listed at 25 stories. Therefore this ONE SITE will have the tallest, 2nd tallest, 3rd tallest, 4th tallest, 5th tallest and 6th tallest buildings in Victoria. By comparison the Telus Ocean building just approved for downtown is only 11 stories and that was fought over. The tallest building on the Bayview site is almost 3 times the height of the Telus Ocean building. It may be asked what is wrong with this picture? The fact is that what was held out for this site was the promise of a Granville Island feel but what the City of Victoria is getting is the Vancouver West End. This is a far cry from what Ken Mariash of Focus Equities was saying prior to the 2008 rezoning.

Focus Equities has been given a wonderful piece of property with the potential for some low rise, high specification, mixed use, community facilities, commercial facilities, heritage, rental, open-space, public art, parking and in keeping with the Community Plan. This is what The Bayview should look like not just a mass of high rises. Do the right thing and send them back to the drawing board.

A concerned owner at Park Tower.....203 Kimta Road.

Erie Pentland

Dear Mayor and City Council,

I am writing to you again in respect of this matter. I do so briefly and so as to remind you what governs your actions:- the Local Government Act, whose purposes may be set out in abbreviation from section 1; namely:

- (a) to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities,
- (b) to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and
- (c) to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.

You are tasked with representing my interests in this community. The powers, duties and functions which you exercise must be done so judicially, reasonably and fairly. You need to be flexible and respond to my needs which may be different from a developer's and circumstances which have changed over the last 13 years. Yours is a very challenging position to hold no doubt. You do not always get it right as with the recent successful legal challenge to your plastic bag bylaw.¹ This is notwithstanding that I am sympathetic and appreciate that it is not always clear what course of action should be taken or your legal position vis-à-vis given issues. I would submit this to be the case with respect to the Bayview Rezoning application. You are in somewhat uncharted territory. In effect you have the same application you had before you some 13 years ago. You decided on that application but you are now being asked to rule on it again and go further. This raises a host of questions.

There is a precedent in the neighbourhood that involves what turned out to be a legal back and forth for many years over another City of Victoria Master Development Agreement with a developer – in effect the City's contract with the developer; namely *Pacific National Investments Ltd. v. Victoria (City of)*² and before the *Supreme Court of Canada Pacific National Investments Ltd. v. Victoria (City of)*³. The Supreme Court split 4 – 3 in that case and while a close analysis is outside the scope of this submission I would say there is much in that judgment which should still give you pause as you weigh this rezoning application and notwithstanding changes to the municipal legislative framework.

There are a host of other cases which could be relevant to judging the actions you have taken and are yet to take in this matter. They raise questions of standing, statutory duty, standard of care, negligence, and immunity. Again, I do not have the time to deal with them. My intention here is to flag two trends of which you may be unaware. The first trend concerns the movement away from *Anns v London Borough of Merton*⁴ which you and other municipal authorities in Canada routinely rely upon in part to insulate themselves from liability and notwithstanding that is no longer the case in some other jurisdictions.⁵ The second trend reflects the adoption of the doctrine of good faith as a general organising principle in Canadian law by the Supreme Court of Canada.

In the 1970s, courts sought to identify an overarching formula by reference to which the existence or otherwise of a duty of care might be tested. In *Dorset Yacht Co Ltd v Home Office*⁶ Lord Reid observed that the well-known passage in *Donoghue v Stevenson*⁷ in which Lord Atkin stated that in law where the command to love your neighbour became a rule that you must not injure your neighbour should be regarded as a 'statement of principle'.⁸ The high water mark of this development was the speech of Lord Wilberforce in *Anns*⁹ in which he formulated what has become known as the two-stage test. The court was to inquire:

1. whether it was reasonably foreseeable that damage would arise as a consequence of the act or omission of the defendant of which the claimant complained; and if so,
2. whether there was any reason of policy or justice which suggested a duty of care should not be imposed.

However, in practice, this test proved unworkable. It was almost always possible to answer 'yes' to the first question, and, in circumstances where the first question had been answered 'yes', it was frequently difficult to see why the second question should not be answered 'no'. As a result, *Anns* provided a theoretical basis for an almost indefinite extension of the scope of liability in negligence.¹⁰ Although reasonable foreseeability might be an adequate test for the imposition of liability in straightforward cases involving the direct infliction of physical damage,¹¹ it was still unable to provide 'intelligible limits' in more complex cases concerning economic loss in order to keep the law within the bounds of common sense and practicality ... and it is likely for this reason that courts outside Canada moved away from the *Anns* two-stage test.¹²

I addressed these changes in a law journal article 25 years ago.¹³ The open question is whether the Canadian Supreme Court will remain with this line of authority given changes in the law with regard to relational contracting and good faith. I am not sure about that. That is because very recently, the doctrine of good faith came before the Supreme Court of Canada in a trilogy of cases that has made new law beginning with *Bhasin v Hynnew*¹⁴ followed by *C M Callow Inc v Zollinger & Ors*, and *Wastech Services Ltd v Greater Vancouver Sewerage & Drainage District*.¹⁵ In the landmark *Bhasin* case, the Court affirmed the existence of a duty of good faith as a general organising principle in Canadian law.¹⁶ In particular, the Court recognised four distinct duties that manifest a general organising principle of good faith:

- (a) a duty of co-operation between the parties to achieve the objects of the contract;¹⁷
- (b) a duty to exercise contractual discretion in good faith;¹⁸
- (c) a duty not to evade contractual obligations in bad faith; and
- (d) a duty of honest performance.¹⁹

If those duties were not expansive enough in their import, the Court emphasised that considerations of good faith are apparent in the process of contractual interpretation, in the law of implied terms, and in the doctrine of unconscionability.²⁰ The *Pacific National Investments Ltd* case too was about implied terms in part and it would appear the Supreme

Court of Canada has moved on. The importance of the more recent cases decided by the Court is in how they begin to fill in the gaps left by *Bhasin* which are subsidiary to good faith as an organising principle and which underpin it. Thus, in the *Callow* and *Wastech Services* cases, the Court considers whether a party who exercises a contractual right in an honest and reasonable manner may still breach its duty of good faith if its conduct undermines the other party's business interests, and how the exercise of discretionary power in a contract may be constrained by good faith. This trilogy of cases is going to have profound implications for Canadian law.

The effect of the organising principle is to require contracting parties to have appropriate regard to the legitimate contractual interests of their counterparties and not act in bad faith. At the time *Bhasin* was argued, Canadian law was divided over whether the Court should recognise a general duty of good faith in contract or circumscribe good faith to the more modest and familiar classes of cases in which it had been recognised. Notwithstanding that the Court declined to uphold good faith as a general duty, it recognised that there were numerous rules and doctrines that call upon the notion of good faith in contractual dealings which could be explained through a general principle. Could such duties be found in the actions of the City of Victoria? Could they be found in the actions of Focus Equities? It remains to be seen but I would not rule anything out. Good faith will not be implied, interpreted or construed in a vacuum either. Other fulsome legal concepts such as due diligence, being put on inquiry, constructive knowledge, and wilful blindness are but a few that could be relevant here. I have sought to make the case to you that before you approve a rezoning application that you need to look at all the facts which may be relevant. You may think your inquiry can be limited but I would disagree as you do not know that. You may think that you have a defence to any claim made against the City under Part 18 Division 2 of the Local Government Act but I do not know that nor should you conclude that there are no exceptions when your actions might not give rise to a successful action as I have pointed out above.

The City of Victoria has a great deal at stake in considering this matter. Your decision will reverberate for many years and perhaps decades given the time the Bayview project may take to come to fruition or not. If this project goes wrong it is very likely that only the City of Victoria will be around to pick up the pieces down the road. In effect this would make you the ultimate risk bearer and that is why you need to proceed cautiously and informedly. The most cautious approach of course is to allow the project to proceed only as approved already and within the confines of the existing zoning bylaws and planning requirements.

Sincerely,

Joel Arthur McInnis, PhD

1. *Corporation of the City of Victoria v. Canadian Plastic Bag Association* (2020) CanLII 3694 (SCC).
2. *Pacific National Investments Ltd. v. Victoria (City of)* (1998) 58 BCLR (3d) 390, [1999] 7 WWR 265, (1998) 165 DLR (4th) 577 (BCCA).

3. *Pacific National Investments Ltd. v. Victoria (City of)* [2000] 2 S.C.R. 919.
4. *Anns v London Borough of Merton* [1978] AC 728 (HL) at 751-752.
5. See J.A. McInnis (Gen Ed), *Emdens' Hong Kong Construction Law*, 2 vols, looseleaf, LexisNexis.
6. *Dorset Yacht Co Ltd v Home Office* [1970] AC 1004 (HL).
7. *Donoghue v Stevenson* [1932] AC 562 (HL).
8. [1970] AC 1004, at 1027.
9. *Anns v London Borough of Merton* [1978] AC 728 (HL) at 751-752.
10. See the observations of Lord Oliver in *Caparo Industries v Dickman* [1990] 2 AC 605 (HL) at 643C-D.
11. *Caparo Industries Ltd v Dickman* [1990] 2 AC 605, 633A (per Lord Oliver).
12. Eg the *Anns* case was not followed in *Yuen Kun-yeu v Attorney General* [1988] AC 175, 194 (Lord Keith of Kinkel) Privy Council and overruled in *Murphy v Brentwood* [1991] 1 AC 398,
13. J.A. McInnis, "Commonwealth Courts and the Move Away from English Authority," (1997) 27 HKLJ 28 - 39.
14. *Bhasin v Hrynew* 2014 SCC 71, [2014] 3 SCR 494. It has been called 'an excellent example of a court doing exactly what a court, particularly a Supreme Court, should do': Robertson, JT "Good Faith as An Organizing Principle in Contract Law: *Bhasin v Hrynew* — Two Steps Forward and One Look Back" (2016) 93(3) *Can Bar Rev* 811, 866.
15. *CM Callow Inc v Zollinger* (2020) SCC 45; and *Wastech Services Ltd v Greater Vancouver Sewerage and Drainage District* (2021) SCC 7.
16. See Hall, G "Bhasin v Hrynew: Towards an Organizing Principle of Good Faith in Contract Law" (2015) 30 *Banking and Finance Law Review* 335, 335–336. See, generally, Gray, A "Development of Good Faith in Canada, Australia and Great Britain" (2015) 57(1) *Canadian Business Law Journal* 84. *Bhasin*, too, has been cited favourably outside Canada including in Australia in *Clarence Property Corp Ltd v Sentinel Robina Office Pty Ltd* [2018] QSC 95, paras 72–73; and in New Zealand in *Heli Holdings Ltd v Helicopter Line Ltd* [2016] NZHC 976, para 114 and *SCC (NZ) Ltd v Samsung Electronic New Zealand Ltd* [2018] NZHC 2780, para 176.
17. *Bhasin v Hrynew* para 49.
18. *Bhasin v Hrynew* para 50.
19. *Bhasin v Hrynew* para 51.
20. *Bhasin v Hrynew* para 73.

March 6, 2022

Dear Mayor Helps and City Council Members:

Re: December 7 2021 Resubmission of Application for Rezoning by Bayview.

We are writing because we're very concerned about the December 7 rezoning request.

We have been owners and residents of a condo across the street at 203 Kimta Road since November 2013. At that time, Bayview One was complete and the Promontory was under construction. In 2014 we attended meetings at the Roundhouse hosted by Ken Mariash, a director of Focus Equities, and later a City Council meeting where the Roundhouse proposal was presented. We were excited about their proposal for the Roundhouse area and supported their overall plan.

During the next few years, the Promontory was completed, the Encore was built, the rock area below Bayview One was sold and blasted out to prepare for a senior's complex (the Aquara) and most of the property to the east of Saghallie and Sitkum Roads was completed. We have no issues with what has been built so far other than wondering what will happen with the Aquara. The area to the west of these two roads remains much as it was when we moved here in 2013, and for many years before that.

About 2019 a proposal to build the first of 4 buildings in the land west of the two roads, subsequently named "E & N Tower", was presented to the neighbourhood. While taller than we would have liked, the surrounding amenities proposed were appreciated. With minor revisions, we could support that proposal.

This latest Dec 7 resubmission of the application now adds 5 buildings to the originally proposed 4 into the same area of land west of Saghallie and Sitkum. The proposed heights across the 9 buildings range from 23 to 32 stories, most of which are taller than any existing building in Victoria. All of these would be crammed into the same space that the Roundhouse and public areas will be located. That density is far too high for that space. We can't imagine the Roundhouse and associated space being attractive to anybody except perhaps people within the immediate area. Far more likely, they will choose the nearby Lime Bay Park where the sunshine and open spaces are. That small park will be over-whelmed.

Last but not least, there is a lack of large grocery stores and other needed facilities to serve such a large population of people, nor is there enough space in Vic West to build them.

We request this proposal to be rejected and the area around the Roundhouse be re-thought and re-purposed. There are so many other interesting things that could be done with that space of land that is close to the new Blue Bridge, the bike trails, harbour walkways and railway corridor that would be beneficial to all Victorians.

Yours truly,

Eric Gelling and Ian Macpherson
#315 – 203 Kimta Road
Victoria B.C., V9A 6T5

I am writing to express my concerns about the proposed Bayview Development.

I read the Bayview proposals as well as Bayview's April 14th response to comments from staff. I commend the staff for asking many thoughtful questions. I offer the following comments grouped by topic.

General Comments

I support reasonable density and height. I lived in a 31-story Vancouver's Yaletown condo for 11 years, and if approved, this development will look and feel just like Yaletown. This is not a good thing! Yaletown is a sea of 20 to 30+ story buildings. A token railcar is parked on Mainland at Nelson. The Yaletown-Roundhouse community centre is widely used, but the exterior is a wind-tunnel hard-surface space (brick, cement and wood surrounding the turntable) with a wind-tunnel path that leads to False Creek. Bayview's proposed eleven towers with a proposed density of 5.21 dramatically exceeds the current zoning and it will create Victoria's version of Yaletown. We will have all the Yaletown parking problems, but with no SkyTrain to provide access. The promise of a Granville Island feel is a lie.

Bayview sought and obtained significant concessions for the City in exchange for redeveloping the historic Roundhouse buildings and turntable by 2017, and yet development still has not even started. Each rezoning application further erodes the quality and usability of the area surrounding the historical site.

Impact studies. Shadow and view studies are required for areas to the west and east. I do not see a reference to a wind impact study.

- The buildings are being oriented to maximize view corridors, but they also need to be oriented to address wind in order to maximize useability of the common spaces and railyards.
- Lime Bay acts like a wind tunnel directing the prevailing winds from the southwest towards Catherine and Bayview; it is always windy and colder in Lime Bay. How will the buildings impact the useability of the pathway in the sight corridors from Lime Bay into the development? The sight-wind corridors and density of towers will have an impact on not only the development, but also on Ocean Park Towers, Spinnakers and other developments in Vic West.
- The western corner of the property was filled in the 19th century to reduce the size of Lime Bay. The Geotechnical report needs to address the stability of the area for tall buildings.

E&N Trail along statutory-right-of-way (SRoW).

- The SRoW was created under the *Land Act* for a railway corridor. A Rail realignment study is proposed; has the province been consulted with respect to the existing terms of the SRoW?
- The SRoW and rail crossing must be preserved in a manner to permit future rail or other types of public transit. The plan does not adequately address future transit (is there a stop contemplated on the site?)
- Developer speaks to a native forest typology to create a "walk in the forest experience" Buildings are not trees and sidewalks, a road and a bike path will take most of the area not covered by eleven towers. It will be a typical urban Vancouver Yaletown experience with some trees and bushes, not a forest experience.

- The proposal appears to include the SRoW in their green space calculations. Development is not legally permitted in a SRoW. They should not be able to take credit for the SRoW as green space.

Intersection Upgrades

- The Cooperage/Kimta Road/Sitkum intersection is dangerous even with current low traffic volumes. The development will direct most traffic onto Sitka which must turn on either Kimta or Esquimalt Roads.
- Kimta is curved at Sitkum, and from experience, I know that if there are any vehicles parked on Kimta it is impossible to see oncoming vehicles and bicycles.
 - Is the developer required to realign the roads or to pay for a light at the intersection?
 - The plan also speaks to a two-way protected bike lane on the north side of Kimta. Given the shape of the road at Cooperage/Kimta/Sitka, this is a recipe for disaster without a light at that intersection. Another option would be to turn Kimta into a dead end where Kimta meets Catherine at Spinnakers.
 - Why is the bike lane not being located on the unused rail line parallel to Kimta east of the Sitkum intersection? If in future rapid transit is built, the bike lane can be relocated.
- Parking. With the current density, Kimta is typically lined with cars. People park on Kimta and walk through Lime Bay to Windsong Walkway which is one of Victoria's greatest assets because it is flat and easily accessible by people with mobility issues. Where will people park when Bayview is completed, especially for those with mobility issues who are regular users of Windsong Walkway? Will Bayview provide any free public parking or will it all be expensive pay parking?

Housing

- This is one of the most expensive areas in Victoria and the developer is maximizing density to maximize profit. Market housing and rentals will be expensive and beyond the means of working class people.
- Non-market housing will be limited and affordability is questionable. Dockside green included a few "CRD Affordable Market Strata." Dockside condo unit 405 391 Tyee Rd, a 574 sq ft one-bedroom, is currently listed for \$403,000. My son who works full time for a government Ministry, does not earn enough to buy that unit. You can not raise a family in a 574 sq ft unit.
- There is great need for family housing (more than 2 bdrs).
 - The developer plan described 3 bdr units where one bdr would be shut off for separate use. The developer is not designing family housing, but rather perfect Air B&B units to maximize investor profits. Encore and Promontory Bayview Towers are already zoned to permit Air B&B.
 - Three-bedroom units in Bayview are selling for over \$2 million. This is not housing for working families. In Vancouver, \$4000 rent per month for a 3-bdr condo is considered affordable housing; those conditions will be repeated at Bayview.

I look forward to seeing a future Bayview proposal that provides needed housing and amenities, while also maximizing use of this site to serve the greater Victoria community.

Thank you for considering my concerns, in zoning the site.

Rosa Munzer
205 Kimta Road

Keeping it concise ...

Please, please ..do not allow the drastic increases requested by Bayview to occur.

Kim Stevens

424-205 Kimta Road

Mayor Lisa Helps and Councilors

1 Centennial Square

Victoria, British Columbia, Canada V8W 1P6

Good Afternoon:

We have lived in Victoria West for more than 20 years, raised our family, and our three children attend(ed) all three levels of school in this community. We have followed the Bayview development over the years and have been looking forward to seeing the E&N / Roundhouse development site become a reality. We walk through this neighbourhood daily and would love nothing more than to see this area become an active construction site so that we can finally anticipate having options for our growing children to remain in this beautiful community that we love.

Therefore, we are writing in support of the proposed Rezoning Application for the Roundhouse Development Site at Bayview Place – **251 – 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200 – 210 Kimta Road.**

The proposed rezoning and the associated amended master plan represent a wonderful opportunity to grow a vibrant, active and more affordable VicWest.

We urge you to support the timely approval of this rezoning which will reinvigorate this neighbourhood and support the city's needs for generations to come.

Sincerely yours

Carolyn & Jeff Hooper

805 Front Street

VicWest

Dear Mayor and City Council,

Density and the Vic West Community Plan

I just had a question on density from a concerned citizen. They were stunned that the Mariash/Focus Equities proposals could so exceed the governing FSR. So am I. The question is what is planning, community involvement, neighbourhood plans and the like for if someone can just come in and usurp them. If you approve this just throw out your neighbourhood and community plans because they will have been rendered meaningless. As I have said send the request back and simply say return to us when you are compliant. What is wrong with that? Compliant. It is easy. And it should have been understood by the applicant rather than to put something before you that so exceeds everything which planning is currently about in this City that it is almost laughable. In reply to the question this is what I wrote:

Let me remind people that Focus Equities is asking for a density of 5.21 FSR (Floor Space Ratio). That is more than double what Vic West has proposed across the Board. Here is the cover page on the Vic West Neighbourhood Plan (119 pages), and below it the FSR for different types of developments on page 54:



	Uses	Density	Building Types
Traditional Residential	<ul style="list-style-type: none"> Residential Commercial uses may be supported at the intersection of major roads or in limited areas identified in Policy 6.4 and 6.10. 	Density generally up to 1.0 FSR Density in most areas limited by housing types identified in Chapter 6. Opportunities for density up to 1.2 to 1.5 FSR in limited areas as identified in Chapter 6.	Single-detached dwellings, detached dwellings with accessory suites and duplexes. Generally ground-oriented residential buildings, including houseplexes, townhouses, and house conversions consistent with the policies in Chapter 6. Multi-unit residential buildings up to three storeys along Esquimalt Road, south of Esquimalt Road, adjacent to Catherine at Edward Street Village, and in the Pioneer Housing Cooperative site.
Urban Residential	<ul style="list-style-type: none"> Residential Commercial uses may be supported at grade fronting Esquimalt Road 	Up to 1.2 FSR Opportunities for bonus density up to approx. 2.0 FSR	As above, plus: Multi-unit residential buildings up to approximately 4 to 5 storeys are generally supported, where indicated in Chapter 6, with variable setbacks and front yard landscaping. Residential or mixed use buildings fronting Esquimalt Road Upper floors above the streetwall generally set back.
Small Urban Village	<ul style="list-style-type: none"> Active commercial uses* on the ground floor in most locations, with residential or commercial uses above. 	Up to 1.5 FSR	Commercial or mixed use buildings up to 3 storeys. Conversions of single detached houses to commercial or mixed use. In some areas, residential or live-work buildings (see Chapter 8). For new buildings, ground level generally built up to the sidewalk, with parking located to the rear of buildings or underground.
Large Urban Village	<ul style="list-style-type: none"> Commercial uses on the ground floor, with active commercial uses* in most locations (see Chapter 7) Residential or commercial uses in upper floors. Live-work or work-live** 	Up to 1.5 FSR Opportunities for bonus density up to approx. 2.5 FSR	Commercial or mixed use buildings mostly up to 6 storeys. Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas. Upper floors above the streetwall generally set back. Parking located in structures or underground.
Core Songhees	<ul style="list-style-type: none"> Varied commercial, residential, and limited light industrial uses 	Up to 2.5 floor space ratio or as identified in a Master Development Agreement***	Commercial, residential or mixed use buildings of varying heights Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas. Upper floors above the streetwall generally set back. Parking located in structures or underground.

* Active commercial uses are those that tend to generate foot traffic and pedestrian interest, and include retail stores, food and drink establishments, personal services, theaters and entertainment, and may include some professional services, medical services or personal services.

As I have also said before the proposed density is without precedent. In summary the proponent is seeking to more than double the maximum of 2.5 Floor Space Ratio or FSR. The FSR building density is defined as the ratio between the total amount of gross floor area of a building and the area of the parcel upon which the building is located. The application shows the FSRs for Phase I and Phase II of Bayview Place both separately *and* combined. By showing both in this way the intention is to get the City to focus on the lower *average* number of 3.76 which still far exceeds the City's current 2.5. ***However, Phase I is done and should not play any part in deciding what FSR the City should approve now on Phase II. I repeat Phase I is done. There is no justification to average the two lots. What the City has before it is an application to rezone the Phase II site ALONE. The FSR for this site is proposed to be 5.21 and thus dramatically exceeds the current zoning. The application should be rejected on this basis ALONE but there is more; that is how the application seeks to add BOTH height and density. You must consider the two together as well.***

Sincerely,

Joel Arthur McInnis, PhD

Dear Mayor and City Council,

In light of new information received on the proposed re-zoning of the Roundhouse Development (Bayview Rezoning Detailed Comments 2.22.docx), we are appalled that the proposal includes **9 very tall towers over 23 stories (!)** and all within the confining footprint of the Roundhouse property. I remember hearing the proposal in 2008, and it sounded attractive, preserving a bit of history and culture, and bringing some diversity and class to this area, as well as a modest increase in housing. **What has happened to the original vision of the Roundhouse Development?** It has succumbed to the financial incentives of promised wealth coming from a concrete jungle, with the wool pulled over the eyes of (respectfully) City Council. There does not appear to have enough room for the historic railroad buildings, and they will be dwarfed by the colossal towers.

"The proposal now clearly shows building heights on the drawings. The **heights are 26, 30, 32, 26, 28, 28, 23, 26 and 24 stories. These thus total 243 stories on that 9.2 hectare site** before allowing for what has to be taken out of consideration given preservation of the historic buildings. By comparison, the tallest building in Victoria is currently Hudson Place listed at 25 stories. Therefore this ONE SITE will have the tallest, 2nd tallest, 3rd tallest, 4th tallest, 5th tallest and 6th tallest buildings in Victoria. By comparison the Telus Ocean building just approved for downtown is only 11 stories and that was fought over. The tallest building on the Bayview site is almost 3 times the height of the Telus Ocean building...This is a far cry from what Ken Mariash of Focus Equities was saying prior to the 2008 rezoning." (Ibid.)

"What about the density of the proposed towers? **The original Floor Space Ratio (FSR) of Phase I averaged 3.76 which already exceeded the maximum OCP of 2.5. And now, the Phase II FSR is 5.21, more than two times the original maximum OCP.** " (Ibid.) What has happened to the Victoria city standards? This will result in excessive population to our area. This is beyond the design infrastructure for Victoria. This will result in congestion to our roads, which may need to be widened, and increased capacity for the drainage and sewage system, and increased foundation requirements. The congestion will spill over to the pedestrian traffic along the Songhees walkway, and could destroy the amiable, relaxed atmosphere of this community, driving residents to move away to more desirable areas. This has already happened to one former resident of Bayview who has moved to James Bay.

"The proposed density is without precedent. **In summary the proponent is seeking to more than double the maximum OCP of 2.5 Floor Space Ratio or FSR...The application should be rejected on this basis ALONE...**" (Ibid.)

We strongly object to the current re-zoning of the Roundhouse Development and respectfully request that the Mayor and City Council consider a return to the original vision (pre-2008) of preserving the historic railroad buildings and add shopping venues and a cultural centre to raise the quality of life, rather than lowering it through the proposed rezoning.

Sincerely,

Wayne and Elizabeth Eng
Ocean Park Towers
205 Kimta Rd.
Victoria V9A 6T5

Dear Mayor and City Council

I write to bring to your attention the recent judgment of the BC Court of Appeal in *G.S.R. Capital Group Inc. v. White Rock (City)* 2022 BCCA 46 dated Feb 4th where it ruled in favour of the White Rock City Council and against a developer seeking a building permit to effectively block a project. Here is a link to the judgment:

<https://www.canlii.org/en/bc/bcca/doc/2022/2022bcc46/2022bcc46.html?resultIndex=1>

By way of summary the petitioner and appellant G.S.R. obtained a development permit to develop a twelve-storey residential building in White Rock. In October of the same year, a new City Council was elected but it was not in favour of the development, and ultimately downzoned the land to six-storeys maximum *before* G.S.R. had obtained a building permit. Wasting no time in fact the new elected City Council actually did this during its first week in office.

G.S.R. unsurprisingly unhappy with the decision of the City Council challenged the downzoning in Court and argued two main points:

1. that the development permit served to preserve the former zoning for a period of two years; or
2. in the alternative, that it was entitled to build the twelve-storey structure on the basis that its commitment to do so established a lawful non-conforming use.

These arguments were taken by G.S.R. before a Judge of the Supreme Court in Chambers on an application for judicial review. The application sought various orders including a declaration that it was entitled to proceed with the development as set out in its development permit, and an order compelling the issuance of a building permit. Finally, G.S.R. also sought orders amended bylaws which the new City Council had passed in the interim. G.S.R. also sought a declaration that its proposed development was protected as a lawful non-conforming use of the property, pursuant to s. 528 of the Local Government Act.

In Chambers the Judge dismissed the petition in toto and ruled that White Rock was entitled to deference in respect of its interpretation of the Local Government Act, and that its interpretation of the Act was not unreasonable. Legal parlance for the City Council could do what it wanted and the Court would not interfere.

The Judge further considered that existing case law and the plain meaning of s. 463 supported White Rock's view that it was entitled to withhold the building permit and rejected the proposition that G.S.R.'s proposed development constituted a lawful non-conforming use.

Three issues were taken to the Court of Appeal with the most material to the Bayview rezoning application being that concerning the downzoning of the property and the denial of a building permit. In other words could this be repeated in Victoria?

This is what Justice Groberman wrote in the *White Rock* case:

"[31] I am not persuaded the City's interpretation of the section was an unreasonable one. It is true that the City had issued a development permit, and that, in that sense, the proposed development had moved beyond its earliest stages. It seems to me, however, reasonable to describe the project as a 'proposed development'. Construction had yet to commence, and there was no assurance that it ever would. It is true that G.S.R. was bound by the terms of the development permit, but those terms did not compel it to go ahead with the project. From a grammatical, contextual and purposive standpoint, it was not unreasonable to describe the project as a 'proposed development' when G.S.R. made its application for a building permit."

Thus this would appear to be similar to the current situation in Victoria with the Bayview II development.

Following the judgment the Mayor of White Rock said:

"We did what we believed we had to do, and what we had the right to do under the community charter, to try and protect our community and maintain some of the levels within the community in regards to building heights..."

"We had hoped all along that there would be some sort of resolution where the two sides could come together and find some common ground..."

"The ball is now in the hands of the proponents to decide what they want to do...It's their property. It's their land. They're the ones who have to make a decision as to what they want to do with it ... but also, are allowed to have a set of rules that give those broader guidelines as to what is possible."

CBC News, 4 Feb 2022 "After years long battle B.C.'s highest court rules city was within its rights to pause condo project"

<https://www.cbc.ca/news/canada/british-columbia/white-rock-development-alexandra-park-court-battle-1.6340112>

In summary, clearly this is an important precedent and one the City of Victoria must consider.

The judgment suggests that there is much more at stake in Victoria than whether Focus Equities is simply given more density and more height on Bayview II by amending the bylaws. It suggests there could be an issue whether Focus Equities can even keep what it has with the status quo if the current City Council wanted to take a different view from the former City Council and begin a process to revisit Bayview II in its entirety. This is huge and means it is wide open where the

City of Victoria might go with this application. It would seem with the timely arrival of this judgment that the City of Victoria has been given a reason to pause this for a second look.

Yours sincerely,

Joel Arthur McInnis, PhD

Good afternoon, Im sure you have seen this but I think it is worth sending again. Please do the right thing...stop the rezoning and don't be bullied by the developer that is doing little to enhance the neighbourhood.

What about the density of the proposed towers? **The original Floor Space Ratio (FSR) of Phase I averaged 3.76 which already exceeded the maximum OCP of 2.5. And now, the Phase II FSR is 5.21, more than two times the original maximum OCP.** " (Bayview Rezoning Detailed Comments 2.22.docx.) What has happened to the Victoria city standards? This will result in excessive population to our area. This is beyond the design infrastructure for Victoria. This will result in congestion to our roads, which may need to be widened, and increased capacity for the drainage and sewage system, and increased foundation requirements. The congestion will spill over to the pedestrian traffic along the Songhees walkway, and could destroy the amiable, relaxed atmosphere of this community, driving residents to move away to more desirable areas. This has already happened to one former resident of Bayview who has moved to James Bay.

"The proposed density is without precedent. **In summary the proponent is seeking to more than double the maximum OCP of 2.5 Floor Space Ratio or FSR...The application should be rejected on this basis ALONE...**" (Ibid.)

The gentleman referred by the Salvisburgs, Joel Arthur McInnes, offered these insights to me in an email (March 9, 2022)" **It is hard to keep up on what Mariash and Focus Equities are really proposing but it could be 10 or even 11 towers...I have actually seen his FSR number up higher than that again depending upon how he calculates and/or uses averages. There was concern expressed about this by the City...**(Mariash is quoted) "Either the City gives us what we want or none of it goes ahead. We want our density. The density will now pay for everything..." Mr. McInnes advised: "**At this late stage one of the only remaining means of influencing the Mayor and Council is to write and object, strenuously,** and then participate in whatever meetings are yet to come...I have said it should be the original plan at most."

Erie Pentland, concerned owner and resident at 203 Kimta Road

Greetings , I want no change Zoning Regulation Bylaw from CBD-1
To Site Specific Zone . Thank-you for your service

Mike Nahser-Ringer

Dear Mayor and City Council,

In light of new information received on the proposed re-zoning of the Roundhouse Development (Bayview Rezoning Detailed Comments 2.22.docx), we are appalled that the proposal includes **9 very tall towers over 23 stories (!)** and all within the confining footprint of the Roundhouse property. I remember hearing the proposal in 2008, and it sounded attractive, preserving a bit of history and culture, and bringing some diversity and class to this area, as well as a modest increase in housing. **What has happened to the original vision of the Roundhouse Development?** It has succumbed to the financial incentives of promised wealth coming from a concrete jungle, with the wool pulled over the eyes of (respectfully) City Council. There does not appear to have enough room for the historic railroad buildings, and they will be dwarfed by the colossal towers.

"The proposal now clearly shows building heights on the drawings. The **heights are 26, 30, 32, 26, 28, 28, 23, 26 and 24 stories. These thus total 243 stories on that 9.2 hectare site** before allowing for what has to be taken out of consideration given preservation of the historic buildings. By comparison, the tallest building in Victoria is currently Hudson Place listed at 25 stories. Therefore this ONE SITE will have the tallest, 2nd tallest, 3rd tallest, 4th tallest, 5th tallest and 6th tallest buildings in Victoria. By comparison the Telus Ocean building just approved for downtown is only 11 stories and that was fought over. The tallest building on the Bayview site is almost 3 times the height of the Telus Ocean building...This is a far cry from what Ken Mariash of Focus Equities was saying prior to the 2008 rezoning." (Ibid.)

"What about the density of the proposed towers? **The original Floor Space Ratio (FSR) of Phase I averaged 3.76 which already exceeded the maximum OCP of 2.5. And now, the Phase II FSR is 5.21, more than two times the original maximum OCP.** " (Ibid.) What has happened to the Victoria city standards? This will result in excessive population to our area. This is beyond the design infrastructure for Victoria. This will result in congestion to our roads, which may need to be widened, and increased capacity for the drainage and sewage system, and increased foundation requirements. The congestion will spill over to the pedestrian traffic along the Songhees walkway, and could destroy the amiable, relaxed atmosphere of this community, driving residents to move away to more desirable areas. This has already happened to one former resident of Bayview who has moved to James Bay.

"The proposed density is without precedent. **In summary the proponent is seeking to more than double the maximum OCP of 2.5 Floor Space Ratio or FSR...The application should be rejected on this basis ALONE...**" (Ibid.)

We strongly object to the current re-zoning of the Roundhouse Development and respectfully request that the Mayor and City Council consider a return to the original vision (pre-2008) of preserving the historic railroad buildings and add shopping venues and a cultural centre to raise the quality of life, rather than lowering it through the proposed rezoning.

Sincerely,

Wayne and Elizabeth Eng
Ocean Park Towers
205 Kimta Rd.
Victoria V9A 6T5

Dear Mayor and City Council,

I reiterate and concur with the presentation of Joel Arthur McInnis below and hope that you take this opportunity to make a decision on the Bayview 'proposed development' that provides a similar outcome to this important precedent, whereby this development can be reimagined given the current view of this council while protecting this important historical roundhouse site from being eclipsed by inharmonious high rises.

BC Court of Appeal upholds right of White Rock City Council to block project

In G.S.R. Capital Group Inc. v. White Rock (City) 2022 BCCA 46 in a judgment dated Feb 4th the Court of Appeal ruled in favour of the White Rock City Council and against a developer seeking a building permit to effectively block a project. Here is a link to the judgment:

<https://www.canlii.org/.../2022bcc46/2022bcc46.html..>

By way of summary the petitioner and appellant G.S.R. obtained a development permit to develop a twelve-storey residential building in White Rock. In October of the same year, a new City Council was elected but it was not in favour of the development, and ultimately downzoned the land to six-storeys maximum before G.S.R. had obtained a building permit. Wasting no time in fact the newly elected City Council actually did this during its first week in office.

G.S.R. unsurprisingly unhappy with the decision of the City Council challenged the downzoning in Court and argued two main points:

- 1. that the development permit served to preserve the former zoning for a period of two years; or*
- 2. in the alternative, that it was entitled to build the twelve-storey structure on the basis that its commitment to do so established a lawful non-conforming use.*

These arguments were taken by G.S.R. before a Judge of the Supreme Court in Chambers on an application for judicial review. The application sought various orders including a declaration that it was entitled to proceed with the development as set out in its development permit, and an order compelling the issuance of a building permit. Finally, G.S.R. also sought orders amending bylaws which the new City Council had passed in the interim and a declaration that its proposed development was protected as a lawful non-conforming use of the property, pursuant to s. 528 of the Local Government Act.

In Chambers the Judge dismissed the petition in toto and ruled that White Rock was entitled to deference in respect of its interpretation of the Local Government Act, and that its interpretation of the Act was not unreasonable. This is legal parlance for the City Council being able to do what it wanted and that the Court would not interfere.

The Judge further considered that existing case law and the plain meaning of s. 463 supported White Rock's view that it was entitled to withhold the building permit and rejected the proposition that G.S.R.'s proposed development constituted a lawful non-conforming use.

Three issues were taken to the Court of Appeal with the most potentially material to the Bayview rezoning application being that concerning the downzoning of the property and the denial of a building permit. In other words could this be repeated in Victoria?

This is what Justice Groberman wrote in the White Rock case:

"[31] I am not persuaded the City's interpretation of the section was an unreasonable one. It is true that the City had issued a development permit, and that, in that sense, the proposed development had moved beyond its earliest stages. It seems to me, however, reasonable to describe the project as a 'proposed development'. Construction had yet to commence, and there was no assurance that it ever would. It is true that G.S.R. was bound by the terms of the development permit, but those terms did not compel it to go ahead with the project. From a

grammatical, contextual and purposive standpoint, it was not unreasonable to describe the project as a 'proposed development' when G.S.R. made its application for a building permit." Thus this would appear to be similar to the current situation in Victoria with the Bayview II development.

Following the judgment the Mayor of White Rock said:

"We did what we believed we had to do, and what we had the right to do under the community charter, to try and protect our community and maintain some of the levels within the community in regards to building heights..."

"We had hoped all along that there would be some sort of resolution where the two sides could come together and find some common ground..."

"The ball is now in the hands of the proponents to decide what they want to do...It's their property. It's their land. They're the ones who have to make a decision as to what they want to do with it ... but also, are allowed to have a set of rules that give those broader guidelines as to what is possible."

CBC News, 4 Feb 2022 "After years long battle B.C.'s highest court rules city was within its rights to pause condo project"

<https://www.cbc.ca/.../white-rock-development-alexandra...>

Clearly this is an important precedent and one the City of Victoria must consider.

The judgment suggests that there is much more at stake in Victoria than whether Focus Equities is simply given more density and more height on Bayview II by amending the bylaws. It suggests there could be an issue whether Focus Equities can even keep what it has with the status quo if the current City Council wanted to take a different view from the former City Council and begin a process to revisit Bayview II in its entirety. This is huge and means it is wide open where the City of Victoria might go with this application. It would seem with the timely arrival of this judgment that the City of Victoria has been given a reason to pause this for a second look.

*Sincerely,
Gayle Horon
Bayview resident*

Dear Mayor Helps and Victoria City councillors.

We understand the developer of the Roundhouse site has submitted a rezoning proposal to Council which would significantly alter the features and substantially increase the density of the original proposal as previously approved by City Council.

While we recognize the need for additional housing in Victoria, an expansion of this magnitude would more than double the originally approved residential population increase of approximately 900 to 1900. An increase of this magnitude would overwhelm the carrying capacity of our already strained vehicle and pedestrian traffic routes, sewage and drainage systems, and consequently increase safety and security risks for local residents. In addition, it would renege on the promised "Granville Island Market" type feature which area residents welcomed and accepted as a trade-off for the low-profile, limited footprint of residential/retail buildings proposed in the original plan.

From the artist's rendition of the project, Focus Equitie's rezoning request, if accepted, would destroy the neighbourhood aesthetics, and quality of life for residents in and around the Songhees community. Furthermore, high-rise buildings at the entrance to the Inner Harbour, in some cases over three times the height of current Songhees buildings, would destroy Victoria's unique and enviable waterfront charm and the heritage atmosphere that draws visitors to our city. Those interested in visiting manic, seaside, high-rise jungles have other options such as Vancouver or Manhattan. Victoria is neither, nor should it strive to be.

We ask that you reject Focus Equitie's rezoning request and any variation of the previously approved development.

Respectfully,

Don Gordon and Cheryl Prestie
845-205 Kimta Road
Victoria, BC V9A 6T5

Residents of Victoria since 1983.
Residents of Songhees since 1997.

To City of Victoria Council and Planning Department

As a ten year resident owner at 205 Kimta Road, I am very concerned by the revised proposal for the Roundhouse and Bayview Development.

When the Roundhouse Development was first announced, it was presented as something that would offer a Granville Island type of experience. which sounded very attractive. The developer offered a detailed presentation of the concept and invited all the Songhees residents. Most of my neighbours and I were enthusiastically supportive.

Then we learned the new condo building to be built on Kimta, roughly across the street from Ocean Tower of the Ocean Park Towers complex, had been approved for at least 4 more stories than were originally proposed, sitting now at 25 or approximately 80 metres tall, and dwarfing the surroundings. The next version of the development showed three towers along Kimta, and another on Saghalie Road, all significantly taller than was first announced during the Roundhouse presentations.

The latest version of the scheme before City council is abhorrent to us. Increasing the heights of the building along Kimta and Saghalie Roads will place the Roundhouse Plaza in permanent shadow, and adding four tall buildings along Esquimalt Road, while removing all vestiges of the attractive rock formation at the corner of Esquimalt and Catherine Streets, which would tower over the northern side of the Roundhouse Plaza. The Plaza, which was to be open and approachable, will be completely hidden and dwarfed.

The cycle path was supposed to run along the E & N tracks, as a pedestrian/cycle friendly feature within the Plaza; we have heard that it has been displaced to Kimta Road. We do not understand and are not in favour of this decision -- it is supposed to be part of the E&N trail.

The combined density being proposed will more than double the number of units in Sonhees, and instead of this being a pleasant, open residential area, would turn it into something resembling Vancouver's West End.

We are strongly opposed to every element of the revised plan, and urge Council to refuse this plan and send the developers back to the drawing board. We want something appropriate to the current residential neighbourhood. This is not the northern part of downtown, and should not look like downtown. The heights in this area are currently very compatible with the restrictions applied to OldTown on the other side of the bridge. The harmony of the Victoria Harbour area needs to be protected and preserved.

Nancy Dickson McLaughlin, owner
#103 - 205 Kimta Road

Dear mayor

I am forwarding this in the off chance that it has not been seen by city council. A strong precedent has been set by the court of appeal in Vancouver to block a development. Please read this carefully, use this precedent and stop the Bayview rezoning application...send them back to the drawing board. As stated in the last paragraph....

Clearly this is an important precedent and one the City of Victoria must consider. The judgment suggests that there is much more at stake in Victoria than whether Focus Equities is simply given more density and more height on Bayview II by amending the bylaws. It suggests there could be an issue whether Focus Equities can even keep what it has with the status quo if the current City Council wanted to take a different view from the former City Council and begin a process to revisit Bayview II in its entirety. This is huge and means it is wide open where the City of Victoria might go with this application. It would seem with the timely arrival of this judgment that the City of Victoria has been given a reason to pause this for a second look.

Please do the right thing for our community. A concerned tax payer and owner in The Ocean Park Towers. 203 Kimta Road.

Sincerely
Erie Pentland

Sent from my iPad, " Madge"

Begin forwarded message:

From: Concerned <
Date: March 15, 2022 at 9:27:15 PM PDT
To: ERIE PENTLAND < >
Subject: It may be possible for the City to revisit its prior approval

BC Court of Appeal upholds right of White Rock City Council to block project

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From: LAUREL HODGINS [REDACTED]

Sent: April 29, 2022 5:18 PM

To: Development Services email inquiries <DevelopmentServices@victoria.ca>

Subject: Rail yard project

Mayor and Council,

The proposed variance to allow 32 storeys is excessive.

This is too high for the site and would not suit the city as a whole.

It would dwarf surrounding Mayor and Council,

The proposed variance to allow 32 storeys is excessive.

This is too high for the site and would not suit the city as a whole.

It would dwarf surrounding condo towers as well as View Towers. And we have recently seen what a potential tragedy that can lead to.

Does the fire dept have a ladder that can extend to the 32nd floor?

Please consider this fact during your deliberations.

Sincerely, Laurel Hodgins

404 - 795 Fairview Road

250-384-8010
ending condo towers as well as View Towers. And we have recently seen what a potential tragedy that can lead to.

Does the fire dept have a ladder that can extend to the 32nd floor?

Please consider this fact during your deliberations.

Sincerely, Laurel Hodgins

404 - 795 Fairview Road
[REDACTED]

As a resident of Vic West, I would like to express my concern about the building of additional towers by Bayview BEFORE they have fulfilled their commitment to The Round House. Vic West would enjoy some arts and culture, a market, live music in the Round House.....not another overly tall building.

Thank you for considering my concern

Laurie Davison
399 Tyee Rd, Victoria, BC V9A 0A8

To Who it may concern

I am writing to you in support for the Roundhouse Development project.

The community around the Roundhouse has been anticipating this project for many years. Nothing would be more pleasing then to see this move towards completion.

The development of housing, businesses, and recreation area is only going to benefit the entire neighbourhood. The community has been anxiously waiting to have the use and enjoyment of all the amenities that it will bring. Not to mention the many more families that will have the opportunity to experience this area as their home.

I am asking you to please prioritize this project. Commit to your share of the work to get this to the next step, sooner then later. The community, your community deserves this.

Judy Rancier
1004-100 Saghalie Road
Victoria BC
V9A 0A1

Dear Mayor and Council,

It is high time that the Bayview/Roundhouse development proceeds. As a resident of the Songhees area and as a past Board Member of the Vic West Community Association, I am aware of the delays that the Bayview development has faced. We have seen lower quality development such as Shutters pushed through to construction with little review.

We have also witnessed the promise of the Dockside Green Project not be delivered. I was present at the Victoria Council meeting where Dockside was granted rezoning and approval to build higher story buildings despite not fulfilling prior commitments.

The City needs to stop being an obstacle to this vital Bayview Roundhouse Development and to assign planning resources to have this development move forward.

REGARDS

JOHN MULLANE CFP CLU RHU

Date: July 30, 2022

To: City of Victoria Mayor and all Councillors

From: Michael Shepherd
302-165 Kimta Road
Victoria, BC
V9A 7P1

Regarding: Bayview Development of the Roundhouse Property

I am retired and live fulltime in the Legacy Building, across the road from the site of the proposed development of the Roundhouse property.

This morning, I was alerted to an email inviting the community to a presentation of the Bayview/Roundhouse development at which the developers will be seeking support for this development. I will attend the presentation, but note that this presentation and gathering is sponsored by the developers, not by the community.

I am against the proposed development in its current form as it is not consistent with the vision, values and goals of the Official Community Plan of the City of Victoria. I do support the original proposal with low and mid-rise buildings.

The zoning appears to have been changed recently to permit 26 story buildings from its original zoning that permitted only low and mid-rise buildings. While the proposal stresses community building, a 26 story high-rise building does not build community. It warehouses people. In addition, the large number of residents of the proposed development will far outstrip the population of the surrounding neighbourhood, changing the nature of this area.

The letter of invitation states:

We will discuss and inform you regarding our current application that has been slowed down for presentation to Committee of the Whole (COTW) in September with a poor chance to get to a public hearing with the current council before the election unless the community stresses the need to make the project a more urgent priority over other urgent priorities.

Note that the community is not stressing that this project is an urgent priority. Rather, the developer wants the community to stress the need to make the project a priority. Obviously, the developer wants this to be an urgent priority. The project should not be rushed through the vetting process. It is already contentious and rushing the proposal through without due process would certainly be inappropriate.

The material that came with the invitation to the presentation attempts to rationalize the changes in the planned development from its initial state to its current state – mainly around zoning and high-rise issues. However, the developer should have known these issues existed before purchasing the property and making the initial proposal. The neighbourhood should not bear the consequences of poor judgement on the part of the developer.

In closing, I urge Council not to approve the proposed development in its current form, but to review the proposal with the Official Community Plan of the City in mind.

Thank you for your attention and consideration.

Regards

A handwritten signature in black ink, appearing to read 'M Shepherd', written in a cursive style.

Michael Shepherd, Ph.D.
Professor Emeritus
Faculty of Computer Science
Dalhousie University

To: Victoria City Council and Planning Committee
Re: Vic-West Roundhouse Development Plan

From: Carolyn Watters, 165-302 Kimta Rd, Victoria
Date: July 31, 2022

Thank you for the opportunity to comment again on the West Vic Roundhouse development. I have read the documents provided by the city and by the development proposers. I have reviewed this proposal in the context of the city's Official Community Plan in which the vision is stated as

Victoria is an urban sustainability leader inspiring innovation, pride and progress towards greater ecological integrity, livability, economic vitality, and community resiliency confronting the changes facing society and the planet today and for generations to come, while building on Victoria's strengths as a harbour-centred, historic, capital city that provides exceptional quality of life through a beautiful natural setting, walkable neighbourhoods of unique character, and a thriving Downtown that is the heart of the region. (OCP_Section 3-2, underlining added)

In this context, there are good reasons to develop the Roundhouse parcels (north and south) consistent with these principles. At the same time, the details of the current proposal introduce serious risk to the OCP principles and "generations to come." The design specifics in the proposal are currently at odds with achieving the city's vision with respect to community wellbeing and to Victoria's city unique beauty and historic ethos. Research has shown that visual features and the scale of buildings affect the human sense of place related to human perceptions of community, safety, wealth, and beauty. It is not clear whether the 26 floor limit has been approved but it is clear that allowing towers of 20-30 stories in this area is simply inconsistent with the OCP plan. The potential impacts of the current and newly proposed plans are concerning. Let me restrict my comments to main areas of concern.

Concerns in plans related to community building:

1. Vibrant Communities. Communities and neighbourhoods are not formed in vertical blocks of thousands of people travelling up and down 20 or 30 floors in elevators but rather emerge from the familiarity of neighbors in human-scaled social contexts founded in the village mosaic that is unique to Victoria.
2. Social Equity. The recent announcement in the Times Colonist, July 28, 2022, reporting on a proposal by the developers to build a specific 18 story building exclusively for affordable housing is alarming. This proposal represents an egregiously regressive social policy that separates and identifies those needing "affordable" housing from those able to afford living in the other buildings. This will have a multigenerational impact. Please do not do this.

Concerns of increases in approved construction height:

1. Sight Lines. The street level impact of 30 story buildings, as those proposed, is to block the sightlines of that natural setting that is so special to Victoria: the Sooke Hills, the west coast trees that line the streets, the Olympic Mountains, the ocean, the rocky undulations of the city, and the vistas of skies beyond buildings. These lines of sight that we take for granted when we walk, bike, or drive in the city are a unique feature of Victoria and would be seriously impacted by blocks of construction of the heights proposed. In the proposal Design Guideline document the proposed extension to building heights will irrevocably diminish the “beautiful natural setting” of West Vic!
2. Precedence: The separation of approval of the north parcel from the future approval of the south parcel is problematic. Clearly decisions made for the north parcel will have the weight of precedence on future decisions.

Thank you for your consideration of these and other comments that you receive, as you weigh the issues in the context of the principles of the city’s Official Planning Vision.

From: Marguerite Rowe [REDACTED]
Sent: August 1, 2022 12:31 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Stephen Andrew (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Sharmarke Dubow (Councillor); [REDACTED] Michael Angrove; Jocelyn Jenkyns; Development Services email inquiries
Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt

This letter to the City Council marks our third time (previous letters Dec 16, 2021 and July 22, 2021) requesting that you approve the **Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt**. This is now an urgent request that the Council approve the application at the September meeting of the Committee of the Whole and ensure that a date is set for a public hearing to occur prior to the Council elections. This is a priority for the citizens of Vic West who have waited a long time to see the Roundhouse development get started. We would like the Mayor and Councillors to also view this as a priority.

The recent announcement of the generous donation by Patricia and Kenneth Mariash of shovel-ready land to the Greater Victoria Housing Society to build affordable housing is commendable. Affordable housing with strong liveable neighbourhoods is a priority for our City and can be realized through the Roundhouse Development.

We recognize that you are beginning a much deserved vacation but we ask that you ensure that the processing of this application occurs in your absence and that the appropriate documents are ready for review on your return. Thank you for your service for the citizens of Victoria.

Sincerely,
Marguerite and Don Rowe
6-100 Saghalie Road. Victoria, BC
[REDACTED]

I have already submitted my letter of opinion regarding this development. However, having seen the developer on TV Thursday night, I felt I needed to add more detail to my concerns.

First, I find it disturbing that he feels giving money to the city in exchange for getting what he wants sounds to me like borderline bribing the council.

Second, I worry when he says he is going to "try" to restore the heritage buildings on site. Who is going to ensure this happens?

Third, there is an empty pit where a seniors/mixed use building was supposed to be erected on the east side of his property. Should he not live up to his commitment to provide that housing before he gets approval for more? Who is holding him accountable for this failure? What's to say he doesn't do the same again? Let him build the original building first to show that he can be trusted to follow through with his commitments before allowing further development.

Thank you for your time.

Lorraine Dimond
632-205 Kimta Road



To whom it may concern;

I am writing to once again express my deep concerns regarding the proposed revisions for the Roundhouse property in Vic West. As further details become available regarding the proposed increased number of buildings and the proposed increase to the *heights* of those buildings, the proposal, as it stands now, is nothing short of slap in the face to our beautiful Songhees community, and to the city of Victoria itself.

This one small parcel of land would have more units than every other building in the entire Songhees neighbourhood combined. The Songhees neighbourhood has a unique feel to it; a collective of high end condo buildings ranging from 5-9 stories along the water. The current Bayview development (Bayview One, the Promotory and the Encore buildings) sits behind the row of Songhees condo buildings, the buildings are fairly well spaced out from each other and don't cause large areas of shade or encroachments on the buildings around them. Adding 13 more buildings (with proposed heights of 29 stories high, as well as 28 stories, 27 stories, 27 stories etc.) and including now a mix of a potential of 4 HOTELS (!!!) on the Roundhouse property will massively change the entire look and feel of the Songhees community. The new buildings will tower over the rest of the neighbourhood and the Victoria West Park on the other side of the property. Most of the newly proposed buildings themselves will end up in year-round shade from the other new buildings on the same property. The waterfront Songhees pathway and parks will become overrun with new residents, their pets, and the tourists from the new hotels. I've seen firsthand how this has played out in Vancouver and Toronto, and their waterfront areas have now become swarmed with people, pets, noise, and garbage. This is not needed in Victoria and the Songhees community deserves better.

I have spent over 2 decades in real estate development and the construction industry and I have seen how this approach to "development" has played out in other parts of the country. I can assure you that the communities and the City suffer in the long term from this approach. Not only do formerly-peaceful communities become overrun with residents & vehicular traffic, but this over-development leads to other problems for the City Administrative Staff itself in short order. Yes, you will receive an increase in property taxes by increasing the number of units you can sell per square acre of land, however each of those units become occupied with residents. Residents with needs,

pets, vehicles... You end up with logistical challenges, traffic woes, and an inability to service that volume of people. The City ends up spending more and more money to correct the mistakes made by their choice to over-populate an area, which can never be undone... the entire neighbourhood begins to suffer, residents become frustrated and the community deteriorates. Victoria itself and the Songhees community deserve better than this.

