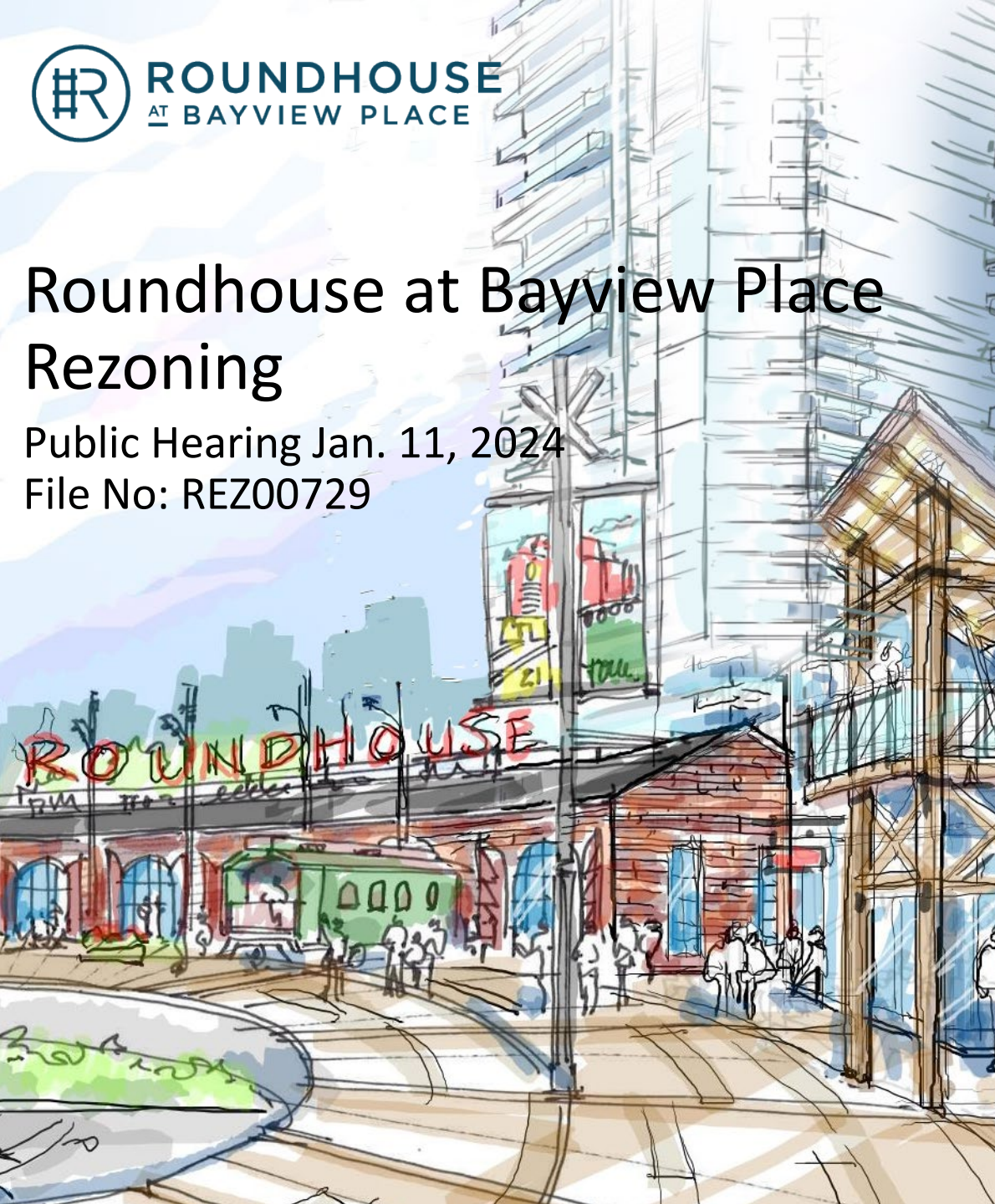




Roundhouse at Bayview Place Rezoning

Public Hearing Jan. 11, 2024
File No: REZ00729



Presenters:

Jennifer Kay, TownSquare

Jonathan Tinney, SvN Architects + Planners

Brent Toderian, Toderian UrbanWorks

Technical Team in Attendance:

Greg Chamberlain, Stantec

- Urban Design, Architecture, Landscape, Civil Engineering

Nadine King, WATT Consulting Group

- Transportation

Kasper Koblauch, ERA Architects

- Heritage Conservation



Completing The 20-Acre Bayview Master Plan



20-Acre Master Plan

9 Acre Rezoning of Phase 2



**Roundhouse at Bayview Place
Extent of 9 Acre Rezoning**

Bayview Place Hillside

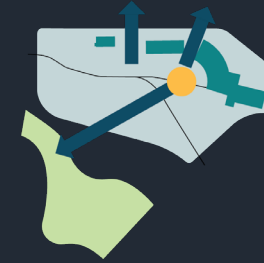
Key Facts



25% of
Homes as
Affordable
or Rental



5,200sf
Daycare



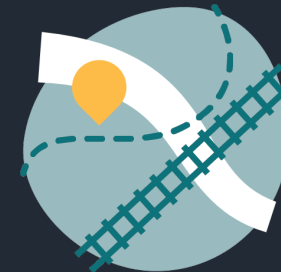
Historic Setting
Rehabilitated
& Reactivated



1,870
Homes



40% of
Site as
Public
Space

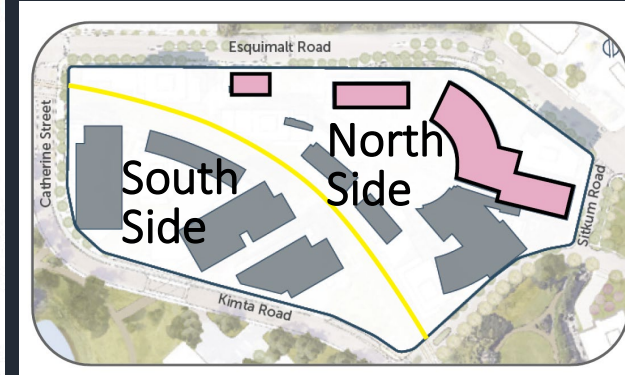


E&N Rail Trail
& Future
Transit Links

Activating the North Side



View from Turntable Plaza to East



2008 Zoning

Rooted in History



Conservation



Rehabilitation



Adaptation



Activation

People = Activity

Heritage Activation

A Legible
Collection of
Buildings,
Features,
& Spaces



Mariash's Take Their Vision to Victoria



Phase 2 Conceptual Master Plan

A Shared Community Vision

25 Years Invested

1979
Planning Begins

2000
First Vision

2008
First Zoning

2016
Phase 1 Complete

2020
Renewed Vision

2024
Phase 2 Rezoning

1979



From Waste Land to People Place

2016



Success of Phase 1



Partnership with Greater Victoria Housing Society (GVHS)

