

From: Development Services email inquiries
Subject: RE: REZ00729

From: Arthur McInnis
Sent: Tuesday, December 12, 2023 8:44 AM
To: Development Services email inquiries <DevelopmentServices@victoria.ca>; Michael Angrove <mangrove@victoria.ca>
Subject: REZ00729

For the record.

From: Arthur McInnis
Date: Tuesday, December 12, 2023 at 8:32 AM
To: Marg Gardiner (Councillor) <mgardiner@victoria.ca>, Stephen Hammond (Councillor) <shammond@victoria.ca>, ccoleman@victoria.ca <ccoleman@victoria.ca>
Cc: mayor@victoria.ca <mayor@victoria.ca>, Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>, Krista Loughton (Councillor) <kloughton@victoria.ca>, Dave Thompson (Councillor) <dave.thompson@victoria.ca>, Matt Dell (Councillor) <mdell@victoria.ca>, Susan Kim (Councillor) <skim@victoria.ca>
Subject: My Responses to Recent Unfounded Criticism

Mayor and Council,

My groups StopBayviewRezoning and People for Sensible Rezoning seem to be singled out for some unfounded criticism lately by Ken Mariash.

Let me share with you some of that criticism and my responses. I would submit that it provides some helpful context for you in coming to your decision on the rezoning and that you should read beforehand. True to form and an eye-opener.

1. Attached is a letter from Kenneth P Mariash, Sr sent to residents of Ocean Park Towers. Similarly worded letters have been sent to the residents of Bayview i. Quotations from the letter are set in italics and my responses follow them.
2. A post I have just made on Facebook headed "Classic Projection" which follows some some alleged criticism at an information session for developers which Ken Mariash hosted.

1. The Kenneth W Mariash, Sr Invitation

Residents in Ocean Park Towers on Kimta and in Bayview 1 will have just received an Invitation from Kenneth W Mariash to meetings being held next week on Tuesday and Thursday. Timing is a little suspicious and would seem to be an attempt at counter programming with a Town

Hall on Wednesday 13th at the Legion Hall in between the two meetings. The meetings are held out as a means of countering a “disinformation campaign”. Well, let me respond to some of the “information” in the Invitation. (The Invitation to Ocean Park Towers is attached below and differs slightly from the Invitation sent to Bayview residents.)

1. *“There is a disinformation campaign being spread against this development and we have been remiss [not] (sic) getting this information to you sooner.”*

There is no disinformation campaign rather there is a growing number of residents of Vic West who are now better informed about the project than otherwise would have been the case. The quotation above admits as much when it states “we have been remiss [not] (sic) getting this information to you sooner”.

2. *“With carry costs of over \$1 Million per month, we have already spent over \$150 Million on zoning and rezoning.”*

Really, was it not \$1 Million per month over 200 months?

“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.”

- Undated covering letter from Kenneth W Mariash on Bayview Place letterhead regarding a meeting of Bayview Place residents scheduled for April 26th, 2022.

Now, if \$50 Million has gone missing this really should be looked into.

3. *“There is no profit involved at this stage.”*

This is accurate because there will not even be any revenue (let alone profits) which can be booked until after pre-sales, post-completion sales or parcel sales have taken place.

4. *“we were asked by the BC Government to assist them?”*

Who is “we”, and who in the BC Government asked?

5. *“History...troubled...struggled...failing...unsellable...crime...property damage”.*

Sorry, how is this relevant?

6. *“We did not own the Roundhouse site when the 2008 zoning was finished. We eventually completed the purchase only because our investors left us in the middle of the 2008 economic*

crash with millions of dollars in costs. (sic) in a rush to dispose of the site and liabilities. CPR would not extend the time for design and zoning."

Sorry, (again) what is the point of this other than demonstrating how poorly planned this project has been from the outset?

7. "Protests against the rezoning for height increase for Bayview Place One by a minority group were persistent."

Nothing new then.

8. "Bayview Hilltop Phase One rezoning lifted home values"

So all down to Bayview, no other factors? How about home values in say Saanich, did it lift those home values too?

9. "saved the Songhees Peninsula"

Rather presumptuous.

10. "The revised plan across Kimta is the same as the 2008 plan".

Sorry (again) to break this to you but it is not the same, and if you think about it for a moment that would explain why an application to rezone has been required, why City Council has held meetings on that application, and scheduled a Public Hearing to consider the public's views on the *differences*.

11. "one [exhibit] demonstrating that our 20-acre site is the same size as 16 to 18 blocks"

Not quite. 1. Attachment 3, which looks more like a treasure map, is not to scale. 2. The rezoning application is for a 9.2 acre site not 20-acre site. The developer has suggested before that the FSR should be averaged over the two sites (Bayview 1 and Bayview 2) but "that ship has sailed". 3. Make your own comparison using the separate maps on the City of Victoria website link below in my first comment for the neighbourhoods of "Downtown" and Victoria West and you will see it is clear just how small the Bayview Place site is relative to downtown (using the streets referenced on attachment 3 Pandora all the way down and crossing Humboldt) and conclude that this argument does not stack up.

12. "all other zonings in the city are at least 6.0 FAR" (Floor Area Ratio, a comparable term to FSR, Floor Space Ratio)

No, they are not. Just to take the downtown as an example, and which one would assume would have some of the highest FAR/FSR the applicable Zoning Bylaw from 2018 Central Business District (CBD) 1 maintains a maximum density of 3:1; and CBD-2 maintains a maximum density for residential uses 3:1 while commercial uses may be developed to a maximum of 4:1. <https://www.victoria.ca/building-business/maps>

13. "With no requirement to provide affordable housing our gift was made when the plan was 5.8 FAR"

It is not a gift. It is likely in response to the June 27, 2019 City Council's Inclusionary Housing and Community Amenities Policy which expects affordable housing (to 8%).

14. "This area has a very small population, with the ocean to the south, with no people in the industrial (sic) to the west, and the north side has Vic West Park..."

But these seem to be better reasons for NOT doing Bayview.

15. "Save-On Centre" (presumably Save-On-Foods in Westside Village) ... is struggling with vacancy and low customer volumes".

Not according to Colliers who list only one property currently for lease in Westside Village and describe it as "self-contained with strong visibility to Bay Street and offers an excellent opportunity for financial institutions, medical, retail, fitness and other assembly uses."

16. "We have great tenants that will come to the Roundhouse if we can get enough residents on site"

Colliers again: "Westside Village is anchored by Save on Foods, Dollarama, Starbucks, Browns Tap House, and Spinnaker's Liquor Store." We are not aware of any of these tenants asking for 9 towers as a *quid pro quo* (or in exchange) for doing business in Vic West.

17. "Let's create history...and...make Ocean Park Towers the prime address on Vancouver Island and the West Coast."

If true it would be paradoxical.

18. "The proposed plan is same as zoned across the street"

op cit, 10.

Attachment 4

Parody and parity. The text which accompanies this image on the StopBayviewRezoning Facebook Discussion Group reads:

“Here you are folks. This is what is coming more or less to Bayview Place. The equivalent of 14 and 1/3 Encore towers.”

This photo is not about the number of buildings which is 9 but the total number of stories in those buildings. In other words, Encore is 17 stories x 14 + (8.5) » 246, just about that number of stories in those 9 proposed towers at that time, or equivalent to the number of stories.

So, you decide then just what's information and what's disinformation.

2. Classic Projection

I was sent an email the other day which said:

Wanted to let you know, if you have not heard, that last week the developers held an "information session" about the project for local real estate agents. In it they said there are "minority protestors", led by "a PhD individual from Hong Kong, who has tried to create a group to stop the project from being finished, and has questioned the competence, education, and sincerity of the developers, and admonished the city for supporting the reduced 4.0 FAR plan with 0.58 FAR additional density for amenities. He and his minority group are against everything and have used fear tactics to create division and worry with the development's neighbours." In the verbal presentation, they told the Agents that this Hong Kong individual is behind the FB "Stop Bayview Rezoning" group, and that in reality, the Hong Kongers want to see the project fail so they can buy it out and then impose even greater density.

This is of course what was allegedly said and as I was not there I cannot confirm that but I can confirm that it was written in an email that I received and assuming it to be accurate offer this response.

Let me clarify a few things from it:

1. I am from and was born in Regina – though I have worked in Hong Kong as both a law professor and construction lawyer at 3 of the world’s largest lawfirms (Baker & McKenzie, Dentons, and Clifford Chance) and I do have a PhD in law from the University of London.
2. My group <StopBayviewRezoning> seeks to stop the “rezoning” NOT the project. Recall it was rezoned the first time 15 years ago and my position throughout has been that the 4/5 towers that the first rezoning contemplated is enough (already).

3. I have not questioned the competence, education or sincerity of anyone though I have pointed out inconsistencies on the public record and called for them to be looked into by the City as part of any responsible due diligence process. This is what I used to do as a practising lawyer.
4. Our minority group in fact has 1500+ people on the record (petitions plus) who agree with us – far more than have said they support the rezoning – so it would seem we are rather the majority group.
5. Again, we are not against *everything* (see 2 above).
6. Fear tactics are not being employed though we readily admit to publicizing the facts behind what this project actually entails and that is scary.
7. I do not want to see the project fail but I do want to see a responsible City Council approving only responsible projects.
8. I am not a plant for other Hong Kongers who want to see the project fail so they can buy it out and impose greater density – this is both ridiculous and hilarious. I am a person who has been a single family homeowner in British Columbia for almost 30 years.
9. It is not me but the industry that is promoting and selling properties vigorously in China and who has a vested interest in projects like Bayview Place being approved. For example, one of the largest and best known property exhibition companies in China – LPS (Luxury Property Show) – who host regular sales exhibitions lists these companies (among others) on their website as regular exhibitors.



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BAYVIEW PLACE

INVITATION

Attn: Ocean Park Towers Residents

RE: Bayview Place/Roundhouse Rezoning Invitation

Tuesday December 12th @ 4:30PM

80 Saghalie Road RSVP: reception@bayviewplace.com or (250) 388-9924

Dear Neighbours:

Please join us at a special Ocean Park Towers neighbour meeting at our Presentation Centre at 80 Saghalie Road on December 12th at 4:30 PM. We would like to update you on the facts regarding the Roundhouse site rezoning application. Victoria Council unanimously moved this application forward to a public hearing that we expect will happen in January of 2024.

I hope the facts in this letter and attached drawings provide you with clarity about our vision and ease your concerns. There is a disinformation campaign being spread against this development and we have been remiss getting this information to you sooner. With carry costs of over \$1 Million per month, we have already spent over \$150 Million on zoning and rezoning. This is an opportunity for you to compare the facts of the application against the misleading information you may have received. There is no profit involved at this stage. We look forward to answering your questions and hearing your concerns.

History

This project's history dates back more than 25 years when we were asked by the BC Government to assist them in developing the troubled West Side of Victoria. Starting in the 1970's and early 1980's, the Songhees area struggled with failing waterfront development projects and unsellable secondary "B" sites like the Bayview and CPR lands, all of which attracted crime and property damage to the area.

We did not own the Roundhouse site when the 2008 zoning was finished. We eventually completed the purchase only because our investors left us in the middle of the 2008 economic crash with millions of dollars in costs. In a rush to dispose of the site and liabilities, CPR would not extend more time for design and zoning.

Protests against the rezoning for height increase for Bayview Phase One by a minority group were persistent. Phase One rezoning was completed in 2009. Contrary to all the concerns, Bayview Hilltop Phase One rezoning lifted home values, built a community and saved the Songhees Peninsula. Now, a more robust Roundhouse Phase Two will provide amenities, critical population, a vibrant marketplace, and a five-star hotel that will lift values at Ocean Towers further.

Revised Plan

The revised plan across Kimta is the same as the 2008 plan, except the long flat buildings are now slim vertical buildings in the same location but stepped back further from Kimta and Ocean Park Towers towards the rail ROW. The 2008 plan had approximately 600 units south of the tracks, and the revised plan has approximately 800 units with the same buildings, only taller. Most of the new housing units and three new buildings, with

DA-2 split into two, are on the larger north side of the site that is vacant and was always intended to be developed in the future. These include rental and affordable rental buildings, prioritized by the city and the province. The new buildings provide activity and services on both sides of the large wide rail ROW.

We are attaching the revised plan and the unfinished 2008 plan, along with some other exhibits including one demonstrating that our 20-acre site is the same size as 16 to 18 blocks of downtown Victoria from City Hall to the Empress Hotel. The 20-acre site is almost one km long with a perimeter of over two kms.

Density Reduction 6.0 FAR to 4.0 FAR

After five years of working with the city at 6.0 FAR, the density of our application was suddenly reduced from 6.0 to 4.0 FAR + 0.58 FAR dedicated to city amenities, while all other zonings in the city are at least 6.0 FAR. With no requirement to provide affordable housing our gift was made when the plan was 5.8 FAR. Regardless, we are delivering a full range of amenities and taking the financial hit.

Population

This area has a very small population, with the ocean to the south, with no people in the industrial to the west, and the north side has Vic West Park, a skateboard facility, and green space next to the Save-On Centre that is struggling with vacancy and low customer volumes. We have great tenants that will come to the Roundhouse if we can get enough residents on site, and the excavation and remediation in front of their restaurant, store, gallery, or business are completed.

Discussions

We have always thought of ourselves as a good neighbour and we think the same of Ocean Park Towers. We helped your buildings with construction and renovation and look forward to other things in the future. We would greatly value the opportunity to clear the air of any confusion and misinformation. Let's create history for a bold successful West Side with a landmark visible from the ocean and harbour entrance that will make Ocean Park Towers the prime address on Vancouver Island and the West Coast. The proposed plan is the same as zoned across the street, except for tall slim towers set back to the tracks replacing the larger floor plans. The new development area is all north of the tracks.

We hope you can join us on Tuesday December 12th to hear more. Tell us what you think after you get all the facts. If you can't attend, please call us at 250-388-9924 or email reception@bayviewplace.com so we can hear your concerns at another time. It will take us only 30 minutes to explain everything.

Sincerely,

Kenneth W. Mariash, Sr.

Attachments:

1. 2023 Proposed Masterplan.
2. 2008 Masterplan with sketch of proposed changes.
3. Map showing 20-acre Masterplan compared to Downtown Victoria.
4. Image from Disinformation Campaign.

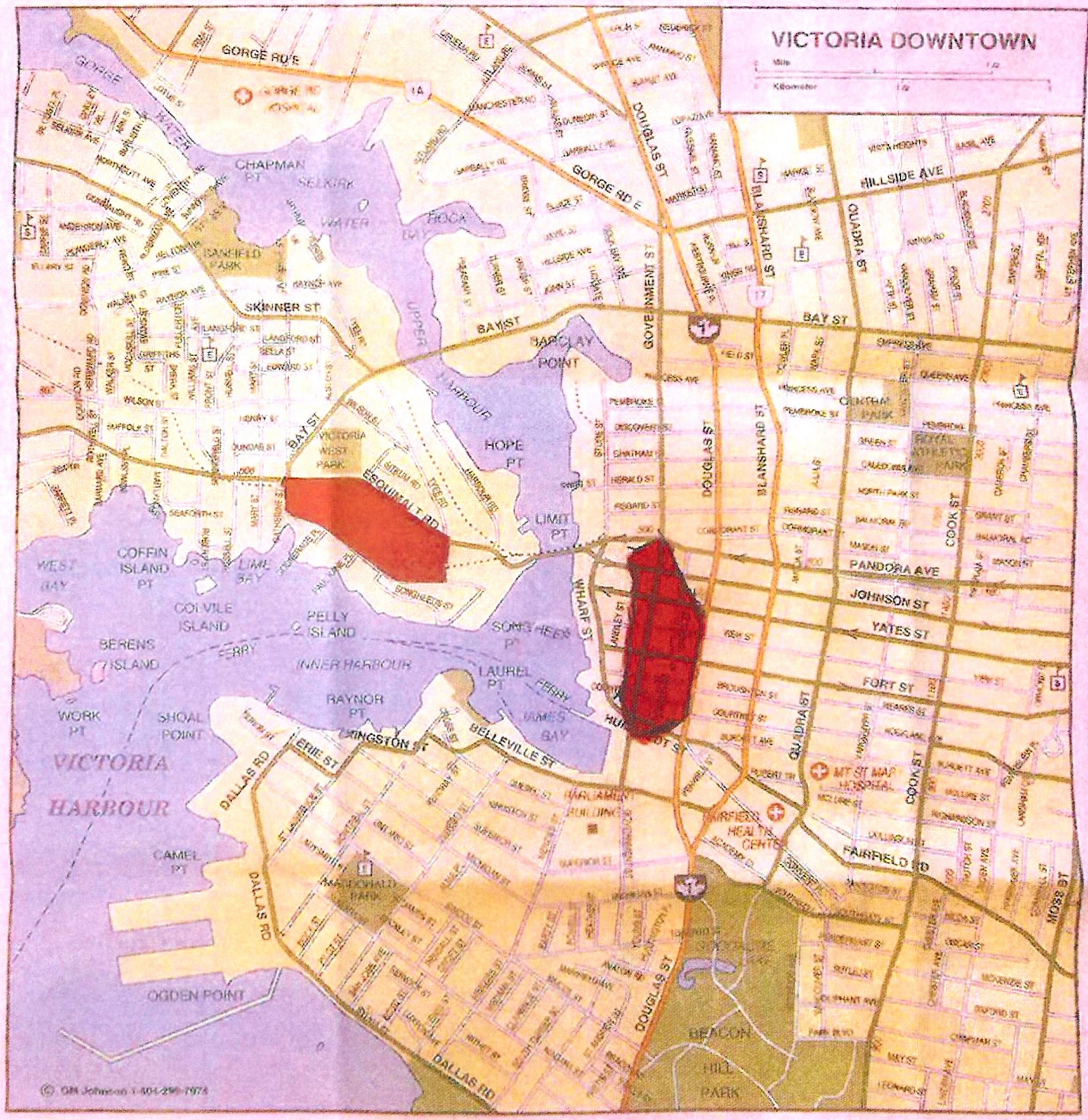
1.1 Conceptual Master Plan



DATE: SEPTEMBER 12, 2023 | FILE: BAYVIEW-REZONING-FINAL-SUBMISSION-REZ00729_20230912.INDD

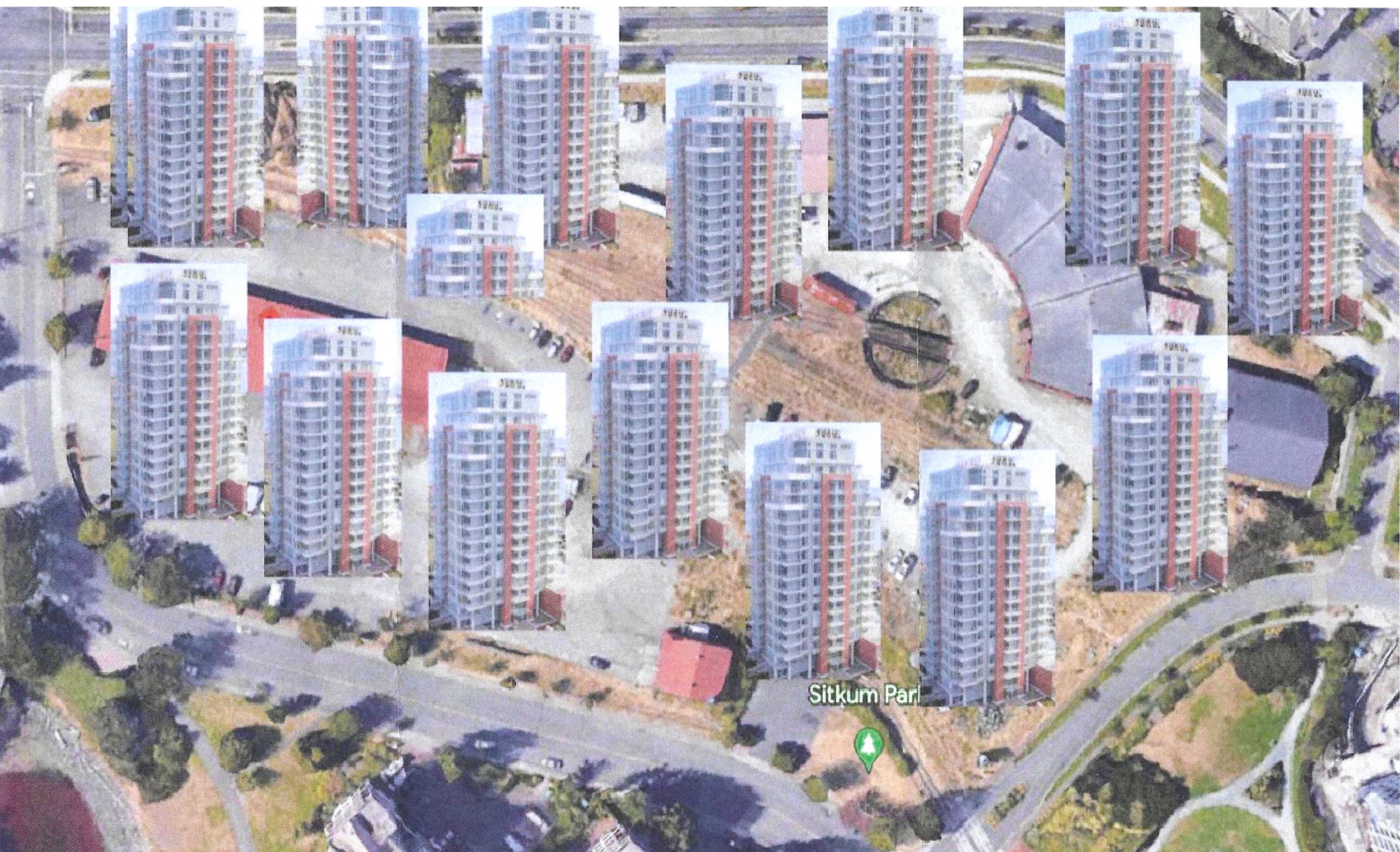


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[REDACTED]

From: Heidi Jones [REDACTED]
Sent: January 3, 2024 7:39 PM
To: Public Hearings
Subject: Vic West Development

Dear Mayor Alto and council,

While I am not available to attend the public hearing on January 11th I'd like to express my support for densification of all neighbourhoods in Victoria including James Bay where I reside.

A group of 'concerned citizens' of Oak Bay has been posting on social media encouraging people to attend the hearing to state their opposition to the proposed development of the Roundhouse community by Focus Equities.

These folks who own homes in Oak Bay should have no opinion on development in Vic West or any other neighbourhood; the reality is we are in a housing crises and homes are needed.

I do urge you to consider approving a mix of lower and higher cost housing in the developments as well as a mix of rentals and condos - we have far too many condos in this city as is, and not enough apartments (especially affordable options for families and single adults).

Thank you for your time.

Heidi Jones
345 Quebec Street, James Bay
[REDACTED]

[REDACTED]

From: Jeff Pivnick [REDACTED]
Sent: October 30, 2023 11:06 AM
To: Victoria Mayor and Council; Community Planning email inquiries; neighbourhoods@victoria.ca; Legislative Services email
Subject: Our DWTN

To Whom It May Concern;

The "Our DWTN" logo can be seen on banners throughout Victoria along with a QR code to access the "Our DWTN - Community and Culture" website for further information.

I am a resident in Vic West. The Roundhouse development project is a growing concern for that community as it has metastasized well beyond the original plan.

I was concerned to discover that the development plan for Vic West, provided on the "Our DWTN" website, contains the much smaller and more community friendly "Roundhouse Design Guidelines July 2008 (revised 2015)". The development plan in Our DWTN bears little resemblance to the development plan that was approved by city council in the COTW meeting on Oct 26, 2023. The newly approved development will be coming to Public hearing in the next several months. It is misleading to provide a development plan so out of date that it no longer reflects the currently approved plan. Victoria residents need to be able to accurately assess the development plan when it comes up to Public Hearings.

I request that those responsible for the "Our DWTN" website immediately replace the Roundhouse plan quoted with the actual current plan. This should be done with dispatch so that those in the Vic West community and those more widely in Victoria are able to view the plan that is currently being proposed for this community.

Regards.
Jeff Pivnick

Send to: publichearings@victoria.ca

To Mayor and Council:

Re: Rezoning application 00729: 251 Esquimalt Rd, 355 Catherine St & 210 Kimta Rd


I am writing in support of the rezoning application for the Roundhouse site at Bayview.

I have been following this project for many years and would like to see the development proceed without delay. The first phase of the project has been a significant benefit to the city in providing housing and park space and this second phase will provide an even greater benefit.

The Roundhouse site is currently underused and the housing that can be delivered through this project is greatly needed. The promised community amenities like affordable housing, public spaces and revitalized heritage buildings will completely transform this area and make it much more walkable, enjoyable and a destination for the entire city and our visitors.

Please approve this rezoning and support the places for people to live, work and enjoy. This will benefit the Vic West neighbourhood and the whole city for years to come.

Sincerely,
TBC Nominee Inc. by its agent and manager
JONES LANG LASALLE REAL ESTATE SERVICES INC.


Darlene J. Hollstein
General Manager
Bay Centre

[REDACTED]

From: Victoria Mayor and Council
Sent: January 2, 2024 12:42 PM
To: Public Hearings
Subject: FW: Thank you

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

She/Her
Protocol and Correspondence Coordinator
City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People

From: gregor campbell [REDACTED]
Sent: Friday, December 15, 2023 12:45 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Thank you

I am glad to see the Roundhouse Rail project going to a public hearing. Long overdue.

I love this project.Why?

- private money is invested and risk is the investors not the public.
- badly needed housing in that particular area and why not?
- restoring the Roundhouse for viewing and events will ve stunning. Who can say they have done that in the core of their city in Western Canada?
- The investor is still planning to do this after 15 years.What confidence in Victoria !
- Sends a very positive message to commercial investors to set up in Victoria and not lose more business to Langford.
- It will be top of the class just like the Telus Building by the Conference Center. That project will be a signature structure for sure.

I implore Council to vote FOR THE ROUNDHOUSE DEVELOPMENT TO PROCEED. IT WILL PROVIDE JOBS AND KEEP NEWCOMERS GLAD THEY CHOSE OUR GREAT CITY.

Thank you for listening.

Gregor Campbell
120 508 Swift St
Victoria BC
V8W1S2

[REDACTED]

From: Mike&Barb Barry [REDACTED]
Sent: December 17, 2023 1:16 PM
To: Public Hearings
Subject: REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200 Kimta Rd, 210 Kimta Rd

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

My wife and I wish to register our SUPPORT for this rezoning application.

Apart from the obvious benefits of revitalizing a depressed area it will bring much needed housing including 215 affordable rentals to this area. Also the restoration of the roundhouse heritage buildings, new retail facilities and a childcare facility will all add to the liveability in Vic.West.

Mike & Barbara Barry
60 Saghalie Road

[REDACTED]

From: Betty-Joan Traverse [REDACTED]
Sent: December 18, 2023 5:12 PM
To: Public Hearings
Subject: Bayview Place Development

Dear Mayor Alto, dear Councilors, dear City Planning Staff,

Like many others, I am concerned about the density proposed by the developer of the Bayview Place in Songhees. Knowing that residents need more housing opportunities, I was in favour of the development as it was first proposed, but not as it stands now.

I believe that this development plan contravenes several of the city's own goals, as detailed on the Vision and Values page of the city's website. For example:

"Victoria's cultural and natural heritage resources are protected and celebrated.

The Roundhouse, which is recognized as a national heritage site, would be completely dwarfed and aesthetically annihilated by the nine towers surrounding it, some of which are projected to be 32 storeys high.

Victoria is vibrant and attractive with unique character and sense of place."

This development would make Victoria Westlook like a wannabe Yaletown, Vancouver. It does not promote Victoria's "unique character and sense of place", but makes it a concrete jungle, exactly like other big cities in North America.

I do not believe this development, as it is now planned, will make Victoria a more liveable city, quite the contrary, and I hope the City will have the wisdom to scale back the density per square foot proposed by this project.

Yours respectfully,

Betty-Joan Traverse
165 Kimta Rd.
Victoria, B.C.
V9A 7P1

[REDACTED]

From: Victoria Mayor and Council
Sent: January 2, 2024 12:42 PM
To: Public Hearings
Subject: FW: ROUNDHOUSE DEVELOPMENT_REZONING

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

She/Her
Protocol and Correspondence Coordinator
City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People

From: B Carn [REDACTED]
Sent: Tuesday, December 19, 2023 9:50 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fwd: ROUNDHOUSE DEVELOPMENT_REZONING

This is a resend ahead of the Public Hearing Jan 11 2024.

Thank you

----- Forwarded message -----

From: Brent Carney [REDACTED]
Date: Thu, Jun 22, 2023 at 12:49 PM
Subject: ROUNDHOUSE DEVELOPMENT_REZONING
To: <developmentsservices@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Good day,

I've just been reviewing various documents relating to the proposed development at the location of the Roundhouse at 251 Esquimalt Rd.

While this development sounds good on paper and all the appropriate buzzwords are checked off on your list (diversity, affordable, inclusive etc) I believe this is not going to be the result. As with most proposals, the affordability is always subject to change. I highly doubt you'll accommodate those who actually require affordable housing. But I'm just skeptical. The project itself does look appealing and will certainly bring the area to life. My one major concern, and I speak for quite a few others when I say this, is the height of the proposed towers. My god! Do you really have to make them up to 29 stories? Is 16

stories not enough? The current two towers at Bayview are tall enough and yet you feel you need to climb higher? Are you actually considering those who live here already and enjoy their views? Are you considering the shadow zones you'll create? Seriously, why are you intending on such high buildings? You will not solve the housing crisis by doing this. As wonderful as your presentation package is, it is NOT as attractive as you think.

I really think this is more in the interest of the developers and not the community. Have you considered schools? Water? Traffic Congestion? Other infrastructures?

Anyway, it saddens me that you will get away with this. The developer is known for not being so open (sorry for the hearsay but reliable sources have pointed this out from previous examples).

I reside in one of the older Dockside Green towers. They are a reasonable height though the last two are also too high for this area. Why?

I'm not opposed to development but I expect responsible development. This is not responsible development solely based on the height of at least two of the towers.

Add on: You may have heard of the Facebook Group "StopBayviewRezoning". It is well worth having a look. In no way are we against development in that area. Rather, it is the scope and increased density of which we, those in the area and indeed a few who live in the current towers at Bayview, are opposed. Please have a look. There is no hostility, just facts and concerns. Contrary to what Mr. Mariash has stated, there is no misinformation.

Thank you,
Brent Carney
373 Tyee Rd
Victoria, B.C.

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Brent

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Brent

[REDACTED]

From: Connie Thompson [REDACTED]
Sent: December 19, 2023 4:46 PM
To: Public Hearings
Subject: We Oppose the Rezoning Amendment for the Bayview Roundhouse Development
Attachments: Letter to City Council.pages

December 19, 2023

Dear Victoria City Council,

We are residents of the Encore building in the current Bayview Development, in Victoria West.

At the outset, let us make it clear that we **oppose the rezoning amendment for the Bayview Roundhouse Development.**

It is unbelievable to us, that City Council is moving forward with a development where the revised heights of the buildings are so totally out of step with scale of the surrounding neighbourhood. In other areas of Victoria, this is an important standard of consideration. Apparently you don't see this as an issue across the bridge? The tallest building in the area is 17 stories, yet here you are considering allowing 32 story buildings?

The newest Dockside Green buildings are an appropriate and well-designed addition to the neighbourhood. Nothing sticks out over there as unsightly or out of place. The new buildings are not visually overwhelming to the area in which they are located.

However, in exploring the plans and views presented in Focus Equities' Bayview proposal, the heights of these buildings stand out as inappropriate and definitely NOT in keeping with the scale of the neighbourhood or the adjacent Roundhouse heritage building.

Have any of you even come out to West Victoria to walk (not drive - but walk) around the neighbourhood and really THINK about what this will do to the neighbourhood? What will happen to the park on the other side of Esquimalt Road when the 32 story towers cast a shadow that will apparently go all the way to Save-on-Foods? How do you foresee the influx of traffic flowing around the neighbourhood, where there are only three entry or exit points? Where are the families in these buildings supposed to take their children to play?

The areas of concern at such an unacceptable density increase, are beyond the scope of this letter. So in conclusion, let us make our position clear. We **oppose** the rezoning amendment for the Bayview Roundhouse Development.

Sincerely,

Connie & Michael Thompson
402 - 60 Saghalie Rd.
Victoria, BC. V9A 0H1

[REDACTED]

From: Keri Salvisburg [REDACTED]
Sent: December 19, 2023 1:42 PM
To: Victoria Mayor and Council; Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Krista Loughton (Councillor); Dave Thompson (Councillor); Michael Angrove; Development Services email inquiries; Public Hearings
Subject: Attn: Mayor & Council re: Public Hearing Jan 11, new information

Dear Mayor, City Councillors and City Planners,

In advance of the Public Hearing scheduled for January 11th, 2024, I am writing to once again express my deep concerns and **OPPOSITION** regarding the proposed revisions for the Roundhouse property in Vic West and the requested **amendment to the bylaw to actually increase the FSA in the Official Community Plan**. I urge you to stop that process immediately. A community meeting was held last week on December 13th to discuss this rezoning proposal and OCP bylaw change and the **Songhees residents showed up en masse**. The venue was packed solid such that extra chairs had to be brought into the room 4 separate times and the doors were still unable to be closed because people were overflowing out of the doorway and into the hallway for the entirety of the meeting. **The level of opposition by the good, tax-paying residents of the Vic West community to the rezoning proposal and the proposal to increase the density in the Official Community Plan is enormous**. I am aware of the numerous opposition submissions that you have received from local residents. I urge you to review those submissions carefully. I am further aware that you were provided with a petition prior to August 4 signed by approximately **1400 citizens who oppose the rezoning application due to its increase in density**. In your roles as city representatives, **it would be entirely unethical to ignore the opposition of these good people who rely on you to honour their requests to deny this rezoning application and protect their community**.

As I have mentioned in my prior letters to you regarding this matter, 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.

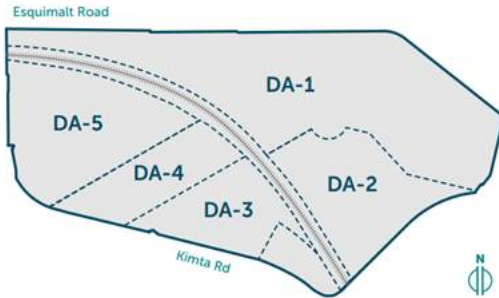
The proposal, as it stands now, is nothing short of slap in the face to our beautiful Songhees community and to the city of Victoria itself. The Bayview developer has made it clear that they want to push this proposal through **once and for all**. This proposed wall of concrete would be around for the rest of our lives; long after your retirements and your grandchildren's retirements. **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 9 more buildings (with proposed heights of 32 stories high, as well as 29, 28 stories, 27 stories, etc.) and including now a mix of a potential of 3 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.