With regards to this particular developer, I would like to raise your attention to their poor attention to quality with the last buildings built on the Bayview site. I lived at the newest building; the Encore, for 13 months from the time it was brand new, and it was plagued with quality issues. Again, I have a background in residential construction and I understand that some new buildings experience some "settling in" issues, however the Encore building's quality issues went far beyond what is expected or typical. During the 13 months that I lived there, I think the Enterphone system worked for about 6 weeks total, the garage doors were out of commission many times, the AC / HVAC system was continually experiencing problems (leaving it very hot in the Summer and cold in the Winter)... the folks in the building and the strata used to joke that the building must be haunted because it experienced non-stop issues since day one. Apparently folks in the Encore, Promotory (and others around our neighbourhood) share a belief that "the Bayview developers used poorer and poorer quality products and installation methods as each new building was built. They cut many more corners building the Encore than they did the Promotory". This should be noted to the City; they should know that this is the reputation of this developer, and what might that mean for the additional 13 buildings they now want to build. Are they going to be built with shoddy workmanship too, resulting in an endless stream of repairs and headaches? Why has this developer allowed the quality to slip?

Another important consideration for the city and its residents is the number of UNSOLD new construction units that currently exist across Victoria. There is clearly not the shortage of condos we keep being told by the media when the numerous developers across the city are still trying to sell units in buildings that are several years old. When I moved out of the Encore building (2 years after it was built), there were STILL a number of new, unsold units in that building! The units were lovely, reasonably priced, and yet were not selling. And this was not that long ago. Again, I think this would be relevant to the City; there are unsold units all across this City and the Encore building itself has struggled to sell all of the units 2 years after it was complete. Why would it make sense to now

increase the density and number of units in the next phase of development when the first phase couldn't even sell out right next door?

The city does not need the additional buildings and increase in units being requested in the revised Bayview Roundhouse proposal. There is no shortage of development taking place in and around Victoria at the moment. All you have to do is drive 5 minutes in any direction and you will encounter a number of tower cranes as new buildings are going up all over the city (all in a response to a "housing crisis"...). The "housing crisis" is a term coined by a City Council who themselves have created a stated goal of increasing the city's population by an additional 20,000 people in the near term. The City decides they want to attract an additional 20,000 residents to generate additional revenue, they use that revenue-generating goal to justify making a public declaration of a "housing crisis", this incites public outrage and demand for "more housing", which in turn justifies the City's recent behavior in expediting building permits, increasing building height restrictions and revising density restrictions all to meet a public outcry for a problem that they've artificially created to bring in more revenue via property taxes and massive development fees. Furthermore, there are already a large number of affordable housing developments underway across the city with a massive number of new affordable units being added to the market as we speak.

I am aware of the submissions that you have received; providing detailed rebuttals and responses to each of the proposed changes and the City's questions. I urge you to review those submissions carefully. The Bayview developer has made it clear that they want to push this proposal through before the upcoming change in City Council. Do you want this debacle to be the legacy you leave behind in your role as a protector of this City's citizens?

Please take the time to recognize the serious, permanent implications to an offensive proposal such as this, and to look at examples of how this type of development has played out in other cities. I urge you to keep Victoria's world-famous charm and beauty in mind as you continue to review this proposal and others that come across your desk. We want the tourists to come back; the unique beauty, look, feel and European-style charm that Victoria is famous for is what brings those tourists here. If they wanted to see another Vancouver or Toronto, filled with skyscrapers, the tourists would go there. Most of the residents of Victoria have themselves moved from major cities across Canada and have worked their entire lives to save up to live in Victoria for a reason. Please honour your

residents and your tax payers by protecting our beloved City and in particular, the Songhees community.

Sincerely,

Keri Salvisburg

205 Kimta Road.

Victoria

This letter to the City Council marks our third time (previous letters Dec 16, 2021 and July 22, 2021) requesting that you approve the **Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt**. This is now an urgent request that the Council approve the application at the September meeting of the Committee of the Whole and ensure that a date is set for a public hearing to occur prior to the Council elections. This is a priority for the citizens of Vic West who have waited a long time to see the Roundhouse development get started. We would like the Mayor and Councillors to also view this as a priority.

The recent announcement of the generous donation by Patricia and Kenneth Mariash of shovel-ready land to the Greater Victoria Housing Society to build affordable housing is commendable. Affordable housing with strong liveable neighbourhoods is a priority for our City and can be realized through the Roundhouse Development.

We recognize that you are beginning a much deserved vacation but we ask that you ensure that the processing of this application occurs in your absence and that the appropriate documents are ready for review on your return. Thank you for your service for the citizens of Victoria.

Sincerely,
Marguerite and Don Rowe
6-100 Saghalie Road. Victoria, BC

Please do not give into the outrageous density demands of self-serving Focus Equities...

developer. The documents are unimaginative, transparent sales brochures disguised as a bleeding-heart proposal to "help Victoria residents". To be clear, the developer asked for the Sun back in 2008, then revised their request to ask for the Sun, the Moon and the Stars in 2021, and has now come back with a new proposal asking for the Sun, the Moon and half of the Stars "only", and are painting the picture that they've conceded so much. This is a classic negotiation tactic to receive way more than you were originally approved for. They are STILL asking for double the density that was approved in 2008. We cannot miss that important point. The future of our community depends on the City being reminded of that fact.

The actual reason why they want to sell so many more units is because their own costs to remediate the contaminated soil on the site have increased since the Shawnigan Lake Toxic Waste dump site has been shut down. They openly admit to this in these documents. They want to "make up for the additional costs" by doubling the density and selling that many more units. So, the rest of us have to suffer with an over-populated neighbourhood permanently plagued with traffic, garbage and people problems because the developer doesn't want to pay more to remove the contaminated soil on site. They are attempting to sell this increase in density to the public as them doing the City a favour.

Kim Stevens
205 Kimta Road

Dear Mayor, City Councillors and City Planners,

I am writing to once again express my deep concerns regarding the proposed revisions for the Roundhouse property in Vic West. I have read through the many pages of the most recent proposal regarding the Bayview Roundhouse development, as well as the letters from the developer. The documents are unimaginative, transparent sales brochures disguised as a proposal to "help Victoria residents". To be clear, the developer asked for the Sun back in 2008, then revised their request to ask for the Sun, the Moon and the Stars in 2021, and has now come back with a new proposal asking for the Sun, the Moon and half of the Stars "only", and are painting the picture that they've conceded so much. This is a classic negotiation tactic to receive way more than you were originally approved for. The bottom line is that they are STILL asking for double the density that was approved in 2008. We cannot miss that important point. The future of our community depends on the City being reminded of that fact.

The actual reason why they want to sell so many more units is because their own costs to remediate the contaminated soil on the site have increased since the Shawnigan Lake Toxic Waste dump site has been shut down. They openly admit to this in their documents. They want to "make up for the additional costs" by doubling the density and selling that many more units. So, the rest of us have to suffer with an over-populated neighbourhood permanently plagued with traffic, garbage and people problems because the developer doesn't want to pay more to remove the contaminated soil on site? To add insult to injury, they are insulting your intelligence by attempting to sell this increase in density as them doing the City a favour.

The proposal, as it stands now, is nothing short of slap in the face to our beautiful Songhees community, and to the city of Victoria itself. I am aware of the submissions that you have received; providing detailed rebuttals and responses to each of the proposed changes and the City's questions. I urge you to review those submissions carefully. The Bayview developer has made it clear that they want to push this proposal through before the upcoming change in City Council. Do you want this debacle to be the legacy you leave behind in your role as a protector of this City's citizens?

This one small parcel of land would have more units than every other building in the entire Songhees neighbourhood combined. The Songhees neighbourhood has a unique feel to it; a collective of high end condo buildings ranging from 5-9 stories along the water. The current Bayview development (Bayview One, the Promotory and the Encore buildings) sits behind the row of Songhees condo

buildings, the buildings are fairly well spaced out from each other and don't cause large areas of shade or encroachments on the buildings around them. Adding 13 more buildings (with proposed heights of 29 stories high, as well as 28 stories, 27 stories, 27 stories etc.) and including now a mix of a potential of 4 HOTELS (!!!) on the Roundhouse property will massively change the entire look and feel of the Songhees community. The new buildings will tower over the rest of the neighbourhood and the Victoria West Park on the other side of the property. Most of the newly proposed buildings themselves will end up in year-round shade from the other new buildings on the same property. The waterfront Songhees pathway and parks will become overrun with new residents, their pets, and the tourists from the new hotels. I've seen firsthand how this has played out in Vancouver and Toronto, and their waterfront areas have now become swarmed with people, pets, noise, and garbage. This is not needed in Victoria and the Songhees community deserves better.

I have spent over 2 decades in real estate development and the construction industry and I have seen how this approach to "development" has played out in other parts of the country. I can assure you that the communities and the City suffer in the long term from this approach. Not only do formerly-peaceful communities become overrun with residents & vehicular traffic, but this over-development leads to other problems for the City Administrative Staff itself in short order. Yes, you will receive an increase in property taxes by increasing the number of units you can sell per square acre of land, however each of those units become occupied with residents. Residents with needs, pets, vehicles... You end up with logistical challenges, traffic woes, and an inability to service that volume of people. The City ends up spending more and more money to correct the mistakes made by their choice to over-populate an area, which can never be undone... the entire neighbourhood begins to suffer, residents become frustrated and the community deteriorates. Victoria itself and the Songhees community deserve better than this.

With regards to this particular developer, I would like to raise your attention to their poor attention to quality with the last buildings built on the Bayview site. I lived at the newest building; the Encore, for 13 months from the time it was brand new, and it was plagued with quality issues. Again, I have a background in residential construction and I understand that some new buildings experience some "settling in" issues, however the Encore building's quality issues went far beyond what is expected or typical. During the 13 months that I lived there, I think the Enterphone system worked for about 6 weeks total, the garage doors were out of commission many times, the AC / HVAC system was

continually experiencing problems (leaving it very hot in the Summer and cold in the Winter)... the folks in the building and the strata used to joke that the building must be haunted because it experienced non-stop issues since day one. Apparently folks in the Encore, Promotory (and others around our neighbourhood) share a belief that “the Bayview developers used poorer and poorer quality products and installation methods as each new building was built. They cut many more corners building the Encore than they did the Promotory”. This should be noted to the City; they should know that this is the reputation of this developer, and what might that mean for the additional 13 buildings they now want to build. Are they going to be built with shoddy workmanship too, resulting in an endless stream of repairs and headaches? Why has this developer allowed the quality to slip?

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The city does not need the additional buildings and increase in units being requested in the revised Bayview Roundhouse proposal. There is no shortage of development taking place in and around Victoria at the moment. All you have to do is drive 5 minutes in any direction and you will encounter a number of tower cranes as new buildings are going up all over the city (all in a response to a “housing crisis”...). The “housing crisis” is a term coined by a City Council who themselves have created a stated goal of increasing the city's population by an additional 20,000 people in the near term. The City decides they want to attract an additional 20,000 residents to generate additional revenue, they use that revenue-generating goal to justify making a public declaration of a “housing crisis”, this incites public outrage and demand for “more housing”, which in turn justifies the City's recent behavior in expediting building permits, increasing building height restrictions and revising density restrictions all to meet a public outcry for a problem that they've artificially created to bring in

more revenue via property taxes and massive development fees. Furthermore, there are already a large number of affordable housing developments underway across the city with a massive number of new affordable units being added to the market as we speak.

Please take the time to recognize the serious, permanent implications to an offensive proposal such as this, and to look at examples of how this type of development has played out in other cities. I urge you to keep Victoria's world-famous charm and beauty in mind as you continue to review this proposal and others that come across your desk. We want the tourists to come back; the unique beauty, look, feel and European-style charm that Victoria is famous for is what brings those tourists here. If they wanted to see another Vancouver or Toronto, filled with skyscrapers, the tourists would go there. Most of the residents of Victoria have themselves moved from major cities across Canada and have worked their entire lives to save up to live in Victoria for a reason. Please honour your residents and your tax payers by protecting our beloved City and in particular, the Songhees community.

Sincerely,
Keri Salvisburg
740-205 Kimta Road.
Victoria

From: Frances Grunberg [REDACTED]
Sent: Saturday, August 6, 2022 3:57 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; [REDACTED] Development Services email inquiries <DevelopmentServices@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; jjenkins@victoria.ca
Subject: REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catharine Street and #200-#210 Kimta Road

Dear Mayor, City Councillors and Employees of the City of Victoria:

Re: Rezoning Application for the Roundhouse Development Site of Bayview Place

I am writing to you as an owner and Strata President at The Promontory located at 83 Saghalie Road. I have owned my condominium since 2013 and bought it with the understanding that the adjacent vacant property including the RoundHouse would be developed in the near future. This was nine years ago and nothing has happened. I have attended numerous public meetings in the neighbourhood where residents of this area have voiced their concerns about the lack of progress on construction and development of this planned community. I have carefully studied the proposals that Focus Equities have submitted to Council for approval and am very impressed with the plans and the numerous community consultations hosted by Focus Equities.

At a recent public meeting, many of us voiced serious concerns about the fact that there is not movement with approvals from the City on this development except perhaps the construction of a condominium on the corner of Catharine and Esquimalt Road which we consider very positive but not enough.

I am writing to ask for an explanation as to why this whole development has been held up for years while others such as the Bosa buildings on Tyee Road are going ahead? As I see it, it would only be advantageous to this city to work closely with Focus Equities to create a world class neighbourhood in Vic West, full of resources and amenities to accommodate the growing population of Vic West and Esquimalt. Not to mention the tax base that the residential buildings would be contributing to the overall budget of the municipality.

I urge you to go ahead and allow this development to go ahead and if not, please explain to me what are the barriers to moving forward so they can be addressed.

I would appreciate a timely response in view of the upcoming election. Surely this is something the current mayor and council members could expedite before ending their terms.

Thank you for your immediate attention to this matter.

Yours truly,
Frances Grunberg
1905
83 Saghalie Road
V9A0E7
[REDACTED]

Dear Victoria City Council,

My name is James Barry and I am an owner/resident of a condo in the Promontory Building at 83 Saghalie Road here in Victoria.

Please stop any rezoning or proposed developments in my neighbourhood until at least such time as the Developer (Bayview Properties) has upheld their side of the Master Plan for our community in terms of completion of the Roundhouse Community Refurbishment Project.

As you can likely imagine by the attached information, I am deeply concerned about the abuse of my Strata Fees and my Strata's resources to effectively facilitate the political and financial objectives (abusive) of Bayview Properties and would ask that my Civic Council stand up for ALL Taxpayers who are stakeholders in the communities that surround the Roundhouse Properties.

I thank you very much for your time and help with these matters.
Best regards,

James Barry
1304 - 83 Saghalie Road
Victoria, BC. V9A 0E7

BAYVIEW PLACE

July 26, 2022

Attn: Community

RE: Thursday, August 4th, 2022, Community Meeting at The Bayview Presentation Centre – 80
Saghalie Rd.

Everyone:

We will be hosting the community at our presentation centre starting at 6:00 PM and ending around 8:00 PM or 9:00 PM if we decide to visit City Hall during the final councillor meeting before their August break. Parking is available at the Roundhouse as per the attached map, with the presentation centre identified at the hilltop to the east.

The agenda will include a project update with community questions, comments, and suggestions. Good food, beverages, and friendly folks will be available.

The Project

Our design and development plan will continue the Bayview Place/Roundhouse vision that shows, among other things, that our current zoning is 26 floors, and we are below 30 on everything proposed. Four new buildings are proposed on the vacant land north of the rail right of way that will accommodate an affordable housing rental building on the far northwest corner at Catherine and Esquimalt, with an adjacent market rental building to the east and two condominium buildings behind the Roundhouse.

We will discuss and inform you regarding our current application that has been slowed down for presentation to Committee of the Whole (COTW) in September with a poor chance to get to a public hearing with the current council before the election unless the community stresses the need to make the project a more urgent priority over other urgent priorities.

Community Meeting and Support

We are inviting everyone to continue to discuss moving the project forward. Please call the presentation office at 250-388-9924 or email rsp@bayviewplace.com at least one day before, if possible, to confirm if you will be attending the August 4th event or if you would like to visit us another time. We will provide all the information you want for the project or questions about the developers.

We also strongly encourage all community members to write letters of support to planners and councillors as soon as possible to expedite and approve the project before the election. Remember, your voice and support are incredibly important and powerful in helping shape our communities.

Sincerely,

Patricia and Ken W. Mariash Sr.

www.bayviewplace.com/community

80 Saghalie Road, Victoria, British Columbia, Canada, V9A 0A1
Phone: (250) 388-9924 Fax: (250) 388-9414 www.bayviewplace.com

Hello:

My wife and I live in a condo building at 165 Kimta Road across from Bayview Place in Vic West. One of the reasons we chose our condo was its closeness to the planned new amenities that will be part of the Bayview property once developed. On Thursday August 4, 2022 we attended a presentation by the developer who explained the challenges of getting the project approved by the City. I don't profess to understand all the issues at play, but I would ask that the city council work hard to get this project approved as soon possible to increase the much needed supply of housing and to establish exiting new amenities.

Sincerely,

Gordon Hall
PH6 165 Kimta Rd, Victoria

From: [REDACTED]
To: [Lisa Helps \(Mayor\)](#); [Marianne Alto \(Councillor\)](#); [Stephen Andrew \(Councillor\)](#); [Sharmarke Dubow \(Councillor\)](#); [Ben Isitt \(Councillor\)](#); [Jeremy Loveday \(Councillor\)](#); [Sarah Potts \(Councillor\)](#); [Geoff Young \(Councillor\)](#); [Charlayne Thornton-Joe \(Councillor\)](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#); [REDACTED]
Subject: : Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road
Date: August 9, 2022 1:00:19 PM

Hello fine folks of Council and Bayview Place,

This is just a note of complete support of the development at the aged Roundhouse. I have been here 27 years and have always hoped for some amazing development of that land. I am so excited to see the proposed ideas for the property!

There is always going to be push-back from businesses and residents - change is difficult, I get that. People always find something to be disgruntled about. But, without progress and development, done as consciously as possible, our city stagnates and can't meet its growth in both population and in the economic sector.

The proposed integrations into Esquimalt should only bring up the area, and adding in housing (I hesitate to add 'affordable' as a quantifier, as it is Victoria, after all haha) will only bring more vibrancy, economy and vitality to one of the last struggling areas in our glorious city.

Count me and my pom-poms in for my unequivocal backing of the project.

Thank you for your time,
Christine Baggins
1297 Craigflower Rd.

To all whom this concerns.

Dear Concernees:

38 years ago, when I moved to Victoria, there were 0.something vacancy rates . Over the years the need for more (rental/affordable) housing was brought up by City Government et al. Most frequently this occurred shortly before Municipal Elections. However it was explained (every time yet another "unaffordable" strata building "went up"), that developers were absolutely disinterested in providing this city with more rental units. (period)! No profit to be made by them.

Presently, the Developers/owners? of the Roundhouse at Bayview Place Site are actually willing to build some (long awaited + needed) rental units.

There seems to be (several + separate) "roadblocks" , as in red tape via "City Hall" to slow this construction down so that it has been stalled for some time.

Why?

Could you please remove the "red tape obstacles" from this project asap.

Thank you:

Helga Hall
1216 701 Esquimalt Rd.
Victoria

Comment:

new Focus Equities & Bayview Place FOLDER#. REZ00729

355 CATHERINE ST-251 ESQUIMALT RD-200 KIMTA RD-210 KIMTA RD

Mayor & council

Michael Angrove

Patrick Cotter

My name is John G. Boehme property owner Vic West;

As an active member of the Victoria art community, post-secondary arts educator at Camosun College and practicing artist. I am connected with the thriving artistic community.

"Among the 36 cities with reliable data on artists, Victoria has the highest concentration of artists (2.36%). Hills strategy research

<https://hillstrategies.com/resource/artists-and-cultural-workers-in-canadian-municipalities/>

As a past board member of OPENSOURCE artist-run centre and currently on the board at Victoria Arts Council, a member of the James Bay Neighborhood Association and the Vic West Neighborhood Association, emcee and auctioneer at numerous Intrepid theatre events, fundraising functions for the Fringe festival.

I see there is a tremendous opportunity for Focus Equities & Bayview Place to incorporate an arts hub with an anchor such as the Victoria Arts Council; with over five decades of activity in and around the CRD. The Victoria Arts Council (formerly the Community Arts Council of Greater Victoria, est. 1968) is an ideal fit for this location with a current audience of over one million viewers annually at the current location 1800 Store st. and numerous satellite locations throughout the CRD

"We value and facilitate relationships with local organizations and arts groups in order to build community through arts and culture."

Focus Equities & the Bayview Place, specifically The Car Shop & Round House are two low-cost, high-return locations that at little cost could provide a long term location for an arts hub anchored by the Victoria Arts Council. Both the Car Shop & Round House have in the past accommodated: exhibitions, presentations, performances, auto shows, weddings, celebrations of life among others Van Gogh pending.

In closing I support a Bay view place development with more arts amenities.

John G. Boehme Dip Visual Art,BFA(VAL),MFA(he/him/his)

Dear Mayor and City Council,

We are gravely concerned about the Roundhouse Bayview Development of Focus Equities updated proposal (June 9, 2022), which projects a Floor Space Ratio (FSR) of 4.75 with nine new towers of up to 29 stories high.

This outrageous proposal still does not address the long standing issue of density NOT meeting the originally approved density FSR of 2.0 and the city of Victoria Maximum OCP guideline of 2.5. What has happened to the Victoria city standards? The new density of 4.75 will result in excessive population in our area. This is beyond the design infrastructure for Victoria. This will result in congestion to our roads, which may need to be widened, and increased capacity for the drainage and sewage system, and increased foundation requirements. The congestion will spill over to the pedestrian traffic along the Songhees walkway, and could destroy the amiable, relaxed atmosphere of this community.

Indeed, the new proposed density of 4.75 could transform Victoria into another Vancouver and Toronto, and destroy the uniqueness, charm, and elegance that is Victoria. That is the true cost of this proposal, if it is approved. We fear that an inner city atmosphere with increased traffic congestion and crime, is likely to develop, not unlike some undesirable areas in downtown.

We also point out that at least two former residents from the new Bayview facility were dissatisfied with Bayview and have moved out. It might be wise to check the purported reputation of the Focus Equities building practices, and the number of units still unsold in the Bayview facility.

We purchased our Kimta condo twenty years ago. During this time we have anxiously worked hard and saved our money for the opportunity to move here. True to form, we have found Victoria to have world-class charm, European-like, with a unique beauty and feel. We fear this may not continue if the Roundhouse development is approved.

We hope the mayor and city council have the wisdom to stop it now. The developer has tried to take advantage of the current zoning liberties with the city council, and the hype of a "housing crisis".

We hereby voice our objection, and respectfully request that you do NOT approve the re-zoning proposal, but in fact consider REDUCING the current zoning for this area.

Sincerely,

Wayne and Elizabeth Eng
Ocean Park Towers
205 Kimta Rd.

The FSR in this revised proposal is ridiculous. It doubles a generous original density.
Please retain the original FSR which was very high to start with.

Thanks.

Bill and Barbara Dexter
205 Kimta Rd.

To Victoria City Mayor and City Council:

We have strong objections regarding the Roundhouse Bayview Development (latest) proposal of June 9, 2022 which projects a Floor Space Ratio of 4.75 with nine new towers of up to 29 stories.

This proposal does not address the long standing issue of density and does not meet the original approved density FSR of 2.0 and the city of Victoria Maximum OCP guideline of 2.5. The new density of 4.75 will result in an over populated area. This will cause congestion to our roads and will increase strain to the drainage and sewage system and will increase foundation requirements. The congestion will spill over to the vehicle traffic on the street as well as to the pedestrian traffic on the sidewalks and along the waterfront boardwalk.

This new proposed density of 4.75 could transform Victoria into cities like Vancouver and Toronto. That is the reality if this proposal is approved. We think that an inner city atmosphere with increased traffic is likely to develop like some of the undesirable areas in the downtown core.

We hope the mayor and city council have the wisdom to stop this proposal now. The developer has tried to take advantage of the current zoning liberties with the city.

We hereby voice our objection and respectfully request that you do not approve this rezoning proposal.

Thank you for your attention.

H Seguin & H Moreu
423 - 205 Kimta Road
Ocean Park Towers

To Whom It May Concern,

I am a resident at Bayview Place. I have engaged in numerous community consultation processes and am pleased to see the interests of residents reflected in the current proposed Rezoning Application for the Roundhouse Development Site at Bayview Place. I am writing in support of the proposal.

Ken Mariash recently announced his intention to donate \$15 million for construction of an 18 story affordable housing building as part of the Roundhouse development at Bayview Place. The Roundhouse development at Bayview Place is an opportunity to substantially impact housing availability for current and future residents of Victoria. It is critical that this project be reviewed by council before the October election. To not do so puts the availability of diverse, much needed housing at risk. The time to act is now.

Thank you for your support.

Linda Angelo
#1802 83 Saghalie Road

From: [Jila Mahalec](#)
To: [Lisa Helps \(Mayor\)](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)
Cc: [Marianne Alto \(Councillor\)](#); [Stephen Andrew \(Councillor\)](#); [Sharmarke Dubow \(Councillor\)](#); [Ben Isitt \(Councillor\)](#); [Jeremy Loveday \(Councillor\)](#); [Sarah Potts \(Councillor\)](#); [Charlayne Thornton-Joe \(Councillor\)](#); [Geoff Young \(Councillor\)](#); [REDACTED] [Development Services email inquiries](#); [Jila Mahalec](#); [Vladimir Mahalec](#)
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road.
Date: August 30, 2022 2:41:55 PM

TO: Mayor L. Helps, Senior Planner, Manager and the Councilors of the City of Victoria
August 30, 2022

Dear Mayor Helps, Senior Planner Angrove, City Manager Jenkyns and the Councilors,

This letter is to urge you to reject the proposed development and associated rezoning for the Roundhouse Development Site at Bayview Place.

Proposed rezoning of the Roundhouse Development disregards City of Victoria zoning bylaws, the very bylaws that make the City a livable place. Victoria's citizens have always been able to enjoy the built environment surrounding them. As proposed, the development at the Roundhouse site would add a dozen of very, very tall buildings and turn Songhees area into a forest of tightly packed glass towers, a place without a soul, overpopulated, unwelcoming, similar to downtown Toronto or Vancouver. It would change perception of Victoria from being unique, charming, European-like city into just another city in North America.

As a university professor, I research community energy systems and buildings that reduce greenhouse gas (GHG) emissions. Proposed development raises alarm bells in my head, since it would deliver a very large number of housing units in low thermal efficiency buildings.

The City plan for GHG emissions reductions is that by 2030 the new building will be "net zero energy ready". The development of anything approved for the site is likely to take several years, i.e. the completion will be close to 2030. Given the history of units at Bayview Place taking a very long time to sell, it is likely that new units will still be marketed in 2030. Hence, the developer should design and build buildings that are "net zero energy ready" or can easily be brought up to that standard.

The buildings that this developer has built in Songhees are extremely energy inefficient (steel and concrete frame with glass panels hung onto it – the cheapest construction).

It is likely that similar type buildings will be built, unless the Council intervenes and requires construction that meets "net zero energy ready" standard.

This developer has gone through several revisions of the development proposal. Each new revisions adds more buildings, the heights of the buildings increase, and the amenities decrease.

Victoria OCP calls for a maximum FSR of 2.5. Each development proposal violates that limit and pushes FSR higher. The current proposal is at 4.75 (or higher) which is like downtown Toronto and Vancouver.

In 2015 this Developer proposed an update of 2008 Design Guidelines for this site. Included were detailed studies on the site shading, views towards Lime Bay, and there were not nearly as many buildings and the buildings were much shorter in the 2015 plan compared to the latest 2022 proposal. The latest development proposal distributed to the public has many nicely sounding phrases that are not supported by the facts; the latest proposal of June 2022 violates the principles laid out in 2015.

We urge you to reject the current rezoning proposal and to encourage the developer to propose a plan that will build a livable neighborhood, considering already existing buildings (built by this developer and others) in Songhees.

Some high rises building will be needed to redevelop the site. In addition, there need to be adequate spaces allocated for various retail stores (groceries, pharmacies, restaurants, specialty retail), public spaces (plaza, theater, library), and public transport. Current proposal does not allocate enough space for such areas.

Developer should reconsider 2015 plan and propose adjustments that would lead to “net zero energy ready” buildings and not build so many buildings on the site. This is a unique building site; if this developer does not wish to build on it, the value of the site itself will attract other developers.

Sincerely,

Prof. Dr. Vladimir Mahalec

Dr. Jila Mahalec

Owners of Unit 421, 203 Kimta Rd, Ocean Park Towers

Hello Mayor Helps and Council,

I'd like to comment on the Amica development on Birch/Ashgrove/Richmond streets. (1921, 1929, 1931, 1933, 1935 Ashgrove Street in Victoria).

There are 2 distinct reasons why this project should not proceed.

- tearing down 5 perfectly good homes (one of them very new) is incredibly wasteful. Particularly given that there is a large empty lot RIGHT across Birch St.
- a 6 story building does not at all fit the context of Ashgrove St or the surrounding neighbourhood.

Thank you for seriously considering these important factors when looking at this project.

Thank you,
Kevin Attewell
A North Jubilee Neighbour

From: Victoria Mayor and Council
Sent: Tuesday, August 30, 2022 9:56 AM
To: Public Hearings
Subject: FW: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: August 29, 2022 8:51 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fw: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road

From: Norman Leslie [REDACTED]
Sent: August 28, 2022 4:08 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-Joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; [REDACTED] <[REDACTED]> Development Services email inquiries <DevelopmentServices@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road

Dear Mayor, Councillors and Senior Victoria City Hall Staff,

I am writing to you to repeat my opposition to the Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 #251 - #259 Esquimalt Road, 45 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road.

I want to make it clear that I welcome the Roundhouse development originally approved by the City of Victoria in 2008 [I think this is the correct year], along with the quid pro quo by the developer to restore the Roundhouse and associated buildings. Why would Council now approve such a proposed, stratospheric increase in density on such a small block of land when the self-same developer has FAILED to keep the commitment he made some 14 years ago to restore the Roundhouse? The requested increase in density is excessive. Is the developer following a well worn course of action? - ask for double what the s/he anticipates will eventually be approved? In this way, the developer is seen to be not getting his own way, while it looks as if Council has supported community opposition by denying the developer what s/he has asked for? The public is all too familiar with such strategies, and will not be fooled.

I do not believe that the community supports such a dramatic increase in density. I would want assurances from the City that before arriving at any decision staff has thoroughly investigated and reported on the ability of the infrastructure :

- transportation - of all types - pedestrian, cycling car, bus, truck

- water,
- sewage,
- power,
- green space
- fire
- police

to accommodate such a dramatic increase in population.

I ask that you NOT approve ANY increase in density over and above what City had approved years ago. If you do approve any increase, it rewards developers how delay building homes and it rewards a developer who failed to honour previous commitments.

Can the appropriate personnel - either an elected official or senior staffer - respond to my request to where I can find a completed study or report that demonstrates to the public that the various elements of the infrastructure have been analyzed and the proposed increase in density can be safely be accommodated and that such information is in the hands of elected officials before any vote is taken. Could you also advise me where this information is available?

Thank you.

Norm Leslie
205 Kimta Road, Suite 739
Victoria, BC
Canada V9A 6T5



TO: Mayor L. Helps, Senior Planner, Manager and the Councilors of the City of
Victoria

August 30, 2022

Dear Mayor Helps, Senior Planner Angroove, City Manager Jenkyns and the Councilors,

This letter is to urge you to reject the proposed development and associated rezoning for the Roundhouse Development Site at Bayview Place.

Proposed rezoning of the Roundhouse Development disregards City of Victoria zoning bylaws, the very bylaws that make the City a livable place. Victoria's citizens have always been able to enjoy the built environment surrounding them. As proposed, the development at the Roundhouse site would add a dozen of very, very tall buildings and turn Songhees area into a forest of tightly packed glass towers, a place without a soul, overpopulated, unwelcoming, similar to downtown Toronto or Vancouver. It would change perception of Victoria from being unique, charming, European-like city into just another city in North America.

As a university professor, I research community energy systems and buildings that reduce greenhouse gas (GHG) emissions. Proposed development raises alarm bells in my head, since it would deliver a very large number of housing units in low thermal efficiency buildings.

The City plan for GHG emissions reductions is that by 2030 the new building will be "net zero energy ready". The development of anything approved for the site is likely to take several years, i.e. the completion will be close to 2030. Given the history of units at Bayview Place taking a very long time to sell, it is likely that new units will still be marketed in 2030. Hence, the developer should design and build buildings that are "net zero energy ready" or can easily be brought up to that standard.

The buildings that this developer has built in Songhees are extremely energy inefficient (steel and concrete frame with glass panels hung onto it – the cheapest construction).

It is likely that similar type buildings will be built, unless the Council intervenes and requires construction that meets "net zero energy ready" standard.

This developer has gone through several revisions of the development proposal. Each new revisions adds more buildings, the heights of the buildings increase, and the amenities decrease.

Victoria OCP calls for a maximum FSR of 2.5. Each development proposal violates that limit and pushes FSR higher. The current proposal is at 4.75 (or higher) which is like downtown Toronto and Vancouver.

In 2015 this Developer proposed an update of 2008 Design Guidelines for this site. Included were detailed studies on the site shading, views towards Lime Bay, and there were not nearly as many buildings and the buildings were much shorter in the 2015 plan compared to the latest 2022 proposal. The latest development proposal distributed to the public has many nicely sounding phrases that are not supported by the facts; the latest proposal of June 2022 violates the principles laid out in 2015.

We urge you to reject the current rezoning proposal and to encourage the developer to propose a plan that will build a livable neighborhood, considering already existing buildings (built by this developer and others) in Songhees.

Some high rises building will be needed to redevelop the site. In addition, there need to be adequate spaces allocated for various retail stores (groceries, pharmacies, restaurants, specialty retail), public spaces (plaza, theater, library), and public transport. Current proposal does not allocate enough space for such areas.

Developer should reconsider 2015 plan and propose adjustments that would lead to “net zero energy ready” buildings and not build so many buildings on the site. This is a unique building site; if this developer does not wish to build on it, the value of the site itself will attract other developers.

Sincerely,

Prof. Dr. Vladimir Mahalec

Dr. Jila Mahalec

Owners of Unit 421, 203 Kimta Rd, Ocean Park Towers

I am gravely concerned about the Roundhouse Bayview Development of Focus Equities updated proposal (June 9, 2022), which projects a Floor Space Ratio (FSR) of 4.75 with nine new towers of up to 29 stories high.

This outrageous proposal still does not address the long standing issue of density NOT meeting the originally approved density FSR of 2.0 and the city of Victoria Maximum OCP guideline of 2.5. What has happened to the Victoria city standards? The new density of 4.75 will result in excessive population in our area. This is beyond the design infrastructure for Victoria. This will result in congestion to our roads, which may need to be widened, and increased capacity for the drainage and sewage system, and increased foundation requirements. The congestion will spill over to the pedestrian traffic along the Songhees walkway, and could destroy the amiable, relaxed atmosphere of this community.

The latest development proposal distributed to the public has many nicely sounding phrases that are not supported by the facts; the latest proposal of June 2022 violates the principles laid out in 2015.

I urge you to reject the current rezoning proposal and to encourage the developer to propose a plan that will build a livable neighborhood, considering already existing buildings (built by this developer and others) in Songhees.

Some high rises building will be needed to redevelop the site. In addition, there need to be adequate spaces allocated for various retail stores (groceries, pharmacies, restaurants, specialty retail), public spaces (plaza, theater, library), and public transport. Current proposal does not allocate enough space for such areas.

Developer should reconsider 2015 plan and propose adjustments that would lead to “net zero energy ready” buildings and not build so many buildings on the site. This is a unique building site; if this developer does not wish to build on it, the value of the site itself will attract other developers.

Indeed, the new proposed density of 4.75 could transform Victoria into another Vancouver and Toronto, and destroy the uniqueness, charm, and elegance that is Victoria. That is the true cost of this proposal, if it is approved. We fear that an inner city atmosphere with increased traffic congestion and crime, is likely to develop, not unlike some undesirable areas in downtown.

We also point out that at least two former residents from the new Bayview facility were dissatisfied with Bayview and have moved out. It might be wise to check the purported reputation of the Focus Equities building practices, and the number of units still unsold in the Bayview facility.

If the previous reasons aren't enough to stop this proposal then the fact that this proposal would deliver a very large number of housing units in low thermal efficiency buildings might be enough for the council to stop it. GHG emissions are a worldwide concern that has caused countries across the world to commit to their reduction and elimination. City of Victoria Climate Action Plan sets net zero GHG emissions target for 2050. The plan calls for the new building to be “net zero energy ready” starting in 2030. Proposed development pays no attention to that plan; the buildings will have a very high GHG footprint (very high associated CO2 emissions) since they will have mostly glass outside walls. Heating and cooling of these buildings will require a lot of energy due to thermally inefficient construction (poor insulation).

Thank you for considering my concerns

Sincerely Erie Pentland
Owner at Ocean Park Towers

Re: Roundhouse Bayview Development Project – Focus Equities

We have been residents of the Songhees area for over 27 years and have seen many developments happen during this time. I have to say that I am very disappointed in the newly proposed Roundhouse development. When the developer held an open house on the Roundhouse grounds (approximately 17 years ago) which I attended, the area was proposed to have housing and was to be like Granville Island with many small shops.

From what I understand the original development that the City of Victoria approved was a density of FSR 2.0 with the City of Victoria Maximum OCP guideline of 2.5. The new density the developer is proposing is 4.75! That is MORE THAN DOUBLE what they were originally approved for. Why is it that developers ALWAYS get approval for a smaller density and then turn around and request more? And more to the point, why does the City always fall for that?? This developer has made numerous request for a change in density. The latest one SLIGHTLY reduced a previous request, however, it is still MORE than they were originally approved for. They are not conceding anything that they were originally approved for.

If this new proposal is approved with such a huge density increase it will result in excessive population in this area. The amount of traffic in this area will increase substantially and on top of that.... the City has approved a bike lane on Kimta Road! To me, the two don't seem to go together. The increased population will spill over to the pedestrian traffic along the Songhees walkway and could destroy the relaxed, amiable atmosphere in this area. There will also be a need for increased capacity for sewage and drainage systems.

The increased density could transform Victoria into another Vancouver. Something most people don't want to see. I choose to live in Victoria because I don't like the big cities like Vancouver. Victoria has its uniqueness & charm which attracts many residents and tourists. Developments like the new proposed Roundhouse development will destroy this uniqueness and charm.

The developer is trying to obtain approval using various methods such as donating a parcel of land to the city to use a portion of a building for lower income housing, citing a "housing crisis". Although this is a nice gesture, he only decided to do that when he wanted something back from the city... increased density! Has the City actually looked into this to see the number of units in many condos around the city that still remain unsold? This developer doesn't even live in Victoria so likely doesn't care what effect his project has on the city.

I hope the mayor and city council have the wisdom to NOT fall for the tactics this developer is using to obtain increased density and simply stick to what was originally approved in 2008. It seems like the developer is trying to "bully" our city council into approving the change in density for this project when we don't need that much density in this area. Why is the developer so adamant in wanting to push this proposal through before the election in October? Likely he is worried that if our city council takes the time to review all the concerns they are receiving from residents of Victoria the change in density of his project will not be approved.

I urge you to review the comments and concerns you are receiving from your citizens of Victoria, after all, we are the ones that live here and contribute to the economy of our city. The developer will simply return to Calgary once his project is complete. I hereby voice my objection and respectfully request that you do NOT approve the re-zoning proposal. PLEASE, PLEASE stick to what you originally approved. That is all he should be able to build, despite all the bullying tactics he is trying to use to obtain more density so he can make more money. The

buildings should fit in with what is currently in the area. Most buildings in the Songhees are 4-9 stories tall. Should the Roundhouse project not be the same?

Respectfully submitted,
Barb Holm

Hi Lucina,

Here are my points in regards to considerations for the neighbors:

Noise attenuation / adjacent neighbour – We have proactively already raised the fence height and made a solid panel at the point of the fence that most impacts the neighbor.

Hours of operation – We currently operate from 8 am to 4:30 pm (On rare occasions due to high order volumes we need to run as late as 7:30 pm. but this is not often.)

Other manufacturing issues – We will do our best to keep these doors closed (outside of heat waves etc)

Use of accessory building – We can add back some bike parking to this building.

Use of outdoor space near residence – Staff do not use outdoor areas in any way that is inappropriate or has a negative effect on the neighbor.

Scheduling delivery and pick up – Unfortunately with a commercial loading zone in front of our business I have no control over when deliveries arrive. The trucks using that spot serve the whole block and are beyond my influence.

Our online order pick ups are individual customers of our cafe and have nothing to do with the temporary use permit for coffee roasting.

Signage in both businesses regarding street parking - We have had this up since day 1. Right on our front door.

Fumes and venting – There are no fumes from our production facility. We have a state of the art afterburner. It is CSA and UL certified and exceeds California low NOx emission standards, which are the toughest in the world. There are zero VOCs, zero smoke and zero odour. The exhaust passes through a 1,000,000 BTU catalytic oxidizer and comes out completely clean. It is maintained annually by an A class gas fitter. I imagine the smell the neighbors have detected was from one of the many other roasters (four within 2 km of the site. There was a fifth up until about 2 months ago)

I understand that all complaints need to be given equal consideration but all these issues were things we addressed very carefully in order to win the support we received during our initial development permit application. (The complainant was one of those supporters at the time and went as far as to speak on our behalf at city hall.) The comments from the city council from our last application reflect the amount of work we did to mitigate our impact on the neighbors.

Councillor Loveday: *"This is a very supportable application"*

Please accept this letter as an indication of overwhelming support for the Rezoning Application for the Roundhouse Development Site at Bayview Place - REZO0729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road. This project favourably addresses the pressing issue of affordable housing, while a walkable/bikeable neighbourhood encourages a car-free lifestyle. My husband and I live at 60 Saghalie Road. We purchased our condo pre-construction and have lived in it since 2019. One of the draws for us was our excitement for the development of the neighbouring area, in particular the historic Roundhouse. Although the plans have changed since we first decided to purchase, we are still in full agreement with the overall concept.

We have lived and spent a great deal of time in diverse inner-city neighbourhoods in many cities, and we love having a home in a liveable, walkable area that attracts a wide demographic - from young to old; from various income levels; from artists to professionals to those still finding their way; from a myriad of ethnic and cultural backgrounds. This is what makes a neighbourhood vibrant. We are also keen to have a home in a neighbourhood that is anchored by history, in this case the Roundhouse and its associated buildings.

We encourage City Council to approve the application as soon as possible and allow this project to get started.

Yours truly,

Sonia and Trevor Ross
108, 70 Saghalie Road

Hello,

I live on Fern Street with my family, including two daughters under the age of four, adjacent to this planned development. While I am in support of more housing, and this proposal seems fine in general, this intersection of Fort and Fern Streets is extremely busy and already feels very dangerous for pedestrians and drivers. This development has the risk of adding more danger if community-minded improvements are not made in tandem with the building. If this project were to go ahead, there must be major revisions made to ensure safety for residents. I have already e-mailed these concerns to Chelsea Medd, Planner, but I feel the council and mayor should also take on responsibility.

First, there is the issue of increased traffic and residential parking. Even though I believe this building was originally proposed as being for students, one cannot assume that these student-residents will not be car owners, or that the proposed amount of parking will be enough. There are seven parking stalls listed on the plans, while there is space for eighty-five bikes. This seems untenable and utopian to me. Not all residents will bike or bus, unless this is somehow a stipulation in rental agreements forced on residents, which I am not sure is possible. Are the building's residents going to fill up Belcher Avenue with their cars? Will they then try to park on Fern Street when they can't park on Belcher? How does the city plan to safely get even the alleged seven permitted cars out from Belcher and left onto Fort Street without a new traffic light? How can the city assure street parking, which is already at a premium for residents of Fern Street, will not be even more stressed, causing community discord and increased work in addressing city parking violation complaints?

There also is the matter of pedestrian safety. How will the city ensure the safety of dozens of new residents, in addition to those of us already living here, as we cross Fort Street by foot? Cars and bikes speed down Fort trying to beat the light. Several times I have observed cars running a red light through their sheer obliviousness that the Fern Street light exists. The obstructions of hedges cause drivers to blindly enter or exit Fort and Fern Streets. The time pressure of the pedestrian-controlled light causes those drivers who are trying to turn left from Fern onto Fort to creep dangerously close to pedestrians, many of whom are young children, seniors, or persons with disabilities, all of whom make up a sizeable portion of the Fern Street community. This is a dangerous street, but it seems to be ignored by the city.

One cannot just add a six-storey building full of people onto a very busy street and not make massive proactive changes for traffic and pedestrian safety, as well as community harmony. Specifically, I am advocating for actual time-controlled traffic lights for Fern Street, not a pedestrian-controlled lights as they currently are. I believe another traffic light for letting cars from Belcher Avenue onto Fort would be needed too. I also would like a more realistic plan for parking by this development. If they want to build the apartments, they should be more responsible for the parking that will almost certainly result. Why should residents and the city take that on?

The residents of Fern Street had to fight very hard for the addition of three simple speed bumps to help slow the huge amount of non-resident traffic that is on our street everyday.

We would not want this to be for nothing. This development feels very thoughtless in terms of how it will actually affect the community of which it wants to be part. Please take a proactive approach, an overly cautious approach even, to the traffic, parking, and pedestrian aspects of this development. Thank you for your time.

Sincerely, Max Olesen
Resident, 1859 Fern Street

Hello:

I have been following the Bayview development for quite some time, since buying in at Promontory in 2012. The proposed Roundhouse Market Place development was a huge factor when we bought and was presented by Focus Equities that the five historical buildings would be renovated and the area would have its own unique Granville Island type theme. The proposed residential/hotel towers at the time were nicely designed and left plenty of open space around the Market Place while not posing a tunnel or shadow or over densified effect. Brochure Attached.

I realize conditions change and there is a need for housing but the new proposal of 9 towers averaging ~24 stories per tower for an already high-density neighborhood is just too much. These nine towers, with Buildings B2 and B4 butted up to Esquimalt Road and Building B3 way to close to the Stores Building and Esquimalt Road would dwarf and ruin the aesthetics of the Roundhouse/Market Place and would not be adding to the charm of Vic West. A point I would like to make concerning the original Bayview development, i.e., Bayview One, Promontory & Encore; that these towers are in a totally different setting, on a hilltop. When driving west along Esquimalt Road between Tyee and Saghalie Roads, you do not notice the height of the towers as there is a rock cut/rock wall on both sides of the road. As soon as you reach Saghalie Road the view of the proposed development now opens and all is very noticeable. I believe there should be fewer towers built and only on the south side of the RxR tracks. This would avoid the tunnel and over densified effect somewhat. If residential buildings were to be constructed north of the tracks, then limiting the height to three or four stories with commercial/retail shops on the main floor would not be such a distraction and may actually compliment the Historical buildings. Street parking will become an issue with the added density and is now compounded even more so with the newly constructed Kimta E&N Connector bike lanes taking away dozens and possibly over a hundred parking spots. When the various Songhees strata parkades are emptied for their semi-annual cleanings, Kimta Road has been the go-to place to park for the day. Just to be clear, I am in favour of the bike lanes as the continuity of the connector was needed.

From what I understand the plot of land the 'B2' building would sit on near the intersection of Esquimalt Road and Catherine Street (rock outcrop) has been donated to the GVHS by Focus Equities for low-income housing/rentals. As the rock outcrop is part of the beauty in this development, could there be a consideration by the city to leaving this as a park and exchanging this GVHS plot of land with a city owned empty plot of land that would be more conducive to build on considering the amount of rock needing to be blasted and hauled off site? This would also help to reduce the density while maintaining the aesthetics.

In summary, this is such a unique piece of property and am hoping that it is developed as such. Please stop the Bayview rezoning.

Regards

Steve Siegfried

Unit 1203, Promontory

Justine Wendland

From: Jack Goodman <[REDACTED]>
Sent: December 7, 2022 3:46 PM
To: Marianne Alto (Mayor); Stephen Hammond (Councillor); Jeremy Caradonna (Councillor); Susan Kim (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Marg Gardiner (Councillor); Krista Loughton (Councillor); Dorrien Thompson
Cc: Keith Lindner; [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: 3324_001.pdf

Please see the attached letter of support for the Bayview development in Esquimalt.
Feel free to contact me anytime to discuss.

Sincerely,
Jack Goodman
General Manager
BMW Victoria/MINI Victoria
& BMW Nanaimo/MINI Nanaimo

[95 Esquimalt Rd | Victoria, BC | V9A 3K8](#)

Tel: [REDACTED] | Fax: [REDACTED]

<http://www.bmwvictoria.ca>



BMW / MINI Victoria

To Whom it May Concern

Re; REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

My name is Jack Goodman. I am the General Manager of BMW Victoria located at 95 Esquimalt Road and I am also a resident of Esquimalt.

Please accept this letter as a statement of support for the Roundhouse Bayview Place rezoning submission. The development of the Roundhouse project will further improve and enhance an integral section of this community. Repurposing this historic site will create new reasons to attract people to this important area and we support that goal. As a neighbor in proximity, we look forward to the improvements proposed by the Bayview Place submission.

Please feel free to contact me at any time to discuss.

Thank you,

A handwritten signature in black ink, appearing to read 'Jack Goodman', written in a cursive style.

J. Goodman
General Manager

To: Mayor and Council, Victoria

Attention: Jeremy Caradonna – Regional District Director

I am a homeowner at Promontory and have been following the proposed rezoning of the remaining 10 acres of the Bayview development and the rezoning proposals that have been submitted to the City of Victoria.

When my husband and I bought our unit in 2012 one of the big draws was that future development after the Encore build would be a redevelopment of the former Canadian Pacific Railway structure built in 1913, The Roundhouse; the brick building with heritage designation as one of Canada's last remaining roundhouses. I was asked to be interviewed in Calgary where we resided by the Calgary Herald for a feature which appeared in the Recreation & Investment Properties section on Saturday, September 7, 2013.

The enclosed attachment ROUNDHOUSE A KNOCKOUT without sending the entire article explains what was personally a big draw to buy into this development. A huge billboard of Roundhouse coming soon was featured at the corner of Tyee and Esquimalt for years.

A decade later I understand that the original plans when we bought that included 5 residential buildings, a public market, parks, retirement residences and a luxury hotel for many reasons did not come to fruition but the new proposal of 9 towers averaging upward of 24 stories in an already high density neighbourhood is an overreach that will actually demolish the "vision" of what we bought into.

In closing I feel that this project started out with so many unique concepts that would make our area stand out in Victoria and in particular the marketplace of the Roundhouse could potentially not only be a meeting place in Vic West but an all year market could bring yearly local producers a place to sell their products and perhaps even donate to local organizations who supply soup kitchens for those in need within the area. I am hoping that the development going forward is curtailed to meet somewhere in the middle from what was originally proposed in 2012 and what is proposed in the Rezoning of Bayview.

Maureen Siegfried

March 3, 2023

Attention: Mayor and Council for the City of Victoria
Delivered via email: mayorandcouncil@victoria.ca

Dear Mayor and Council,

Re: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

M'akola Housing Society (MHS) is pleased to submit this letter of support on behalf of the Greater Victoria Housing Society (GVHS) and the proposed project of 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200-210 Kimta Road.

MHS was incorporated on February 6, 1984, by a group of five indigenous community members. The vision of these individuals was to provide indigenous families with off-reserve secure, affordable and appropriate housing. Starting with a first build of a 23-home project on Caledonia Avenue, MHS now spans to various locations across British Columbia with over 1,700 homes being managed.

With basically the same goals in mind for families of B.C., MHS recognizes the dedication and commitment GVHS has in providing affordable and subsidized rental housing for low-to-moderate income families, seniors, working singles, and adults with diverse abilities who live independently. We strongly believe the undertaking of this project will be amazing in the hands of GVHS and provide many safe, affordable, and beautiful homes to many families who are in need.

We wish GVHS all the success with this project and we look forward to seeing updates and the build.

Sincerely,



Kevin Albers, CPA, CGA, CAFM, CIHCM
CEO, M'akola Housing Society

From: Bruce Tait [REDACTED]
Sent: January 26, 2023 1:13 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Good afternoon.

I am a resident living in Victoria West. As such, over the years, I have watched the development progress of an area that now houses the completed high rise and townhome buildings occupying the land between Esquimalt Road, Saghalie Road, Tyee Road and Kimta Avenue. The “new growth” of buildings on the hill that once housed industrial businesses has been a boon to this area and has provided much-needed residential options.

To the west of Saghalie Road is an area of land whose future evolution is being undertaken by Focus Equities (a Mariash Master Plan Community). This vast area is known as Roundhouse at Bayview Place. As is on record, initial zoning applications covering this phase of the project were made to the City of Victoria in 2008; due to changing requirements, those submissions were unsuccessful. Since then, development of the project has had to be revisited by the developer in order to meet the ever-evolving needs of our City and our times.

In June 2022 (when full Rezoning Resubmission was made to the City of Victoria), the plan for the Roundhouse at Bayview Place was handed over to the City of Victoria for their approval. As an individual property owner and, collectively, as part of a Vic West community that is awaiting resumption of Focus Equities’ work, **I wish to throw my firm support of the Roundhouse Development Site at Bayview Place, which now awaits Council’s approval.**

submitted by
Bruce Tait
107-68 Songhees Road
Victoria, BC
V9A 0A3

From: alix navarrete [REDACTED] >
Sent: January 24, 2023 9:17 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road

On the whole I approve this plan for rezoning with the exception of the reduction of retail space from 12% to a mere 4%. Many of us, most certainly myself, who bought on Songhees Road in 2014 have been anxiously awaiting the then expected addition of a shopping hub within walking distance of our homes. A mini Granville Island is what I had envisioned and am quite disappointed to see a change from that original plan, or expectation.

As a fairly recent new comer to the island from the lower mainland, I did visit for both work and pleasure many times before moving here permanently and a hotel outside of the downtown core would not have been my first choice.

I very much support the inclusion of rental and below market housing to my neighbourhood but would prefer to see such an inclusive community supported with the addition of a central and pleasant community hub comprised of mostly food vendors, coffee shops etc to which we may all be drawn.

My only other concern is.....parking! Since the expansion of the bike network we've already lost a number of on street parking spots to support the biking community and I question where all the patrons of MY preferred retail outlets would park their vehicles while conducting business.

I truly would like to see this SONGHEES community have a central meeting place.

If at all possible I would so much appreciate an off leash space to allow my little puppy to exercise. I am 75 years old and unable to make the trek up the hill to the existing allocated space. I know that I am not alone and would appreciate your consideration.

