

[REDACTED]

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**From:** Linda & Norm [REDACTED]  
**Sent:** January 9, 2024 9:48 PM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** REZ00729 #251-#259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200-#210 Kimta Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am sending this message in opposition to the currently proposed Bayview development being considered by Victoria City council.

The proposal far exceeds the density and building heights identified in the existing Official Community Plan and additionally, does not fit with the VicWest community plan. The number and height of towers proposed will create wind tunnels and serious shading of existing residential buildings and park areas. Have any studies been carried out to understand these factors?

Also of great concern is the additional stress on our infrastructure systems including waste handling, health care, safety and emergency services, transportation, and the environment. Again, have reports been completed projecting the effect this massive increase in density would have?

Has council actually studied any true scaled depictions of the proposed towers in relation to the Roundhouse buildings and surrounding neighbourhood? Artist renderings do not accurately represent the reality and I think it is imperative that a true rendering of the proposed buildings on the site be understood before voting on this rezoning takes place.

City council was elected to represent the community first and foremost and it is imperative that you make the community, not developers, your first priority.

You will be held accountable for your decision and the resulting impact on Vic West and the City of Victoria. Do not allow a development that destroys the significance of the Roundhouse Heritage Site. Choose appropriate development that honours and enhances this National Historic Site.

Norm Saffin



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[REDACTED]

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**From:** Victor Mattu [REDACTED]  
**Sent:** January 4, 2024 5:56 PM  
**To:** Public Hearings  
**Subject:** Roundhouse Rezoning - REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200 - 210 - Kimta Rd  
**Attachments:** Bayview rezoning proposal - REZ00729 opposition.pdf

To whom it may concern,

I, Victor Mattu oppose the Roundhouse Rezoning REZ00729 proposal.

I endorse and share the opinions of those who also oppose the rezoning and whose letters I have attached for the record.

Thank You,  
Victor Mattu  
528 - 203 Kimta Road



To: Michael Angrove, Senior Planner - Development Agreements

Thank you for the opportunity to comment on the proposed OCP amendment for this site.

The original OCP was undoubtedly undertaken with much thought, great scrutiny and input from an esteemed group of experts. In the past few years we've seen exceptions allowed to that OCP for most new construction, which has been occurring at an unprecedented rate. Yet all the new construction has not had any noticeable effect on the housing shortage, or homelessness, or an improved downtown business environment; in fact, it has had the opposite effect. With the influx of so many more people, we have not seen corresponding improvements to critical infrastructure like hospital beds, medical facilities, rapid transit, parking, etc - in fact, service levels in all areas are at an all time low. In addition, this proposal will radically increase traffic where a crucial piece of the cycling route has just been completed. It would be ridiculously naive to think that this development, if allowed to proceed, would not increase vehicle, cycle and pedestrian traffic exponentially on the Catherine/ Kimta segment where lanes are extremely narrow (I suspect narrower than recommended lane width on a major route, which this would become).

And then density. There were originally to be 5 buildings, with heights between 19 and 88 meters. The current proposal is for 10 buildings, 9 of are hotel or residential, most with revised heights between 70 and 106 meters. DA-1, which was promised about a decade ago as a Granville Island style market, has been modified to squeeze in 2 more residential buildings. The developer will build, take their money and run, and the city will be left to manage the fallout. Esquimalt Road is already desperately underserved in terms of buses. There's one major route (the 15) which is an express route, which means it stops only at a subset of bus stops along the way. As a senior who moved here planning to use the bus, I've given up. At prime times the bus is already packed when it gets to Kimta or Tyee, in either direction.

Safety. Do planners really think most traffic to the new development will arrive on foot or bicycle? The Catherine/ Esquimalt Rd intersection is already the site of a high number of accidents. The bike lanes now cross Catherine just past that intersection. Increase the volume of traffic there and that crossing (coincidentally right where the entrance to the site is) will be very dangerous. Traffic coming from the east comes around a corner right before that bike crossing.