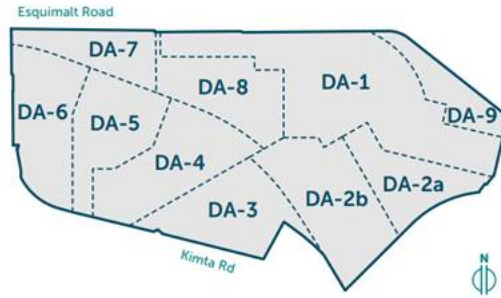
One only has to look at the drawing below to recognize how unreasonable the proposal is compared to the original. They are not even in the same ballpark.

2.2.1 Rezoning Application

CD-12 Land Use Zone (Current)



Proposed Land Use Zone



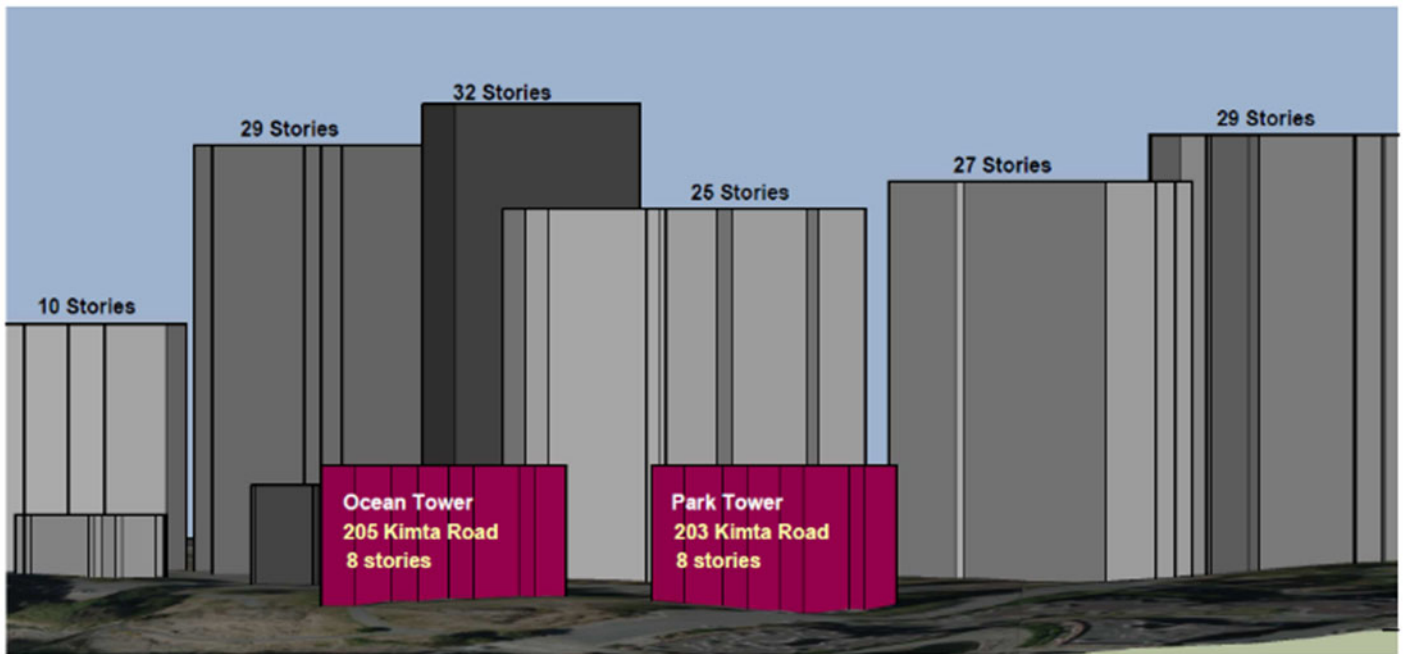
Furthermore, I hope each of you took notice of the obvious attempt to NOT draw attention to the drastic increase in the number of stories in the revised proposal by their choice to not show the original number of stories in their comparison chart shown below.

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 Zoning Limitation / Conceptual Distribution of Density				
Overall:	Maximum non-residential uses: n/a Maximum Floor Space Ratio: 4.75			
	Maximum Floor Area (sf)			Max Height (floors / m)
	Condo/Hotel/Rental	Commercial/Retail	Common Property	
DA-1 [†]	-	35,733 sf	-	19 m
DA-2a	217,300 sf	4,250 sf	5,800 sf	28 / 103m
DA-2b	232,400 sf	8,700 sf	1,300 sf	24 / 88.0m
DA-3	205,162 sf	8,611 sf	-	25 / 88.0m
DA-4	266,900 sf	8,600 sf	6,000 sf	29 / 106.0m
DA-5	211,000 sf	-	8,000 sf	27 / 97.5m
DA-6	197,600 sf	-	2,500 sf	21 / 78.0m
DA-7 [†]	150,700 sf	2,000 sf	2,500 sf	18 / 71.5m
DA-8	146,700 sf	8,450 sf	3,300 sf	18 / 70.5m
DA-9	161,200 sf	-	300 sf	23 / 89.5m

[†] Heritage Buildings [†] Below-Market Rental

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



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 departments themselves 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. **There are currently unsold units 1 block from this property at the new Dockside Green buildings AND the new Railyard buildings.** Again, I think this would be relevant to the City; there are unsold units all across this City and the Bayview Encore building itself 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 and **current neighbouring properties** can’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 **look at the massive list of proposed developments on your own website** or 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, and deny the rezoning application and the bylaw to increase the density on the Official Community Plan.

Sincerely,

Keri Salvisburg

740-205 Kimta Road.

Victoria

[REDACTED]

From: ELLY [REDACTED]
Sent: December 20, 2023 11:23 AM
To: Public Hearings
Subject: Bayview Rezoning by Focus Equities

Dear Victoria City Council,

As residents of Mariners Landing in Vic West, We wish to record, clearly, and unequivocally, our **opposition to the rezoning amendment for Bayview Roundhouse development.**

As such, we wish to address counsel at the hearing on 11 January to express our complete and utter frustration, and opposition to this political, social and economical travesty in the name Densification. It is beyond scandalous that such a rezone is even under consideration. The effects on the existing community are dire and will certainly have consequences that will harm, not benefit, the community that it purports to serve. This is not merely a frivolous aesthetic objection. Practicalities of essential services and infrastructure seem to have been totally, and deliberately abandoned. Forget about the loss of sunlight in this area. Forget about the monoliths, shrouding the existing structures and heritage sites, a blight on the landscape we call home.

I ask you, when one of our loved ones incurs severe consequences when an ambulance or other essential timely services is needed, and cannot physically navigate into the area, enlighten me as to what you would do? it will be too late!

Don't underestimate the opposition. You have most certainly poked a bear here.

Respectfully,

JOSEPH and ELIZABETH SUPINO,
116-75 Songhees Rd.
Victoria BC. V9A 7M5

Sent from my iPhone
ELLY

December 20, 2023

Dear Mayor Alto and City Council;

The Victoria City Council Committee of the Whole (COTW) meeting on October 26 included consideration and then approval of an “Update to the Rezoning Application and Associated Community Plan Amendment” for the large Roundhouse development in Vic West. This was passed unanimously at that meeting.

I’m writing to express my opposition to the Roundhouse development Master Development Agreement (MDA) amendment and rezoning request which passed at that council meeting.

Despite some good questions from council during that meeting, consideration of the rezoning application and the amendment to the Master Agreement seemed perfunctory and the resultant approval a foregone conclusion. At that meeting Mayor Alto noted that this project would be “remarkably transforming” for Victoria. A city councillor questioned the decrease in proposed suites to 1900 (from the original 2400) with the resultant delay in meeting provincially required new housing starts. The developer had previously noted that those opposed should take time to learn about the development rather than continue with opposition. The vote to approve this version of the development was unanimous at City Council. This certainly positions those opposed as being obstructionist, standing in the way of vision for the city and resistant to the need for more city housing. That is not at all the case.

In the “BC Housing Plan for 2023”, the province of British Columbia set a direction for both increased housing density and increased housing affordability. That direction seems to be one motivator for Victoria City Council to move the current Roundhouse development plan forward on an accelerated time line. It is inappropriate for the Vic West community to disproportionately bear the burden of increased housing density for the city of Victoria.

The Roundhouse Development started in 2008 and was reimagined in 2015 with an interesting proposal to revitalize the area centred around the heritage roundhouse, develop housing with four contoured apartment towers (the tallest reaching 23 stories), and create a market with commercial space accessible to the

general public. Through several revisions this development plan has now metastasized out of control. It adds 1900 apartments in nine towers, with a maximum height of 32 stories, for an estimated 3000 individuals on this 10-acre site. The roundhouse development, as currently conceived, has simply grown too large for both the site and for the Vic West area in which it is planned. This became apparent as the presentation at the COTW proceeded.

We learned at that meeting that the proposed tree canopy, previously promoted as part of this development and illustrated in artist renderings, will not occur as planned. This, we learned, is because the underground infrastructure required for a project this size will not accommodate significant tree root development. Instead, the city maintenance plan will call for the planted trees to be removed, discarded and replaced at approximately 15-year intervals, when the root system impacts on the underground infrastructure. The tree canopy, originally envisioned for this project, for privacy and to reduce the accumulation of heat will, of necessity, be abandoned.

We learned at the COTW that the proposed daycare, a Vic West community request, will not proceed as planned. The controlled rental unit which was to house the daycare, planned in the initial phase of this project has refused the space to accommodate a day care. It is now undecided where the daycare will be placed and, consequently, during which phase in this development the daycare will be incorporated.

Although listed among the community concerns raised at this COTW, the issue of managing traffic flow in the area around the proposed development was not reviewed by city council at this meeting. This is critical for all in the Vic West area, both current residents and those who will live in the new development. Traffic flow is addressed as an appendix to the MDA (Appendix F) which reviews and documents the anticipated problem with traffic flow, offering little but superficial suggestions.

The Roundhouse development will introduce an estimated three thousand individuals into this 10-acre parcel of land in Vic West. Some of the added floor space is proposed as a hotel on two of the nine sites, which will further exacerbate traffic flow. The flow analysis proposes the addition of five new entrance and egress locations, three on Kimta Rd and two on Catherine Street,

setting the stage for major traffic delays. Unaddressed in the Traffic Flow Analysis is the reality that the access from Vic West to Victoria proper is provided by only two routes - Johnson Street running over the jackknife bridge of the same name and Bay Street running over a two-lane bridge (one in each direction) of the same name. This is insufficient to move the anticipated increase in human traffic envisioned.

The site of this proposed development was previously a railyard. An overarching concern for this development from inception has been the manner in which contamination present is to be mitigated. The original 2008 development proposal had the contaminated soil removed and then buried at a to be identified safe site, I understand that the proposed solution, accepted by council at the recent COTW, is to dig, move and bury the contamination onsite. This does not seem to be a serious solution to a significant environmental problem.

The location of this proposed development houses a city heritage site consisting of the roundhouse and four associated buildings. In the initial 2008 MDA this was identified as a major part of the development, a drawing card for a development open to the city with a market and multiple boutique shops. In the current MDA and amendment, this concept has been modified. Instead, development of the roundhouse is scheduled to take place late in the site development process and will be dwarfed by the surrounding high-rises now reaching up to 32 stories.

Onsite, open-air parking to enable general Victoria public attendance at the proposed commercial hub, centred at the roundhouse development, will be lacking due to the number of buildings proposed onsite. Partly due to the lack of assured public attendance, significant commitment to assume retail space is also lacking. This commitment will await assurance of population numbers to attend the commercial space. The resulting need for population numbers derived mostly from residents on site, in order to assure commercial viability, becomes a questionable driver for both the height and number of buildings in the now envisioned Roundhouse Development.

Lacking in the current amendment is any specific mention of the amenities that were present in the original development proposal. In place there is the availability of some ground level amenity space in some of the proposed buildings, the specifics to be determined at a later date. There is currently a lack

of grocery stores, banks, ATMs, gas stations, schools, a professional building, presence of Victoria Police, or restaurants in the local area. The proposed development plan includes no specific planning for any of these amenities.

The proposed increase of building height up to 32 stories is wildly out of keeping with the current Victoria West Neighbourhood Plan. Other developments in the area have been able to stay within that Plan. Altering community rezoning to permit the current Roundhouse Development to go will forever alter the nature of the Vic West community. Moreover, if the rezoning is permitted to proceed as currently approved, it will establish the basis for other similar requests in this area and others in Victoria.

The Master Development Agreement and rezoning request as passed in council requires further assessment and consideration. Much is lacking for the current proposal to receive final approval.

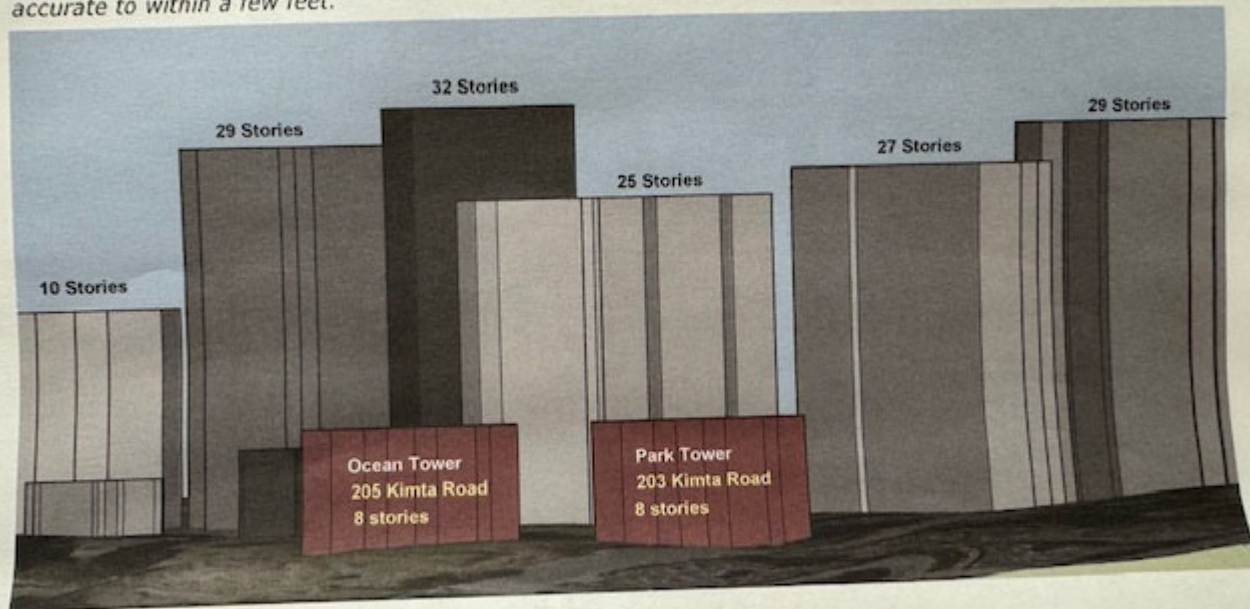
Sincerely,
Jeff Pivnick
#404 – 75 Songhees Rd,
Victoria, BC

From: Kim And Hill Stevens [REDACTED]
Sent: December 20, 2023 5:39 PM
To: Public Hearings
Subject: Please please..

Do not allow this density.
Ken Mariash has lost his original vision which had so much promise.
Hillyard and Kim Stevens
424-205 Kimta Road
[REDACTED]

This is the "vision" Focus Equities has for our neighbourhood.*

**Images prepared by an architectural designer based on official drawings from the Bayview/Roundhouse proposal submission documents and visuals from Google Earth. Except for slight variations around the exact locations of the roundhouse buildings at the back of the property, these images are approximately 98% accurate to within a few feet.*



ROUNDHOUSE BAYVIEW PLACE: View from Strait of Juan De Fuca

**IF YOU HAVE A DIFFERENT VISION, PLEASE ATTEND OUR TOWN HALL MEETING AND LEARN WHAT YOU CAN DO TO
MAKE YOUR VOICE HEARD BY OUR MAYOR & COUNCIL, WHO HAVE BEEN ENTRUSTED TO PLACE OUR COMMUNITY
INTERESTS BEFORE THE PROFIT INTERESTS OF DEVELOPERS. YOUR SUPPORT IS NEEDED NOW!**

[REDACTED]

From: Lisa Klimek [REDACTED]
Sent: December 20, 2023 8:25 AM
To: Public Hearings
Subject: Bayview Roundhouse Development

Dear Mayor and Council,

We are residents at Promontory in the Bayview development and are **against** the proposed new development

We want to ensure you are aware that we are NOT anti-development, however, we do have concerns over this proposal. The utter lack of transparency by the developer to the neighbours and general public is alarming. The billboards on the property still indicate the 2008 plan of 5 building, not the current proposed 9.

Council Motion indicated that the FSR be 4.4:1, the revised plan proposes 4.58:1 - so the applicant has not met your requirements. Why has this not been addressed?

The lack of confirmation on where the childcare centre will be accommodated is concerning, as the residents and families who will need this service the most will be in the first two buildings.

There is still no mention of a community centre and / or gathering place. The lack of details of the park elements is very concerning.

We understand that underground parking will extend beyond the footprint of the building, however, I fail to understand why large trees cannot be planted near the turnabout or the central part of the property.

The shadow affect of all towers is still a concern for the skate park and surrounding streets.

Lastly, we are extremely concerned over lack of discussion around ancillary services/ amenities, such as grocery, pharmacy, medical, EV charging, police/fire, road/traffic, sewer, power and water. If we are adding 1900 homes, this could be up to 2800+ people.

Thank you for your time.

Lisa & Dale Klimek
#1104-83 Saghalie Road

[REDACTED]

From: Lorraine Romanchuk [REDACTED]
Sent: December 20, 2023 11:49 AM
To: Public Hearings; Victor Mattu
Subject: Bayview Rezoning

I am writing to tell you that I am not in favour of the proposed rezoning of Bayview. I have learned a lot about the area since all this has started. I am of the opinion that now is the time for a fresh start. Victoria is the provincial capital of British Columbia, what I would like to see is a new provincial museum, cultural and entertainment centre, art gallery and learning centres. The location is a perfect place for such an attraction.

There is millions of dollars coming every year to our shore with the cruise ships. All the money from them is going to attractions such as Butchard Gardens, floats planes up north for fishing, whale watching boats etc., away from our city. We have a perfect site to welcome our visitors on Kimta Road and a chance for the city council to create an attraction for the city instead of nine glass and steel buildings that no one wants in the first place.

The site has come to a standstill because of all the rules and regulations . Putting affordable housing in there just makes no sense, it just makes the council look good. The old museum could be used for avoidable housing.

The residents have expressed their opposition to the site being turned into a mini Hong Kong, please use your imaginations and do something worthwhile for the city and province to be proud of. The problems are not going away from that development and seem insurmountable at the moment, why not take a step back and create something worthwhile. Lorraine Romanchuk

From: [Preston and Janet Net](#)
To: [Public Hearings](#)
Subject: Re: Bayview Roundhouse Development Proposal, Rezoning 00729
Date: December 20, 2023 9:54:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Mayor and Councillors,

We have sent four emails over the past two years expressing our opposition to the current rezoning proposal of the Bayview Roundhouse development. Our previous emails are forwarded below. Our position remains the same and we would like to go on record as opposing the proposed rezoning.

Thank you,
Preston and Janet Medd
846, 205 Kimta Road

From: Development Services email inquiries <DevelopmentServices@victoria.ca>
Sent: Thursday, July 13, 2023 3:33 PM
To: Janet [REDACTED]
Subject: RE: Bayview Roundhouse Development Proposal, Rezoning 00729

Hello,

Thank you for your comments.

All input received will be shared with City Council for their consideration prior to a public hearing. Correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council.

Thank you,

[REDACTED]

Planning Secretary
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0737



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: Janet [REDACTED]
Sent: Monday, June 19, 2023 3:38 PM
To: Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: FW: Bayview Roundhouse Development Proposal, Rezoning 00729

Dear Mike Angrove, Mayor and Councillors,

We are responding to the notice we received on June 12 regarding the Official Community Plan amendment for 200 Kimta Road, etc. We have previously expressed our opposition to the development in emails copied below.

We understand that the City wants to provide more housing, however, so many large towers, including hotels, will in our opinion create more problems than it will solve. A well considered development of the Roundhouse site has potential for enhancing the community. However, the number and height of the proposed buildings is a serious concern for existing residents and users of the Songhees area.

Please give careful consideration to comments opposing this proposed development. Such an extensive development would have a negative impact on our community's future viability.

Thank you,
Preston and Janet Medd
846, 205 Kimta Road

Sent from [Mail](#) for Windows

From: [Janet](#)
Sent: February 16, 2023 12:58 PM
To: [Victoria Mayor and Council](#)
Cc: mangrove@victoria.ca
Subject: Bayview Roundhouse Development Proposal

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.

Sent from [Mail](#) for Windows

[REDACTED]

From: Pauline [REDACTED]
Sent: December 20, 2023 10:59 AM
To: Public Hearings
Subject: Bay View

December 20, 2023

To Victoria City Council,

We are residents of the Mariners Landing Strata in in Victoria West.

We **oppose** the rezoning amendment for the Bayview Roundhouse Development.

We moved to our location six years ago after having done our due diligence on the Bayview Project. We were very supportive of it and the housing it will provide. But, as an interested stakeholder in the area we have been continually disappointed in the lack of communication from either the Victoria City Council or the Focus Equities. When we have tried to find out information the answers have been very vague, ignored or dismissed.

It is unbelievable to us, that City Council is moving forward with a development where the revised heights of the buildings are so totally out of step with scale of the surrounding neighbourhood. Your own City Planning department advised against it. In other areas of Victoria this is an important standard of consideration. Apparently you don't see this as an issue across the bridge? The tallest building in the area is 17 stories, yet here you are considering allowing 32 story buildings? Housing at all costs?

The newest Dockside Green buildings are an appropriate and well-designed addition to the neighbourhood. Nothing sticks out over there as unsightly or out of place. The new buildings are not visually overwhelming to the area in which they are located.

However, in exploring the plans and views presented in Focus Equities' Bayview proposal, the heights of these buildings stand out as inappropriate and definitely NOT in keeping with the scale of the neighbourhood or the adjacent Roundhouse heritage building.

Have any of you even come out to West Victoria to walk (not drive - but walk) around the neighbourhood and really THINK about what this will do to the neighbourhood? What will happen to the park on the other side of Esquimalt Road when the 32 story towers cast a shadow that will apparently go all the way to Save-on-Foods? How do you foresee the influx of traffic flowing around the neighbourhood, where there are only three entry or exit points? Where are the families in these buildings supposed to take their children to play?

The areas of concern at such an unacceptable density increase, are beyond the scope of this letter. So in conclusion, let us make our position clear. We **oppose** the rezoning amendment for the Bayview Roundhouse Development.

We are also very cognitive of the timing around this public hearing. Really, straight after the holiday season?

Sincerely,

Paula Mitchell and Ray Syrnyk
115-75 Songhees Road
Victoria, BC. V9A 7M5

December 20th, 2023

To Victoria City Council:

I am opposed to the rezoning amendment application and Official Community Plan Amendment for the Bayview Roundhouse.

Focus Equities has done a wonderful job of developing Bayview Place which has become a jewel in Victoria and a much lauded development. I applaud the developer for their vision in creating Bayview Place. Having said that the north parcel should be maintained as originally amended and the developer committed to finishing the job which was already approved by the city in 2008.

The Roundhouse at Bayview Place North Parcel Rezoning Request concerns:

- **Already previously approved** - the addition of 5 new buildings in the south parcel, with the Roundhouse developed as an attraction, was already generously approved by the city in 2008. The existing zoning amendment is already a major addition to Victoria's housing inventory.
- **Crowding the historical Roundhouse** – buildings DA9 and DA2a are noticeably sandwiched around the Roundhouse and should be eliminated so as to properly showcase this wonderful city amenity.
- **Traffic and Parking Chaos** - the Roundhouse public attraction surrounded by 9+ buildings with condos and hotels will potentially create parking and traffic chaos in the neighbourhood.
- **A "Concrete Jungle"** – wall to wall highrises and increasing heights to 30 storeys, all in a relatively small area. Is this the Victoria of the future?
- **Shadow Lines and Wind Tunnels** - the wall of tall buildings will create major shadow lines and wind tunnels across the surrounding neighbourhood. Studies quoted appear inadequate.
- **A wall of cluttered tall buildings and no architectural renderings?** - It is not clear what we will get. Do we want to be another Vancouver? Will we destroy the uniqueness of what makes Victoria special as one of the most attractive cities in the world. What happens to the views from our harbour and why isn't there a mix of buildings e.g. condos, townhouses, low rises.
- **Lack of green space?** –renderings seemingly show buildings to the sidewalk, and limited green spaces and trees that are not paved over spaces. Needs more clarity.
- **Destruction of natural rock topography** – renderings seemingly propose to remove the natural rock formations at the corner of Esquimalt Rd and Kimta Rd. and possibly trees in the whole area. Note the major destruction of the natural rock topography at the corner of Kimpta and Songhees Rd. which has been left as a neighbourhood eyesore for over 4 years.

Sincerely,

Tony Cary-Barnard
60 Saghalie Rd,
Victoria, BC V9A 0H1

[REDACTED]

From: Andrew Still [REDACTED]
Sent: December 21, 2023 11:30 AM
To: Public Hearings
Cc: reception@bayviewplace.com
Subject: Roundhouse Rezoning - REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200-210 Kimta Rd.

Good Afternoon,

I wanted to write a letter in support of the above proposed rezoning.

I am a resident of Esquimalt and Victoria business owner, driving past the proposed site daily. This is a core piece of real estate for our city which I would love to see rezoned and developed. I have reviewed the proposal from Bayview Properties and am fully supportive for the following reasons:

- Firstly, it will bring much needed housing product to our city where housing continues to be an issue.
- It addresses the affordability issue, providing affordable housing rental options.
- It includes thoughtful public amenities, including parks and open space.
- It brings much needed commercial amenities to the area.

Please receive this email as a my full support behind this project.

Thanks,



Andrew Still
Managing Broker
Ashdown Capital Vancouver Island

[REDACTED]
#300 - 510 Yates Street, Victoria, BC

W www.ashdowncapital.ca

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[REDACTED]

From: Cathy Torok [REDACTED]
Sent: December 21, 2023 9:58 AM
To: Public Hearings
Subject: Fwd: THE REVISED BAYVIEW ROUNDHOUSE REZONING

> On Dec 20, 2023, at 8:05 PM, Cathy Torok [REDACTED] wrote:

>

> TO: THE CITY OF VICTORIA COUNCIL

>

> I STRONGLY OPPOSE— The REZONING Amendment and The New Proposal of the

> Bayview Roundhouse which is a valued National Heritage Site.

> In 2008 the City approved a plan on this site for Only 5 towers , This

> new request from the builder is overwhelming, and will overcrowd the existing charming neighbourhood.

> I purchased my home in 2019 knowing that there was an approved plan of 5 towers on this site, (18 stories in height)and a restoration of the Roundhouse, but I never imagined that the approved City plan could possibly be rezoned in density and height.

> I fell in love with the charming architecture and calm character of the Songhees neighbourhood, as I was trying to escape from the concrete high rise jungle of downtown Toronto.

> In all fairness to the Songhees Community, the new towers should not be allowed to exceed the height of the existing 2 tall towers and not to exceed the original City approved 5 tower plan.

> This new proposal on a valued National Heritage Site ,,of tall overshadowing condominiums, close together, will not only obstruct light and remove important green space, but also congest the neighbourhood, and in my opinion, would destroy the unique beauty of the Songhees waterfront which is so special and irreplaceable.

> This is my formal OPPOSITION to this REZONING application.

> Cathy Torok

> #101-11 COOPERAGE PLACE

> VICTORIA V9A7J9

>

>

>

> Sent from my iPad

To: Victoria City Council and Planning Committee

Re: OCP Bylaw amendment for Vic-West BayView Roundhouse Development between 251 Esquimalt Rd, 355 Catherine St and 200 Kimta Rd

From: Carolyn Watters, 165 Kimta Rd, Victoria

Date: December 21, 2023

Thank you for the opportunity to comment again on the Bayview Roundhouse development.

I am opposed to the Bayview Rezoning Submission filed September 12, 2023.

I have read the documents including the Roundhouse Design Guidelines provided by the city and by the development proposers. I have reviewed this proposal and proposed amendment to the OCP Bylaw 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)

There are certainly good reasons to develop the Roundhouse parcels (north and south) but the Bayview Rezoning Submission is not consistent with the OCP principles and will have broad negative impacts on the character of the neighbourhood and of the city.

The proposed OCP bylaw amendment, "to increase the permitted height up to 32 storeys and density up to 4.58 Floor Space Ratio for the proposed Roundhouse mixed-use precinct", is problematic. The proposed amendment violates the intent of the OCP principles and its commitment to "generations to come." The density and height specifics in the proposal are at odds with achieving the city's vision with respect to both community well-being and to Victoria's city unique beauty and historic heritage.

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. The potential impacts of the proposed development plans are alarming. Let me restrict my comments to specific 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 23 or 32 floors in elevators. Communities 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 proposal by the developers to build a specific 18 story building (D-7) exclusively for “Below Market Rental” housing is alarming. This proposal represents an egregiously outdated regressive social policy that separates and identifies those needing “subsidized” housing. This will have a multigenerational impact. Please do not do this.

Concerns of impact on OCP Vision

1. Sight Lines. The street level impact of the proposed 9 towers, 7 of which are 23-32 stories high 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. The proposed amendment to building heights and the number of buildings will irrevocably and permanently diminish the “beautiful natural setting” of Vic-West and of Victoria.
2. Precedence. The rezoning decisions made on the Bayview Rezoning application will have much broader implications as they will have the weight of precedence on future decisions in the entirety of Victoria West.
3. Heritage. The scale of the proposed buildings in this small area “overwhelms” the national historic significance of the E & N Roundhouse. This is completely in violation of City of Victoria website statement that “These heritage buildings are symbols of permanence and stability in an ever-changing world.” We need to be mindful of this goal.

Thank you for your consideration of these and other comments that you receive, as you weigh the issues of the proposed Bayview Rezoning Submission in the context of fulfilling the long-term vision articulated in the principles of the city’s Official Plan.



From: Whittaker, Ty [REDACTED]
Sent: December 21, 2023 10:48 AM
To: Public Hearings
Cc: reception@bayviewplace.com
Subject: Rezoning of the Roundhouse

To City Staff and Council,

I live at 530 St. Charles.

Bayview's proposal is an opportunity to provide Vic West and the surrounding Inner Harbour with a world class project which will provide an identity for this area for years to come. I strong encourage all aspects of this project to be endorsed and supported for this much needed project.

Thank you and Merry Christmas. Ty

Ty Whittaker

Executive Vice President | Personal Real Estate Corporation

[REDACTED] | [View my profile](#)

[REDACTED]
1175 Douglas Street, Suite 1110 | Victoria, BC V8W 2E1 | Canada
[REDACTED]

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Happy holidays



[REDACTED]

From: Victoria Mayor and Council
Sent: January 2, 2024 12:41 PM
To: Public Hearings
Subject: FW: 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.

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

She/Her
Protocol and Correspondence Coordinator
City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People

From: Dylan Labh [REDACTED]
Sent: Friday, December 22, 2023 11:41 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; landuse@victoriawest.ca; Development Services email inquiries <DevelopmentServices@victoria.ca>
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.

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, MBA

1098 Willow Street, Victoria BC, V8X 3J9

[REDACTED]

From: john king [REDACTED]
Sent: December 22, 2023 2:45 PM
To: Public Hearings
Subject: OPPOSITION TO BAYVIEW

Dear Mayor & Council

I am writing to voice my OPPOSITION to the new Roundhouse development master application.

I live in Vic West and the new proposal is overwhelming and TOO HUGE for the Vic West and Songhees community. It Would introduce too many people and be overcrowded for this area. Definitely No, the original approved plan was realistic, this is not.

John King
101-11 Cooperage Place
Victoria V9A7J9

Sent from my iPhone

From: [Wayne Eng](#)
To: [Public Hearings](#)
Cc: [Wayne Eng](#); [Elizabeth Eng](#)
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: December 21, 2023 3:09:15 PM

Dear Mayor and City Council,

We are gravely concerned about the revised Roundhouse Bayview Development proposed by Focus Equities, which projects a Floor Space Ratio (FSR) of 4.58 with nine new towers of up to 32 stories high.

This unfortunate 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 Official Community Plan (OCP) guideline of 2.5. What has happened to the Victoria city standards? The new proposed density of 4.58 is double the originally approved density. This 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, which may need to be expanded, and increased foundation requirements. The congestion will spill over to the pedestrian traffic along the Songhees walkway, and destroy the amiable, relaxed atmosphere of this community. Indeed, the new proposed density of 4.58 could transform Victoria into another Vancouver or 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.

There are some outstanding issues that need to be resolved and disclosed to the public before this proposal can even be considered by the city council. Has due diligence been performed on the following issues:

1. Remediation of contaminated soil due to past railway operations – is there a definitive research report on the method of remediation and quantity of material involved? What is the probability of having to export the contaminated soil to the USA? Who is liable for this expense – the city or the province?
2. Is there a detailed map (to scale) of the towers in phase 2 compared to phase 1?

Why is there such a wide disparity between the phases in the placement and concentration of towers? Is the Focus Equities proposal for phase 2 simply too

big for the site? Please see attached google earth map of phases 1 and 2 (shown in dashed lines.)

3. What is the social impact of this proposed development on parking, traffic, access to parks, playgrounds, and public transportation? Have independent consultants been contracted to give reports specifically on the social impacts of parking and traffic?
4. Affordable housing – what is the current status – who is going to build it and carry it forward?
5. Are the 6 historic buildings going to be preserved, and the rail right of way maintained? What about the cultural centre that was promised in 2008? What are the clearances used? The land plot appears very tightly constrained.
6. What is the energy efficiency rating of the proposed buildings and is it consistent with the city's climate action plan?
7. What are the building practices of the developer?
Some former residents from the new Bayview facility were dissatisfied with Bayview and have moved out. How reputable is the developer? How many units are still unsold in the new Bayview facility?
8. What is the estimated increase in demand of garbage disposal and water supply, waste treatment and sewage capacity? Have these costs to increase capacity been included?

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 with a unique beauty and feel. We fear this may not continue if the Roundhouse development is approved.