Alix Navarrete
801 66 Songhees Road
Victoria V9A0A2
[REDACTED]

From: Neil B Ridler [REDACTED]
Sent: January 24, 2023 8:27 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Dear elected representatives,

As I am adjacent to the proposed development of the Roundhouse, I should like to make a few points:

1. In my opinion urban development is necessary and can be beneficial to the developer, who wants to make profits, local inhabitants, and the environment.
2. The development must be in accordance with the existing urban landscape, which means that skyscrapers of more than 20 stories should be prohibited in Victoria. This may jeopardize the developer's wish to maximize profits, but not prevent the project from being profitable.
3. Infrastructure such as roads and pedestrian sidewalks must be capable of handling the thousands of new inhabitants.
4. Green space must be provided.
5. The unique architectural structure of the Roundhouse must not be dwarfed by the rectangular monstrosities that have been built elsewhere in Victoria. There has not been one architectural marvel built here, probably not since the Roundhouse.

Thank you for paying attention to the above

Neil Ridler, #307, 68 Songhees Road, V9A 0A3

From: Bruce & Chris Tait <[REDACTED]>
Sent: January 25, 2023 3:20 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Good afternoon.

I am a resident living in Victoria West. As such, over the years, I have watched the development progress of an area that now houses the completed high rise and townhome buildings occupying the land between Esquimalt Road, Saghalie Road, Tyee Road and Kimta Avenue. The “new growth” of buildings on the hill that once housed industrial businesses has been a boon to this area and has provided much-needed residential options.

To the west of Saghalie Road is an area of land whose future evolution is being undertaken by Focus Equities (a Mariash Master Plan Community). This vast area is known as Roundhouse at Bayview Place. As is on record, initial zoning applications covering this phase of the project were made to the City of Victoria in 2008; due to changing requirements, those submissions were unsuccessful. Since then, development of the project has had to be revisited by the developer in order to meet the ever-evolving needs of our City and our times.

In June 2022 (when full Rezoning Resubmission was made to the City of Victoria), the plan for the Roundhouse at Bayview Place was handed over to the City of Victoria for their approval. As an individual property owner and, collectively, as part of a Vic West community that is awaiting resumption of Focus Equities’ work, I wish to throw my firm support of the Roundhouse Development Site at Bayview Place, which now awaits Council’s approval.

Respectfully submitted by
Christine Tait
107-68 Songhees Road
Victoria, BC
V9A 0A3

From: Elizabeth Dean <[REDACTED]>
Sent: January 25, 2023 6:16 PM
To: Development Services email inquiries
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

From: Elizabeth Dean <[REDACTED]>
Date: January 25, 2023 at 4:01:55 PM HST
To: mayor@victoria.ca
Cc: jprice@focusequities.com
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

To ALL Mayor and City Councillors Under Separate Cover

Letter of Concern to Victoria Mayor and City Councillors re Bayview Place Development

There are several concerns about the plan for Bayview Place Phase 3 in Vic West.

The plan fails to consider the Victoria context, particularly VicWest. A vision of an emerging 'Shanghai' characterized by multiple, up to 32-storey towers, is inconsistent with this context and heritage of the Roundhouse buildings, the development's focal point. Currently, the tallest building in Victoria is 25 stories, Hudson Place One. This may be appropriate for downtown but NOT VicWest. In context, the proposed buildings should be under 15 stories, consistent with others in the Songhees area. This is characteristic of the neighbourhood that attracted residents to it.

The development plan fails to consider population density. This would become the most densely-populated area of the city, beyond downtown, and well exceeds density of the neighbourhood. Bridges in and out of VicWest would be overwhelmed.

Victoria is a 'windy' city. Excessively high and closely-positioned towers will contribute to increased wind tunneling compromising the space as a welcoming 'people place'. High wind patterns will result in uninhabitable spaces for shoppers and patio establishments.

The Roundhouse vision would be far more attractive with a Granville Island concept, in conjunction with lower-rise, less-dense buildings. This plan would attract residents and visitors to the area given its accessibility by foot, bike, bus, and water taxi. Containing motorized vehicular traffic is consistent with the city of Victoria's vision.

We would like to have confidence that those who govern Victoria's development have foresight to do the right thing for current and forthcoming generations, as well as those of us who will be immediately impacted.

Dr. Elizabeth Dean and Don Hazleden

66 Songhees Rd.

Apt. 601

Victoria, BC V9A 0A2

██████████

Sent from my iPhone

From: Suzanne Ridler [REDACTED]
Sent: January 25, 2023 5:33 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Dear Mayor and Counsellors,

I would like to make some comments on the Rezoning and Development at Bayview Place.

A few proposals are of concern to me:

1. The heights of buildings that is excessive (proposed 32 stories), and close to low Heritage buildings will take away or vastly diminish their perspective and esthetic value. You may also consider that Esquimalt limits its buildings to 6 stories, and the contrast with Bay view, just a block away, will be lacking harmony.
2. Originally the railroad tract was to be made into a prom. and cycling track, now that Kimta is in the process of serving that purpose, what is to beome of that space? Given back to railroad with a station, as we heard? Or will the tracks be taken away for building space?
3. Considering that Kimta lost many parking spots, the construction of many buildings will make parking even more scarce, therefore ample public free parking should be planned underground. Besides, for such a large increase in population in the area, convivial spaces, boutiques, gardens and children play grounds should be planned to make Bayview a village, rather that a dormitory.
4. Architecture of recently completed buildings for habitations have not been innovative in Victoria, and those planned for Bayview are in the same vein; it would be important to invite gifted architects when planning new developments, in order to increase focal points, and make the city more attractive and better known.

I thank you for your attention to these considerations.

Yours sincerely,

Dr Suzanne Pons-Ridler, #307 68 Songhees, Victoria V9A 0A3

From: Robert Woudsma [REDACTED]
Sent: January 26, 2023 10:47 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Dear Victoria Council,

I am writing to express my excitement and appreciation for the Roundhouse development in Victoria, B.C. Canada. This project is a shining example of thoughtful and well-executed urban development.

The Roundhouse is a perfect blend of modern amenities and historical preservation. The restored heritage building, which was once a railway roundhouse, serves as the centerpiece of the development and adds a unique character to the neighborhood. The development also includes new buildings that are designed to complement the existing architecture and fit seamlessly into the community.

The Roundhouse is also a great addition to the community in terms of amenities. The development features a variety of retail and dining options, as well as a community center and park. These amenities not only add value to the development, but also serve as a great resource for the surrounding neighborhood.

Furthermore, the Roundhouse is a great example of sustainable development. The development is designed to minimize its environmental impact and promote energy efficiency, which is commendable.

Overall, I believe that the Roundhouse development is a fantastic addition to the city of Victoria and serves as a model for future urban development projects. I highly recommend it to anyone looking for a vibrant and livable community.

Sincerely, Robert & Elizabeth Woudsma. 601-68 Songhees Road, Victoria V9A 0A3

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Jeremy Caradonna \(Councillor\)](#); [Chris Coleman \(Councillor\)](#); [Marg Gardiner \(Councillor\)](#); [Dorrien Thompson](#); [Stephen Hammond \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: January 30, 2023 4:34:56 PM

Dear Mayor & Council,

I have reviewed the Bayview Development Proposal for the Roundhouse site and would like to express my enthusiastic support for the project. As a fairly recent resident of the Songhees neighbourhood, I look forward to seeing the roundhouse site redeveloped and revitalized. The City needs to commit to increasing the supply of housing of all types whenever possible and provide developers with encouragement and incentives. Additional park space, retail space, and a network of pathways and public spaces is also very welcome. I am especially excited to see the currently unused rail corridor converted to a pedestrian oriented linear park.

Yours sincerely,
Lynn Gordon-Findlay

Lynn Gordon-Findlay . 61 Kimta Road . Victoria BC . V9A 0B1 . C: [REDACTED]

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Jeremy Caradonna \(Councillor\)](#); [Chris Coleman \(Councillor\)](#); [Marq Gardiner \(Councillor\)](#); [Dorrien Thompson](#); [Stephen Hammond \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); landuse@victoriawest.ca; [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: January 30, 2023 11:17:02 AM

Hello,

As a resident of the property known as Shutters on Kimta Road I thought a letter outlining some of my concerns surrounding the development plans for the Roundhouse would be prudent in advance of City Council addressing the rezoning application coming before them.

I, and many of my neighbours, love living in Vic West as it is city living without the madness of being downtown. I have often said that while I love heading downtown for shopping and entertainment I marvel at the sense of calm I feel as I walk back over the bridge to the quiet and people-friendly spaces west of the city. Now suburban living is not for everyone; it was my conscious decision to choose to live in these surroundings; if I wanted high rises, urban clutter, noise and bad traffic I would have purchased a property downtown. I am at a loss as to why council would consider migrating high rises and urban density across the bridge?

I would love to see the Roundhouse lands developed but I urge city council to reconsider the density proposed by the developer. I don't think the city has considered the ramifications of funneling thousands more residents, cars and bikes over 2 already limited bridges. Many of the units are being designed for working age residents who will start their journey on Esquimalt Road (God help them if the bridge goes up during prime time), and will leave their property from driveways leading out on to single lane feeders (already compromised by the introduction of ill-planned and ineffective bike lanes) and find themselves living in a neighbourhood short on many of the basic amenities (grocery stores, gas stations, professional offices). The added congestion on already inefficient roadways (Esquimalt, Admirals, Tyee and Johnson) will be hellish. I understand that Focus is proposing a "bike-friendly" community with limited parking spaces while tapping into the E & N loop but I think this might be naive and more of an attempt to skirt around some of the inefficient infrastructure that will need upgrading in order to accommodate this number of new residents. I have also seen very little in the plans that would enhance the community in the form of commercial or vital services and no real value to the rest of the existing community. And then there are the day-to-day logistics: garbage bin pick ups (buildings as far away as Tyee are now leaving their dumpsters on Kimta for emptying), ambulance and fire access, moving trucks and service vehicles (now parking in active roadways with flashers and pylons), businesses in the area who will lose access and parking and on and on...

And all of this on top of the 3 new buildings (more on the way) being built by Bosa on Tyee Road. Essentially you are adding a small city,

without any of the corresponding services and amenities, into a very small area. Please consider a scaled-back version of the Roundhouse development so that we can preserve our lovely suburb. I am not putting up the drawbridge, just asking you to reconsider the magnitude of this project. Thank you.

Lynn Hillaby
67 Kimta Road

Date: February 1, 2023

Re: 251 – 259 Esquimalt Rd.

mayorandcouncil@victoria.ca Victoria, British Columbia V8W 1P6

To the Mayor and Councillors, City of Victoria

Please accept this letter as expressing my support for the proposed amendment to rezone and finish the Roundhouse development site located at **251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road**, also known as Bayview Place and the Round House Site.

When we purchased our unit in Bayview One more than six years ago we were very attracted to the land owner's visions for a modern, vibrant and liveable neighbourhood next to downtown Victoria. We have since seen several new neighbour buildings begin the transformation towards making this an exciting urban village with connections in all directions to all parts of the area by bicycle, walkways and vehicles. We want the rest of the original vision to be completed and look forward to welcoming a diverse population with more well designed housing in all price ranges.

The Roundhouse is a unique heritage site that should be developed as originally contemplated by the land owners. We have seen their commitment to good design and intelligent architectural solutions. The completion of this property will be of benefit to all residents of Victoria as it features a very central public access, not common in other developments. It already attracts visitors and neighbours from other areas. More housing will also attract appropriate new retail and the development of the heritage Roundhouse site will give this development a unique resource, both social and cultural.

As so many others, I am very aware of the lack of available housing in Victoria . Filling in The Missing Middle is only one solution. When vertical density is well thought out and well designed everybody benefits in terms of available housing in a range of price points. We have 'lived experience' with the high standards of this applicant and encourage you to accept this rezoning application.

Anne Petrie

212-100 Saghalie Road

To the Mayor and City Councillors, City of Victoria:

This letter expresses my support for the rezoning amendment for the Roundhouse development Site at:

251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road.

I am a resident of Victoria West and Bayview Place. I believe that developing this Site will create a complete neighbourhood that will be liveable and address the housing needs/aspirations of Victoria which are affordability, diversity, supply and response to the 'Climate Emergency'.

With the development of this long time brown field Site, the historic roundhouse buildings can be cleaned-up, remediated, restored and reused for the benefit of the public.

The time has come to get this long delayed project started.

Donald Rowe

6-100 Saghalie Road

Victoria BC

Dear Mayor & Council,

I have reviewed the Bayview Development Proposal for the Roundhouse site and would like to express my enthusiastic support for the project. As a resident of the Songhees neighbourhood, I look forward to seeing the roundhouse site redeveloped and revitalized. The City needs to commit to increasing the supply of housing of all types whenever possible and provide developers with encouragement and incentives. Additional park space, retail space, and a network of pathways and public spaces are also very welcome. I am especially excited to see the currently unused rail corridor converted to a pedestrian oriented linear park.

Yours sincerely,

Peter de Hoog
61 Kimta Road
Victoria BC
V9A 0B1

I won't waste your time repeating the arguments I am certain you have already amply received from other supporters, such as the city's lack of available housing, the social costs of the Missing Middle, and the pressing need for both vertical density and lower price points.

Instead, cut to the chase. As a six-year — and very satisfied — resident of Bayview One I support this proposed additional development to the Bayview complex. The location is perfect for expansion, especially at the lower residential price range given its easy access to the downtown and the current impetus towards residential and commercial development in the area. We would welcome the addition both of citizenry and resources.

Ideally, this addition would finally lead to the realization of the Roundhouse project, which would prove a remarkable enhancement not just of the immediate area but of Victoria's downtown. We would love to see it realized within our lifetime — so please let's move it along.

Finally, from living in Bayview One we can heartily attest to the building standards of the Mariash company, of which surely the more would be the better.

Thank you for your consideration.

Sincerely,

myacowar

Maurice Yacowar (PhD), #212-100 Saghalie Rd

Dear Mayor and Council:

Regarding the proposed development for the property at 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and 200-210 Kimta Road.

I have great concerns about the proposed development and request for changes to the current zoning. I feel that the proposal fails the litmus test on a number of points.

1. Height. The proposed height would make these buildings far higher than the surrounding neighbourhood. Such towers, by their very nature, will be tall but with no redeeming architectural features. Compare the current Bayview towers to the strata bordering the harbour adjacent to the proposed development. Also, there are no high-rise towers in this area other than the existing Bayview towers and the current proposal to decrease the proposed towers from 30 stories to 29 and 28 is, quite frankly, insulting.
2. Neighbourhood. The proposed development would create a high-rise ghetto, completely out of character with the strata along the harbour and out of character with the 1 and 2 story family homes to the north of the site.
3. Community. High-rise buildings do NOT create community nor do they add to the surrounding community.
4. Density. The proposed density would be far greater than the surrounding neighbourhood.

If the zoning changes as requested are approved, they will set a precedent for Victoria of high rises that are out of sync with existing neighbourhoods, changing the nature of the City forever.

I would support low and medium rise development on this site, but definitely not the current proposal.

Regards
Michael Shepherd
302-165 Kimta Road
Victoria, BC

From: David Wylie <[REDACTED]>
Sent: February 5, 2023 11:31 AM
To: Marianne Alto (Mayor); Chris Coleman (Councillor); Stephen Hammond (Councillor); Matt Dell (Councillor); Dorrien Thompson; Jeremy Caradonna (Councillor); Marg Gardiner (Councillor); Susan Kim (Councillor); Krista Loughton (Councillor)
Cc: landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Mayor, council members and all,

I used to live in Vancouver and worked with many larger developers to create the branding and marketing materials for many residential condo developments. My clients included Townline Homes, Bosa Properties, Intracorp, The Salient Group, Mosaic Homes and many others. I worked on marketing high-rise towers such as Promontory here in Victoria (and much taller in Vancouver), on townhome communities, heritage conversions (such as The Hudson, also here in Victoria, which I did for Townline).

I mention this because many of these developers have been and are still active in the Victoria marketplace. And I think that I understand the psyche of developers better than the average person might.

During that time, I lived in high-rise towers, townhomes, lofts conversions, a duplex and a single family home. I experienced pretty much the entire range of conventional housing stock. And I came to realize that there are significant issues with the vertical density format that Vancouver has embraced for its downtown core and beyond.

In addition, over the past 20 years or so I have been fortunate to visit many of Europe's most famous cities and observe firsthand how they manage their needs for density. For the most part, it is not with high-rise residential towers.

Rather than try to reiterate what has already been written by those more capable than me, I have copied and pasted below a very good article about what's wrong with high-rise towers. I've also included the link if you prefer to read it online;

7 Reasons Why High-Rises Kill Livability
smartcitiesdive.com



"7 Reasons Why High-Rises Kill Livability"
Author
Bloomingrock

What do you do when you're the city of Portland and millions of people are supposed to move into your city in the coming decades and you have an urban growth boundary? Build up, right? To a certain extent yes, but not above the fifth floor, says world-renown architect Jan Gehl. "I would say that anybody living over the fifth floor ought generally to be referring to the airspace authorities. You're not part of the earth anymore, because you can't see what's going on on the ground and the people on the ground can't see where you are," he warns. As the Portland Comprehensive Plan update is underway, residents are looking on with alarm as the city is proposing to allow building heights up to 40 stories in such questionable places like historic neighborhoods and bridgeheads all in the name of density.

The high-rise is not the only answer to density. In fact, it may be a very unsuitable solution that undermines the character, livability, social fabric and even the public health of a city.

Below are 7 reasons why high-rises kill livability:

1. High-rises separate people from the street

According to Gehl, a city is best viewed at eye-level. Sure the views from a high-rise can be stunning, but you aren't able to see people in a way that allows for connection. Because it's not as easy as walking out your front door, people who live on the high floors of a high-rise are less likely to leave their houses. This separates people from the outdoors, the city and from other people. "What high-rise does is separate large numbers of people from the street, so we end up with a city that is detached from street life, we end up with a city that is based on enclaves and gated communities," says urban planning expert Michael Buxton.

And Gehl maintains that "meaningful contact with ground level events is possible only from the first few floors in a multi-story building. Between the third and forth floor, a marked decrease in the ability to have contact with the ground level can be observed. Another threshold exists between the fifth and sixth floors. Anything and anyone above the fifth floor is definitely out of touch with ground level events."

2. High-rise scale is not the human scale

High-rises are simply so tall that they make no visual sense to a pedestrian at eye-level. You can't even see the whole building unless you're in another high-rise. You become lost and engulfed in glass and steel canyons which can be isolating and dehumanizing.

The Preservation Institute tells us that when you walk through a traditional urban neighborhood, with buildings five or six stories high, you can see the faces of people looking out of their windows, and you can see personalizing details such as flowerpots in windows. When you walk through a high-rise neighborhood, you cannot see this sort of thing in most of the building's facade. In other words, you lose sight of the human-scale in high-rise neighborhoods.

3. High-rises radically reduce chance encounters and propinquity

Because high-rises tend to separate people from the street and each other, they greatly reduce the number of chance encounters that happen, which are crucial to the liveliness of a

city and to creating social capital. And because people are cooped up in tall buildings, they are less likely to experience propinquity, a concept introduced to me by architect and urban designer, Kevin Kellogg.

Propinquity is “one of the main factors leading to interpersonal attraction. It refers to the physical or psychological proximity between people. Propinquity can mean physical proximity, a kinship between people, or a similarity in nature between things,” according to Wikipedia. Propinquity happens in public spaces – on the street, in parks, public transportation and city squares. High-rises diminish people’s participation in public spaces and therefore diminish propinquity.

Living in a high-rise creates a very finite and encapsulated world in and of itself. The high-rise becomes your world, especially those which include a restaurant, market, gym and other amenities. You never have to go outside or encounter other people. Plus, this phenomenon creates the opposite effect of public spaces. It ensures that people mostly interface with others of the same socioeconomic strata. High-rises literally create silos, both physical, social and psychological.

4. High-rises are vertical sprawl

How could high-rises possibly be sprawl as they take up so little actual land? Sprawl is when something is built inefficiently and takes up too much space. With high-rises, they take up too much vertical space for something (in this case dense housing) that could be achieved with much less height.

Think of the South Waterfront in Portland, a sea of speculative high-rises that largely remain empty. Not unlike suburban sprawl that promotes isolation and is often devoid of people on the streets, high-rises offer up the same problems, but just from a vertical perspective. Plus, not unlike the vast swaths of suburban tract homes that are built during an economic bubble that often end up empty, high-rise bubbles can be just as unrealistic.

5. High-rises = gentrification and inequality; Low/Mid-rises = resiliency and affordability

According to Suzanne H. Crowhurst Lennard, co-founder and director of the Making Cities Livable International Council, “the construction industry is a powerful engine for fueling economic development. Tall buildings offer increased profits for developers. However, the higher a building rises, the more expensive is the construction. Thus, the tallest buildings tend to be luxury units, often for global investors. Tall buildings inflate the price of adjacent land, thus making the protection of historic buildings and affordable housing less achievable. In this way, they increase inequality.”

On the other hand, says Making Cities Livable, “small footprint shops and apartments in a fine textured urban fabric yield smaller profits, spread out among many individuals and businesses in the community. Over centuries, this human scale urban fabric has proved to be adaptable to changing political and economic times, making the community resilient, and durable. The City of Paris, with buildings no taller than 100’, supports continuous retail along the street, making every neighborhood walkable.”

6. Are High Rises Even Green?

Contrary to public opinion, which thinks high-rises must be sustainable because they allow for so much density, Patrick Condon of the University of British Columbia says that high-rise buildings are not green at all. He says, “high-rise buildings are subject to the effects of too much sun and too much wind on their all-glass skins. And all-glass skins are, despite many improvements to the technology, inherently inefficient. Glass is simply not very good at keeping excessive heat out, or desirable heat in. Our high-rises, according to BC Hydro (the province of British Columbia’s main electric utility) data, use almost twice as much energy per square metre as mid-rise structures.”

Moreover, Condon says that high-rise buildings are less adaptable than mid-rise structures, and therefore are inherently less sustainable. Furthermore, he says, high-rise buildings are built largely of steel and concrete and are less sustainable than low rise and mid-rise buildings built largely of wood; steel and concrete produce a lot of GHG. Wood traps it. Concrete is 10 times more GHG-intensive than wood.

7. High Rises are not good for your health

This assertion may sound laughable to some, but the effects of the high-rise on mental health have been researched and documented. Psychologist Daniel Cappon writes in the Canadian Journal of Public Health that high-rises keep children and the elderly from getting the exercise the extra effort it takes to get outside encourages them to stay at home and flip on the TV. High-rises, he says, also deprive people and especially children of “neighborhood peers and activities.” And he believes that the level of alienation and isolation, things that have been proven to negatively impact health and even shorten people’s lives, increase with the height of the building.

In conclusion, I’ll quote Cappon at length:

“What is there to say? We must have the incontrovertible evidence and the mechanism whereby the high-rise leads to the low fall of urban humanity. Meanwhile, we must not go on blindly building these vertical coffins for the premature death of our civilization.

What shall we do instead while we are wanting to learn the ultimate facts? We can satisfy the economy needs for high density per land acre, which of itself is not likely to produce ill health, while restricting height and redistributing spaces in terraced, human-scale fashion, supporting social confluence and relationships or, at least, not impeding the nurturing of precious human resources.”

Of course, the city and the CRD need to plan for future increases in density. But I do think that there are better ways than copying what Vancouver and Toronto have done.

I want to be clear. I am opposed to Focus Equities building anything over 10-storeys on the proposed site. I think it is completely inappropriate and I believe that this drive for more density is motivated by greed not altruism.

A former client of mine, the senior vice president of acquirers for Intracorp in Vancouver, used to say that the real estate industry is motivated by two things: Fear and Greed. I think that here needs to be a bit more fear about the

potential downsides of approving the levels of density and the heights that are being proposed for the site. And let greed take a backseat.

Thanks for your consideration,

David Wylie



From: Jenna Saffin <[REDACTED]>
Sent: February 5, 2023 4:46 PM
To: Jeremy Caradonna (Councillor); Marg Gardiner (Councillor); Chris Coleman (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Krista Loughton (Councillor); Matt Dell (Councillor); Dorrien Thompson; [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns; Marianne Alto (Mayor)
Subject: Re: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road

Categories:

Dear Mayor, Councillors, and City of Victoria staff;

I am writing to express my concerns about the rezoning application (REZ00729) submitted for the Bayview development by Focus Equities.

I understand the need for more housing in this city which inevitably means higher density. However, addressing this by approving 29-story towers in a neighbourhood with no buildings close to that height, on what is a historical property, does not make sense. The original proposal provides much-needed residential space the area, while also preserving historic buildings and providing mixed-use space that can be part of a vibrant community hub.

The new proposed development would completely change the neighbourhood, altering the skyline, shadowing Victoria West Park which is a neighbourhood gem (and already has mud issues during periods of rain without buildings across the street blocking sunlight) and potentially overwhelming infrastructure in the area. The Westside Village Shopping Centre is already extremely busy, rush hour traffic stretches the capacity of the streets, and the additional population increase that would come with the revised Bayview development would only exacerbate the strain on local services and infrastructure.

I ask that you please vote against the REZ00729 proposal for Bayview. The original proposal (and the one the developers continue to show on all of their information signs around the lot; a rather misleading approach considering the scope of the revision they have proposed) is a better choice and does not require an amendment to the Official Community Plan.

Thank you for your consideration,

J. Saffin

508-379 Tyee Rd
Victoria, BC
V9A0B4

From: Home <[REDACTED]>
Sent: February 5, 2023 3:34 PM
To: Marianne Alto (Mayor)
Cc: Jeremy Caradonna (Councillor); Marg Gardiner (Councillor); Chris Coleman (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Krista Loughton (Councillor); Matt Dell (Councillor); Dorrien Thompson; [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road
Categories:

We recently moved to the Songhees area of Victoria. We were drawn here by the balance of green space and mixed residential/commercial properties.

We knew that additional housing would be and needs to be built to accommodate the growing population and we were happy to be part of the October 2022 election results.

We have grave concerns about the current Bayview development proposal by Focus Equities. We felt that the original development proposal for the Bayview Roundhouse area (that continues to be detailed on the signage in the area) was an appropriate size and density for the area. Many people we have spoken with were unaware that the billboards showing potential future buildings do not represent the significantly larger actual rezoning application.

The current Bayview proposal by Focus Equities with its excessive density seems inappropriate. The height and number of towers proposed would drastically alter the feel of the community, blocking the skyline and green spaces, casting shadows and increasing the number of residents in the area beyond what the services and infrastructure can accommodate.

We ask you to please vote against the current proposal for Bayview Place with its excessive height and density. Ask Focus Equities/a Mariash Company to return to the original, publicized plan which adds density but does not destroy this vibrant community in Vic West.

Thank you for your consideration of our concerns.

Norm & Linda Saffin

#603 - 83 Saghalie Rd.
Victoria, B.C.
V9A 0E7

Sent from my iPad

From: ST <[REDACTED]>
Sent: February 5, 2023 9:17 AM
To: Marianne Alto (Mayor); Chris Coleman (Councillor); Stephen Hammond (Councillor); Matt Dell (Councillor); Dorrien Thompson; Jeremy Caradonna (Councillor); Marg Gardiner (Councillor); Susan Kim (Councillor); Krista Loughton (Councillor); Michael Angrove; Development Services email inquiries; [REDACTED] Jocelyn Jenkyns
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Hello,

I am a resident of 83 Saghalie road, across from the proposed Roundhouse development in Victoria West. I am writing to express my strong support for the project—any project! I'm baffled as to why this site sits undeveloped given, well, I don't need to outline all of the social, housing, and affordability issues to you. This project will bring increased livability for those in the community as well as much-needed housing stock. I understand the developer went far and above what was required by the City of Victoria to ensure there was rental housing as part of the development. It's inexcusable that this land has sat vacant for so long. I encourage you to move forward with the project as soon as possible and stop the delays already.

Thanks for reviewing my email,

Sean Terrillon
310-83 Saghalie Road.
V9A0E7

From: Frank Naccarato <[REDACTED]>
Sent: February 6, 2023 6:58 AM
To: Marianne Alto (Mayor); Chris Coleman (Councillor); Jeremy Caradonna (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); Dorrien Thompson; Jocelyn Jenkyns; [REDACTED]
Subject: Development Services email inquiries; Michael Angrove
application resubmission for Bayview Place-REZ00729#251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road

Categories:

Dear Mayor and Council of Victoria

Allow me to introduce myself. My name is Frank Naccarato. I am a Victoria resident living in the Bayview (Promontory Building) Development as well as a business owner, Frankie's Modern Diner located also downtown Victoria on Government Street.

I am opposed to the application resubmission for Bayview Place-REZ00729#251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road

It's not simply a matter of please...no density in my neighborhood...or don't block my views...there are just too many reasons to stop this rezoning of Bayview Place.

The neighborhood, Vic West Community and the entire region stands to lose what could be a wonderful piece of what makes Victoria a special liveable community. Remember, the Roundhouse Buildings are expected to serve a much broader community than simply this development. This collection of wonderful heritage buildings will without question be a primary destination for the entire Vic West community and without question, to a lesser extent, the entire Greater Victoria region. Overwhelming these buildings and crowding the small site, will without question, minimize their impact and rob the region of what could/should be, a unique Victoria jewel. Roundhouse commercial and cultural space that has been part of the original OCP of this development for many years.

Myself, my neighbours, bought into and were shown and told a vision for the roundhouse buildings and site. It looks amazing! I have the brochure! That was after receiving approval for a 25 story tower on the bottom corner. wasn't that just December 2020 No towers or buildings beside or on top of the roundhouse buildings.

The developer has repeatedly failed to complete the renovations and establishment of the Roundhouse commercial and cultural space that has been part of the original OCP of this development for many years. If i'm not mistaken they have already been granted density and height variances but yet no efforts to start or complete the Roundhouse complex, just continues to change the plan and ask for rezoning.

The City's finest heritage structures should not be up for such major changes to them. Please do the right thing and put an end to the rezoning requests, and ask them to build what was already approved and what the neighborhood has bought into patiently await its completion.

It's been a long time....

Respectfully,

Frank Naccarato
Unit 1703, 83 Saghalie Rd
Victoria, BC
V9A 0E7

From: John Plas <[REDACTED]>
Sent: February 6, 2023 12:56 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); Dorrien Thompson; Michael Angrove; Jocelyn Jenkyns; Development Services email inquiries; [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place REZ00729 #251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road

Categories:

Dear Mayor, City Council & Planning Professionals,

My name is John Plas and I have lived at the Parc Residences in Vic West for more than ten years.

I am opposed to the rezoning application for Bayview Place-REZ00729 #251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road

The developer has repeatedly failed to complete the renovations and establishment of the Roundhouse commercial and cultural space that has been part of the Roundhouse Design Guidelines (2008) for almost 15 years and reiterated in the City of Victoria's OCP (2012) for DPA13:Core Songhees sec 3 clause (c). Over those many years the developer has been granted myriad density and height variances but fails to start or complete the Roundhouse retail and commercial complex with public space and amenities. The developer just continues to change the plan and ask for rezoning.

The residents of Vic West have been waiting for the Roundhouse redevelopment and our patience is running out.

If this rezoning application is approved it will mean City of Victoria Official Community Plans are not worth the "paper" they're drafted on. It will be a massive waste of City employees' time and a squandering of a special part of Victoria's history and natural environment.

I urge you to reject the rezoning application and ensure the Roundhouse complex is started and completed as intended in the OCP.

Sincerely,

John Plas
1106 - 160 Wilson St
Victoria, BC V9A 7P9

From: Sonia Ross <[REDACTED]>
Sent: February 4, 2023 2:26 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: Janell Price
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Please accept this letter as an indication of my overwhelming support for the Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road. This project favourably addresses the pressing issue of affordable housing, while a walkable/bikeable neighbourhood encourages a car-free lifestyle. I expressed my support to the previous council, and am writing again with a renewed sense of urgency.

My husband and I live at 60 Saghalie Road. We purchased our condo pre-construction and have lived in it since 2019. One of the draws for us was our excitement for the development of the neighbouring area, in particular the historic Roundhouse. Although the plans have changed since we first decided to purchase, we are still in full agreement with the overall concept and believe it will unlock the site's potential.

We have lived and spent a great deal of time in diverse inner-city neighbourhoods in many cities, and we love having a home in a liveable, walkable area that attracts a wide demographic - from young to old; from various income levels; from artists to professionals to those still finding their way; from a myriad of ethnic and cultural backgrounds. This is what makes a neighbourhood vibrant. We are also keen to have a home in a neighbourhood that is anchored by industrial heritage, in this case the Roundhouse and its associated buildings.

I encourage City Council to approve the application as soon as possible and allow this project to get started.

Yours truly,

Sonia Ross
108, 70 Saghalie Road
Victoria, BC. V9A 0G9
[REDACTED]

To: Victoria City Council and Planning Committee
Re: Vic-West Roundhouse Development Plan

From: Carolyn Watters, 165-302 Kimta Rd, Victoria
Date: February 6, 2023

Thank you for the opportunity to comment again on the West Vic Roundhouse development. I have read the documents provided by the city and by the development proposers. I have reviewed this proposal in the context of the city's Official Community Plan in which the vision is stated as

Victoria is an urban sustainability leader inspiring innovation, pride and progress towards greater ecological integrity, livability, economic vitality, and community resiliency confronting the changes facing society and the planet today and for generations to come, while building on Victoria's strengths as a harbour-centred, historic, capital city that provides exceptional quality of life through a beautiful natural setting, walkable neighbourhoods of unique character, and a thriving Downtown that is the heart of the region. (OCP_Section 3-2, underlining added)

In this context, there are good reasons to develop the Roundhouse parcels (north and south) consistent with these principles. At the same time, the details of the current proposal introduce serious risk to the OCP principles and "generations to come." The design specifics in the proposal are currently at odds with achieving the city's vision with respect to community wellbeing and to Victoria's city unique beauty and historic ethos. Research has shown that visual features and the scale of buildings affect the human sense of place related to human perceptions of community, safety, wealth, and beauty. It is not clear whether the 29 floor limit has been approved but it is clear that allowing towers of 20-30 stories in this area is simply inconsistent with the OCP plan. The potential impacts of the current and newly proposed plans are concerning. Let me restrict my comments to main areas of concern.

Concerns in plans related to community building:

1. Vibrant Communities. Communities and neighbourhoods are not formed in vertical blocks of thousands of people travelling up and down 20 or 30 floors in elevators but rather emerge from the familiarity of neighbors in human-scaled social contexts founded in the village mosaic that is unique to Victoria.
2. Social Equity. The recent announcement in the Times Colonist, July 28, 2022, reporting on a proposal by the developers to build a specific 18 story building exclusively for affordable housing is alarming. This proposal represents an egregiously regressive social policy that separates and identifies those needing "affordable" housing from those able to afford living in the other buildings. This will have a multigenerational impact. Please do not do this.

Concerns of increases in approved construction height:

1. Sight Lines. The street level impact of 30 story buildings, as those proposed, is to block the sightlines of that natural setting that is so special to Victoria: the Sooke Hills, the west coast trees that line the streets, the Olympic Mountains, the ocean, the rocky undulations of the city, and the vistas of skies beyond buildings. These lines of sight that we take for granted when we walk, bike, or drive in the city are a unique feature of Victoria and would be seriously impacted by blocks of construction of the heights proposed. In the proposal Design Guideline document the proposed extension to building heights will irrevocably diminish the “beautiful natural setting” of West Vic!
2. Precedence: The separation of approval of the north parcel from the future approval of the south parcel is problematic. Clearly decisions made for the north parcel will have the weight of precedence on future decisions.

Thank you for your consideration of these and other comments that you receive, as you weigh the issues in the context of the principles of the city’s Official Planning Vision.

A handwritten signature in blue ink that reads "C. Fatters". The signature is written in a cursive, flowing style.

There are at least a dozen reasons that I a resident in the Bayview Development, am opposed to this application. I will try to provide the key points below.

Developer

The track record of the developer and their inability to follow through with previous promises is or should be, well known.

I believe it is well known in the development/financing community, that in spite of appearances, this developer lacks the financial strength to complete the physical development.

Before Council allows their substantial and valuable investment of time and resources be committed to this process (to the detriment of the many real developments which will be forced to wait), Council should require at minimum, a concrete plan including verifiable financial capacity for the unfulfilled requirements related to environmental remediation and heritage restoration of the Roundhouse Buildings, be submitted for scrutiny.

When the Master Plans were originally approved, I suspect there were a series of still unmet requirements on behalf of the Developer, and before throwing out the current Master Plan, it's only reasonable and fair to have the unfulfilled obligations issue resolved.

Density

Lies, Damn Lies and Statistics

Whatever skills this Developer may lack in actual development, they make up for in creative misrepresentation of facts, including density figures.

The fact is that a significant portion of the overall Bayview lands were and always will be 'undevelopable'. The Roundhouse Buildings are why the Master Plan was awarded an unprecedented level of density on the available lands originally. In today's more density friendly environment, is there an argument for revisiting these numbers? Possibly, but crowding the site with multiple towers jammed together and never before height allowances is hardly a winning solution. We must also recognize that these lands themselves enjoy one of the highest elevations in the core area of Victoria. The overall impact of even the current approved plans, will mean that when built, Bayview will be a visually dominant feature of the skyline and from the inner harbor, will already look like they dwarf the actual downtown. Adding several more towers and adding additional height will present an entirely out of proportion skyline.

The Roundhouse

I expect that there is a universal acceptance that The Roundhouse Buildings represent some of the city's finest heritage structures and their preservation an essential element of what makes Victoria unique.

These buildings represent the singular defining elements of the development, the neighborhood, the community and possibly the Greater Victoria region.

It's essential that under no circumstance shall the new buildings be allowed to surround, crowd and overwhelm The Roundhouse to the point of overwhelming this collection of heritage structures to the point of rendering their presence to be entirely inconsequential.

It's not simply a matter of please...no density in my neighborhood...or don't block my views...there are just too many reasons to stop this rezoning in its tracks (pun intended). The neighborhood, Vic West Community and the entire region stands to lose what could be a wonderful piece of what makes Victoria a special liveable community.

Please do the right thing and put an end to this.

There is nothing wrong with the current Master Plan. The problem is with the Developer. There would be a lineup of highly qualified and well capitalized developers to take this development to fruition. In fact, many have invested heavily into trying to acquire these lands. Again, the obstacle was the Developer.

The sad reality is, that in the unlikely event that this rezoning actually be successful, this Developer lacks the capacity to deliver. Unfortunately, no qualified developer would be interested in following through on what would undoubtedly be a poorly conceived development strategy and their first order of business would be to start over.

Council's most valuable asset is your time and the most appropriate allocation of it, possibly your most important decision.

Regards Mischa

To Mayor and Council,

The requested re-zoning application at Bayview Place proposes further expansion from 5 already approved buildings to 9 buildings sandwiched around the Roundhouse heritage buildings. To compound this the application proposes increasing heights to the 30 story range. This appears to be nothing more than a profit driven land grab with perhaps the aim to parcel out and sell the property.

In my view this would create an ugly and crowded high rise ghetto in Vic West and is not reflective of what Victoria uniquely is and can be. Yes we need more housing but let's not destroy what has made Victoria one of the most beautiful cities in the world. We can achieve our critical housing goals through thoughtful design and careful density, and with positive community initiatives such as the "missing middle", maintaining the values and quality of life in this city.

I recommend the city turn down the application, especially given that the developer already previously received a rezoning application for 5 buildings on the property contingent on restoring the Roundhouse.

I also suggest that the city hold the developer accountable to complete the restoration of the Roundhouse heritage buildings (which were I believe previously announced to be completed in 2016), and hold them accountable to fix the excavated mess at the corner of Kimta Rd and Tyee Rd which has been left untouched for the past three to four years.

Thank you for your support,

Tony Cary-Barnard
Victoria BC

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place –
REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

February 7, 2023

Mayor and Counsellors at the City of Victoria,

I write this letter of support from Gibsons, BC. I've become aware of the initiative to develop the site located at 251-259 Esquimalt Road, 46 Saghalie Road, 355 Catherine Street and 200 – 210 Kimta Road, also known as Bayview Place and Round House Site.

Why am I writing a letter of support from Gibsons? Because I'm intimately aware of that property, its historic and cultural history, and of the potential for proper and sensitive development in its future. With consideration being given to population, environmental issues and concerns, and the local indigenous culture and history, I am most supportive and hopeful that your positive consideration will be forthcoming for the proposed development by Bayview Developments.

Not only do I have some understanding of the proposed property and development, I am aware of the deep considerations and support That Bayview Developments has given to the local indigenous community. Even going to the extent of purchasing an ocean-going canoe for the Victoria City Police to be housed on Bayview property, Bayview Developments has already demonstrated their community spirit in reaching out to the Songhees Reserve and population to participate in the canoeing program with the Victoria City Police.

I am an artist (www.edhillart.com), and within that capacity I am well aware of initiatives initiated by Bayview Developments to support and encourage the artistic community in the Victoria, and Vancouver Island area. I am also a retired member of the RCMP. I am presently considering moving to Vancouver Island. A community such as this proposed development is exactly what my wife and I would consider.

And so, from that perspective, all the way from across the water in Gibsons, I fully support the efforts and intentions of Bayview Developments. It is an opportunity for Victoria to show off and celebrate a piece of land that is steeped in history, and culture. But most important of all, it can be celebrated in a cooperative and meaningful way with the collaboration of all who share that land and its history.

Should you have any questions or concerns, please feel free to contact me at your earliest convenience.

Yours truly,

W.E. (Ed) Hill

Box 703
Gibsons, BC
V0N-1V0

Phone [REDACTED]

Email – [REDACTED]

Hi Victoria Mayor, Council, and City Planners,

I am writing this letter in support of the Roundhouse development in Victoria West.

I've had the honour and pleasure of producing events in and around the Roundhouse development for over 8 years. The area has a special place in my heart, and I love the vision of this new project. Incorporating the old, heritage aspects of the railroad with a modern development is a tricky proposition, but the Bayview team has proven that they're able to plan, develop, and execute world-class projects, and I have no doubt that this next phase will follow that trend.

We all know that density and additional units are needed in this city, but I also think this development brings about vibrancy and new energy to the area. At present, the undeveloped area is stark and bare. Making use of this space will add some newfound zest to the area at a time when I think it's needed most. I'm not a real estate developer or an urban planner, nor do I pretend to have much knowledge in this area. What I do know though is that this development would be an excellent addition to the city, and I highly encourage your team to approve this project to capitalize on the potential of the area.

Sincerely,
Aidan Henry

Dear Mayor, City Council & Planning Professionals,

Our name is Cheryl & Neil Turner and we have lived and owned in Vict West; both at the Rail Yards at the Parc Residences over the past 12 years.

We are opposed to the rezoning application for Bayview Place-REZ00729 #251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road.

Growth is necessary, however this high density plan, with so many close proximity towers and extreme heights proposed (which we are aware have been reduced but insignificantly), present a literal the barrier to waterfront with a "Cancun-like fortress appearance" and Vic West currently lacks the amenities: schools, green space etc; necessary to support the increased volume of people this development is proposing.

A heritage site for the Roundhouse buildings, accessible to the people of the city, and graduated (smaller to larger) buildings along the waterfront, scaling larger as they back toward Wilson St, with a slightly less density would be better appearance and volume for this area of our city.

We urge you to reject the rezoning application.

Thank you,

Neil & Cheryl Turner

New* [REDACTED]

The contents of this message are confidential.

If you receive this message in error, please notify the sender immediately, and delete the message.

Neil & Cheryl Turner

From: [REDACTED]
Sent: February 8, 2023 4:37 PM
To: Marianne Alto (Mayor)
Cc: Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: Letter to Mayor and Council Rezoning Application- Roundhouse.pdf
Categories:

Dear Mayor and Council

Please find a letter of support for this rezoning application

Thank you for your consideration

Best Regards

Clint Flood
General Manager
Greater Victoria BC 55+ Games
Sept 13-17 2022

[REDACTED]

[REDACTED]
www.55plusgames.org



I acknowledge, with respect, the ləkʷəŋən and WSÁNEĆ speaking peoples on whose traditional lands I live, work and play.



February 06 2023

Mayor and Council
City of Victoria Staff
City of Victoria
City Hall
1 Centennial Square
V8W 1P6

Dear Mayor , Council and City Staff

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – **REZ00729 # 251**
- # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

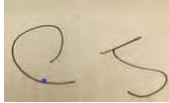
I am writing to express my support for the rezoning application for this project. In 2022, the 55+ BC Games used the Roundhouse to host the final party for the Games. Over 1500 people enjoyed a spectacular night of music and food set and told in the history of that facility.

However the challenges that exist now with using the venue, including licensed use, washrooms, power, outdoor activation area need to be addressed in order to provide the Victoria a unique and much needed venue for various functions to host both outdoor and indoor events. As the community around the Roundhouse grows with future residential development, that venue will provide an anchor and central focus area for the residents and day users as well.

I fully understand that there are many decisions that need to go into a rezoning application and am thankful that the City of Victoria undertakes the necessary due diligence to ensure that such a decision is made based on full understanding of the complete project and impacts for years to come.

As an event organizer in Victoria, I am hopeful that the City of Victoria can find the right balance to allow the rezoning to take place and ensure that there is yet another great asset that will yield long term benefits to our community.

Sincerely

A handwritten signature in dark ink on a light-colored background. The signature consists of a large, stylized 'C' followed by a smaller 'F'.

Clint Flood

General Manager

Greater 2022 55+ BC Games

600-765 Broughton Street | Victoria, BC | Canada V8W 3H2

From: Stephanie Meine <[REDACTED]>
Sent: February 8, 2023 8:53 AM
To: Marianne Alto (Mayor); Stephen Hammond (Councillor); Jeremy Caradonna (Councillor); Susan Kim (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Marg Gardiner (Councillor); Krista Loughton (Councillor); Dorrien Thompson; landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: Roundhouse Support Letter.pdf
Categories:

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Good morning, please find attached a letter of support for the development of the Roundhouse site in Vic West.

Thank you,
- Stephanie

--



Stephanie Meine

Senior Event Producer - [Brink Events](#)

[REDACTED]

I am a resident of Victoria who has enjoyed years visiting, working and playing on the lands in Vic West. Over the years, I have participated in numerous cultural and community events that have taken place at the Roundhouse at Bayview Place. These events have enriched my experience as a resident of the City, and inspired my continued love for living where we do. I wish to express my excitement and appreciation for the Roundhouse, and state my firm support in the continued growth and development of this unique urban space.

Not only is the Roundhouse an important historical site, but the surrounding lands also offer much-needed opportunities for housing, neighbourhood revitalization, and most importantly (to me), a cultural meeting space. Our City is lacking in adaptable, shared cultural spaces that are accessible to everyone – and the Roundhouse promises to be just that. The importance of the opportunities that this community centre, park, retail/dining hub, and event space will offer cannot be overstated. I believe that the Roundhouse development site holds the key to expanding the vibrancy and excitement of Downtown Victoria to an accessible and fresh neighbourhood.

The development of this land has been thoughtfully and carefully planned. Its ongoing growth is highly anticipated by not only residents of Vic West itself, but enthusiasts of the area, such as myself.

I wish to state my firm support of the Roundhouse Development Site at Bayview Place, which now awaits City Council's approval.

- Victoria Resident, Age 34.

Stephanie Meine
306-1118 Balmoral Rd.
Victoria, BC
V8T 1B1

From: Stephanie Willerth <[REDACTED]>
Sent: February 8, 2023 6:39 PM
To: Marianne Alto (Mayor); Stephen Hammond (Councillor); Jeremy Caradonna (Councillor); Susan Kim (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Marg Gardiner (Councillor); Krista Loughton (Councillor); Dorrien Thompson; landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: Roundhouse_Support_Letter_AB.pdf

Categories:

Hi all,

Please find attached a letter of support for the proposed development from my company - Axolotl Biosciences.

Stephanie

--

Dr. Stephanie Willerth

Chief Executive Officer



E. [REDACTED] W. www.axolotlbiosciences.com

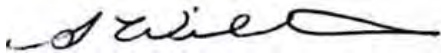
February 7, 2023

To whom it may concern,

On behalf of Axolotl Biosciences, I am writing to support the proposed Roundhouse development at Bayview Place and emphasize its important role in our community. Axolotl Biosciences is an award-winning biotechnology company based in Victoria and we play an active role in the South Island manufacturing community as we sell novel bioinks for printing human tissue models. This past year we were able to showcase our technology at the Rainhouse Engineering Showcase held at this unique venue to inspire youth to consider a career in manufacturing or engineering. Additionally, the past two years, I have served as a judge for the student engineering design competition held at this event and I can attest to the quality of talent of students that participate in this important event. The Roundhouse represents a one of kind venue in Victoria for hosting such collaborative, community events. The blending of railway heritage buildings like the Roundhouse complex into a large capacity venue that can not be found anywhere in Victoria is an important part of the community and it is important to support such infrastructure.

As a business owner in the South Island economic ecosystem, I fully support of the Roundhouse Development Site at Bayview Place. Feel free to reach out to me with any questions or concerns.

Sincerely,



Dr. Stephanie Willerth
C.E.O. Axolotl Biosciences

Email: [REDACTED]

Mayor and Councilors at the City of Victoria,

I write this email with enthusiastic support for the proposed amendment to rezone and finish the Roundhouse development site located at 251 – 259 Esquimalt Road, 45 Saghalie Road , 355 Catherine Street and 200 – 210 Kimta Road, also known as Bayview Place and the Round House Site.

If completed as proposed, the Round House will become one of the most visionary, functional, and safe communities not just in Victoria, but in the province and in Canada. The design property utilizes every square foot in a way that supports community, safety, and appropriate and needed housing density. I spent twenty-one years working as a police officer in the Royal Canadian Mounted Police and the safety of a community is of critical interest to me. The proposed design lays out a community with a balance of housing, business, and parks. The well-lit, well-planned development will ensure Vic West becomes an oceanside urban centre that promotes a safe environment for families, tourists, and commuters. The plan allows for a major increase to our current housing stock, which is needed desperately in our effort to provide affordable housing to the increasing number of people moving to Victoria and the surrounding area. I have four sons, two of them now twenty-two years old and entering the work force in Victoria. I, like so many families, am worried about their future here in Victoria, and see this proposal as a major expansion of locations for young families and workers to live. This will be a big step in addressing what is fueling this current housing boom, the lack of inventory.

It creates a balance of residential living along with commercial space in a plan that will no doubt be a draw to both island residents and tourists alike. Having a seaside marketplace in Vic West that honours art, history, and remediates the contaminated site will be a huge benefit to the community. I love the way the plan incorporates so much of the important history of the site including the rail lines and cars, the true, meaningful acknowledgement of the First Nations that once lived and worked this location.

Used in the manner that it is proposed will no doubt be the highest and best use of this property. It will provide hundreds of homes for people that live and work in the Victoria core. The design provides exceptional infrastructure for walking and biking commuters. This is critical in a city that has an inability to expand in geographic size because it is surrounded by ocean. Having such a large stock of homes within walking distance to the downtown is appropriate as we move toward a time where both traffic and environmental considerations are becoming more and more critical.



Bryson Hill, CAIB
RCMP, Retired
1249 Centauri Drive
Victoria, B.C. V9B 3R9
250-818-1724

From:

Subject:

REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Date:

February 8, 2023 3:30:04 PM

Dear Mayor and Council,

I am writing in FULL support to the above mentioned proposed development of the Bayview property.

I live directly across the street on Sitkum Rd and purchased my condo over 7 years ago. One of the big draws to the area was the promise of the Roundhouse and further development of homes and amenities. This area is a complete gem, as we are a 10 - 15 min walk over the bridge to all that Victoria has to offer. We need this density to further support our Vic West and downtown businesses and keep Victoria vibrant.

Victoria is in an extreme housing crisis and this is the perfect spot to build multiple towers. Our friends, as well as their adult children and being driven out of Victoria due to the lack of housing options. The development proposal of tall and skinny towers is perfect for the site and will have little impact on the neighbours.

I am very impressed and supportive of part of the property being donated by the Mariash's for the affordable rental building. What a brilliant contribution to the development, our neighbourhood and city.

I urge you to approve this very LONG awaited development, they need to get this going NOW.

My best,

Deana Brown
455 Sitkum Rd
Victoria, BC
V9A 7N9



February 7, 2023

Dear Sir or Madam,

I am writing to you to tell you why the proposed Roundhouse development at Bayview Place is important for our community.

Our company runs an annual Engineering Showcase to inspire youth to consider a career in manufacturing or engineering. In past years we have been fortunate to gain access to this venue through special permit applications. This has convinced us that this kind of venue is amazing and unique in Victoria.

The rich historical value of the Roundhouse contrasts so well with the futuristic venue we showcase. We have engineering teams displaying, satellites, rockets, robots, electric, futuristic building technologies, gas-powered Formula SAE race cars, manned in unmanned submarines etc.

Ours is just one venue that can be hosted at this unique location. The blending of railway heritage buildings like the Roundhouse complex into a large capacity venue that can not be found anywhere in Victoria.

As a business owner in the Vic West community, I fully support of the Roundhouse Development Site at Bayview Place.

Feel free to reach out to me with any questions or concerns.

Sincerely

Ray Brougham President & CEO

Rainhouse Manufacturing Canada Ltd.

<https://www.rainhouse.com/>

Cell [REDACTED]

Email [REDACTED]

From: [Adam Foeller](#)
To: [Marianne Alto \(Mayor\)](#); [Jeremy Caradonna \(Councillor\)](#); [Chris Coleman \(Councillor\)](#); [Marg Gardiner \(Councillor\)](#); [Dorrien Thompson](#); [Stephen Hammond \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkins](#)
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 10, 2023 9:13:14 AM

Dear Mayor, Council, and concerned City of Victoria Staff,

I am writing to express my support for the Rezoning Application and excitement for the Roundhouse Development Site at Bayview Place.

This development, as it is proposed, is one of the most exciting things to happen to our city in years, and an exceedingly rare opportunity. The sheer size of the project, all under one umbrella, is just one of the exciting aspects of it. A congruity of style and purpose over such a large area is something that Victoria has been sorely missing.

Our city needs housing and this will greatly help in that mission. Even more so, our city needs affordable housing, and the donation of land to the Greater Victoria Housing Society to build affordable housing at the most accessible location on the property, directly addresses this issue.

In addition to housing, the open concept plazas, abundance of green space, and multi-use paths make this a desirable area, to not only live in, but to visit. Too many new developments are only built with the tenants in mind and offer nothing to the rest of the community. This development acknowledges its proximity to the downtown core, bike paths, the waterfront, walkable neighbourhoods, etc....and it invites everyone in.

I believe that this project should move ahead as proposed, and that the Rezoning Application should be approved as quickly as possible.

Thank you for your time.

Sincerely,

Adam Foeller

From: Caleb Marshall <[REDACTED]>
Sent: February 10, 2023 9:39 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: CCPA Letter of Support - Rezoning Application for the Roundhouse Develop....pdf
Categories:

To the Mayor and Councilors, City of Victoria

Please find attached a letter of support from The Canadian College of Performing Arts for the rezoning application of the Roundhouse Development site.

Kind Regards,

Caleb Marshall



Caleb Marshall, MFA, CAEA, ACTRA, PACT, PGC Managing Artistic Director

Canadian College of Performing Arts 1701 Elgin Road Victoria BC, V8R 5L7

p [REDACTED] ext. 102 c [REDACTED] f [REDACTED] e [REDACTED]

We gratefully acknowledge the Lekwungen-speaking peoples, also known as the Songhees and Esquimalt Nations, on whose traditional territory we learn, create, and perform.

Visit [our website](#) for opportunities to **support the College** and learn about our 21-22 season.