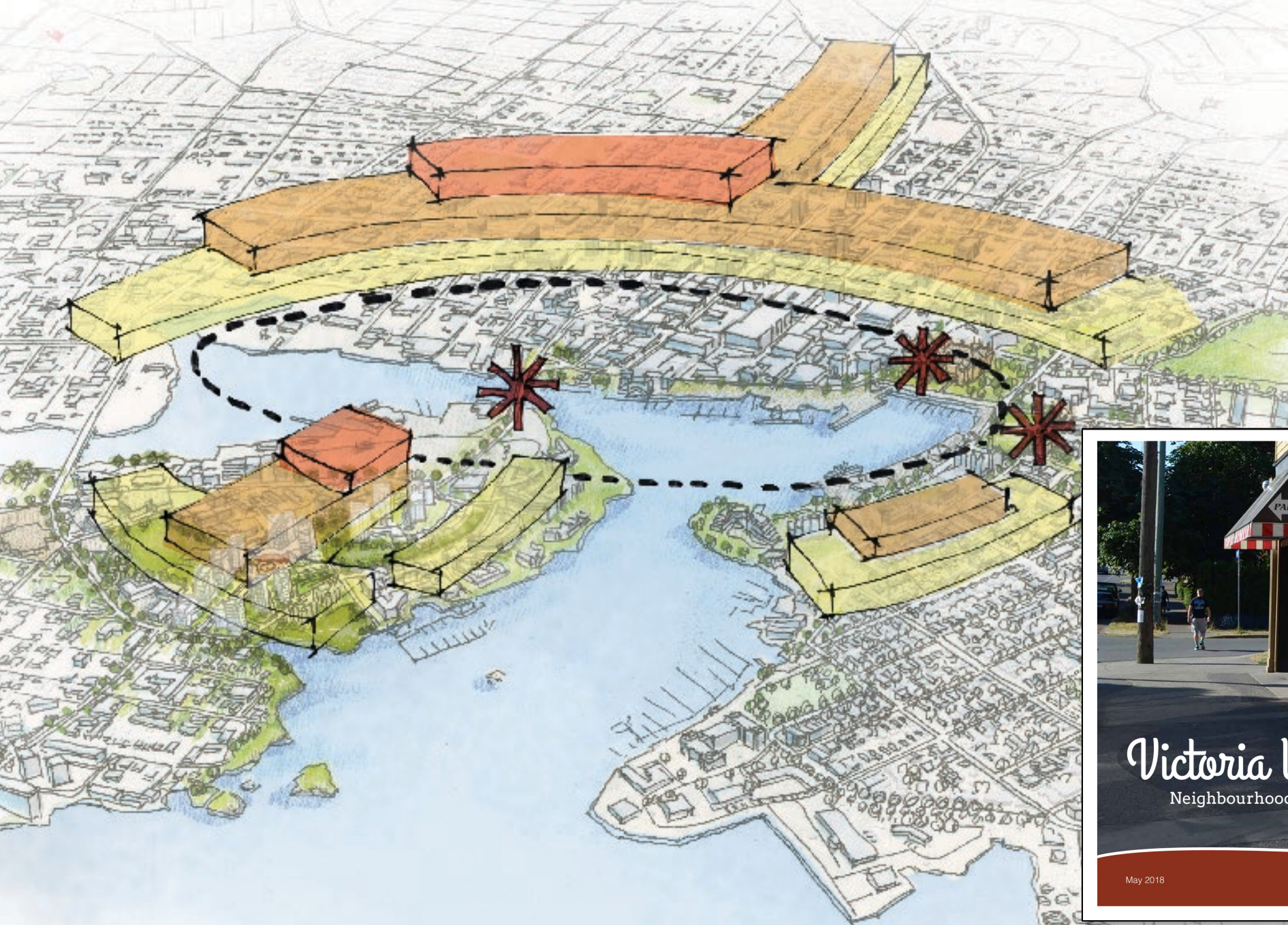
Land Donation for Affordable Homes

Unlocking the Site

9 Acre
Rezoning
of Phase 2



The Policy Rationale



Revising & Refining



- Lowered Density
- Adjusted Building Heights
- Added More Rental & Affordable Homes