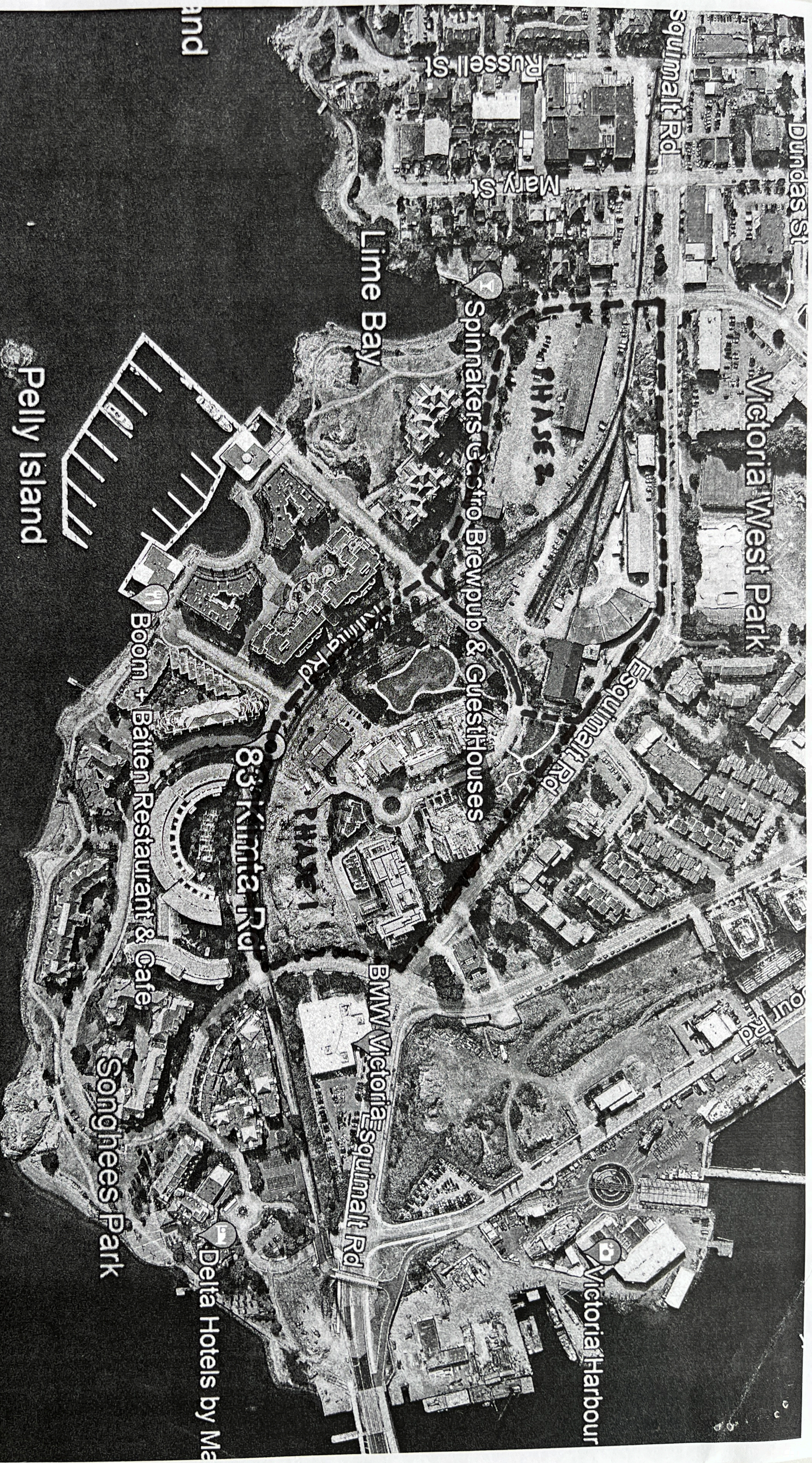
We hope the mayor and city council have the wisdom to stop it now. The developer has tried to take advantage of the current zoning liberties with the city council, and the hype of a "housing crisis".

We hereby voice our strong objection, and respectfully request that you do NOT approve the re-zoning proposal. It should not even be considered until the above outstanding issues are properly resolved and disclosed to the public. Please consider REDUCING the current zoning for the phase two proposal to better balance the two phases of the site.

Sincerely,

Wayne and Elizabeth Eng
634 - 205 Kimta Rd.
Victoria, BC V9A 6T5

December 21, 2023



Victoria, BC - Port Angeles, WA

Pelly Island

Roundhouse Project

REZ00729: 251-259 Esquimalt Rd,
45 Saghalie Rd, 355 Catherine St,
200-210 Kintla Rd

Legend

- Boom + Batten Restaurant & Cafe
- Spinnakers Gastro Brewpub & GuestHouses

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

[REDACTED]

From: Arthur McInnis [REDACTED]
Sent: December 26, 2023 2:39 PM
To: Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Dave Thompson (Councillor); Krista Loughton (Councillor); Matt Dell (Councillor); Susan Kim (Councillor)
Cc: Marg Gardiner (Councillor); Stephen Hammond (Councillor); Chris Coleman (Councillor); Public Hearings; Michael Angrove
Subject: Lisa Helps, Homes for Living, Ken Mariash and Bills 44 and 47

Lisa Helps, Homes for Living, Ken Mariash and Bills 44 and 47

One of the things that has puzzled me about Bayview is – what is driving you toward approval of the rezoning?

For many of you Bayview seems to fly in the face of how you individually held yourselves out, and the priorities you had, when running for Council on grass roots agendas. Although I cannot state as a fact what is driving it, my hypothesis is that you feel both obliged and pressured to rezone.

Where does this obligation and pressure come from? I would submit that it comes mainly from Lisa Helps, Homes for Living and Ken Mariash. To a lesser degree it also comes from a misunderstanding of current Government policy as reflected in Bills 44 and 47.

Lisa Helps

Here is how Lisa Helps may be obliging or pressuring you in my view:

1. Lisa Helps endorsed Marianne Alto for Mayor and the Coalition of Five (Caradonna, Dell, Thompson, Loughton and Kim) for Council. As a result, you may believe that you owe the former Mayor for her endorsement. That is how endorsements work, isn't it? You do something for me, and I will do something for you? You would know that such endorsements by a sitting Mayor are rare, but they were still given anyway. Who in the public can say whether or what discussions you might have had leading up to those endorsements? Lisa Helps was the former Mayor after all and thus her endorsement would have carried outsize weight.
2. Lisa Helps is now the "Housing Solutions Advisor to the Premier's Office" (\$160,000 per annum). She is connected at the uppermost reaches of Government and is "all in" on housing. Two of you are employed by the provincial Government. Without even knowing what their career ambitions are, I imagine they would not want to appear

offside on housing when they are employed by a Government that is on a housing mission.

3. Lisa Helps appeared in the latest Bayview Place advertorial and said: *“This is the perfect example of a complete community where there’s something in it for everyone mixed use residential commercial Heritage, historic. It really could be gem on the west part of our city.”* I assume the Councillors have seen it.
4. Lisa Helps received the maximum donation in her last campaign from Ken Mariash \$1200.00.
5. Homes for Living in one Voting Record (see below) published on the last City Council showed both Helps and Alto with “100% scores”.
6. On Lisa Helps website – after her name, there are two headings one of which is *“Transformative work.”* The transformative work of course revolves around housing. Is it just a coincidence that Mayor Alto has also referred to Bayview as “remarkably transforming”?

Homes for Living

Homes for Living describes itself rather mundanely this way:

“We are a mix of homeowners and renters, including policy analysts, mapping/zoning specialists, students, and more. We are all community volunteers that are passionate about making Victoria more affordable for primary homeowners and renters.”

However, it’s description then becomes more ominous when it adds:

“We want to transparently cast a light on what councillors support/don’t support so that people can pressure them to support policies that are the most impactful. Every councillor pays lip service to affordability, but we want to show with data which of them are actually attempting to make it more affordable through bold action rather than maintaining the status quo, which in turn will only worsen affordability.”

How does Homes for Living do this?

It does it with a running tally on how you are voting. Each one of you is scored on how you have voted from proceedings of public hearings. As such, at present, the Mayor and the Coalition of Five all have “perfect” records; that is 100% scores. I note that Gardiner, Coleman and Hammond do not. Even before they acquired a Voting Record Homes for Living endorsed

the Mayor and Coalition of Five during their campaigns. Once again in exchange for what, if anything?

The Mayor and Coalition of Five have supported every home that has been proposed with none opposed. Now when you think about it that is quite the record. It says to me that we shall not be deterred. It says to me that there are no circumstances when new housing should ever be opposed. As noted above Lisa Helps also had a 100% score on one Voting Record during her term as Mayor.

Sadly, this reminds me of another score keeper – the National Rifle Association or NRA in America. Notwithstanding the very different subject matter the intent of keeping a running tally on how elected officials vote, either in Municipal Council in Victoria, or in Congress in the United States, on one single topic is intended for one purpose only – *to put pressure on those elected officials to vote in a certain way or else lose their support.*

As noted above Homes for Living makes no secret that is its stated purpose. There is no room for nuance. Support must be 100%. Do not talk to me about “background checks” for example, we do not need them. Just show me how you will vote.

And what of those involved with Homes for Living? Well, it is a mix of persons and there may be a genuine commitment from them. But equally some of their backgrounds also tell another story. Compare, for example, Robert Berry whose bio appears on the site. Here is his description:

“Robert is a life-long Victoria resident that is unhappy seeing housing shortages & price escalation displace his friends. He believes that municipal reform to legalize cheaper housing is our best tool for addressing our overlapping affordability, climate, transportation & livability challenges.”

And here is who Mr. Berry works for: QuadReal Property Group:

“QuadReal is a global real estate company committed to delivering strong, stable returns and creating spaces and communities that enhance the lives of the people we serve. Headquartered in Vancouver, British Columbia, we manage a portfolio of over \$73.8 billion in assets under management across Canada, the U.S., the UK, Europe and the Asia Pacific. In addition to being diversified across sectors and geographies, these assets include investments in programmatic partnerships and operating companies in which we hold an ownership interest...QuadReal was established in 2016 by British Columbia Investment Management Corporation (BCI) to manage its real estate program and now its real estate debt program.”

QuadReal's latest 72 page "Activity Report 2021-2022" makes no mention of "affordable housing".

Ken Mariash

Ken Marish is a director of Focus Equities – the company behind Bayview I and Bayview 2. He has not been hesitant to place the responsibility for delays on this project squarely on the current zoning and thus put pressure on Council to change it.

The massive expenditures he has held out as having been made on this project, and the time it has taken to reach this point, would also seem to be putting pressure on the Council. Here are quotes from Focus Equities or Ken Marish as examples:

"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)"*

- Focus Equities Rezoning Application: Final Submission, September 12, 2023

"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."

- Focus Equities promotional materials

"When Mariash purchased the first portion of the land in 2002, it was already zoned for multi-family with building heights as tall as 13 storeys. That zoning was part of a deal the City of Victoria had made with the province to make the land more attractive to buyers. But Mariash was not aware municipal councillors and the local community were not supportive of the building heights. Mariash said after he had legally agreed to the \$11.5-million price with the province, he was talking to people in Los Angeles who warned him he would face trouble with the city. 'It was a little goofy that I was being encouraged here, and people in L.A. were warning me that people back here might not be so supportive,'" he said.

- Times Colonist, November 12, 2017

I imagine that you do not welcome being singled-out by anyone. Is it a factor in you wanting to put an end to inexcusable delay? But what if it is excusable and perfectly understandable?

The delay has seen massive appreciation in the value of the land since it was purchased. The purchase price for the site was \$11.5 million (above) and now, with appreciation, Mr Mariash values one tiny difficult parcel on the site which will be “donated” for affordable housing at \$15 million alone.

Multiply that valuation for the entire site and it is a very large sum indeed. But the real prize is obviously changing the zoning so massive towers can be built there. My guesstimate as to what this might be worth using the valuation above as a rough guide could be \$200 million. That is coincidentally a figure that Ken Mariash has also used to value his costs to date. If it were \$200 million, then who could complain if Mr. Mariash just recovered his costs with a sale of the entire site? Again, if that price were realised, then that is not a bad return on the purchase, after hiring consultants to do some concept drawings and write a few reports. So, maybe the delay here has not been so detrimental to Focus Equities? Maybe it does not have as much reason to complain about the current zoning as might appear especially if the plan is not to build but to sell.

Bills 44 and 47

There is nothing in either Bill 44 or Bill 47 that mandates either the approval of Bayview or the rezoning and proposed amendments to the Official Community Plan.

Summing up

1. You appear to be “losing the plot”.
2. Given you play the central role in making decisions on rezoning applications, it is important to resist any pressure from any source which may exist when fulfilling your responsibilities. Giving in to pressure could have significant negative consequences for the community and the city as a whole.
3. Pressure compromises the integrity of the decision-making process. Rezoning decisions should be based on careful analysis, consideration of all the relevant factors, and adherence to established regulations and guidelines; e.g. – our Official Community Plan. If you give in to pressure, it undermines the credibility of your decision-making process and raises doubts about the fairness and transparency of the outcomes.

4. Yielding to pressure can lead to decisions that are not in the best interest of the community. Rezoning applications need to be evaluated based on their potential impacts on various aspects, such as traffic, infrastructure, environment, and quality of life for residents. If you prioritize pressure from external influences over the well-being of the community, it can result in inappropriate or unsustainable development that may harm the local environment, strain resources, or disrupt the existing character of neighborhoods.
5. Giving in to pressure would set a dangerous precedent for future decision-making. If you were to consistently make decisions based on pressure rather than objective criteria, it would encourage more attempts to influence outcomes through lobbying, special interests, or other forms of influence. This can erode public trust in the decision-making process and create an environment where decisions are driven by personal interests rather than the long-term welfare of the community.
6. If acting under pressure you would be failing to uphold the General Principle of Accountability in your Code of Conduct. That Principle states that *“a member must be accountable for their decisions and actions, competent and diligent, and act in the best interests of the City as a whole, without regard to the member’s personal interests.”*

In conclusion, you should remain steadfast and resist any pressure there might be when making decisions on rezoning applications. By upholding the integrity of the decision-making process, prioritizing the best interests of the community, and setting a strong precedent for objective decision-making, you can ensure that all its rezoning decisions are fair, transparent, and aligned with the long-term goals and well-being of the city and its residents.

Sincerely,

Arthur McInnis

[REDACTED]

From: Brian McCallum [REDACTED]
Sent: December 27, 2023 5:24 PM
To: Public Hearings
Cc: Bayview Reception
Subject: Roundhouse Rezoning-REZ00729-335 Catherine Street, 251 Esquimalt Rd, 200-210 Kimta Road

December 27, 2023

To the Mayor and Councillors, City of Victoria

Re: Roundhouse Rezoning-REZ00729-335 Catherine Street, 251 Esquimalt Rd, 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 Sent from my iPad

[REDACTED]

From: Gilles Chartrand [REDACTED]
Sent: December 27, 2023 11:50 AM
To: Public Hearings
Subject: Bayview rezoning proposal

To the Victoria council,

I vigorously oppose the last proposal submitted for the Bayview/Round house development. I am however open to the initial approved proposal which was never initiated in any way, dating back 8 - 10 years or so ago.

The increase in density and the height of the buildings proposed are off the chart for our type of neighborhood.

Please deny this last proposal from Focus Equity as it is definitely not for the betterment of our community.

Submitted by:
Gilles Chartrand
802-60 Saghalie rd
Victoria, BC
V9A 0H1
[REDACTED]

Thank you,

Sent from my iPhone

[REDACTED]

From: Kerry Gentile [REDACTED]
Sent: December 27, 2023 12:45 PM
To: Public Hearings
Cc: Victoria Mayor and Council
Subject: My opposition to the rezoning amendment and proposal for Roundhouse

I am writing today with my concerns regarding the Roundhouse at Bayview Place.

Attended the Bayview Rezoning Proposal & COTW meeting on Oct. 26. Being relatively new to Victoria, I was hoping to obtain more information on this development, and the controversy surrounding it. Unfortunately there was a substantial lack of it. EX: Vague replies as to how the Roundhouse is going to be utilized and protected as a heritage site. Coming from a large city (Mississauga Ont.), and having lived in a high rise condo building surrounded by 5 others, I feel it necessary to share my experiences.

It was the main reason I left Mississauga.

The consequences of such a large project are enormous. If you have never lived in that atmosphere, you cannot imagine the psychological impact on people and their quality of life.

- 1) Too many people crammed into a relatively small area.
- 2) Noise. Noise has a tendency to vibrate and echo off of each building if they are high and close together.
- 3) Studies have shown that a person's mental health (Anxiety/Depression) is more of a problem in high rises.
- 4) Lack of major grocery stores/banks/traffic problems. EX: Bridge
- 5) Medical centre
- 6) Parking. As shown in presentation-it looks like they are relying more on walking/bicycling/transit. This will not cut it. People will still want sufficient amount of parking in each building. Like it or not, people are addicted to their automobiles.

Understand the pressures on City Councils in BC and other provinces to build housing, as the Federal Govts \$4 billion Housing Accelerator Fund will be coming into effect. But city councils also have a moral obligation to work for the community. Not the developers. In my opinion, once you open the door, there will be no stopping them.

Please slow down and reconsider the ramifications. Do you really want this to be your legacy? Because it will not be looked upon with kindness in the future or in the next election.

Victoria is such a unique city. When I arrived I felt at home immediately. The ambiance, friendly people, different neighbourhoods and of course the harbour.

Love this city! Still enamored with it.

Conde Nast just named it the *best small city in the world* for heavens sake!

Keep the heights down. Also, why is Vic West carrying the brunt of 1900 units out of 4902 required by BC government to be built in Greater Victoria? (40%)

Also, is Mr. Mariash actually going to be the builder, or will he sell it off?

Having been at the meeting, I feel the Councillors and Mayor are leaning heavily towards going ahead with this development.

Hopefully not. We need a balanced approach to this.

Regards,
K. Gentile
66 Songhees Rd #706

*****This letter is a resend*****

Victoria BC
V9A 0A2

[REDACTED]

From: Victoria Mayor and Council
Sent: January 2, 2024 12:41 PM
To: Public Hearings
Subject: FW: Attn: Mayor & Council re: Public Hearing Jan 11, new information

[REDACTED]

[REDACTED]
Protocol and Correspondence Coordinator
City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People

From: Keri Salvisburg [REDACTED]
Sent: Tuesday, December 19, 2023 1:42 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@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>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Michael Angrove <mangrove@victoria.ca>; Development Services email inquiries <DevelopmentServices@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>
Subject: Attn: Mayor & Council re: Public Hearing Jan 11, new information

Dear Mayor, City Councillors and City Planners,

In advance of the Public Hearing scheduled for January 11th, 2024, I am writing to once again express my deep concerns and **OPPOSITION** regarding the proposed revisions for the Roundhouse property in Vic West and the requested **amendment to the bylaw to actually increase the FSA in the Official Community Plan**. I urge you to stop that process immediately. A community meeting was held last week on December 13th to discuss this rezoning proposal and OCP bylaw change and the **Songhees residents showed up en masse**. The venue was packed solid such that extra chairs had to be brought into the room 4 separate times and the doors were still unable to be closed because people were overflowing out of the doorway and into the hallway for the entirety of the meeting. **The level of opposition by the good, tax-paying residents of the Vic West community to the rezoning proposal and the proposal to increase the density in the Official Community Plan is enormous**. I am aware of the numerous opposition submissions that you have received from local residents. I urge you to review those submissions carefully. I am further aware that you were provided with a petition prior to August 4 signed by approximately **1400 citizens who oppose the rezoning application**

due to its increase in density. In your roles as city representatives, **it would be entirely unethical to ignore the opposition of these good people who rely on you to honour their requests to deny this rezoning application and protect their community.**

As I have mentioned in my prior letters to you regarding this matter, 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. The Bayview developer has made it clear that they want to push this proposal through once and for all. This proposed wall of concrete would be around for the rest of our lives; long after your retirements and your grandchildren's retirements. **Do you want this debacle to be the legacy you leave behind in your role as a protector of this City's citizens?**

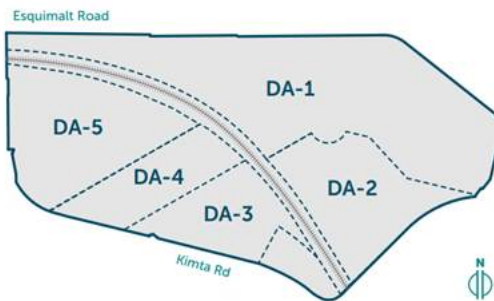
This one small parcel of land would have more units than every other building in the entire Songhees neighbourhood combined. The Songhees neighbourhood has a unique feel to it; a collective of high end condo buildings ranging from 5-9 stories along the water. The current Bayview development (Bayview 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 9 more buildings (with proposed heights of 32 stories high, as well as 29, 28 stories, 27 stories, etc.) and including now a mix of a potential of 3 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.

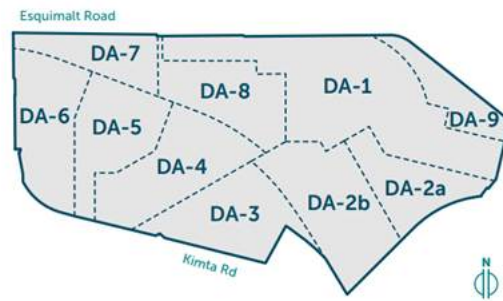
One only has to look at the drawing below to recognize how unreasonable the proposal is compared to the original. They are not even in the same ballpark.

2.2.1 Rezoning Application

CD-12 Land Use Zone (Current)



Proposed Land Use Zone



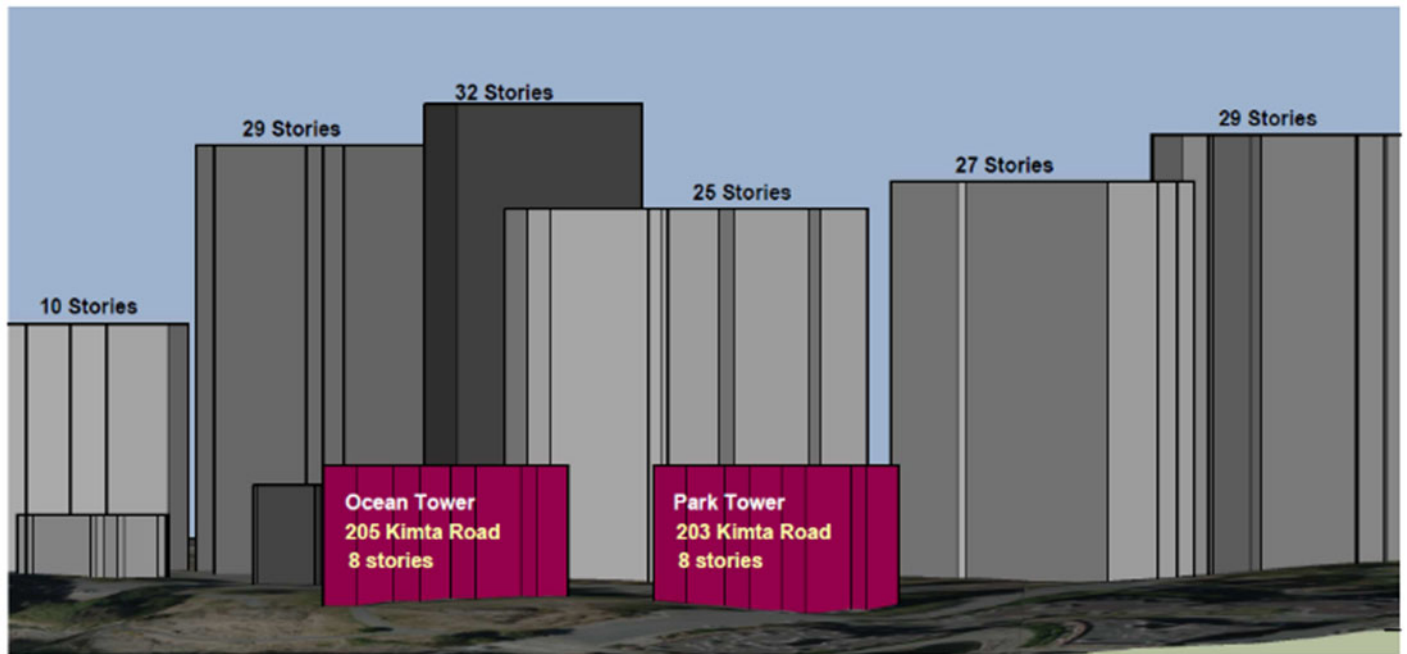
Furthermore, I hope each of you took notice of the obvious attempt to NOT draw attention to the drastic increase in the number of stories in the revised proposal by their choice to not show the original number of stories in their comparison chart shown below.

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 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 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 ¹	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

¹ Heritage Buildings ¹ Below-Market Rental

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



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 departments themselves 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. **There are currently unsold units 1 block from this property at the new Dockside Green buildings AND the new Railyard buildings.** Again, I think this would be relevant to the City; there are unsold units all across this City and the Bayview Encore building itself 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 and **current neighbouring properties** can’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 **look at the massive list of proposed developments on your own website** or 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, and deny the rezoning application and the bylaw to increase the density on the Official Community Plan.

Sincerely,

Keri Salvisburg

740-205 Kimta Road.

Victoria

[REDACTED]

From: Mona Chartrand [REDACTED]
Sent: December 27, 2023 12:07 PM
To: Public Hearings
Subject: Bayview rezoning

Attention Victoria City Council:

I am opposed to the proposed rezoning of the Bayview/Roundhouse development.

I believe that the Focus Equities proposal does not represent the needs and character of Victoria. It will be too dense and too high with no regard given to the current neighbourhood.

Please deny this project.

Mona Chartrand
802-60 Saghalie Rd.
Victoria, BC
[REDACTED]

Sent from my iPhone

[REDACTED]

From: Mary-Ann McCallum [REDACTED]
Sent: December 27, 2023 5:13 PM
To: Public Hearings
Cc: Bayview Reception
Subject: Roundhouse Rezoning-REZ00729-335 Catherine Street, 251 Esquimalt Rd, 200-210 Kimta Road

December 27, 2023

To the Mayor and Councillors, City of Victoria

Re: Roundhouse Rezoning-REZ00729-335 Catherine Street, 251 Esquimalt Rd, 200-210 Kimta Road

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 Sent from my iPad

[REDACTED]

From: Bill DEXTER [REDACTED]
Sent: December 28, 2023 8:21 AM
To: Public Hearings; Bill DEXTER; Barb Telus; Victoria Mayor and Council
Subject: Bayview Rezoning

To: Victoria City Council

> We are **firmly against** the current proposal for the Historic Roundhouse / Bayview property.

> My wife Barbara and I have been residents of the Songhees for over 30 years and have always looked forward to the area being fully developed, thus bringing more amenities and more people to the community.

> We were thrilled when the Roundhouse property concept plan was unveiled about 20 years ago, especially the ideas for this important National Historic Site. Unfortunately the developer does not seem to have had the wherewithal to get the project done. He has had approvals for phase 2 for 15 years and nothing has happened! Now an incredible doubling of the density in this neighbourhood is proposed presumably to cover carrying costs.

> Council should reject these skyscrapers (an astounding nine of them; some reaching an unbelievable 32 stories!) in the rezoning proposal for this historically important site and for the sake of the livability of this Victoria West community.
Bill and Barbara Dexter

[REDACTED]

From: Sylvia Burkhardt [REDACTED]
Sent: December 28, 2023 1:16 PM
To: Public Hearings
Subject: VicWest Public Hearing, January 11. 2024. Oppostion to rezoning Proposal.

To All Concerned.

I would like to **register my opposition to the proposed development of the Roundhouse Bayview Property as proposed at this time.**

Although I am interested in seeing the site being improved, I do not wish to see the proposed densification standards that have been amended from the 2008 early development permits.

I have written to Council on 3 different occasions to voice my concerns about this property as being looked at by this Council.

Allow me to reiterate just some of my strong opposition stance.

1. The new proposal is not the type of landscape needed for a Heritage site such as the Roundhouse property.
2. This development is not the landscape that should be seen upn entering this beautiful harbour area with towers being proposed at 30+ stories high.
- 3.The addition of 4 new towers from 5 towers to 9 towers is too much for this landscape.

I urge you to reconsider this whole rezoning issue at this public hearing.

Thank you for you attention to this matter.

Sincerely,

Sylvia Bukrhardt

847 203 Kimta Road

Victoria, BC

[REDACTED]

From: J Morgan [REDACTED]
Sent: December 29, 2023 1:46 PM
To: Public Hearings
Cc: reception@bayviewplace.com
Subject: Proposed development at Bayview Place

I'm writing in support of the proposed development at Bayview Place, located between Klmta and Esquimalt roads.

The cost of housing in Victoria continues to soar, making it very difficult, if not impossible, for young people and those on fixed or low-to-moderate incomes to live here. A major cause of rising housing costs in Victoria is the lack of adequate housing construction in the city. It's simply the law of supply and demand.

Additionally, increased competition for available housing not only pushes purchase prices higher, it pushes rents higher, as well.

If people can't afford to live here, that will eventually erode the city's tax base and lead to increased taxes for those who actually can afford to stay. Otherwise, the city won't be able to maintain its services and critical infrastructure.

The current situation is "no-win, no-win."

It's my perception that the Bayview proponents have done their best to accommodate the city's various concerns, and this project has dragged along for years, literally. It's time to give it the green light and help stimulate housing affordability for the good of us all.

Sincerely,
Jacqueline Morgan
#804 - 75 Songhees Road
Victoria, BC V9A 7M5

[REDACTED]

From: carol mann [REDACTED] on behalf of carol mann
Sent: December 30, 2023 1:17 PM
To: Public Hearings
Subject: January 11 Meeting regarding Bayview Development

I am a resident of Bayview One, #609. I have lived here for over 6 years and it does seem like there have been proposals to proceed with new buildings for an even longer period than that. From what I have seen at presentations made by the developer I think these new buildings would certainly be helpful in a few ways. Firstly the new buildings would help to address the housing shortage the city is experiencing. Secondly it would improve the area by filling in some empty lots that are an eyesore. Thirdly it would increase the density of the area such that businesses such as restaurants, stores, etc. would find it viable to locate here.

There has been some opposition because some feel that it would diminish the significance of the current Roundhouse. That could be a concern if it currently was being used in some impactful way but right now it looks like a neglected building that has no use. The new development would encourage some repairs and updates there as well and rather than diminishing its significance it would bring it back to life.

I trust you will give this your consideration when making decisions regarding this development.
Carol Mann

Sent from [Mail](#) for Windows

[REDACTED]

From: Victoria Mayor and Council
Sent: January 2, 2024 12:41 PM
To: Public Hearings
Subject: FW: Tower development at E and N Roundhouse

[REDACTED]

[REDACTED]
Protocol and Correspondence Coordinator
City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

-----Original Message-----

From: Lynne Rogers [REDACTED]
Sent: Saturday, December 30, 2023 10:33 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Tower development at E and N Roundhouse

As a born and bred Victorian I totally understand we need housing desperately. However I do not support this outrageously large development proposed for this one site. We are rapidly starting to look like every other large city around our unique inner harbour. Please reconsider the size of this development as per TC commentary by Steve Barber.

Thank you from Lynne Rogers
1744 Haultain St
Victoria
Sent from my iPhone



477 Joffre St South * Esquimalt BC * V9A 6C7

January 2, 2024

Re: Roundhouse Rezoning – REZ00729

Dear Victoria Mayor and Council

I am writing to express my support for the Bayview Place Roundhouse rezoning project. I believe this project holds significant benefits for the Vic West community, and I would like to outline the reasons for my support.

Firstly, the redevelopment of the old vacant industrial space represents an opportunity to revitalize an underutilized area, contributing to the overall aesthetic improvement of the community. The remediation and repurposing of this space align with the city's goals for sustainable urban development.

One of the project's most commendable features is the commitment to providing 215 units of affordable rental housing. Victoria has been actively seeking solutions to address the demand for such housing, this development stands as a positive step in meeting the needs of the city's diverse population.

I am particularly excited about the restoration of the historic 1913 Roundhouse building, envisioning it as a vibrant plaza. This not only preserves the heritage but also creates a unique gathering space and commercial hub. Such additions outside the downtown core contribute to the decentralization of resources and opportunities, benefiting a broader segment of the community.

While I understand the concerns regarding the project's height, I appreciate that going vertical allows for the integration of essential elements, such as affordable housing, open public spaces, and commercial facilities. Sacrificing height may lead to a loss of valuable green space, which I believe is a trade-off not in the best interest of the community.

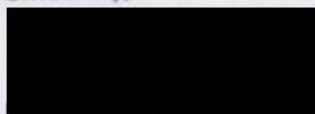
Moreover, I applaud the commitment to environmental sustainability demonstrated by the planting of 400 new trees. In a time when urban greenery is under threat, this project takes a positive step toward increasing Victoria's tree canopy, contributing to the city's overall environmental health.

Lastly, the inclusion of much-needed child care spaces with a dedicated outdoor play area addresses a critical shortage in our region. Supporting families and providing safe and nurturing environments for our children is an investment in your community's future.

While I acknowledge the concerns surrounding the height of the Bayview Place Roundhouse project, I firmly believe that the benefits it brings far outweigh these concerns. Victoria's landlocked nature necessitates thoughtful vertical development, and I appreciate the developer's efforts to balance the needs of the community with the project's impact.

Thank you for your time and consideration. I trust that, with careful deliberation, you will make a decision that serves the best interests of the community and ensures a vibrant and sustainable future for Victoria.

Sincerely,



Director
Saxe Point Day Care
477 Joffre St South
Esquimalt BC
V9A 6C7

[REDACTED]

From: Barbara Landell [REDACTED]
Sent: December 31, 2023 11:23 AM
To: Public Hearings
Subject: Towers

Dear Mayor Alto and council:

The proposed project at the Roundhouse site is not in any way acceptable.

Too dense, too high, and too many.

I am very disappointed with all of you for standing behind this proposal.

There are many downsides. The negative impact on birdlife and local neighborhoods are just two obvious ones.

The plan is too much for the livability scale of our city. Let's preserve the quality we have and not create a "mini-big city". Many don't want it. And people who do can stay in the big cities.

Sincerely
Barbara Landell

Sent from my iPhone

[REDACTED]

From: Bob [REDACTED]
Sent: December 31, 2023 12:24 PM
To: Public Hearings
Subject: Roundhouse development

This letter is to say this resident and homeowner in Victoria wishes Mayor and Council to NOT ALLOW SUPER HOGH DENSITY of 9 towers of 32 stories at the Roundhouse site. More modest tower height is sufficient.

Bob McKechnie
1126 Leonard St
Victoria

[REDACTED]

From: Barry White [REDACTED]
Sent: December 31, 2023 9:33 AM
To: Public Hearings
Subject: Roundhouse development

Hi , I think the proposed density and the height of the building towers are excessive .The height of the buildings should reflect the existing zoning .

Barry White

[REDACTED]

From: Dave Wood [REDACTED]
Sent: December 31, 2023 4:16 PM
To: Public Hearings

I strongly urge Victoria City Council to reject the “massive” redevelopment proposal for Victoria West E & N Roundhouse.

I understand that Victoria is #1 as the most desirable place to live in the Country. Please, let's keep it that way! Most sincerely,

Betty Wood, Royal Quays, 10 Paul Kane Place, Victoria, B.C. V9A 7J8.

[REDACTED]

From: C Dubney [REDACTED]
Sent: December 31, 2023 10:49 AM
To: Public Hearings
Subject: Re 251 Esquimalt Rd, 355 Catherine & 210 Kimta rezone # 00729

These towers are TOO extreme. The density, shadow and blocking of light will be so excessive, including the amount of people they will be expected to hold. Please reconsider this...once built there is not going back. As a neighbour across the water I am very opposed to this proposal.