February 10, 2023

To the Mayor and Councillors, City of Victoria

Re: **251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road**

I am pleased to offer my support for the rezoning application for the Roundhouse Development site. We are grateful to have Kenneth and Patricia Mariash as major donors and supporters of the Canadian College of Performing Arts. Their generous support for the arts community in Greater Victoria and to our College specifically has been greatly appreciated. In 2017, the roundhouse heritage property was the setting of the spectacular celebration of our inaugural Legend Award which was presented to David Foster. A scholarship has been set up in their name. The Mariash family has established a theatre in their Roundhouse development site plan. We look forward to partnering with them to establish a cultural centre for an array of performing arts. As you know Victoria is in need of more mid-size performance venues and venues that meet modern and accessible standards. We salute their vision for the arts which Kenneth and Patricia Mariash represent on their planned site. On a personal and community note, I value the balance and care they are taking with ensuring the preservation of history amidst a modern housing development that Victoria is in need of.

Sincerely,



Caleb Marshall
Managing Artistic Director
Canadian College of Performing Arts



CANADIAN
COLLEGE of
**PERFORMING
ARTS**

1701 Elgin Road
Victoria, BC
Canada V8R 5L7

t:
f:

A program of the
Canadian Heritage
Arts Society.
Charitable registration #:
131341356 RR0001

Managing
Artistic
Director
Caleb Marshall

Director of
Education
Danielle Meunier

The Canadian College of
Performing Arts gratefully
acknowledges the
Lekwungen-speaking
peoples (also known as the
Songhees and Esquimalt
Nations), on whose
traditional territory the
college stands, and on
whose home we learn,
create, and perform.

ccpacanada.com

From: Hilary Parry <[REDACTED]>
Sent: February 10, 2023 10:46 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); Dorrien Thompson; Michael Angrove; Jocelyn Jenkyns; Development Services email inquiries; [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place REZ00729 #251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road

Categories:

Dear Mayor, City Council & Planning Professionals,

My name is Hilary Parry and I have lived at the Parc Residences in Vic West for more than ten years.

I am opposed to the rezoning application for Bayview Place-REZ00729 #251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road.

I have 3 concerns that I would like to bring forward –

1. Density
2. Affordability
3. When will further development start?

Density

I understand the need for more housing, the CRD citizens are desperate as demonstrated by extraordinary sales and rental prices. I can also understand that it is enticing for the City of Victoria to have more housing as that increases the property tax base. However, I question how many more people really want to live in 2 bedroom condo units. Young people that want to have children want access to children focused amenities like schools and I suspect neighbouring schools are at or above their capacity. Are there any childcare facilities and or education facilities ensured for the area? Even if all 1900 units primarily become homes for adults and few children, what is the demographic expectancy? The BC Public Service recently announced plans to [expand flexible workplace arrangements](#). This will mean fewer employees come to downtown Victoria on a daily basis and the desire to live close to one's work changes. With so much employment in the downtown core directly and indirectly related to Provincial Government it seems presumptuous to assume that more and more people will want to live in proximity to the urban core. Looking at the City's OCP Thirty Year Growth Management Concept, why not encourage development around the Town Centres? Why concentrate around the Urban Core?

Affordability

If the short-term aim of residential development is to increase access to affordable homes to purchase or rent, then building in the most expensive area of the city is not going to help. Focus Equities states in their September 2022 Rezoning Plan to have 68% Market Residential, that's 1292 units at market price. But what demographic is going to purchase these units? I have a senior role with the BC Government and my partner earns similar and we would be financially stressed to purchase a similar dwelling (if we did not own already). How many employees of the City of Victoria or Capital Regional District (since their HQ is in the urban core) could afford a unit in this development? Has there been a spatial analysis done of income ranges in the urban core? But why live in the urban core when one can predominantly work from home? I think the City of Victoria is right to increase density and encourage development, but I do not believe that high rises in expensive areas are really going to help anyone.

When will further development start?

Roundhouse and Bayview have been promising to develop since 2008. I can appreciate that remediation and development work have scope changes, such as the introduction of affordable units. However, neighbouring developments like Dockside Green have continued, so when will Roundhouse? Residents of VicWest have been promised the mixed use development for over 12 years. Why not encourage Roundhouse development and the mixed use and some smaller residential development.

I urge you to reject the rezoning application and ensure the Roundhouse complex is started and completed as intended in the OCP.

Hilary Parry
1105-160 Wilson Street

--

Asset Management & GIS
Certificate in Food Security
BSc Geography

From: [Jason Heit](#)
To:

Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 10, 2023 3:35:36 PM

Dear Victoria City Council,

I am a resident living in Victoria. As such, over the years, I have watched the development progress of an area that now houses the completed high rise and townhome buildings occupying the land between Esquimalt Road, Saghalie Road, Tyee Road and Kimta Avenue. The “new growth” of buildings on the hill that once housed industrial businesses has been a boon to this area and has provided much-needed residential options.

To the west of Saghalie Road is an area of land whose future evolution is being undertaken by Focus Equities (a Mariash Master Plan Community). This vast area is known as Roundhouse at Bayview Place. As is on record, initial zoning applications covering this phase of the project were made to the City of Victoria in 2008; due to changing requirements, those submissions were unsuccessful. Since then, development of the project has had to be revisited by the developer in order to meet the ever-evolving needs of our City and our times.

In June 2022 (when full Rezoning Resubmission was made to the City of Victoria), the plan for the Roundhouse at Bayview Place was handed over to the City of Victoria for their approval. As an individual property owner and, collectively, as part of a Vic West community that is awaiting resumption of Focus Equities’ work, I wish to throw my firm support of the Roundhouse Development Site at Bayview Place, which now awaits Council’s approval.

I am writing to express my excitement and appreciation for the Roundhouse development in Victoria, B.C. Canada. This project is a shining example of thoughtful and well-executed urban development.

The Roundhouse is a perfect blend of modern amenities and historical preservation. The restored heritage building, which was once a railway roundhouse, serves as the centerpiece of the development and adds a unique character to the neighborhood. The development also includes new buildings that are designed to complement the existing architecture and fit seamlessly into the community.

The Roundhouse is also a great addition to the community in terms of amenities. The development features a variety of retail and dining options, as well as a community center and park. These amenities not only add value to the development, but also serve as a great resource for the surrounding neighborhood.

Furthermore, the Roundhouse is a great example of sustainable development. The development is designed to minimize its environmental impact and

promote energy efficiency, which is commendable.

Overall, I believe that the Roundhouse development is a fantastic addition to the city of Victoria and serves as a model for future urban development projects. I highly recommend it to anyone looking for a vibrant and livable community.

Regards, Jason Heit

831 Fisgard Street, Victoria, BC

From: Jim Sturgill Jr. <[REDACTED]>
Sent: February 10, 2023 12:29 AM
To: Victoria Mayor and Council; [REDACTED] Development Services email inquiries; Michael Angrove; Dorrien Thompson; Krista Loughton (Councillor); Jeremy Caradonna (Councillor); Matt Dell (Councillor); Susan Kim (Councillor); Stephen Hammond (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor)
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – Victoria - # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road

Categories:

Hello Mayor and Council:

I write to support the Bayview Place Rezoning Application for the roundhouse and associated properties.

I am a director of the Canadian Railroad Historical Association E&N Division as well as the heritage equipment manager. We have had the pleasure of working with Bayview since they acquired the property in 2008. The Bayview Place development and vision is very important to the community to not only protect the heritage buildings, but also revitalize the surrounding area.

Bayview has been very supportive of heritage by way of assisting our society and with their support we have been able to return numerous pieces of railway heritage equipment to the site over the last five years. These displays are intended to be incorporated into the final development to showcase the rich railway and industrial heritage of these lands.

This project needs to be able to move forward to fulfill these plans.

Bayview has also been invaluable in supporting many community and charitable events over the years.

I trust council gives this project their full support.

Best regards,

Jim Sturgill Jr.

Treasurer and Heritage Equipment Manager, E&N Division of the Canadian Railroad Historical Association

[REDACTED] Cell

[REDACTED] Direct E-mail

[REDACTED] Society E-mail

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: 46 Feb 10 2023 4:58:31 PM

Dear Mayor & Council,

This email with attached photos is to clarify the misleading information the public has received about the Bayview development we alluded to in previous correspondence.

All of the display boards currently posted around the Bayview property show an inaccurate vision of the proposed Bayview place development currently being considered by Mayor and council. The attached 4 photos are examples of billboards situated around the Bayview place property. The photos were taken on Feb. 8, 2023. You will see that they show new development on the land between the existing Roundhouse buildings and Kinta Road ONLY. This in no way matches the height and density of the actual current proposal with increased heights and numerous additional buildings along Esplanade Rd.





Unfortunately, alongside these inaccurate billboard renderings of Focus Equity's proposal for the site, are the City of Victoria signs announcing and seeking public input on the redevelopment/rezoning of this project.



Of course most individuals would assume that the illustrated Bayview Development billboard would represent the indicated rezoning. Unless one spends time delving into the details of the new development proposal they would assume that the sketches and plans on the advertising billboard match the proposal currently before the city.

The reality is that the density and height being requested is not as great as what is depicted on the signage. The development that is before the city is NOT the development that the public has been told about and for which support has been sought.

This seems misleading and deceitful. It will certainly not result in fair public understanding and input regarding the current, revised development proposal.

We ask that you NOT support the proposal as it is now presented.

Regards,

Noel and Linda Saffin

83 Saghalie Rd.
Victoria, B.C.
V8A 0E7

Good afternoon Victoria mayor and city council:

Please accept this email as my support of the Roundhouse development at Bayview place proposal being made.

I and my family have lived and worked in Victoria for over 80 years. I have reviewed the proposal and 100% support this development as I feel it will bring some much-needed relief to the current housing crisis by way of affordable housing units and also an economic benefit because of the supporting retail and full time jobs, while retaining the historic look and feel. I feel Bayview developments has and will make every effort to responsibly salvage and re-purpose historically sensitive materials and decorative elements while meeting and or exceeding the current building and seismic codes thus accurately balancing the economic benefit with the historic retention and rehabilitation.

Thank you for the opportunity to express my support.

Cheers, Cam

From: [Gaylene](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 10, 2023 3:07:14 PM

Re:Rezoning Roundhouse Development Site at Bayview Place

To whom it may concern:

In an effort to show my support, I would like to share my thoughts with our current council members regarding the application and urgency for this development to proceed forward.

I have been a home owner at my current address on Songhees Rd. since 2007, the area I both love to work and play in. The proximity to all the downtown attractions, the beauty of the inner harbour, together with the quick and easy access to the galloping goose trail is second to none in my opinion. The ability to jump on a sea plane or helicopter just steps away make this location ideal for professionals, and retirees alike.

I would suggest it is one of the most desirable locations for strata living in Victoria, and is very popular with many buyers looking to downsize from their large homes in the suburbs and those newcomers from other cities and provinces. What we currently are missing in addition to more new development in the area, is a local market with shops similar to Granville Island where locals can offer their goods/products. The amazing location of the Roundhouse with all its character and charm would be ideal for this type of mix of commercial and residential use, and I believe it would compliment the unique, safe neighbourhood that many have grown to love in the Songhees.

It is my hope that showing my support as a resident, together with my experience as a long standing local Real Estate Sales Representative in Victoria for over the past 30 years will encourage our local council to move the approval process along as quickly as possible.

Warm Regards,
Gaylene

Home address:
Gaylene Salina
[REDACTED] 68 Songhees Rd
Victoria BC
V9A 0A3

CONFIDENTIALITY: This e-mail message (including attachments, if any) is confidential and is intended only for the addressee.

Any unauthorized use or disclosure in whole or in part is strictly prohibited. Disclosure of this e-mail to anyone other than the intended addressee Gaylene Salina

Sutton WestCoaste does not constitute waiver of privilege. If you have received this communication in error, please notify us immediately and delete this. Thank you for your cooperation.

Gaylene Salina
Sutton Group West Coast Realty
Victoria's Inner Harbour Specialist



Hello Mayor and Council:

I write to support the Bayview Place Rezoning Application for the roundhouse and associated properties.

I am a director of the Canadian Railroad Historical Association E&N Division as well as the heritage equipment manager. We have had the pleasure of working with Bayview since they acquired the property in 2008. The Bayview Place development and vision is very important to the community to not only protect the heritage buildings, but also revitalize the surrounding area.

Bayview has been very supportive of heritage by way of assisting our society and with their support we have been able to return numerous pieces of railway heritage equipment to the site over the last five years. These displays are intended to be incorporated into the final development to showcase the rich railway and industrial heritage of these lands.

This project needs to be able to move forward to fulfill these plans.

Bayview has also been invaluable in supporting many community and charitable events over the years.

I trust council gives this project their full support.

Best regards,
Jim Sturgill Jr.

Treasurer and Heritage Equipment Manager, E&N Division of the Canadian Railroad Historical Association

Dear Mayor Alto, Victoria City Council, Mayor Desjardin and Esquimalt Town Council,

On behalf of myself and Dr. Barbara Chipeur, I write to correct the record created by municipal employees regarding communication from the public in connection with the Bayview Place Development Proposals referred to above and in the attached Masterlist of those in the public who have expressed themselves to municipal officials.

Please correct the record and ensure that it shows our full and unreserved support for the Bayview Place and Roundhouse Development Proposals.

Please also conduct an audit of the Masterlist. If my support was inaccurately recorded as opposition, there is every reason to believe that others who are said to oppose may in fact support the Development Proposals.

The Development Proposals of Bayview Place and the Roundhouse is critical to the future of Esquimalt and Victoria. In the absence of this new development, all within our community will be deprived of the extraordinary benefits of the Development Proposals currently before you.

Victoria and Esquimalt have the opportunity to become a world class residential community for those interested in the wonderful environment found in our communities. It is of the utmost importance that the Development Proposals proceed now and without further delay.

There is strong support from everyone we know in the community and from those who have applied their expertise as your municipal planners.

In conclusion, I request that you do not accept as true the alleged opposition of any person on the Masterlist until you have reconfirmed their opposition through direct contact.

I trust that there has been no intentional misconduct and that the misrepresentation of our position is simply a matter of negligence or inadvertence. Regardless of the reason for the misinformation, it is important for you to know the truth and the truth is that we have heard no credible argument against the Development Proposals.

Mr. Gerald Chipeur and Dr. Barbara Chipeur

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Support for the Roundhouse Development at Bayview Place
Date: February 12, 2023 1:11:12 PM

I write to express my support for all phases of the development proposed for Bayview Place.

Dr. Barbara Chipeur

From:

To:

Subject:

Support for Development at Bayview Place

Date:

February 12, 2023 12:46:00 PM

I write to express my strong support for the Roundhouse Marketplace

From:

To:

[REDACTED]
[Marianne Alto \(Mayor\)](#); [Jeremy Caradonna \(Councillor\)](#); [Chris Coleman \(Councillor\)](#); [Marg Gardiner \(Councillor\)](#); [Dorrien Thompson](#); [Stephen Hammond \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)

Subject:

Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Date:

February 13, 2023 6:21:48 PM

To the Mayor and Councillors, City of Victoria

Re: **251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road**

I live at Bayview one and write to express my great support for the rezoning amendment for the Roundhouse Development. I have waited for this development for a long time and am eager to see services and commercial enterprises like a grocery store put in place. I support the increase in density and the addition of supportive housing provided by the Greater Victoria Housing Society. Bayview Place is a neighbourhood and we welcome new neighbours. So please get on with your voting and approve this amendment. Thank you.

Margaret Mills
Apt 807 - 100 Saghalie Road
V9A0A1

Dear Sir or Madam,

SUBJECT: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 335 Catherine Street and # 200 - # 210 Kimta Road

I am writing to you to tell you why the proposed Roundhouse development at Bayview Place is important for our community as it provides a unique facility for events such as the annual Engineering Showcase.

Our not-for-profit engineering association, the Vancouver Island Engineering Association (VIES - <https://viengsoc.ca/>), has had a 30+ year association with the University of Victoria's Department of Engineering, including providing large annual scholarships to Island engineering students, along with other academic prizes. We also operate a monthly Speaker Series for engineers across the province via our relationship with the Engineering and Geoscientists of BC, the BC engineering society that is the professional governing body for BC's engineers.

We are very pleased to see UVic's engineering teams display their work in a variety of new, critical technologies such as satellites, rockets, robots, electric, futuristic building technologies, gas-powered Formula SAE race cars and manned in unmanned submarines. For example, UVic students recently launched their first, operational satellite (i.e. ORCASat) from the International Space Station, one of the first Canadian universities to accomplish this outstanding goal. Their work represents key areas that our society requires for the future to make the "society of the future" more efficient/effective in areas such as the environment and sustainability.

We are a society of retired, senior engineers with decades of experience in senior engineering design and management roles covering a broad swath of national and international programs. Because of this experience, we believe it is critical that we encourage young people to participate in STEM programs (Science, Technology, Engineering and Mathematics) from an early age to better cope with, and participate in our future economy.

To that end, we have become a Gold Sponsor the annual Engineering Showcase to help inspire youth to consider a career in manufacturing or engineering.

Feel free to reach out to me with any questions or concerns.

Sincerely

Don Kjosness, PhD
Program Director
Vancouver Island Engineering Society (VIES)

[REDACTED]

[REDACTED]

[REDACTED], 576 Simcoe Street
Victoria, BC
V8V 1L8

February 13th, 2023



February 13, 2023

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

Dear Mayor Alto and Council,

**Re: Rezoning Application for the Roundhouse Development Site at Bayview Place REZ00729 # 251 - # 259
Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road**

On behalf of the Board of Directors of the Greater Victoria Housing Society (GVHS), I am writing to bring your attention to a once in a lifetime opportunity to build close to 180 affordable rental homes targeted to working singles, couples and families in the Vic West neighbourhood in Victoria. In 2021, a memorandum of understanding (MOU) was signed between Focus Equities and GVHS to develop a piece of property at the Roundhouse site for affordable rental housing. In the MOU, Focus Equities is proposing to donate a serviced, shovel ready piece of land worth roughly \$15 million to the Society as part of the larger redevelopment of the site.

The proposed affordable housing development would be a 18-storey building surrounded by townhouses, with a mixture of studios, 1-, 2- and 3-bedrooms suites, close to amenities, parks and schools, and walkable to downtown. The building would also be designed to a high performance and sustainability standard (Step Code 3 or higher depending on the senior government funding available).

Access to buildable and affordable land is our biggest constraint to building new affordable housing for non-profit housing organizations. Land is very costly and senior level governments do not provide funding or financing to assist with its purchase. As such, we turn to redeveloping our own properties or entering public or private partnerships to address the growing housing needs in our community. A land donation of this size to a non-profit housing organization for the purposes of affordable housing might be the first donation of its kind in British Columbia and would create new affordable rental homes that would not be built otherwise. Furthermore, this \$15 million land donation would leverage roughly \$75 million in senior government housing grants and financing to the City.

The project is currently in the final planning stages with City staff and requires Council to approve rezoning of the entire Roundhouse project to move forward. The timeliness of the Council's decision will be key in making this land donation, and these new affordable homes, a reality.

Founded in 1956, Greater Victoria Housing Society (GVHS) is a non-profit charitable organization dedicated to providing affordable rental housing. For over 66 years, GVHS has provided homes to low to moderate-income seniors, families, persons with diverse abilities, and working singles and couples across the region. GVHS owns and operates 18 properties and 963 units of affordable housing across



Greater Victoria, including 467 units of affordable housing with another 220 units planned in the City of Victoria.

Please reach out to our Executive Director, Virginia Holden, [REDACTED] anytime if you have any questions about the proposal or wish to connect. Greater Victoria Housing Society looks forward to our continued work with the City to build new affordable rental homes for the community.

Warm regards,

A handwritten signature in blue ink, appearing to read 'Kent Verge', is positioned below the 'Warm regards,' text.

Kent Verge
Chair, Board of Directors
Greater Victoria Housing Society

Cc: City of Victoria Development Services
developmentservices@victoria.ca

Michael Angrove, Senior Planner
mangrove@victoria.ca

2090 Stonehewer Place
Victoria BC
V8S 2Z7

February 7, 2023

Letter of support: Roundhouse Development

Dear Sir or Madame,

I appreciate your time to read this brief note.

The Roundhouse Development effort is one that should be strongly supported for a few reasons.

First, the unique opportunity to blend a sense of history with other current developments in our community should not be overlooked as this is one of the only, if not the only, opportunity for members of our community to experience any significant railroad related entities in the Victoria region. It is critical that we do not forget the role that the railroad played in the development of our country.

Secondly, the Roundhouse development presents a marvelous venue for a variety of entities to hold events that are of interest to the community as a whole.

An example of such an event is the annual engineering and manufacturing event that is hosted by the Rainhouse Manufacturing organization here in Victoria.

This is an event like no other in that it not only supports a very wide spectrum of students in many areas of interest such as engineering, science, manufacturing and more, but so too, provides a well-respected venue for students from virtually all levels of education to demonstrate their technical accomplishments to the community en masse.

Significantly, this location is one that lends itself to many other events sponsored by a plethora of local community organizations across the broad spectrum of not-for-profit organizations, to educational, to commercial entities including those that may well be short term specialty activities focused on tourism or seasonal events.

It is my belief that the development of the Roundhouse is critical to the well being of our CRD and boarder community and should be supported fully.

Regards

Michael A Shannon
Chair: Vancouver Island Engineering Society
Chair: Camosun College CTAC
Coast Capital Innovation Centre (U Vic) – Executive in Residence
Past Vice Chair: VIATEC
Past Chair: Telus World of Science – Calgary, Ab

From: [Ray Brougham](#)
Subject: – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 12, 2023 4:27:23 PM
Attachments: [image003.png](#)
[image004.png](#)

Hi All,

This is a letter of support for the Roundhouse development project from Mike Shannon, Chair of the Vancouver Island Engineering Society.

Sincerely



Ray Brougham

President & CEO
Rainhouse Manufacturing
Canada Ltd.

Phone : [REDACTED]

Mobile: [REDACTED]

Email [REDACTED]

532 William Street, Victoria,
British Columbia, Canada,
V9A 3Y9

www.rainhouse.com



The contents of this e-mail message and any attachments are confidential and are intended solely for addressee. The information may also be legally privileged. This transmission is sent in trust, for the sole purpose of delivery to the intended recipient. If you have received this transmission in error, any use, reproduction or dissemination of this transmission is strictly prohibited. If you are not the intended recipient, please immediately notify the sender by reply e-mail or phone and delete this message and its attachments, if any.



February 13, 2023

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

Dear Mayor Alto and Council,

**Re: Rezoning Application for the Roundhouse Development Site at Bayview Place REZ00729 # 251 - # 259
Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road**

On behalf of the Board of Directors of the Greater Victoria Housing Society (GVHS), I am writing to bring your attention to a once in a lifetime opportunity to build close to 180 affordable rental homes targeted to working singles, couples and families in the Vic West neighbourhood in Victoria. In 2021, a memorandum of understanding (MOU) was signed between Focus Equities and GVHS to develop a piece of property at the Roundhouse site for affordable rental housing. In the MOU, Focus Equities is proposing to donate a serviced, shovel ready piece of land worth roughly \$15 million to the Society as part of the larger redevelopment of the site.

The proposed affordable housing development would be a 18-storey building surrounded by townhouses, with a mixture of studios, 1-, 2- and 3-bedrooms suites, close to amenities, parks and schools, and walkable to downtown. The building would also be designed to a high performance and sustainability standard (Step Code 3 or higher depending on the senior government funding available).

Access to buildable and affordable land is our biggest constraint to building new affordable housing for non-profit housing organizations. Land is very costly and senior level governments do not provide funding or financing to assist with its purchase. As such, we turn to redeveloping our own properties or entering public or private partnerships to address the growing housing needs in our community. A land donation of this size to a non-profit housing organization for the purposes of affordable housing might be the first donation of its kind in British Columbia and would create new affordable rental homes that would not be built otherwise. Furthermore, this \$15 million land donation would leverage roughly \$75 million in senior government housing grants and financing to the City.

The project is currently in the final planning stages with City staff and requires Council to approve rezoning of the entire Roundhouse project to move forward. The timeliness of the Council's decision will be key in making this land donation, and these new affordable homes, a reality.

Founded in 1956, Greater Victoria Housing Society (GVHS) is a non-profit charitable organization dedicated to providing affordable rental housing. For over 66 years, GVHS has provided homes to low to moderate-income seniors, families, persons with diverse abilities, and working singles and couples across the region. GVHS owns and operates 18 properties and 963 units of affordable housing across



Greater Victoria, including 467 units of affordable housing with another 220 units planned in the City of Victoria.

Please reach out to our Executive Director, Virginia Holden, vholden@greatervichousing.org anytime if you have any questions about the proposal or wish to connect. Greater Victoria Housing Society looks forward to our continued work with the City to build new affordable rental homes for the community.

Warm regards,

A handwritten signature in black ink, appearing to read 'Kent Verge', is positioned below the 'Warm regards,' text. The signature is fluid and cursive.

Kent Verge

Chair, Board of Directors
Greater Victoria Housing Society

Cc: City of Victoria Development Services

[Redacted]

Michael Angrove, Senior Planner

[Redacted]

February 14, 2023

Mayor Alto – Council – City Staff

Good day:

I support the rezoning application for the development known as The Roundhouse at Bayview Place – REZOO729 – located at: # 251 – 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street , # 200 - # 210 Kimta Road .

The completed Phase One development of Bayview Place is comprised of Promontory – Bayview One – & Encore Buildings. This is my neighborhood. We are a modern, vertically built community of approximately 550 condominiums and townhouses with shared amenities, housing hundreds of people and their pets. This neighborhood is a modern example of (low to medium density), that we now wish had more homes to assist in this housing shortage crisis. I advocate for taller, slimmer condominium towers. Had we done this in Phase One at Bayview Place , we would have afforded ourselves more open spaces around the buildings and lots more homes. If building heights were increased, more homes could have been built. The next phase, Phase Two of Bayview Place, (this rezoning application) should have taller buildings and add as many homes as possible with increased density.

In our Vic West location, we have optimum connectivity to the downtown core and many transportation options from our location including bus, cycling, vehicular, shared vehicle and walking on a variety of roads and trail choices. Our building (now 13 years old) was ahead of its time and offered electricity in the underground parking garage, a car wash area and air conditioning in each home - as well as a business center, when no other modern buildings being erected at the time offered these amenities. The main lobby has a full day time staff 7 days a week. Our neighbors and the neighborhood are engaged. The land was left better than the derelict site that was here. Working from home was thought about as was electric vehicles.

Those people living in single family residences can't understand the efficiency, livability and security of condominium neighborhoods that is also environmentally sustainable and convenient. This is a solution whose time has come again to Victoria and not a new concept in other great cities.

All ages and all economic levels are housed under one roof as neighbors. When called upon these neighbors have a shared interest in helping one another and do. All three buildings are professionally managed.

Our 13 year old building offers one parking stall, one storage locker per home and a shared bicycle room as well as Level One electric outlets for EV charging throughout the parking structure. We have dedicated security and Commissionaires to provide extra security. Our pet friendly building has Victoria's first dog wash and 1.7-acre dog park used by all of our dog owners. Seventeen visitor parking stalls are provided including two stalls for special needs. Postal service truck parking is provided inside visitor parking which delivers mail to a secure mail room every day. Our fitness facility, amenity room for entertaining, outdoor BBQ center and lounge/kitchen are all shared. We have a business center with computer, copier and office supplies and a dedicated conference room for occupant use. Our FOB Key entry system monitors who is coming and going 24 hours a day and we have security cameras monitoring all entries and exits which includes the low level windows of common space. We have never had a vehicle taken from our double gated secured parking garage.

Scarce is land in Victoria for such a home centric project at a time when homes are severely scarce. Your approval of this rezoning application delivers on many desperately needed items beginning with homes, heritage revitalization and rental opportunities for students, families and retirees.

Thank you for your consideration,

Cameron Fleming – # 813 - 100 Saghalie Road – Victoria – V9A 0A1

A handwritten signature in black ink, appearing to be 'CF' or 'C. Fleming', written in a cursive, stylized manner.

From: Donald Haney <[REDACTED]>
Sent: February 14, 2023 3:36 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); Dorrien Thompson
Cc: landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Expression of Support for Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729

Categories:

February 14, 2023

To: Mayor Marianne Alto
Councillor Chris Coleman
Councillor Dave Thompson
Councillor Stephen Hammond
Councillor Susan Kim
Councillor Marg Gardiner
Councillor Krista Loughton
Councillor Jeremy Caradonna

Cc: Victoria West Community Association
Development Services City of Victoria
Senior Planner, Michael Angrove
City Manager, Jocelyn Jenkyns

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

We are writing to express our enthusiastic support for the Bayview Place rezoning application that was submitted to Victoria Council by Focus Equities on September 9, 2022.

We are long-time residents and property owners in Greater Victoria and have been living in The Promontory at Bayview Place since 2020. We love living at Bayview Place and the Songhees area of Victoria West for numerous reasons, including its location near the waterfront and proximity to services and amenities across the Johnson Street Bridge in Victoria's downtown core.

However, despite a growing population base in our neighbourhood, there is a disheartening lack of retail services and cultural amenities within walking distance beyond the aging strip mall on Wilson Street anchored by a small Save-on-Foods supermarket, the highly popular Boom and Batten restaurant on Paul Kane Place

and the mainstay Spinnakers gastro brewpub on Catherine Street. The only recreation facilities of note in our area are the skateboard park and lawn bowling club across Esquimalt Road. There are no cultural facilities to speak of in our area.

In our view, the rezoning application for the Roundhouse Development Site at Bayview Place presents an incredible opportunity for Victoria to build a thriving and inclusive urban community, with incredible public benefits unique to our Vic West neighbourhood by: providing a contemporary mix of market and affordable housing options, and, repurposing the site's historic assets to create a broad mix of uses ranging from retail services and community amenities to public spaces and cultural places, that will be the envy of the city, region and the country.

In closing, we would note that this project has been in the works for many years, and would, therefore, ask that the revised development application currently before you receive your timely consideration and support.

Respectfully,

Donald and Anna Haney

83 Saghalie Road, Unit 1002
Victoria, BC V9A 0E7

From: [REDACTED]
To: [Victoria Mayor and Council](#); [Marianne Alto \(Mayor\)](#); [Chris Coleman \(Councillor\)](#); [Stephen Hammond \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Dorrien Thompson](#); [Jeremy Caradonna \(Councillor\)](#); [Marg Gardiner \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)
Cc: [REDACTED]
Subject: Please DO NOT rezone, DO NOT expand, DO NOT yield to any new or modified language re: the contract/agreement ALREADY in place between the City of Victoria and Focus Equities/Bayview Properties for the Roundhouse Properties
Date: February 14, 2023 8:59:38 AM
Attachments: [image.png](#)
[FEB.3.pdf](#)
Importance: High

Dear Fellow Taxpayers on Victoria City Council,

If you have any concerns or ambiguity about the intentions of this email - please reach out to me directly, as I will no longer offer further emails about this matter.

Simply put - I expect my current elected City Council to uphold the contract already in place for the restoration and development of the Roundhouse Properties.

For those in need of further context as to how and why, I as a taxpayer and resident/owner of a property in Promontory at 83 Saghalie Road, Victoria, BC, have come to this position - I can and will provide initial ideas to that effect (yet again) below this email.

Best Regards and in Sincere Appreciation and Respect for the Elected Office each of You holds for the betterment of our Community,

James D. Barry
1304 - 83 Saghalie Road
Victoria, BC. V9A 0E7
Tuesday, Feb. 14, 2023.

More context:

- James Barry of 83 Saghalie Road holds the current Victoria City Council responsible for FULLY upholding the terms of the existing Agreement/Contract between Focus Equities/Bayview Properties and the City of Victoria ... even if it means taking legal action against the City of Victoria;
- James Barry of 83 Saghalie Road is evaluating the possibility of taking legal action against his own Strata Board - it's members and possibly the Property Management - for

the continued egregious abuse of authority, resources (even, but perhaps especially by "volunteers") and power in the handling/management and distribution of not one, but now two letters to our "vertical community" here in Promontory that in NO WAY WHATSOEVER is representative of the instructions or guidance officially solicited by this Strata - or given to this Strata - from the Owners/Residents here in Promontory.

Some would like us to shift the discussion here to a "rezoning application" ... NOPE!
Absolutely NOT! ... Ignore it - Please and Thanks.

UPHOLD the contract/agreement already in place and let's get on with completing the part where the Roundhouse Properties are restored or renewed in a manner that is befitting for the beauty and wonderful sense of community that is here at the core of Victoria.

I'm attaching copy of a recent "newsletter" issued to residents/owners here in Promontory by my Strata Council using our community's resources (email address, concierge time, distribution list, communication tool, etc.) with an emphasis on the fact that in NO WAY does this Newsletter's content represent the formally established collective wishes of the Owners/Residents of Promontory that my Strata Council exists to serve.

Thank You again for your time and attention - very much looking forward to more pleasant future correspondence perhaps about the eventual opening of the Roundhouse Properties to Tenants, Vendors, Shops, a gallery ... you know, the part where the properties are returned to a state of contribution to our community.

Sincerely,

James D. Barry
1304 - 83 Saghalie Road
Victoria, BC. V9A 0E7

From: Promontory Building [REDACTED]
Sent: February 4, 2023 12:03 AM
To: Promontory Residents [REDACTED]; Promontory Owners [REDACTED]
Subject: Weekly Newsletter - February 3rd, 2023

Hello Residents,

Please see attached the weekly newsletter.

Kind regards,

Katelyn Medlyn (she/her)

Concierge Manager [REDACTED]

PROMONTORY
AT SAYVIEW PLACE

--

You received this message because you are subscribed to the Google Groups "Promontory Residents" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [REDACTED]

■

PROMONTORY

AT BAYVIEW PLACE

Weekly Update | February 3rd, 2023

""You do not find the happy life. You make it."

— Camilla Eyring Kimball

Rezoning Application for the Roundhouse Development Site at Bayview Place-REZ00729#251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road

This is to inform you that a revised plan for this development has been submitted to Victoria City Council by Focus Equities. It is going to be reviewed by all members of City Council in March. For those of you that have been following the planning process, you know that there has been community consultation which has resulted in many changes to the original plan. If you wish to get an up to date look at the plan you can do so by visiting www.bayviewplace.com. There is also a short executive summary in hard copy at Katelyn's desk, if you wish to obtain that copy. This development has been in the works for many years. Many hurdles had to be overcome and it is now close to either going ahead or not. You may support the plan or you may not. There may be specific concerns which you would like to identify for City Council. This is your chance to communicate directly with City Council. Public opinion is important to this process. A tremendous amount of work has gone into this plan by Focus Equities over the last decade. This was an industrial wasteland which could become a planned and thriving community with 40% of the land being devoted to public amenities. This is a world class urban renewal project which will increase both affordable and market housing. It will be a vibrant and unique addition to our neighborhood. This is your chance to exert some influence over what happens. If you choose to submit a letter of either support, queries, concerns or non support, you are advised to send an email with the underlined and bold address of the project in the subject line of your email as soon as possible.

Page two of this Newsletter is the contact sheet to help assist you in forwarding your email/responses

BRIDGE Systems Almost Complete!

We would like everyone to be aware that the new system is nearing completion. Other than a couple camera upgrades Bridge will be on their way soon. Please report any issues with the enterphones or your fobs to Katelyn at



REMINDER

It's going to be a very windy weekend! The stand by the front entrance is out to remind residents to ensure the front door closes behind you. Please make sure to secure your balcony items as well!

BAYVIEW PLACE

Please see guide below for sending letters to the City of Victoria in support of the Roundhouse at Bayview Place rezoning submission.

When submitting a letter of support, the underlined and bold address of the project must show up on the subject line of your emails, so that it may be tracked by the City of Victoria.

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - **REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.**

To be effective, your letter will need to be sent to all of the email addresses provided below. Please remember to include your name and address at the bottom of the letter.

Thank you for your ongoing support.

Send to:

Mayor Marianne Alto

250.361.0216

mayor@victoria.ca

Councillor Jeremy Caradonna

250.361.0217

jcaradonna@victoria.ca

Councillor Chris Coleman

250.361.0222

ccoleman@victoria.ca

Councillor Marg Gardiner

250.361.0223

mgardiner@victoria.ca

Councillor Stephen Hammond

250.361.0216

shammond@victoria.ca

Councillor Susan Kim

250.361.0218

skim@victoria.ca

Councillor Matt Dell

250.361.0219

mdell@victoria.ca

Councillor Krista Loughton

250.361.0220

kloughton@victoria.ca

Councillor Dave Thompson

250.361.0221

dthompson@victoria.ca

Land Use [REDACTED]

Development Services developmentservices@victoria.ca

Senior Planner, Michael Angrove mangrove@victoria.ca

City Manager, Jocelyn Jenkyns jjenkyns@victoria.ca

From: [REDACTED]
Sent: February 14, 2023 4:11 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); Dorrien Thompson; [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZOO729 #251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road

Categories:

- > To Victoria City Council and Planners,
- >
- > We are writing to voice our concern over the above proposed development. We purchased our condo at the Promontory in 2011 and were made aware of the site plan. That plan was an exciting vision for the area offering amenities a la "Granville Island-style" with open space for people to enjoy with a few housing buildings and a hotel.
- >
- > The revised plan is a complete departure from this original plan creating extreme tower density, sacrificing green space for children, families and friends to gather and enjoy Vic West.
- >
- > We understand our city needs housing and supportive housing but not to this extreme.
- >
- > We request Council to turn down this proposal.
- >
- > Lisa and Dale Klimek
- > #1104-83 Saghalie Road
- > [REDACTED]
- >
- >

Dear Fellow Taxpayers on Victoria City Council,

If you have any concerns or ambiguity about the intentions of this email - please reach out to me directly, as I will no longer offer further emails about this matter.

Simply put - I expect my current elected City Council to uphold the contract already in place for the restoration and development of the Roundhouse Properties.

For those in need of further context as to how and why, I as a taxpayer and resident/owner of a property in Promontory at 83 Saghalie Road, Victoria, BC, have come to this position - I can and will provide initial ideas to that effect (yet again) below this email.

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Victoria, BC. V9A 0E7
Tuesday, Feb. 14, 2023.

More context:

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- James Barry of 83 Saghalie Road is evaluating the possibility of taking legal action against his own Strata Board - it's members and possibly the Property Management - for the continued egregious abuse of authority, resources (even, but perhaps especially by "volunteers") and power in the handling/management and distribution of not one, but now two letters to our "vertical community" here in Promontory that in NO WAY WHATSOEVER is representative of the instructions or guidance officially solicited by this Strata - or given to this Strata - from the Owners/Residents here in Promontory.

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UPHOLD the contract/agreement already in place and let's get on with completing the part where the Roundhouse Properties are restored or renewed in a manner that is befitting for the beauty and wonderful sense of community that is here at the core of Victoria.

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Thank You again for your time and attention - very much looking forward to more pleasant future correspondence perhaps about the eventual opening of the Roundhouse Properties to Tenants, Vendors, Shops, a gallery ... you know, the part where the properties are returned to a state of contribution to our community.

Sincerely,

James D. Barry
1304 - 83 Saghalie Road
Victoria, BC. V9A 0E7

February 14, 2023

To the Mayor and Councillors, City of Victoria

Re: **251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta**

I am happy to provide this letter of support for the proposed amendment to rezone the Roundhouse development. It will be a vibrant community setting for citizens of all ages and incomes. Like Bayview Place on the hill, the Roundhouse development will become a neighbourhood where people of all ages live and play. The site supports easy access to downtown Victoria contributing to the city's long term viability, minimizes the environmental impact, and encourages a healthy lifestyle with the parks, harbour access, and cultural opportunities. Please get the Development approved and started for every one's benefit.

Mary-Ann McCallum
#712
100 Saghalie Road
Victoria BC
V9A0A1

Justine Wendland

From: CAROL HEWITT <[REDACTED]>
Sent: February 15, 2023 11:13 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); Dorrien Thompson; Marg Gardiner (Councillor)
Cc: [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns; Victoria Mayor and Council
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Dear Mayor and Council

I would like to express my support for the proposed Rezone for Phase 2 of Bayview Place. The rezone will allow for a much-needed range of housing that will enhance the Vic West community and Victoria in general. In addition to market condos the new plan will provide needed rentals and more importantly an affordable housing component to assist lower income workers.

In addition to housing the net benefit will be the long-awaited completion of the historic Roundhouse buildings. Supporters fully understand past delays associated with work required to restore and rejuvenate the structures to a usable condition. With your approval the project can get underway with the soil remediation followed by construction. The sooner this happens the sooner residents of the Songhees and Vic West will be able to enjoy the communal gathering spots like the Roundhouse Plaza and walking/bike paths leading to it.

You only need to look at Phase 1 of Bayview to see the outstanding quality of construction and attention to detail that the Mariash's and their team of industry professionals bring to a project. I am confident that Phase 2 will deliver the same level of design and fulfilment.

Please approve the rezone, the city needs this project to proceed on many levels.

Yours sincerely

Carol Hewitt

353 Beckley Ave

Victoria

From: Murray Boyce <mwboyce@shaw.ca>
Sent: February 15, 2023 10:52 AM
To: Development Services email inquiries
Subject: Bayview Place

Categories:

February 15, 2023

To Whom it May Concern:

Re: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

I wish to lend my support for the Rezoning Application for the Roundhouse Development Site at Bayview Place, for the economic sustainability and betterment of our community.

The new Rezoning proposal will provide much needed affordable housing units, bring a vibrant and historical piece of Victoria back at the E & N Roundhouse site, provide a critical tax base for services and align with the proposed bicycle lanes on Kimta Road. This will be a combination of residential and retail in all the right places. The vision as proposed by Bayview is a “Place for Everyone.”

With easy access to and from the site, the proposal will create a population that will support the planned retail, along with an opportunity for local musicians, artists, and vendors to create a lively offering on Victoria’s west side. With the ability to host indoor events in the Roundhouse and Car Shop the proposal creates a year-round opportunity for sustainable revenue streams for local businesses and the opportunity to create vibrant shoulder season events in and around this special, historical site.

Murray Boyce

██████████

February 15, 2023

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

RE: Rezoning Application Support for the Roundhouse Development Site at Bayview Place – REZ00729

Dear Mayor Alto and Council,

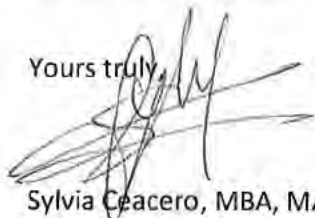
On behalf of the Alliance to End Homelessness in the Capital Region, I am writing to voice our support for Greater Victoria Housing Society's (GVHS) proposal to build close to 180 affordable rental homes, targeted to working singles, couples, and families, in the Vic West neighborhood of Victoria.

The site owner, Focus Equities, is offering to donate a serviced, shovel ready piece of land, worth roughly \$15 million, to GHVS as part of the larger redevelopment of the site. The proposed affordable housing development would be an 18-storey building surrounded by townhouses, with a mixture of studios, 1-, 2- and 3-bedrooms suites, close to amenities, parks and schools, and walkable to downtown. The building would also be designed to high performance and sustainability standards, in line with other GVHS development projects.

With record low vacancy rates, rising costs of living, local businesses struggling to meet staffing requirements, and home ownership being so far out of reach for many people, affordable rental units – especially 2- and 3-bedroom family units – are more important than ever. Having these affordable units provided by a trusted, local non-profit housing association that will manage and maintain these homes in perpetuity would be an excellent outcome for the City.

We at the Alliance to End Homelessness in the Capital Region encourage Council to approve this rezoning and secure these affordable homes for the betterment of our community.

Yours truly,



Sylvia Ceacero, MBA, MA, MCRM
Executive Director
Alliance to End Homelessness in the Capital Region

From: [Clay](#)
To: [REDACTED]

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 15, 2023 10:14:03 AM

Please accept this letter in support of the rezoning application for the Roundhouse Development Site at Bayview.

As a neighbour, I have much concern that any development meet my expectations as I will be directly affected during and post construction.

Completing this project, with the planned density and amenities, will enhance the already vibrant community of Vic West and specifically offer new opportunities for the current residents of the Songhees.

Respectfully,

Clay

Clay Barber (he/him),
#607-66 Songhees Rd., Victoria, BC V9A 0A2
CONTACT - [REDACTED]

I acknowledge and thank the ləkʷəŋən People for allowing me to live and work on their lands and the broader Coast Salish and Nuu-chah-nulth People whose land I travel and explore regularly.

Dear Mayor and Council

I would like to express my support for the proposed Rezone for Phase 2 of Bayview Place. The rezone will allow for a much-needed range of housing that will enhance the Vic West community and Victoria in general. In addition to market condos the new plan will provide needed rentals and more importantly an affordable housing component to assist lower income workers.

In addition to housing the net benefit will be the long-awaited completion of the historic Roundhouse buildings. Supporters fully understand past delays associated with work required to restore and rejuvenate the structures to a usable condition. With your approval the project can get underway with the soil remediation followed by construction. The sooner this happens the sooner residents of the Songhees and Vic West will be able to enjoy the communal gathering spots like the Roundhouse Plaza and walking/bike paths leading to it.

You only need to look at Phase 1 of Bayview to see the outstanding quality of construction and attention to detail that the Mariash's and their team of industry professionals bring to a project. I am confident that Phase 2 will deliver the same level of design and fulfilment.

Please approve the rezone, the city needs this project to proceed on many levels.

Yours sincerely

Carol Hewitt

353 Beckley Ave

Victoria

Dear Mayor, City Councillors and City Planners,

I am writing to once again express my deep concerns regarding the proposed revisions for the Roundhouse property in Vic West. I have read through the many pages of the most recent proposal regarding the Bayview Roundhouse development, as well as the letters from the developer. The documents are unimaginative, transparent sales brochures disguised as a proposal to "help Victoria residents". To be clear, the developer asked for the Sun back in 2008, then revised their request to ask for the Sun, the Moon and the Stars in 2021, and has now come back with a new proposal asking for the Sun, the Moon and half of the Stars "only", and are painting the picture that they've conceded so much. This is a classic negotiation tactic to receive way more than you were originally approved for. The bottom line is that they are STILL asking for double the density that was approved in 2008. We cannot miss that important point. The future of our community depends on the City being reminded of that fact.

The actual reason why they want to sell so many more units is because their own costs to remediate the contaminated soil on the site have increased since the Shawnigan Lake Toxic Waste dump site has been shut down. They openly admit to this in their documents. They want to "make up for the additional costs" by doubling the density and selling that many more units. So, the rest of us have to suffer with an over-populated neighbourhood permanently plagued with traffic, garbage and people problems because the developer doesn't want to pay more to remove the contaminated soil on site? To add insult to injury, they are insulting your intelligence by attempting to sell this increase in density as them doing the City a favour.

The proposal, as it stands now, is nothing short of slap in the face to our beautiful Songhees community, and to the city of Victoria itself. I am aware of the submissions that you have received; providing detailed rebuttals and responses to each of the proposed changes and the City's questions. I urge you to review those submissions carefully. The Bayview developer has made it clear that they want to push this proposal through **once and for all**. Do you want this debacle to be the legacy you leave behind in your role as a protector of this City's citizens?

This one small parcel of land would have more units than every other building in the entire Songhees neighbourhood combined. The Songhees neighbourhood has a unique feel to it; a collective of high end condo buildings ranging from 5-9 stories along the water. The current Bayview development

(Bayview One, the Promotory and the Encore buildings) sits behind the row of Songhees condo buildings, the buildings are fairly well spaced out from each other and don't cause large areas of shade or encroachments on the buildings around them. Adding 13 more buildings (with proposed heights of 29 stories high, as well as 28 stories, 27 stories, 27 stories etc.) and including now a mix of a potential of 4 HOTELS (!!!) on the Roundhouse property will massively change the entire look and feel of the Songhees community. The new buildings will tower over the rest of the neighbourhood and the Victoria West Park on the other side of the property. Most of the newly proposed buildings themselves will end up in year-round shade from the other new buildings on the same property. The waterfront Songhees pathway and parks will become overrun with new residents, their pets, and the tourists from the new hotels. I've seen firsthand how this has played out in Vancouver and Toronto, and their waterfront areas have now become swarmed with people, pets, noise, and garbage. This is not needed in Victoria and the Songhees community deserves better.

I have spent over 2 decades in real estate development and the construction industry and I have seen how this approach to "development" has played out in other parts of the country. I can assure you that the communities and the City suffer in the long term from this approach. Not only do formerly-peaceful communities become overrun with residents & vehicular traffic, but this over-development leads to other problems for the City Administrative Staff itself in short order. Yes, you will receive an increase in property taxes by increasing the number of units you can sell per square acre of land, however each of those units become occupied with residents. Residents with needs, pets, vehicles... You end up with logistical challenges, traffic woes, and an inability to service that volume of people. The City ends up spending more and more money to correct the mistakes made by their choice to over-populate an area, which can never be undone... the entire neighbourhood begins to suffer, residents become frustrated and the community deteriorates. Victoria itself and the Songhees community deserve better than this.

With regards to this particular developer, I would like to raise your attention to their poor attention to quality with the last buildings built on the Bayview site. I lived at the newest building; the Encore, for 13 months from the time it was brand new, and it was plagued with quality issues. Again, I have a background in residential construction and I understand that some new buildings experience some "settling in" issues, however the Encore building's quality issues went far beyond what is expected or

typical. During the 13 months that I lived there, I think the Enterphone system worked for about 6 weeks total, the garage doors were out of commission many times, the AC / HVAC system was continually experiencing problems (leaving it very hot in the Summer and cold in the Winter)... the folks in the building and the strata used to joke that the building must be haunted because it experienced non-stop issues since day one. Apparently folks in the Encore, Promotory (and others around our neighbourhood) share a belief that “the Bayview developers used poorer and poorer quality products and installation methods as each new building was built. They cut many more corners building the Encore than they did the Promotory”. This should be noted to the City; they should know that this is the reputation of this developer, and what might that mean for the additional 13 buildings they now want to build. Are they going to be built with shoddy workmanship too, resulting in an endless stream of repairs and headaches? Why has this developer allowed the quality to slip?

Another important consideration for the city and its residents is the number of UNSOLD new construction units that currently exist across Victoria. There is clearly not the shortage of condos we keep being told by the media when the numerous developers across the city are still trying to sell units in buildings that are several years old. When I moved out of the Encore building (2 years after it was built), there were STILL a number of new, unsold units in that building! The units were lovely, reasonably priced, and yet were not selling. And this was not that long ago. Again, I think this would be relevant to the City; there are unsold units all across this City and the Encore building itself has struggled to sell all of the units 2 years after it was complete. Why would it make sense to now increase the density and number of units in the next phase of development when the first phase couldn't even sell out right next door?

The city does not need the additional buildings and increase in units being requested in the revised Bayview Roundhouse proposal. There is no shortage of development taking place in and around Victoria at the moment. All you have to do is drive 5 minutes in any direction and you will encounter a number of tower cranes as new buildings are going up all over the city (all in a response to a “housing crisis”...). The “housing crisis” is a term coined by a City Council who themselves have created a stated goal of increasing the city's population by an additional 20,000 people in the near term. The City decides they want to attract an additional 20,000 residents to generate additional revenue, they use that revenue-generating goal to justify making a public declaration of a “housing

crisis”, this incites public outrage and demand for “more housing”, which in turn justifies the City’s recent behavior in expediting building permits, increasing building height restrictions and revising density restrictions all to meet a public outcry for a problem that they’ve artificially created to bring in more revenue via property taxes and massive development fees. Furthermore, there are already a large number of affordable housing developments underway across the city with a massive number of new affordable units being added to the market as we speak.

Please take the time to recognize the serious, permanent implications to an offensive proposal such as this, and to look at examples of how this type of development has played out in other cities. I urge you to keep Victoria’s world-famous charm and beauty in mind as you continue to review this proposal and others that come across your desk. We want the tourists to come back; the unique beauty, look, feel and European-style charm that Victoria is famous for is what brings those tourists here. If they wanted to see another Vancouver or Toronto, filled with skyscrapers, the tourists would go there. Most of the residents of Victoria have themselves moved from major cities across Canada and have worked their entire lives to save up to live in Victoria for a reason. Please honour your residents and your tax payers by protecting our beloved City and in particular, the Songhees community.

Sincerely,

Keri Salvisburg

740-205 Kimta Road.

Victoria

From: Dan Houston <[REDACTED]>
Sent: February 16, 2023 9:44 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: Houston Sign Letter of Support.pdf
Categories:

Good morning Mayor & Council,

Please find attached below my letter of full support for the Roundhouse project at Bayview Place.
If you have any questions please do not hesitate to give me a call.

Sincerely,

Dan Houston



[REDACTED]
[REDACTED]
502 William Street
Victoria B.C. CA
V9A3Y9



Subject: Rezoning Application for the Roundhouse
Development Site at Bayview Place

February 16th,
2023

REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie
Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Good morning Mayor & Council,

As the owner of Houston Signs, a family owned and operated business that has been apart of the Vic West community for over 60 years, I would like to express my full support in the rezoning application that has been proposed for the Roundhouse Development Site at Bayview Place.

The Roundhouse development project has the opportunity to be an integral centrepiece for the Vic West community with the perfect balance of historical preservation and the needed modern amenities that this community is desperatly looking for.

As a business owner I know how important it is to support future channels that will create economic sustainability within our community. This project will do just that on a variety of levels spanning from new retail businesses, office spaces, restaurants, parks, ongoing heritage restoration projects, event venues, a community centre and much more. The Roundhouse Development project will truly be a "Place for Everyone".

Sincerely,

A handwritten signature in black ink, appearing to be 'Dan Houston', written over a light blue circular stamp.

Dan Houston
Owner

From: Tara H <[REDACTED]>
Sent: February 16, 2023 2:19 PM
To: Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Attachments: Letter.docx
Categories:

Dear Council and City Staff

Please see attached for my letter of support for the rezoning application for the Roundhouse development.

Kind Regards
Tara Hollier
[REDACTED]

Dear Mayor - Council & City Staff

I am " IN SUPPORT " of the rezoning application # REZ00729 located at : # 250 - 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street , # 200 - # 210 Kimta Road

I am writing to you today with a heavy heart and a deep sense of urgency regarding the housing crisis in the City of Victoria. The current situation has left many of us, including myself, struggling to find affordable housing. The demand for affordable housing is growing every day, with less than 1% vacancy and a rising number of people in dire need of a safe and comfortable place to call home, including college students, single people, single mothers, retirees, and others.

As a small business owner and award-winning entrepreneur, I moved to Victoria in 2010 with high hopes and dreams of building a successful life. However, due to constant rent increases and a lack of affordable housing options, I was forced to move twice in three years (at that time, I was unaware of my rights as a tenant). In 2013, I had no choice but to leave the City of Victoria altogether to find a place that I could afford.

My recent experience is no different. In 2021, I returned to Victoria and was fortunate enough to rent the top floor of a beautiful home in Fernwood (through a connection). However, the owner decided to renovate the basement and lost control of his budget. He realized that he could earn much more from my suite and proceeded to make my living there impossible. I was forced to move out, and he raised the rent a considerable amount for the next tenant. I want to stay in Victoria and find a solution, but short of being able to afford to buy a home in Victoria, I see few stable options. I have chosen to move back in with my parents temporarily, who have kindly opened their home to me until suitable and affordable housing can be built or I decide on other options.