And finally - perhaps this is what council hopes for, as it will temporarily fill the city's coffers - if you build it, they will come. Does anyone doubt that there will continue to be an influx of people? The more expensive housing there is, the more people will be clamouring to buy it. Victoria is one of the most beautiful cities in the world. I know I'm not alone in hoping it will stay thus. I currently rent on Paul Kane and will likely need to move within the next year as my unit is being sold. I can no longer afford to rent here, and that's fair enough. I only hope we can preserve our beautiful city for all to enjoy, and I will happily bus in (if the bus isn't already full).

Cheryl Conrad  
117-10 Paul Kane Place

To Mr. Angrove and Council Members,

We are writing in follow-up to the letter of June 6th in regards to the Bayview Development amended proposal.

We purchased our condo at the Promontory in 2011, prior to construction, and after a great deal of research. The sales staff shared the vision of the Bayview property which included some towers, a hotel, a “Granville Island” style community market and a great deal of open park public space. We were so excited to be part of this new neighbourhood.

Over the years we have received a few amended proposals with the latest including 9 towers offering over 1600 residential units and minimal “Community Market”.

Should this project proceed the neighbourhood will drastically change, the sky-line of Victoria will become a concrete forest, the density of the area will increase beyond the capabilities of the local utilities and the public park/green space will be reduced.

Victoria is in need of housing but not at the detriment of existing neighbourhoods. We request that Council deny this proposal.

Lisa & Dale Klimek  
#1104- 83 Saghalie Road



June 15, 2023

Victoria City Council

Here are my comments as it relates the recent letter I received about the Bayview Development proposal.... My initial response is "Woah woah woah, city council".

As a resident of the area (directly across the street) I was shocked when I started to read about what is proposed. With the official community plan showing recommended density of 2.5 to a proposed 4.1 under this proposal, that raises some real alarm bells with me. What is the point of even having a OCP if it is going to be completely ignored, especially when we are talking the large scale of this project and its impact on the community.

Nowhere in the information that I read could I find a detailed map (to scale) of what is being proposed. The one document I found did not make sense to me based on the number of towers in phase one as compared to the number of towers proposed in phase 2. There should be more and clear information on what the phase is proposing for the 9 new buildings and how that will appear (to scale) as compared to the phase 1.

I also could not find any information on research on the environmental impacts associated with the proposed rezoning. To give just one example, I am aware that the original proposal several years ago referred to removal of contaminated soil related to the rail lines, and yet I have to assume that the costs of dealing with the contaminated soil and the challenges of where to move it to, have become more expensive and more complicated. Has this been researched and has it been determined who may be impacted by these costs? Is the city liable for any of these costs? How about the province? What if there is no where to take the volume of contaminated soil that may be presented in this project? Are we going to try and ship this to the US? I would really like more information and I think you should too?

I also find there is very little information available to the average reader about the social impact of a project of this scale. How are those of us who live in this neighbourhood going to be impacted as it relates to parking, traffic, access to parks and playgrounds, access to public transportation? I have noted many other projects of a far smaller scale have had independent consulting firms commissioned to give reports to the city on the social impact. I don't see that this has been done on this proposal and the only analysis done seems to be commissioned by the developer and focuses on the economic impact and viability of the retail component of the proposal. I am not saying I am opposed, I am only saying I don't have enough information to make an informed decision, and I assuming that means that you don't have that information to inform your decision either.

It seems to me that the city has a responsibility to have (and share with residents of the area) more information about impacts before considering approval of a variation on the OCP to such a drastic degree. Again, I am not saying the project should not be approved, but you are asking residents, and ultimately your council to make a decision to support a massive project and extreme variation to the official community plan without much information other than the economic impact and viability the

developer has submitted. I recognize the value of an infusion of housing (and possible affordable housing) but that need should not cause you to rush to a decision without considering whether this massive shift from the OCP is warranted or if there are alternatives.

Please press the pause button on this development rezoning decision and gather and share more information with all of us before the decision is made. That is your responsibility as our representatives.

I appreciate your consideration.