Sincerely C. Dubney

Cookie Dubney
Victoria B.C. [REDACTED]

[REDACTED]

From: Caren Pedron [REDACTED]
Sent: December 31, 2023 8:36 AM
To: Public Hearings
Subject: Vic West Roundhouse development

Dear Mayor and Council,
We vote no to this development in its current state.
C. And J. Pedron
James Bay

Sent from my iPad

[REDACTED]

From: Don Bailey [REDACTED]
Sent: December 31, 2023 10:37 AM
To: Public Hearings
Subject: Vote NO to the Roundhouse development

Please consider your decision through the lens of on-going sustainability.

What will become of Vic West — and all of Victoria — 50 years from now if this project proceeds? Consider the 1,000s of people stranded in the towers on the Roundhouse site when climate change isolates Victoria and the island from the rest of the world. We will need green pathways into agricultural lands and greenbelts — not more people.

The battle for our survival is now fully engaged. Please vote NO to the Roundhouse development.

Sincerely,

Don Bailey
Oak Bay

[REDACTED]

From: David Drinkwater [REDACTED]
Sent: December 31, 2023 8:15 PM
To: Public Hearings
Subject: Focus Equities Roundhouse Proposal

I am a resident of Victoria and I am writing to express my views on the above noted proposal.
In my opinion this proposal is far to large ,high and dense for the location.
The proposal will destroy the significant heritage element of the property.
This part of Victoria (Vic West) is already overdeveloped with precious little of its heritage remaining which makes the development of this property unusually important.
More importantly council must recognize and accepting higher and more towers is not going to solve the housing crisis but is destroying the nature of the city.
The only people who are benefit from this is the developers.
Council must also accept every place has a development limit and Vic West is already too dense.

David Drinkwater
Victoria BC

Sent from my iPad

[REDACTED]

From: Donna Morrissey [REDACTED]
Sent: December 31, 2023 7:49 AM
To: Public Hearings
Subject: No to the proposed Roundhouse

This project is much too large for this site...please note my NO vote!

Donna Morrissey
369 Tyee Road
Sent from my iPad

[REDACTED]

From: Doug VanDine [REDACTED]
Sent: December 31, 2023 8:07 AM
To: Public Hearings
Subject: No to the Focus Roundhouse density

I don't mind some housing development of the Roundhouse area, but I feel the proposed development density is much, much too high. The proposed project is too large for the area.

Doug VanDine, 369 Tyee Road, Victoria, BC

[REDACTED]

From: DR [REDACTED]
Sent: December 31, 2023 4:04 PM
To: Public Hearings
Subject: Focus Equities 9 Tower Proposal

Dear Victoria Council Members:

I beg of you to SERIOUSLY rethink allowing Focus Equities to build 9 towers on the National Heritage site in Vic West. It would be sheer incompetence on your part to approve such a horrific proposal. Surely you must realize this would cause sheer devastation to that area. Not to mention the congestion that would only increase with time. This sort of thing is nothing less than DEVASTATION CREATION for this beautiful City of Victoria. I BEG and PLEAD with you to come to your senses and say NO NO NO to Focus Equities proposal.

Thanks for listening to me. Just another Tax Payer asking for some Common Sense City Planning.
Doug Reglin

[REDACTED]

From: Elizabeth Coey [REDACTED]
Sent: December 31, 2023 8:33 AM
To: Public Hearings
Subject: Roundhouse site

As a Victoria citizen, taxpayer, I object to this 9 storey proposal. Please maintain heritage buildings as well as only allow development in keeping with heritage designation. Surely even a 4 story development with similar design to Roundhouse could be built,

Sent from my iPad
Elizabeth Coey

[REDACTED]

From: E Price [REDACTED]
Sent: December 31, 2023 4:48 PM
To: Public Hearings
Cc: Terie Vickers-Craig; James Sinardi; cathy Torok; Donna Steeves; Maureen Lunden
Subject: Fwd: We say NO to the Bayview project REZONING
Attachments: The ABC's of Bayview.pdf

Importance: High

To the Mayor and the Council

I would like to add my voice to that of Terie Vickers-Craig and James Sinardi who have presented so clearly the unresolved objections to the approval of this project in its present form.

In 2016 I bought a home in Royal Quays and was advised that two projects were in the works: the Victoria International Marina (now complete) and the Roundhouse National Heritage Site which was promoted by my realtor as a gem of urban planning which would respect the character of the heritage buildings, create a pedestrian friendly meeting place, with a market and commercial space (boutiques and coffee shops for example) and it would provide housing with four apartment towers the tallest reaching 23 stories. The current proposal of nine towers with a maximum height 32 stories, the tallest yet to grace the skyline of this beautiful city, is a far cry from the original aesthetic touted to potential property owners in 2016 .

Times have changed and I understand the need to provide affordable housing in this city indeed, throughout the country but I do not believe that the rush to massive development of this nature will serve that purpose. I reference a letter to the Mayor and the Council from Jeff Pivnick who very specifically, lists the many weaknesses in this current plan; from traffic flow concerns, parking, remediation safeguards and a lack of real affordable housing.

I believe that Vic West is being robbed of an important contribution to Victoria's wonderful history and architectural heritage if this site is developed as it is currently proposed. The initial plan saw a balanced use of the land that provided a mixture of housing with respect for and pride in the areas unique historic character. Once lost it will be gone forever and so this is a crucial decision to be considered not only in light of the current political climate but in light of the responsibility that the Mayor and the Council must consider when leaving a legacy for future generations.

Thank You

Sincerely

Edith Price

Royal Quays
Cooperage Place

Begin forwarded message:

From: "Terie Vickers-Craig" [REDACTED]
Subject: We say NO to the Bayview project REZONING
Date: December 31, 2023 at 1:53:01 PM PST
To: "'Victoria Mayor and Council'" <mayorandcouncil@victoria.ca>, <publichearings@victoria.ca>
Cc: "'James Sinardi'" [REDACTED]

To the Mayor and the Council,
Publichearings@victoria.ca

Please see our concise list (PDF attached) of very real concerns about the rezoning application from Focus Equities. It appears that there are quite a few unresolved objections and there are those of us who believe the decision is being made without thorough consideration of many of them. I plan to address this at the upcoming public hearing and hope that you all will have a chance to read over the list so that these can be addressed at that time.

Thank you for your time,

Terie Vickers-Craig & James Sinardi
11 Cooperage Place [Royal Quays]
[REDACTED]



of the BAYVIEW PROJECT
Concerns of the Community to be addressed by Council
Answers **B**efore **C**ommitment

- A** is for Affordability & Aesthetics
- B** is for Bikes & Bridge Back-Ups
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- X** is for eXamining ALL aspects of the project before approving
- Y** is for Your Election Promises
- Z** is for Zoning to Rezoning – a step BACKWARDS

We are asking for FULL CONSIDERATION of these concerns BEFORE APPROVAL by the council that was elected by the community for the community to make a positive difference in our lives and the place in which we live.

[REDACTED]

From: Joan Helen Mason [REDACTED]
Sent: December 31, 2023 5:37 PM
To: Public Hearings
Subject: Focus Equities proposal for the Roundhouse site

We would like to register our strong disagreement with the development density proposed for this site. The Roundhouse and other historic buildings will be completely overshadowed by this development and the opportunity to have rail return to this site lost. The historic buildings will be surrounded by these tall towers and their heritage value obscured.

I have long hoped for a Victoria train depot at this site after the downtown site near the Janion Building was lost. There is still an opportunity for rail transit to come into town and for a shuttle service to operate in the downtown, similar to the free bus loop that operates in Seattle. This could link rail, Island Connector bus and transit to other parts of the community. We should be increasing density in our downtown areas but it needs to be done sensitively and without losing the heritage values that make Victoria such a desirable city.

Yours sincerely

Joan Mason and Larry Elford

--

Joan Mason (she, her) *We give thanks to the Saanich, Songhees and Esquimalt First Nations on whose territory we live, work and worship.*

[REDACTED]

From: John McDonald [REDACTED]
Sent: December 31, 2023 1:14 PM
To: Public Hearings
Subject: Focus Equities Roundhouse developments

Mayor Alto and Council,

I strongly object to this proposed development being approved based on the information I have received that indicates both the Heritage Advisory Panel and Victoria City Planning Staff have indicated they are opposed to proceeding with the project at its' proposed density of 4.58 FSR. The proposed towers are just to high for that site.

This proposal if approved will no doubt overpower the The Roundhouse and other historic buildings and lead to the demise of this National Heritage Site in the City.

Please revisit this proposal and select something less dominant.

John McDonald
[REDACTED]

[REDACTED]

From: Jen Nemeth [REDACTED]
Sent: December 31, 2023 11:21 AM
To: Public Hearings
Subject: stand up for victoria

NO to Focus Equities ! stop caving to rapacious developers!
a concerned citizen, jen nemeth
Sent from my iPhone

[REDACTED]

From: Jane Owens [REDACTED]
Sent: December 31, 2023 8:43 AM
To: Public Hearings
Subject: NO

Too much building, too few roads and too many cars and destroying lovely Victoria Jane

Sent from my iPad

[REDACTED]

From: Kris [REDACTED]
Sent: December 31, 2023 7:31 AM
To: Public Hearings
Subject: Development Proposal

Hello City Council,

I've read about and listened to news of a proposal next to the Roundhouse and other Vic West heritage buildings.

This is another disappointing and frustrating move the Council is making toward thoughtless density that is changing the charm and appeal of Victoria.

I've lived in Victoria for 20 years, and I am left, shaking my head. We are a world destination, but won't be for long if we continue to erode what has brought visitors to Victoria: open and green spaces, historic buildings and cityscapes, and being different from Vancouver and other big cities.

I implore you, although I do not believe my single voice ever carries much weight, to say no to the nine towers in Vic West. If there must be any development, please slowdown and look at what will enhance, not destroy one more area of Victoria.

Thank you for your time,
Kristin

Peace

[REDACTED]

From: Lynda Stewart [REDACTED]
Sent: December 31, 2023 11:03 AM
To: Public Hearings
Subject: 9 Towers Proposal

I do not live in Victoria but I do live in Saanich right across the border and I do venture into Victoria quite often. Please do not give approval to the proposed buildings. Please listen to your own Advisory Panel and City Planning staff. They have said no. We do not need any more density. This is particularly true for the national heritage site in Vic West containing the Roundhouse and 5 other historic buildings.

Yours truly,
Lynda J. Stewart
Sent from my iPad

[REDACTED]

From: lucy waldo [REDACTED]
Sent: December 31, 2023 1:30 PM
To: Public Hearings
Subject: Focus Equities

Dear Council

Please note that I am vehemently opposed to the proposed plan of building 9 towers in the Roundhouse area. I have lived here for 20 yrs & it breaks my heart how this city has deteriorated, please do not let this go through

Lucy Waldo

[REDACTED]

Sent from [Mail](#) for Windows 10

[REDACTED]

From: Les-Jean Waye [REDACTED]
Sent: December 31, 2023 2:26 PM
To: Public Hearings
Subject: The Roundhouse project

Dear Mayor and Councillors:

Please do NOT approve the proposal for the Roundhouse project. The 9 towers up to 32 stories are much too massive for the property. Let's not throw caution to the wind. We don't want to end up with "a big ugly mistake".

Also, this is a Heritage Site and there are historic buildings on the property. It would be a shame to lose this opportunity to make something truly interesting here.

Sincerely,

Les Waye
910- 225 Belleville St.
Victoria, BC
V8V 4T9

[REDACTED]

From: Margaux Finlayson [REDACTED]
Sent: December 31, 2023 9:06 AM
To: Public Hearings
Subject: Focus Equities Vic West development

Dear Mayor Alto and Councillors,

A resounding No from me to the proposed development on the Roundhouse land. This would be worse than a "monstrous carbuncle".

Listen to the Heritage Advisory Panel and your own city planning staff. Approving this project as present would amount to carving your names in mud for perpetuity.

I hope there is some limit to your relationship with developers.

Margaux Finlayson
503-1433 Faircliff Lane
Victoria, BC V8S 3J6

Sent from my iPhone

[REDACTED]

From: Nancy Arntzen [REDACTED]
Sent: December 31, 2023 10:02 PM
To: Public Hearings
Subject: Roundhouse development

These buildings are far too tall. Do not allow.
Sent from my iPhone

[REDACTED]

From: Neil Finnie [REDACTED]
Sent: December 31, 2023 5:46 PM
To: Public Hearings
Subject: Focus Equities proposed development at the Vic West Roundhouse site.

Dear Mayor Alto, and Victoria City Councillors,

I have recently been reading about this ghastly development proposed at The Roundhouse and 5 other historic buildings in that land parcel.

Imagine 9 towers up to 32 stories high. Who the heck would look forward to living there?
Imagine the streetscape, its devastating effect on the surrounding historical community.
Imagine its effect on all manner of infrastructure inadequacies evolving over subsequent decades.

City council has no business approving such an ugly and disproportionate debacle. City Council was not elected to do this. Shame on them. Shame on the developers for bringing forward such diabolical intent. If our BC Premier has anything to do with bringing this plan to Council, shame on him as well. The "World's Best Small City" must surely do better than this!

My stand is an obvious definite "NO"

I appreciate the opportunity to respond on this very important issue.

Sincerely,
Neil Finnie
3669 Blenkinsop Rd
Saanich BC

[REDACTED]

From: pasaunders [REDACTED]
Sent: December 31, 2023 12:56 PM
To: Public Hearings
Subject: No

No to the 9 towers in Vic West (The Roundhouse). No means "no".

Sent from my Galaxy

[REDACTED]

From: Patricia G [REDACTED]
Sent: December 31, 2023 11:33 AM
To: Public Hearings
Subject: Focus Equities

To Mayor Alto and all city councillors, please add my name to The Heritage Advisory Panel and Victoria City Planning by saying NO to the height of the buildings proposed for this unique heritage site.

Thank you,

Patricia Gerrard

[REDACTED]

From: MUN [REDACTED]
Sent: December 31, 2023 9:46 AM
To: Public Hearings
Subject: Yes to Focus Equities Vic West proposal

Yes to Focus Equities Vic West proposal, we need more smart density like this.

Regards,
Robert

Robert Lewis
1044 Queens Ave
Victoria, BC
V8T 1M8

[REDACTED]

[REDACTED]

From: RTSWilson [REDACTED]
Sent: December 31, 2023 8:47 AM
To: Public Hearings
Subject: FOCUS EQUITIES

To Whom it may Concern,

Absolutely NO to the 9 towers up to 32 stories in Vic West!

Richard T.S. Wilson
2852 Gorge View Drive
V9A 2h9

Sent from my iPad

[REDACTED]

From: Suzanne Leblanc [REDACTED]
Sent: December 31, 2023 8:10 PM
To: Public Hearings
Subject: national Heritage Site - Development - NO

Please do not approve this density on the national heritage site in Vic West containing the Roundhouse and 5 other historic buildings.

It's wrong on so many levels.

Both the Heritage Advisory Panel and the city planning staff said no at this density.

Who then is really running the show.

Thank you,

Suzanne Leblanc
Sent from my iPad

[REDACTED]

From: Shirley Waldon [REDACTED]
Sent: December 31, 2023 10:07 AM
To: Public Hearings
Subject: Proposed development of Vic West heritage site

Hello,

I am asking for Victoria Council to vote against this proposal. As you are aware, the proposal as it stands is proposing up to 9 towers some of which could be as tall as 32 stories.

While I am not opposed to the actual development of that property - I do however have an issue with the overall height.

The shadow these towers would cast would be catastrophic for everyone living directly behind them on the Esquimalt road side. We do not need to look like downtown Vancouver or Hong Kong. We need to keep Victoria's distinctive charm by limiting the overall height of these projects to a maximum of 10 stories at most, especially along the inner harbour area.

The other concern is how does the contractor propose to ensure safety in the event of a fire on the upper floors of a 32 storey building? Will there be a sprinkler system installed on every floor given that the fire department's ladders could not reach that level? I doubt very much if anyone has even considered that.

So with those concerns high on my list, I ask Council to reject this proposal outright.

Sincerely,
Shirley Waldon
Email: [REDACTED]

[REDACTED]

From: Terie Vickers-Craig [REDACTED]
Sent: December 31, 2023 1:53 PM
To: Victoria Mayor and Council; Public Hearings
Cc: 'James Sinardi'
Subject: We say NO to the Bayview project REZONING
Attachments: The ABC's of Bayview.pdf

Importance: High

To the Mayor and the Council,

Publichearings@victoria.ca

Please see our concise list (PDF attached) of very real concerns about the rezoning application from Focus Equities. It appears that there are quite a few unresolved objections and there are those of us who believe the decision is being made without thorough consideration of many of them. I plan to address this at the upcoming public hearing and hope that you all will have a chance to read over the list so that these can be addressed at that time.

Thank you for your time,

Terie Vickers-Craig & James Sinardi
11 Cooperage Place [Royal Quays]
[REDACTED]



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We are asking for FULL CONSIDERATION of these concerns BEFORE APPROVAL by the council that was elected by the community for the community to make a positive difference in our lives and the place in which we live.

Dear Mayor and Council,

My strata unit at The Legacy overlooks the intersection of Kimta Rd., and Cooperage Pl., with a view overlooking the Roundhouse site. I am writing in support of the rezoning application.

The reasons for my support include the following:

- This project includes a significant amount of various types of housing (including affordable housing lands that the developer has already donated) all of which are greatly needed.
- The promised community amenities like public and open spaces, heritage building restoration and improvements to local parks, will bring refreshed vitality and communal spirit to the Victoria West neighbourhood.
- The location of the project, being so close to downtown, will positively benefit the commercial, retail and other businesses in the core of the city.
- While the site has for years been the location for many community activities, such as the recent Van Gogh exhibit, other past undertakings have been railroading events for children, musical shows, and many others. I am convinced these activities will continue in the improvements to the heritage components of the project.
- The Victoria West Neighbourhood badly requires more commercially zoned locations for retail shopping including grocery stores and other such consumer venues. This project will provide these types of locations.
- My past experiences include being elected as a municipal councillor for the Township of Esquimalt, working as a Chartered Professional Accountant, as a Civil Engineer and as an economist. These have provided me with a background to review this project and conclude that it will provide benefits to not only Victoria West but to the entire city of Victoria and the region.

Please approve this rezoning without delay and support the building of needed housing, retail and commercial spaces, and enhanced public spaces.

Thank you,

Yehudi Hy Freedman, CPA CA, B. Eng., M. Econ.

CC Ms. A. Meyer

We are writing in support of the development of the Roundhouse at Bayview Place in Vic West.

There is a need for increased housing availability in Victoria. While we understand the tendency of people to say “not in my back yard!”, the reality is we have an increasing population and it is essential that we create housing.

We have been impressed with the thoughtful and intelligent design that appears to have gone into this proposed development. The inclusion of both the affordable housing component and the rental building will be very important. Certainly the donation of the serviced lot to build affordable housing is significant.

The proposal is designed to provide for additional commercial space that will serve the needs of a growing Vic West population. Also, if a hotel were to be built, it would free up units (currently used for short term rentals) for the long term rental market.

The restoration of the heritage buildings and the footprint of the proposed buildings will allow for open public space and a functional and pleasing aesthetic result.

Thank you for your consideration,

Ian and Juliana Gibson
404-70 Saghalie Road
Victoria, BC V9A 0G9

Dear Michael Angrove;

The Bayview development at "355 CATHERINE ST, 251 ESQUIMALT RD, 200 KIMTA RD, 210 KIMTA RD" has requested a variance (REZ00729) of a previously approved development plan. This variance request is shortly coming to a Committee of the Whole (COTW) hearing, planned for Oct 26/23.

Portrayed as a commitment to the need for higher density housing, the Bayview development group in 2020, requested changes to its previously approved development plan. By this "variance", the group wishes to minimize its proposal for local infrastructure development, minimize enhancement of a heritage site (the roundhouse), minimize a commitment to affordable housing and instead substitute an apartment building height out of keeping with the local area, increase the number of apartment buildings previously planned and thereby increase living density.

A different view of this proposal is that a development group wishes to maximize profit, by leveraging a need for city council to increase housing density in the city, while minimizing the livability of the local area. In particular this variance request is brought forward with limited acknowledgement of the impact of the requested change on Vic West in general and on the area in and around the proposed development in particular.

The variance request on a proposal of this size can tick the box, for Victoria City council, to increase average city housing density without having to do much in the way of actual city planning. I trust that this appeal is outweighed by the more serious need to plan for increased city density spread through the neighbourhoods of Victoria. Although densification and making available "affordable" housing are current goals of Victoria city council, the pursuit of this with minimal attention to longer term "community well being" is shortsighted and hollow. It serves to "kick down the road" actual considerations of the impact of densification and increased floor space ratios.

I note the absence in the current variance request of much of the original infrastructure development proposed. There is an absence of planning for grocery stores, retail shops, services and amenities supporting the proposed increase in Vic West population

Unaddressed in long term city planning is the reality that Vic West access to Victoria proper is provided by only two routes - Johnson Street running over the jackknife bridge of the same name and Bay Street running over a two lane bridge (one in each direction) of the same name. This is insufficient for the anticipated increase in human traffic envisioned.

I strongly oppose bylaw revision to allow for increased building height on the site which may open the door to further revised development. I strongly oppose approval of this variance on the previously approved development permit, for reasons stated above.

As the time frame is so short between my becoming aware of the COTW meeting (Oct 20) and the actual COTW meeting date (Oct 26), I have taken the liberty of writing to Mayor Alto and the city council directly as well as sending this letter to yourself.

Sincerely
Jeff Pivnick

From:
Sent: October 24, 2023 8:04 PM
To: Development Services email inquiries
Subject: Attention Karen Hoes

Categories:

Karen Hoes, Director, Sustainable Planning and Community Development
City of Victoria

I refer to your updated report dated October 12, 2023 for the upcoming COTW meeting on October 26th.

There are two material errors in your summary of the OCP referral and I am asking for your correction of the record forthwith and before the COTW meets on October 26th. The material errors are as follows:

1. You write: "A number of letters reference the possibility of three to five hotels, which is inaccurate. Although the location of a hotel is not determined, the future zoning would only allow for one building to be a hotel."

Notwithstanding what you believe the future zoning may provide the comments you purported to summarize were based upon what the applicant is seeking and that clearly envisages up to three hotels. You will see this from the excerpts I set out below from the Final Rezoning Submission dated September 12, 2023. In particular, I draw your attention to the asterisk below the pie chart from page 61. With reference to that I write:

"The way to read the above chart is to note that hospitality (hotels) are envisaged and that may mean more than one. It would seem reasonable to read the representations throughout this document and the rezoning summary of revisions which sets out three possible hotels as being accurate. Further, when the asterisk to the above pie chart is reasonably construed there is no restriction on converting other properties (most likely DA4, and DA5 above mentioned) and equally extracting their GFA from the overall Market Residential GFA. It is reasonable to assume the bylaw will provide as much."

You must appreciate the "fine print" in the applicant's submission. Just as you appear to have missed this it is very likely that any bylaw the City might draft would equally miss it. Therefore, this is the first error I am asking you bring to Council's attention.

2. Notwithstanding that a letter from myself to Mike Angrove dated 3 August 2023, and stating that it was being provided pursuant to the Consultation on the Proposal to amend the Official Community Plan was included in the Appendix for the upcoming COTW meeting, no mention of the 1050 signatures given in hard copy and from either our Change dot Org petition or collected by hand was made by you. The wording on the petitions stated clearly that the signatures were being collected in opposition to the proposed amendment to the Official Community Plan and were submitted to Mike Angrove as such. This is a significant and material omission on your part and again must be corrected as requested above forthwith.

In conclusion, I am calling for immediate correction of the record and your notification to the Mayor and Councillors individually lest they be misled by your omissions during their upcoming COTW meeting and discussion of the proposed rezoning on October 26th.

Please acknowledge receipt of this email. This email contains 9 diagrams below all from the Bayview Rezoning Final Submission dated September 12, 2023.

Sincerely,

Arthur McInnis, PhD

Page 9

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

Page 42

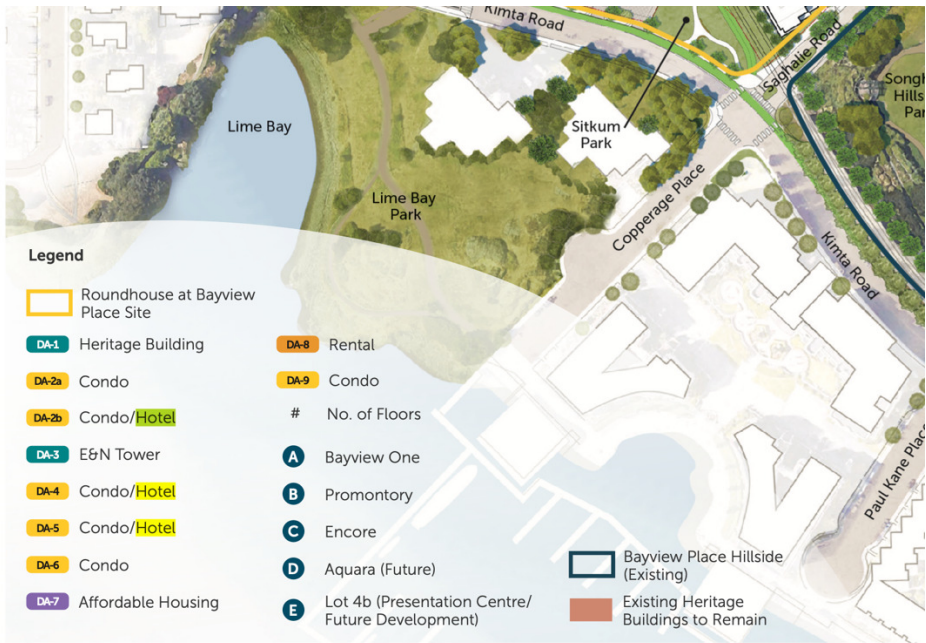
4 Lime Bay District

The Lime Bay District provides residential use and space for cultural and retail activities and potential condo/hotel uses, 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 potential for a condo/hotel use within the Roundhouse Mews District complements the mix of uses at the centre of the site.

Page 44



Page 46

7.1.1 Land Use Statistics

Metric

							Density (m ²)	
Parcel	Land Use Description	Land Area (ha)	Land Area (m ²)	FSR	Est. Units	Total	Condo / Hotel / Rental / Amenity	Retail / Commercial
PROPOSED DEVELOPMENT AREA:								
DA-2a	Condo	0.255	2,550	-	240	22,350	22,039	311
DA-2b	Condo/Hotel	0.444	4,441	-	235	22,200	21,676	524
DA-3	E&N Tower	0.362	3,624	-	210	19,860	19,060	800
DA-4	Condo/Hotel	0.412	4,119	-	270	24,490	24,165	325
DA-5	Condo/Hotel	0.320	3,201	-	220	19,975	19,975	-
DA-6	Condo	0.361	3,608	-	170	15,385	15,385	-
DA-8	Rental	0.336	3,362	-	245	19,340	18,968	372
DA-9	Condo	0.178	1,782	-	65	6,580	6,580	-
Sub-Total:		2.66	26,687	-	1,655	150,180	147,848	2,332
DA-1	Esquimalt Gateway**	0.060	601	-	-	-	-	**
DA-7	Affordable Housing	0.152	1,515	-	215	15,750	15,378	372
TOTAL:		2.88	28,803	-	1,870	165,930	163,226	2,704

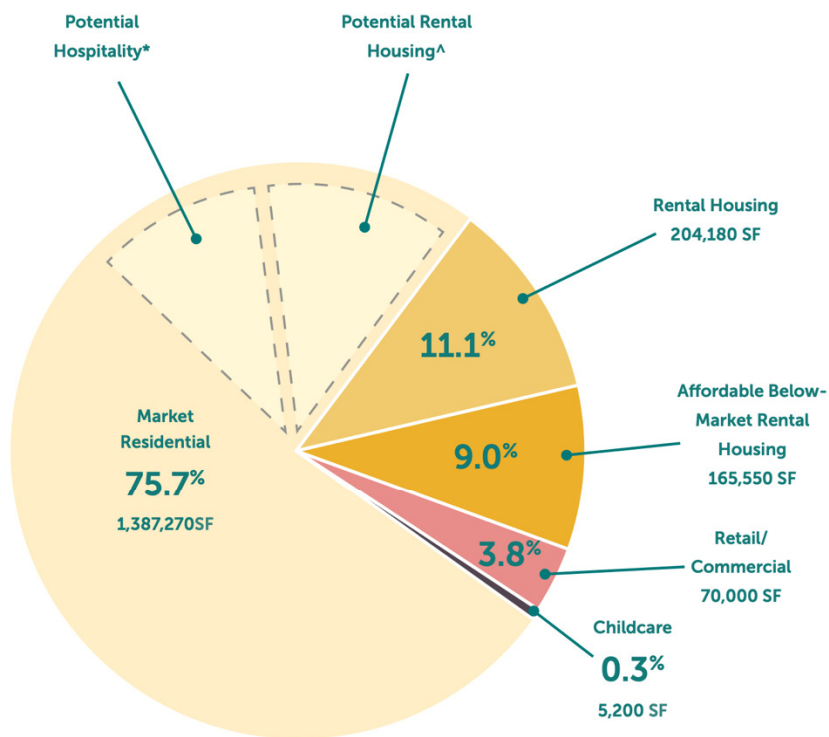
Page 61

7.3 Housing

A range of housing choices are provided for within the development. While for-sale market residential is the base land use and dominant allocation, this provides the foundation needed to support the delivery of dedicated affordable housing, and also provides the flexibility to convert additional space from market residential to rental housing or hospitality units as the development progresses.

The Roundhouse at Bayview Place 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.

Page 61



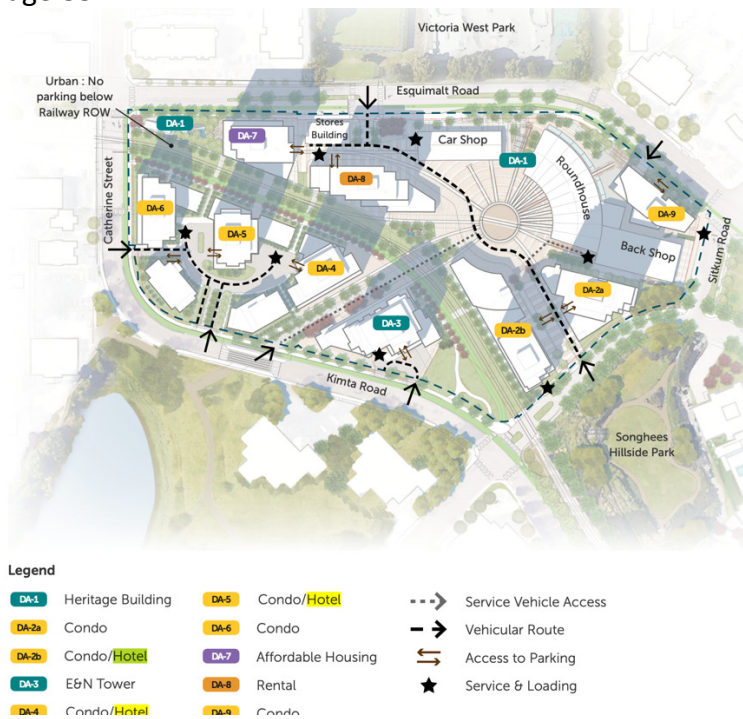
NOTE: All numbers and calculations are approximate only and subject to change. See disclaimer on page iii.

^ Potential Rental Housing. The Land Use Zoning allows for any Market Residential (condo) to be delivered as Market Rental Housing. This would be determined with each Development Permit application. If additional Rental Housing is delivered, over and above the prescribed minimum GFA, for example if DA-2a was converted to rental, this GFA would be extracted from the overall Market Residential GFA.

* Hospitality. If hotels are proposed, for example if DA-2b was converted to a hotel, this GFA would be extracted from the overall Market Residential GFA.

DATE: SEPTEMBER 12, 2023 | FILE: BAYVIEW-REZONING-FINAL-SUBMISSION-REZ00729_20230912.INDD

The way to read the above chart is to note that hospitality (hotels) are envisaged and that may mean more than one. It would seem reasonable to read the representations throughout this document and the rezoning summary of revisions which sets out three possible hotels as being accurate. Further, when the asterisk to the above pie chart is reasonably construed there is no restriction on converting other properties (most likely DA4, and DA5 above mentioned) and equally extracting their GFA from the overall Market Residential GFA. It is reasonable to assume the bylaw will provide as much.



Units & Parking	Units	Unit Type			Min. Parking
		Studio (<45m²)	1 Bedroom (45m²-70m²)	2+ Bedroom (>70m²)	
DA-1 Heritage Buildings	--	--	--	--	54
DA-2a Condo	240	84	55	101	180
DA-2b Condo/Hotel	235	35	82	118	176
DA-3 E&N Tower	210	22	84	104	240 ^j
DA-4a Condo/Hotel	245	98	74	74	184
DA-4b Condo/Hotel	25	--	--	25	19
DA-5 Condo/Hotel	220	22	110	88	165
DA-6a Condo	140	28	70	42	105
DA-6b Condo	30	--	--	30	23
DA-7 Affordable ⁱ	215	47	73	95	161
DA-8 Rental	245	83	83	78	184
DA-9 Condo	65	20	26	20	49
TOTAL:	1,870	439	657	773	1,539

END.

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 \(Councillor\)](#); landuse@victoriawest.ca; [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: October 26, 2023 10:02:00 AM

We have previously written in support of this development.

Another important consideration is the legacy of contamination left by previous owners of the site.
If Bayview's plan as proposed, is approved, they can begin the clean up of the contaminated material.

Thanks for your time.

Ian and Juliana Gibson
#404 70 Saghalie Rd.
Victoria

Hi folks,

I'm writing [in support of the redevelopment in Vic West](#). Our community needs housing, and it needs it yesterday. The View of some harbor is NOT equal to the needs of the people who need housing. If I were to lose my current rental space near Hillside Mall, I would see an increase in 15% of my rent cost going up - and I already pay more than half of my paycheck to rent. Thank god for rental controls, or my landlord would have long ago made that increase himself. Me and my 5 roommates cannot afford to live in this city. The supply of housing HAS to increase. Period.

Refusing to build housing, or choosing to build less housing is NOT the solution. Things are going to get WAY worse for the people who live in this fine city over the next 10 years, and letting that snowball by not massively increasing the housing supply and the supply of non-profit housing today will pale in comparison to the complaints of a minority of people who have already got their housing needs met.

YES in my backyard. YES to housing in the CRD. And YES to the Roundhouse Development.

Thanks,
Alex Palm

We desperately need more housing and this project seems perfect. It has already lost 4% of the floor which could have housed so many families compared to the last proposal. I would love to live in one of these units, even though some people think that this development is too dense and "unlivable", do you know what's in the unlivable a family of four living in a one bedroom apartment or someone living in a car because they can't find some place to live. So please approve this so more people can live in these very livable development.

Hello,

I wanted to send a quick message of support for the Roundhouse development in Vic West. The plans look great and are just what our city needs. The affordable rental units are a welcome addition and I appreciate council is working towards making housing available to people with different levels of income within the same development.