The housing crisis in Victoria is not unique, but it is imperative that we take immediate and proactive steps to address this issue. Facilitating development applications in a timely manner and supporting projects like the Roundhouse Development are critical steps towards addressing this crisis and providing much-needed affordable housing to the community.

I urge you to consider the Roundhouse Development rezoning proposal at Bayview with empathy and understanding, knowing that many people like myself are suffering and struggling to find sustainable housing and to make ends meet. This is not just a problem for one economic level or group of people; it is an issue that affects us all, and it requires urgent and compassionate action from the City.

Thank you for taking the time to read my letter and for your consideration in this matter.

Sincerely,

Tara Hollier



Victoria Resident
V8R3T5

Dear Mayor and Councillors,

We understand that the mayor and councillors have recently met with Bayview Developers regarding their Roundhouse development proposal. There is a concern that the new council may be unaware of previous communication from residents to the former council. We are therefore copying below two emails which we sent to the former mayor and council.

We oppose this extensive development and ask that you please consider the strong opposition from current residents of the affected community and reject this proposal.

Thank you,
Preston and Janet Medd
205 Kimta Road

Feb 3/22

We just read portions of the April 14/21 Master Plan Staff Comments. Although it was prepared ten months ago, we appreciate the staff comments made in items 0.1.3 and 0.1.4 regarding the number of towers and density.

We are opposed to such an extensive development in our community. We reside in a condo at 205 Kimta Road just opposite the proposed development. The current plan will adversely effect our road access, our pathway access, noise issues, traffic issues and general population issues. It will change the character of the community.

If the current plan were revised to reduce the number of towers, the height of the towers and the density, it could be an asset even though there would be some negative impacts.

Please consider the opposition by current residents of the neighbourhood as well as users of Lime Bay Park and the Songhees pathway. We do not want to see this kind of aggressive development in our community.

Dec 16/21

We are residents of the condo complex at 205 Kimta Road. This proposed development is directly across from us on Kimta Road. We are opposed to the extent of this development. Both the number and height of the buildings are a serious concern.

- . Road systems do not support this density. Traffic in the area will increase exponentially.
- . Dockside Green's additional buildings will already present a traffic problem.
- . Pathway systems along Songhees will be overwhelmed.
- . Noise will impact a quiet residential community.
- . So many large buildings will change the character of the community.
- . Construction of this number of buildings will be a disruption for many years.
- . An example of delayed completion is Aquara on Tyee and Kimta, as is the pile of excavation refuse on the Roundhouse site by Saghalie Road.

Thank you for considering the strong opposition from current residents of the affected community.

From:
To:

Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 17, 2023 8:56:45 AM

Mayor and Council

To the west of Saghalie Road is an area of land whose future evolution is being undertaken by Focus Equities (a Mariash Master Plan Community). This vast area is known as Roundhouse at Bayview Place. As is on record, initial zoning applications covering this phase of the project were made to the City of Victoria in 2008; due to changing requirements, those submissions were unsuccessful. Since then, development of the project has had to be revisited by the developer in order to meet the ever-evolving needs of our City and our times.

I have watched the development of Bayview Place over the last 15 years and can attest to the quality of the Bayview Development and with the further development of the Roundhouse property will be a positive addition to the Vic West area.

David W. Schinbein

925 Esquimalt Rd [REDACTED]

Victoria, BC

V9A 3M7

Dear Mayor and City Council,

REZ00729 and Bayview.

I write again regarding Bayview. There are countless issues that this application raises which will call upon you to look carefully at how development is managed in the City. I am but one person who has taken an interest in this and addressed some of these issues before you. As such, and given the time it has taken me, I would say it behooves you to consider them fully and seriously. Notwithstanding the pressure that has been put upon you to approve this application remember it has already been approved a couple of times. The last time you approved it years ago here is what you agreed to:



That approval, and the significant planning concessions it entailed, was given principally in exchange for redevelopment of the Roundhouse. However, rather than fulfill that agreement according to its terms Focus Equities has returned and asked for a near doubling in size and scale of the project to do so now. Again, this drawing depicts what the project would look like upon completion *without your approving of the current application*. And what is wrong with that? Nothing. In contrast, ask yourself how 4 more huge towers could reasonably be put on that site:- let alone without all but overshadowing and overawing the Roundhouse Properties?

You see, and quite apart from many other applications the City has before it currently, this one is easy. It is easy because you gave approval already. There is really nothing more you need concern yourselves with and you can do so with a clear conscience. Nothing currently prevents, and everything in fact commends, you saying to Focus Equities, "we gave you a pretty good deal here, so please just respect that. There's still money to be made even if you just subdivide and sell". *And I really think that is the case*. You need to ask yourselves how much incentive

does the City really need to give Focus Equities for what now seems to almost be an afterthought:- preserving and renovating the Roundhouse properties.

If you are met with “fine, we will just walk away,” from Focus Equities, so be it. I understand and anticipate that others would quickly pick up where it could be left off. That is how you need to go into this negotiation, resolute. In my view, it is better to lose a year or two now than build the wrong project or part of the wrong project there or that it comes apart under its own weight as eg. Acquara has. You are in a very strong position, and you should understand that. I do not know what more I can do to help you understand it other than to call on you to look carefully at *all aspects of this project and their relative merits and demerits* and only then decide upon it accordingly.

Yours sincerely,

Joel Arthur McInnis

*image published on Yahoo Finance <https://ca.finance.yahoo.com/news/roundhouse-bayview-place-approved-redevelopment-040000898.html> accessed Feb 9



February 19, 2023

To Whom it May Concern:

Re: Subject: Rezoning Application for the **Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.**

As a past Chair of the Greater Victoria Chamber of Commerce and several other not-for-profit boards in our community, I wish to lend my support for the Rezoning Application for the Roundhouse Development Site at Bayview Place, for the economic sustainability and betterment of our community.

The City of Victoria is the jewel of the CRD but requires several things to maintain what the community needs and I feel that the Rezoning proposal will provide those community benefits. Affordable housing units (an immediate need) along with contributing to the vibrancy and historical piece of Victoria are some of the benefits rezoning can enshrine. The E & N Roundhouse site as an example will provide a critical tax base for services and align with the proposed bicycle lanes on Kimta Road. This will be a combination of residential and retail in all the right places. The vision as proposed by Bayview is a "Place for Everyone."

Roundhouses have been adapted for several uses that range from cultural and community centers to museums, offices, retailers, and event venues, creating a warm and inviting community. Trends in the adaptive reuse of roundhouses typically offer some form of public use and community value. Whether this is through education, by providing opportunities to engage with the history of the site, or by remaining open for public programming and events, these sites often end up operating as multi-use spaces.

The proposal will create a population that will support the planned retail, along with an opportunity for local musicians, artists, and vendors. With the ability to host indoor events in the Roundhouse and Car Shop, the proposal creates a year-round opportunity for sustainable revenue streams for local businesses. The roundhouse could for example be a long-standing asset for the film and media industry in Victoria. Just one example of 10 tens of millions in gained economic activity for the city and its businesses.

Sincerely

John Espley

Connection Skills

Past Chair Greater Victoria Chamber of Commerce

Connections Skills John Espley, Chief Connector Phone: [REDACTED] Email [REDACTED]

"Your world is greater with Connections"

From: [Henry Kolenko](#)
To: [REDACTED]

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259
Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Date: February 20, 2023 8:59:15 AM

To the Mayor and Council Members of the City of Victoria,

I'm writing to you in support of the rezoning application that is before you for the Roundhouse at Bayview Place Master Plan.

Rarely do you see a large 20 acre development of land so well thought out and designed not only for its commercial viability but for the greater community at large. Although I am currently living in Vancouver, I grew up in Victoria and am very familiar with this site. When I saw first hand what Ken and Patricia Mariash had already accomplished at Bayview Place I was quite pleasantly surprised. They have taken land that has for much too long been overlooked and saw the potential it had. Rather than quickly developing the property for greatest commercial profit, they created a Master Plan that showed their respect for the history of the site and the potential it possessed for all members of the Vic West community and beyond.

Even more rarely do you have architectural developers that are so committed to their vision, that they move into the community and onto the land that they are developing. Ken and Patricia could live anywhere in the world. But they have chosen Victoria as their home and Bayview Place as the community they live in. The Roundhouse at Bayview Place has a similar “feel” to it as the Olympic Village that the City of Vancouver developed — which integrates viable housing, market real estate and commercial properties in an overall plan that instantly has a village/community esprit while enhancing heritage buildings and making landscape design a critical component of the vision.

What's more, our company has also experienced first hand what Ken and Patricia do to contribute to the cultural dynamic of a community. They have sponsored our shows at the Royal Theatre and hosted cultural events at the Roundhouse and at Bayview Place. I can attest, they are strong supporters of the arts and culture in the community and their vision and support not only make many cultural events viable — they lead by example. I can foresee how Bayview Place will be one of the important cultural centres of Victoria.

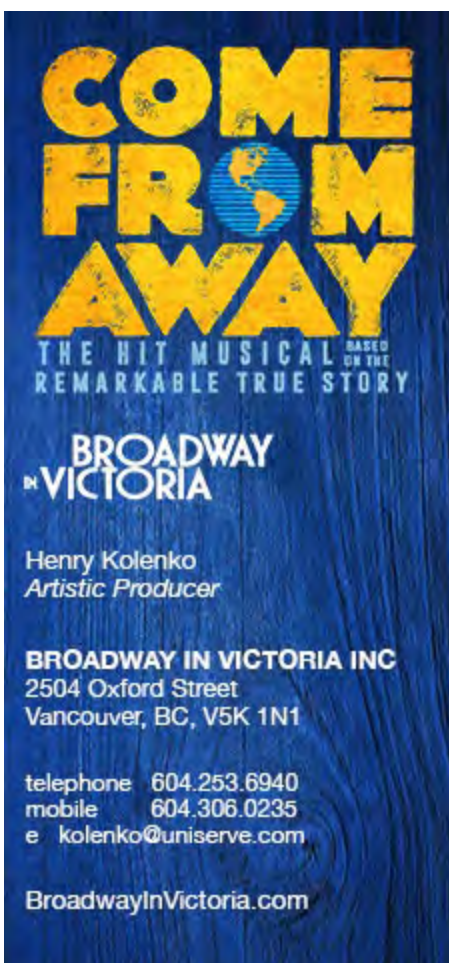
The Roundhouse at Bayview Place Master Plan will help to establish this area as a community focal point in Vic West culturally, residentially as well as commercially — connecting it to downtown Victoria with a mere stroll across the lovely new bridge. This is exactly what high density development is supposed to accomplish in a modern city.

I'm certain that as Mayor and Council Members of the City of Victoria, you will see the value and uniqueness of this development and move forward in approving it.

Thank you for your time.

Regards,

Henry Kolenko,
Artistic Producer
Broadway In Victoria



From:

To:

[Marianne Alto \(Mayor\)](#); [Jeremy Caradonna \(Councillor\)](#); [Chris Coleman \(Councillor\)](#); [Marg Gardiner \(Councillor\)](#); [Dorrien Thompson](#); [Stephen Hammond \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)

Subject:

REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Date:

February 21, 2023 5:36:32 PM

Mayor, Council & City of Victoria Staff.

I wish to lend my support for the Rezoning Application for the Roundhouse Development Site at Bayview Place. This rezoning proposal will provide much needed affordable housing units, bring a vibrant and historical piece of Victoria back at the E & N Roundhouse site, provide a critical tax base for services and align with the bicycle lanes now being constructed on Kimta Road.

As I live adjacent to the proposed development site, I believe this is a much needed and wanted development, with the potential for historical preservation and several modern amenities that are lacking in this area.

You don't have to travel far to see some shining examples of successful developments of this nature, the Roundhouse in Vancouver & Granville Island are two of the best.

Overall, I believe that the Roundhouse development is a fantastic addition to the city of Victoria and serves as a model for future urban development projects. I highly recommend it to anyone looking for a vibrant, livable, and walkable community. I have lived in Victoria for fifty years and in several municipalities/neighbourhoods all over the city.

This area is easily the hidden gem of the city. It's easy access to downtown by walking/cycling paths and the scenic waterfront walkways are second to none. I have no doubt this development will shine a spotlight on Victoria as one of the more beautiful parts of the city to visit/shop/dine & most importantly, live well.

Best regards,

Richard Larkin

501-70 Saghalie Road
Victoria BC V9A 0G9

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Matt Dell \(Councillor\)](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkins](#); [Stephen Hammond \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [Dorrien Thompson](#); [Marg Gardiner \(Councillor\)](#); [Jeremy Caradonna \(Councillor\)](#); [Chris Coleman \(Councillor\)](#)
Subject: (# REZ00729) # 251 - # 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 21, 2023 5:23:53 PM

I am " IN SUPPORT " of the Roundhouse at Bayview Place rezoning application. I currently live at the 139 unit - multi residential building named Bayview One completed 13 years ago. Our community of Bayview One, Promontory and Encore is an example of hundreds of people occupying very little land compared to traditional single family residential neighbourhoods. The location is excellent and centrally located to all that the City has to offer. This is how sustainable living in the future will need to be to manage housing demand.

We are all aware that housing demand is at an all time high and Victoria is the second worst place in Canada to find any kind of housing. Nothing is affordable. The Phase 2 development being contemplated delivers nearly 1900 beginning with affordable housing located at the corner of Esquimalt and Catherine Street which The Greater Victoria Housing Society will build and manage through a land donation made by Patty & Ken Mariash - the site owners & developers. This is an unprecedented open land donation to a non profit in a City where land for such development is scarce if not , non existent. To meet the housing crisis , sustainable floorplates and taller slimmer buildings like Phase 1 are a must , not an option. Any NIMBY opposition is just selfish. This land sat contaminated and vacant for decades.

The height of buildings are similar to Phase One. There is approximately 40+% open area around the buildings, ground level retail, all parking is underground, the heritage rail buildings will be renovated and all previous industrial contaminants removed and the tree requirement has been exceed by over 100 additional trees added to the plans. There will be a great deal of surface circulation connecting the site in all directions accessible by bicycle and on foot along with areas to sit and congregate.

Troy Bourassa
512-100 Saghalie Rd
Victoria BC
V9A0A1

Sent from my iPhone

To the Mayor and Councillors, City of Victoria

Re: **251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road**

I am writing to provide my support for the rezoning amendment for the Roundhouse Development site. As a resident of Bayview Place and VicWest I highly anticipate the development of the additional retail services and cultural opportunities which will be afforded by this development. Like Bayview Place on the hill, The Roundhouse site has been thoughtfully planned to meet the needs of Victoria's growing population and at the same time minimizing the environmental impact. I urge you to approve this redevelopment and let this important project get started.

NAME. Brian McCallum

ADDRESS. #712 100 Saghalie Road Victoria BC

POSTAL CODE. V9A0A1

DOWNTOWN Victoria

Downtown Victoria Business Association
20 Centennial Square
Victoria, BC
V8W 1P7

February 21, 2023

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

Re: Support for Rezoning Application for the Roundhouse Development at Bayview Place

REZ00729 #251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street, and # 200 - # 210 Kimta Road

Dear Mayor Alto & Members of Victoria City Council,

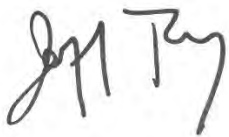
I would like to express support on behalf of the Downtown Victoria Business Association for this rezoning amendment and development proposal. Although it is outside of our operating boundaries, Roundhouse is planned to add considerable housing density and other public benefits near the edge of Downtown, and the residents will certainly be welcome visitors to downtown. The current proposal includes 1,750 market-rental apartments and an affordable-housing site with an additional 150-180 affordable homes.

The revised proposal also strongly supports multi-modal transport, with connections to the regional bike and pedestrian trails (E&N Urban Trail, and Kimta Road AAA bicycle route). There will be additional bike and vehicle parking, including EV charging stations and underground parking. The Roundhouse Development also provides a railway easement to keep the existing E&N Rail Corridor and to allow for potential future light rail connection to Downtown Victoria.

Housing, particularly for 'middle income' individuals and families, is a significant issue in Victoria, and this project seeks to address that need. It will help the city continue to grow and will provide a place for downtown workers to live near their workplaces. This will also provide new customers for downtown businesses which are struggling to recover from the pandemic's economic impact.

This project, with its mix of apartment types and its emphasis on community, will be a valuable addition to Victoria, and I strongly support Council approving it. The Roundhouse Development will benefit Downtown Victoria by adding many new near neighbours.

Yours sincerely,



Jeff Bray, Downtown Victoria Business Association CEO

From: [Steve Siegfried](#)
To: [REDACTED]
Subject: Rezoning Application of the Roundhouse Development Site at Bayview Place REZ00729 #251-259 Esquimalt Road; #45 Saghalie Road; #355 Catherine Street; and #200-210 Kimta Road
Date: February 21, 2023 10:45:57 AM
Attachments: [Executive Summary - Roundhouse june9 22.pdf](#)
[Roundhouse Brochure.pdf](#)
[Feb 3 Promontory Weekly Newsletter.pdf](#)

Good morning,

Subject: Rezoning Application of the Roundhouse Development Site at Bayview Place REZ00729 #251-259 Esquimalt Road; #45 Saghalie Road; #355 Catherine Street; and #200-210 Kimta Road

Please Reject the Rezoning Application of the Roundhouse Development Site at Bayview Place.

I have been following the Roundhouse Marketplace Development as well as many of the proposed developments in Victoria since buying in to Promontory in 2012. The Roundhouse theme presented to potential buyers by Focus Equities in 2012 while marketing Promontory was top notch. This was the same plan pitched to potential buyers of Bayview One (~2008) and Encore (~2017), brochure attached. The Roundhouse Market Place and proposed five towers were well designed and poised to create a unique community with a dedicated gathering place in Vic West while keeping the density and added traffic in line with the parcel being developed. Aesthetics of the Marketplace while driving along Esquimalt Road I believe would be inviting to not only Vic West residents but everyone, and would entice the public to come and at least check out this unique set of buildings which have unlimited potential. I believe there should be no towers north of the RxR tracks and the Marketplace should have its own vibrant area separate from any tower. I believe when driving along Esquimalt Road there should be no visual obstructions or structures dwarfing the Heritage Buildings in any way. The Heritage Buildings should be kept as the focal point. I believe this area should be used for commercial businesses such as a *farmers' market, art galleries, convention centre, brewery, eating and drinking establishments with outdoor seating spaces, outdoor/indoor festivities/performances – the possibilities are endless*. There could be strategically placed infill buildings, some perhaps on the south side of the tracks which would compliment the Heritage Buildings so long as the RxR theme is kept and heights limited to two stories.

The one thing I would have liked to have seen is the billboards posted around the development property to show *up to date* photography/renderings with the nine towers as proposed. Currently they all retain the same layout as the Bayview-Roundhouse as proposed in 2012. I've had neighbors question me after seeing the billboards with the old renderings as to why I was against the rezoning, they thought it was fine. Once I explained it was missing four towers, added heights and the doubling of residents now totaling ~4000*, they agreed and also thought this is misleading. (*4000 residents/1600 homes – ref –Focus Equities pg3, June 23, 2022 'Letter to Council'). I've often wondered if there are people basing their approval to the rezoning on these billboards. I believe if the billboard renderings are not accurate, then they should be taken down as to not misrepresent.

Another misrepresentation as I interpret it was Promontory's February 3 weekly newsletter

promoting the Rezoning with the positives for our Bayview Community (attached). Our strata president was queried by another resident as the write-up looked like it came straight from Focus Equities. There was no mention of any negatives such as the increase in density and did not mention in the closing paragraph on pg2 on how to reply to the city if opposed, instead only if in favor. The 'Executive Summary' referenced in the newsletter did in fact come from Focus Equities (attached). After the query she sent an email to residents stating this was her personal opinion and it should not have been sent out in this forum.

In closing, please stop the Bayview Roundhouse Rezoning. If concessions must be made once again, I prefer keeping the 2015 approved locations of the five original towers but possibly expanding some of the footprints (not north) and increasing some of the heights. I believe a boutique hotel would be nice but certainly not necessary.

Thank you for your consideration.

Regards,

R Steve Siegfried

Promontory Resident

#1203-83 Saghalie Rd, Victoria, BC V9A0E7

From:

To:

Subject:

Date:

Rezoning Application for the Roundhouse Development Site at Bayview Place
February 22, 2023 8:53:41 PM

February 22, 2023

Subject: Rezoning Application of the Roundhouse Development Site at Bayview Place REZ00729 #251-259 Esquimalt Road; #45 Saghalie Road; #355 Catherine Street; and #200-210 Kimta Road

Please Reject the Rezoning Application of the Roundhouse Development Site at Bayview Place.

I am writing to you today to express once again that I am against the Rezoning Application that was submitted by Focus Equities in hopes that those on Council will share mine and others concerns about the added heights and numbers of structures proposed compared to what we bought into when we purchased our Condo at Promontory in 2012.

This is such a unique piece of property with the Heritage Buildings and the history behind the Roundhouse and the Railroad community back in the day that should not be dwarfed by so many high towers that they will get lost.

Originally the plan was for 5 condos and a hotel when the focus seemed to be on the Roundhouse and comparing it to Granville Island where we could shop for local products of all varieties from fresh produce to arts and crafts. It was a big selling point in 2012 but now nearing a decade since we took possession in 2014 we are asked to support a rezoning proposal that basically appears to be an abundance of high rise condos.

Sincerely,

Maureen Siegfried

1203, 83 Saghalie Road, Victoria, BC V9A 0E7

From:

To:

Subject:

Date:

RE: I am in support of the proposed Roundhouse rezoning application

February 22, 2023 7:49:07 AM

Made You Look Media
Unit 201 - 514 Government St
Victoria BC V8V 2L7
[REDACTED]
<http://www.mylmedia.com>



February 17 2023

RE: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259
Esquimalt Road, 45 Saghalle Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Attn: Mayor, City Council & Staff

Please accept this Letter of Support for the Roundhouse at Bayview Place's rezoning submission to the City of Victoria. This project is a fierce example of thoughtfully crafted and sustainable urban development.

As local professional artists from the not for profit and independent film, music and theatre world, we have been supported by Bayview Place for numerous years to elevate our artistic craft and have given us the opportunity to showcase the uniqueness of Victoria as our backdrop on an international level. With no hesitation and complete belief in local artists, they have supported our work and have aided to our growing success, helping put Victoria on the map as a hot spot for artists.

The vision as proposed by Bayview is a "Place for Everyone." Roundhouses have been adapted for several uses that range from cultural and community centers to artistic spaces, gathering places, offices, retailers, and event venues, creating a warm and inviting community. These spaces enhance our community's quality of life through the building of awareness of diverse cultures.

The Roundhouse is a perfect blend of modern amenities and historical preservation. With easy access to and from the site, the proposal will create a population that will support the planned retail, along with an opportunity for local musicians, artists, and vendors to create a lively offering on Victoria's west side. With the ability to host indoor events in the Roundhouse and Car Shop the proposal creates a year-round opportunity for sustainable revenue streams for local businesses and the opportunity to create vibrant shoulder season events in and around this special, historical site.

Overall, We believe that the Roundhouse development is a fantastic addition to the city of Victoria and serves as a model for future urban sustainable development projects.

Sincerely,

Heather Lindsay, Producer
Shiraz Higgins, Director
Made You Look Media
Victoria, BC



751 Piedmont Drive, Victoria, BC V8Y 1L9

Telephone: [REDACTED]

Website: www.policervictimservices.bc.ca

E-mail: [REDACTED]

February 23, 2023

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

RE: Rezoning Application Support for the Roundhouse Development Site at Bayview Place – REZ00729

Dear Mayor Alto and Council,

On behalf of Police Victim Services of British Columbia (PVSBC) and personally, I am writing to voice support for Greater Victoria Housing Society's (GVHS) proposal to build close to 180 affordable rental homes, targeted to working singles, couples, and families, in the Vic West neighborhood of Victoria.

The site owner, Focus Equities, is offering to donate a serviced, shovel ready piece of land, worth roughly \$15 million, to GHVS as part of the larger redevelopment of the site. The proposed affordable housing development would be an 18-storey building surrounded by townhouses, with a mixture of studios, 1-, 2- and 3-bedrooms suites, close to amenities, parks, and schools, and walkable to downtown. The building would also be designed to high performance and sustainability standards, in line with other GVHS development projects.

With record low vacancy rates, rising costs of living, local businesses struggling to meet staffing requirements, continued public safety impacts, and home ownership being so far out of reach for many people, affordable rental units – especially 2- and 3-bedroom family units – are more important than ever. Having these affordable units provided by a trusted, local non-profit housing association that will manage and maintain these homes in perpetuity would be an excellent outcome for the City of Victoria and will have an impact on the wider community of Greater Victoria.

Organizationally, PVSBC, created in 1985, is the BC registered Society and charity registered organization whose mandate is to represent, advocate and lobby on behalf of all aspects of the police-based victim services (PBVS) sector. Our membership, including those in Greater Victoria, are experiencing a significant growth in mental health, addiction and other forms of trauma, many the result of a lack of appropriate affordable housing. The ongoing creation of more housing, such as that being created by this development, will provide workable solutions to this ongoing challenge.

Personally, I have been very active in supporting many aspects of affordable housing, solutions to homelessness, and poverty in our region and specifically in the City of Victoria. This has included member and Board Chair of the Greater Victoria Housing Society, Member and Co-Chair of the Greater Victoria Coalition to End Homelessness, current Member and past Board Member of the Greater Victoria Chamber of Commerce, and current member of the Advisory Cabinet and Chair of the Annual Hungry Hearts event in support of the many services provided by Our Place Society. I can state unequivocally, this development will contribute significantly to the goal of alleviating the crisis in providing more affordable housing, and creating more options for members of our community as they struggle to find appropriate ways of creating homes for themselves and their families.

I commend both GVHS and Focus Equities in creating this strategic partnership sharing the common goal of creating additional affordable housing in the City of Victoria.

I am pleased to provide this letter of support and to engage the participants in this process to clarify my support and/or to provide further information.

Yours Truly,

Ian P. Batey,
Executive Director
Police Victim Services BC

From: Winnie Yu <[REDACTED]>
Sent: February 25, 2023 4:51 PM
To: Marianne Alto (Mayor); Jeremy Caradonna; Christopher Coleman; Margaret Gardiner; Stephen Hammond; Susan Kim; Matt Dell; Krista Loughton; Dorrien Thompson
Cc: [REDACTED] Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road

Categories:

February, 25, 2023

To: Mayor Marianne Alto

Councillor Chris Coleman
Councillor Dave Thompson
Councillor Stephen Hammond
Councillor Susan Kim
Councillor Marg Gardiner
Councillor Krista Loughton
Councillor Jeremy Caradonna

Cc: Land Use, Victoria West
Development Services City of Victoria
Senior Planner, Michael Angrove
City Manager, Jocelyn Jenkyns

Dear Council,

We are writing to express our support for the Bayview Place rezoning application that was submitted to Victoria Council by Focus Equities on September 9, 2022.

We have lived in Greater Victoria for over 30 years and we have called The Promontory at Bayview Place our home since 2014. One of the reasons we bought into this neighbourhood was because we saw its potential to become a world class mixed-use, cultural and inclusive community hub. The Bayview Place and the Songhees area is within walking distance to Downtown Victoria, the Westside Village, and the Esquimalt Recreation Centre. The Galloping Goose and the E&N Rail Trails are very accessible from our home. The Bayview Place also sits on a heritage site which could be repurposed to be a vibrant mixed-use public space for retail and cultural uses. Needless to say, We love where we live.

Having said that, we have been very disappointed with the delay in the completion of The Roundhouse at Bayview Place master plan. We have lived here for almost nine (9) years and the development on this great piece of property has been minimal. In the meantime, we kept hearing the community and government's call for more housing, amenities and complete neighbourhoods where people could live, work, learn and play. The time for planning has long past; It is time for action.

To this end, we strongly believe that the rezoning application for the Roundhouse Development Site at Bayview Place should be endorsed by Council. The Application addresses the City's need for market and affordable housing options; priority for sustainable transportation, and commitment to further develop our economy. It is our belief that with the support of Council, the timely approval of this rezoning application would aid the residents of Victoria West in achieving these goals.

Thank you for your consideration. We look forward to your to your timely review and hope that Council will see fit to support the application.

Sincerely

Winnie Yu and James Andrew

83 Saghalie Road, Unit 902
Victoria, BC V9A 0E7

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Stephen Hammond](#); [Jeremy Caradonna](#); [Susan Kim](#); [Christopher Coleman](#); [Matt Dell](#); [Margaret Gardiner](#); [Krista Loughton](#); [Dorrien Thompson](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road
Date: February 25, 2023 12:42:57 PM
Attachments: [Roundhouse at Bayview Place.pdf](#)

Good afternoon,

Please see attached my letter regarding the Roundhouse at Bayview Place.

Thanks,
Scott

McLEAN FINANCIAL MANAGEMENT INC.

Victoria Professional Building, #300-1120 Yates St., Victoria, BC V8V 3M9 Tel: [REDACTED]

E-mail: [REDACTED]

Date: **February 23, 2023**

Dear Sir or Madam,

I've been a sponsor of Rainhouse's annual Engineering Showcase for the past several years. I've been delighted to see the venue hosted at the Roundhouse over the last couple of years. With it's historical significance, the Roundhouse is a special location that really adds to the success of such events.

Not only is the Roundhouse development at Bayview Place an amazing venue for holding Victoria events, it's an enterprising facility for a now striving community. It's helping keep the entrepreneurial spirit alive and well in our beautiful city.

I fully support the rezoning submission for the Roundhouse at Bayview Place.

If you have any questions or concerns, please do not hesitate to contact me.

Yours Sincerely,



Scott McLean - President

February 27, 2023

Mayor Alto and Victoria City Council
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Alto and Council:

Re: REZ00729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road - Letter of Support

Broadmead Care Society would like to offer its strong support for the proposed project on the broader Roundhouse property bordered by Esquimalt Road and Catherine Streets to Saghalie. The proposed project will include nine residential buildings with a total 1,900 units of housing.

The broader Roundhouse property occupies approximately 9.18 acres. The Greater Victoria Housing Society's affordable rental property would reside on the northeast corner of the site and include:

1. ½ acre of shovel ready and serviced land
2. An 18-storey building with approximately 150-200 unit affordable rental homes targeted at low to moderate income households, including families, seniors, persons with diverse abilities, and working singles and couples.
3. Main building would be a mix of studios, 1, 2, 3 bedrooms with the possibility of up to 12 3-bedroom townhomes around the base
4. Resident play area and outdoor seating
5. Approximately 80 parking stalls and 180 spaces of covered secured bike parking
6. Close to acres of park spaces and trails
7. Close to community amenities, cultural centre and walkable to downtown.

In short, the broader Roundhouse site will be a complete community within walking distance of grocery stores, transit, downtown and a school that is targeted to meet the needs of people from all backgrounds through diverse housing options – including affordable non-profit rental homes, market rental homes and homes for sale. This vision is truly remarkable as it creates a unique inclusive and diverse community for Victoria.

To move forward on the land donation and the building of new affordable rental homes, the rezoning of the broader Roundhouse site needs to be approved by City of Victoria Council.

As a major health care provider in Victoria, access to housing is one of the key social determinants of health impacting on the health and well being of our community. This project will result in a substantial number of housing units that will help improve the lives of so many individuals and families unable to access appropriate housing - not to mention the positive impact it will have on our strained health care system.

Page 2

Mayor Alto and Victoria City Council
February 27, 2023

In light of the current economic landscape, this partnership is truly remarkable in the housing sector. The combined forces of Greater Victoria Housing Society and Focus Properties will surely bring this vision to life.

Broadmead Care fully supports this project and encourages your favorable consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Bernardo".

Derrick Bernardo
President & CEO

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Christopher Coleman](#); [Margaret Gardiner](#); [Dorrien Thompson](#); [Stephen Hammond](#); [Susan Kim](#); [Matt Dell](#); [Krista Loughton](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#); [Margaret Gardiner](#)
Cc: [REDACTED]
Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 28, 2023 5:57:02 PM

Bayview Place

To: The Mayor & Council, and the City of Victoria staff

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – **REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.**

I am a resident of Victoria and I am in support of the Roundhouse at Bayview Place rezoning submission for several reasons listed below:

- affordable housing in a prime location
- Amenities of the Roundhouse
- Beautify's the area
- Stimulates economic growth in the area

Signed a concerned citizen of Victoria,
Caroline Chartrand
4122 Delmar Ave
Victoria BC
V8Z 5J6

March 2, 2023

Mayor & Council, City of Victoria

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Dear Mayor & Council,

LandlordBC is a non-profit association representing owners and managers of rental housing across BC. I am writing you today on behalf of our 3300 members in support of the rezoning application for the Roundhouse Development Site at Bayview Place (details captioned above) to create a diversity of housing tenures including secure purpose-built rental homes for the community.

This project represents an exponential step to addressing the broader need for housing in the community, and will help address the rental supply crisis in Victoria. Ensuring that we continue to enable new rental housing to be built to meet the demand is critical for a diverse and robust community.

Victoria is a city where approximately 70% of the residential landmass is zoned for single-family housing, but only holds 24% of households. This is in a city where 60% of households are renters of which 86% live in multi-unit residential rental housing. This zoning anomaly forces multi-unit rental housing to an ever-shrinking portion of the residential land, which forces greater demand than the existing rental housing supply can support, which translates into persistently low vacancy rates and less access to attainable housing for a growing cohort of the rental population.

To stabilize this situation, we need to create a large supply of new secure purpose-built rental housing as quickly as is possible. This is the only way to mitigate persistently low vacancy rates. We built 88% of Victoria's purpose-built rental housing in the 1960's and 1970's. Since then approximately 600 new purpose-built rental homes have been built and almost 21,000 people have moved into the community. Like many other jurisdictions most new residents in Victoria are renters too. We need to provide them with access to secure purpose-built rental housing.

LandlordBC and our members enthusiastically support the approval of this rezoning application, and encourages Mayor and Council to do the same. Thank you.

Sincerely,



David Hutniak
CEO, LandlordBC

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Jeremy Caradonna](#); [Christopher Coleman](#); [Margaret Gardiner](#); [Dorrien Thompson](#); [Stephen Hammond](#); [Susan Kim](#); [Matt Dell](#); [Krista Loughton](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: March 2, 2023 4:27:09 PM

To the Mayor and Council of Victoria,

I wish to lend my support for the Rezoning Application for the Roundhouse Development Site at Bayview Place, for the economic sustainability and betterment of our community. The new Rezoning proposal will provide much needed affordable housing units, bring a vibrant and historical piece of Victoria back at the E & N Roundhouse site, provide a critical tax base for services and align with the proposed bicycle lanes on Kimta Road. This will be a combination of residential and retail in all the right places. The vision as proposed by Bayview is a "Place for Everyone."

Roundhouses have been adapted for several uses that range from cultural and community centers to museums, offices, retailers, and event venues, creating a warm and inviting community. Trends in the adaptive reuse of roundhouses typically offer some form of public use and community value. Whether this is through education, by providing opportunities to engage with the history of the site, or by remaining open for public programming and events, these sites often end up operating as multi-use spaces. These spaces enhance our community's quality of life through the building of awareness of diverse cultures.

With easy access to and from the site, the proposal will create a population that will support the planned retail, along with an opportunity for local musicians, artists, and vendors to create a lively offering on Victoria's west side. With the ability to host indoor events in the Roundhouse and Car Shop the proposal creates a year-round opportunity for sustainable revenue streams for local businesses and the opportunity to create vibrant shoulder season events in and around this special, historical site.

Len Dawes
22 Pilot Street
Victoria, BC

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Jeremy Caradonna](#); [Christopher Coleman](#); [Susan Kim](#); [Dorrien Thompson](#); [Matt Dell](#); [Stephen Hammond](#); [Margaret Gardiner](#); [Krista Loughton](#)
Cc: [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#); [REDACTED]
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road
Date: March 4, 2023 3:10:27 PM

We have lived across the street from the Bayview development for more than 13 years. All of the building has happened during that time. We are pleased with the progress that has been made in that time and look forward to further progress of the plan.

We feel that the Mariashes have been excellent stewards of that property. We expect the same quality and vision of the property under the tutelage of Ken Mariash and his whole team. It would make no sense to us to have anyone else come in at this stage and think that they would do a better job of carrying on the further development of those lands.

Sincerely,

Judy and Terry Jabusch
506-75 Songhees Road
Victoria

Good day,

I'm writing to express my support for the Roundhouse redevelopment project at 355 Catherine St and related addresses.

Holly and I are residents of Victoria West and neighbours to the proposed development. While we're not looking forward to the construction, we see tremendous value to the neighbourhood and the city as a whole to the project. The city needs the density, rentals, housing, and mixed-use space instead of what's now a decaying industrial site. Victoria will benefit from bringing more residents closer to downtown, where they can work and play without a long commute. We ask you to approve the plans and encourage the developer to move forward with purpose and a schedule, as there have been several plans for the area stalled for many years.

Please let me know if you have any questions.

Colin Birge, Ph.D. | (he/him)
Victoria, BC, Canada

Dear Mayor and Council,

I am writing to you again to ensure you have this submission which was sent earlier to Michael Angrove.

You may be aware that Focus Equities has new promotional material out in support of Bayview on their website.

In their material they ask and answer these two questions:

**Why do we need an amendment to the application? and
Why not build what was approved in 2008?**

Here is their answer:

“The 2008 zoning included extremely rigid design guidelines and restrictions that, combined with a ‘conceptual masterplan’ that was also treated very rigidly, made it impossible to achieve a viable development permit to proceed with the development. An unusual ‘stepped’ approach to the built form was mandated that was very difficult to construct and excessively expensive, and also had the disadvantage of being highly energy inefficient. Despite the important principle that guidelines and conceptual plans should be flexible to changing conditions (for example, the chaos and stress of the 2008 global recession), or more viable and buildable ideas, no flexibility in built form, phasing etc was permitted in the 2008 approvals.”

“Despite these obstacles, Mariash/Focus made best efforts to proceed with community-building, but many reputable design firms over years could not resolve the problems to get a viable development permit, leading us to conclude that the site was unbuildable under the current approvals.”

“The proposed new zoning would resolve the barriers in the design guidelines and restrictions, the masterplan problems, and the issues with the master development agreement on phasing and sequence of work. In short, the proposed revised zoning would allow community-building to proceed.”

“In addition, after years of careful listening to city leaders and the community, the revised zoning would also add much-needed rental and affordable housing, with additional ownership housing density to improve community planning, support successful on-site retailing/services, and help offset the financial burdens that come with the affordable housing and other challenges. We’ve accepted the challenge we’ve heard to be more ambitious in helping the City meet its many goals, particularly around more diverse housing and better affordability. We’ve also considered our new proposal carefully in light of the City’s important declaration of a Climate Emergency.”

This answer has prompted me to ask some questions of my own all of which come from their answer. Most are for the proponent though some should be in the knowledge of the city. Here they are:

1. Does the 2008 zoning include extremely rigid design guidelines? If so, what are they?
2. Does the 2008 zoning include extremely rigid restrictions? If so, what are they?
3. Has the ‘conceptual masterplan’ been treated very rigidly? If so, what does that mean? Please provide examples.
4. Does the 2008 zoning make it impossible to achieve a viable development permit to proceed with the development?
5. How many applications have been made by the proponent for a development permit?
6. How many of these applications have been turned down by the City?
7. Did the City mandate a ‘stepped’ approach to the built form?
8. If so, did the City rely upon any cost indicators?
9. If so, did the City have comparables for the stepped versus other approaches to the built form?
10. What makes a stepped approach to the built form highly energy inefficient?
11. What is the authority for the principle that zoning should be flexible to changing conditions?
12. How is the 2008 global recession impacting this project today?

13. What phasing was anticipated with the original approval?
14. If so, can the phasing be viewed as an impediment to construction?
15. Is the City aware that this site with the current zoning is 'unbuildable' according to the proponent?
16. If so, does the City agree?
17. To the extent that any of these matters constitute barriers to the development does the City accept that amending the zoning bylaws and Community Plan will resolve them all?
18. Is the addition of rental and affordable housing through the BC Housing Society (albeit conditionally) a necessary or sufficient condition for approval?
19. How will 'additional ownership housing density to [sic] improve community planning'?
20. How much housing will really be provided when the plans indicate that 3 of the 9 buildings proposed may be hotels?
21. Did the City challenge the proponent to be more 'ambitious'?
22. If so, in what way?
23. Other than the one possible building which could be built through the BC Housing Society what is it about this project that offers 'more diverse housing and better affordability'?
24. What measures in this project specifically go to meeting the City of Victoria's March 2019 declaration of a climate emergency?

Once again these are the kind of tough questions that need to be answered satisfactorily in weighing and before approving the request to rezone. Time is short but I would call for the City to ask Focus Equities to answer those within their knowledge in the public interest and so that an informed decision can be made. Answers to these questions go straight to the heart of this matter, the long wait while no steps were undertaken, and whether approval is justified today.

Sincerely,

J A McInnis

Hello,

Attached is a letter to council in reference to the Roundhouse development in VicWest and the GVHS's involvement in the project.

If the attachment is unable to be opened, I have included the contents in the body of this email below:

Roundhouse Development- COTW

Across Greater Victoria, existing affordable housing shortages are almost entirely concentrated with households earning less than the household median income. Affordable housing shortfalls increase in severity with declining incomes. 79% of households with very low incomes have unmet housing needs, and 64% of households with low incomes have unmet housing needs. Currently, 21% of Victorians are in Core Housing Need- a higher proportion than the CRD (14%), British Columbia (15%), or Canada (13%). Renter households reported incomes that were 45% lower than that of owner incomes (\$41,152 versus \$78,673), and as of 2020, there were 938 households on BC Housing's waitlist in Victoria alone.

The market has failed us, and it is only through direct action and the exploration of non-market housing solutions that we will be able to rectify our current downward spiral. Renters make up nearly half of the region's population, and as the housing crunch continues, they will always be the first to feel the effects. Barriers such as unaffordable rents and difficulty in finding a suitable dwelling ranked among some of the largest obstacles in finding a home; with low incomes and competitive markets not very far behind (2019).

The Greater Victoria Housing Society is set to be the recipient of a shovel-ready piece of land worth \$15 million to develop over 150 affordable rental homes in the city core. This proposed land donation from the private sector to a non-profit to build long-term affordable housing gives us a very rare and unique opportunity to create new affordable rental homes in our city. For this to happen however, the rezoning of the broader site needs to be approved by the council. The property occupies approximately 9.18 acres and is proposed to include 9 residential buildings with a total of new 1,900 new homes. The GVHS affordable rental property would reside on the northeast corner of the site and include:

- ½ acre of shovel-ready and serviced land
- An 18-storey building with approximately 150-200 unit affordable rental homes targeted to low to moderate-income households, including families, seniors, persons with diverse abilities, and working singles and couples.
- Main building would be a mix of studios, 1, 2, and 3 bedrooms with the possibility of up to 12 3-bedroom townhomes around the base
- Resident play area and outdoor seating
- Approximately 80 parking stalls and 180 spaces of covered secured bike parking
- Close to acres of park spaces and trails
- Close to community amenities, cultural centre and walkable to downtown

The site will be a complete community within walking distance from grocery stores, transit, downtown and school that is targeted to meet the needs of people from all backgrounds. A development- especially an affordable one at this site, also allows the council to push forward with its vision of the 15-minute city. Providing residents with all of their amenities in and around their community with fast access to downtown services via public and active transportation.

As we all know, access to land is the biggest constraint to building new non-market affordable rental housing for non-profit organizations. This land donation to GVHS presents a once-in-a-lifetime opportunity to build affordable rental homes for households not being served by the private market and will be an example of 'out of the box' thinking and commitment to serving the housing needs of the community.

This council has shown that they are interested in tackling both housing and climate equity, two things that can work hand in hand. This development is the perfect opportunity to enact bold, progressive leadership, and make a lasting impact on the city, people, and the planet.

Additional Resources: https://communitycouncil.ca/wp-content/uploads/2019/12/Rental-Housing-Instability-Report-Final_0.pdf

https://communitycouncil.ca/wp-content/uploads/2022/12/CSPC_Housing-Needs-Report_2022_Final_Oct12_2022-1.pdf

<https://housingresearchcollaborative.scarp.ubc.ca/hart-housing-assessment-resource-tools/>

<https://www.victoria.ca/EN/main/residents/housing-strategy/housing.html#:~:text=21%25%20of%20Victorians%20are%20in,BC%20Housing's%20waitlist%20for%20Victoria>

Regards,
Khadoni Pitt Chambers
Research Coordinator



The CSPC acknowledges the Songhees, Esquimalt, Tsartlip/WJOLELP, Tseycum/WSIKEM, Tsawout/STÁUTW, Pauquachin/BOKEĆEN, T'Sou-ke, Scia'new and Pacheedaht Nations who have a historical and ongoing relationship to the land where our offices and work are based.



BCNPHA

BC Non-Profit Housing Association

TEL [REDACTED]
FAX [REDACTED]
TOLL-FREE (BC) [REDACTED]

220-1651 Commercial Dr.
Vancouver, BC V5L 3Y3
www.bcnpha.ca

Letter of Support: Roundhouse at Bayview Place

March 6th, 2023

City of Victoria

1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor and Council,

I am writing on behalf of BC Non-Profit Housing Association to express our organizational support for the proposed **Roundhouse Project at Bayview Place**. This shovel-ready site presents an exciting opportunity for the City of Victoria to deliver much needed homes to community members and we are eager to see plans for its development move forward. We are well aware the City has been working hard in the space of affordable housing, leading the province in many innovative ways. Support for this proposal would help solidify Victoria as a leader in enabling affordable housing solutions.

BC Non-Profit Housing Association (BCNPHA) is the umbrella organization for the province's non-profit housing sector and is comprised of more than 500 members, many of which own and operate housing in Victoria. Greater Victoria Housing Society (GVHS) is a one of our longstanding members.

As an organization focused on affordable housing in BC, we are acutely aware of how desperately needed these proposed homes are in the neighbourhood and in the city overall:

- As of 2021, 1,146 households were on the waitlist for non-market housing in Victoria, up 22% from 938 households in 2020. (*City of Victoria Housing Strategy Annual Review 2021*)
- Between 2015 and 2022, only 9% of all new units constructed in Victoria were non-market rental units (1,373 units). 55% were market rental and 36% were condos. (*CMHC Starts and Completions Survey*)
- The City of Victoria's Housing Strategy has set a target to build 2,100 new affordable non-market homes by 2025, with a need for 350 units annually to catch up with backlog and meet anticipated demand. (*City of Victoria Housing Strategy Annual Review 2021*)
- As of 2021, at least 580 new affordable non-market units were either waiting to be reviewed and / or awaiting building permits. (*City of Victoria Housing Strategy Annual Review 2021*)
- As of 2022, vacancy rate for units affordable for households earning less than \$49,000 per year was 0.4%. (*CMHC Rental Market Report 2023*)
- As of 2022, only 30% of purpose-built rental were affordable for households earning less than \$49,000 per year. (*CMHC Rental Market Report 2023*)



BCNPHA

BC Non-Profit Housing Association

TEL [REDACTED]
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TOLL-FREE (BC) [REDACTED]

220-1651 Commercial Dr.
Vancouver, BC V5L 3Y3
www.bcnpha.ca

It is important to note that opportunities to deliver projects at this scale, with donated land, are few and far between. As such, I urge you to consider the following:

- Land, in terms of cost and access, is often the biggest barrier to the delivery of affordable housing. This project presents a unique opportunity for GVHS and the City where land in a prime location is being provided at no cost. Uncertainty in the status of this project directly places 180 homes at risk. The City cannot afford to miss an opportunity like this.
- This project will provide 180 new homes. Data shows homes of all sizes are needed in Victoria and the three-bedroom units proposed in this development will be in high demand.
- The site itself is a great location for low to moderate income homes. The walkable neighbourhood is ideal for workforce and family housing.
- The building is intended to be designed to high environmental standards which helps the City deliver on its sustainability goals, in addition to its housing goals.

This one project alone can not fully address the housing crisis in Victoria but it will go a long way in helping hundreds of community members and their families who will live in this housing for years to come.

BCNPHA would like to thank you for your time and consideration for this proposal and I urge you to move forward with this project as soon as possible.

Sincerely,

Jill Atkey
Chief Executive Officer
BC Non-Profit Housing Association
Phone: [REDACTED]
www.bcnpha.ca

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#)
Cc: [Jeremy Caradonna \(Councillor\)](#); [Margaret Gardiner](#); [Chris Coleman \(Councillor\)](#); [Stephen Hammond \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Dorrien Thompson](#); [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)
Subject: REZ00729 # 251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road
Date: March 21, 2023 12:01:43 PM

Dear Mayor and Councillors,

Where is the complete 3D rendering of the Bayview rezoning proposal?

Having viewed the slick new Bayview rezoning document I am impressed by the superb job their team has done in highlighting what they see as the many benefits of the development.

What is glaringly absent is an actual 3D rendering of the proposed development showing the true density and height of every building/tower for which they are seeking variances.

The marketing package cleverly avoids this visual for obvious reasons - if portrayed in stark 3D reality the obscenity of the full project would be off-putting.

Enough smoke and mirrors and highlighting the pieces of the project the developer knows will appear desirable and reasonable; the public deserves a true rendering.

Please ask the developer to provide an actual 3D architectural image of the Bayview site as it would appear with all buildings and towers depicted as per the development they are seeking.

View a 3D rendering of the actual impact of the entire Bayview development before voting on this proposal. The bird's eye perspective and selective details of some buildings give an incomplete picture of the magnitude of this project and the impact it would have on the community.

Respectfully,

Norm & Linda Saffin

603 - 83 Saghalie Rd.
Victoria, B.C.
V9A 0E7
[REDACTED]

Dear Mayor and City Council,

I write to make a further submission regarding Bayview Place.

It is in part in reply to the recent Bayview marketing materials headed 'The Vision Continues for Vic West.' Those materials are found here. <https://bayviewplace.com>

The materials open with one drawing of the Master Plan (MP) and if you click at the bottom of the link above you can see it.

But it is only an overhead view. I cannot be sure but it strikes me this is because a view across the MP or from a street view would portray something very different and something that may not be as marketable given the greater heights and densities they would reveal.

The MP has a legend which lists various parts thereof but its main feature and presumably main purpose is to draw viewers into the project by highlighting a series of hotspots. These hotspots take you to more detailed drawings showing components of the MP.

There are 13 hot spots shown on the MP with their white crosses in red bubbles. I would imagine some thought went into choosing their locations on the MP to highlight what might be the most appealing aspects of it. If the designer wished to show every aspect of the MP then there could have been hotspots for each building and the other features. This was not done though and there are important features which are not highlighted and go unmarked: for instance, buildings B1, DA5 and DA4.

There is another more important aspect to this MP though and that is it really does not convey what could be coming.

To illustrate this I have opened all of the links and done a comparison of the buildings , their described heights, their podium heights when relevant, *and their heights as shown on the drawings*. This comparison reveals significant discrepancies as you will see if you review both. Here is my table. I am also including it as a pdf in case the table formatting is lost when sent in the email.

Description and Numbering	Podium Stories	Height Stories Described	Height Podium Stories Represented in Drawing	Height Stories Represented in Drawing
DA3 Condo (1)	/	25	1	4
DA3 Condo (2)	/	25	1	1
DA3 Condo (3)	1	25	1	4-5
B2 Affordable Housing	4	18	6	3
B1 Condo	6	21	6	3
DA5 Condo/Hotel	/	27	/	/
B3 Rental	4	18	0	6 - 9
B3 Rental	4	18	3 - 6	6
DA4 Condo/Hotel	6	29	2 - 4	14

DA2	4 and 6	24	3	8
Condo/Hotel				
B5 Condo	4	28	1	2
B5 Condo	4	28	2	19
B4 Condo	/	23	6	3

In fairness it has to be noted, and from the developer's point of view, they can of course portray their development howsoever they wish and certainly in the most favourable light to them. One would expect this. However, the question that the portrayal raises is whether it fairly portrays the project to the public. In my view I do not think that it does because it gives us no sense of the entire development (again).

That said, do not take my word for it and rather look at the MP yourself, open the link above, do your own comparison and then you decide how it is portrayed. If you agree with me tell the developer to prepare and disclose more drawings which show the actual built out Master Plan drawn to scale. Let us see what this development will really look like. Further, if done so, ask the developer to give those drawings the same prominence that the current marketing materials have been given with the public.

Thank you,

J A McInnis

Notes to the Table

B1 - heights taken from drawing showing B2

B3 - there are two drawings or hotspots for this

B4 - the hotspot near B4 also seems to show the building overlaps the Roundhouse in part

DA5 - is not shown and the drawing rather shows another building beside the Roundhouse which is actually B5. The DA5 hotspot shows that this building has a 5-story podium and 14 storeys above it rather than the 28 stories the MP has

DA4 - is unclear as to whether the hotspot shows this building. It appears to show three buildings B5, B4 and DA2

Note - there are some other hotspots on the promotional materials which are not associated with buildings and they have been left.

*Every effort has been made to count the heights and storeys in each drawing linked to a hotspot though in some cases this is difficult given the scale and artistic feature.

Dear Mayor Alto and Councillors Caradonna, Kim, Dell, Loughton, Thompson, Coleman, Hammond, Gardiner and Orcherton.

I write regarding the Bayview application before City Council for the applicant Focus Equities, a Mariash Company. As a resident local owner in Bayview, I oppose the current application to rezone the Bayview Place site and appeal to you to uphold the cultural heritage of our beautiful city.

When I purchased here the promise to redevelop the Roundhouse in keeping with it's unique historic nature was presented by Focus Equities as a feature of purchase in keeping with a community destination within a green parklike area. There were promises of a potential farmers market and/or local community endeavors occupying the main Roundhouse building space, all within a green setting, which naturally was to be sympathetic with and an extension of the existing Victoria West Park across the street. A historical park with an open blue skyline for all to enjoy. What happened to this promise? Now here we are with this important historic site being threatened to be eclipsed and lost with more huge towers and vague, grandiose plans. This is Victoria, not Vancouver. Victoria needs to protect her unique jewels which includes the Roundhouse site, not to mention an integrity that resists being just another high-rise, high density city like all the rest. The current application is a blatant overreach of capacity, density and aesthetics and too much for reasoned minds to consider seriously.

The most special and beautiful cities in the world showcase their unique heritage sites within spacious parklike vistas for all to enjoy. In hindsight the area of this application for rezoning should have been purchased by the city and made into an historic site for all to enjoy but here we are at this place trying to preserve it from being lost in the fray of so-called advancement.

Stick to the original deal. It is fair and more than enough for all to benefit.

Mr Mariash's original agreement to redevelop the historic Roundhouse in keeping with residential community desires is long overdue and why many of us purchased here. Hold Focus Equities to the origin approved plan. The current application appears to be a move to appeal to future developer investors as Focus Equities moves on from here and sells off these lucrative parcels of land in the same old predicable scheme. This has nothing to do with community health or housing. Does the city council really want to be involved in city applications that benefit only bank accounts at the expense of the community and the future of our city? The council has an important fiduciary duty of care to protect the city from being party to any presentation that is detrimental to Victoria's unique identity.

Please review the concerns of many of us and countless more who don't speak up, and in particular those who have researched this application in detail and made their findings and presentations known to you (for example, Joel Arthur McInnis). This is an important vote for the current health and the historical legacy of our fair city.