Holly Olson

317-205 Kimta Rd

Victoria, BC, V9A 6T5

Dear Mayor and council.

We forward to you this communication we sent to Michael Angrove in response to the mailout flyer regarding the new development proposal by Focus Equities for Bayview Place. We think it is a fair and honest summation of the intent and information included and missing in the flyer. We certainly hope you will consider this feedback.

Regards,

Linda and Norm Saffin

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

**From:** Linda & Norm <[REDACTED]>  
**To:** Michael Angrove <[mangrove@victoria.ca](mailto:mangrove@victoria.ca)>  
**Sent:** 2023-06-13 4:09:34 PM  
**Subject:** Re: It's Your Neighbourhood mailing

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Dear Mike,

Having just received the '*It's Your Neighbourhood*' flyer from you in the mail with the closing statement 'We look forward to hearing from you.' - here goes:

We were just in conversation with you last week about the misleading signage on full display at the Bayview Place site. Yesterday, we and the rest of the neighbourhood received this somewhat vague and uninformative communication from you. We are so very frustrated and disappointed.

You are the Senior Planner for the city of Victoria and in that role should be concerned about the impact that developments have on the community and thus, genuinely seek informed input from the citizens who live there. The document you just sent out would, in our opinion, indicate quite a different intent.

First: we think you missed an opportunity to inform the public that the signage on site is not representative of the new proposal. A simple, please be aware that the signage on the site shows the 2008 proposal: the current proposal is much different would have been honest and informative.

You could have included the image shown on - *Architecture, Urban Design and Landscape B.1 Form of Development page 7/60 Image B-7* or another visual from the development proposal package. (see attachment)

Second: nowhere in this document does it indicate that the new proposal is for more than double the density which includes a 4 building increase from what is currently illustrated on the signage. (The only numbers are those in the *Official community Plan up to 22 storeys with floor space ratios up to approx. 2.5:1* - why is there no explanation of what the height and floor space ratios of the current proposal are??)

Third: most people, although they may care about their neighbourhood are not going to persevere on a website where they are required to wade through pages and pages of links to applications and documents in order to untangle the real height and location of buildings proposed. The link to the development tracker will not incentivise people to do that research. (especially when they see the beautiful billboards surrounding the site with what they will assume shows the development).

**The 'It's Your Neighbourhood' flyer in itself is vague and lacking useful information about what is proposed, but coupled with the huge signs erected on the property and advertising something entirely different becomes a complete misrepresentation.**

Do you actually intend to have the public accurately informed about what the new proposal by Focus Equities actually entails?

As an employee of the City of Victoria and thus assumed to be working in the best interests of the residents why would you not want people to know what is actually on the table here?

We would guess the reluctance it is because the public would be appalled and the dissent would be enormous.

If you and the developer truly believe this is a positive step forward for this neighbourhood why would you not let the community know what it actually looks like (without having to access and then wade through a complex site and documents)?

Are you not interested in informed public feedback on the current proposal?





Dear city council members,

Here is my response to the letter I recently received about the revised plans for Bayview Place. I have sent letters in the past to council about my concerns with this project and my position has not changed. The city should hold the breaks on this application and continue to gather more information from independent sources before agreeing to the increase in density.

As a resident of the area (directly across the street) I was shocked when I started to read about what is proposed. With the official community plan showing recommended density of 2.5 to a proposed 4.1 under this proposal. I thought the OCP was supposed to be the watchdog for community development. I question what is the point if it is going to be completely ignored, especially when we are talking the large scale of this project and its impact on the community.

There doesn't seem to be a detailed map to scale of the development. The map that is available looks odd, very odd. If you look at the scale of the buildings in Phase 1, two of the three take up a considerable area on the site. In contrast if you look at the ostensible area that the 9 buildings take up on Phase 2 upon close examination they appear minuscule in comparison. Why is this? Is it designed to hide the true density of this project? There should be more and clear information on what the phase is proposing for the 9 new buildings and how that will appear (to scale) as compared to the phase 1.