Warmly,
Laura Caceres

Dear Mayor and Council,

I am writing in support of rezoning application 00729, at at 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road, AKA Roundhouse at Bayview Place. This would be a great addition to the Vic West neighbourhood. It is well positioned between parks and commercial amenities that would support new residents.

I have lived in James Bay for 7 years, and I often walk, run or bike past the Roundhouse area. Since moving to Victoria, I have been surprised at how the development in this area has not started or progressed - this is a perfect location to add new residential units. Additionally, the design for this development incorporates many new public amenities including the Roundhouse and active transportation improvements that would provide a unique destination in the city. This would be a huge improvement over the current underuse of this land.

I encourage you to support this application and vote in favour of the recommendation that it proceed to public hearing.

Cheers,
Paul Beddoes
James Bay

Dear Mayor and Council,

I support this development. Victoria needs affordable housing.

Thank you.

Kind regards,

Rosie Lee

Resident of Victoria BC

Dear Mayor and Council,

My name is Rob Mangelsdorf and I'm a Victoria resident, parent, and homeowner. I'm writing to you today to voice my enthusiastic support for the proposed Roundhouse development in Vic West.

It is my opinion, and I believe that of the vast majority of Victorians as well, that the Roundhouse development represents a massive opportunity to improve the Vic West/Songhees community and help Victoria meet its housing goals.

This development will turn what has long been a neglected, fenced off, quarry-like vacant stretch of land into a thriving, bustling neighbourhood, complete with essential services like a daycare, rental housing and a grocery store, that will benefit not only the immediate area, but the city as a whole.

The parcel in question is close to the city core, well serviced by transit, and will complement the existing Vic West/Songhees neighbourhoods that surround it. In short, it's an ideal location for a development of this size and scope.

This past civic election, Victoria council was given a resounding mandate to support housing development, specifically affordable housing. This development represents an opportunity to act decisively on this mandate and help ensure Victorians are able to access the housing and services they need.

As with any development proposal, a vocal minority exists to oppose it. These people have made it abundantly clear that they do not want change, and they do not care if working folks and working families are priced out of their own city. Their motivations are self-serving and short-sighted, and do not benefit Victoria or Victorians.

The people this development benefits the most - young people, working folks and families - are not going to show up to council meetings or public hearings. They are too busy trying to juggle the multiple jobs, responsibilities, and commitments necessary to survive in Victoria in 2023.

I ask you to consider the silent majority when considering this

proposal, the same majority that overwhelmingly voted for candidates that supported housing development and affordable housing initiatives.

And to be clear, I'm not so naïve to believe market housing is the single solution to Victoria's housing woes, however. And so I implore council to continue working with CRD and the Province to develop publicly-funded subsidized housing throughout the city, work with non-profit community-based social housing projects, continue working with developers to include affordable housing options in their proposals, and to continue removing barriers to infill and missing middle densification.

Affordable housing ensures Victorians are able to remain in their own hometown. Affordable housing helps prevent marginalized people from slipping down the housing continuum. Affordable housing supports local businesses, by allowing residents to have discretionary income, which can then be spent locally. Affordable housing results in reduced social costs by allowing working parents to provide a stable and supportive environment for their children.

All of these add up to a city that is healthy and thriving.

The Roundhouse development will not solve Victoria's housing crisis, but it does represent an important piece of Victoria's housing future. By enthusiastically supporting this development, council can send the message that it is serious about addressing Victoria's housing needs, which is a message Victorians need to hear.

Please do not let this opportunity be squandered or delayed.

Respectfully,

Rob Mangelsdorf

Hello!

I am a resident of West Victoria, and am writing to profess my full support of the roundhouse project. If anything, I would wish for more density and more development to maximize that space.

I am looking forward to commercial and restaurant spots that open! Westside village is nice, but somewhat lacking. There's a ton of green space and public parks in the area that will burst with life once the development is done.

Thanks!

Taylor

**Support for Rezoning Application for the Roundhouse
Development Site at Bayview Place**

I am writing to you to express my support for the rezoning application for the Roundhouse Development Site at Bayview Place in Victoria West.

The development proposal is well balanced in terms of the inclusion of affordable housing and green space with the market price housing component. I am also pleased that the contaminated site will be remediated.

Respectfully,

Mark Ziegler

3-224 Superior Street

Victoria, BC V8V 1T3

[REDACTED]

[REDACTED]

Dear Jeremy Caradonna

I am writing today with my concerns regarding the Roundhouse at Bayview Place.

Attended the Bayview Rezoning Proposal & COTW meeting on Oct. 26. Being relatively new to Victoria, I was hoping to obtain more information on this development, and the controversy surrounding it.

Unfortunately there was a substantial lack of it. EX:vague replies as to how the Roundhouse is going to be utilized and protected as a heritage site.

Coming from a large city (Mississauga Ont.), and having lived in a high rise condo building surrounded by 5 others, I feel it necessary to share my experiences.

It was the main reason I left Mississauga..

The consequences of such a large project are enormous. If you have never lived in that atmosphere, you cannot imagine the psychological impact on people and their quality of life.

1) Too many people crammed into a relatively small area.

2) Noise (Noise has a tendency to vibrate and echo off of each building if they are high and close together)

3) Studies have shown that a person's mental health (Anxiety/Depression) is more of a problem in high rises.

4) Lack of major grocery stores/banks/traffic problems ex:Bridge

5) Medical centre

6) Parking. As shown in presentation-it looks like they are relying more on walking/bicycling/transit .

This will not cut it. People will still want sufficient amount of parking in each building. Like it or not, people are addicted to their automobiles.

Understand the pressures on City Councils in BC and other provinces to build housing, as the Federal Govts \$ 4 billion Housing Accelerator Fund will be coming into effect. But city councils also have a moral obligation to work for the community. Not the developers. In my opinion, once you open the door, there will be no stopping them.

Please slow down and reconsider the ramifications. Do you really want this to be your legacy? Because it will not be looked upon with kindness in the future or in the next election.

Victoria is such a unique city. When I arrived I felt at home immediately. The ambiance, friendly people, different neighbourhoods and of course the harbour.

Love this city! Still enamored with it.

Conde Nast just named it the *best small city in the world* for heavens sake!

Keep the heights down. Also, why is Vic West carrying the brunt of 1900 units out of 4902 required by BC government to be built in Greater Victoria? (40%)

Also, is Mr. Mariash actually going to be the builder, or will he sell it off?

Having been at the meeting, I could feel that the Councillors and Mayor are leaning heavily towards going ahead with this development. Hopefully not. We need a balanced approach to this.

Regards,
K.Gentile

Dear Mayor and City Council,

I am sending you a recent article written by Douglas Todd, a writer for The Vancouver Sun. The article is one that I feel is very apropos to the current Bayview development proposal by Focus Equities.

The article is self explanatory and should at least raise some questions as to the architectural renderings by Focus Equities.

I and others have sent material to you in the past regarding Bayview in the hopes that you at least keep an open mind. I would appreciate an acknowledgement that you have at least received this email.

I am one of the over 1,050 signatures that were collected before the August 4th deadline that were against the current OCP amendment. Unfortunately either accidentally or on purpose city staff member Karen Hoese failed to mention us in her October 23rd report for the COTW meeting held October 26th. Our opposition numbers were also not mentioned on the day of the COTW meeting. From the letters received and published by the City regarding the Bayview development the opposition to the project far exceeded those in favor and the comments against were much more substantive and well thought out. To take us lightly or just flat out ignore the voice of the voters is a decision that Council should consider carefully.

In closing, myself and a few other members of a group we call PFSR (People for Sensible Rezoning) welcome a chance to set up a time to sit down with you and respectfully discuss the Bayview project before the Public Hearing date is set. At least it would show all those that signed our petition that the Mayor and City Council are open minded and that they acknowledge the fact that they work for us the citizens of Victoria. I will await your replies.

Kindest regards,
Victor Mattu

<https://vancouversun.com/opinion/columnists/douglas-todd-why-you-shouldnt-always-believe-what-you-see-in-architectural-renderings>

Proposal for Roundhouse at Bayview

The present proposal for this project does not appear to consider the quality of the human life for which it is designing the tall towers. It boasts of the number of units which will be provided, without giving an assessment of the quality of life that might be within them. Looking at other cities which, because of their crowded conditions, have actually become unhealthy to live in, I wonder if we are moving in that direction. Pope Francis drew our attention to this facet of housing in a recent letter in which he states:

“we are conscious of the disproportionate and unruly growth of many cities which have become unhealthy to live in, not only because of pollution caused by toxic emissions but also as a result of urban chaos, poor transportation, and visual pollution and noise. .. with huge structures, excessively wasteful of energy and water. Neighbourhood, even those recently built, are congested, chaotic, and lacking in sufficient green space. We were not meant to be inundated by cement, asphalt, glass and metal, and deprived of physical contact with nature.” (Pope Francis, *Laudato Si* #44)

It seems to me that the social dimension of this project falls short of what would constitute healthy, enjoyable living. With such density, it is difficult to see the building of a sense of community. Crowded conditions invite such social problems as isolation, loneliness, and possibly, violence.

As for contact with nature, because this project is so close to the water, it does offer that ingredient for healthy living. .

I suggest that quality take precedence over quantity. I am happy to see some of the changes already made, but I would add more reduction to the height of the buildings to no more than 20 storeys.

Thank you for your attention to my suggestions.

Sister Marina Smith, ssa

Dear Mayor and Council:

I have grave concerns and strong opposition to the proposed amendment to the Bayview Properties. This project, as currently conceived, will not provide the housing desperately needed by Victoria residents, is out of character with the neighborhood and greater community, breaches the guidelines established by several recent key official city planning documents and entrusts the future of Victoria's historic harbour and the Vic West neighbourhood to an inexperienced and contentious developer.

While I support the missing middle initiative, very little of the housing in the Bayview development is affordable. The unit sizes are very small, almost as though they are being built with short term rentals in mind. Given the new rules on short term rentals, I can't help but wonder if the project as designed is even viable. We need affordable, family centred housing in Victoria and Vic West. That means two and three bedroom units. Further, the part of the project that is dedicated to low-income housing will be ghettoize into a small corner, ensuring what is known as "vertical poverty." We know that social housing is better when it is mixed in with other housing. This creates real diversity and social interaction in neighbourhoods. Low-income units should be dotted throughout the development, not in a silo in the least desirable spot, the northwest corner. I am concerned that City and council are focussed on outputs (how many housing units) and not giving enough consideration to outcomes. Right now, the development will not contribute to the diversity in age and income that currently characterizes Vic West and will only exacerbate existing income inequality. It looks as though it will bring only higher income people to the area and that many of these small units will be second homes.

Environmentally, there is nothing in the plan that creates the kind of buildings we need in the future. Where are the EV charging stations? I hear there are only ten in one building, with no capacity to build more. Having been offered an opportunity to rough in others, the developer actually turned that opportunity down. I feel strongly that at this point in time, a development of this scope must be net zero. It could be exemplary. Right now it is just another bunch of towers, built like towers have been built forever, and not at all in a way that is cognizant of the temperature extremes we already face and our need to reduce and eliminate greenhouse gas emissions. There needs to be more room for bikes and bike storage, especially cargo bikes. The idea of putting hundreds, and potentially thousands more cars on the road in this tight area, all of which will have to use the Johnson Street bridge, is worrisome. As you know, there is only one lane going into the city.

The development will permanently alter the look and feel of the harbour. Although change is inevitable and even desirable, I wonder if we want the tallest buildings in Victoria blocking the view of the harbour for everyone else? The current plan deviates considerably from the original plan, as though the developer is trying to squeeze every last possible cent out of his investment. Knowing that Victoria is desperate for housing, it's a good gambit. This is capitalism at its finest, but it doesn't necessarily work in creating solid community. Suggestions by city planners have been made to tier the buildings and provide more space between them. Currently, their proximity is closer than most major cities, including New York and Tokyo.

Victoria does not need to replicate the worst of these places. While I recognize City and Council's strong need to check the box that says, "We created more housing," the nature of this housing matters.

The idea that we are preserving the existing heritage Roundhouse buildings is a bit comical when one realizes how they will be dwarfed against by the massive towers flanking them to the west. The northwest corner, which the developer has "donated" to the project (a donation he claims is worth \$15 million, but is highly doubtful—has the city done an independent valuation of the worth of the land?) includes the only natural landmark of historical and geological significance: a large rocky knoll which has stood for generations. It is a lovely example of the volcanic and sedimentary 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 developer proposes to dynamite and level this beautiful natural landmark, in order to provide the only affordable and below market rental accommodations within the rezoned area.

I understand from people closer to the project than I am that the developer, Focus Equities, has no experience with a project of this scope and complexity. Focus Equities has been particularly good at relentlessly pursuing more permissive zoning, an outcome that the City seems amenable to and one that will improve Focus Equities's bottom line. During this time, other companies worked with city council and staff to develop projects, rezone land, and build and deliver housing for the community. Focus Equities, in contrast, has publicly criticized municipal politicians and staff of zoning "mistakes", unrealistic design guidelines and ignorance of large project planning. The developer's history of minimal progress on the property, coupled with a contentious relationship with past councils and planners, raises doubts about their ability to deliver on their promises. We should not entrust the future of this area to a developer with such a track record.

I urge you to consider alternative plans that offer real options for affordable housing and align with the values and character of our city. I further urge you to think to the future and demand a better build, with net zero and innovative energy solutions in mind.

Respectfully,

Jane Cawthorne
28 San Jose Ave
Victoria, BC

November 17, 2023

Dear Mayor Alto and City Council:

The Nov 6 Victoria City Council Committee of the Whole (COTW) meeting included consideration and then approval of an “Update to the Rezoning Application and Associated Community Plan Amendment” for the large Roundhouse development in Vic West. This was passed unanimously at that meeting. I’m writing to express my opposition to the Roundhouse development Master Development Agreement (MDA) amendment and rezoning request which passed at that council meeting.

Despite some good questions from council during the meeting, consideration of the rezoning application and the amendment to the Master Agreement seemed perfunctory and the resultant approval a foregone conclusion. At that meeting Mayor Alto noted that this project would be “remarkably transforming” for Victoria. A city councillor questioned the decrease in proposed suites to 1900 (from 2400) and the resultant delay in meeting provincially required new housing starts. The developer had previously noted that those opposed should take time to learn about the development rather than continue with opposition. The vote to approve this version of the development was unanimous at City Council. This certainly positions those opposed as being obstructionist, standing in the way of vision for the city and resistant to the need for more city housing. This is not at all the case.

The Roundhouse Development started in 2008 and was reimagined in 2015 with an interesting proposal to revitalize the area centred around the heritage roundhouse, develop housing with four apartment towers and create a market with commercial space accessible to the general Victoria public. Through several revisions this development plan has now metastasized out of control. It adds 1900 apartments in nine towers for an estimated 3000 individuals on this 10-acre site. The roundhouse development, as currently conceived, has simply grown too large for both the site and for the Vic West area in which it is planned

In the “BC Housing Plan for 2023”, the province of British Columbia set a direction for both increased housing density and increased housing affordability. That

direction is one motivator for Victoria City Council to move the current Roundhouse development plan forward on an accelerated time line. However, the provincial direction is not intended to occur at the expense of an existing Victoria neighbourhood. It is highly inappropriate for the Vic West community to disproportionately bear the burden of increased housing density for the city of Victoria.

I was concerned with the short shrift given to the documented concerns, raised by the public, that were fleetingly addressed at this COTW meeting on October 26. These concerns were dealt with in a perfunctory manner both by staff giving the presentation and by the council receiving it. The public feedback, listed on a PowerPoint slide, was read quickly into the record, starting with a few responses in favour and finishing with a few opposed. Some of the important objections to this amendment, recorded as opposed and listed on the "Official Community Plan (OCP) Notification" page, were not read into the record.

That the proposed amendment to the Master Development Agreement (MDA) involves a build which is too large for the area available became apparent at the presentation as this COTW meeting proceeded.

We learned at the COTW that the proposed tree canopy, previously promoted as part of this development and illustrated in artist renderings, will not occur as planned. This, we learned, is because the underground infrastructure required for a project this size will not accommodate significant tree root development. Instead, the city maintenance plan will call for the planted trees to be removed and discarded at approximately 15 year intervals, when the root system impacts on the underground infrastructure. New trees will need to be planted, replacing those removed, to begin again the fifteen year grow cycle. The tree canopy, originally envisioned for this project, for privacy and to reduce the accumulation of heat will, of necessity, be abandoned.

We learned at the COTW that the proposed daycare, a Vic West community request, will not proceed as planned. Firstly, the controlled rental unit which was to house the daycare, planned in the initial phase of this project has refused space to accommodate a day care. It is now undecided where the daycare space will be placed and, consequently, during which phase in this development the daycare will be incorporated. Secondly, when the daycare space does become available it

it is unclear if this space will be rented at commercial or subsidized rates. The former rate would be unaffordable for a community organization and the registration fees that would necessarily be charged to parents placing their children would prove a barrier for many.

Although listed among the community concerns raised at this COTW, the issue of managing traffic flow in the area around the proposed development was not reviewed by city council at this meeting. This is critical for all in the Vic West area, both current residents and those who will live in the new development. Traffic flow is addressed as an appendix to the MDA which reviews and documents the anticipated problem with traffic flow offering little but superficial suggestions.

The Roundhouse development will introduce an estimated three thousand additional individuals into this 10-acre parcel of land in Vic West. Some of the added floor space is proposed as a hotel on two of the nine sites, which will further exacerbate traffic flow. The flow analysis proposes the addition of five new entrance and egress locations, three on Kimta Rd and two on Catherine Street, setting the stage for major traffic delays. Unaddressed in the Traffic Flow Analysis is the reality that the access from Vic West to Victoria proper is provided by only two routes - Johnson Street running over the jackknife bridge of the same name and Bay Street running over a two-lane bridge (one in each direction) of the same name. This is insufficient to move the anticipated increase in human traffic envisioned.

The site of this proposed development was previously a railyard. An overarching concern for this development from inception has been the manner in which contamination present is to be mitigated. The original 2008 development proposal had the contaminated soil removed and then buried at a to be identified safe site, I understand that the current proposed solution, accepted by council at the recent COTW, is to dig, move and bury the contamination onsite. This does not seem to be a serious solution to a serious environmental problem.

The location of this proposed development houses a city heritage site, the roundhouse and four associated buildings. In the initial 2008 MDA this was identified as a major part of the development, a drawing card for a development that was compared to Vancouver's Granville Island with a market and multiple boutique shops. In the current MDA and amendment, the initial concept has

been modified. Instead, development of the roundhouse is scheduled to take place late in the site development process and will be dwarfed by the surrounding high-rises now reaching up to 32 stories. Additionally, meaningful consideration of protection for this heritage site will be required during the build.

Onsite, open-air parking for public attendance at the commercial hub, that was to be centred at the roundhouse development, will be lacking. No significant commitment to assume retail space has been identified at this time and will wait assurance of population numbers. However, access to this site will be limited for Victoria city residents due to lack of on-site parking. The need for population density on site, to assure commercial viability, becomes a questionable driver for both the height and number of buildings in the Roundhouse Development. This limits the appeal of the development to the wider Victoria population.

Lacking in the current amendment is any specific mention of the amenities that were present in the original development proposal. In place there is the availability of some ground level commercial space in some of the proposed buildings, the specifics to be determined at a later date. There is currently a lack of grocery stores, banks, ATMs, gas stations, schools, a professional building, presence of Victoria Police, or restaurants in the local area. The proposed development plan includes no specific planning for any of these amenities, necessary to support the increase in Vic West population that will result with implementation of the current MDA.

The proposed increase of building height to 32 stories is out of keeping with the local area. Moreover, this build will result in a precedent setting rezoning, establishing the basis for other similar requests in this area.

The Master Development Agreement and rezoning request for the Roundhouse, as passed in council, require further assessment, consideration and modification.

Sincerely,
Jeff Pivnick
#404 – 75 Songhees Rd,
Victoria, BC

From: [Arthur McInnis](#)
To: [Marianne Alto \(Mayor\)](#); [Jeremy Caradonna \(Councillor\)](#); [Krista Loughton \(Councillor\)](#); [Dave Thompson \(Councillor\)](#); [Susan Kim \(Councillor\)](#); [Matt Dell \(Councillor\)](#); [Marq Gardiner \(Councillor\)](#); [Stephen Hammond \(Councillor\)](#); [Chris Coleman \(Councillor\)](#)
Subject: New Building Massing Diagrams on Bayview Place
Date: December 7, 2023 11:38:27 AM

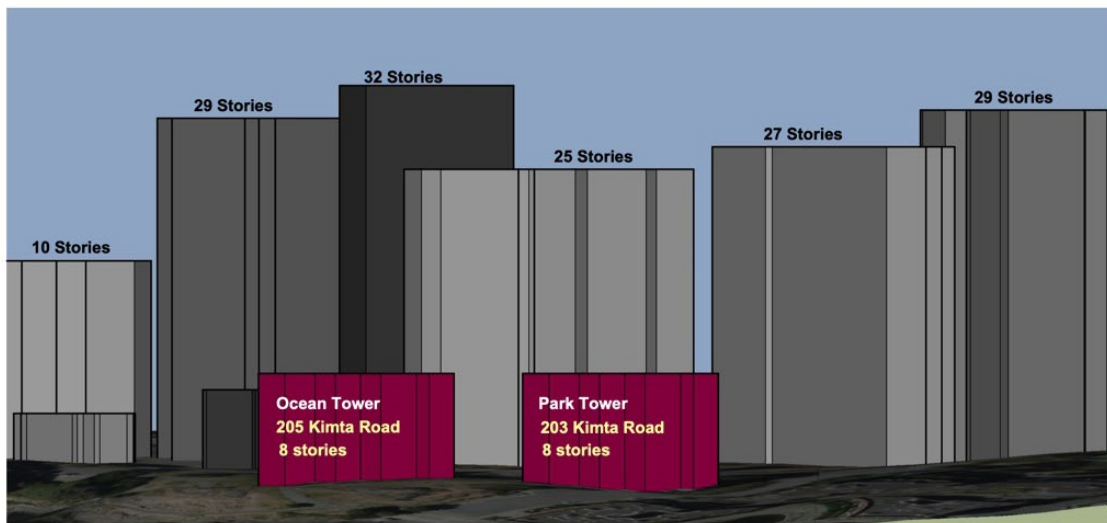
Mayor and Council

I am enclosing six diagrams of 3D models prepared by an architectural design professional using a software modelling program called SketchUp. They are used to portray building massing and there are six diagrams below.

Using the building heights, building locations, site maps, site drawings, and the like submitted as part of the application for rezoning, the software program accurately models how the buildings will appear when constructed.

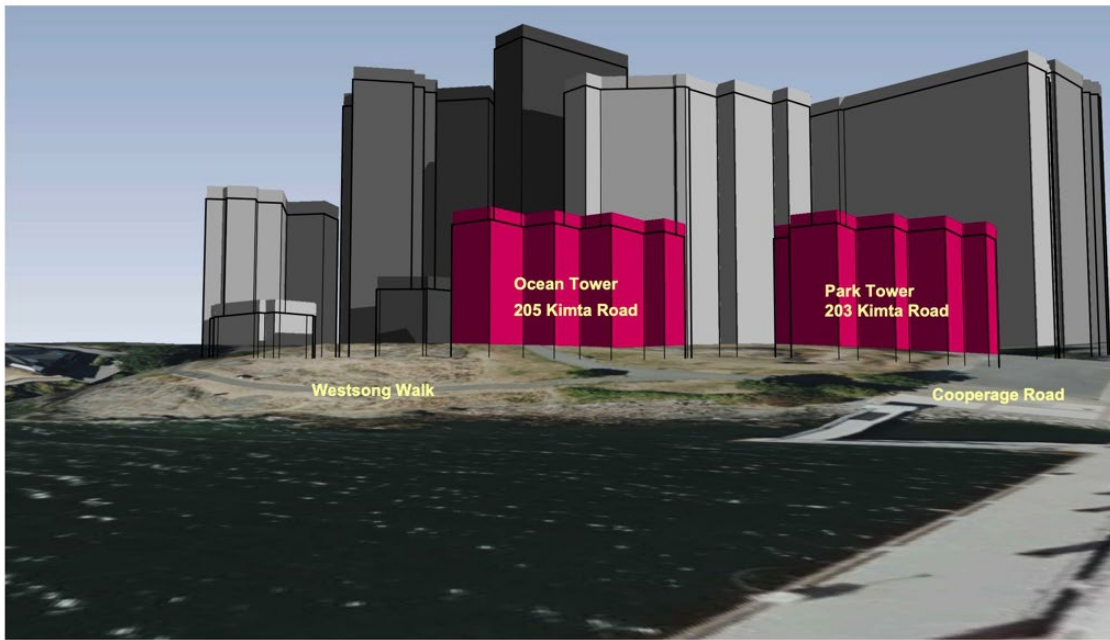
Is this really what you intend for Vic West?

Arthur McInnis



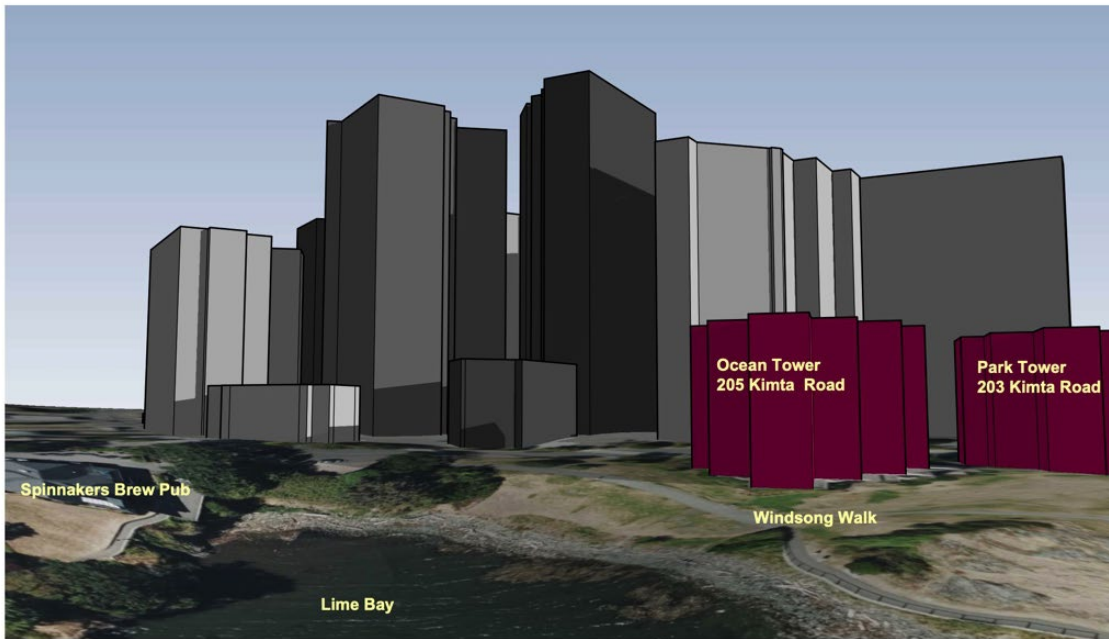
ROUNDHOUSE BAYVIEW PLACE : View from Strait of Juan De Fuca

November 27 2023



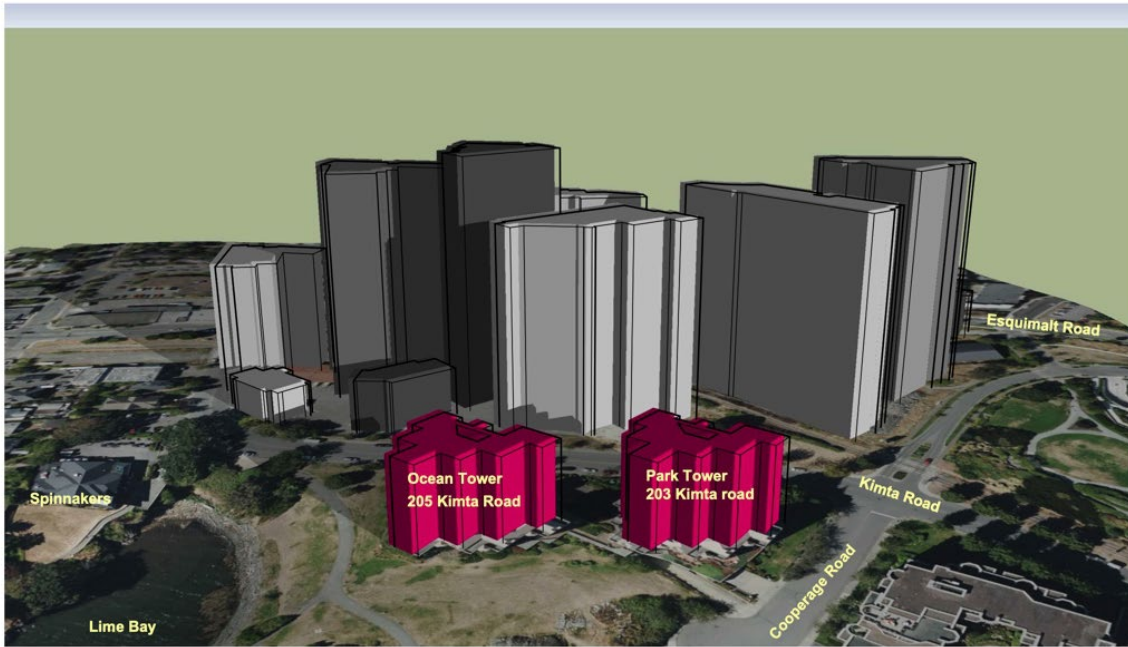
ROUNDHOUSE BAYVIEW PLACE
November 27 2023

View from Victoria International Marina



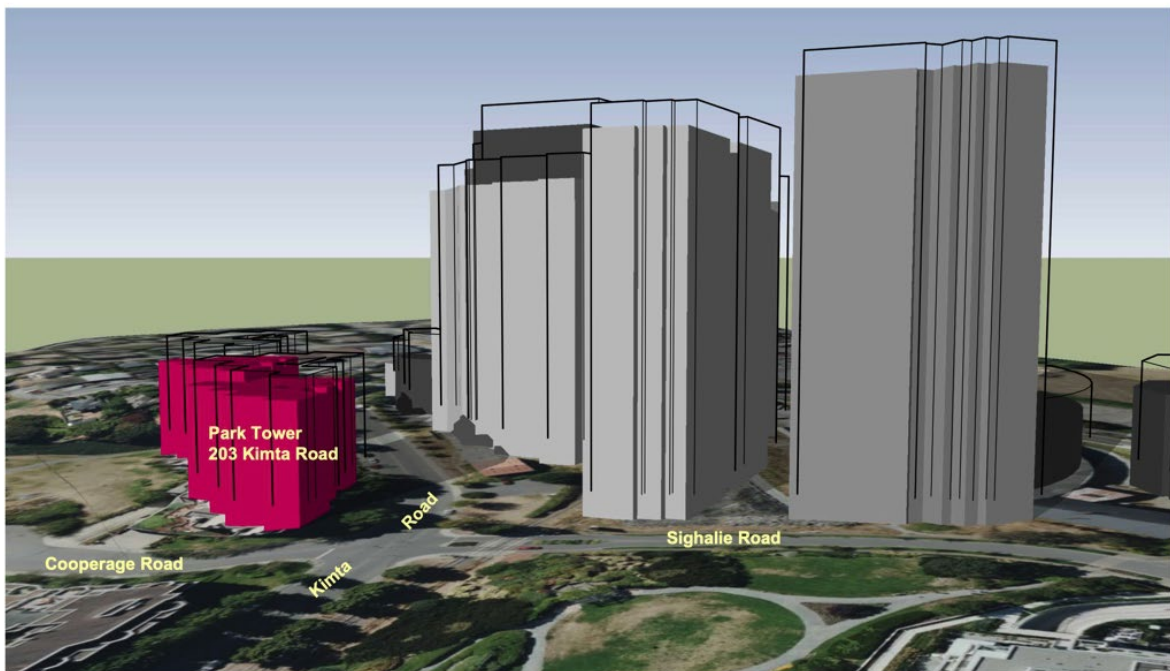
ROUNDHOUSE BAYVIEW PLACE
November 27 2023

View from Lime Bay



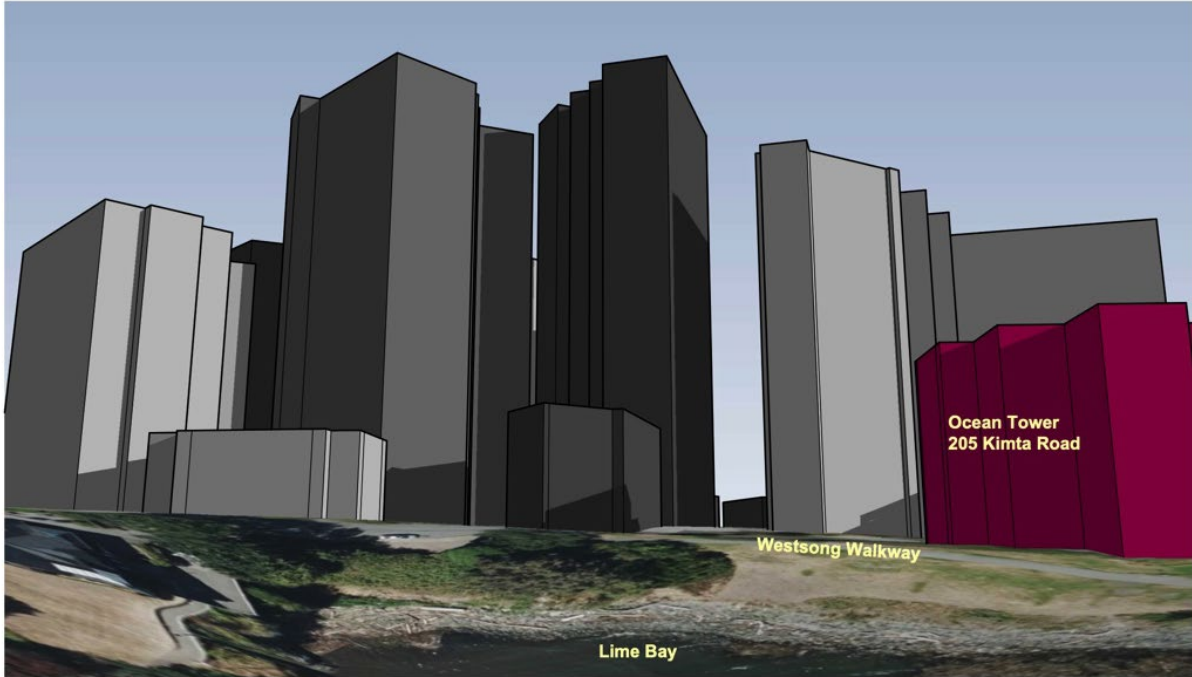
ROUNDHOUSE BAYVIEW PLACE
November 27 2023

Aerial View from Inner Harbour



ROUNDHOUSE BAYVIEW PLACE
November 27 2023

View from Bayview



ROUNDHOUSE BAYVIEW PLACE : **View from Spinnakers Brew Pub**
November 27 2023

[REDACTED]

From: Al & Deb Heron [REDACTED]
Sent: January 1, 2024 12:14 PM
To: Public Hearings
Subject: 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

NO!