Sincerely,
G. Horton



**Faculty of Engineering and Computer Science
Office of the Dean**

University of Victoria
Engineering Office Wing
RM 248

PO Box 1700 STN CSC
Victoria, British Columbia
V8W 2Y2 Canada

Tel [REDACTED]
Fax [REDACTED]
www.uvic.ca/ecs

March 21, 2023

Mayor and Council
City Hall
1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor and Council:

**RE: Rezoning Application for the Roundhouse Development Site at Bayview Place –
REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine
Street and # 200 - # 210 Kimta Road.**

I am writing on behalf of the University of Victoria's Faculty of Engineering and Computer Science to express support for the proposed Roundhouse development at Bayview Place.

UVic has a long-standing connection to the proposed development site. For several years, UVic alumni and owner of Rainhouse Manufacturing Ltd., Ray Brougham has brought students and the community together at the Roundhouse building for the Engineering Showcase. This annual event has been instrumental in amplifying the social and economic impact of UVic engineering students by enabling students to exhibit their innovative designs and projects to industry leaders and community members. Many of these designs are competing at national and international levels and include projects such as satellites, rockets, robots, and futuristic building technologies.

Unique venues with historic value and ample capacity to bring community together are hard to come by in Victoria. The proposed development would preserve the historic Roundhouse building and ensure the venue can continue to host numerous meaningful events, including the Engineering showcase which supports, promotes and empowers the next generation of engineers on Vancouver Island, in BC, and across Canada.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Hoorfar".

Dr. Mina Hoorfar, PhD, PEng, FCSME
Dean, Faculty of Engineering and Computer Science

To the Mayor and City Council

Frequently Asked (though not yet suitably answered) Questions

I want to return to the FAQs on the new marketing materials for Bayview Place. I have already written you on this and raised a number of questions that I submit must be answered. To date while the applicant's planning contact Mr Jonathan Tinney has offered a site visit and a discussion over the phone or zoom call in that regard I have declined because I am interested in one thing only at this stage: the written record.

Let me take up three of the other FAQs in the marketing materials now. I am endeavouring to make them part of the record on the planning application.

I will begin with the second FAQ which is 'Why additional density'. Here is the answer (answers set out in italics) that is given:

What we have learned since the existing 2008 approvals is that the density anticipated was too low for either viability or good community planning. The amended zoning would allow for more housing density to pay for affordable housing, rental housing, improved amenities, and more. It would also provide badly needed population support for the downtown (which is facing new post-pandemic challenges), and necessary support for the proposed on-site retailing, restaurants and services intended to make the local community more vibrant and livable. It would make better use of a unique, important and strategic site for the city.

And here is my critique of this: nothing, I repeat, nothing, could be less convincing as to 'why additional density' is needed than this paragraph. The case fails from the outset with 'viability' being a risk borne by the developer. It also seems cynical to now claim the 2008 approval was not 'good community planning'. I wonder how the approving Mayor and members of Council at the time would feel if asked today about this and whether it was good community planning?. It should be underscored that it was the developer's application originally and it was the developer who signed a Master Development Agreement with the City which presumably should have assumed viability and good community planning. The thin justification which follows above cannot overcome this in my view.

Let me turn and focus upon some of key terms used in the FAQ:

necessary - necessary for whom?

view corridors – but was it not held out that the prior plans would 'Maintain Views Through the Site'?

The amended zoning...would also provide badly needed population support – whatever that is

facing new post pandemic challenges – here we go with the pandemic again

necessary support for the proposed on-site retailing – sure, what retailer doesn't deserve 9 immediate and surrounding high-rise towers of would-be potential captive customers before they should have to commit to leasing

intended to make the local community more vibrant and livable – of course, the last place I lived had only three high-rise towers and I found it listless, dull and in the end unlivable

The third FAQ is 'Why taller, thinner buildings?' Here is the answer (in italics) in part:

Achieving the necessary density through taller and thinner buildings supports the creation of view corridors between buildings, more sun and light access to buildings/apartments, more usable and engaging at-grade open space and people-places for the community, and a much-less imposing building mass.

Practically speaking, the Roundhouse site has relatively little land for building sites because of the Roundhouse and plaza coverage, the Lime Bay and ICF land use, and the no-build soft fill reclaimed land areas on the front of the site that are not able to provide foundation stability.

Well then let me suggest the developer look for a site with relatively a lot of land for building sites and for that matter with 'yes-build hard fill' for foundation stability

The limited building site coverage proposed from small footprints would leave approximately 35% of the site open compared to 80 to 90% for the city grids downtown that, if mimicked on this site, would create twice the number of buildings all pushed up to the sidewalks with very little setbacks.

35% of the site open compared to 80 to 90% for the city grids downtown – so what. Perhaps the developer has not noticed but this is Vic West not downtown. And I would add there are miniscule setbacks in any case

It's also important to note that with taller towers, the higher units usually sell or rent for more, allowing for project viability with less overall density, and for the lower floor units to sell for less or even close to "cost," improving affordability.

Close but no cigar – rather when a developer is selling a building in the pre-construction phase, he will have a base price for a particular unit and then charge a floor premium as he goes higher in the building so this is already baked in

Ken Mariash has given further careful consideration of the interrelated issues of project viability, density and height, and is currently revising his proposal from the previous submission in December 2021. The revision reduces the density by a total of 200,000 sf and the building heights by a total of 30 floors...

Good now keep going all the way down to what he agreed originally

The eighth FAQ is 'Who are Ken & Patty Mariash, and what is their mission and project experience?' Here is the answer:

Ken Mariash started many of his first projects and companies around North America over 50 years ago while completing various degrees in math, science, arts, architecture, and commerce, as well as an MBA. He has extensive experience in design, construction, marketing, and project finance.

Patricia Mariash, as a graduate interior designer, started her own 40 to 50-person commercial design firm in Los Angeles in the early 1980's that did a large percentage of the Los Angeles commercial market including markets outside Los Angeles. She then subsequently joined Ken in the development business.

After doing dozens of one and two building projects in many cities across Canada and the United States, the Focus and Mariash group began concentrating on large master planned projects in all asset classes. This included projects like Aurum Energy Park in Edmonton, Deerfoot Meadows in Calgary, and a four-tower project on the Skytrain in New Westminster. They have completed many additional individual building projects in Denver, Dallas, Houston, Phoenix, Seattle, Los Angeles, Calgary, Edmonton, Regina, Saskatoon, and a family farm in Tisdale, Saskatchewan.

Many of their projects have involved challenging contamination, market, phasing, political, infrastructure, zoning, and access problems. It is common for them to take on projects that have been previously attempted unsuccessfully by other developers.

Questions have been asked about project experience in the past all of which were based upon either marketing materials of Focus Equities, interviews with or stories about Ken and Patricia Mariash or stories which were published (and cited again above in this Discussion Group) and at present to my knowledge have not been corrected or retracted. Let's see if any progress is being made by comparing the original due diligence request to what is being provided now.

- 1. Who regards Focus Equities as 'one of North America's most visionary developers? Not answered*
- 2. Where are the 10,000 residential condominium units that were sold in North America and in what capacity were they sold and then state of completion. Not answered*
- 3. Please advise of where Mr Mariash's degrees were obtained and in what year? That is his baccalaureate degrees in: 1. mathematics, 2. science, 3. business, 4. accounting and 5. architecture, plus his graduate degree in business 6. MBA. Still references 6 degrees but again without particulars*
- 4. Please provide a list of the thousands of prestigious corporate headquarters; that Patricia Mariash has successfully completed as a commercial interior designer. Now referenced as 'a large percentage of the Los Angeles commercial market including markets outside Los Angeles' though otherwise not answered*
- 5. Please provide a list of the hundreds and hundreds of one-off downtown towers in 20 or 30 cities around the world Mr Mariash/Focus Equities have done. Now down to 'dozens of one and two building projects in many cities across Canada and the United States...' though otherwise unanswered*

In conclusion, while some of the FAQs in the new marketing materials for Bayview purport to answer some questions overall they seem lacking in persuasiveness and substance in my view. Thus, it is submitted, that what the City needs to do is read the

FAQs closely and if it still has questions notwithstanding that it then behooves the City to seek fuller answers before approving the application.

Sincerely,

Joel Arthur McInnis

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Jeremy Caradonna \(Councillor\)](#); [Chris Coleman \(Councillor\)](#); [Marg Gardiner \(Councillor\)](#); [Stephen Hammond \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [Dorrien Thompson](#); [Michael Angrove](#); [Jocelyn Jenkyns](#); [Development Services email inquiries](#);
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place REZ00729 #251-259 Esquimalt Road, 45 Saghali Road, 355 Catherine Street and #200-#210 Kimta Road
Date: April 11, 2023 12:55:57 PM

Dear Mayor, City Council & Planning Professionals,

Our name is Cheryl & Neil Turner and we have lived and owned in Vict West; both at the Rail Yards at the Parc Residences over the past 12 years.

We are opposed to the rezoning application for Bayview Place-REZ00729 #251-259 Esquimalt Road, 45 Saghali Road, 355 Catherine Street and #200-#210 Kimta Road.

Growth is necessary, however this high density plan, with so many close proximity towers and extreme heights proposed (which we are aware have been reduced but insignificantly), present a literal the barrier to waterfront with a “Cancun like appearance” and Vic West currently lacks the amenities: schools, green space etc; necessary to support the increased volume of people.

A heritage site for the Roundhouse buildings, that is accessible to the people of the city, and graduated (smaller to larger) front he waterfront back toward Wilson St, with a slightly less density would be better for this area of our city.

Thank you,

Cheryl Turner

New* [REDACTED]

*The contents of this message are confidential.
If you receive this message in error, please notify the sender immediately, and delete the message.*

From: [REDACTED]
To: [Victoria Mayor and Council](#)
Cc: [Development Services email inquiries: Michael Angrove](#)
Subject: Significant concerns regarding Bayview and Roundhouse Development Rezoning REZ00729
Date: April 17, 2023 6:12:11 PM

Dear Mayor Alto and Councillors Caradonna, Kim, Dell, Loughton, Thompson, Coleman, Hammond, Gardiner and Orcherton

As an 11-year owner and resident of the Songhees area, specifically at 205 Kimta Road, I am writing to our new-ish council to express my strong opposition to the current proposal from Focus Equities to redevelop the Roundhouse and Bayview areas of Songhees.

The density for this entire proposal would create something akin to West End Vancouver (and even greater density than was recently approved for the Humber Green area of downtown) opposite the entrance to Victoria Harbour -- surely not the image of Victoria that we want to greet our visitors!!!

This developer has consistently pushed the envelope and told half truths to the community. We were told that the Roundhouse Development would resemble Granville Island -- and then they added four towers. Subsequently, they convinced the previous council to approve a height variance for what is called the E&N Building on Kimta, raising the height from 21 to 25 stories. They then increased the number of buildings to 9 and used the approved 25 stories as justification to increase the height to as high as 30 floors. That proposal was met with strenuous opposition. As a result, after "consultation", they made a few cosmetic adjustments to slightly reduce building heights and shadows cast upon the remaining "open" area (which will not feel open at all with all the surrounding buildings).

This is still an extraordinarily high-density proposal, totally inappropriate for this neighbourhood. It dwarfs the approved density for nearby developments such as Dockside Green and the Railyards, both of which are not visible from the harbour entrance in the way that Bayview/Roundhouse is. The current and proposed infrastructure are not adequate to support the number of additional people that would be resident; the shops proposed for the Roundhouse are high end, the only local grocery store -- Save-On Foods at Westside Village -- is small and barely adequate for the current population.

They say they have done extensive consultation: a couple of very small groups of people attended meetings held during CoVid. They have "graciously" offered to "gift" one lot for affordable housing; they neglect to mention that the lot in question is the location of the iconic rock outcropping at the Catherine Street corner of the property, and would require massive blasting and rock removal to be built upon.

We were told that the Roundhouse development would open in 2016; there has been minimal activity other than the creation of a path and the importation of a couple of rail cars. Once in a while they cut the weeds. It is a depressing neighbour., and often an

eyesore, but not nearly as much of an eyesore as the completed proposal would be.

We want to see something appropriate to the current residential neighbourhood., where the heights are currently very compatible with the restrictions applied to OldTown on the other side of the bridge. We are strongly opposed to every element of the revised plan and urge Council to refuse this plan.

Yours sincerely,

Nancy Dickson McLaughlin
Owner, 103 - 205 Kimta Road.

From: [REDACTED]
To: [Marianne Alto \(Mayor\)](#); [Jeremy Caradonna](#); [Christopher Coleman](#); [Margaret Gardiner](#); [Dorrien Thompson](#); [Stephen Hammond](#); [Susan Kim](#); [Matt Dell](#); [Krista Loughton](#); [REDACTED] [Development Services email inquiries](#); [Michael Angrove](#); [Jocelyn Jenkyns](#)
Cc: [REDACTED]
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghale Road, 355 Catherine Street and # 200 - # 210 Kimta Road.
Date: February 28, 2023 8:35:46 PM

>
> To : Mayor & Council for the City of Victoria
>
> I would like to express my complete support of the Roundhouse at Bayview
> Place rezoning submission.
>
> This is a tremendous opportunity for our community. In addition to
> revitalizing the area with the restoration of the historic
> roundhouse buildings, it will provide Services and shopping that will
> support the community. All while making the best use of
> a unique and important site in Victoria.
>
> This development will provide Victoria with much needed rental property
> and affordable housing in an area that will be increasingly desirable.
> It would create a more vibrant and liveable community, by promoting
> alternative transportation options that make sense because of its
> Proximity to downtown Victoria. The structural footprint lends it self to a
> more open feel taking full advantage of its scenic location. The
> Increased population of this area will help support the health and success
> of downtown Victoria.
>
> This will be come a focal point of our community for residents and
> visitors alike.
>
> The vision and insight into all aspects of this development, when
> complete, will truly make it a "Place for Everyone"
>
>
> Russ Chartrand
> 4122 Delmar Ave
> Victoria BC
> V8Z5J6
>
>
>

From: Carol Mann <[REDACTED]>
Sent: April 29, 2023 11:31 AM
Subject: Bayview Place Phase 2 Development - Committee as a Whole Meeting

Categories:

I wish to place my support behind the Bayview Development Phase 2. I believe it is time for the towers to be built to help to alleviate the housing shortage in Victoria. The project will provide homes for a variety of citizens of Victoria and will help the area develop in a way that will make it more community centered in that the density will be such that new amenities will be able to make a business case to locate in the area.

Carol Mann

609 - 100 Saghalie Road

From: Peter Gaby <[REDACTED]>
Sent: April 29, 2023 8:39 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Dear Mayor, Council and City of Victoria Staff,

My name is Peter Gaby and I live at 4861 Sea Ridge Drive, Saanich, BC, V8Y 2R9. I am writing you to say that I support the Roundhouse application.

Even though I don't live in the immediate area currently; I lived in the Songhees area of Victoria for over 10 years not too long ago. I know from first hand experience that the community in the area couldn't wait to see the Roundhouse commercial area of Bayview Place being built. The Roundhouse is not just a commercial area; it's an area that will bring not only the immediate community, but the surrounding communities together even more.

Again; I'm in support of the application and thank you for taking the time to read my letter and considering my support.

Regards,

Peter Gaby

[REDACTED]
mobile [REDACTED]

From: C. S. Roberts <[REDACTED]>
Sent: April 27, 2023 8:37 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dave Thompson (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Re: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Rd., 355 Catherine Street, and # 200 - #210 Kimta Road

Categories:

Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street, and #200 - # 210 Kimta Road

Dear Mayor and Council,

I support the latest proposal for the Roundhouse Development site at Bayview Place as listed in the subject line above.

I live in the neighbourhood and have spent the last 14 years with promises of a Roundhouse Development in the next three years, yet the developers have sabotaged their own project by greedily putting in too many towers and not enough public or green space on the site. Finally, they have gone back to plans that mimic the original and that I can support as the best compromise for the neighbourhood. I look forward to the Roundhouse Development going ahead.

Please consider my position strongly as you vote on this application.

Sincerely
Carol Suzan Roberts, P.Eng. (non-practising), MBA
409-455 Sitkum Rd.
Victoria, BC V9A 7N9

From: Jeffrey Smith <[REDACTED]>
Sent: Wednesday, April 26, 2023 5:50 PM
To: Michael Angrove <mangrove@victoria.ca>
Subject: Russell and Mary St application for cannabis retail outlet

Mr Angrove,

I live on Russell St. Neighbours are opposed to the application for cannabis retail on our street. In fact, the existing production facility operates out of compliance to a city zoning bylaw concerning noxious odors. This is true even under the recently revised (misguided) zoning variance approved by the former council. The current business pollutes our neighbourhood with the skunk smell common of cannabis operations. The smell persists for hours during the day several times a week. It's infuriating that the city council and municipal staff seem unconcerned about the effects on the residents of Russell and Mary St.

In addition, as I commented to the city council on the zoning variance proposal, I know that there was agreement that the petitioner would make street improvements (not the new E&N trail section) such as plantings and traffic calming along Russell St as consideration for approving the variance proposal. Nothing has occurred.

I suggest a bylaw officer make an unannounced visit or two to the location to confirm the odor issue. A stroll along the E&N should do the trick. Fines are in order as is a denial of the retail application.

Thank you,
Jeffrey Smith

From: David Tietz <[REDACTED]>
Sent: May 1, 2023 8:10 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road

Categories:

Mayor & Council, and the City of Victoria staff:

I support the development in Vic West (# 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road).

Please work with the developer to move this project forward.

David Tietz
113-100 Saghalie Rd.
Victoria, BC, V9A0A1

From: David Jackson <[REDACTED]>
Sent: April 28, 2023 4:33 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Letter in Support of The Bayview Roundhouse Phase 2 Project

Greetings Honorable Mayor and Council!

We are writing in support of the above referenced rezoning application which we understand is subject to review at your May 4th Committee of the Whole meeting.

As residents of the Bayview Phase 1 project (Encore Tower), we and our Vic West neighbours are enjoying the benefits of a quality master-planned neighbourhood development and would like to see the balance of the project (Phase 2) proceed to completion.

We understand that the City may historically have reservations regarding density and building height, however, it seems to us that density (done properly) located close to the City core and on well developed pedestrian cycling pathways (thank you for the excellent recently completed E&N Connector!) is actually a good thing, especially considering the substantial affordable housing and rental components of the development. In addition, surely the development will positively affect the City budget situation with many residents sharing common municipal services and utilizing green transit options. Rationing density doesn't make sense – optimizing the use of scarce land does.

We look forward to the remediation and restoration of the Roundhouse buildings and property and the proposed community amenities that will complement the E&N Connector and Lime Bay Park. We understand that the costs to remediate and restore will be considerable and only supportable financially as part of a master planned development such as this. We would hate to see these heritage assets decline with neglect or, worse, be lost to fire or vandalism.

Thank you for all of your hard work on behalf of the City. We are lucky to have such dedicated and capable people on Council.

Best regards

David and Maria Jackson
407 – 60 Saghalie Rd
Victoria BC V9A 0H1
[REDACTED]

From: Greeniaus Carolyn <[REDACTED]>
Sent: April 27, 2023 11:17 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); Victoria Mayor and Council; Victoria Staff - Land Use
Subject: REZ00729#251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine StreetNd #200 - #210 Kimta Road
Categories: correspondence

Dear Sirs,

I want Council to **APPROVE** the Rezoning Application for the Roundhouse Development Site at Bayview Place.

My address is: Carolyn Greeniaus
109-165 Kimta Road
Victoria, BC V9A 7P1
[REDACTED]

Thank you.

Sent from my iPad

From: W. Stephen LeBel <[REDACTED]>
Sent: April 30, 2023 1:31 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns; Victoria Mayor and Council
Subject: Rezoning Application for Roundhouse Development Site at Bayview Place - REZ00729

Categories:

To the Mayor and Councillors, City of Victoria

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road. The application will go to your Committee of the Whole, on May 4, we believe.

We live in the area close to this development site, at 379 Tyee Road, and we do NOT support this development application as it now stands.

We hope that you will not accept the current proposal for what was formerly called Phase 2 and Phase 3 of the Bayview site. Maybe you can find a different configuration that creates new, mixed-style housing there, on a more modest and more human scale..... one that supports the City's Missing Middle Housing Initiative.

1. The proposals we have seen are not all consistent, and the diagrams do not always match the descriptions. But in every version we have seen, there is a very tiny proportion of housing included which could be properly described as available to low income earners. The prices needed to fund these grand towers will almost certainly dissuade buyers and renters who do not have very deep pockets. Tall towers are not necessarily cheaper (per square foot) to build when we factor in greater costs for superstructures, big elevators, pumping stations for water pressure, fire safety systems, underground foundations, etc. And if the costs incurred by this development are high, that will certainly be borne by future buyers and renters in the new buildings.

2. The proposals show an overwhelming majority of housing units in very tall towers. A liveable community should really have a wide mix of housing types, to allow for diversity of families and lifestyles. There are already too many (in our opinion) tall high rises in existence and in development in Vic West. We know that Victoria is considered a desirable place to live, but no one I've ever talked to has referred to the possibility of a Manhattan or Yaletown in our midst as a drawing card. Yaletown (in Vancouver) has seen many towers built since about 1990, and it certainly houses many people, but it remains a very "cold" neighbourhood, in the sense of not being warm and welcoming. The 10 - 20 storey buildings in existence now in Victoria are really at the top end of allowable heights for a liveable community, and there should not be many more of them.

3. Many people in Vic West will lose their varied views if all of these tall towers are built. For example, our view to the ocean will be closed off if there is a 23-storey tower built at the corner of Sitkum and Esquimalt (B4); that is what the latest plan envisions there. A low-rise building (up to about 4 storeys) would be preferable for us, and for many more existing residents of Vic West.

4. Many developers promise increased services as an adjunct to their buildings, but seldom does this actually happen, because it is not really within the city's power to force the developers to build these services after the fact. Unless the developer includes them from the start, they probably will not be built. And true to form, there is very little in this latest proposal that includes any community services. If the plan proposes another 1900 units, that probably means about 3000 - 3500 more people will be added to this area. Will there be an area included for BC Transit buses to build significant infrastructure, for example? What about retail stores, a community centre, day cares or seniors centres, cafes or restaurants, or parks and playgrounds? If the city and developer agree to any of these needed amenities, the details should be laid out clearly for all to see, and there should be a way to see some of those items built to completion during the development stages, not just at the very end.

5. There is in existence a community plan for the area of Vic West. This was developed in past years after much consultation with local residents and businesses. While we know that some factors and needs change over time, it is not reasonable to completely throw out that plan and just say yes to this developer's wishes, when they conflict with the Community plan in so many ways.

6. We attended the latest "community update" meeting on April 27 (which we only heard about in the newspaper on that same day; there was no info pamphlets delivered to our buildings. We can only guess why.) At that meeting, two spokespersons for the developer were former city planners in Victoria and Vancouver. They spoke eloquently about the project, because that is the language that they are familiar with, and that is likely what they were hired for. They were not there to speak as current City of Victoria planners. The actual developer, Ken Mariash, spoke a few times too. He seems to be given to speaking his mind quite bluntly, and in so doing he made clear his disdain for (past and present) city councillors and city planners here. We feel that our city officials (elected and appointed) have some duty to the residents of the city,.... owners, renters, and businesspeople. We perceive these officials as having an obligation to stick closely to the accepted Community Plan for any given part of the city, and we hope that they ("you", in this case) will do so, unless there is an agreement from most residents to allow for a wholesale variance from the plan.

7. The developer (on April 27) stated that the contaminated soils needing remediation would now NOT be taken away for remediation, but would instead be moved to another location on the Bayview property. Did we hear that correctly? We do not consider that approach to be acceptable in this time and place.

Respectfully,

Steve LeBel and Greg Cline
1001 - 379 Tyee Road, Victoria, V9A 0B4

From: Karen Muntean <[REDACTED]>
Sent: April 30, 2023 8:52 AM
To: Victoria Mayor and Council; Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); klaughton@victoria.ca; landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: Tony Green
Subject: REZOO729#251-259 Esquimalt Road, 385 Catherine Street and #200-#210 Kimta Road

Categories:

We are writing to state our support for the go ahead on the Bayview phase 2 development. In order for the Roundhouse and other public amenities to be realized for the benefit of residents of Vic West and indeed Victoria as a whole, the residential component must be realized to provide the necessary population density to support the amenities. Our understanding is that the plan has been revised many many times to date and now it should just proceed. Thank you for your support of this project. Karen Muntean and Tony Green #1 242 Robert Street, Victoria V9A 3Z2

From: PJ SR <[REDACTED]>
Sent: April 27, 2023 4:26 PM
To: Victoria Mayor and Council
Subject: Subject: In Support of REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road.

Categories:

Subject: In Support of REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road.

I am a member of the Promontory community (83 Saghalie Road) and would like to express my unambiguous support for this Project that has been in the works for almost 20 years. Having done my own research, I understand that over the years, there has been tremendous input from the public, neighbourhood, and previous councils for this Project that is reflected in this Plan.

As a Senior Economist, who has been working professionally for the past 45 years, I see tremendous social, economic and financial net benefits to the community and to the City of Victoria through this development. It would provide housing (including affordable housing) that is urgently needed in Victoria to help address the housing crises that we are facing. Elected officials of all stripes are working hard to address the housing crises through creative solutions such as encouraging “Missing Middle Housing” and by allowing increased density in the available land resource.

This project in Vic West at the periphery of the downtown core provides a unique opportunity to expand the existing Vic West neighbourhood into a very desirable and vibrant community with mixed housing, commercial space and social amenities that are only a walking distance from the downtown core. It would promote population health and reduce greenhouse gases that are some of the other key social issues that elected officials are working to address through policy initiatives and regulatory changes such as creating bicycle lanes, reducing parking spaces, expanding parking restrictions and broadening the network of bus routes and related infrastructure. Aside from providing housing that Victoria urgently needs, this project is an answer to many of these community and public health issues.

Undoubtedly there will be voices from some of the neighbours against the Project. It is normal and these concerns have been expressed over the past 20 years and to which the developer has responded including reducing the height of the buildings to the extent it is economically feasible. In spite of these concerns from some of our friendly neighbours, it is difficult for anyone to challenge the potential social, economic, and financial benefits that this project would bring to residents of Vic West and to the City of Victoria. I do respect the concern of those who live on the top and higher floors of the neighbouring towers regarding disruption to their water view. Even though they are on higher floors, most of these towers are situated on the lower side in Vic West (dockside) adjacent to this project. This presents a significant economic challenge for the developer of this project for reducing the height of the proposed towers. I do not think any amount of reduction to the proposed height of towers in this project would satisfy these few residents who reside on upper floors on the West side of these towers. All other residents on the North, South and East side of these dockside community and surrounding neighbourhood will immensely benefit from the vibrancy that this project would bring to our broader Vic West Community and neighbourhood.

I also believe that my friendly neighbours in Vic West who may be objecting to certain aspects of this project are not truly objecting to the height or density of this project, it is more of a natural response to the social “Change”. Their resistance is similar to what we have been hearing from people who are against “Missing Middle Housing”. In reality, it is neither the “Missing Middle Housing” nor the higher density that is an issue for them; it is more to do with the “change”. Our socio-economic and cultural landscape is rapidly changing; our population is becoming more diverse

than we have ever known, our values, beliefs and lifestyles are becoming increasingly diverse, we need people to deliver services and provide a tax base to run our economy; all these people need housing – water view or not. On the other hand, some of us want to hang on to the lifestyle we are so used to even when the socio-economic and cultural landscape around us is rapidly changing. So, the resistance that we see from some of our friendly neighbours is more to do with this dissonance than with the design and plan of this project. Once the social, economic, and environmental benefits start to flow from this project to the residents, neighbourhood and to the City of Victoria, the remnants of any such dissonance will likely disappear. I therefore express my unequivocal support for this project.

Thank you.

P. Rana
#1001 – 83 Saghalie Road
Victoria, BC V9A 0E7
Ph: [REDACTED]

From: Donna Melnyk <[REDACTED]>
Sent: April 28, 2023 7:43 PM
To: Development Services email inquiries
Subject: Rezoning application for the Roundhouse Development Site at Bayview Place -
REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #
200-#210 Kimta Road

Categories:

Hello,

I am writing to you to inform you that I fully support and encourage the rezoning application referenced above.

I have lived on the Bayview Place property for 4 years and feel that the process is taking far too long. I strongly urge the mayor, council members and planning department members of the City of Victoria to move forward and work with the developer toward the completion of the Roundhouse Development Project. This project will be an asset to the city and is long overdue.

Kind regards,

Donna Melnyk
#102-60 Saghalie Road
Victoria BC. V9A 0H1
[REDACTED]
[REDACTED]

Sent from my iPhone

From: Bill Hodgson <[REDACTED]>
Sent: April 28, 2023 2:57 PM
To: Development Services email inquiries
Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

To whom it may concern
My name is William Hodgson and I live in VicWest at
100 Saghalie Rd
Victoria V9A0A1

I fully support the above application. I believe it is walking distance to down town. And will help to revitalize down town area Thank you for your time and approval of the project!
Regards Bill

Sent from my iPad

From: J Stewart <[REDACTED]>
Sent: April 29, 2023 10:00 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

To Whom it may concern,

We are sending this email to voice our support for the rezoning application submitted for the Roundhouse Development site at Bayview Place. We strongly believe this to be both a necessary and well designed project that will provide much needed housing as well as enhance the community. Please approve this application as submitted to avoid further unnecessary delays.

Thank you
James and Janis Stewart
Unit 704 - 60 Saghalie Road

From: Lyle Melnyk <[REDACTED]>
Sent: April 27, 2023 1:15 PM
To: Development Services email inquiries
Subject: Rezoning application for the Roundhouse Development Site at Bayview Place -
REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #
200-#210 Kimta Road

Categories:

I am writing to you to inform you that I fully support the rezoning application referenced above.

I have owned and lived on the Bayview Place property for 4 years and feel that the process is taking far too long to make any progress. I strongly urge the mayor, council members and planning department members of the City of Victoria to move forward and work with the developer toward the completion of the Roundhouse Development Project.

Regards and thank you
Lyle Melnyk
#102-60 Saghalie Road
Victoria BC. V9A 0H1
[REDACTED]
[REDACTED]

Sent from my iPhone

From: Tanya Howes <[REDACTED]>
Sent: April 27, 2023 10:27 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns; Victoria Mayor and Council
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

To the Mayor and Councillors, City of Victoria

Re: **251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road**

I live in the neighbourhood of the development site, at 379 Tyee Rd and am not in support of this development for the following reasons:

1. fails to provide adequate affordable housing - towers with ocean views are sold at prices that are not affordable for most people. However, low rise rentals and townhouses can be bought or rented by many more people, which advances the Missing Middle Housing initiative.

2. imposes a tower dense neighborhood in a residential area that is not in keeping with the open spaces and views currently a key part of the neighbourhood's character.

3. negatively impacts the expansive views currently enjoyed by many Vic West residents.

4. imposes a massive strain on current infrastructure. As examples - one small Save On serves the immediate neighborhood. Esquimalt Road is already congested

5. lacks essential services. If the focus is a livable, walkable community, where are the grocery stores and pharmacies within walking distance to support it? Promised amenities from other developers such as Bosa to provide essential amenities in the Dockside Green vicinity have never materialized, again leaving Westside Village as the only place providing essential services.

6. lacks adherence to community plans and guidelines – successive rezoning amendments by this developer for this site keep upping the density and adding additional and higher towers. Why do we have guidelines if developers can work around them to develop what is in their financial interest? Why ask communities to come together to agree to community plans if developers aren't made to adhere to them? If needs have changed, let's have community consultation to develop a new community plan, not have a developer decide it for us.

7. fails to resolve contaminated soil issue - the plans for addressing contaminated soil keeps changing. I may have misheard this at the community update meeting held by the developer on April 26 but it sounds like rather than the soil being moved off site and remediated, it will be put under a dog park. Since when is OK to not fully remediate soil??

8. lack of views and appreciation for the history of the space. Building the towers right up against and towering over the existing buildings impacts the ability to enjoy those buildings. The towers proposed on the corner of Esquimalt and Sitkum (B4) and further on Saghalie (B5) block all views from those streets of the roundhouse and back shop, destroying any appreciation of the history of the site.

We appreciate the diligence of city staff in reviewing these ever changing plans. At a "community update" public meeting held at the developer's presentation centre on April 26, the speakers spoke disparagingly about the City's rezoning process and how it was costing them money. They expressed frustration that the guidelines don't allow them to build what they want and that they are expending over a million dollars a month to keep this going. I would like to counter that by saying I appreciate the work and care that has gone into the reviews, as this development could, if not designed well, negatively change this community.

Please ask the developer to consider:

- Fewer towers in favour of diverse housing options that advance the Missing Middle Housing initiative. Monolithic structures do not create community. Burnaby Mountain in Vancouver is a prime example. All towers. No community.
- More Townhouses and low rises. Let's create more space and light and air for people to get out and breathe!
- Developing a grocery store complex on site to service the Bayview neighborhood and take pressure off westside village.
- Really showcasing the roundhouse buildings by not impeding views of them – keep the towers away from those buildings.
- Remediating the soil

Thank you.

Tanya Howes

379 Tyee Rd.

335 Dundas Street
Victoria, BC V9A 7N5

April 21, 2022

To: City of Victoria Mayor and Council

Re: Bayview Properties - Rezoning Application

Dear Mayor Alto and Council Members,

We are Vic West homeowners. Last week, we received an invitation from Bayview Place to attend a "Community Update" meeting on April 26th at the Bayview Presentation Centre. This meeting is scheduled for the evening prior to the Victoria City Council's public hearing on the morning of Thursday, April 27th, concerning the "Roundhouse at Bayview Place" Rezoning Application (dated September 9, 2022).

We write to express our concerns about this Bayview rezoning proposal. We urge the Mayor and Council not to yield to the developer's demands, which if approved, will lead to consequences which will negatively impact Victoria's landscape and livability for generations.

There is no question that Victoria faces a housing affordability crisis. The middle class is being squeezed out. The tradespeople building new housing don't earn enough to live in this community. The workers needed to serve the tourist industry and increasingly wealthy residents can't find affordable accommodations. We strongly support efforts such as the recently approved "missing middle" initiative, along with other forms of public, low income and non-profit housing.

Bayview, however, entirely misses the mark. If allowed in its current and proposed form, it will result in an unaffordable condo "dead zone", occupied mainly by absentee owners, wealthy retirees, short term rentals and landlords charging high market rates. This development contravenes both Victoria's "Housing Strategy 2016-2025" and the Vic West Official Community Plan, updated recently in 2018. This project will not provide the housing so desperately needed in Victoria.

Our concerns include the following:

Services:

There is a lack of onsite and nearby commercial services, like shops, restaurants, cafes, bakeries, grocery stores etc. Residents of this proposed development will need to walk, or more likely drive downtown and elsewhere for essential services. This will create a traffic challenge for an area which already sees huge congestion, particularly during rush hours. Esquimalt Road and the Johnson Street bridge are not equipped to handle a substantial increase in traffic. In addition, the shops and parking lots at WestView Centre are already busy and frequently overloaded. What will the impact be of several thousand additional residents on the modest, already strained services available within walking distance?

Height and Density:

The Vic West Official Community Plan (“OCP”), completed in 2018 and agreed to by both the City of Victoria and the Vic West community, set a maximum height limit of 18 stories for high rises, with an exception for the “special management areas” concentrated between Tyee and Harbour on the north, and Bayview on the south, where the plan allowed for a maximum of 23 stories in certain areas. The maximum allowable Floor Space Ratio (FSR, or gross floor area over site area) was agreed to be 2.5 for the special areas. The most recent Bayview-Roundhouse proposal calls for eleven buildings of heights ranging from 18 to 32 stories, and a FSR density up to 5.21, creating the tallest buildings with the highest density in the city. In addition, claiming additional and unanticipated costs, the developer is proposing to more than double the square footage of the Strata Residential area approved by the City of Victoria, from 705,036 sq. ft to 1,501,562 sq. ft.

Lack of Green Space:

Given the density proposed on this very small parcel of land, there will be virtually nowhere for residents to access green space, without going to the already limited capacity of the Songhees walkway and Vic West Park. On sunny afternoons, these towers will shade Vic West Park, the Skatepark and the Lawn Bowling Club north of the development.

Outdated Zoning:

An increasing number of architects and urban planners recognize the shortcomings of tall condominium buildings. The outmoded concept of squeezing all high-density buildings into a very small geographic area, as practiced in Vancouver and Toronto, as well as many other North American cities, results in the following concerns:

1. A typical tower of twenty stories or more will have at least twice the carbon footprint than a ten-story building in the same area.
2. Compared to medium density developments, tall residential buildings create a perception of alienation and anxiety in their residents.
3. These condo towers do not foster a sense of connection to the larger neighbourhood and community.
4. Strata units, particularly the small footprint units proposed by Focus Equities at Bayview, are unfriendly to families with children.
5. Residents are frequently transient (young singles and couples who are inclined to move once their family starts to grow, for instance).
6. As experienced during the recent Covid-19 pandemic, tall buildings are vectors for the spread of infectious diseases.

Affordability:

There are already too many unaffordable condominiums being built in Victoria, often selling for \$1 M and up for a one- or two-bedroom condo, clearly beyond the reach of average income earners. The Bayview condo units will be owned not by people working in Victoria and owning their own homes, but by:

1. Absentee owners who see the properties as desirable winter or summer vacation homes, particularly those located close to the waterfront and downtown. We walk past the Songhees condo buildings daily. In the early evenings, many of these units are dark and their balconies bare, at a time when most families are dining or watching the news,
2. Landlords, purchasing the properties as investments in the hope of turning profits both through market priced rentals and a future lucrative resale, and
3. Entrepreneurs seeking short term rental properties (AirBnB, VRBO etc.) close to the waterfront and downtown area.

Loss of landmarks of historical and geological significance:

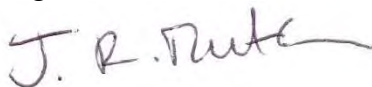
There is a large rocky knoll at the southeast corner of Esquimalt Road and Catherine Street, which has stood for generations. It is a lovely example of the rock this city is built on, as well as a sound buffer and natural “gateway” to Esquimalt and Vic West approaching from the west, and to Victoria’s harbour and downtown from the east. The Bayview developers propose to dynamite and level this natural landmark in order to build the single “Affordable Housing” tower on the entire property.

In summary, we urge Council to reject the developer's rezoning proposal, follow the guidelines in the Housing Strategy and Official Community Plan and act in the interests of the community by:

1. Reducing building height
2. Reducing density
3. Increasing green space
4. Increasing commercial space
5. Increasing affordability, and
6. Preserving the existing landmark formation at Esquimalt and Catherine.

On the scale of housing "as an investment for the wealthy" versus "as a basic human right", this proposed development firmly fits into the former category. This does not represent the values and needs of our community. The Mayor and Council must choose between a rare opportunity to shape this unique property into an attractive and affordable place to live and visit, or a decision that will be regretted for decades. The stakes are high. We trust that Council will make the right choice.

Regards,



Randy Mutch
Valerie Barr

From: Victoria Mayor and Council
Sent: Wednesday, April 26, 2023 8:49 AM
To: Public Hearings
Subject: Fw: Re Meeting RE00729-355 CATHERINE STREET VICTORIA.

From: Barry and Kerry
Sent: April 25, 2023 8:13 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re Meeting RE00729-355 CATHERINE STREET VICTORIA.

MAYOR AND COUNCIL,

We wish to express our total displeasure with the above rezoning application. The reasons for this are as follows:

- Whilst development should and will happen on this land, the densities applied for are extreme.
 - The existing condo buildings along the harbour, with the well known walkway, are desirable in many ways. Many people are attracted to a casual walk whether living in one of the condos, or from other parts of the city. What we have today works. It works for many people because it is not over crowded. It has a wonderful atmosphere.
 - The applied for densities will bring a small town's worth of additional population to the area. The walkway will be over run with people. The vehicle traffic will be unbearable
 - In a nutshell, far too many people will change what is there far too much.
- If we need so many additional condos in one place, we need another place, another site.

Sincerely,

Barry and Kerry Watchorn
739, 203 Kimta,
Victoria,
V9A 6T5

Mayor and Council,

There is a tremendous opportunity for Focus Equities & Bayview Place to incorporate a cultural hub The Victoria Arts Council (formerly the Community Arts Council of Greater Victoria, est. 1968) is an ideal fit with over five decades of activity in and around the CRD. (see attached)

Focus Equities & the Bayview Place, specifically The Car Shop & Round House, are two low-cost, high-return locations.

“We value and facilitate relationships with local organizations and arts groups in order to build community through arts and culture.”

Other cultural institutions that evictions will soon impact include: Arc-hive Bridge St, Errant Art Space, Alston St, Xchanges Gallery, Government St, MediaNet & Flux, Fort St, Rockslide, Ministry of Casual Living & Vault Gallery, Blanshard St.

My name is John G. Boehme; I attended several Bayview Place presentations (I gave a territorial acknowledgement).

I am an active member of the broader Victoria cultural community, a post-secondary arts educator at Camosun College and a practicing artist. I am connected with the thriving artistic community as a past board member of OPEN SPACE artist-run centre and currently on the board at the Victoria Arts Council, a past member of the James Bay Neighborhood Association and the Vic West Neighborhood Association (CALUC), emcee and auctioneer at numerous intrepid theatre events, fundraising functions for the Fringe festival.

Thank you in advance for your continued support.

John G. Boehme Dip Visual Art, BFA(VAL), MFA(he/him/his)



Mandate

The Victoria Arts Council connects artists with audiences.

Overview

We are the largest grassroots arts organization in Victoria, embedded in the culture and creating vibrant connections with artists, arts supporters, and community leaders.

With over five decades of activity in and around the CRD, the Victoria Arts Council (formerly the Community Arts Council of Greater Victoria, est. 1968) is dedicated to raising awareness of and developing a positive, supportive environment for the arts through education, civic advocacy, projects and programs that reach artists and the community at large. We strive to elevate the profile of local artists, while igniting a passion for arts and culture throughout Greater Victoria. VAC activities are open to the entire community. We welcome artists of all disciplines and at all levels, from emerging to established. We value and facilitate relationships with local organizations and arts groups in order to build community through arts and culture.

Currently the VAC has 180 individual artist members, 5 artist collectives, and 12 community group/business members.

Programs

The VAC facilitates four main programs as part of our annual operations:

- 1) A main gallery in Old Town where seven curated exhibitions are presented annually
- 2) A robust network of community satellite galleries throughout Victoria reflecting strategic partnerships with important contributors to our city, including the GVPL, YYJ International Airport, The McPherson Playhouse, among others
- 3) A monthly lecture series as part of the international network, *Creative Mornings*.
- 4) A digital magazine, *UNTIL*, produced quarterly with guest editors exploring various themes

Impact

Across our programs the VAC directly supports upwards of 250 local artists annually for an estimated audience of over 1 million visitors.

Our newsletter is delivered to 2,000 subscribers monthly, while our social media accounts for an additional 3,500 contacts.

Current Locations

- VAC Main Gallery location from 2018 through to 2025 (1800 Store Street)
- YYJ International Airport (1640 Electra Blvd)
- Studio 531 Architects (546 Herald St)
- McPherson Playhouse (3 Centennial Square)
- Greater Victoria Public Library Central Branch (735 Broughton St)
- GVPL Bruce Hutchison Branch (4636 Elk Lake Dr)
- GVPL Saanich Centennial Branch (3110 Tillicum Rd)
- GVPL sx^wenx^wəŋ tənəx^w James Bay Branch (385 Menzies St)

Funders

The VAC is supported through operating grants with BC Arts Council and the CRD Arts Commission, as well as annual assistance from BC Gaming, The Victoria Foundation, and regularly accesses to project assistance from the City of Victoria among other public and private sources.

Governance

The VAC is governed by a volunteer Board of Directors, comprised of local artists, business professionals, and art enthusiasts.

Staff

The operations of the VAC are carried out by full time Executive Director, working with a lean team of four part-time and contract staff.

Requirements

What is required for the VAC to continue to fulfill our mandate and facilitate a professional gallery space is: 1,000 - 2,000 sq ft (gallery); 250-500 sq ft (storage), and 250 - 500 sq ft (office space).

Madison Heiser

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Bayview Place

From: Martina McComb
Sent: Wednesday, April 19, 2023 7:11 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Bayview Place

Dear Mayor and Council;

I live in one of the 3 condominiums in Bayview Place and recently received the attached communication from Mr. Mariash about his plight in obtaining City permission to build on the property. It is shocking to read his perspective on obtaining project approval given the rhetoric on the shortage of housing coming from the last and current City Council members. Understandably, affordable housing is a major goal but shouldn't units for other than that also be considered? I am dismayed to learn that this development may devolve into a hodge podge and be delayed several more years when our purchase decision relied on a City of Victoria approved "planned community".

I understand Mr. Mariash donated a property on Bayview lands in the neighbourhood of \$15,000,000 for affordable housing last July. When a businessman aids the City by generously supporting a major objective are they not worthy of cooperation? Surely the City is able to treat its businesspeople and facilitate development better than what has been outlined here.

Maureen McComb
60 Saghalie Road

BAYVIEW PLACE

Attn: Victoria West Community & Bayview Place Residents

RE: Covering Letter for Wednesday, April 26th 4:30 PM Invitation

Please find attached our invitation for a project meeting at the Bayview Presentation Centre on Wednesday, April 26th at 4:30 PM for further discussion on project progress. Our desperate 25-year-old Bayview project continues to wait for the city's new policies and other more recent project applications to planning and council. We desperately need the help of the community to encourage that this critical project gets on the city agenda for approval for the last phase of Bayview Place/Roundhouse so the community and the city can benefit from the housing, the amenities, and the new 160-unit affordable housing project.

The past Bayview approvals were accomplished by large gatherings of the community such as the full ballroom meeting at the Delta Hotel and meetings of up to 1,000 Vic West residents at the Roundhouse and the Bayview Presentation Centre. Many of these supporters came to the city hall meetings where they spoke positively for the project all evening, each time ending with unanimous council approval except for former Councillor Pam Madoff despite former Mayor Fortin's and others' request for her to support the application.

After the rezoning of Dockside in 2017, we started the correction and redesign of our 2008 Roundhouse design guidelines that have stopped the project for 15 years. The Dockside rezoning released requirements for LEED Platinum and removed the amenities that were promised for getting the \$100 Million of land at virtually no cost with the requirement to give the land back for the non-performance that actually occurred. Instead, the rezoning was completed, and the site was sold by VanCity to Bosa and not returned to the city.

In 2018, pursuant to the request of planning staff, we and the design team held extensive collaboration workshops with staff from 2018 to 2019 to create the Vision 20/20 plan as a preliminary application to establish an understanding in principle with staff before spending further time and money on the final application which was revised by city request and submitted again in 2019, then significantly revised in 2021, and further revised in 2022 by another city request to reduce density by 400,000 sq. ft. and height from 32 to 29 storeys.

We have been spending approximately \$1 Million per month on this project over the last 200 months and cannot sustain such a cost much longer before the site must be broken up and sold off for single-building projects instead of a cohesive master planned community. We reluctantly closed on our CPR option on this land in 2008 despite the tragic economy, our finance partners backing out, and the obvious design guideline challenges, much like the design guideline problems experienced with the 1998 zoning for Phase I that also required over eight years of redesign and rezoning to create the successful Bayview Phase I that exists today.

Please attend. Please help. Unfortunately, the previous council was absolutely in support of the rezoning of the 2008 approvals, but our progressive new councillors need to understand and support this project in a short space of time, so they need to hear from you that you like Phase One and want Phase Two as proposed. Once again, we are being promised a Committee of the Whole date next month, but next month never comes. There is always one more thing to change or redo. Bayview Place Phase One is happy and successful, so let's finish this successful happy project and provide more housing, the affordable housing project, and great amenities and a place for everyone.

Sincerely,

Kenneth W. Mariash, Sr., BA, BArch, BComm, MBA

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Support for REZ00729 - Esquimalt Road/Saghalie Road/Catherine Street/Kimta Road

From: Ryan Jabs
Sent: Friday, April 21, 2023 10:18 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for REZ00729 - Esquimalt Road/Saghalie Road/Catherine Street/Kimta Road

Dear Mayor and Council:

I live at 1560 Oakland Ave in Victoria and am writing to express my support for the roundhouse development, when it comes before council, and to encourage council to approve it during a public hearing. I support the entire project as we need more homes of every type, but I'm particularly excited about the project being able to provide the Greater Victoria Housing Society (GVHS) a significant piece of land for some critically important affordable housing.

This fairly unique but important opportunity is only made possible by approving the entire development, and I encourage the city to move this project forward quickly.

As a small developer, I should in theory be opposing (or silent on) more housing, built by another developer or a non profit -- as ongoing housing scarcity puts pressure on housing prices, and higher housing prices are honestly good for my bottom line. However, as a father of two young children, I am burdened by the growing catastrophe that we are only beginning to feel for them, their friends, and our community -- if we don't build more housing for our growing population, like the homes being proposed in the Roundhouse development and by GVHS.

We need as a society to change our perspectives on housing in order to get on top of this housing crisis. We need to embrace housing of all types.

So I again encourage you to approve this development so we can see these homes built as quickly as possible.

I appreciate you taking the time to read my email.

Thank you,

Ryan Jabs

Dear Mayor Alto and Councillors Caradonna, Kim, Dell, Loughton, Thompson, Coleman, Hammond, Gardiner and Orcherton

As an 11-year owner and resident of the Songhees area, specifically at 205 Kimta Road, I am writing to our new-ish council to express my strong opposition to the current proposal from Focus Equities to redevelop the Roundhouse and Bayview areas of Songhees.

The density for this entire proposal would create something akin to West End Vancouver (and even greater density than was recently approved for the Humber Green area of downtown) opposite the entrance to Victoria Harbour -- surely not the image of Victoria that we want to greet our visitors!!!

This developer has consistently pushed the envelope and told half truths to the community. We were told that the Roundhouse Development would resemble Granville Island -- and then they added four towers. Subsequently, they convinced the previous council to approve a height variance for what is called the E&N Building on Kimta, raising the height from 21 to 25 stories. They then increased the number of buildings to 9 and used the approved 25 stories as justification to increase the height to as high as 30 floors. That proposal was met with strenuous opposition. As a result, after "consultation", they made a few cosmetic adjustments to slightly reduce building heights and shadows cast upon the remaining "open" area (which will not feel open at all with all the surrounding buildings).

This is still an extraordinarily high-density proposal, totally inappropriate for this neighbourhood. It dwarfs the approved density for nearby developments such as Dockside Green and the Railyards, both of which are not visible from the harbour entrance in the way that Bayview/Roundhouse is. The current and proposed infrastructure are not adequate to support the number of additional people that would be resident; the shops proposed for the Roundhouse are high end, the only local grocery store -- Save-On Foods at Westside Village -- is small and barely adequate for the current population.

They say they have done extensive consultation: a couple of very small groups of people attended meetings held during CoVid. They have "graciously" offered to "gift" one lot for affordable housing; they neglect to mention that the lot in question is the location of the iconic rock outcropping at the Catherine Street corner of the property, and would require massive blasting and rock removal to be built upon.

We were told that the Roundhouse development would open in 2016; there has been minimal activity other than the creation of a path and the importation of a couple of rail cars. Once in a while they cut the weeds. It is a depressing neighbour., and often an eyesore, but not nearly as much of an eyesore as the completed proposal would be.

We want to see something appropriate to the current residential neighbourhood., where the heights are currently very compatible with the restrictions applied to OldTown on the

other side of the bridge. We are strongly opposed to every element of the revised plan and urge Council to refuse this plan.

Yours sincerely,

Nancy Dickson McLaughlin
Owner, 103 - 205 Kimta Road.

Dear Mayor Alto and Councillors Caradonna, Kim, Dell, Loughton, Thompson, Coleman, Hammond, Gardiner and Orcherton

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other side of the bridge. We are strongly opposed to every element of the revised plan and urge Council to refuse this plan.

Yours sincerely,

Nancy Dickson McLaughlin
Owner, 103 - 205 Kimta Road.

My name is David Tietz. I live at 113-100 Saghalie (V9A 0A1) road and I support rezoning file number REZ00729.

Please work with the developers to get this project moving.

Thank you for your time and consideration.

—David

My name is Emily Tietz. I live at 113-100 Saghalie (V9A 0A1) road and I support rezoning file number REZ00729.

Please work with the developers to get this project moving.

Thank you for your time and consideration.

—Emily

Dear City Planners,

I am writing to say that I support the latest proposal for this development

As a nearby resident I am tired of looking at a vacant lot full of weeds and believe that it is time to move on. I have opposed all of the previous proposals for various reasons but think that the latest one is the best that we can expect given the economics of the project.

I hope that you and Council will support it as well so that all of the residents of Greater Victoria can begin to reap the many benefits that it will bring.

Sincerely
Jaroslaw Wyshnowsky
409-455 Sitkum Rd.
Victoria, BC V9A 7N9

Subject: In Support of REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road.

I am a member of the Promontory community (83 Saghalie Road) and would like to express my unambiguous support for this Project that has been in the works for almost 20 years. Having done my own research, I understand that over the years, there has been tremendous input from the public, neighbourhood, and previous councils for this Project that is reflected in this Plan.

As a Senior Economist, who has been working professionally for the past 45 years, I see tremendous social, economic and financial net benefits to the community and to the City of Victoria through this development. It would provide housing (including affordable housing) that is urgently needed in Victoria to help address the housing crises that we are facing. Elected officials of all stripes are working hard to address the housing crises through creative solutions such as encouraging “Missing Middle Housing” and by allowing increased density in the available land resource.

This project in Vic West at the periphery of the downtown core provides a unique opportunity to expand the existing Vic West neighbourhood into a very desirable and vibrant community with mixed housing, commercial space and social amenities that are only a walking distance from the downtown core. It would promote population health and reduce greenhouse gases that are some of the other key social issues that elected officials are working to address through policy initiatives and regulatory changes such as creating bicycle lanes, reducing parking spaces, expanding parking restrictions and broadening the network of bus routes and related infrastructure. Aside from providing housing that Victoria urgently needs, this project is an answer to many of these community and public health issues.

Undoubtedly there will be voices from some of the neighbours against the Project. It is normal and these concerns have been expressed over the past 20 years and to which the developer has responded including reducing the height of the buildings to the extent it is economically feasible. In spite of these concerns from some of our friendly neighbours, it is difficult for anyone to challenge the potential social, economic, and financial benefits that this project would bring to residents of Vic West and to the City of Victoria. I do respect the concern of those who live on the top and higher floors of the neighbouring towers regarding disruption to their water view. Even though they are on higher floors, most of these towers are situated on the lower side in Vic West (dockside) adjacent to this project. This presents a significant economic challenge for the developer of this project for reducing the height of the proposed towers. I do not think any amount of reduction to the proposed height of towers in this project would satisfy these few residents who reside on upper floors on the West side of these towers. All other residents on the North, South and East side of these dockside community and surrounding neighbourhood will immensely benefit from the vibrancy that this project would bring to our broader Vic West Community and neighbourhood.