Is there any information on research to the environmental impacts associated with the proposed rezoning. In this day and age you would think this should be a critical component of any development. It may have been done, but there doesn't seem to be any information about it. As an example, I am aware that the original proposal several years ago referred to removal of contaminated soil related to the rail lines, and yet I have to assume that the costs of dealing with the contaminated soil and the challenges of where to move it to, have become more expensive and more complicated. Has this been researched and has it been determined who may be impacted by these costs? Is the city liable for any of these costs? How about the province? What if there is no where to take the volume of contaminated soil that may be presented in this project? Are we going to try and ship this to the US? I would really like more information and I think you should too and not from the developer.



There is very little information available to the average reader about the social impact of a project of this scale. How are those of us who live in this neighbourhood going to be impacted as it relates to parking, traffic, access to parks and playgrounds, access to public transportation. What is the impact of this increased size going to be on the infrastructure, sewage, roads etc? Many other projects of a far smaller scale have had independent consulting firms commissioned to give reports to the city on the social impact. I don't see that this has been done on this proposal and the only analysis done seems to be commissioned by the developer and focuses on the economic impact and viability of the retail component of the proposal. Of course the developer's perspective is all positive. To make an informed decision on this project more information is needed for both the public and I'm guessing city council as well.

It seems to me that the city has a responsibility to have (and share with residents of the area) more information about impacts before considering approval of a variation on the OCP to such a drastic degree. You are asking residents, and ultimately council to make a decision to support a massive project and extreme variation to the official community plan without much information other than the economic impact and viability the developer has submitted. I recognize the value of an infusion of housing (and possible affordable housing) but that need should not cause you to rush to a decision without considering whether this massive shift from the OCP is warranted or if there are alternatives.

Please do the right thing and pause this development rezoning decision, gather and share more information with all of us before the decision is made. That is your responsibility as our representatives. My experience in the past with the "consultation" process by city council is that the decision has already been made and consultation is really lip service only. Please prove me wrong this time.

Thank you for your consideration.  
Erie Pentland  
Resident of Ocean Park Tower  
203 Kinta Road

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**Re: Official Community Plan amendment for 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Road**

I live in the neighbourhood of the development site, at 379 Tyee Rd, and am not in support of an amendment to the OCP for the following reasons:

1. **fails to provide adequate affordable housing** - towers with ocean views are sold at prices that are not affordable for most people. However, low rise rentals and townhouses can be bought or rented by many more people, which advances the Missing Middle Housing initiative.
2. **Fails to provide a diversity of housing that supports families and community** – towers are not a viable option for families, as they are not designed for families with multiple children, extended families or multi-generational situations, given that they are usually 1 or 2 bedrooms.
3. **imposes a tower dense neighborhood in a residential area** that is not in keeping with the open spaces and views currently a key part of the neighbourhood's character.
4. **negatively impacts the expansive views** currently enjoyed by many Vic West residents.
5. **imposes a massive strain on current infrastructure.** As examples - one small Save On serves the immediate neighborhood. Esquimalt Road is already congested.
6. **lacks essential services.** If the focus is a livable, walkable community, where are the grocery stores and pharmacies within walking distance to support it? Promised amenities from other developers such as Bosa to provide essential amenities in the Dockside Green vicinity have never materialized, again leaving Westside Village as the only place providing essential services.
7. **lacks adherence to community plans and guidelines** – successive rezoning amendments by this developer for this site keep upping the density and adding additional and higher towers. Why do we have guidelines if developers can work around them to develop what is in their financial interest? Why ask communities to come together to agree to community plans if developers aren't made to adhere to them? If needs have changed, let's have community consultation to develop a new community plan, not have a developer decide it for us.
8. **fails to resolve contaminated soil issue** - the plans for addressing contaminated soil keeps changing. I may have misheard this at the community update meeting held by the developer on April 26 but it sounds like rather than the soil being moved off site and remediated, it will be put under a dog park. Since when is OK to not fully remediate soil??
9. **lack of views of historical buildings and appreciation for the history of the space.** Building the towers right up against and towering over the existing buildings impacts the ability to enjoy those buildings. The towers proposed on the corner of Esquimalt and Sitkum (B4) and further on Saghalie (B5) block all views from those streets of the roundhouse and back shop, destroying any appreciation of the history of the site.