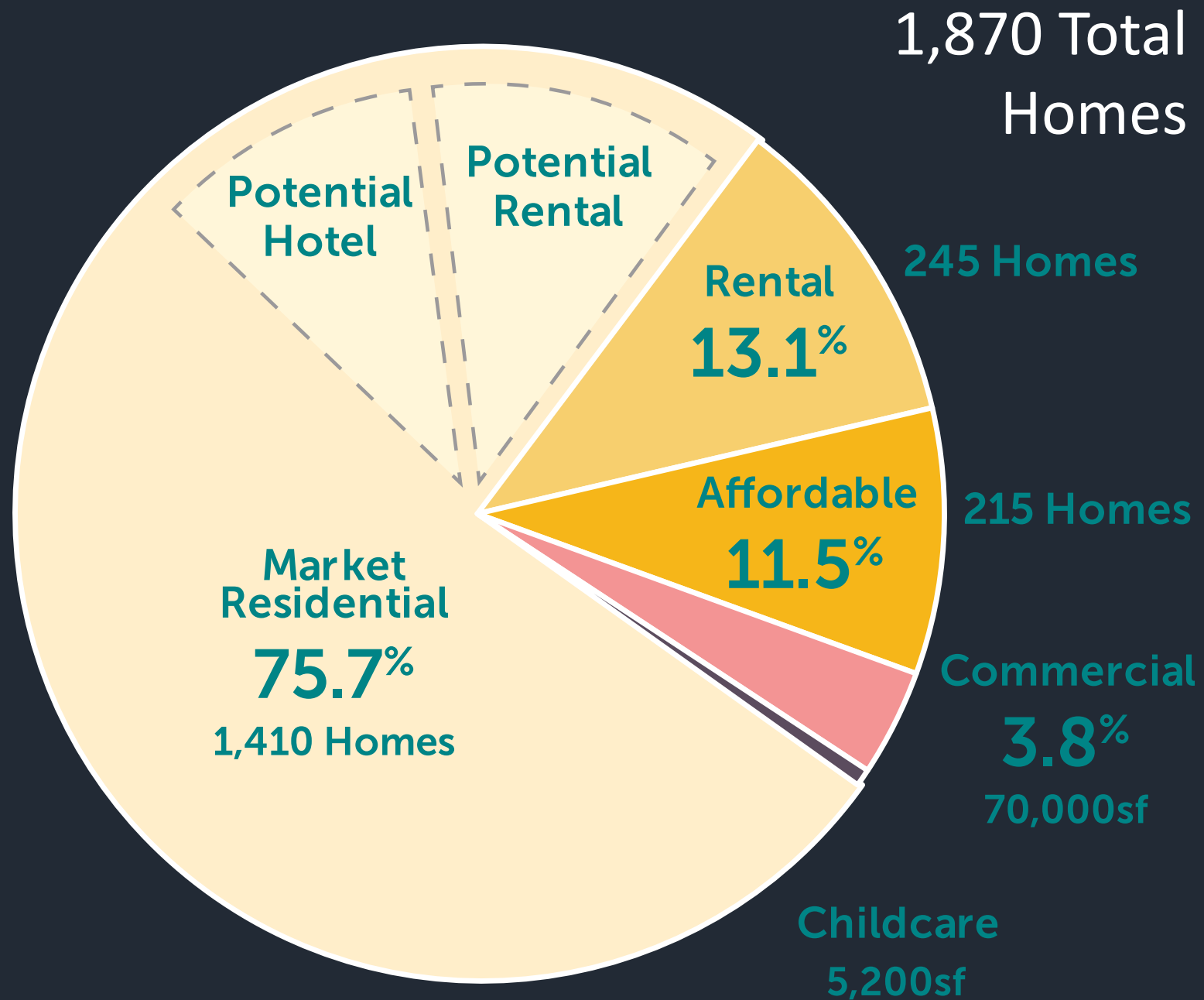
- Refined Building Shape
- Added More Space Between Buildings



- Lower Building Interface to Heritage



- Confirmed Setback From Rail to Buildings
- Revised Off-Site Parks



Public Benefits

The Homes
1,870



Public Benefits

The Public Spaces



Public
Benefits

Community
Amenities

Tied to
development
areas



Public Benefits

Community Amenities

40% of development locked until heritage rehabilitation

\$47.8m in previous
commitments
unlocked

\$13.6m in new amenities –
well above the
required CAC

\$25.0m estimated value for
shovel ready
affordable housing site

Public Benefits

The Numbers

The 5 **CRISES** in Current Canadian City-Building!