I also believe that my friendly neighbours in Vic West who may be objecting to certain aspects of this project are not truly objecting to the height or density of this project, it is more of a natural response to the social “Change”. Their resistance is similar to what we have been hearing from people who are against “Missing Middle Housing”. In reality, it is neither the “Missing Middle Housing” nor the higher density that is an issue for them; it is more to do with the “change”. Our socio-economic and cultural landscape is rapidly changing; our population is becoming more diverse than we have ever known, our values, beliefs and lifestyles are becoming increasingly diverse, we need people to deliver services and provide a tax base to run our economy; all these people need housing – water view or not. On the other

hand, some of us want to hang on to the lifestyle we are so used to even when the socio-economic and cultural landscape around us is rapidly changing. So, the resistance that we see from some of our friendly neighbours is more to do with this dissonance than with the design and plan of this project. Once the social, economic, and environmental benefits start to flow from this project to the residents, neighbourhood and to the City of Victoria, the remnants of any such dissonance will likely disappear. I therefore express my unequivocal support for this project.

Thank you.

P. Rana
#1001 – 83 Saghalie Road
Victoria, BC V9A 0E7

We are writing to state our support for the go ahead on the Bayview phase 2 development. In order for the Roundhouse and other public amenities to be realized for the benefit of residents of Vic West and indeed Victoria as a whole, the residential component must be realized to provide the necessary population density to support the amenities. Our understanding is that the plan has been revised many many times to date and now it should just proceed. Thank you for your support of this project. Karen Muntean and Tony Green #1 242 Robert Street, Victoria V9A 3Z2

To the Mayor and Councillors, City of Victoria

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road. The application will go to your Committee of the Whole, on May 4, we believe.

We live in the area close to this development site, at 379 Tyee Road, and we do NOT support this development application as it now stands.

We hope that you will not accept the current proposal for what was formerly called Phase 2 and Phase 3 of the Bayview site. Maybe you can find a different configuration that creates new, mixed-style housing there, on a more modest and more human scale..... one that supports the City's Missing Middle Housing Initiative.

1. The proposals we have seen are not all consistent, and the diagrams do not always match the descriptions. But in every version we have seen, there is a very tiny proportion of housing included which could be properly described as available to low income earners. The prices needed to fund these grand towers will almost certainly dissuade buyers and renters who do not have very deep pockets. Tall towers are not necessarily cheaper (per square foot) to build when we factor in greater costs for superstructures, big elevators, pumping stations for water pressure, fire safety systems, underground foundations, etc. And if the costs incurred by this development are high, that will certainly be borne by future buyers and renters in the new buildings.

2. The proposals show an overwhelming majority of housing units in very tall towers. A liveable community should really have a wide mix of housing types, to allow for diversity of families and lifestyles. There are already too many (in our opinion) tall high rises in existence and in development in Vic West. We know that Victoria is considered a desirable place to live, but no one I've ever talked to has referred to the possibility of a Manhattan or Yaletown in our midst as a drawing card. Yaletown (in Vancouver) has seen many towers built since about 1990, and it certainly houses many people, but it remains a very "cold" neighbourhood, in the sense of not being warm and welcoming. The 10 - 20 storey buildings in existence now in Victoria are really at the top end of allowable heights for a liveable community, and there should not be many more of them.

3. Many people in Vic West will lose their varied views if all of these tall towers are built. For example, our view to the ocean will be closed off if there is a 23-storey tower built at the corner of Sitkum and Esquimalt (B4); that is what the latest plan envisions there. A low-rise building (up to about 4 storeys) would be preferable for us, and for many more existing residents of Vic West.

4. Many developers promise increased services as an adjunct to their buildings, but seldom does this actually happen, because it is not really within the city's power to force the developers to build these services after the fact. Unless the developer includes them from the start, they probably will not be built. And true to form, there is very little in this latest proposal that includes any community services. If the plan proposes another 1900 units, that probably means about 3000 - 3500 more people will be added to this area. Will there be an area included for BC Transit buses to build significant infrastructure, for example? What about retail stores, a community centre, day cares or

seniors centres, cafes or restaurants, or parks and playgrounds? If the city and developer agree to any of these needed amenities, the details should be laid out clearly for all to see, and there should be a way to see some of those items built to completion during the development stages, not just at the very end.

5. There is in existence a community plan for the area of Vic West. This was developed in past years after much consultation with local residents and businesses. While we know that some factors and needs change over time, it is not reasonable to completely throw out that plan and just say yes to this developer's wishes, when they conflict with the Community plan in so many ways.

6. We attended the latest "community update" meeting on April 27 (which we only heard about in the newspaper on that same day; there was no info pamphlets delivered to our buildings. We can only guess why.) At that meeting, two spokespersons for the developer were former city planners in Victoria and Vancouver. They spoke eloquently about the project, because that is the language that they are familiar with, and that is likely what they were hired for. They were not there to speak as current City of Victoria planners. The actual developer, Ken Mariash, spoke a few times too. He seems to be given to speaking his mind quite bluntly, and in so doing he made clear his disdain for (past and present) city councillors and city planners here. We feel that our city officials (elected and appointed) have some duty to the residents of the city,.... owners, renters, and businesspeople. We perceive these officials as having an obligation to stick closely to the accepted Community Plan for any given part of the city, and we hope that they ("you", in this case) will do so, unless there is an agreement from most residents to allow for a wholesale variance from the plan.

7. The developer (on April 27) stated that the contaminated soils needing remediation would now NOT be taken away for remediation, but would instead be moved to another location on the Bayview property. Did we hear that correctly? We do not consider that approach to be acceptable in this time and place.

Respectfully,

Steve LeBel and Greg Cline
1001 - 379 Tyee Road, Victoria, V9A 0B4

From: Carol Mann <[REDACTED]>
Sent: April 29, 2023 11:31 AM
Subject: Bayview Place Phase 2 Development - Committee as a Whole Meeting

Categories:

I wish to place my support behind the Bayview Development Phase 2. I believe it is time for the towers to be built to help to alleviate the housing shortage in Victoria. The project will provide homes for a variety of citizens of Victoria and will help the area develop in a way that will make it more community centered in that the density will be such that new amenities will be able to make a business case to locate in the area.

Carol Mann

609 - 100 Saghalie Road

From: Peter Gaby <[REDACTED]>
Sent: April 29, 2023 8:39 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Dear Mayor, Council and City of Victoria Staff,

My name is Peter Gaby and I live at 4861 Sea Ridge Drive, Saanich, BC, V8Y 2R9. I am writing you to say that I support the Roundhouse application.

Even though I don't live in the immediate area currently; I lived in the Songhees area of Victoria for over 10 years not too long ago. I know from first hand experience that the community in the area couldn't wait to see the Roundhouse commercial area of Bayview Place being built. The Roundhouse is not just a commercial area; it's an area that will bring not only the immediate community, but the surrounding communities together even more.

Again; I'm in support of the application and thank you for taking the time to read my letter and considering my support.

Regards,

Peter Gaby

[REDACTED]
mobile [REDACTED]

From: C. S. Roberts <[REDACTED]>
Sent: April 27, 2023 8:37 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dave Thompson (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Re: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Rd., 355 Catherine Street, and # 200 - #210 Kimta Road

Categories:

Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street, and #200 - # 210 Kimta Road

Dear Mayor and Council,

I support the latest proposal for the Roundhouse Development site at Bayview Place as listed in the subject line above.

I live in the neighbourhood and have spent the last 14 years with promises of a Roundhouse Development in the next three years, yet the developers have sabotaged their own project by greedily putting in too many towers and not enough public or green space on the site. Finally, they have gone back to plans that mimic the original and that I can support as the best compromise for the neighbourhood. I look forward to the Roundhouse Development going ahead.

Please consider my position strongly as you vote on this application.

Sincerely
Carol Suzan Roberts, P.Eng. (non-practising), MBA
409-455 Sitkum Rd.
Victoria, BC V9A 7N9

From: Jeffrey Smith <[REDACTED]>
Sent: Wednesday, April 26, 2023 5:50 PM
To: Michael Angrove <mangrove@victoria.ca>
Subject: Russell and Mary St application for cannabis retail outlet

Mr Angrove,

I live on Russell St. Neighbours are opposed to the application for cannabis retail on our street. In fact, the existing production facility operates out of compliance to a city zoning bylaw concerning noxious odors. This is true even under the recently revised (misguided) zoning variance approved by the former council. The current business pollutes our neighbourhood with the skunk smell common of cannabis operations. The smell persists for hours during the day several times a week. It's infuriating that the city council and municipal staff seem unconcerned about the effects on the residents of Russell and Mary St.

In addition, as I commented to the city council on the zoning variance proposal, I know that there was agreement that the petitioner would make street improvements (not the new E&N trail section) such as plantings and traffic calming along Russell St as consideration for approving the variance proposal. Nothing has occurred.

I suggest a bylaw officer make an unannounced visit or two to the location to confirm the odor issue. A stroll along the E&N should do the trick. Fines are in order as is a denial of the retail application.

Thank you,
Jeffrey Smith

From: David Tietz <[REDACTED]>
Sent: May 1, 2023 8:10 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road

Categories:

Mayor & Council, and the City of Victoria staff:

I support the development in Vic West (# 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road).

Please work with the developer to move this project forward.

David Tietz
113-100 Saghalie Rd.
Victoria, BC, V9A0A1

From: David Jackson <[REDACTED]>
Sent: April 28, 2023 4:33 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

Letter in Support of The Bayview Roundhouse Phase 2 Project

Greetings Honorable Mayor and Council!

We are writing in support of the above referenced rezoning application which we understand is subject to review at your May 4th Committee of the Whole meeting.

As residents of the Bayview Phase 1 project (Encore Tower), we and our Vic West neighbours are enjoying the benefits of a quality master-planned neighbourhood development and would like to see the balance of the project (Phase 2) proceed to completion.

We understand that the City may historically have reservations regarding density and building height, however, it seems to us that density (done properly) located close to the City core and on well developed pedestrian cycling pathways (thank you for the excellent recently completed E&N Connector!) is actually a good thing, especially considering the substantial affordable housing and rental components of the development. In addition, surely the development will positively affect the City budget situation with many residents sharing common municipal services and utilizing green transit options. Rationing density doesn't make sense – optimizing the use of scarce land does.

We look forward to the remediation and restoration of the Roundhouse buildings and property and the proposed community amenities that will complement the E&N Connector and Lime Bay Park. We understand that the costs to remediate and restore will be considerable and only supportable financially as part of a master planned development such as this. We would hate to see these heritage assets decline with neglect or, worse, be lost to fire or vandalism.

Thank you for all of your hard work on behalf of the City. We are lucky to have such dedicated and capable people on Council.

Best regards

David and Maria Jackson
407 – 60 Saghalie Rd
Victoria BC V9A 0H1
[REDACTED]

From: Greeniaus Carolyn <[REDACTED]>
Sent: April 27, 2023 11:17 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); Victoria Mayor and Council; Victoria Staff - Land Use
Subject: REZ00729#251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine StreetNd #200 - #210 Kimta Road
Categories: correspondence

Dear Sirs,

I want Council to **APPROVE** the Rezoning Application for the Roundhouse Development Site at Bayview Place.

My address is: Carolyn Greeniaus
109-165 Kimta Road
Victoria, BC V9A 7P1
[REDACTED]

Thank you.

Sent from my iPad

From: W. Stephen LeBel <[REDACTED]>
Sent: April 30, 2023 1:31 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns; Victoria Mayor and Council
Subject: Rezoning Application for Roundhouse Development Site at Bayview Place - REZ00729

Categories:

To the Mayor and Councillors, City of Victoria

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road. The application will go to your Committee of the Whole, on May 4, we believe.

We live in the area close to this development site, at 379 Tyee Road, and we do NOT support this development application as it now stands.

We hope that you will not accept the current proposal for what was formerly called Phase 2 and Phase 3 of the Bayview site. Maybe you can find a different configuration that creates new, mixed-style housing there, on a more modest and more human scale..... one that supports the City's Missing Middle Housing Initiative.

1. The proposals we have seen are not all consistent, and the diagrams do not always match the descriptions. But in every version we have seen, there is a very tiny proportion of housing included which could be properly described as available to low income earners. The prices needed to fund these grand towers will almost certainly dissuade buyers and renters who do not have very deep pockets. Tall towers are not necessarily cheaper (per square foot) to build when we factor in greater costs for superstructures, big elevators, pumping stations for water pressure, fire safety systems, underground foundations, etc. And if the costs incurred by this development are high, that will certainly be borne by future buyers and renters in the new buildings.

2. The proposals show an overwhelming majority of housing units in very tall towers. A liveable community should really have a wide mix of housing types, to allow for diversity of families and lifestyles. There are already too many (in our opinion) tall high rises in existence and in development in Vic West. We know that Victoria is considered a desirable place to live, but no one I've ever talked to has referred to the possibility of a Manhattan or Yaletown in our midst as a drawing card. Yaletown (in Vancouver) has seen many towers built since about 1990, and it certainly houses many people, but it remains a very "cold" neighbourhood, in the sense of not being warm and welcoming. The 10 - 20 storey buildings in existence now in Victoria are really at the top end of allowable heights for a liveable community, and there should not be many more of them.

3. Many people in Vic West will lose their varied views if all of these tall towers are built. For example, our view to the ocean will be closed off if there is a 23-storey tower built at the corner of Sitkum and Esquimalt (B4); that is what the latest plan envisions there. A low-rise building (up to about 4 storeys) would be preferable for us, and for many more existing residents of Vic West.

4. Many developers promise increased services as an adjunct to their buildings, but seldom does this actually happen, because it is not really within the city's power to force the developers to build these services after the fact. Unless the developer includes them from the start, they probably will not be built. And true to form, there is very little in this latest proposal that includes any community services. If the plan proposes another 1900 units, that probably means about 3000 - 3500 more people will be added to this area. Will there be an area included for BC Transit buses to build significant infrastructure, for example? What about retail stores, a community centre, day cares or seniors centres, cafes or restaurants, or parks and playgrounds? If the city and developer agree to any of these needed amenities, the details should be laid out clearly for all to see, and there should be a way to see some of those items built to completion during the development stages, not just at the very end.

5. There is in existence a community plan for the area of Vic West. This was developed in past years after much consultation with local residents and businesses. While we know that some factors and needs change over time, it is not reasonable to completely throw out that plan and just say yes to this developer's wishes, when they conflict with the Community plan in so many ways.

6. We attended the latest "community update" meeting on April 27 (which we only heard about in the newspaper on that same day; there was no info pamphlets delivered to our buildings. We can only guess why.) At that meeting, two spokespersons for the developer were former city planners in Victoria and Vancouver. They spoke eloquently about the project, because that is the language that they are familiar with, and that is likely what they were hired for. They were not there to speak as current City of Victoria planners. The actual developer, Ken Mariash, spoke a few times too. He seems to be given to speaking his mind quite bluntly, and in so doing he made clear his disdain for (past and present) city councillors and city planners here. We feel that our city officials (elected and appointed) have some duty to the residents of the city,.... owners, renters, and businesspeople. We perceive these officials as having an obligation to stick closely to the accepted Community Plan for any given part of the city, and we hope that they ("you", in this case) will do so, unless there is an agreement from most residents to allow for a wholesale variance from the plan.

7. The developer (on April 27) stated that the contaminated soils needing remediation would now NOT be taken away for remediation, but would instead be moved to another location on the Bayview property. Did we hear that correctly? We do not consider that approach to be acceptable in this time and place.

Respectfully,

Steve LeBel and Greg Cline
1001 - 379 Tyee Road, Victoria, V9A 0B4

From: Karen Muntean <[REDACTED]>
Sent: April 30, 2023 8:52 AM
To: Victoria Mayor and Council; Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); klaughton@victoria.ca; landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Cc: Tony Green
Subject: REZOO729#251-259 Esquimalt Road, 385 Catherine Street and #200-#210 Kimta Road

Categories:

We are writing to state our support for the go ahead on the Bayview phase 2 development. In order for the Roundhouse and other public amenities to be realized for the benefit of residents of Vic West and indeed Victoria as a whole, the residential component must be realized to provide the necessary population density to support the amenities. Our understanding is that the plan has been revised many many times to date and now it should just proceed. Thank you for your support of this project. Karen Muntean and Tony Green #1 242 Robert Street, Victoria V9A 3Z2

From: PJ SR <[REDACTED]>
Sent: April 27, 2023 4:26 PM
To: Victoria Mayor and Council
Subject: Subject: In Support of REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road.

Categories:

Subject: In Support of REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road.

I am a member of the Promontory community (83 Saghalie Road) and would like to express my unambiguous support for this Project that has been in the works for almost 20 years. Having done my own research, I understand that over the years, there has been tremendous input from the public, neighbourhood, and previous councils for this Project that is reflected in this Plan.

As a Senior Economist, who has been working professionally for the past 45 years, I see tremendous social, economic and financial net benefits to the community and to the City of Victoria through this development. It would provide housing (including affordable housing) that is urgently needed in Victoria to help address the housing crises that we are facing. Elected officials of all stripes are working hard to address the housing crises through creative solutions such as encouraging “Missing Middle Housing” and by allowing increased density in the available land resource.

This project in Vic West at the periphery of the downtown core provides a unique opportunity to expand the existing Vic West neighbourhood into a very desirable and vibrant community with mixed housing, commercial space and social amenities that are only a walking distance from the downtown core. It would promote population health and reduce greenhouse gases that are some of the other key social issues that elected officials are working to address through policy initiatives and regulatory changes such as creating bicycle lanes, reducing parking spaces, expanding parking restrictions and broadening the network of bus routes and related infrastructure. Aside from providing housing that Victoria urgently needs, this project is an answer to many of these community and public health issues.

Undoubtedly there will be voices from some of the neighbours against the Project. It is normal and these concerns have been expressed over the past 20 years and to which the developer has responded including reducing the height of the buildings to the extent it is economically feasible. In spite of these concerns from some of our friendly neighbours, it is difficult for anyone to challenge the potential social, economic, and financial benefits that this project would bring to residents of Vic West and to the City of Victoria. I do respect the concern of those who live on the top and higher floors of the neighbouring towers regarding disruption to their water view. Even though they are on higher floors, most of these towers are situated on the lower side in Vic West (dockside) adjacent to this project. This presents a significant economic challenge for the developer of this project for reducing the height of the proposed towers. I do not think any amount of reduction to the proposed height of towers in this project would satisfy these few residents who reside on upper floors on the West side of these towers. All other residents on the North, South and East side of these dockside community and surrounding neighbourhood will immensely benefit from the vibrancy that this project would bring to our broader Vic West Community and neighbourhood.

I also believe that my friendly neighbours in Vic West who may be objecting to certain aspects of this project are not truly objecting to the height or density of this project, it is more of a natural response to the social “Change”. Their resistance is similar to what we have been hearing from people who are against “Missing Middle Housing”. In reality, it is neither the “Missing Middle Housing” nor the higher density that is an issue for them; it is more to do with the “change”. Our socio-economic and cultural landscape is rapidly changing; our population is becoming more diverse

than we have ever known, our values, beliefs and lifestyles are becoming increasingly diverse, we need people to deliver services and provide a tax base to run our economy; all these people need housing – water view or not. On the other hand, some of us want to hang on to the lifestyle we are so used to even when the socio-economic and cultural landscape around us is rapidly changing. So, the resistance that we see from some of our friendly neighbours is more to do with this dissonance than with the design and plan of this project. Once the social, economic, and environmental benefits start to flow from this project to the residents, neighbourhood and to the City of Victoria, the remnants of any such dissonance will likely disappear. I therefore express my unequivocal support for this project.

Thank you.

P. Rana
#1001 – 83 Saghalie Road
Victoria, BC V9A 0E7
Ph: [REDACTED]

From: Donna Melnyk <[REDACTED]>
Sent: April 28, 2023 7:43 PM
To: Development Services email inquiries
Subject: Rezoning application for the Roundhouse Development Site at Bayview Place -
REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #
200-#210 Kimta Road

Categories:

Hello,

I am writing to you to inform you that I fully support and encourage the rezoning application referenced above.

I have lived on the Bayview Place property for 4 years and feel that the process is taking far too long. I strongly urge the mayor, council members and planning department members of the City of Victoria to move forward and work with the developer toward the completion of the Roundhouse Development Project. This project will be an asset to the city and is long overdue.

Kind regards,

Donna Melnyk
#102-60 Saghalie Road
Victoria BC. V9A 0H1
[REDACTED]
[REDACTED]

Sent from my iPhone

From: Bill Hodgson <[REDACTED]>
Sent: April 28, 2023 2:57 PM
To: Development Services email inquiries
Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

To whom it may concern
My name is William Hodgson and I live in VicWest at
100 Saghalie Rd
Victoria V9A0A1

I fully support the above application. I believe it is walking distance to down town. And will help to revitalize down town area Thank you for your time and approval of the project!
Regards Bill

Sent from my iPad

From: J Stewart <[REDACTED]>
Sent: April 29, 2023 10:00 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

To Whom it may concern,

We are sending this email to voice our support for the rezoning application submitted for the Roundhouse Development site at Bayview Place. We strongly believe this to be both a necessary and well designed project that will provide much needed housing as well as enhance the community. Please approve this application as submitted to avoid further unnecessary delays.

Thank you
James and Janis Stewart
Unit 704 - 60 Saghalie Road

From: Lyle Melnyk <[REDACTED]>
Sent: April 27, 2023 1:15 PM
To: Development Services email inquiries
Subject: Rezoning application for the Roundhouse Development Site at Bayview Place -
REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #
200-#210 Kimta Road

Categories:

I am writing to you to inform you that I fully support the rezoning application referenced above.

I have owned and lived on the Bayview Place property for 4 years and feel that the process is taking far too long to make any progress. I strongly urge the mayor, council members and planning department members of the City of Victoria to move forward and work with the developer toward the completion of the Roundhouse Development Project.

Regards and thank you
Lyle Melnyk
#102-60 Saghalie Road
Victoria BC. V9A 0H1
[REDACTED]
[REDACTED]

Sent from my iPhone

From: Tanya Howes <[REDACTED]>
Sent: April 27, 2023 10:27 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoriawest.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns; Victoria Mayor and Council
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Categories:

To the Mayor and Councillors, City of Victoria

Re: **251 – 259 Esquimalt Road, 45 Saghalie Road , Catherine Street and 200 – 210 Kimta Road**

I live in the neighbourhood of the development site, at 379 Tyee Rd and am not in support of this development for the following reasons:

1. fails to provide adequate affordable housing - towers with ocean views are sold at prices that are not affordable for most people. However, low rise rentals and townhouses can be bought or rented by many more people, which advances the Missing Middle Housing initiative.

2. imposes a tower dense neighborhood in a residential area that is not in keeping with the open spaces and views currently a key part of the neighbourhood's character.

3. negatively impacts the expansive views currently enjoyed by many Vic West residents.

4. imposes a massive strain on current infrastructure. As examples - one small Save On serves the immediate neighborhood. Esquimalt Road is already congested

5. lacks essential services. If the focus is a livable, walkable community, where are the grocery stores and pharmacies within walking distance to support it? Promised amenities from other developers such as Bosa to provide essential amenities in the Dockside Green vicinity have never materialized, again leaving Westside Village as the only place providing essential services.

6. lacks adherence to community plans and guidelines – successive rezoning amendments by this developer for this site keep upping the density and adding additional and higher towers. Why do we have guidelines if developers can work around them to develop what is in their financial interest? Why ask communities to come together to agree to community plans if developers aren't made to adhere to them? If needs have changed, let's have community consultation to develop a new community plan, not have a developer decide it for us.

7. fails to resolve contaminated soil issue - the plans for addressing contaminated soil keeps changing. I may have misheard this at the community update meeting held by the developer on April 26 but it sounds like rather than the soil being moved off site and remediated, it will be put under a dog park. Since when is OK to not fully remediate soil??

8. lack of views and appreciation for the history of the space. Building the towers right up against and towering over the existing buildings impacts the ability to enjoy those buildings. The towers proposed on the corner of Esquimalt and Sitkum (B4) and further on Saghalie (B5) block all views from those streets of the roundhouse and back shop, destroying any appreciation of the history of the site.

We appreciate the diligence of city staff in reviewing these ever changing plans. At a "community update" public meeting held at the developer's presentation centre on April 26, the speakers spoke disparagingly about the City's rezoning process and how it was costing them money. They expressed frustration that the guidelines don't allow them to build what they want and that they are expending over a million dollars a month to keep this going. I would like to counter that by saying I appreciate the work and care that has gone into the reviews, as this development could, if not designed well, negatively change this community.

Please ask the developer to consider:

- Fewer towers in favour of diverse housing options that advance the Missing Middle Housing initiative. Monolithic structures do not create community. Burnaby Mountain in Vancouver is a prime example. All towers. No community.
- More Townhouses and low rises. Let's create more space and light and air for people to get out and breathe!
- Developing a grocery store complex on site to service the Bayview neighborhood and take pressure off westside village.
- Really showcasing the roundhouse buildings by not impeding views of them – keep the towers away from those buildings.
- Remediating the soil

Thank you.

Tanya Howes

379 Tyee Rd.

From: [REDACTED]

Sent: Monday, May 1, 2023 3:39 PM

To: Development Services email inquiries <DevelopmentServices@victoria.ca>

Subject: Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Hello,

I am writing to you in full support of the above-mentioned rezoning application.

We own in the neighbourhood at 70 Saghalie and have for 4 years. This rezoning would create the opportunity for the residents of Vic West to create community, to have access to amenities and create a safer and inclusive environment for all.

Please move this application forward,

Kind regards,

Kerry Brown

[REDACTED]

501-70 Saghalie Road,

Victoria, V9A0G9

From: Linda Angelo [REDACTED]
Sent: Monday, May 1, 2023 8:09 PM
To: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>
Cc: Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Dorrien Thompson <DThompson@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; [REDACTED]; Development Services email inquiries <DevelopmentServices@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>
Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

To Whom It May Concern,

I am writing in support of the proposal.

I am a long term resident of Bayview Place. I have engaged in numerous community consultation processes and am pleased to see the interests of residents reflected in the current proposed Rezoning Application for the Roundhouse Development Site.

The Roundhouse development at Bayview Place is an opportunity to substantially impact housing availability for current and future residents of Victoria. It is time to move forward and provide support for a creative, comprehensive plan that has the potential of resulting in one of Victoria's most interesting, vibrant, community friendly developments.

Each and every day I pass the undeveloped portion of Bayview Place and continue to be perplexed as to what it will take for the City to move forward and embrace the opportunity to support a development anxiously awaited by those living in the neighbourhood. Bayview Place has the potential to be a model community where people live, learn and work together. A community that respects and acknowledges the past while responding to the current needs for increased housing, additional amenities and environmentally friendly ways of living.

Thank you for your support.

Linda Angelo
#1802 83 Saghalie Road

From: MJW [REDACTED]

Sent: Monday, May 1, 2023 4:35 PM

To: Marianne Alto (Mayor) <MAlto@victoria.ca>

Cc: Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Dorrien Thompson <DThompson@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; [REDACTED]; Development Services email inquiries <DevelopmentServices@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>

Subject: Letter of Support - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

Mayor and Council,

Please consider this email as a letter of support for the Roundhouse Development Site at Bayview Place - REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

All the best,

Marilyn Webb

70 Saghalie Rd #102

Victoria, BC V9A 0G9

Re: REZ00729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street Nd #200 - #210 Kimta Road

I wish to **SUPPORT** the rezoning application for the Bayview Roundhouse development.

I hope that Victoria City Council will be able to progress on the development plan for the Roundhouse region in a timely manner. In past years council has frustrated the developer several times and the result is that costs have escalated and many good ideas for the project have been lost. Further delays are likely to result in a reduced quality in the development and a lost opportunity to have an attractive village centre in the Songhees.

Sincerely, Gordon Greeniaus
109 - 165 Kimta Rd
Victoria, BC V9A 7P1

Dear Mayor, Council and City of Victoria Staff

We are wholeheartedly in support of the above project and believe this will provide a valuable benefit to our community.. Please approve the rezoning of the application.

Phase one of Bayview was well planned, plenty of room for walkways and gardens.

We are owners since 2003 at The Legacy, 165 'Kimta rd.

John and Patricia Purvis.
502-165 Kimta rd,

From: Dr. Bruce Wheeler [REDACTED]

Sent: Tuesday, May 2, 2023 10:36 AM

To: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Dorrien Thompson <DThompson@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; [REDACTED]; Development Services email inquiries <DevelopmentServices@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>

Subject: REZOO729 #251-#259 ESQUIMALT ROAD,45 SAGHALIE ROAD,355 CATHERINE STREET AND #200-#210 KIMTA ROAD

Sent from [Mail](#) for Windows

RE: REZONING APPLICATION FOR THE ROUNDHOUSE DEVELOPMENT SITE AT BAYVIEW PLACE
REZOO729 #251-#259 ESQUIMALT ROAD, 45 SAGHALIE ROAD, 355 CATHERINE STREET AND
#200-#210 KIMTA ROAD

FROM: BRUCE AND DEBORAH WHEELER
508-100 SAGHALIE ROAD
VICTORIA, BC V9A 0A1

WE SUPPORT THE REZONING APPLICATION FOR THE ROUNDHOUSE DEVELOPMENT SITE AT BAYVIEW PLACE.

Development of the Roundhouse Site at Bayview Place will provide a reclaimed, diverse, urban community easily accessible to the downtown Victoria core. The urban community will be an active and diverse green sustainable neighborhood. Development will achieve an urban community that will support new and affordable housing, retention of heritage buildings and ample green space.

Increased foot and pedal traffic to the downtown core will increase urban community safety and financially support our local merchants, heritage bookstores and hundreds of restaurants and other businesses.

The close proximity of the Roundhouse Bayview urban community to the downtown will increase foot traffic and a human presence which will prevent a "hollowing out" of the Victoria downtown core. As a result PUBLIC SAFETY will be enhanced. We are all concerned with public safety, urban crime and protecting our beautiful , unique downtown Victoria.

The proposed development of the Roundhouse Bayview Place Site will achieve much for Victoria!

Thank You

BRUCE AND DEBORAH WHEELER
508-100 SAGHALIE ROAD
VICTORIA BC V9A 0A1

From: Heather Spinney [REDACTED]

Sent: Tuesday, May 2, 2023 9:20 AM

To: Marianne Alto (Mayor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; [REDACTED] Development Services email inquiries <DevelopmentServices@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>

Subject: Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 #251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - #210 Kimta Road

Good Morning -

I am writing to register my support for the above-noted rezoning application.

My husband and I have lived in the neighbourhood since 2004 and I cannot wait to see this project realized.

In addition to providing much needed housing, it will also support amenities which will bring added vibrancy to our already amazing community.

The developer also has a solid track record of providing high quality, thoughtful projects and has been an engaged and personable neighbour for many, many years.

Thank you for the opportunity to provide comment.

Sincerely,
Heather Spinney
735 Front Street

-----Original Message-----

From: Ron Judd [REDACTED]

Sent: Tuesday, May 2, 2023 9:04 PM

To: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Dorrien Thompson <DThompson@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>

Cc: [REDACTED]; Development Services email inquiries <DevelopmentServices@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>

Subject: N Judd to Council re Roundhouse Development at Bayview Place 2May23

Mayor and Council:

I will appreciate your consideration of this letter of support for the Roundhouse Development Site at Bayview Place.

Thank you,

Nan Judd
Victoria West

Dear Mr. Angrove

Let it be noted I am in favour REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

The city needs a broad spectrum of housing and more than just entry level options. Phase II of the Bayview will have a much-needed mix of affordable rental as well as market rental and market condos. When combined the approximately 1900 homes will provide Vic West with a new community with a diverse range of occupants and businesses.

We already know the benefits that the Phase I Bayview Hilltop have brought to the Songhees and Vic West. The unquestioned success of the first three buildings have improved the desirability of the area as well increasing the tax revenue for the city. Phase II promises to deliver more of the same with the addition of many more public amenities. This next level of development will not only benefit the immediate area but Victoria as a whole.

I have heard there is some minor resistance regarding density and views however how can a site that retains forty percent open space be considered overly developed? When it comes to blocking views, it becomes a matter of entitlement, if anyone purchased a condo thinking there would be no further development is naïve to say the least. There have also been a few naysayers with personal vendettas toward the developer spouting obscure legal babble, but I have not heard any credible arguments that would stop the rezoning.

In the 1970's I lived across from a Mariash multi building development in Edmonton and in 2007 from my (then) home in the Songhees watched Bayview One get built and Phase I get underway. I have also witnessed two large industrial/commercial projects by Ken and Patricia Mariash get built in Alberta plus now they are beginning a 665-acre Rail Park in Winnipeg. Make no mistake the Mariashs are world class developers with an established reputation for developing quality projects that meet or exceed established standards.

For the sake of Victoria and its citizens please do not delay this project any further, every day that goes by adds to the unit cost to build. People need homes not more rhetoric.

Thank you for your consideration.

Robert Hewitt MPA

353 Beckley Ave

Victoria, BC

V8V 1J6

----- Forwarded message -----

From: **Bob and Glenis Jackson** <[REDACTED]>

Date: Tue, May 2, 2023 at 2:15 PM

Subject: REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Strret and # 200 - # 210 Kimta Road.

Mayor & Council, and the City of Victoria

Rezoning Application for the Roundhouse Development Site at Bayview Place.

We are current and original owners of our unit at 60 Saghalie Road.

We would like to express our complete agreement with Focus Equities rezoning proposal.

We look forward to constructive usage of the property as expressed by Mr. Mariash and his Associates.

This project is long overdue.

Robert and Glenis Jackson
#1403 60 Saghalie Road
Victoria BC V9A 0H1

From: K. A. Schneider [REDACTED]
Sent: May 3, 2023 8:47 AM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Marg Gardiner (Councillor); Dorrien Thompson; Stephen Hammond (Councillor); Susan Kim (Councillor); Matt Dell (Councillor); Krista Loughton (Councillor); landuse@victoria.ca; Development Services email inquiries; Michael Angrove; Jocelyn Jenkyns
Subject: Fwd: SUPPORT. REZ00729 # 251 - #259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - #210 Kimta Road

I am in SUPPORT of the Roundhouse at Bayview Place rezoning submission.

K. A. Schneider
307-66 Songhees Rd
Victoria, BC V9A 0A2

TO WHOM IT MAY CONCERN:

I am fully in support of the proposed development for the Bayview Place. We have been anticipating this finished project for a very long time. It is time for it to go ahead.

Thank you for your consideration of my support.

Vivian Walker
50 Songhees Road #317
Victoria, BC. V9A 7J4

2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning & Official Community Plan Amendment Application

For 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

COMMITTEE OF THE WHOLE | MAY 4, 2023



1



Aerial Photo



2



3



4



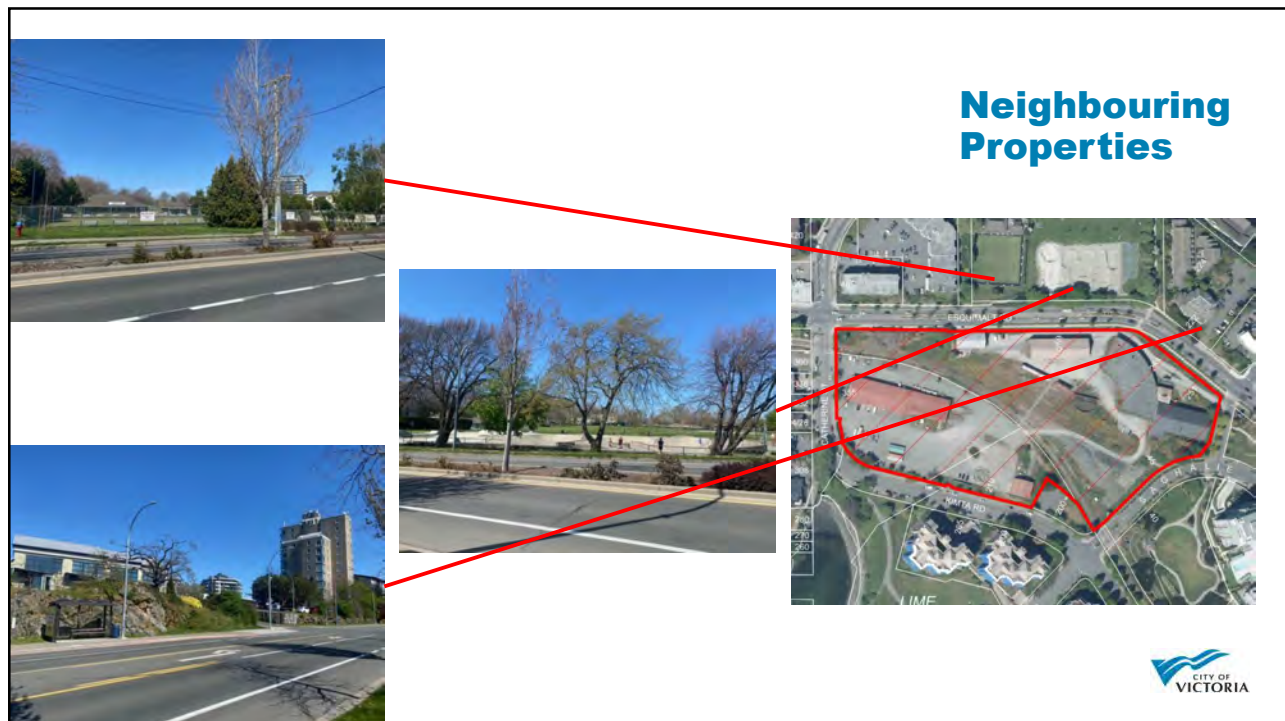
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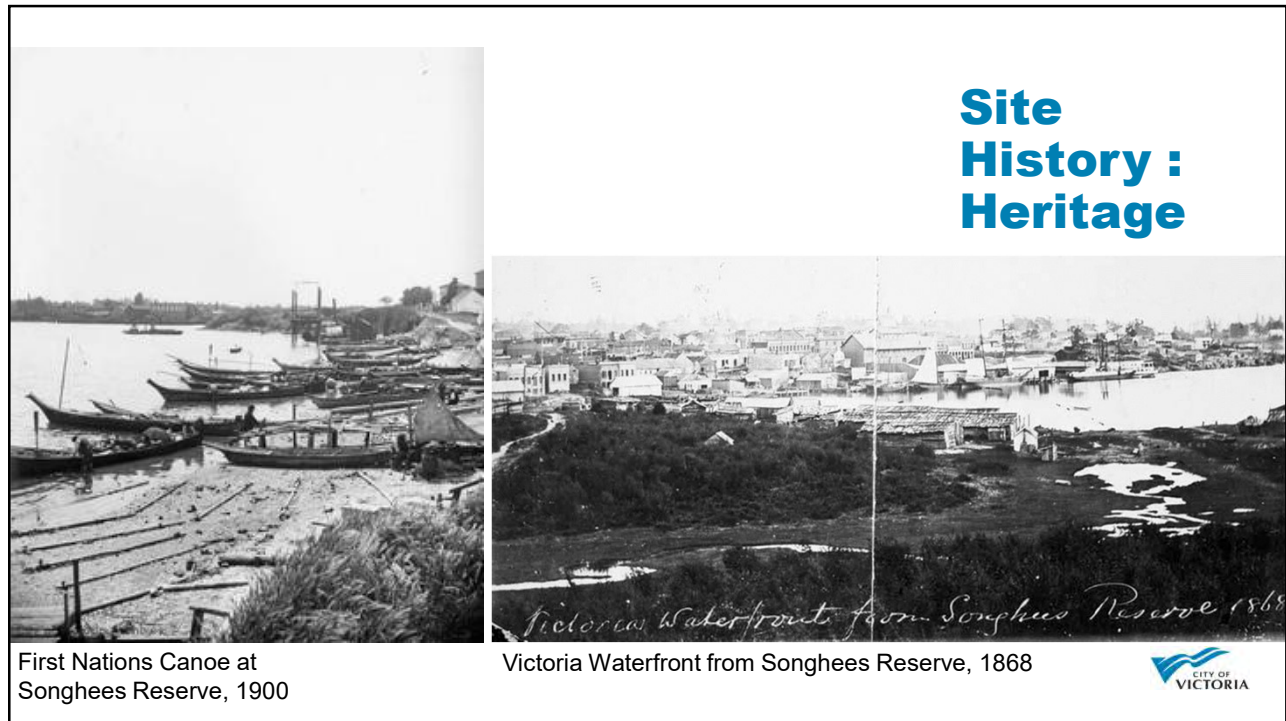
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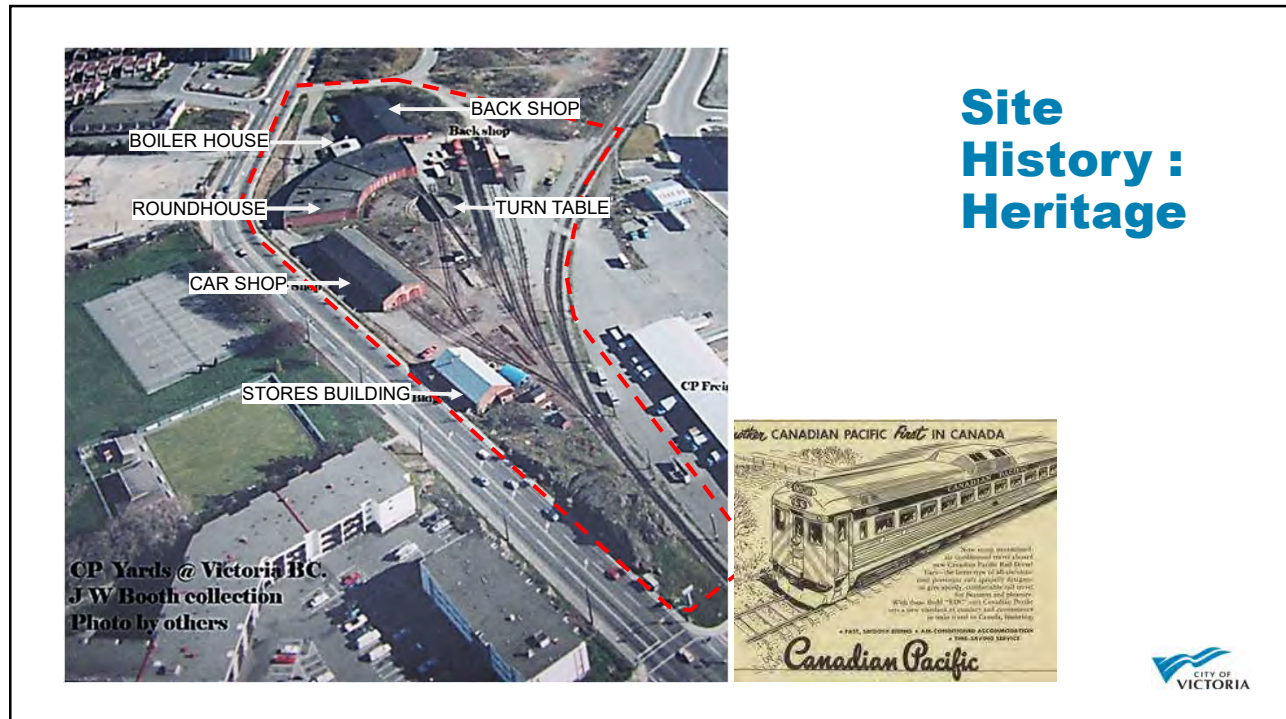
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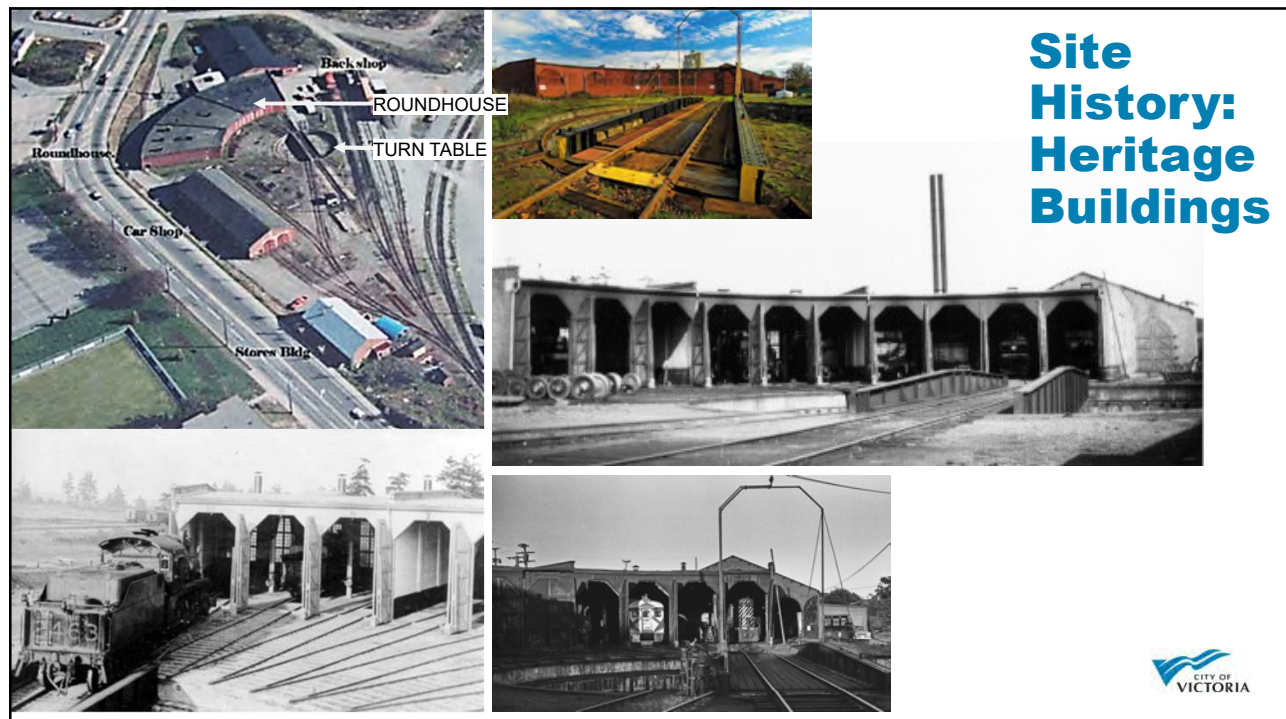
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13



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15



16

Statement of Significance

- Description of Place
- Heritage Value
- Character-Defining Elements

Heritage Value & Statement of Significance









National Historic Site by the Government of Canada, 1992
Municipal Heritage Designation, 2004




17

• Continuous association with the E&N Railway

Heritage: Character-Defining Elements


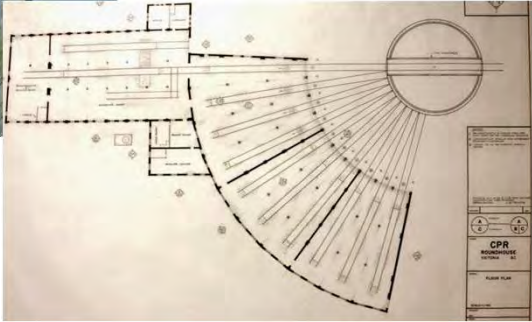





VIA 0145 @ Victoria BC - 10 May 1990 - J.W. Booth Photo




18

Heritage: Character-Defining Elements


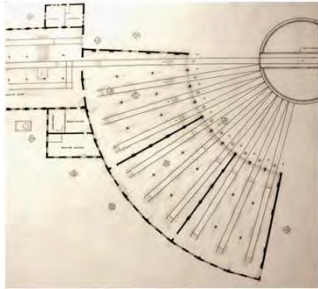



- location of the buildings on the site
- the relationship of buildings with the turntable and rail lines




19

Heritage: Character-Defining Elements





- utilitarian industrial, purpose-built forms and massing of the buildings
- the semi-circular shape of the roundhouse

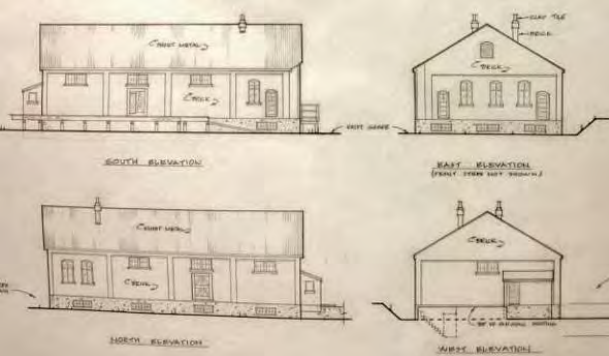




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Heritage: Character- Defining Elements




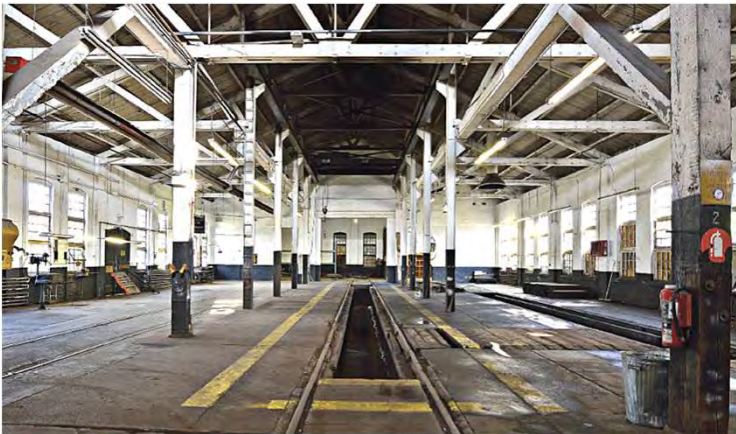


- the gable roofed shape of the stores building

21

Heritage: Character- Defining Elements

- the masonry and wood construction
- Interior details

22

VIA 6148 @ Victoria BC - 16 May 1996 J W Booth Photo

CP Roundhouse @ Victoria BC - Late 1990's (Locomotive pit @ stall #10) J W Booth Photo

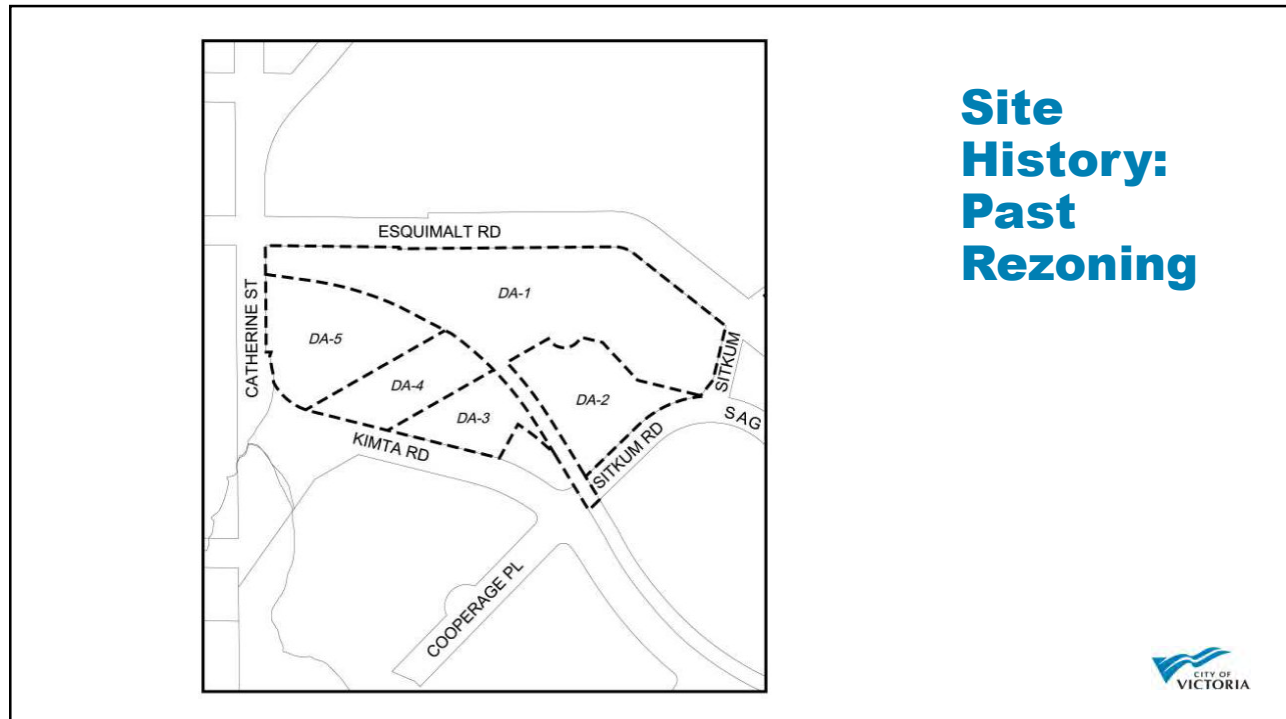
Heritage: Character-Defining Elements

- spatial organization of each building
- railway tracks within the buildings, on the turntable and leading up to the building
- Concrete walled turntable and floor pits
- Remnants of industrial equipment and machinery