32 storeys and density up to 4.58:1 floor space ratio is unacceptable for this area.

It will strain infrastructure and services.

Debbie Heron
Resident Greater Victoria

[REDACTED]

From: Al Heron [REDACTED]
Sent: January 1, 2024 9:57 AM
To: Public Hearings
Subject: Vote Against Focus Equities 32 storey buildings.

To: Mayor Alto and Council

I am a resident of Saanich, who is writing to vote NO on the nine 32 storey Roundhouse buildings in Vic West. If passed these buildings will be precedent setting, and each of these structures will cast a long shadow.

Buildings of this height in an active earthquake zone makes zero sense - have you checked with the fire department on their ability to extract people at these heights??

Developer greed and Eby's demands for more density should not override recommendations from your own Planning department and Heritage Advisory Panel - who understand what is truly practicable. Is David Eby a professionally certified city planner??? Is he willing to fund all infrastructure costs including desalination plants to facilitate this growth??

Now is the time to redefine building design that meets everyone's needs, before the developers turn Victoria into a ghetto with dark streets.

I have seen too many top down decisions turn into disasters and this will be another if the project is passed. In my view no building should be over 18 stories, for the above reasons and even that estimate may be too high.

Please make the right decision!

Thank you!
Alan Heron, B. Comm.
Victoria, BC

Sent from my iPhone

[REDACTED]

From: Al Schreiner [REDACTED]
Sent: January 1, 2024 1:10 PM
To: Public Hearings
Subject: Development in Vic West

Hello

We have been following the development in Vic West with considerable interest since purchasing our condo at 165 Kimta Road in 2010. The original plan for development of the site across Kimta from our condo was interesting and in our opinion in general keeping with the overall plans for this area.

We now see that there is a very aggressive plan to develop this site for high density residential with tall towers and many residents. We are not in favour of this change of plans and change of character for the neighbourhood with the accompanying increase in traffic and congestion.

Please do NOT VOTE IN FAVOUR of this new development.

Yours truly
Al & Gisele Schreiner
#513 – 165 Kimta Road

[REDACTED]

From: brenda caldwell [REDACTED]
Sent: January 2, 2024 12:32 PM
To: Public Hearings
Subject: Re: Vic west roundhouse.

Please listen to folks. Many groups of concerned citizens have said No to the density proposed at the national heritage site at the roundhouse. The Heritage Advisory Panel has said No. your own city planning staff have said No at this density. What does it take to have you listen to folks? This is not about NIMBYism-it is about heritage & the character of a place. Please listen.

Sincerely & thank you for the opportunity to speak& hopefully heard. Brenda Caldwell.

Sent from my iPhone

[REDACTED]

From: Brian Mackie [REDACTED]
Sent: January 1, 2024 2:23 PM
To: Public Hearings
Subject: rezoning proposal for E&N Roundhouse site

Mayor Alto and Councillors:

We are against the latest rezoning proposal for the E&N Roundhouse site.
When we purchased a condo on the Bayview site, we supported the original master plan.
Please approve the original master plan.
Regards
Brian Mackie
902 – 60 Saghalie Road

[REDACTED]

From: Elizabeth Dean01 [REDACTED]
Sent: January 2, 2024 11:34 AM
To: Development Services email inquiries; 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; Michael Angrove; Jocelyn Jenkyns
Cc: [REDACTED] Public Hearings
Subject: 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.

We understand that there is yet another hearing and opportunity for input to the singularly important issue of the Bayview development. Citizens do not believe the process has been transparent nor our input is being heard. Revision of the original proposal is not appropriate particularly given citizens' input was under encouraged for the first round.

We do hope that ours and other concerned citizens' views will be taken seriously. The area in question is important to all Victorians. Its development needs to be highly cognizant of the importance of preserving the Roadhouse historically. Multiple hotels and highrises are NOT the answer. These are not consistent with the ambience and buildings in the area. This area needs preserving; families need to enjoy the area as a park and recreational area, rather than a concrete jungle. An area committed to nature, the arts, and a public market perhaps not unlike Granville Island in Vancouver. This alone would be an attraction within the city and for visitors.

Please, listen to the citizens. This is what a democratic process is all about. This is not an issue to be left to developers or those on council who have ties to these developers including the mayor's conflict of interest.

Dr. Elizabeth Dean and Mr. Don G. Hazleden (Reg. Architect BC)
66-601 Songhees Rd, Victoria, BC
[REDACTED]

On Wed, Jul 12, 2023 at 9:06 AM Elizabeth Dean01 [REDACTED] wrote:

Dear Mike,

I am looking out over the above parcel of land this morning. Blasting starts today for two months which suggests things are moving along rather than the city being responsive to citizen input. How can dynamite blasting be even permitted in this already high-density residential area? This is not to say we should not persist but where are things really at? How do we rally round the citizenry to address this?

We cannot leave this to the city councillors who appear to be in the pocket of the developers. City should not be a machine for making money for developers and needs to be strictly guarded against.

A survey needs to be commissioned and conducted of not only Victorians at large, but particularly those of us in Vic West and even more especially those residents immediately surrounding the land in question encompassing the historic roundhouse buildings. We don't recall this ever happening. The roundhouse buildings are 'our' history and their fate cannot be left to the whim of developers.

Residents need to be 'ASKED' and 'not told' how this historically and indigenously significant land needs to be developed.

Clearly, the development of the roundhouse and its buildings is a 'public' issue. They should be the focal point and not dwarfed by high rises. How about a public market like Granville Market and seniors centre, surrounded by park, fountains and splash park for kids, playground, and open spaces for families living in the high-density housing around the space? The area is already 'high density'. Vic West has done its part and this parcel of land cannot be viewed as the solution to all of Victoria's housing problems.

We appreciate plans have been approved with apparently little acknowledged consultation with the public who we cannot imagine agree with the proposed development in their neighbourhood. The developers will continue to push relentlessly. The OCP is already excessive but we remain idealistic, consistent with the long-standing philosophy of the 'City Beautiful' movement.

Please, this plan is clearly short-sighted and puts the needs and wants of the residents secondary to those of the developer. Let's do the right thing and honor and heritage as well as meet the needs of the community. As stated, Vic West has already done its part in densifying.

Any recommendations you can give to enable the voices of those opposed is needed. We like hundreds of others have signed petitions, written letters over the past few years, yet receive ongoing flyers from your department regarding 'It's Your Neighbourhood'. Our voices do not appear to be heard. What more can we do?

Elizabeth Dean and Don Hazleden

Sent from my iPad

[REDACTED]

From: Kathleen Hemsworth [REDACTED]
Sent: January 1, 2024 4:10 PM
To: Public Hearings
Subject: Round House Towers public Hearing

In reference to the public hearing being held on January 11th at 6:30m, I would like to submit my household's strong approval of this project. please continue to push housing and density forward in the city of Victoria. Folks of all ages and classes are in need of more homes. We need to find housing for students, professional singles and downsizing elders. Everyone having a home is one of the most important issues of our time.

Help me and my generation, not NIMBYs.

Sincerely,

Kathleen Hemsworth and Andrew Young
Victoria Residents

[REDACTED]

From: karen vaillancourt [REDACTED]
Sent: January 1, 2024 3:34 PM
To: Public Hearings
Subject: Bayview zoning

I am a homeowner at The Encore on Saghalie Road. I bought here last year, I had only seen the old plans for The Roundhouse site, which was a lot of buildings, but now to find out the developer wants more and higher is incomprehensible to me on such a small site with historical buildings there.

I am wholly opposed to this development and think it would be a detriment to our Beautiful City.

Thanks and regards
Karen Vaillancourt 607-60 Saghalie Road
Victoria

[Sent from Yahoo Mail for iPad](#)

[REDACTED]

From: Lee Coffin [REDACTED]
Sent: January 1, 2024 12:02 PM
To: Public Hearings
Subject: Change in height and density at the rail yard development

My vote is a resounding “no” to any changes. Ms. Mayor, listen to your planning staff, they are the experts.

Arlene Coffin
777 Belleville St
Victoria
Sent from my iPad

[REDACTED]

From: Michael Hopp [REDACTED]
Sent: January 2, 2024 9:30 AM
To: Public Hearings
Cc: reception@bayviewplace.com
Subject: Roundhouse Rezoning - REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200-

To Whom it may Concern,

I Michael Hopp, am a local business owner located in Downtown Victoria and a local taxpayer as I own the building located at 510 Yates Street.

I am writing in support of the Roundhouse Rezoning as the project has many associated benefits to Victoria and the CRD. The project brings much needed housing including 215 affordable rental homes in addition to over 1,800 new homes. The project will bring a new commercial zone to Vic West and neighbouring Esquimalt which will revitalize the area and increase the appeal of our communities. In addition the inclusion of a much needed childcare facility and urban greenspace including 400 new trees is a welcome addition to our beautiful city.

I am in full support of the Rezoning.

Cheers,



Michael Hopp
Managing Broker
Ashdown Capital Vancouver Island

W www.ashdowncapital.ca

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[REDACTED]

From: M.D. Meadows [REDACTED]
Sent: January 1, 2024 10:19 AM
To: Public Hearings
Subject: Stop the dense Roundhouse development

Focus Equities has a proposal that doesn't take in consideration the heritage of The Roundhouse, and the historic nature of the land.

The City of Victoria has only one change in this decision, and it is imperative that if there is going to be a massive development on this site, that there also has to be infrastructure in place to support such a gargantuan idea.

Nine towers with some up to 32 stories is absolutely ridiculous in that small area, which would dwarf The Roundhouse, and take away the charm of the area.

Though housing is much needed in Victoria, it is also necessary to have affordable housing for citizens in the low-income area of B.C. minimum wage.

Please vote NO to this overzealous proposal of The Roundhouse.

Thank you.

Mur Meadows
Victoria, BC
[REDACTED]

[REDACTED]

From: Murk Toorenburgh [REDACTED]
Sent: January 1, 2024 8:36 PM
To: Public Hearings
Subject: Round House area proposal

I am opposed to the proposed very tall buildings in this area.
Mr M Toorenburgh

[REDACTED]

From: Paddy O'Reilly [REDACTED]
Sent: January 2, 2024 9:57 AM
To: Public Hearings
Subject: Focus Equities Development Proposal

RE: Focus Equities Proposal to build 9 towers up to 32 stories in Esquimalt on the Heritage Site...

The answer is NO NO NO NO NO NO NO NO NO **NO!!!!!!!!!!**

This developer does not live in Victoria and does not care about the city or the residents here. (If they do spend any time here it is only so they can promote their development projects.)

They are big city developers who only want to make big city bucks. They are motivated by GREED and not the best interests of the community. BC already has one big city with hundreds of impersonal high tower buildings... Don't let them turn Victoria into another Vancouver!

SAY NO! Thank you.

Paddy O'Reilly

[REDACTED]

From: Syl Brodin [REDACTED]
Sent: January 1, 2024 2:35 PM
To: Public Hearings
Subject: Building Permit Application

Dear Mayor Alto & Council,

We have now lived next to the E&N Roundhouse for 5 years waiting for the buildings that were approved at that time. It showed buildings that would enhance the neighbourhood and showcase the Roundhouse. Now hearing that the new application is a very different build which consists of nine towers heights from 10-32 storeys. This Heritage site is not suited for that kind of development and would overwhelm the neighborhood. We strongly oppose this application and count on you to reject this proposal.

Sincerely,
Sylvia Brodin-Mackie
#902-60 Saghalie Road
Victoria, BC, V9A 0H1

[REDACTED]

From: Stacy Mitchell [REDACTED]
Sent: January 2, 2024 11:12 AM
To: Public Hearings
Subject: STOP THE ROUNDHOUSE DEVELOPMENT

Dear Mayor and Council;

I am writing to express my strong opposition to the latest redevelopment proposal for the Roundhouse area. To take a significant historical site and turn it into a high rise district, the likes of which Victoria has never seen, is very difficult to comprehend. I cannot understand how a mayor and eight council members could possibly see this as positive change for the people and City of Victoria.

I understand that you will never please all of the people all of the time. But I see this as a decision that could forever affect Victoria in a very negative way. From my perspective, and I suspect the perspective of many, it is a colossal mistake that can never be undone.

When I first heard of this proposal, I thought it was so ludicrous and out of character for Victoria, that I never dreamt Council would even entertain it. Now it seems that people are going to need to "fight like hell" to stop the current council from succumbing to the whims of a developer with deep pockets. This lack of foresight and backbone would ultimately have a very negative impact on the city and people of Victoria.

Tourism is a significant contributor to the Victoria economy. Ask yourself — why do those people come to Victoria? Would nine massive high rises on a historical site add or detract from Victoria's charm and appeal? Could we make a better decision for the health and well being of this City?

I understand the need for higher density. Personally, I don't see high rises as the answer to the housing problem in Victoria. You can create higher density and still maintain the City's charm and character. Surely there are those on council with some ability to think more creatively. This is not the "only" or "best" answer to the housing crisis. And even if the current council, in all it's wisdom, feels that turning Victoria into a city of high rises is the best solution to the housing crisis, why test that theory in an area of such significance? There are many outlying areas that could be your test site. Areas that would not destroy both a historic site and the charm of the downtown area. I believe this would be the start of a very slippery slope no matter where you choose. However, the current location makes it even more appalling.

Originally, the Roundhouse Development was going to both preserve history and add charm and appeal to the Roundhouse District. I think most could agree with that development. However, this is a drastic diversion. One can only speculate as to why our current council would even entertain a proposal like this.

This plan is masterminded to significantly increase the profits to the developer at the detriment of Victoria's charm and character. We have all seen elected officials and governments make bad choices for the wrong reasons. Recently the Ontario government chose to allow property to be removed from its preserved wetlands and woodlands for the purpose of development. That became the well publicized Greenbelt scandal. This feels strangely similar. A big developer being allowed to forever change the face of Victoria, just as those developers would have forever changed the face of Ontario. The latter was stopped in its tracks because it was so "obviously" the right thing to do. This same needs to happen here.

Right now, Victoria has charm and appeal and some history worth preserving. Don't be the council that destroys that. It would forever be your legacy.

I strongly encourage you all to do the right thing for Victoria and put a **stop to this development.**

Sincerely,

Stacy Mitchell

[REDACTED]

From: Sandy [REDACTED]
Sent: January 1, 2024 8:19 PM
To: Public Hearings
Subject: Focus Equities proposal

From the information I have seen I would say NO to both height and number of towers.

Too concentrated a densification.

Sandra Slobodian
568 Dallas Road

[REDACTED]

From: Barb Mcvagh [REDACTED]
Sent: January 2, 2024 12:59 PM
To: Public Hearings
Subject: 9 Towers Project in Vic West

Hello

We want to express our strong disapproval of the proposals for The Roundhouse site. We agree with developing that site, but within the parameters of keeping Victoria's existing character. To build 9 towers there with up to 32 stories will ruin that area, and it is not necessary. We don't need that density.

Thank you for listening.

Barb McVagh and Charles Cory
2408 Nottingham Road
Victoria, BC V8R 6C2

[REDACTED]

From: Carolyn Hooper [REDACTED]
Sent: January 2, 2024 5:29 PM
To: Public Hearings
Cc: reception@bayviewplace.com
Subject: Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd

Mayor Maryanne Alto 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 Rezoning Proposal for the Roundhouse Development Site at Bayview Place – **251 Esquimalt 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. What an opportunity for a non-profit to have a building site donated for affordable housing, restoration of heritage buildings, a chance to have a community surrounding new commercial businesses, loads of greenspace made possible by higher buildings! WE NEED HOUSING! This plan makes sense!

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

[REDACTED]

From: Selina, Christy [REDACTED]
Sent: January 2, 2024 3:17 PM
To: Public Hearings
Cc: reception@bayviewplace.com
Subject: Roundhouse Rezoning - REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200-210 Kimta Rd.

Hi there,

My name is Christy Selina and I live at 1250 Richardson Street in the City of Victoria.

I wanted to write a letter in support of the above proposed rezoning application.

I am born and raised in Victoria and rent at my current location. I am very fortunate enough to be subleasing my rental from someone I knew due to how challenging and expensive it is to find a rental in Victoria. This project will be delivering 1,870 residential units with a mix of housing types. This will make a significant impact on our new supply, and I hope will make it easier for people like me to find accommodation in this beautiful city. I know friends and family that have left Victoria just due to how difficult is to find housing here. The project also provides non-profit housing along with a list of amenities and new commercial space that I strongly support. This area needs more commercial as Westside Village now is fully prescribed and with all the new development in the area comes the need for more services.

As such, I hope Mayor and Council approve this project in January as it would be devastating to continue to see these properties underutilized.

Thank you,

Christy Selina

Business Services Coordinator
[REDACTED]
[REDACTED]

1175 Douglas Street, Suite 1110 | Victoria, BC V8W 2E1 | Canada

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[REDACTED]

From: Donald Haney [REDACTED]
Sent: January 2, 2024 5:23 PM
To: Public Hearings
Subject: Expression of Support for Proposed Changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road to be Discussed at a Public Hearing by City Council on Thursday, January 11, 2024 at 6:30 pm

January 2, 2024

Mayor Marianne Alto
Councillor Chris Coleman
Councillor Dave Thompson
Councillor Stephen Hammond
Councillor Susan Kim
Councillor Marg Gardiner
Councillor Krista Loughton
Councillor Jeremy Caradonna

Subject: Public Hearing of January 11, 2024, to Consider 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.

We are writing to express our enthusiastic support for the Bayview Place rezoning application to be considered at a public hearing by Victoria City Council on Thursday, January 11, 2022, at 6:30 pm.

Specifically, we wish to express our wholehearted support for the proposal for the mixed phase development consisting of nine towers with podiums, rehabilitation of the heritage structures buildings and securing new amenities including various public plazas. This includes our support for the application to amend the Official Community Plan Bylaw by increasing the envisioned height and density for these properties and to replace the existing design guidelines with a new set of design guidelines, as well as, to rezone the lands to increase the permitted geodetic height and density for the proposed Roundhouse mixed-use precinct.

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.

We recognize that the proposed Bayview development has attracted attention, both for and against, including from a former Victoria City planner and an outspoken member of the public. We strongly agree with experts, like Brent Toderian, the nationally and internationally respected urban planning consultant (and past Vancouver chief planner and past/founding president of Council for Canadian Urbanism), who says that the project tackles “the five crises Canadian cities are facing – housing, climate, inequity, public health and public infrastructure” and is “the right level of ambition in the right location at the right time” (see Andrew A Duffy, Times Colonist, May 3, 2023).

At the same time, we oppose misleading efforts by Bayview development opponents, like a vocal James Bay resident, who has been scaring people into signing petitions and writing opposition letters by presenting dramatically false images of the Bayview proposal on social media. We also do not support the anti-Bayview campaign by a former Victoria City planner, who states in a recent opinion piece in the Times Colonist (December 30, 2023) that Victoria City planning staff think that the height of buildings adjacent to the heritage structures on site “may” feel out of scale – a minor concern the writer tries to pass off as strong staff opposition. One need only to look at the artist's renditions of the proposal Bayview at Roundhouse Place Rezoning Submission (see p.34, 36, 69, 70, 72 and 85) to see how the developer intends to soften scale using brick exteriors on the lower floors of towers.

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 and proposed bylaw changes currently before Council receive your prompt consideration and approval.

Respectfully,

Donald and Anna Haney

83 Saghalie Road, Unit 1002
Victoria, BC V9A 0E7

[REDACTED]

From: Kelly Bradley [REDACTED]
Sent: January 2, 2024 3:33 PM
To: Public Hearings
Subject: NO! NO! NO! to 32 storey bldgs.

NO! NO! NO! to the building of 9 buildings and certainly NONE of such completely ridiculous heights as 32 storeys!

Have you, Mayor Alto & the councillors lost your minds? Shame on you! I know not all of the councillors are in favour of this ridiculous plan.

Please reconsider the whole picture & the future of Greater Victoria!

Kelly Bradley

#202-65 Songhees Road

Victoria BC V9A 6T3

[REDACTED]

From: Ken Halstead [REDACTED]
Sent: January 3, 2024 5:17 PM
To: Public Hearings
Subject: Proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

As a property owner in the Promontory Building

1. I strongly support the request to amend Bylaw (No. 53) -No. 23-109 in order to increase the height up to approximately 32 storeys and density up to 4.58:1 and to replace the existing Roundhouse Design Guidelines with new design guidelines based on the current proposal.
2. I strongly support the request to amend Bylaw (No. 1327) -23-110 in order to rezone the land known as 251 Esquimalt Rod, 355 Catherine Street and 210 Kimta Road by amending the CE-12 Zone, Roundhouse District, to increase the permitted geodetic height from 88m to 114m and density from 2.0:1 to 4.58:1 floor space ratio for the proposed Roundhouse mixed use precinct.

Regards,
Ken

[REDACTED]

From: Yervant K [REDACTED]
Sent: January 2, 2024 7:05 PM
To: Public Hearings
Subject: Proposed OCP Amendment; 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Rd

Hello,

I **oppose** the current plan for this development, as it would overwhelm the area unless infrastructure and services to support the community are built into the development plan. I did see a positive update from council regarding the childcare plan for 20 years rather than the initial 10 years, and I would like attention to other services (such as medical, schools, fire/police, arts/community space) which are required to support such a large development. If the services and infrastructure are well thought-out or planned for, I would then be willing to support the density proposed.

An example I note is the sheer volume of parking included in some of the buildings which include 2 parking spaces per unit for some, and none for the affordable housing (which is very disproportionate and not equitable); there was concern in council about the traffic volume, and that it meant that none of the trees on the property would ever grow to maturity (which is also a concern for the parks dept). Council has been vocal about details like this in the past with buildings in the downtown core, and yet there was just this silence and tension in the room while nothing further was said. It seems there needs to be a few good working sessions to get everything on the table and to truly work the plan for a positive community build (which incidentally is what the OCP does, and we are completely disregarding the process even if it does need to be updated for today's concerns).

I implore the council to take more time to hash out the whole development plan to ensure a sustainable community using best practices from the OCP development, and to find a mechanism to get the affordable housing under way with equitable amenities while the rest of the space is better planned for.

Below is my initial submission with some of my additional thoughts for reference.

Thank you,
Yervant Khatchadourian

From: Yervant K
Sent: Friday, July 28, 2023 8:50 PM
To: developmentservices@victoria.ca
Subject: Proposed OCP Amendment; 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Rd

Dear Mr. Angrove,

With regards to the proposed OCP amendment for 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Rd, I thank the planning department for all the hard work they put into the presentation to Council. I do, however, have concerns about the overwhelming development plans. While I am not density averse, I am averse to density without proper planning of services and infrastructure, and at first glance it seems like council is pushing past the department's high-level recommendation based on an initial review. I would be happy to learn more about how my concerns may be mitigated through the planning process, and thus submit my thoughts for discussion.

Every community in Canada is working hard to increase housing - the trick is to do it in a well-thought-out manner which will create successful long-term communities. If there was a clear plan and approach to ensuring the vibrancy and functioning of the neighbourhood, I would be much more apt to support the development of a higher density than the OCP. The staff suggested that a higher than OCP density may be possible, but they are still awaiting a lot

more information from the developer. I submit that a supportable density value cannot be determined without all data and information being available.

A common theme I saw in the council meeting was that Councillor Coleman would call out that the Council should not be making arbitrary and specific decisions on density, number of floors (essentially taking on the planning and design roles), and that those functions should be conducted by the Planning staff. I wholeheartedly agree. Without having the skills, experience, and all the details to make an informed decision, the council is not equipped to make such detailed amendments in their instruction to staff. I trust staff to do a thorough exploration of direction, bringing the best possible options to the table.

During the council meeting, there was a side-comment to the effect of "we'll let BC transit deal with that". To me, that comment is a red flag that the overall approach to the Council's idea of planning for the neighbourhood will end up being band-aid and duct tape solutions long past the council's term. I would strongly urge to bring all the different departments into the loop to put together the most functional and properly supported, vibrant neighbourhood.

Here are a few of my thoughts:

Retail:

- Retail should be built for the planned population/density, and not the other way around - density should not be built around the hypothetical viability of a retail space.
- With the inclusion of services in the retail space, such as a daycare, medical centre, arts/theatre/event venue, etc., as would be welcome by the neighbourhood and as mentioned in the council meeting, all calculations on the retail space would be changed; therefore, any reports commissioned by the developer are already skewed.

Wind

- Staff was good enough to present the concept of a platform reducing the downdraft on pedestrians among the buildings, however what about the wind tunnel effects off lime bay and up cooperage street? I have not yet seen an in-depth wind report with so many buildings going into this space. Higher winds across buildings affect more than a pedestrian at street level, be it the quicker deterioration of surrounding buildings, insulation of existing buildings not being built for the increase, limiting use of balconies, etc.
- A phenomenon I was able to call out while I was in Toronto: with increased strata builds in a neighbourhood with a prevalence of higher winds, there is a howling sound that occurs on a consistent basis. The planning department in Toronto acknowledged it and was going to include studies and reports for future consideration of developments. This may impact the number of buildings, height, or even the angles at which the buildings are presented.

Parking

- While I recognize that the current council's approach is to remove parking in its entirety (thus reducing the potential increase in car traffic), I would like to point out a comment which Mr. Mariash made in one of his community meetings. When questioned about the large range of parking availability across the different buildings (ranging from 0 parking spaces per unit to 2 parking spaces per unit), he spoke proudly of the more than 1 parking space per unit for which he has a reputation. When questioned about the 0 parking spaces, he referred to the affordable housing building with the comment "well, they can't afford it anyways". This does not present as a conscientious developer, and it is very evident he only cares about the money. All people could make use of parking whether it be for their business, family, or accessibility needs, etc.
- During the council meeting, Councillor Gardiner made mention of parking spaces for the retail. She was shut down. Without accounting for the parking, how do you propose the viability of the retail space? Without parking, the range of the retail space is very strictly limited to the immediate walkable neighbourhood. Kimta Rd would not be a feasible space to handle retail parking.
- Kimta Rd parking in its current state gets completely full at certain times of day. Now that we have the bike lane and we also know the traffic can be quite heavy at times, what will the addition of 9 buildings do, whether it be to frequent the retail space or friends visiting friends by car from an outer neighbourhood?

- Parking decisions will affect traffic patterns.

Traffic/Transit

- I have repeatedly requested more information on the traffic studies and the impact on the two main bridges which are entry/exit points into the Vic West neighbourhood (Johnston St and Bay St). The responses I have received are "they are too far for consideration of this development". I beg to differ, as this would be a very large bottleneck into and out of the area, and is already evident during rush hour.
- The residential and retail parking decisions can have a much larger impact than is being discussed, and "BC Transit will take care of it" is not a proper response.

Police/Fire/School/Medical services

- Have police and fire services been consulted in how they would be able to service these buildings - accessibility, density, height, etc. Without knowing the full impact to them, how can a neighbourhood be properly supported? The movement in and out of the area becomes quite constricted with so many buildings in close proximity. Often stratas are built with such height and density that the current fire services are unable to account for the increase, and do not have the tools to properly support them.
- Have there been any studies on the demographics expected in this new area? Are the schools equipped to handle a potentially younger demographic with children? I would be happy if the expansion and availability are already accounted for, but somehow i fear the response of "someone else will take care of it later".
- With such a shortage of medical care, this would be an opportune time to ensure a medical centre is included in the design. The neighbourhood sorely needs it now, even before the new development goes into place.

Arts

- The original plan included a cultural centre which would create a vibrant hub for arts in the community. The new design completely disregards it, favouring development for higher profit margins (under the guise of housing availability).
- The skate park in Vic West Park is an absolute wonder, well-used, and well-regarded. We could balance that out with a cultural centre that caters to kids and adults alike. If the events at the roundhouse are any indication (including the Beyond Van Gogh setup), there is a very high need for a place for gathering and for the arts.

Toxic Waste

- I would be interested in learning more about the plans to bury and cap the waste. I am unfamiliar with the details and would like to hear more about the potential risks specifically in our neighbourhood during development, and whether there are special measures which are required to get deep enough and be able to secure the area from seepage.

Thank you again for your attention to this matter,

Yervant Khatchadourian

[REDACTED]

From: Madeleine Fort [REDACTED]
Sent: January 2, 2024 1:02 PM
To: Public Hearings
Subject: The Roundhouse

I have lived in the Cook & Bay area since 1972. I walked to work downtown for over 20 years, the rest of the time I mostly took the bus. I have seen so many trees cut down and so many high rise buildings go up. It is not as enjoyable to walk downtown when the trees are replaced with twigs and buildings come right up to the sidewalk like on Vancouver and Cook Street.

I think Victoria is doing more than its share of high rise building and would like to see shorter buildings like 5 to 6 stories. Do we have to start looking like Vancouver? This is a historic building. Please have another look at this to see if there is a better solution.

Madeleine Fort

[REDACTED]

From: Murray Goode [REDACTED]
Sent: January 2, 2024 4:36 PM
To: Public Hearings
Subject: Proposed 9-tower development at The Roundhouse

As a resident of Greater Victoria, I am shocked and appalled that Focus Equities is proposing 9 towers of up to 32 stories on a national heritage site. If built, this development would completely change the character of the city and greatly increase the density of an already densely populated neighbourhood. There are good reasons why both the Heritage Advisory panel and the City Planning Department have rejected this proposed density.

I'm fully aware that there is a housing shortage in Greater Victoria, but we cannot simply rubber stamp every large scale development that's proposed to meet the demand. This development needs to be drastically downsized in order to retain the character and livability of the neighbourhood.

Sincerely,

Murray Goode
Saanich

[REDACTED]

From: MARGARET HANTIUK [REDACTED]
Sent: January 2, 2024 2:54 PM
To: Public Hearings
Cc: Jeremy Caradonna; Chris Coleman (Councillor); Marianne Alto (Mayor)
Subject: Re Roundhouse development

Jan 2, 2024

Victoria City Council:

I am completely against the height and density of the proposed development of the Roundhouse property in Vic West for the following reasons:

- little (if any) will be affordable housing, which is what is needed most in Victoria at this time
 - the density will cause unmanageable stress on the local infrastructure (roads, traffic) adding to our water, sewage and energy demands (and offsetting the property tax boon the municipality is no doubt expecting) and making our city less liveable
 - the orientation of these very high buildings will effectively block sunlight and views for the surrounding residents
 - the developer can build less numbers of, and instead even higher end units (as these will not be affordable housing anyway) to have the development be profitable
 - the precedent of allowing this type of density and the height of these towers is dangerous, and could seal the fate of Victoria as a liveable city and perhaps this city council
- Regards Margaret Hantiuk

1325 Balmoral Rd

Victoria

[REDACTED]

Sent from my iPhone

[REDACTED]

From: Mike [REDACTED]
Sent: January 2, 2024 4:13 PM
To: Public Hearings
Subject: Round house redevelopment

Mayor and council

Why do people come to Victoria ?

It's the heritage houses and structures and that small town vibe.

You cant have multi box structures everywhere making your city like all the others.

I agree with proper development and repurposing undeutilitised land.

All one can see from Focus Equities proposal is dominating structures alienating existing buildings.

Too much massing in this location.

Mike Sweet
Black Horse Contracting Ltd.
[REDACTED]

Sent from [Mail](#) for Windows

[REDACTED]

From: Richard Bremer [REDACTED]
Sent: January 2, 2024 2:24 PM
To: Public Hearings
Subject: Fwd: Development threatens E&N Roundhouse national heritage site

Begin forwarded message:

From: Richard Bremer [REDACTED]
Subject: Development threatens E&N Roundhouse national heritage site
Date: December 31, 2023 at 11:46:47 AM PST
To: mayorandcouncil@victoria.ca

Hopefully you have read this article https://www.timescolonist.com/opinion/comment-development-threatens-en-roundhouse-national-heritage-site-8041492?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share

"It's very difficult to realize the amount of density being proposed on the site in a way that reflects standard practice urban design criteria," said Miko Betanzo, senior planner of urban design with the city.

As a resident at 420 Catherine St., a retired architect and a member of the VicWest Lawn Bowling Club, the application to increase the density of development around the E&N roundhouse affects me directly. It appears that mayor and council have decided to approve of ANYTHING developers propose that includes new housing. Prove me wrong by rejecting this grossly over dense money grab. It would destroy the heritage site, cast excessive shadows and block existing resident views - not to mention the huge impact on vehicular traffic and that the proposed resident density would overwhelm Lime Bay Park and Victory West Park. This is not yet Hong Kong! Stop trying to destroy our city!

Richard Bremer
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: January 2, 2024 1:16 PM
To: Public Hearings
Subject: No to the development!

To Mayor Alto and councillors: No to the development on the national heritage site in Vic West containing The Roundhouse and 5 other historic buildings!

Listen to the Heritage Advisory Panel and the City planning staff, NO to this 9 towers up to 32 stories!

Yours,

Robin Goldie

1409 May St.

Victoria B.C.

[REDACTED]

From: PHOTOSUREstock <[REDACTED]>
Sent: January 2, 2024 11:36 PM
To: Public Hearings
Subject: YES to Roundhouse Land Rezoning Application

Dear Mayor and Council,

I am writing in support of YES to Roundhouse Land Rezoning Application.

Some considerations and benefits include:

Completing the beautiful 20-acre Master Planned Bayview Place community, as well as rehabilitating, and bringing to life a world class historic RailYards.

A much-needed addition to Victoria's housing stock, and Cool Aid can build suitable housing on land donated by Bayview Place.

Looking to this great opportunity for progress and community benefit.

Thank you,

Ricardo

RICARDO Ordonez

[REDACTED]
<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.photosure.com%2F&data=05%7C02%7Cpublichearings%40victoria.ca%7C965fa9e6547b4dd21e3108dc0c2f2a37%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C638399178483402517%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C62000%7C%7C%7C&sdata=q9SUtK2mlGubiaYP%2BK9B9NA1sF3zUKyz7zhc5FzNhBw%3D&reserved=0>

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.imagesbranding.com%2F&data=05%7C02%7Cpublichearings%40victoria.ca%7C965fa9e6547b4dd21e3108dc0c2f2a37%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C638399178483402517%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C62000%7C%7C%7C&sdata=QoM1BhY6YtYaJW6fAKWaiNDkG8HXHcMSy9p41u6mX0%3D&reserved=0>

instagram [REDACTED]

[REDACTED]

From: Terry Ozzie <[REDACTED]>
Sent: January 2, 2024 4:51 PM
To: Public Hearings
Subject: Focus Equities

The nine towers proposed by Focus Equities at a national heritage site in Vic West should absolutely NOT go ahead.

It's preposterous just thinking of the infrastructure of such a massive project. It's already a driving nightmare on some days when the Johnston St Bridge is up! This must NOT be allowed to go ahead even in a severe housing crisis!