We appreciate the diligence of city staff in reviewing these ever changing plans. At a "community update" public meeting held at the developer's presentation centre on April 26, the speakers spoke disparagingly about the City's rezoning process and how it was costing them money. They expressed frustration that the guidelines don't allow them to build what they want and that they are expending over a million dollars a month to keep this going. I would like to counter that by saying I appreciate the work and care that has gone into the reviews, as this development could, if not designed well, negatively change this community.

Please ask the developer to consider:

- Fewer towers in favour of diverse housing options that advance the Missing Middle Housing initiative. Monolithic structures do not create community. Burnaby Mountain in Vancouver is a prime example. All towers. No community.
- More Townhouses and low rises. Let's create more space and light and air for people to get out and breathe!
- Developing a grocery store complex on site to service the Bayview neighborhood and take pressure off westside village.
- Really showcasing the roundhouse buildings by not impeding views of them – keep the towers away from those buildings.
- Remediating the soil

Thank you.

Tanya Howes  
379 Tyee Rd.

**From:** Tony Keble <[REDACTED]>  
**Sent:** June 16, 2023 11:07 AM  
**To:** Development Services email inquiries  
**Subject:** 251 Esquimalt Road development

**Categories:**

To Mr. Mike Angrove and Council,

I live across the road from the proposed development, at 203 Kimta Road and have lived in the area for about 20 years. To date its development has been attractively and sensitively approved by earlier Councils. Well done !

The map/plan in the circular was obviously not drawn to scale, nor showed, to scale, how the proposed towers would fit in while preserving all the railway buildings.

The proposal to build nine 22 storey towers in that small parcel of land, currently partially occupied by attractive brick buildings of historical interest, would be funny if it weren't so scary !

Others more articulate than I am have sent in objections to the project, but may I add mine.

- \* The site is the entrance to the harbour which calls for especially attractive development not a ghetto of towers. It needs to be beautiful and unique.

- \* Protecting and developing the historical railway buildings is vital.

- \* Kimta Road has already been dangerously diminished by the construction of bicycle lanes ( just watch the corner by Spinnakers pub or the 4 way stop at Kimta and Tyee , generally ignored by cyclists; just a matter of time...).

- \* Most of the occupants will want cars and parking, not traffic jams.

- \* With 9 towers most occupants will have no view apart from the balcony of the next building a few meters across the way .

- \* With this proximity, if there were major fire or (Heaven forbid), an earthquake, it would be a disaster !

- \* There would be a huge demand for more services: water, electricity, sewers, schools, police, etc.

- \* Vastly increased traffic on Esquimalt Rd.

- \*The city does need development of the site for a greater tax base; however, vast developments and increased housing should be spread throughout the municipality, as is happening. Songhees is unique in the city.

- \*The proposal to squeeze in 9 towers on the old railway site is grotesque to the point of obscene.

The City would lose a jewel ; only the developer's greed would benefit. Originally, five towers were proposed and allowed for this site and 5 would be fine.

- \*Future generations would wonder how the Council could ever have been so short sighted as even considering 9 towers !!

- \* Please think of you place in Victoria's history and reject the current proposal.

Sincerely  
Tony Keble

[REDACTED]  
  
Apt212-203 Kimta Rd.  
Victoria V9A 6T5

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We wish to register our strong opposition to the proposed amendment to the Bayview Roundhouse Development.

While they may profess to create this extremely high density urban quagmire for 'the good of the City', we all know that these developers are motivated solely by profit and greed, and care nothing for the people left in their wake who will have had their community forever destroyed. The Songhees neighborhood simply can't cope with such a rapid expansion to an extremely high density population. Will the infrastructure to deal with issues of traffic congestion, parking, public transit ..... suddenly appear by magic?

This proposal is an absolute insult to the City of Victoria and to us, the residents of the Songhees community.