- 1) The **Climate** Crisis
- 2) The **Housing** Crisis
- 3) The **Inequity** Crisis
- 4) The **Public Health** Crisis
- 5) The **Infrastructure Cost** Crisis

Most cities still
need to go much
further, faster. To
be more ambitious.

This is responsible
community-building
in a 5 Crisis World.

Addressing Misinformation

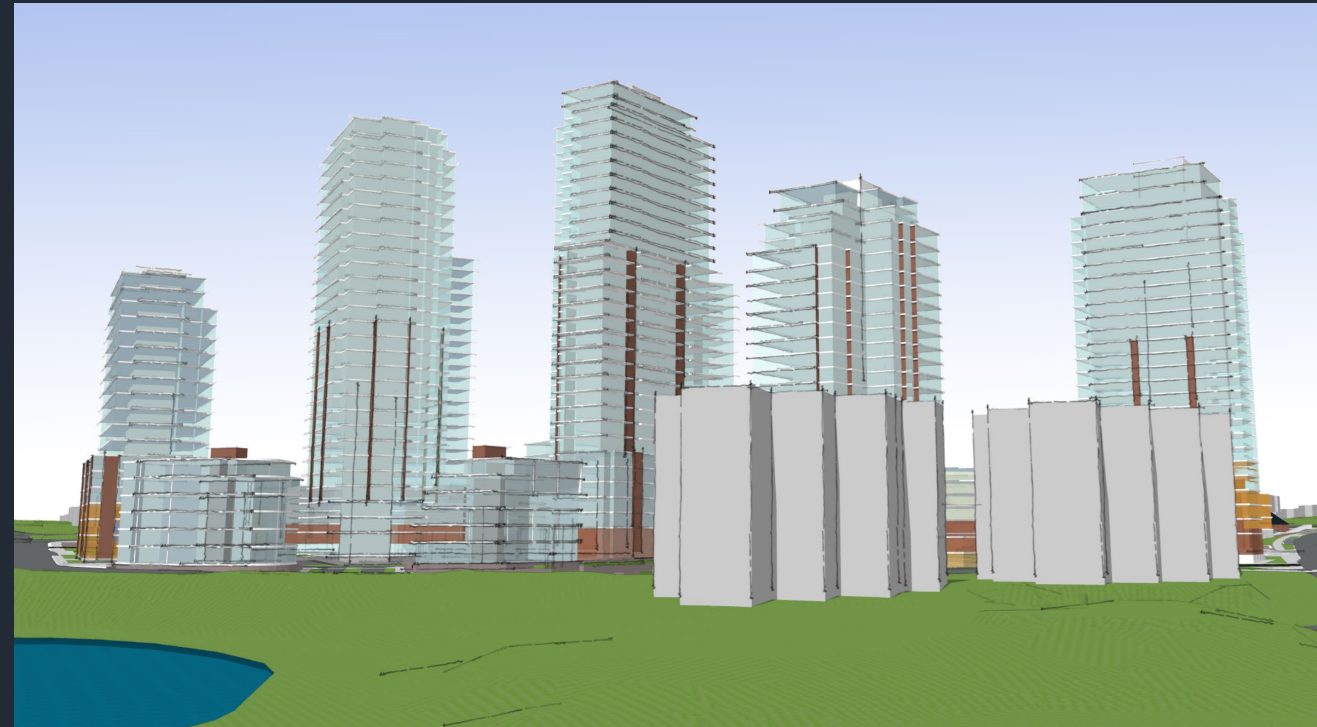


Image circulated by opponents Nov 2023

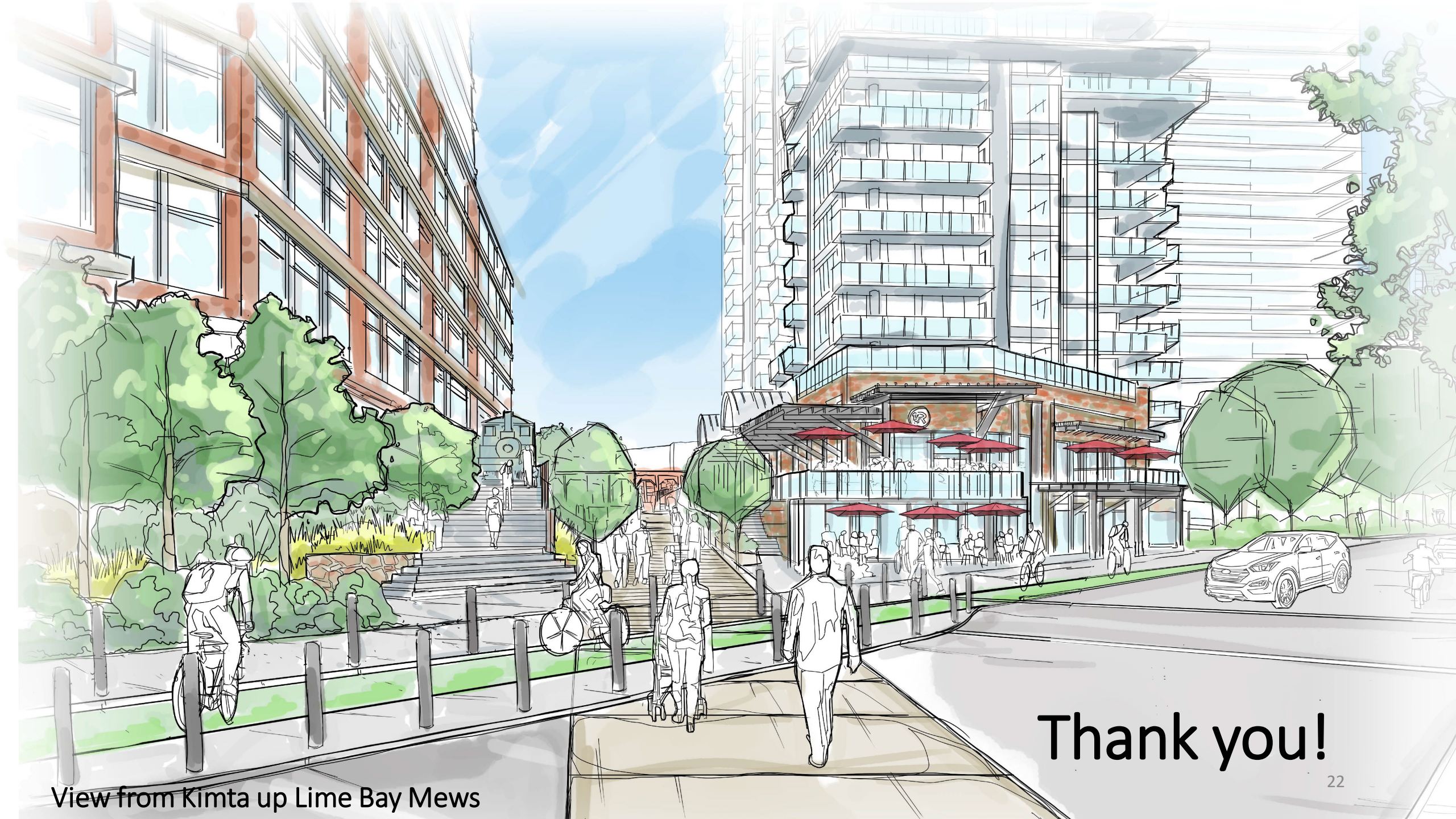
Addressing Misinformation



Image posted by opponents on Facebook
Nov 2023



Actual Application Council is considering



View from Kimta up Lime Bay Mews

Thank you!