Sincerely,
Ms. Terry Osborne

[REDACTED]

From: Tuula Spence <[REDACTED]>
Sent: January 2, 2024 6:13 PM
To: Public Hearings
Subject: 355 Catherine street Roundhouse development

Absolute NO to this application – way too much density – this is valuable historic property and should be developed with care and preservation of the historic buildings and a sympathetic with the neighbor hood – such as townhomes and green spaces – not these outrageous high rises in this plan ! This is an outrageous plan ! Tuula Shaw - #421 – 203 Kimta Road .

[REDACTED]

From: [REDACTED]
Sent: January 3, 2024 4:26 PM
To: Public Hearings
Subject: Fwd: Bayview Place Proposal

Re: Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200-210 Kimta Rd

Dear Mayor and Council Members

The purpose of this note is to support the rezoning application as submitted the Bayview Place proponents.

Their proposal is well laid out and gives proper consideration to the neighbourhood and future lifestyle directions. Bayview Place as an excellent track record of producing high-quality developments working in partnership with the neighborhoods.

It is also heartening to see a partnership with the Greater Victoria Housing Society to deliver on an affordable housing component.

Please allow this proposal to move forward as quickly as possible.

Warmest regards,

Henry

Henry Kamphof

Former-Senior Manager CRD Housing Secretariat

Cell: [REDACTED]

Email: [REDACTED]

Address: 13-915 Glen Vale Rd
Victoria BC, Canada V9A 6N1

[REDACTED]

From: JUDY BALDWIN <[REDACTED]>
Sent: January 3, 2024 11:57 AM
To: Public Hearings
Subject: YES to Roundhouse Land Rezoning Application

Dear Mayor and Council,

Re: Bayview Place Roundhouse Rezoning Application going to Public Hearing, Thursday January 11, 2024, 6:30pm in Victoria Council Chambers.

After 20 years, it's time to move forward. Time to fill in a gaping hole and barren land with much-needed housing stock.

And time to create a more people-friendly community, with a historic railyard site featuring arts, culture and retail components. An exciting destination for our City's residents and visitors alike.

Please give your support to the Bayview Place Roundhouse Rezoning Application.

Judy Baldwin
Victoria

[REDACTED]

From: Jill McLean <[REDACTED]>
Sent: January 3, 2024 11:56 AM
To: Public Hearings
Subject: The Roundhouse Development

To Mayor and Council:

I am writing to express my concern about the development proposed by Focus Equities on the National Heritage site containing the Roundhouse and 5 other heritage buildings.

This development will detract from the character of this old city and will do nothing to add to the affordable housing stock in Victoria.

It is time that this Mayor and Council paid heed to the Heritage Advisory Panel, to your own planning staff and to the citizens of this city.

Burying a National historic landmark and site under 9 towers of up to 32 stories is NOT OKAY!

I urge the Mayor and Council to listen to the concerned citizens of this city, to your own staff and to the Heritage Advisory Panel at the Public hearing scheduled for January 11 at City Halland ultimately VOTE NO to this development!

Sincerely,

Jill McLean

January 3, 2024

Response to the public hearing on the proposed changes to **251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road**

To the City Council:

This letter is in response to the letter “Notice of Public Hearing”, dated December 29, 2023, in regards to the public hearing on Thursday, January 11, 2024 on the proposed changes to **251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road**.

We understand your time is limited, thus we will stress on just one main concern we have, and that is **the increased density –up to 4.58:1 Floor Space Ratio, is unreasonable and must not be approved.**

We are residents of the neighborhood immediately adjacent to the lands in discussion. As you are aware, the lands are situated in a unique area that embraces the nature easily accessible via the Songhees Walkway, while being in close proximity to the vibrant Victoria downtown. It is the peacefulness and integration with nature that makes the neighborhood, or more yet, the City of Victoria, a special and unique world-class living environment.

However, the drastically increased density will destroy the environment that we residents of Victoria are so proud of. With increased density, there will be increased pollution, such as waste, excessive light, noise, emissions, and much more. Victoria, as a city that has topped the lists of the most desirable small cities to live in, cannot afford to have its natural environment compromised, as it is the pristine air, the crystal-clear waters of the Songhees Walkway, that has granted Victoria its prestige in the world.

One may argue that the increased density is necessary for alleviating the housing crisis. We are completely aware of the importance of making housing more accessible to all. We call for a balance to be reached between providing living space, and protecting the natural environment. Truthfully speaking, the aggressive increase of the density to 4.58:1 Floor Space Ratio will just create undesirable living environments, resulting in poor quality of life for all. Looking at the revised master plan per Bayview’s website: <https://bayviewplace.com/>, there are hardly any spaces between the buildings. If I was to be living in such a neighborhood, I would feel like I was essentially being choked and not able to breath.

For example, the proposed “B4” condo on the master plan, next to Sitkum Road and Esquimalt Road, definitely should not be approved. Anyone who has been to the neighborhood knows that the land that the “B4” condo sits on is likely even smaller than a usual gas station. Placing a condo in such a tiny space would result in extremely poor quality of life for its residents. Moreover, there are two planned condos, “B3” and “B4” per the proposed master plan, choking the heritage building like a vice in between, which is extremely ironic as the developer has mentioned that the development is a “A new opportunity to engage with Victoria’s rich history.” (per their website, <https://bayviewplace.com/>, accessed January 3, 2024). How can one engage with any history when history is essentially being dwindled to nothing between high-rise condos?

We also strongly suggest the City Council to consult the indigenous community regarding the potential impact of this proposal. As you may be aware, a new Welcome Pole was just erected by the waters of Lime Bay Park. It is crucial to engage the indigenous community as we all live on the traditional and

unceded territories of the Lekwungen people, also known as the Songhees and Esquimalt First Nations communities.

In summary, we stress again that we are not objecting to increasing housing availability, but we are voicing our concerns that the proposed increase in density is grossly out of proportions and is unreasonable. We call on the City Council to consult experts in this area to decrease the density to what would be reasonably inhabitable for the residents, and to what would minimize the negative environmental impact. We trust that the City Council will act in a manner that protects Victoria's status as a world-class living environment, and the natural world that we all depend on to live healthy, safe lives.

Sincerely,

Jimmy Tsai

Ruochen Li

[REDACTED]

From: Jeanne VanBronkhorst <[REDACTED]>
Sent: January 3, 2024 9:46 PM
To: Public Hearings
Cc: [REDACTED]
Subject: Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd

January 3, 2024

To City Council of Victoria, City Planning

Good Evening,

I am writing in support of the proposed building and rezoning project at the Roundhouse. My partner and I are new to Victoria, and we decided to buy at Bayview Place because of these plans for growth, community development, and the historic preservation of the Roundhouse.

We moved here from Toronto, where city planning experts have consistently said the best way to save land when a city needs more housing is to build up, not out. We need more affordable housing within the city limits. Building up—adding tower condos and apartments—rather than building out into new suburbs will help protect Victoria’s current Green/Blue Belt (Sooke to Salt Spring Island).

I read the recent opinion piece in the Times Colonist, which (among other objections) frets that the Roundhouse will be dwarfed by the surrounding buildings. I have enjoyed spending time at the Roundhouse in Toronto, also restored and repurposed, and the surrounding towers do not diminish its charm or its popularity. I am looking forward to the day when Victoria’s Roundhouse will once again be a proud part of this city, after decades of neglect and abandonment.

You have a developer who is willing to do the necessary remediations and restoration of an historic landmark, and integrate it fully into the community they are proposing. The project includes affordable housing which is a priority right now across Canada, and I understand approximately 40% of the land will be open and public green spaces with trees and places to relax. The developers have kept the health and well-being of the community a priority. That should be enough to allow this project to continue.

I will be at the January 11th hearing to lend my support as well.

Thank you for your consideration,

Jeanne Van Bronkhorst
511-100 Saghalie Road
Victoria BC V9A 0A1

--

Jeanne Van Bronkhorst
www.JeanneVanBronkhorst.com

[REDACTED]

From: Lorraine Dimond <[REDACTED]>
Sent: January 3, 2024 2:45 PM
To: Public Hearings
Subject: Proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

We would like to voice our concerns regarding the proposed zoning changes to the property at 251-259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street & 200-210 Kimta Road.

When my husband and I first moved to the Songhees area, we were aware of this Official Community Plan and the intended development of the Roundhouse land. In fact, we bought our condominium **because of the approved design**. However, the new, more dense proposal is not appropriate for this property. Development is needed and welcome in this area, but cramming in as many people as possible is not development, it is the destruction of a neighbourhood when it's not combined with common sense, infrastructure, and with only profit as the goal. Allowing the developer to amend this plan would be unjust to those of us who chose to live here based on the original approved plan. We wholeheartedly welcome that plan.

This is our fourth letter voicing our displeasure of this redevelopment and we want to reiterate that our opinions have not changed despite the very minor modifications made by the developer. We are **AGAINST** this proposed amendment.

The request to "increase the height up to approximately 32 storeys and density up to 4.58:1...**for all the lands**" is a concern for a number of reasons.

--The focus and aim of preserving the heritage roundhouse buildings would be impacted and greatly overshadowed by oversized towers. In a previous interview, the developer said he would "try to restore" the heritage structures on site. This does not instill confidence that he will. In addition, the tall towers will eclipse those buildings and diminish their prominence of being the "Roundhouse" development.

--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 impact on the infra-structures and lack of facilities would be catastrophic...ie medical, shopping centre, amenities, and water usage.

--Invasive looming towers could possibly block the sun and view of adjacent and nearby buildings, despite the new proposal of narrowing the width of the buildings.

To say that this proposal is "consistent with many of the broad objectives...related to housing...and community well-being" is grossly inaccurate. It is our understanding that the affordable housing is being outsourced to someone else and there are no guarantees how this will proceed. A senior's residence on the adjacent site has yet to be built. Should the developer not live up to his commitment to provide that housing? Who is holding him accountable for this failure? In addition, there are **no positive effects that this density would any way contribute to community well-being**.

Do we really want the beautiful city of Victoria to be aligned with the congestion that exists in cities like Toronto and Vancouver?

We urge you to deny this amendment and allow the original plan to continue unheeded.

Sincerely,

Roy and Lorraine Dimond
632-205 Kimta Road
[REDACTED]

Date: January 2nd, 2024

Re: Focus Equities / Roundhouse Bayview Support

Dear Mr. Keith Dagg,

I wanted to take this time to reach out to you on behalf of Farmer Construction. Our organization is fully behind and supportive of seeing the Roundhouse at Bayview Place and this important Master Community come to fruition in 2024. Our region is under immense pressure, and a day doesn't go by without a story or commentary on our lack of housing and available services to the citizens of the Capital Regional District. To say we are in a crisis is an understatement. There are very few areas left in our city when it comes to growth, expansion, and much needed densification. Bayview has been a topic of conversation for over twenty years in the region, and I hope the time has come to see the vision finally become a reality.

With over seventy-four years of construction experience behind us, we have built some of the city's most famous and iconic landmarks. As one of the oldest operating construction companies on Vancouver Island, we stand firmly behind the entire Focus Equities team on its quest to complete this project and support the vision that Ken Mariash has brought to the City of Victoria. Should this project proceed, please know that our organization is here to provide its experience and historical expertise to any portion of the proposed development where applicable.

Please do not hesitate to share this letter of support with any relevant stakeholders, community members, and with your colleagues at the City of Victoria in your upcoming hearings this month.

Regards,

FARMER CONSTRUCTION LTD.

Matthew Clayton
Chief Executive Officer

[REDACTED]

From: Michel Martel <[REDACTED]>
Sent: January 3, 2024 1:38 PM
To: Public Hearings
Cc: [REDACTED]
Subject: "Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd."

Sir, Madam,

We, the undersigned, are both seniors and would like to add our strong support to the above noted rezoning. As you are well aware, Victoria is in great need of affordable housing that this rezoning will provide. As we live in the area, we also look forward to the restoration of the 1913 Roundhouse buildings and facilities designated as heritage. Furthermore, more retail and commercial facilities will certainly add to the attraction of this area. Please, consider approving this rezoning.

Michel and Virginia Martel
Unit 714, 100 Saghalie Rd.
Victoria, BC
V9A 0A1

January 3, 2024

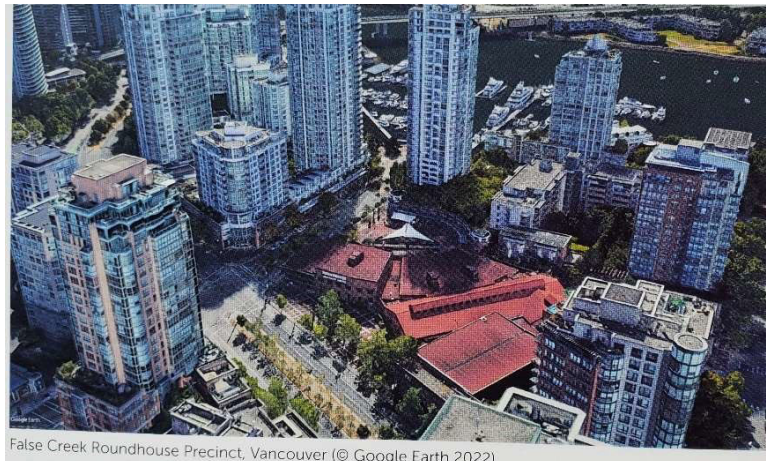
To: Victoria City Council
1 Centennial Square, Victoria, BC

Re: Opposed to Bayview Rezoning Application

I am writing to express my strong opposition to the rezoning application and the associated *Community Plan* amendments for the Property known as 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road to increase height to approximately 32 stores and density up to 4.6 floor space. The rezoning application before Council reflects the Focus Equities developer's greed to maximize profit and a lack of concern for the public interest. If built as proposed, the development will overwhelm the Vic West community as it is much more massive and denser than surrounding developments. It threatens the usability (due to shadowing, wind, access) and commercial viability of a national heritage site and negatively impacts Vic West Park.

I have taken the time to attend events hosted by the head of Focus Equities, Mr. Kenneth Mariash, and I have read the rezoning submission, interpretive program reports, and previous submissions. At the last meeting, Mr. Mariash spent a considerable amount of time complaining about "rules" that impact the economic viability of the development and the amount he is spending. He fails to recognize that rules are in place to protect the public interest and public safety. Mr. Mariash speaks at length about how much money the development is costing him per month, yet he could have proceeded with the already approved zoning and rejuvenated the Roundhouse.

I am not opposed to development and reasonable density. I lived in Vancouver's Yaletown for 15 years and experienced the benefits (shops, restaurants, public transit), and the negatives (e.g. noise, traffic, shading, no parking, and losing my view of Northshore Mountains and of False Creek as density increased). Yaletown also has a historic roundhouse, which Mr. Mariash has referred to as a "failed development". He is not wrong from an outdoor use perspective as it is surrounded by tall buildings which shade the area and the turntable is surrounded by unattractive cement and wood decking. So, why is Mr. Mariash knowingly setting up Victoria Roundhouse as a "failed development" by surrounding the heritage site with towers in even closer proximity to the Roundhouse than those in Yaletown. At least the Yaletown site was turned into a community activity centre which serves as a hub for the Yaletown community activities. The Bayview development does not provide a similar community gathering space. The rezoning application fails to demonstrate the site's value as the "cultural Heart of Victoria West" described on page 30, Section 6.3 of the Application.



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

In 2011, when I purchased my condo on Kimta, I was aware of Bayview urban core zoning which allowed for building heights ranging from 5 to 21 stories, which although higher than all other structures in Vic West, seemed acceptable. I was impressed, and considered buying a condo in the original Bayview building. I anticipated that the remainder of the site would be developed in the same thoughtful manner. As a rail enthusiast, a major attraction to the neighbourhood was protection of the railyards and the promise of a “Granville Island” like development to be in place by 2016. Focus Equities sold the City of Victoria on the railyards amenities concept in March 2014 using the *Roundhouse Interpretive Program Report* to get increased density and then failed to deliver; now they demand more while threatening railyards useability.

The development is inconsistent with how other large Vic West developments were built.

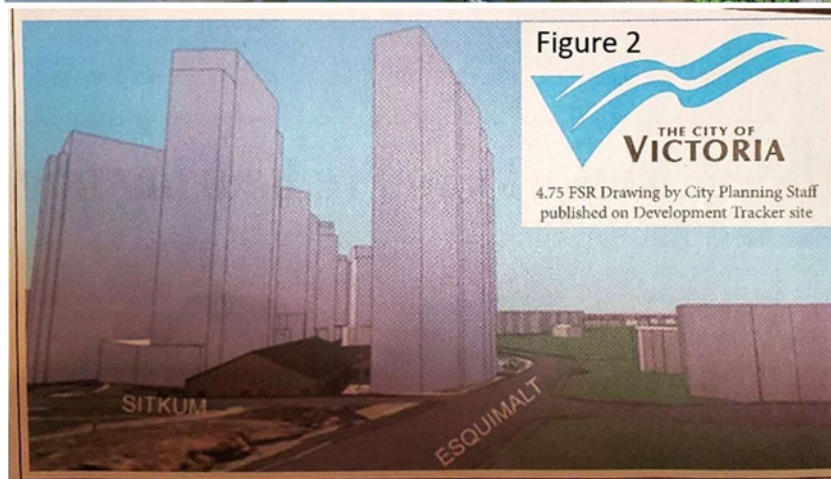
The developer fails to explain why Bayview needs to build massive densely packed 18 to 32 story towers in a relatively small area, when other successful Vic West developments did not. The people-centered, attractive Railyards development features green-spaces, missing-middle townhomes, low rise 3-4 story condos that attract families, one 6-story tower and a large playground on approximately 555,000 sq ft site.

Dockside Green built townhomes, commercial space and residential Leeds certified buildings ranging from 10 to 16 stories which contain some affordable units, plus agricultural space on an 800,000 sq ft parcel.

Figure 1: Image of Railyards development. <https://www.therailyards.ca>



Page 50 of the *Bayview Rezoning Submission* (Figure 2), shows a wall of buildings (DA-6a 18 stories, DA-6B 30 stories, DA-4b 25 stories, and DA-3 25 stories) lining Kimta and another line of building along Esquimalt (DA-7 23 stories, DA-8 24 stories) crowding the Railyards, blocking sunlight, creating a wind funnel off Lime Bay, and eliminating views from the Railyards and all buildings in Vic West north of Esquimalt Road.

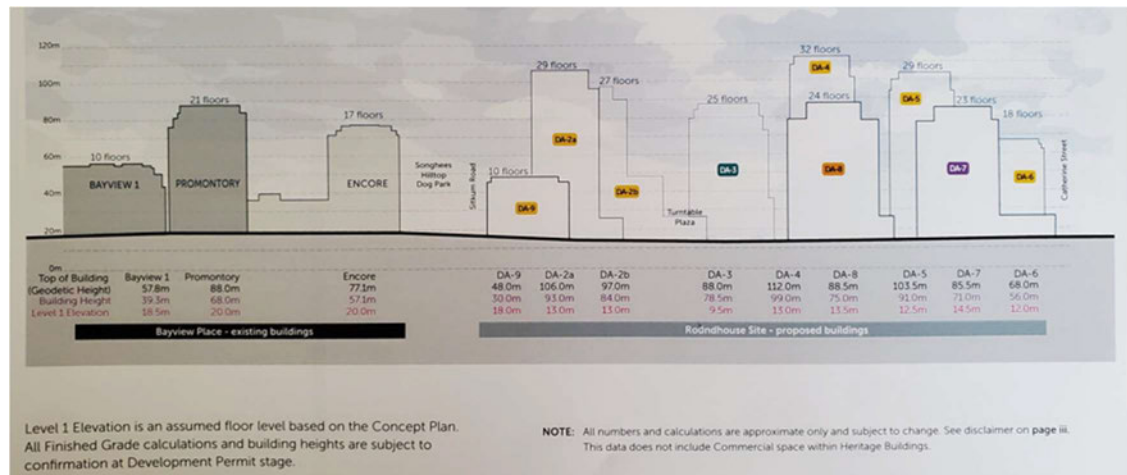


The 7.2.2 analysis on pages 54-56 of the Rezoning Submission excludes the view from the cruise port. Victoria visitors arriving in the Inner Harbour and the cruise port will see a massive Vancouver Coal Harbour (Figure 3) style wall of towers in stark contrast to Victoria’s tourism promotional material that brags about historical buildings and green spaces (Figure 4). The Coal Harbour condos are largely owned by absentee investors and expensive Bayview condos may have the same fate. Some 3-bedroom units are proposed, but they have the option of a separate entrance for a bedroom; this is obviously to appeal to investors for short-term rental, not affordable housing for families.

Figure 3. Vancouver Coal Harbour view from cruise ship



Figure 4.



Mr. Mariash speaks at length about how much money the development is costing him per month, yet he could have proceeded with the already approved zoning for parcel DA-4 and DA-3. He promised to rejuvenate the Roundhouse by 2016, but now claims this area lacks sufficient population to make commercial use of the Railyards complex financially viable.

Site Development Constraints

When Mr. Mariash purchased the site, he was well aware of both Victoria's zoning and building requirements and the site constraints. These include:

1. A natural historic site which must be preserved and which must be developed in a manner which maximizes the public good (e.g. as a commercial development like Granville Island or as a community centre like Vancouver's Roundhouse complex) and heritage value. The rezoning proposal threatens the commemorative integrity of this site of national heritage significance.
2. The existence of a continuous 10-metre-wide strip of land through the development which is a legal *Land Act* Statutory Right of Way (SoW) described as a rail easement in the development and prohibits any building structures (described in section 7.7 of the Rezoning application). There is also a 7 M parallel utility easement registered on title under the *Land Title Act* which is described as a "trail easement" which prohibits building structures. Mr. Mariash seems to suggest that he is gifting that corridor as green space and for bike trails and pedestrian paths and includes it in his description of site green space. The description is dishonest as Bayview is prevented from building on a SoW or easement by Statute.
 - The SoW has been described in the proposal and meetings as an "urban forest" and a "significant urban tree canopy" (page 64 of the Submission) which mis-represents how it will look (a shaded, "greenish" strip of land with trees on either side).
 - The bike trails and pedestrian path "amenity areas" are in the easement and pedestrian access is required in any development.
 - The 2014, *Round House Interpretive Program Report*, described placing "large-scale railway-related props and artefacts through the site." While I think this is a good idea, I also recognize that the placement of large rail cars on the SoW rail lines is not an ultraistic purchase to enhance the historical value, but rather an ingenious way to create leasable retail and exhibition space to

generate funds for Focus Equities and use the SoW. This “moveable railcar stock” can be located on the railway SoW as they are not structures. The rezoning application includes the SoW as green space in the calculations. SoW use for commercial purposes is inconsistent with the urban forest complex described in the previous bullet.

- The triangular Sitkum Park bordered by Kimta, Saghalie, and the SoW, is used to meet the site green space targets. Its value as green space is questionable due to lack of views and amenities. Its shape and size and need for setbacks to the SoW makes it a difficult building site which is likely the reason for the park creation in this location.
3. Site remediation and sub-surface soil conditions:
- The south-west area of the site consists of fill, has a high water-table, and other building challenges which the developer spoke to at the recent community open house as a cost pressure. Yet, this is the proposed location for DA-5, a 30-story (plus up to 5 levels of underground parking and service vehicle access to support the proposed number of units) which seems illogical.
 - Given the historical commercial use of the site as a Lime Factory and railyards, there are significant contaminated soil issues and Focus Equities proposed to bury the soil. It is unclear where due to the number and location of buildings; hopefully not in the heritage site.
 - The DA-7 location donated for “affordable housing” is described as a shovel-ready parcel. It is the least desirable building location on the site with a tall rock out-crop that will have to be blasted to create a building site. The shadow study shows this location will be in shade year-round. The promise is for below market rents, but given that market rental for a two-bedroom unit exceeds \$3,000 per month in this neighbourhood it will still be beyond the means of people with low to moderate incomes. The land gift is used to show 9% of housing stock as below market, yet none is delivered by Focus Equities. The gift of land is being used to extract support for increased density that is inconsistent with the Vic West community.

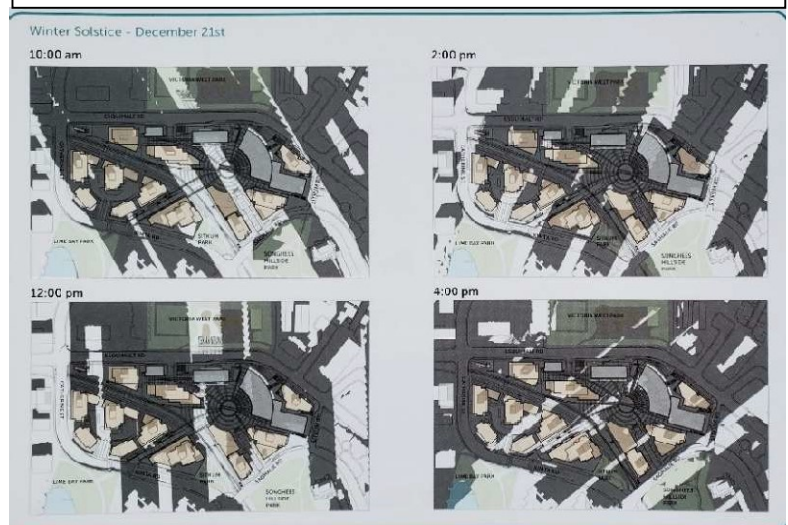
Future of the Roundhouse Historical Site

The planned building heights along Kimta will greatly impact the future useability and therefore the economic viability of the Roundhouse site due to shadowing, wind, and the wall of concrete towers dwarfing the historic buildings.

1. Shadowing. Lack of sunlight will deter people from visiting the site and impact outdoor use. The application proposal claims to prioritize retention of maximum sunlight however the diagrams in section 7.24 (pages 57 to 60) show the majority of the site in shadow year-round.

The Winter Solstice diagram shows no sunlight reaching Turntable Plaza and shadowing on Vic West Park as well neighbouring developments even at 12:00 noon.

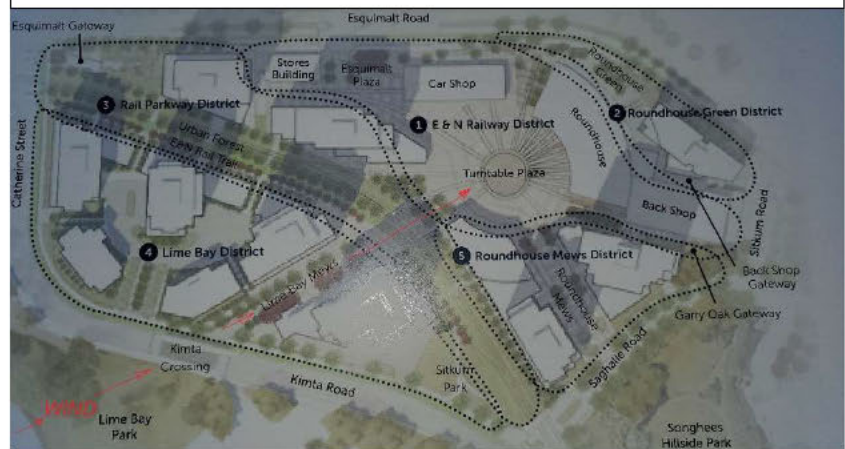
Figure 5. Winter Solstice shadowing on— Dec. 21st. Application, page 59.



Lack of sunlight will deter people from visiting the Railyards, skate park, lawn bowling courts, and other surrounding amenities.

2. Wind tunnelling along the proposed Lime Bay Mews (Figure 6) will direct the prevailing southwesterly winds from Lime Bay Park straight into the Roundhouse Turntable Plaza site affecting site useability. Walkers on Songhees' Westsong Walkway know how much colder it is walking through Lime Bay Park compared to a few meters in either direction. Most of the year the wind funnels from the ocean through Lime Bay making my southwest facing deck overlooking Lime Bay unusable as outdoor space.

Figure 6. red arrows show wind direction added to diagram on Page 96 the Rezoning application.



Other concerns

- The impact on existing aging infrastructure (mains, electrical, sewer) and ability of utilities and the City to provide the needed capacity. How much will Victoria need to spend to update infrastructure?
- Ability of Victoria's fire department to service 20 to 30 story buildings. How much will Victoria need to spend on new equipment and human resources to support the proposed density and height?
- Reduced access to Westsong Walkway. People, especially those with mobility issues, currently park on Kimta to access the Walkway. The Van Gogh temporary exhibit demonstrated the impact on parking from even a small number of visitors.
- Traffic impacts. The addition of the bike-lane on Kimta has made the Kimta-Saghalie-Cooperage intersection dangerous for people turning onto Kimta from Cooperage; I have already experienced several close calls from vehicles and bicyclists using the Kimta traffic lanes instead of the bike lane. The Bayview development needs to pay for a light or a roundabout to support the increased traffic volume and create a safe intersection.

Thank you for taking the time to read my submission. I look forward to a decision that considers the public interest in protecting our heritage and the liveability of our Vic West community.



Rosa Munzer
Concerned Resident

[REDACTED]

From: Sandra and Bob Clemenhagen <[REDACTED]>
Sent: January 3, 2024 5:16 PM
To: Public Hearings
Subject: YES to Roundhouse Land Rezoning Application

Dear Mayor and Council

We vote YES to the Roundhouse Land Rezoning Application

Bob and Sandra Clemenhagen

[REDACTED]

From: Victoria Mayor and Council
Sent: January 4, 2024 10:35 AM
To: Public Hearings
Subject: FW: "Tower Development threatens National Heritage Site" by Steve Barber, December 30, 2023.

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

She/Her
Protocol and Correspondence Coordinator
City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People

From: Susan Nickum [REDACTED]
Sent: Wednesday, January 3, 2024 11:48 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fwd: "Tower Development threatens National Heritage Site" by Steve Barber, December 30, 2023.

Please note the letter below that I wrote to the TC this morning . Thank you.
Susan Nickum

Date: Wed, 3 Jan 2024 at 11:43
Subject: "Tower Development threatens National Heritage Site" by Steve Barber, December 30, 2023.
To: letters@timescolonist.com <letters@timescolonist.com>

Mr. Steve Barber's article provides every important fact and rationale the City Councillors should seriously consider and hence deny the rezoning proposal regarding the E & N Roundhouse in Victoria West: the value of Victoria's charm and character that stems from its preservation of its 19th century architecture; the guidelines of the original master plan for the site, the Official Community Plan and the Vic West Neighbourhood Plan; Park's Canada's standards for commemorative integrity re a national historic site; and last but not least, the City's own Planning staff's concerns. He also acknowledges the need for housing and provides other underdeveloped sites which could accommodate such housing. As a Vic West resident and heritage home owner, I appreciate the Times Colonist finally publishing this important letter.

Susan Nickum

1109 Catherine Street
Victoria, BC V9A 3V6



From: Yehudi Freedman <[REDACTED]>
Sent: January 3, 2024 12:22 PM
To: Public Hearings
Cc: [REDACTED]
Subject: Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

My name is Yehudi Hy Freedman. My educational and career experience includes Civil Engineering, Chartered Accountant CPA, and Master's Degree in Economics. I was an elected Councillor for the Township of Esquimalt for two terms. Most of my experience is in Real Estate project finance in Calgary, Edmonton, and Denver. Today, I live on Kimta Rd in The Legacy facing the project.

After a complete review of the project, I am in complete support of the Roundhouse Rezoning and the project itself for the following reasons:

✓ **BENEFITS**

- Overall public and social economic benefits will accrue to the City of Victoria and the entire Capital Regional District. These include Provincial taxes, Municipal property taxes, increased employment, increased housing stock, and a boost to the GDP of the region.
- A comprehensive public amenity package valued at \$74.6 million that will have lasting positive impacts in Victoria West and for the entire City of Victoria and the region. This will include comprehensive bicycle and pedestrian connections throughout the site promoting active mobility, a childcare facility with an outdoor play area dedicated for 10 years, and 70,000 square feet of new retail and commercial space.
- The Victoria West Neighbourhood badly requires more commercially zoned locations for retail shopping including grocery stores and other such consumer venues. This project will provide these types of locations.
- Remediation of contaminated former industrial lands to transform them into a vibrant mixed-use community within walking distance to downtown Victoria, of which approximately 40 percent is dedicated as public and open space.

✓ **HOUSING**



- Approximately 1,870 residential units including market condominiums rental homes and affordable below-market homes (which is almost 25% of the housing on the project) located in nine narrow buildings ranging in height from 10 to 32 stories. All this housing stock is urgently needed. The slim towers will not be much higher than the tall towers on the hill of the Bayview project.
- Donation of a building site to a non-profit housing provider to build 215 affordable rental homes, made possible by realigning the rail track (shovel-ready site will be built first).

✓ **COMMUNITY**

- Retention and restoration of 1913 heritage-designated Roundhouse buildings for adaptation and reuse, including the train turntable and box cars to create Turntable Plaza, a community and commercial hub that will feature shopping, dining, and events. This will include a moveable interpretive Rail Car feature activating the retail and amenity space. This will retain the national historic significance of the entire site and will continue the site's commemorative integrity to remind Canadians of the country's rich railway heritage.
- While the site has for years been the location for many community activities, such as the recent Van Gogh exhibit, other past undertakings have been railroading events for children, musical shows, and many others. I am convinced these activities will continue in the retention and improvements to be made to the heritage components of the project.

- Five distinct character districts including an Urban Greenway / E&N mixed-use trail, upgraded with links to Victoria West, Lime Bay and Songhees Hillside Parks and a variety of seating and connectivity to housing and community spaces and amenities. The districts will include almost 400 new trees ensuring a significant tree canopy, lush landscaping and defined public spaces.
- The promised community amenities like public and open spaces, heritage building restoration and improvements to local parks, will bring refreshed vitality and communal spirit to the Victoria West neighbourhood.

Yehudi Hy Freedman, CPA CA, B. Eng., M. Econ.

I support Israel 
(((Yehudi H Freedman)))


[REDACTED]

From: ANDREW BECKERMAN <[REDACTED]>
Sent: December 31, 2023 5:02 AM
To: Victoria Mayor and Council
Cc: mrankin; Arthur McInnis; Council Secretary
Subject: 355 Catherine; 251 Esquimalt and 200 Kimta aka E&N Roundhouse properties

Dear Mayor and Council,

It was suggested at a neighbourhood meeting earlier this month with perhaps 3 dozen people present, that the letters that we had previously sent you about this project (355 Catherine; 251 and 259 Esquimalt Road ; 200 Kimta) be resent in advance of the now scheduled Public Hearing January 11, 2024. There was no one in the room , all neighbourhood/neighbouring actual residents, who spoke in favor of the proposal to double the size of this projects' original proposal and support other request for variances related to height and number of buildings. I repeat , 100% of the large audience of neighbourhood/neighbouring residents did not have one single positive word to say about this large profit grab on behalf of Focus Equities' bank accounts.