Please, please don't let these developers destroy our beautiful Songhees community.

Christine Baugh and Leslie Papp  
Homeowners and Permanent Residents for 29 years.  
#528 - 205 Kimta Road  
Victoria





Mike Mangrove  
Senior Planner  
Development Agreement  
Victoria, B.C.

This email is to address the additional buildings that have been added to the Roundhouse Development submitted by the developers to the Victoria Council May 2023.

Why crowd twice as many buildings, services, parking spaces, etc. into relatively the same space as the previous development Encore, with no regard to the surrounding grounds?

The answer is simple, greed. The developer made the area around Encore beautiful, a wonderful addition to the neighbourhood. The new proposal for the Roundhouse is overshadowing the heritage buildings which was supposed to be initially the focal point of the whole development.

The new proposal is so out of alignment with the surrounding area in every aspect, please consider not going forward with as many new buildings and floors and focus on the heritage buildings that are already on the property.

This is what makes Victoria so unique to tourism, people come to see the history of the city, not new 29 story buildings.

I look forward to your response regarding this matter, yours respectively,

Lorraine Romanchuk  
Ocean Park Towers  
Unit 848  
203-Kimta Road  
Victoria, B.C.  
V9A 6T5  
[REDACTED]

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

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**From:** [Janet](#)  
**Sent:** February 16, 2023 12:58 PM  
**To:** [Victoria Mayor and Council](#)  
**Cc:** [mangrove@victoria.ca](mailto: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

Good morning,

I am NOT in favour of the proposal. In fact I am 100% opposed.

The area is already too dense with the traffic. Too many people are already coming and parking, including sightseeing buses. Some come to walk along the waterfront path and others are just driving around. Traffic has increased dramatically.

Parking has been severely reduced due to an excessive amount of bike lanes being installed.

Many people say that council has ruined the downtown and the adjacent areas with an imbalance of provisions for bikes with detrimental effects on residents and cars that are needed by residents to get to where people are going.

The four way stop by the railroad tracks is ridiculous, bikes roll through there and this sign again congests the movement of traffic.

It seems to me that the goal is density, density, density, with no regard to quality of life for residents in the area. That means the impact on people living in the area doesn't matter.

Unfortunate and disappointing.

--

Leanne Sutherland



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

Attention: Mike Angrove, Senior Planner - Development Agreements

We live at 601 - 60 Saghalie Road and strongly support the amendment to allow the development of the subject property.

The proposed redevelopment offers so many positives - more housing, more affordable housing, gift of portion of property at Esquimalt/Catherine corner & additional public amenities, I wonder why it hasn't been approved long before now.

The small increase in density seems like a small price to pay for a project that meets so many of the broad objectives of the OCP.

Michael & Barbara Barry

Mike&Barb

I along with the majority of residents opposed to this rezoning, have been subjected to years of various schemes and each year, we grow increasingly weary marshaling our response only to see a modified, equally unpalatable scheme re-emerge.

Please refer to my most recent email attached below. I believe that it continues to reflect my views.

I only would add, that I am afraid that Council appears to be almost afraid of opposing any development which includes residential regardless of the merits, which bodes poorly for those who justifiably illuminate the serious shortcomings of this latest scheme.

At an absolute minimum, I would ask The City ensure that ZERO DEVELOPMENT be allowed on this site until financial arrangements are in place to ensure that Roundhouse restoration and Environmental Remediation occurs in whatever development sequence necessary to best facilitate construction efficiency.

I suspect that the plan is to rezone, sell off smaller parcels to capable developers, leaving the heavy lifting undone and ultimately either coming back to the City pleading for more, or simply walking away. The plan is so unpalatable, that I don't care if it's approved, because I do not expect any qualified and well capitalized developer will ever build it as contemplated. Focus is entirely lacking and there is absolutely no possibility that they will build it, so aside from being an absolute waste of City resources to allow this to proceed (to the detriment of real projects with real possibility of bringing housing to fruition), my only concern is that you facilitate his ability to parcel off pieces and leaving us all with a financial liability.