23

Heritage: Conservation & Revitalization

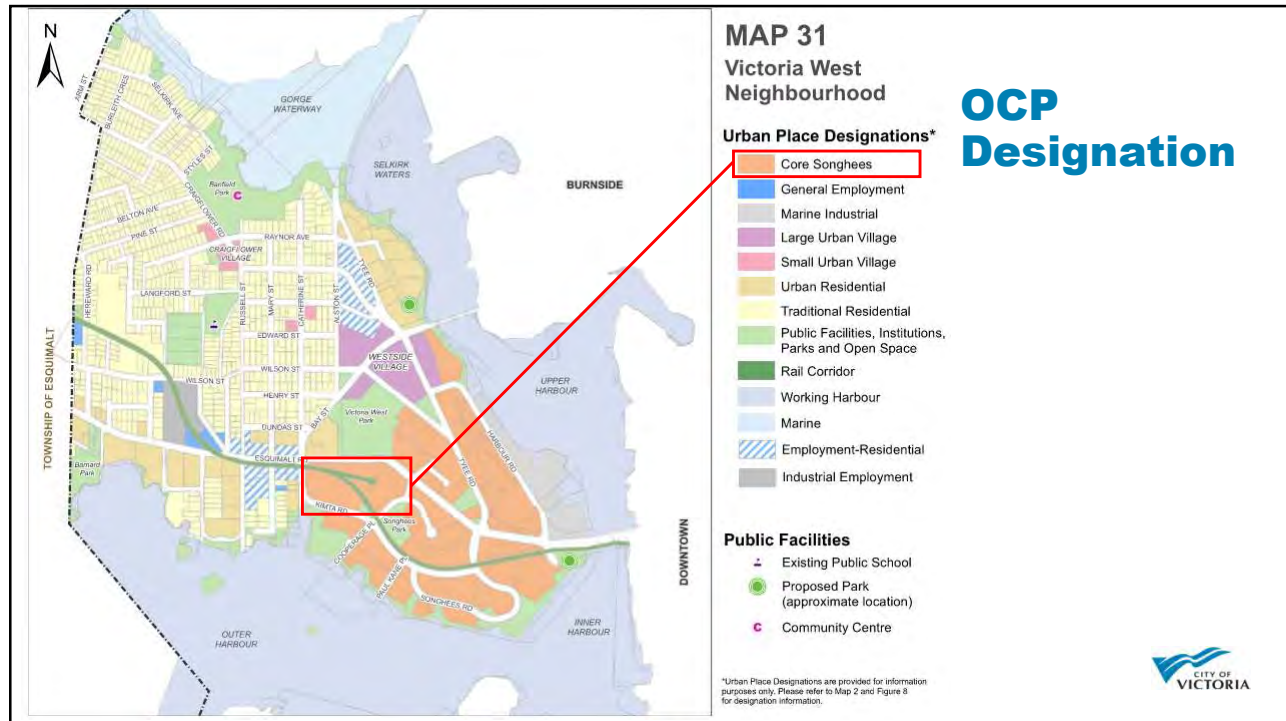
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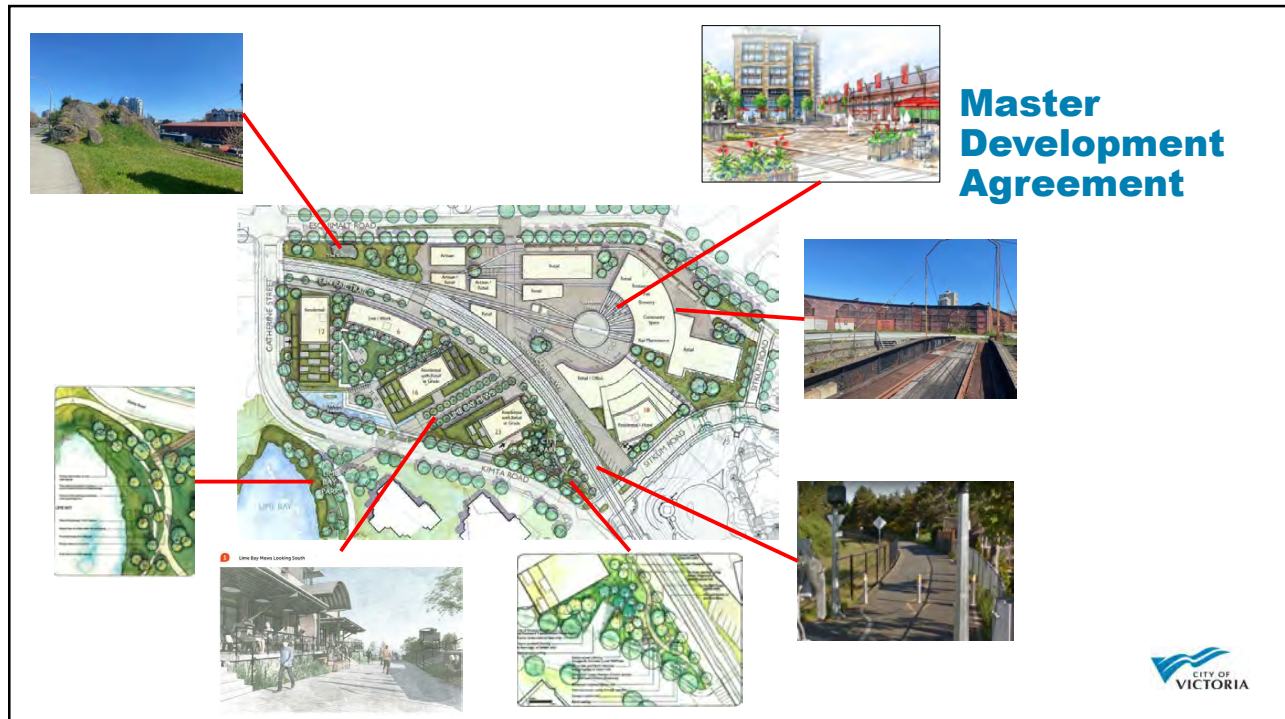
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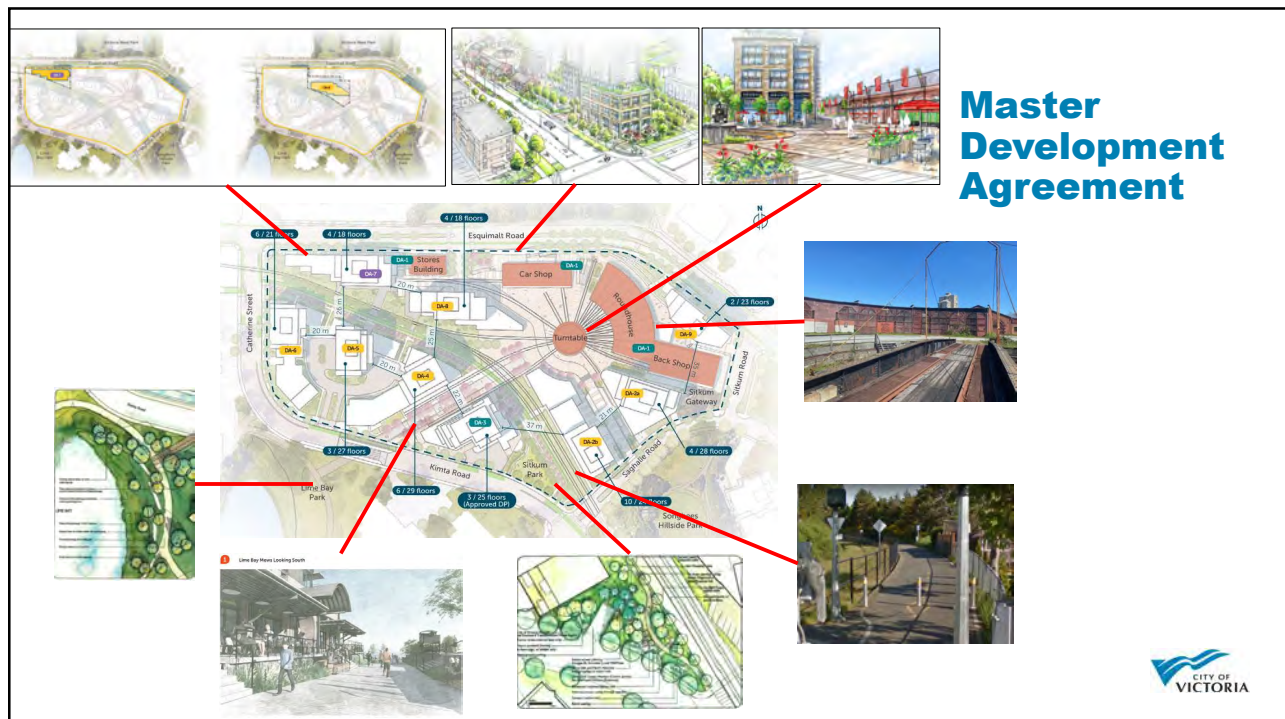
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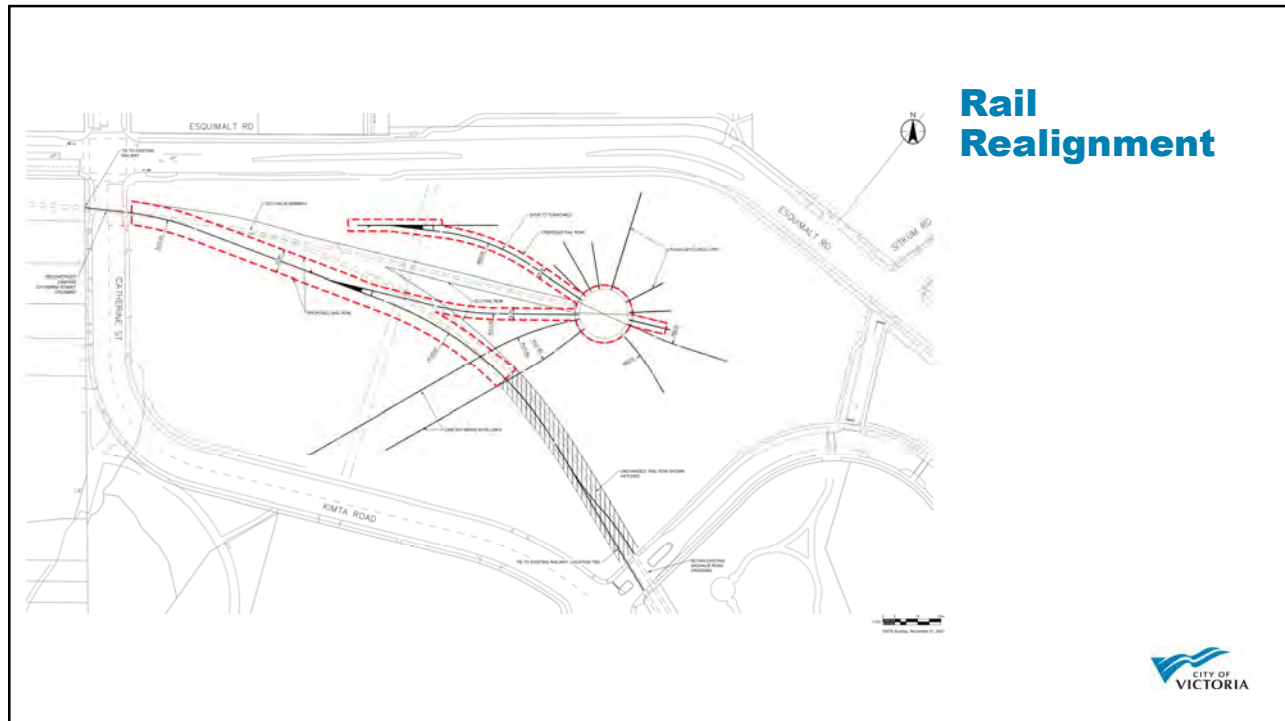
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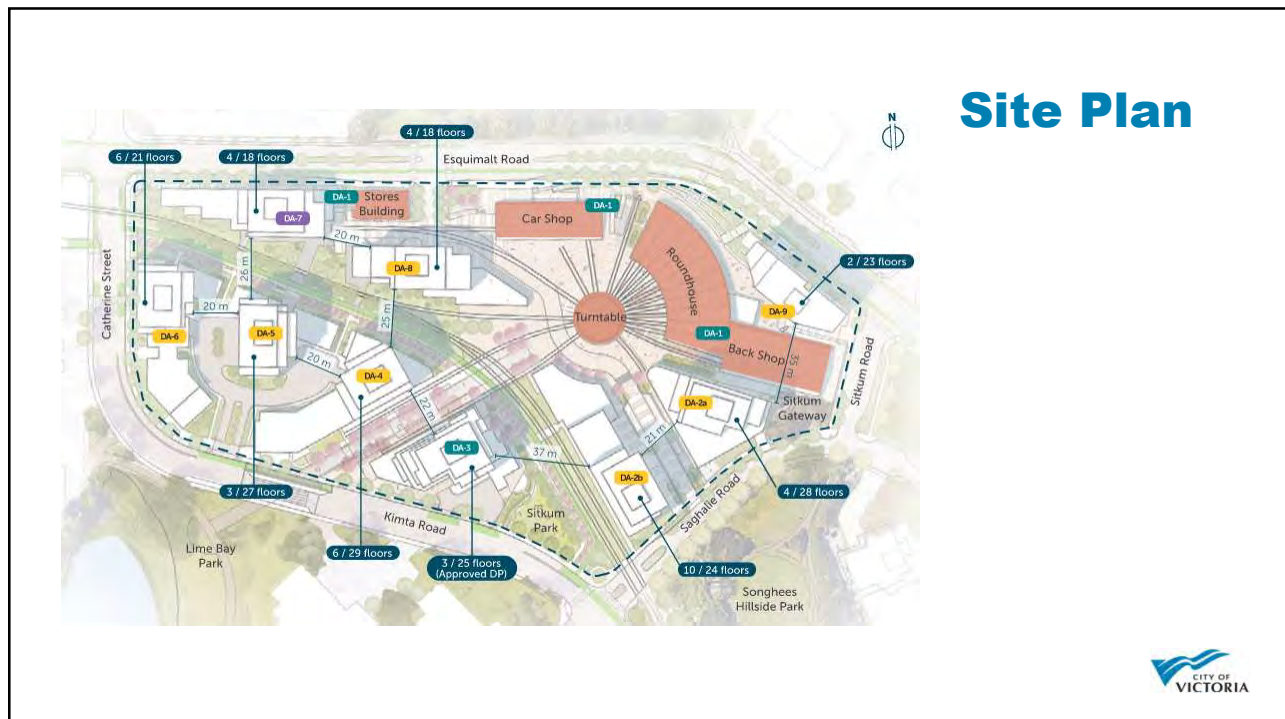
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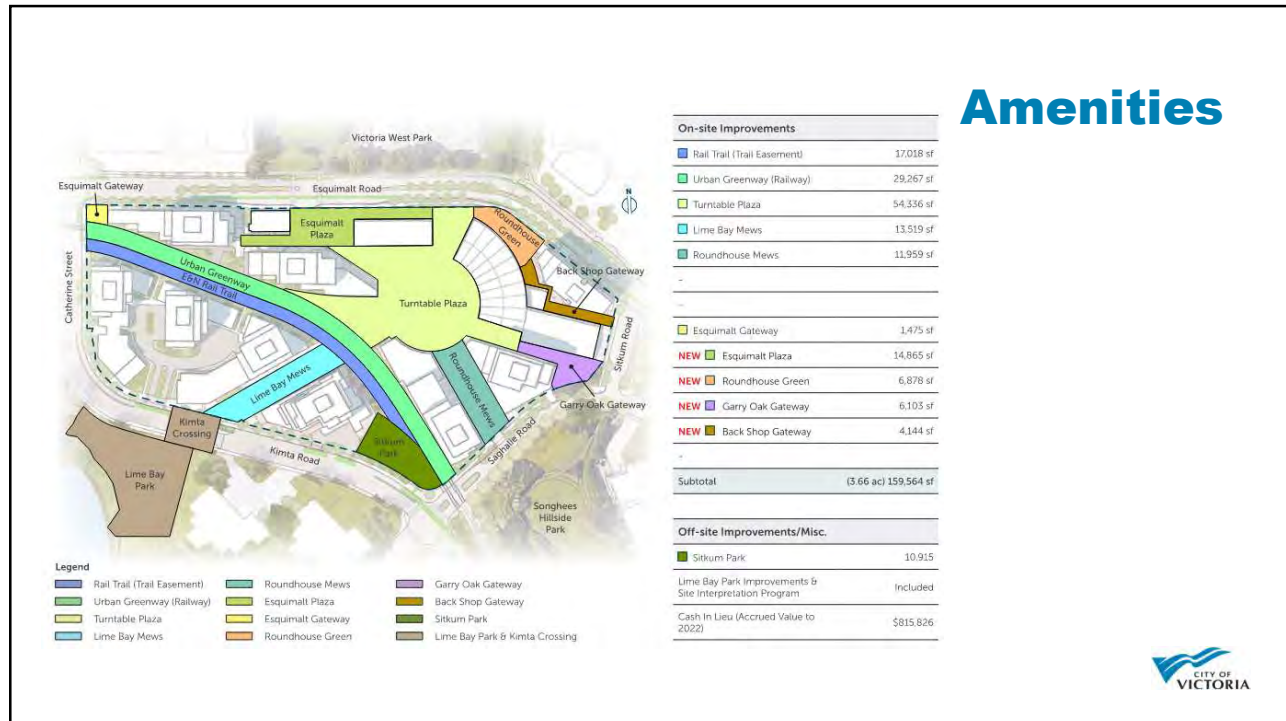
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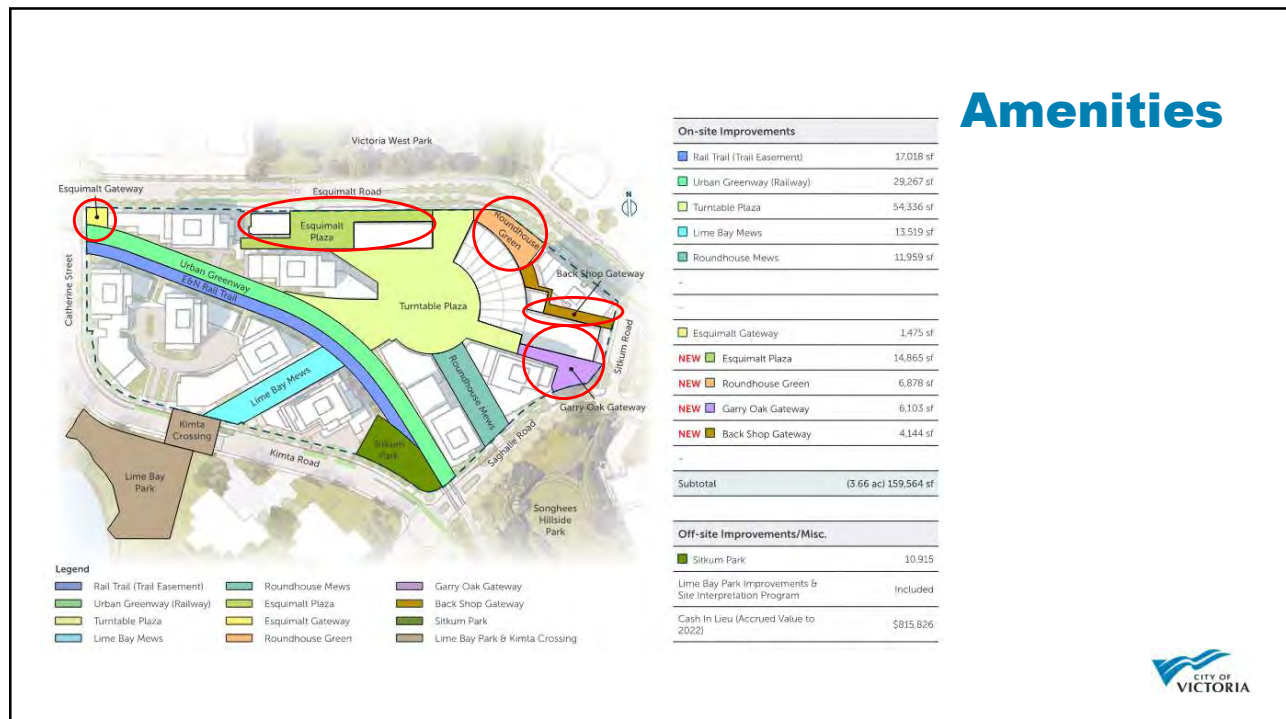
Parkade Plan



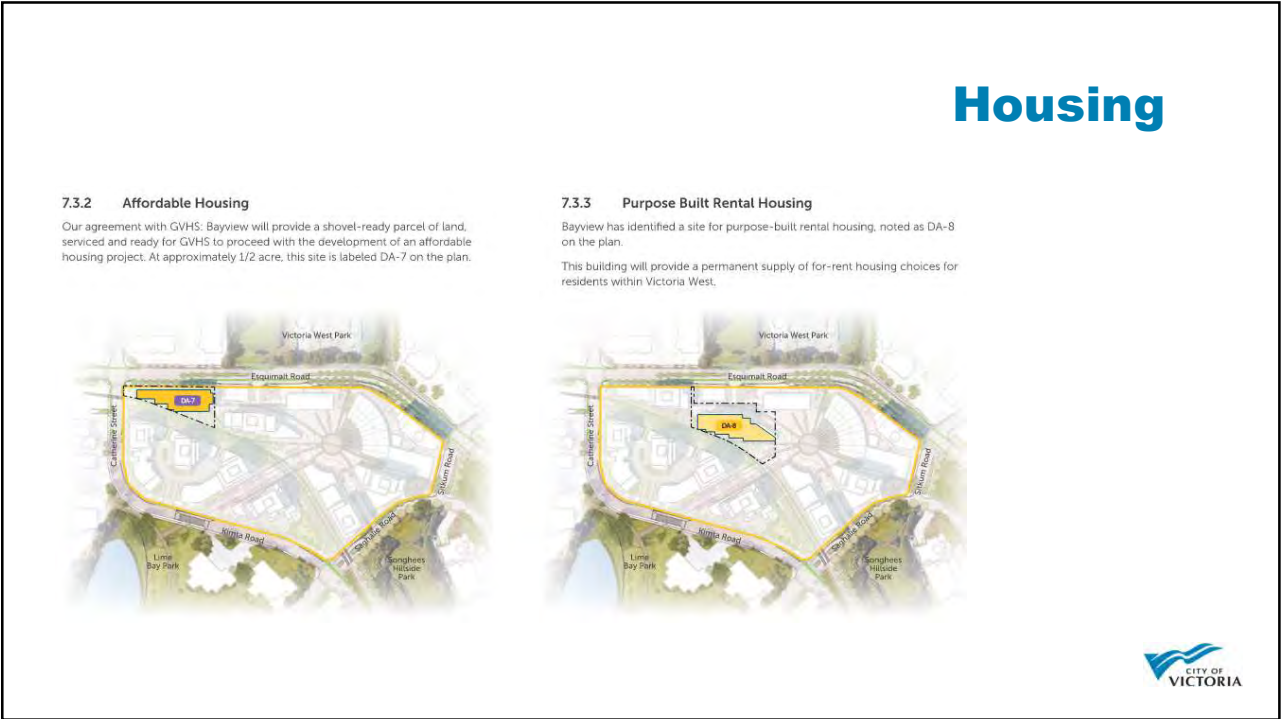
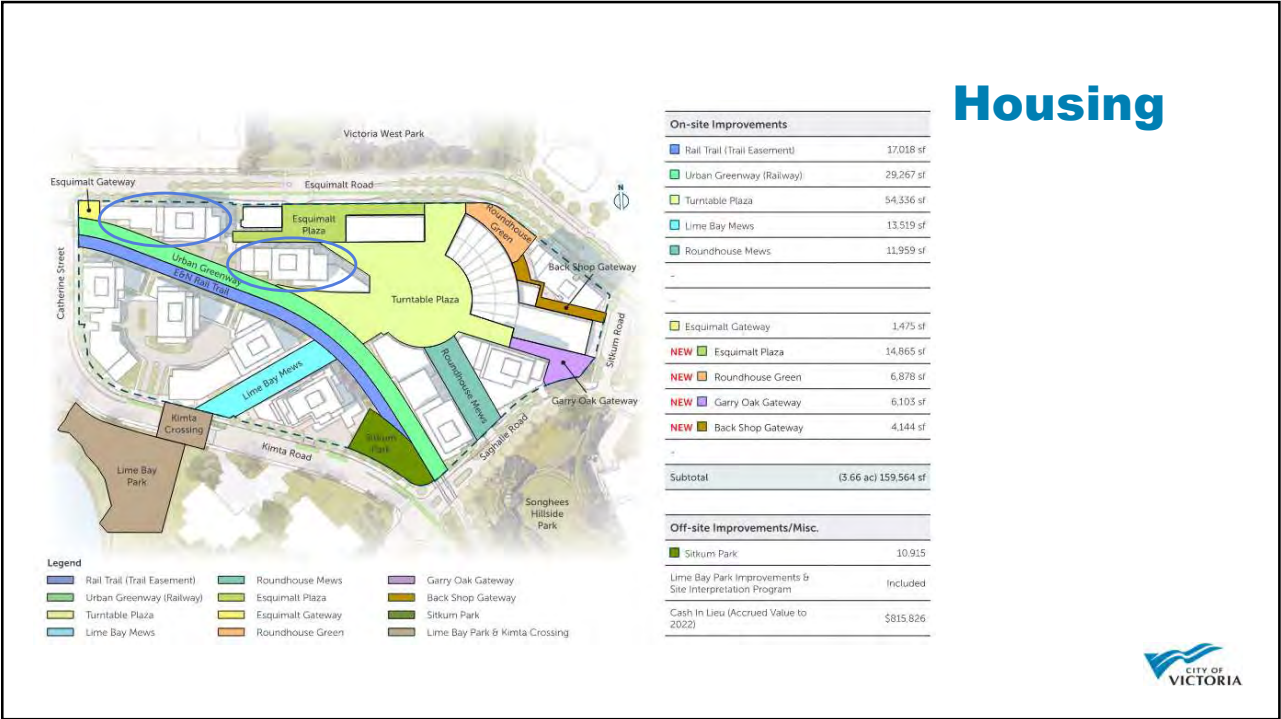
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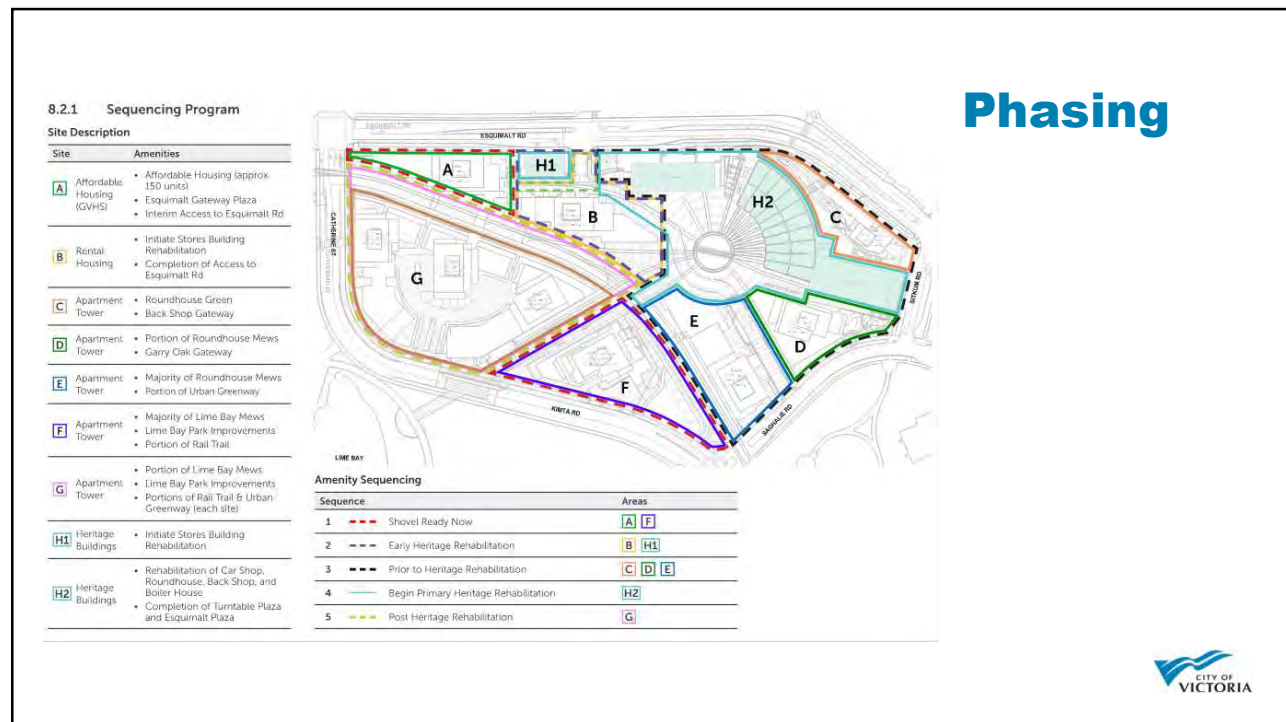


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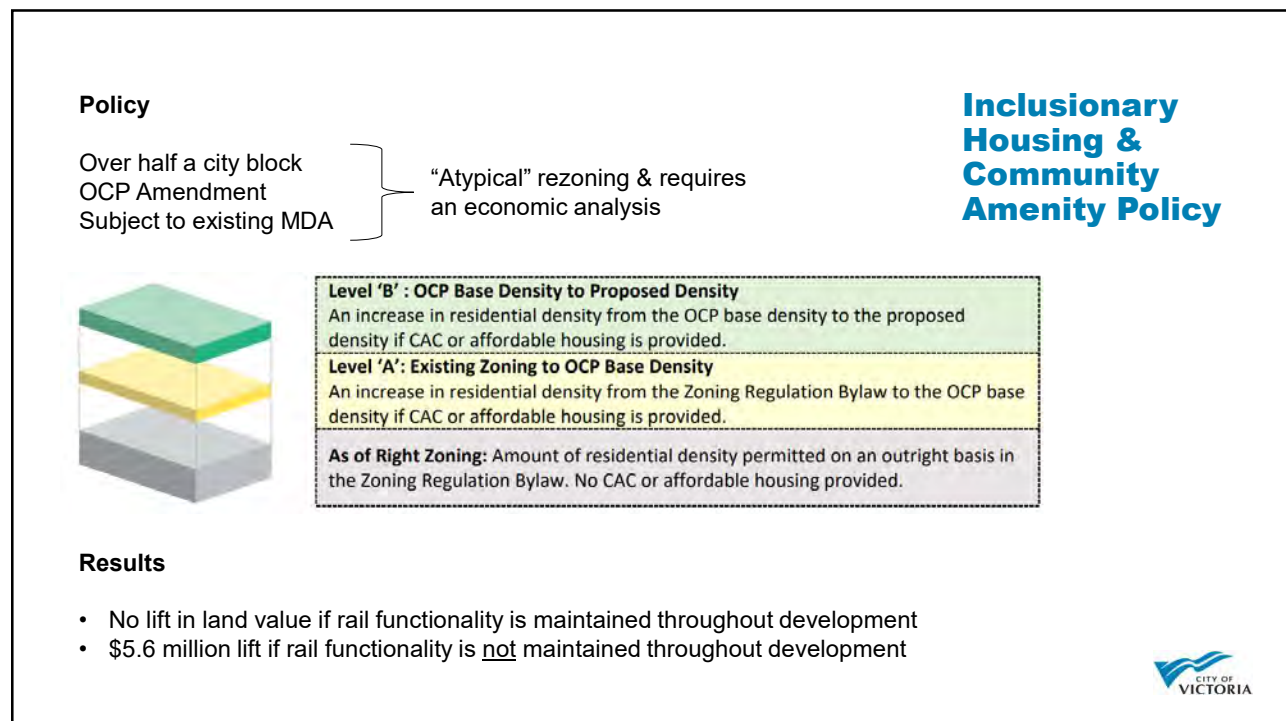


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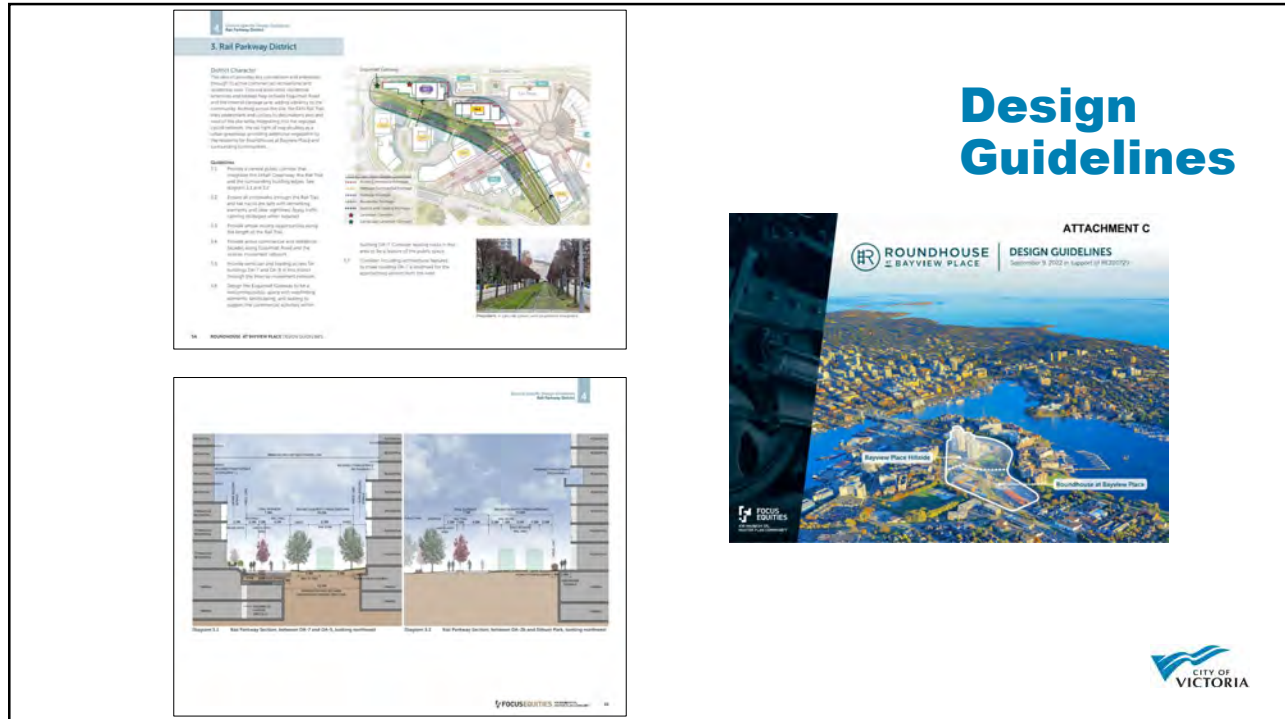




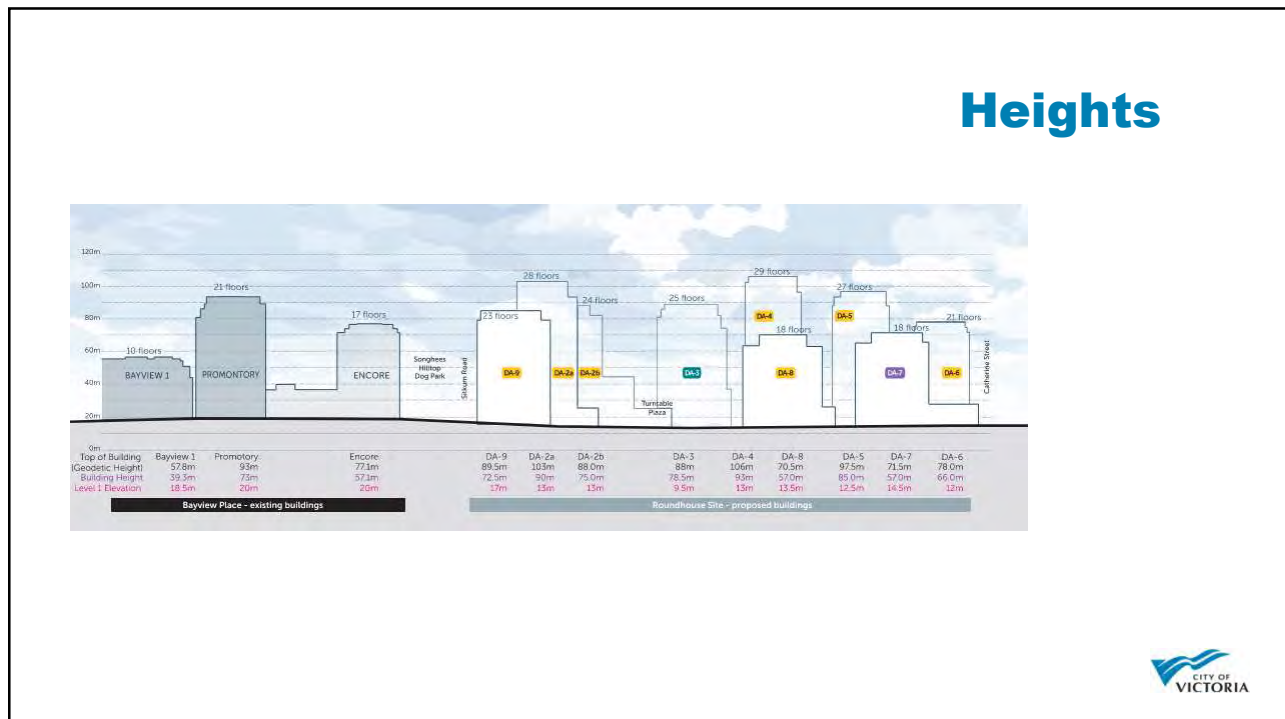
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Renderings



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Renderings



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Urban Design Analysis

- Performance criteria evaluation



4.75 FSR



4.00 FSR



47

FSR



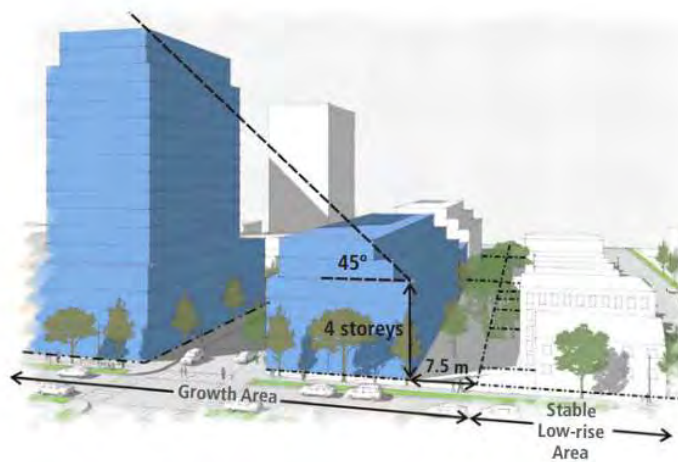
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FSR



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Neighbourhood Transition

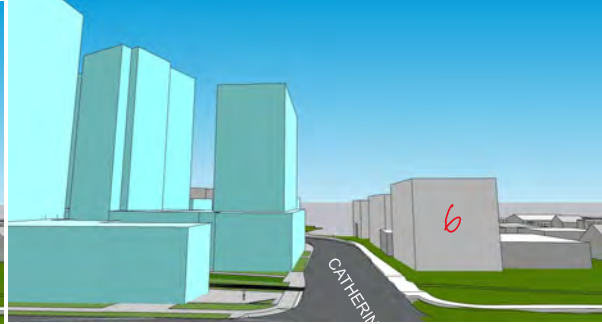


50

Neighbourhood Transition



4.75 FSR



4.00 FSR

- Urban Residential- 6 storeys - 1.2 to 2 FSR
- Employment w Limited Residential - 5 storeys - 2.5 FSR



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Heritage Transition



4.75 FSR



4.00 FSR

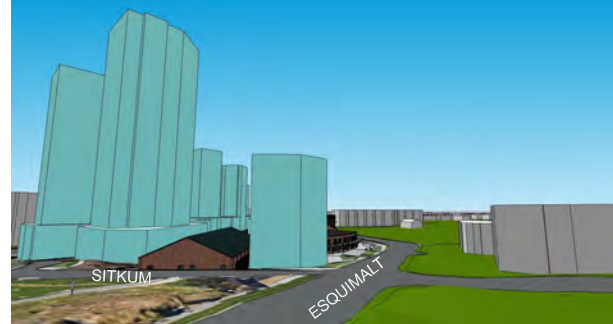


52

Heritage Transition



4.75 FSR

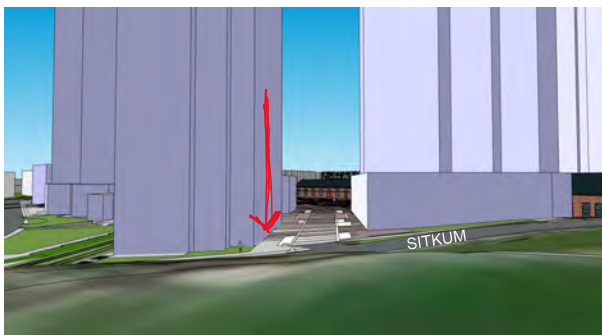


4.00 FSR

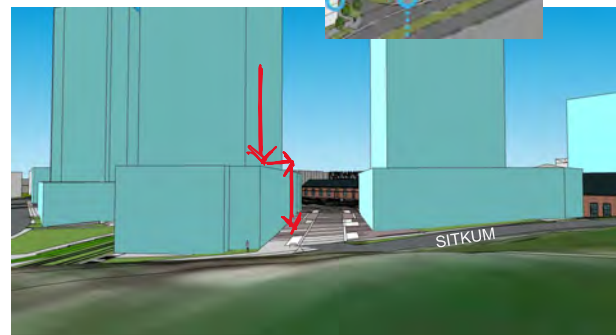


53

Podium and Tower Setback



4.75 FSR

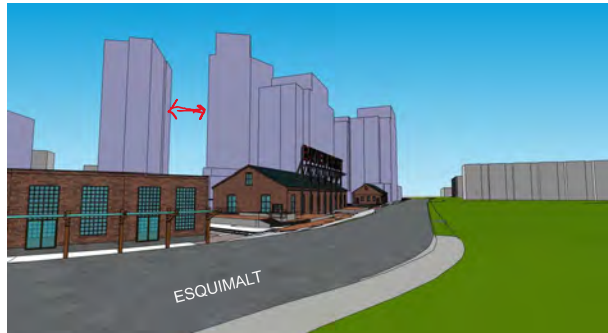


4.00 FSR

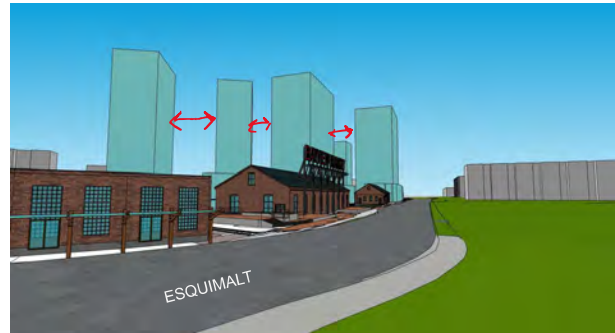


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Floor Plates



4.75 FSR

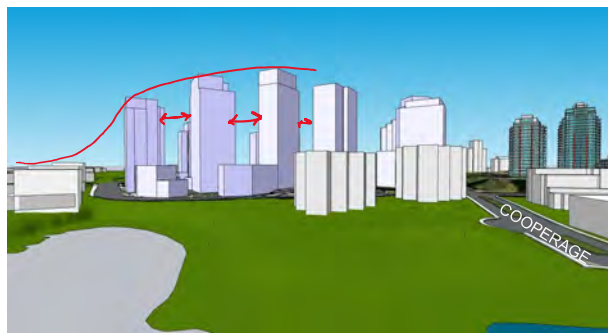


4.00 FSR

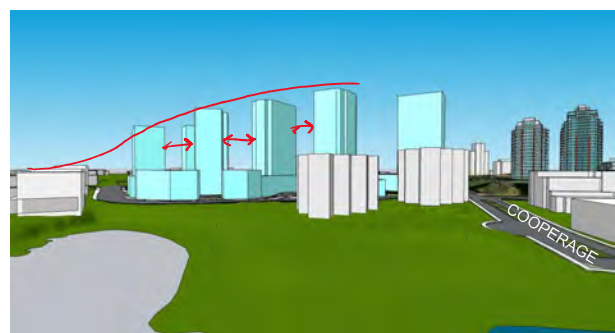


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Building Separation



4.75 FSR



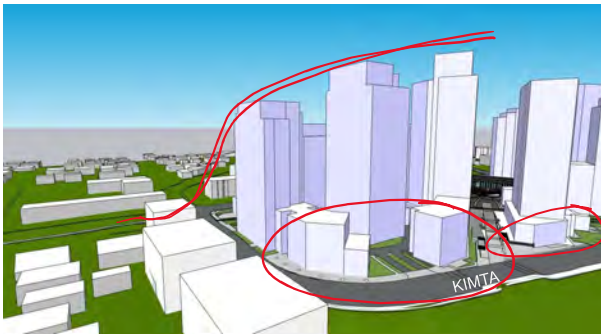
4.00 FSR



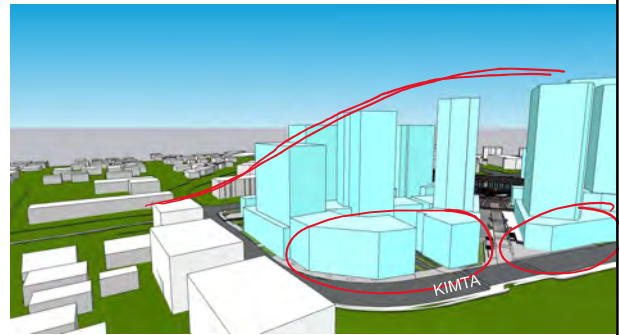
56

Density Distributed to Podium

- Neighbourhood transition consistent with other areas of the City/ policy



4.75 FSR

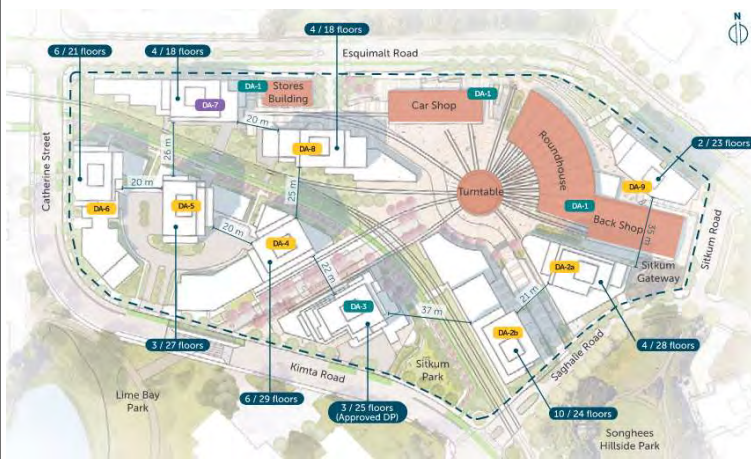


4.00 FSR



57

Conclusion



58

MEMORANDUM TO COUNCIL

May 3, 2023

Please accept this memorandum to Mayor and Council in support of your consideration of Committee of the Whole Report dated April 20, 2023 for the Bayview Roundhouse project.

Unlocking the Site

Focus Equities has enjoyed a partnership with the City of Victoria for more than two decades now. Since the initial launch of our Bayview project, we have undertaken environmental remediation of a significant portion of the City, delivered hundreds of new homes for Victoria, and provided well-loved new and improved public spaces and parks to the Vic West community. Financial support from the project has also contributed to local community events and organizations, not least of which our ongoing support for the return of rail service to Vancouver Island.

Despite the success of the Bayview Hilltop phases of the project, development of the Roundhouse lands has been unable to proceed due to challenging development constraints, restrictive and rigid design guidelines, changing market conditions and shifting community needs. In short, the project cannot be built under the current zoning and restrictive design guidelines.

Given the limitations of the current plan, Focus Equities began a process to reposition the Roundhouse project through a new development application starting in late 2018. The repositioning of the project that we envision finds precedent in the process undertaken for Dockside Green. Dockside's ownership sought a rezoning of that project along with a renegotiation of its Master Development Agreement to create a feasible project from one that was unable to move forward under the terms of those existing agreements. This saw previous approvals and agreement provisions revised in support of a more developable project, while still maintaining the original intent of plans that governed it.

Focus Equities is seeking similar consideration for the Roundhouse project.

At Roundhouse, much like Dockside, the repositioning of the project is vital to helping to deliver the public amenities that were promised to local residents. For Roundhouse this includes such things as the restoration of the heritage structures on site, as well as the provision of a community-focused retail area and associated public spaces. We at Focus Equities are committed to providing these amenities to the City of Victoria, but they can only be delivered through the development of the project.

Unlocking the site's potential is necessary to see the envisioned investment in community amenities.

Rising Costs and Complexity

Costs related to delivering the Bayview-Roundhouse project have risen significantly since 2008 when the original approvals were granted. One key change since 2008 is the requirement that contaminated soil now needs to be contained on-site, resulting in a doubling of the required excavation for each development parcel along with expensive encapsulation technology necessary to keep contaminants safely on site and allow for development above. Secondly, no development is being allowed under the rail corridor, resulting in higher costs for accommodating parking. Below is a short summary of costs escalation since 2008.

BAYVIEW PLACE

In order for the project to continue while maintaining our commitment to provide agreed-to public amenities, additional offsetting revenue is required to make the project viable. As such, we are seeking an increase in the allowable density for the Roundhouse lands to a total of 1.895 million square feet or 4.75 FAR for the site. In addition to supporting viability, this additional density will also provide a total of approximately 1,900 homes to support Victoria's growth and development.

Significant Public Benefits

Unlocking this site through the rezoning will allow us to deliver the original site amenities (valued at \$25 million) guaranteed through the existing approvals – amenities that we are committed to maintaining. These include:

- Provision of off-site streetscape and frontage improvements along Esquimalt Road;
- Development of a series of public spaces and plazas on-site along Esquimalt Road;
- Development of a multi-purpose pathway (Rail Trail) and greenway linking Sitkum Road and Catherine Street;
- Development of a central Turntable Plaza, which will function as forecourt for the heritage setting and a focal point of community gathering;
- Provision of off-site park improvements to Lime Bay Park and Sitkum Park;
- Development of Lime Bay Mews and Roundhouse Mews, shared-use corridors that will accommodate vehicular, pedestrian and cyclist traffic;
- Protection and retention of a rock outcrop including a significant stand of Garry Oaks;
- A cash contribution to support future indoor community space in the area, exceeding \$800,000 in value; and,
- Development of an on-site Site Interpretation Program which will highlight the unique history and heritage value of the E&N Roundhouse.

The rezoning will also allow for works supporting the rehabilitation and adaptive re-use of the heritage designated Roundhouse buildings and structures, including the Car Shop, Roundhouse, Back Shop and Stores Building at a cost of \$22.8M.

Given that the current proposal would see the addition of new density to the Roundhouse neighbourhood, expansion of the list of amenities has been part of the plan from its earliest iterations. This expanded package includes additional public spaces, plazas and green space along with a significant affordable housing contribution.

A land lift analysis for the revised Roundhouse project has identified \$11.6 million as representing an appropriate community amenity package as per City of Victoria policy. Overall, the additional amenities proposed in the new package represents a value of approximately \$13.6 million, exceeding the required CAC threshold by \$2 million.

In addition to this, provision of land for an affordable housing site to the Greater Victoria Housing Society represents a benefit appraised at approximately \$13.2 million dollars in value.

A summary of the public benefits and amenities unlocked by this application is provided below.

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Previously Committed	Value (\$2021)
Heritage Building Rehabilitation	\$ 22.8 M
2008 Public Realm and Amenity Investments	\$ 25.0 M
New Commitments	
On-Site & Off-Site Community Amenities (In Addition to 2008 Commitments Above)	\$ 13.6 M
Affordable Housing Site (Donation to GVHS)	\$ 13.2 M
Calculated CAC (Based on 4.75 FAR)	\$ 11.6 M
Value of New Commitments in Excess of CAC Policy	\$ 15.2 M

The proposed rezoning of the site will unlock \$47.8 million in value to the City previously committed to, while also providing \$26.8 million in additional benefits -- \$15.2 million above that required by the City's CAC policy.

Overall, we feel that our proposal is well justified by the significant public benefits it offers in key policy areas for the City (affordable housing, heritage revitalization, rail activation and public realm improvements) and as such represents a once-in-a-generation partnership to support the ongoing development of this community.

Comments on Staff Report

We have been in discussions with City planning and technical staff since 2017 and pleased to see the project being put before Council for its consideration. We do, unsurprisingly, encourage Council to move the project forward so that it can continue the process to what we hope is approval in the near future. However, in support of Council's deliberations, please find some necessary commentary and/or nuance to accompany the information in the Committee of the Whole report provided by staff. Our comments are summarized in the sections below.

1) *Design Revisions and Density*

It is our understanding from the COTW report that staff would like to continue to discuss and refine the design through the application of the design guidelines from the Downtown Core Area Plan.

We are willing to engage in these discussions. However, we have some concerns with the modelling that staff have undertaken and its use as a starting point for future design discussions. We acknowledge that while modelling undertaken by staff represents one way to achieve certain urban design outcomes, it by no means is the only way to achieve them, and as such, its use in identifying a preferred density target is not the best way forward. Rather, we would be willing to undertake an exercise in design revisions with staff, with the aim of meeting design performance guidelines – tower separation, tower floorplates, step backs and setbacks etc. -- and allowing any changes to the proposed density on the Roundhouse site to emerge from that process.

Further, we have some concern that the discussions being proposed by may add significant delay to a process that has already extended over several years. We would respectfully request that Council encourage staff to support the undertaking of these discussions within the 90-day OCP consultation period to limit further delays. We will be happy to prioritize our work and timing to support this effort.

At the same time, it is important for Council to understand that reduction of density on-site has a very real impact on the viability of the project as a whole, as well as on its ability to provide the full suite of public amenity contributions currently proposed – including the affordable housing site.

Our very preliminary initial modelling suggests that urban design outcomes can be achieved (through flexibility in application of the guidelines and additional heights on site up to 32 storeys) as long as density is not reduced

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below 4.4 FAR. Densities below this would unfortunately require re-examination of the community amenity package and would ultimately lead to the loss of hundreds of homes for Victoria residents -- reduction to 4.0 FAR would eliminate approximately 400 homes in exchange for subjective livability improvements for those that remain.

It is our sincere hope that this re-examination will not be required as we feel that the current package represents the best opportunity to create a neighbourhood with a positive lasting legacy for the City of Victoria, as such we appreciate staff and Council's understanding and support in this area of future discussions. We would encourage Council to consider the alternate motion to move the project forward at the current density included in the staff's report.

2) *Phasing*

The staff report also discusses site phasing and misleadingly states that, "The applicant is proposing a phasing plan that would allow for development to occur in any order." This is not how we would characterize discussions thus far.

Our proposal submission provided to Council lays out a phasing plan (P.95, Appendix B in your Council package) that aligns with the significant site requirements necessary for on-site remediation of soils within the project -- work that occurs to a large extent within the heritage precinct. While some flexibility is assumed to respond to future market conditions, the following items been committed to, in order to meet the City interest in delivering key amenities as early as possible and providing guarantees where feasible:

- Provision of the affordable housing site to GVHS as part of Phase 1;
- The revitalization of the Stores Buildings in Phase 2;
- Community amenities apportioned by site with public benefit provision with each phase (this is the current approach at Dockside Green); and,
- Legal limitations that prohibit development of approximately 40% of the total floorspace on site until the completion of the revitalization of all heritage buildings.

Overall, we feel that we have proposed a phasing strategy that balances the community's interest in seeing the Roundhouse and other heritage structures revitalized and repurposed for community use with the flexibility necessary to manage the substantial technical challenges required to clean up the site.

3) *Sustainability*

The report states that the sustainability provisions in the proposal relate only to the remediation of the site. This too is an incomplete assessment of the proposal. While remediation represents a significant part of the sustainability story for the Roundhouse project, we would add that the project also provides for a number of features that support low-carbon and more energy efficient outcomes. These include:

- The community itself, which will provide high-density, walkable and amenity-rich residential options to approximately 4,000 future Victoria residents.
- A transportation plan that looks to support car-light and car-free living through a significantly reduced parking space allocation, significant bike and ebike infrastructure, along with car share and bike share provision at scale.
- Landscape strategies that support low-impact development standards, tree and habitat preservation and that limit heat island impacts.

While it is true that the current proposal does not state specific building efficiency or other green building standards, these are assumed through the project's location within the City of Victoria. Victoria is a leader in this

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area, choosing to accelerate Step Code implementation. Current Step Code implementation plans in the City will require full-electric, Net Zero-ready buildings by 2025 – applicable to the first phase of the Roundhouse project. From there the project will need to conform with the applicable City-wide and BC Building Code regulations at the time each phase comes forward continual improvement in performance as the project progresses.

In Conclusion

Overall, we feel that the revised Roundhouse project is well positioned to meet the goals and objectives of the City of Victoria, and as importantly, to support the long-held shared community vision for the transformation of the site along with the delivery of commitments made when project was first conceived.

As you can imagine, we at Focus Equities are keen to see this project move forward in a timely way, but we are just as committed to creating a positive legacy for the City of Victoria. Our track record in Vic West, established as part of the first phases of the Bayview project, shows what are well positioned to deliver a community-focused project that the City can be proud of. Further, we are certainly willing to work with staff to continue to improve the proposal, however we feel hope that both Council and staff will be aided by the additional background and context provided herein.