Since I do not believe I have ever seen any of you in our neighbourhood, I assume you will not be personally impacted by the massive over reach. Your lack of residence in our neighbourhood is consistent with large increases in coverage , density, height, in fact anything except affordable units given by your predecessors on both the city councils of Lisa Helps 2 terms as mayor to the extraordinary variances granted to developers of Dockside Green phase 2 or the project that ate London Drugs aka Harris Green among other developments. None of you will sit in the increased congestion on our neighbourhood's streets. Not one of you will be disturbed by the fierce winds, created by these overly tall towers, that will sweep down their facades and buffet the sidewalks which will become too narrow to allow the 1000 or so new residents to walk comfortably. I doubt any of you will shiver since the proliferation of multiples of very tall towers will keep sunshine off the streets as well, etc , etc

Dockside Green phase 2 by BOSA: The developer asked for significant height increase that will result in a significant number of suites, all market rate. In addition that Mayor and Council granted approval to a plan that will see the excessive heights of the new towers in Dockside Green, increase from the heights of the tall of towers from Dockside Green phase 1 as the towers march to the corner of Tyee and Esquimalt Roads. In general what I learned in graduate school in the College of Environmental Design at UC Berkeley about the organization of multiple towers, is that is preferable that tower height DECREASE as a line of tall towers approaches and reaches a city street corner. The logic presented about this way of organization (which is the opposite of what the developers proposed and a previous mayor and council approved) is increasing the height of towers at so that the tallest is at the corner of two streets magnifies the effect of height when viewed by existing neighbours simply because the extra tall corner tower is viewed from 2 directions. In this case anyone walking up Esquimalt Road sees a taller building as well as anyone walking towards it on Tyee. Two views equals twice the impact. There is no public benefit accruing by allowing via variance the incorrect placement of the tallest tower (32 stories +/-) at the corner where it inflicts maximum damage to the current residents

This is a typical example of a developer claiming the need for more suites to be profitable. In reality the developer does not buy a development site that is not profitable under existing zoning. These variance requests are not asking for just a profit, they are asking for a really big profit. No buildings in the proximity of this development reach this extraordinary height. And no developer purchases a development site where they cannot make a profit at the existing zoning as variance (except for the past two and current (third) administrations which have never heard a development plea for more height, more coverage and more suites that they have denied) . What these Councils are hearing is a plea from Developer X Y or Z to make a really big profit. By allowing these Dockside Green Phase 2 towers to dramatically increase i height compared to Phase One and reach their apogee at the corner of Esquimalt and Tyee Roads will in fact create the illusion that the very much taller corner tower is about to fall into the street aka the leaning tower of Dockside Green phase 2. At that long ago public hearing the majority of people in the room were actual residents living to the west of this site who were uniformly opposed to the variances and an overwhelming majority of City Councillors who did not live in the neighbourhood who were uniformly in favour of granting variance.

Without going into details the same circumstances pertain for Harris Green developer asking and Council granting all variances. Since none of the Councillors lived in proximity to this dramatically increased size of Harris Green, their lives and comfort were unaffected

So I ask, do any of you, Mayor Alto and City Councillors live near the "Roundhouse" where this doubling the size of the previous proposal by Focus Equities negatively impact local residents? Will any of you be personally effected?

I wonder if you, Mayor and Council actually understand the importance of the Parks Canada designation given to the E&N Roundhouse site? It is a relatively rare example of a group of buildings that has been recognized "as being of national historic importance" by Parks Canada?

This new proposal that you are considering does not comply with either the Official Community Plan or the Vic West Neighbourhood Plan. Your own Planning Staff who are paid in part by the property taxes of people actually already living adjacent to this rather unique site ("as being of national historic importance") have advised you: "The proposed density, which is more than double the currently approved 2:0:1 FSR (floor space ratio) represents a significant amount of new building mass which is challenging to fit on the site in a comfortable manner". If you don't want to follow their advice, why have you hired and paid them. Do any of you have any education and paid work experience in the field of City Planning? I don't believe you do; that is why you hire professionals to give you educated advice.

In addition you employ Planners who supposedly have expertise in Historical Planning, Their advice to you, Mayor and Council all of whom, are assumedly devoid of this professional training is : ...identified that concerns exist around the scale of tall towers and large podiums adjacent to the heritage structures, which may feel out of scale with the one story historic buildings and could detract and overwhelm the historic site." Their use of the conditional "may" and "could" " may feel out of scale" and "could detract and overwhelm". I hope these were not used instead of the absolute reality that they WILL feel out of scale and "WOULD" detract to offer you an "out" when you vote to approve these variances. Any Primary School Child who stands at 4'-0" (121 Cm) would clearly see if Wilt Chamberlain who was regarded as one of the NBA's greatest players and was 2016 Cm tall had stood next to them that they at 121 cm, would definitely without and with any possible doubt, be overwhelmed. When you vote to approve this tremendously damaging height differential, what will you say to primary school students who tell you, "that the crushing differential between a one story historic Roundhouse and a giant sized 29 story tower" is as overwhelming as standing next to Wilt Chamberlain, is as plain as the noses on your faces"?

Both Ken and Patricia Mariasch have blurred their educational credentials vis a vis the professional term as regulated by the Architectural Institute of British Columbia, when ever they refer to themselves as "Architects" which they legally are not. When I first arrived in Victoria I was still a Licensed Architect under auspices the California (State) Board of Architects. I paid my annual fees to keep my license pertinent. However since I was not licensed under the auspices of the Architectural Institute of British Columbia, I could not refer to myself simple as Andrew Beckerman, Architect. Despite having a 3 year Master of Architecture degree and over 25 years of licensed professional work as a Licensed California Architect, I was not officially or legally an "Architect" here. When I was asked, I was always careful to qualify my response by describing myself as a "Licensed California Architect". If I had described myself as an "Architect" while in conversation in Victoria, I would have been guilty of fraudulent misrepresentation. Committing fraud would probably have proven an obstacle to obtaining my Canadian citizenship.

Looking at the site plan for the proposed 4:0 FAR with its towers ranging from 10 storeys (33m) to 32 storeys (100m) with buildings here there and everywhere without any a coherent rational of order and/or reasonable relationship to each other, I do not see the hand of an Architect. I see the opening play of a throw of a game of "Pick Up Sticks". I see a collection of very tall buildings which are too close to each other for there to be any visual privacy between suites in adjacent towers unless their blinds are down. I also see a tall tower which appears in the small size of the reproduced Site Plan to be in inappropriate contact with the south east end of "Parks Canada's nationally historically important E&N Roundhouse". This would give Parks Canada ample cause to de-list the "...nationally historically important E&N Roundhouse." After that de-certification anyone, be it any of you Mayor and Councillors or Pat and Ken Mariasch and any of their Focus Equities collaborators, who describe the E&N Roundhouse as "historic" would be guilty of fraud. Councillors and Mayor do you really want to run the risk of being referred to as "fraudsters" if you approve this proposal which neither conforms to the Official Community Plan nor the Vic West Neighbourhood Plan. If you do approve this encroachment on a Parks Canada national significant historic site, I doubt you would have any legal basis to eject citizens carrying placards that say "Victoria City Councillors are Fraudsters" from City Hall's Council Chamber since they would be telling the truth.

Lisa Helps would always tell me when I objected to her universal support for Official Community and Neighbour busting variances that she was only meeting the 1000, 2500, and/or etc 3675 unit shortfall in satisfying unfilled demand for housing in Victoria. Given the benevolence of our climate compared to the rest of Canada, I attempted to educate her. "Lisa there isn't a specific number that you can ascribe to unfilled demand for housing in Victoria. It's never going to be a number; it is a concept or symbol which is "INFINITY or INFINITE". I failed. It was like trying to teach logic to a stone. I

wonder if any of you actually live in Victoria, do you want to live in a City described as "Victoria: If you build it they will come!" ??

I append below my original comments. I do not know if you are required to read additional concerns like I have described above at this later date. Regardless I have set them down and will remind you of them periodically via e mails and perhaps OP-Eds in the Times Colonist. If Victoria has a big mystery it is probably "Why do our elected officials routinely grant significant variances in FAR, height, density that precludes privacy to a pack of private developers who ask for these variances as they are necessary to "to make a profit" when they are really just a pack of private developers who have "cried wolf."

Andrew Beckerman, BCMGC
711-100 Saghalie Road
Victoria V9A 0A1

From: "ANDREW BECKERMAN" [REDACTED]
To: "developmentservices" <developmentservices@victoria.ca>
Cc: [REDACTED]
Sent: Friday, August 4, 2023 1:34:10 PM
Subject: 355 atherine; 251 Esquimalt and 200 Kimta

Members of the City Council and Mayor, "Read my lips."

"No developer ever purchases a development site unless the current zoning would offer a profit."

Although my developments were small and inconspicuous, I made a profit on them all without seeking any variances.

A previous Council and Mayor were played by Focus Equities. The case was the supposed ,after effects of the building in which I live 100 Saghalie Road aka Bayview One. Focus Equities maintained that there appeared to be interest in the larger, high end suites they had built. I have owned 2 of those 3 bedroom 2.5 bath suites. I believe that there was interest but not at Focus Equities initial pre-construction pricing. I certainly did not pay the prices that Focus Equities were asking.

Council listened to their appeals and offered taller buildings with more suites for the Promontory and Encore sites.

Not long after this gift, Focus Equities sold both sites to BOSA Construction at a much higher price than the original zoning would have commanded. Do you really want to enable them to do this again with the Roundhouse property (aka - 355 Catherine and 251 Esquimalt Road and 200 Kimta)?

Focus also argues that there are two drivers behind their need for significant up-zoning:

1. The cost of required remediation of these former industrial lands
2. The City of Victoria's requirements for private/public use open /park space.

I maintain any prudent developer would have addressed the remediation as quickly as possible as it is a well known fact that any construction related costs will be more expensive tomorrow than they are today. While i do not know the exact date that Focus Equities bought the large acreage which includes the sites of Bayview One; Promontory; Encore; the Senior continuum of care site on Kimta (Aquara ?) and the undeveloped lands of this variance request.

However I have lived in Victoria 18 years and i believe they have owned this large tract the entire time. Have you noticed that the value of land has been on a steep uphill trajectory for the past 2 decades? There is significant bare land equity that has accrued to Focus Equities while they did nothing but cut down weeds.

It would take a sharper mind than mine to determine with what exactly the City of Victoria has burdened Focus Equities in providing "required open space". Have you noticed that the site is bordered by the large Victoria Youth Park and the beautiful oceanfront Lime Bay Park? The Kimta and Catherine sides of this site are bordered by the E&N Rail Trail and the Galloping Goose begins a block away at the western side of the Johnson Street (Blue Bridge). Both sides of the Bridge's pedestrian/ bicycle pathways come off the Bridge into large new areas of landscaped park space. In addition the VicWest shore of the Inner and Outer Harbours is bordered by the lovely WestBay Walkway which runs all the way to West Bay Marina?

Does the City of Victoria actually believe our part of VicWest needs more parks and open space? Remember one of the requirements for the construction of my building, 100 Saghalie Road/ Bayview One, was the construction of the wonderful and rather large public amenity known as "Songhees Hill Dog Park".

While I certainly would not advocate for the development model of Dockside Green phase 1 and even worse phase 2 which would more appropriately named "Dockside Wall". The line up of ever taller towers sit upon the sidewalk's edge on the east side of Tyee Road preclude any privacy between those tower's closely spaced facing suites unless shades and blinds are down. Despite almost uniform opposition from current residents (including me via testimony I dictated for my tenants to present in my absence), a previous City Council gave the developers, BOSA Construction, significant increases in the heights of towers and allowed those rising heights to increase toward the Tyee/ Esquimalt Road intersection which is contrary to normal planning guidelines. These would suggest that tower heights decline towards a corner to diminish the impact on neighbours.

BOSA Construction said, "We need more, more and more so we can make a profit. Councillors like putty in the developers hands agreed and as a result the existing neighbours Upper Harbour views have vanished and BOSA Construction will not only make a profit, BOSA Construction will make an excessively large profit indeed. I do not believe any of the Dockside Green phase 2 suites will be anything but the higher end of market rate for sale and rental suites.

If the 5% inclusionary zoning requirement of the 3000 Harris Green units has yielded a paltry 150 affordable units. I appreciate the donation of a building site in Focus Equities' proposal. That site I imagine, will be the location of required affordable suites. It took the last Mayor and City Council almost 2 terms to finally pass an "Inclusionary Zoning Ordinance", they apparently chose the low end at 5% of a range that across North America starts at 5% at the lower end and rise to 4 times that to 20%.

I see no mention in this proposal about Focus Equities' commitment to provide family doctors for all the mainly new to Victoria owners and tenants in this expansion and handful of variance requests. Nor does it appear to contain any mention of the expansion of VicWest streets to accommodate the large additional automobile population that will live in this expansion nor any widening of sidewalks necessary...

Mayor and Council, do the right thing and send 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Road back to the drawing board. And while you are at it, consider cutting down the height of the Dockside Green phase 2 "wall of towers", so that the remainder of that project reflects the clear opposition of the neighbours who attended the long ago public hearing that up zoned BOSA Construction's "Dockside Wall" phase 2.

Thank you,

Andrew Beckerman
711-100 Saghalie Road
Victoria V9A 0A1

PS: Remember "No Developer ever purchases a development site unless the current zoning would offer a profit."

[REDACTED]

From: Victoria Mayor and Council
Sent: January 4, 2024 10:34 AM
To: Public Hearings
Subject: FW: From A Concerned Citizen About the Round House Development Project

[REDACTED]

She/Her
Protocol and Correspondence Coordinator
City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People

[REDACTED]

Sent: Wednesday, January 3, 2024 11:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: From A Concerned Citizen About the Round House Development Project

Mayor, Marianne Alto

City Councillors, Jeremy Caradonna, Susan Kim, Matt Dell, Stephen Hammond, Krista Loughton, Dave Thompson, Marg Gardiner, Chris Coleman.

Mike Angrove, Senior Planner

City Hall
1 Centennial Square
V8W 1P6

Dear Victoria Mayor and City Council, and Mr Angrove

I am writing to express my opposition to the rezoning application before council for the Bayview property in Vic West.

There are countless reasons for opposing this amended proposal. Here are some of them:

- It contradicts the first amended rezoning from 15+ years ago drastically, which Focus Equities sought and had approved by the City and neighbourhood

residents in exchange for agreeing to refurbish the Roundhouse and heritage properties (which was never done).

- It almost doubles the current zoning density for the area from 2.5 FSR (floor space ratio: total area of floors divided by total area of site) to 4.75 FSR.

- “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.” Page 14,

City Planning Staff report, April 20, 2023.

- “The proposals at 4.75 FSR appear 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 (Official Community Plan) policies geared towards positive placemaking.” City

Planning Staff report, April 20, 2023.

- “... the Heritage Advisory Panel recommend to Council that Rezoning Application No. 00729 ... does not sufficiently meet the applicable design guidelines and

policies and should be declined....”. Motion passed by The Heritage Advisory Panel Review on May 17, 2021.

- The current proposal is 9 buildings with up to 3 hotels now instead of the prior approved 5 buildings!

- The views for tourists and people arriving via the harbour will look like any overly developed, large city waterfront; this is not what draws people to Victoria to

see or experience.

- It would totally overshadow and diminish the Roundhouse and heritage properties.

- Artist illustrations show that the spectacular views and seasonal daylight currently enjoyed by residents to the west, north and east of the rezoned

development, including those who invested in the existing Bayview buildings, would be ruined by the structures and shadows cast year-round.

- Voting, tax-paying residents of Victoria have been expressing significant concerns and opposition to this project for the last couple of years.

- The City of Victoria has not carried out a due diligence exercise with respect to the developer itself or with respect to impacts on traffic, waste disposal, wind

effects, access to schools, day care availability, parking, etc.

I am not opposed to development, but I am opposed to this level of density and appeal to you to reject this proposal and listen to the voices of moderation from your constituents. This is not the Victoria we want.

With concern for my city,

Carol Bremner

535-203 Kimta Road

Victoria, BC

V9A 6T5

[REDACTED]

From: Cheryl Prestie <[REDACTED]>
Sent: January 4, 2024 11:08 PM
To: Public Hearings
Subject: Fwd: FW: OPPOSED: Roundhouse Rezoning and OCP amendment proposals - REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200 - 210 - Kimta Rd

Subject: OPPOSITION TO: Roundhouse Rezoning & OCP amendment proposals - REZ00729 - 355 Catherine St.; 251 Esquimalt Rd.; 200 - 210 Kimta Rd.

To whom it may concern:

I, Cheryl Prestie, **oppose** the rezoning and OCP amendment REZ00729 proposal.

As Mayor Alto and Victoria city councillors have been entrusted to prioritize the interests of the Victoria community and its residents over the profit interests of this developer, it is incumbent upon them to reject this proposal.

Thank you.

Cheryl Prestie

845-205 Kimta Road

"Music in the soul can be heard by the universe." - Lao Tzu

[REDACTED]

From: Don Gordon [REDACTED]
Sent: January 4, 2024 10:54 PM
To: Public Hearings
Subject: OPPOSED: Roundhouse Rezoning and OCP amendment proposals - REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200 - 210 - Kimta Rd

Follow Up Flag: Follow up
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To whom it may concern:

I, Donald Patrick Gordon, am opposed to the rezoning and OCP amendment REZ00729 proposal.

I call upon Mayor Alto and Victoria city councillors to prioritize the interests of the Victoria community over the profit interests of this developer and reject this proposal.

The reasons for my decision have been stated in previous letters to the Mayor and city councillors.

Thank you.

Don Gordon
845-205 Kimta Road
[REDACTED]

[REDACTED]

From: Erkan Ersan [REDACTED]
Sent: January 5, 2024 9:18 AM
To: Public Hearings
Subject: Victoria - Public Hearing - REZ00729 Rezoning Application for the proposed Roundhouse project

Dear Mayor and Victoria City Council,

My name is Erkan Ersan. I live at 526 - 203 Kimta Road, in Victoria, BC.

I am sending this message about the public hearing item, the (REZ00729) Rezoning Application for the proposed Roundhouse project, which requests to increase the permitted height up to 29 storeys and density up to 4.75 Floor Space Ratio.

I am strongly opposed to this rezoning application with the file number REZ00729 and this proposed Roundhouse development.

Victoria is well known for its stunning architecture and natural beauty balanced with harmony. This makes Victoria an attractive city to live in and visit. I used to live in a city of over 16 million people. It was a maze of towering buildings and bustling streets, where traffic congestion was a daily struggle for its residents. Therefore, I have a much better appreciation for what our city Victoria offers. One of the things that makes me the happiest after moving to Victoria is to be able to see the blue sky again while walking peacefully on the streets here. Soon, our sky will be obscured by high-rise buildings. Sadly, this abusive development in my neighbourhood poses the risk of obliterating Victoria's whole architectural legacy, quality of life, and perhaps even its tourism-based economy. It will disrupt the harmonious balance between nature and buildings in the city.

Even, the senior planner of urban design with the city, Miko Betanzo mentioned that "It's very difficult to realize the amount of density being proposed on the site in a way that reflects standard practice urban design criteria.". The requested density increase from the current 2.5 foot space ratio to 4.75 will overwhelm the area and the city's infrastructures and resources, which are not designed and ready for this. Overcrowded schools, roads, bridges, hospitals, bike lanes, and greenparks are waiting for us.

Victoria is located in an earthquake and tsunami zone. A major earthquake is expected here. Building these proposed high towers with narrow spacing between them makes search and rescue operations and evacuation very difficult.

Unfortunately, the weakest point of our city at the moment is the need for housing for Canadian individuals and families. However, we should not allow our needs to be exploited by greedy desires.

Contrary to what is promised to reduce the housing problem,

- only 8% of the units are planned as below-market rentals;
- the added 1500-1700 new luxury housing units would cause rents and real estate prices to rise further.
- At least 3 of those 9 high-rise towers are planned as hotels, not only condos. According to their proposal, at least 12% of the units (232,400 SF) is planned as Hospitality. This also makes it one of the largest hotel projects in Victoria on the residential area of our lovely Songhees community.

This will change the characteristic of the neighbourhood from residential to high-density commercial.

On the site, the E&N Railway roundhouse is located. It's a national historic site because it's remained untouched since its construction in 1912. It is a very important historic structure associated with the steam railway era in Canada.

However, the rezoning application plans to build 9 tall towers, up to 106 meters, which will surround and obscure the roundhouse heritage buildings. This is not consistent with the official Downtown Core Area Plan for Victoria. Also, the new towers will be built very close to the heritage, which may also be damaged during this massive construction.

Under the guise of renovation and rehabilitation, these important historic buildings will be converted into a retail and commercial space, rather than preserving and protecting their historic characters.

I hereby voice my strong objection, and respectfully request that you (Mayor and City Council) do **reject** the rezoning proposal.

Please honour your residents and your tax payers by protecting our beloved City and in particular, the Songhees community.

Thank you.

Best regards,

Erkan Ersan

526 - 203 Kimta Road, Victoria, BC, Canada V9A 6T5

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Erkan Ersan

[REDACTED]

From: Elizabeth Patrick [REDACTED] >
Sent: January 4, 2024 2:00 PM
To: Public Hearings
Subject: Rezoning 210 Kimta Road Roundhouse district, Esquimalt/Catherine Street

Dear City of Victoria council,

> I am writing to express my concerns regarding the rezoning for this project. I am not against the development of this area, in fact I was very excited for the original proposal. It was fair and would add a lot to the community without interfering with the existing neighbourhood.

>

> I am however not in favour of the new 4:1 density proposed and the added buildings. This brings in problems with traffic and congestion, sewage and other infrastructure issues such as water and waste. To date I have not been satisfied with answers or any studies provided to answer these questions on the impact this will have on the community.

>

> Victoria is a tourist destination because of its charm and beauty and this massive development on the waterfront is not in keeping with that image. Once it is done it would forever ruin that image and will open up the floodgate for further overdevelopment. Please take care when considering the future of our elegant city. It is in your hands and will be forever be a stain on the city if it is not properly considered.

>

> I understand the need for densification and development but I ask the city to be reasonable and fair to the existing community and spread out the required development into more areas than this one site. Again, I am not opposed to the original proposal but this new one seems like it is being rushed and has the potential to ruin the cityscape of our beautiful Victoria forever.

>

> I ask you not to approve this rezoning and stick with the original proposal for the site.

>

> Regards,

> Elizabeth Patrick

Kimta Road

Sent from my iPad

[REDACTED]

From: INGRID MACLEAN <[REDACTED]>
Sent: January 4, 2024 5:39 PM
To: Public Hearings
Subject: Yes to Roundhouse Land Rezoning Application

Dear Mayor and Council,

I support this application.

Sincerely,

Ingrid MacLean

Sent from my iPad

[REDACTED]

From: Landa Fox [REDACTED] >
Sent: January 4, 2024 2:13 PM
To: Public Hearings
Subject: Support for REZ00729

To the members of Victoria City Council,

I am writing, in brief, to express my support for the proposed rezoning application (REZ00729) and related bylaw amendments (No. 53 and No. 1327) related to the redevelopment of the Roundhouse at Bayview Place.

I believe the type of density of housing proposed is needed for the City of Victoria, and I would be excited to welcome its development to my neighbourhood as a property owner. I believe adding multiple towers in this area will not detract from Victoria's vibrant and growing waterfront but will instead add to its vitality and sustainability.

Please accept this brief note in support of the proposed amendments.

With thanks,
Landa Fox
1405-83 Saghalie Road
Victoria BC V9A0E7
[REDACTED]

January 4, 2024

Mayor & Council
Victoria City Hall
1 Centennial Square
Victoria BC
V8W 1P6

Re: Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimbra Rd.

Dear Mayor & Council,



Lynn Gordon-Findlay Architect AIBC
61 Kimbra Road • Victoria BC • V9A 0B1
E: [REDACTED]

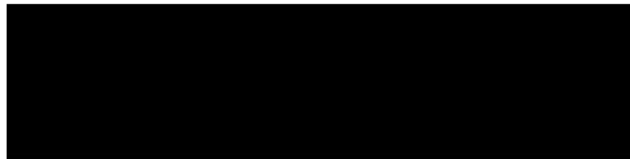
I wish to express my enthusiastic support for the Roundhouse at Bayview Place Rezoning Proposal. I am an architect practicing in the city for over twenty years and living in the Victoria West neighborhood since 2019. My reasons for supporting this project are outlined below.

I would like to see this site in my neighborhood finally redeveloped. I am happy that the industrial site will be remediated, and that the rail-related buildings restored and repurposed. I look forward to seeing the proposed public spaces come to life, especially the living museum concept and the currently unused rail corridor converted to a pedestrian-oriented linear park. I look forward to enjoying more local shopping, dining, public events, and other recreational experiences in my neighborhood.

I believe that the proposed residential density and height are essential to address the housing crisis and to support the proposed amenities. I encourage the City of Victoria to reject any arguments against the proposed height and density. As an architect, I have witnessed that such attitudes over the past several decades have, in part, directly resulted in the housing crisis that we are now experiencing. The Roundhouse site is a perfect location to support an increase in height and density. It is located within walking distance of the downtown and near multi-modal transportation links. It will have minimal shadowing effect on neighboring properties, and it will provide a dramatic skyline from the inner harbour without impacting the charm of the downtown core. A density of population is required to support the kinds of public amenities that we all can enjoy.

My entreaty to the city is to get this done, support the development, and approve the rezoning. This project will enhance the neighborhood, support the downtown core, and serve the greater Victoria area helping to make this city truly walkable, viable, and sustainable.

Sincerely yours,



Lynn Gordon-Findlay Architect AIBC

[REDACTED]

From: Liz Penner <[REDACTED]>
Sent: January 4, 2024 3:17 PM
To: Public Hearings
Cc: reception@bayviewplace.com
Subject: Roundhouse Rezoning - REZOO729 - 355 Catherine St, 251 Esquimalt Rd, 200 - 210 Kimta Rd

I am unable to attend the January 11/24 meeting so am writing to voice my wholehearted support for this vibrant, creative and exciting project.

We desperately need housing - all levels of housing - as well as the complement of wonderful public spaces. This project will transform 10 acres of contaminated, former industrial land through a complete revitalization and remediation of essentially an unused piece of land and important heritage buildings that will be restored.

For housing the project will include the donation of a building site to a non-profit housing provider to build 215 affordable rental homes, approximately 1870 residential units including market condominiums and rental homes and affordable below-market homes located in nine buildings ranging in height from 10 to 32 stories with almost 25% of housing identified for affordable below-market rental and market rental.

Importantly, the the site will include the restoration of 1913 heritage designated Roundhouse buildings, train turntable and box cars to create Turntable Plaza, a community and commercial hub that will feature shopping, dining and events. Approximately 40% of the overall site will be dedicated as public and open space with almost 400 new trees ensuring a significant tree canopy, lush landscaping and defined public spaces all within walking distance to downtown Victoria. It'll have 70,000 square feet of new retail and commercial space which is much needed in Vic West and local area.

We bought pre construction for the Promontory, the 2nd phase of Bayview Place, and have been anxious to see this project unfold. We've been supportive of the vision since our purchase and love living here.

I can't wait and strongly support this project being approved.

Liz Penner
#1602- 83 Saghalie Rd
Victoria, BC

[REDACTED]

From: LORNA RENNIE <[REDACTED]>
Sent: January 4, 2024 4:46 PM
To: Public Hearings
Subject: Focus Equities Proposed Towers in Vic West

I urge you to consider the opposition to this that has been expressed by The Heritage Advisory Panel and City planning staff and many other citizens I'm sure.

Situating these massive towers on the national heritage site containing The Roundhouse and other historic buildings seems ludicrous! What can people be thinking?! Surely there are developers out there with some common sense and creative plans for this area. Can we please look for that?

I appreciate your consideration of my comments, at the upcoming public hearing.

Lorna Rennie
18, 930 North Park St
Victoria BC V8T 1C6

[REDACTED]

From: moe satya [REDACTED] >
Sent: January 4, 2024 4:58 PM
To: Public Hearings
Subject: Changes to 251 Esquimalt. 355 Catherine at and 210 kings Road

dear sir/Madame

My name is Sats Sattan and I live at 1205 83 Saghalie rd.

Thank you very kindly for your invitation for this email input on the Amendment Bylaw (1327) no 23-110. As an ordinary resident with limited evidence for your proposed more than doubling of density and a substantial increase in the geodetic height from 88 to 114 meters; the major question is why such a substantial change.

The blending of the community plan with the heritage and historic values should be considered as those values and heritage aspects may have influenced current residents in the area. The current residents took risk at a more than reasonable cost to relocate to this area and make the area what it is today.

A balanced approach as it relates to housing unit cost and capitalism/profits may help to make good housing use of the available property while continuing the CRD growth at a reasonable rate. It lends for uniformity.

Any growth can be linked to supply and demand issues but a more than doubling of the density fro. 2.01 to 4.58:1 may create unintended complexities. Complexities such as the impacts on traffic, water and other services, emergency planning and its associated cost elements and most importantly, the impacts and contributions to a sustainable health care system. Have you reserved resources for the ever dwindling supply of health care professionals as we ramp up accomodation. Can the new health providers after the exorbitant cost of training afford to live in the proposed community.

A continuation of a plan that is congruent with the community values may facilitate the natural evolution of Victoria Nd it's changing face.

Thank you for your invitation to contribute

Sincerely

Sats

JAN. 2/24

VICTORIA MAYOR + COUNCIL

RE: ROUND HOUSE APPLICATION

I URGE YOU TO REJECT THIS
CURRENT APPLICATION FOR MUCH
HIGHER HEIGHT + DENSITY.

PLS HONOUR + RESPECT OUR
PAST AND THAT RESPECT MEANS :
LEAVE SPACE AROUND THE BUILDING
SO IT CAN BREATHE! DO NOT
SMOTHER, OR SQUISH IT!

LET US KEEP LOVING + PRESER-
VING THE FEW HERITAGE BUILDINGS
WE STILL HAVE.

FUTURE GENERATIONS WILL BE
GRATEFUL, I KNOW I WILL BE.

SINCERELY,

SABINE ORLIK
1122 LEONARD
VICTORIA B.C.
UBU 254

[REDACTED]

From: Walter Donald [REDACTED]
Sent: January 4, 2024 12:59 PM
To: Public Hearings
Subject: YES to Roundhouse Land zoning application

Dear Mayot and Council Members.

We NEED more housing in Victoria.

As a former Mayor of Victoria said,
"if you don't go "UP", you go "OUT".

Greater availability of accommodation by going UP and preservation of pedestrian access by having a smaller "footprint" is a more responsible way to build additional and greatly needed residential accommodation.

It also provides easier access to the waterfront for residents and neighbours.

walter+

Walter J Donald L. Th.
Victoria BC Resident.

Jan 3, 2024

Dear Mayor and Council

Subject: Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200 Kimta Rd, 210 Kimta Rd

I wanted to offer positive support to this project for four (4) reasons:

Firstly, it fosters community. The Master Plan is thoughtfully designed to be people friendly. The Songhees Hillside Park, Garry Oak Gateway, and Turntable and store areas should serve as incredibly attractive spaces for community gatherings. Additionally, its proximity to Vic West Park and Lime Park adds to the appeal. It even maintains heritage!

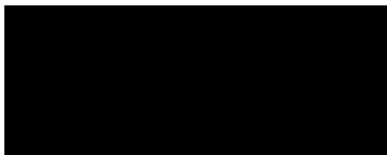
Secondly, it has mixed use and affordable components. Notably, the plan successfully includes the donation of a building site with 215 affordable rental units, complemented by other affordable units seamlessly integrated throughout the site. This mixed-use idea reflects the model used in Singapore, where rather than isolate socio-economic differences, mix them.

Thirdly, it provides diverse transportation options. The bike lane is thoughtfully integrated into the property, not as an afterthought but as an integral part of the design. It seems to leave open the door for potential incorporation of other ideas, such as future light rail or electric transportation into the site to further enhance the transportation offerings.

Fourthly, its proximity to downtown facilitates accessibility. It allows for walking, biking, or commuting back and forth to events in Victoria. The Bayview community seamlessly connects to the Victoria downtown community, enhancing overall accessibility.

I do not know the developer, however, as a small developer myself, I marvel at the work and commend the Master Plan as an elegant creation, reflecting evident care, attention, and years of refinement. Let's hope is that it receives not only support but also encouragement.

Sincerely

A solid black rectangular box used to redact the signature of Wayne Foster.

Wayne Foster
Norm Foster Properties

We understand that there is yet another hearing and opportunity for input to the singularly important issue of the Bayview development. Citizens do not believe the process has been transparent nor our input is being heard. Revision of the original proposal is not appropriate particularly given citizens' input was under encouraged for the first round.

We do hope that ours and other concerned citizens' views will be taken seriously. The area in question is important to all Victorians. Its development needs to be highly cognizant of the importance of preserving the Roadhouse historically. Multiple hotels and highrises are NOT the answer. These are not consistent with the ambience and buildings in the area. This area needs preserving; families need to enjoy the area as a park and recreational area, rather than a concrete jungle. An area committed to nature, the arts, and a public market perhaps not unlike Granville Island in Vancouver. This alone would be an attraction within the city and for visitors.

Please, listen to the citizens. This is what a democratic process is all about. This is not an issue to be left to developers or those on council who have ties to these developers including the mayor's conflict of interest.

Dr. Elizabeth Dean and Mr. Don G. Hazleden (Reg. Architect BC)
66-601 Songhees Rd, Victoria, BC
[REDACTED]

On Wed, Jul 12, 2023 at 9:06 AM [REDACTED] wrote:

Dear Mike,

I am looking out over the above parcel of land this morning. Blasting starts today for two months which suggests things are moving along rather than the city being responsive to citizen input. How can dynamite blasting be even permitted in this already high-density residential area? This is not to say we should not persist but where are things really at? How do we rally round the citizenry to address this?

We cannot leave this to the city councillors who appear to be in the pocket of the developers. City should not be a machine for making money for developers and needs to be strictly guarded against.

A survey needs to be commissioned and conducted of not only Victorians at large, but particularly those of us in Vic West and even more especially those residents immediately surrounding the land in question encompassing the historic roundhouse buildings. We don't recall this ever happening. The roundhouse buildings are 'our' history and their fate cannot be left to the whim of developers.

Residents need to be 'ASKED' and 'not told' how this historically and indigenously significant land needs to be developed.

Clearly, the development of the roundhouse and its buildings is a 'public' issue. They should be the focal point and not dwarfed by high rises. How about a public market like Granville Market and seniors centre, surrounded by park, fountains and splash park for kids, playground, and open spaces for families living in the high-density housing around the space? The area is already 'high density'. Vic West has done its part and this parcel of land cannot be viewed as the solution to all of Victoria's housing problems.

We appreciate plans have been approved with apparently little acknowledged consultation with the public who we cannot imagine agree with the proposed development in their neighbourhood. The developers will continue to push relentlessly. The OCP is already excessive but we remain idealistic, consistent with the long-standing philosophy of the 'City Beautiful' movement.

Please, this plan is clearly short-sighted and puts the needs and wants of the residents secondary to those of the developer. Let's do the right thing and honor and heritage as well as meet the needs of the community. As stated, Vic West has already done its part in densifying.

Any recommendations you can give to enable the voices of those opposed is needed. We like hundreds of others have signed petitions, written letters over the past few years, yet receive ongoing flyers from your department regarding 'It's Your Neighbourhood'. Our voices do not appear to be heard. What more can we do?

Elizabeth Dean and Don Hazleden

Sent from my iPad