This possibility is entirely foreseeable and this council has a responsibility to ensure it doesn't happen.

Regards Mischa

On Mon, Feb 6, 2023 at 10:16 AM Mischa Gringras <[REDACTED]> wrote:

There are at least a dozen reasons that I a resident in the Bayview Development, am opposed to this application. I will try to provide the key points below.

### **Developer**

The track record of the developer and their inability to follow through with previous promises is or should be, well known.

I believe it is well known in the development/financing community, that in spite of appearances, this developer lacks the financial strength to complete the physical development.

Before Council allows their substantial and valuable investment of time and resources be committed to this process (to the detriment of the many real developments which will be forced to wait), Council should require at minimum, a concrete plan including verifiable financial capacity for the unfulfilled requirements related to environmental remediation and heritage restoration of the Roundhouse Buildings, be submitted for scrutiny.

When the Master Plans were originally approved, I suspect there were a series of still unmet requirements on behalf of the Developer, and before throwing out the current Master Plan, it's only reasonable and fair to have the unfulfilled obligations issue resolved.

### **Density**

## Lies, Damn Lies and Statistics

Whatever skills this Developer may lack in actual development, they make up for in creative misrepresentation of facts, including density figures.

The fact is that a significant portion of the overall Bayview lands were and always will be 'undevelopable'. The Roundhouse Buildings are why the Master Plan was awarded an unprecedented level of density on the available lands originally. In today's more density friendly environment, is there an argument for revisiting these numbers? Possibly, but crowding the site with multiple towers jammed together and never before height allowances is hardly a winning solution. We must also recognize that these lands themselves enjoy one of the highest elevations in the core area of Victoria. The overall impact of even the current approved plans, will mean that when built, Bayview will be a visually dominant feature of the skyline and from the inner harbor, will already look like they dwarf the actual downtown. Adding several more towers and adding additional height will present an entirely out of proportion skyline.

### **The Roundhouse**

I expect that there is a universal acceptance that The Roundhouse Buildings represent some of the city's finest heritage structures and their preservation an essential element of what makes Victoria unique.

These buildings represent the singular defining elements of the development, the neighborhood, the community and possibly the Greater Victoria region.

It's essential that under no circumstance shall the new buildings be allowed to surround, crowd and overwhelm The Roundhouse to the point of overwhelming this collection of heritage structures to the point of rendering their presence to be entirely inconsequential.

It's not simply a matter of please...no density in my neighborhood...or don't block my views...there are just too many reasons to stop this rezoning in its tracks (pun intended). The neighborhood, Vic West Community and the entire region stands to lose what could be a wonderful piece of what makes Victoria a special liveable community.

Please do the right thing and put an end to this.

There is nothing wrong with the current Master Plan. The problem is with the Developer. There would be a lineup of highly qualified and well capitalized developers to take this development to fruition. In fact, many have invested heavily into trying to acquire these lands. Again, the obstacle was the Developer.

The sad reality is, that in the unlikely event that this rezoning actually be successful, this Developer lacks the capacity to deliver. Unfortunately, no qualified developer would be interested in following through on what would undoubtedly be a poorly conceived development strategy and their first order of business would be to start over.

Council's most valuable asset is your time and the most appropriate allocation of it, possibly your most important decision.

Regards Mischa

I am in receipt of a proposed amendment to the already approved Official Community Plan (OCP) at "251 Esquimalt Rd" as noted below:

**Application Contact:**

JONATHAN TINNEY

Telephone: [REDACTED]

Email: [REDACTED]

**Project Type:** Rezoning Application  
**Number:** Application Date: Jan 30, 2020  
REZ00729

**Folder**

**City Contact:** MICHAEL ANGROVE. **Status:** ACTIVE

**Purpose:**

The City is considering a Rezoning application and Official Community Plan Amendment to increase the permitted height up to approximately 29 storeys and density up to 4.74 Floor Space Ratio for the proposed Roundhouse mixed-use precinct

**Response:**

I appreciate the opportunity to respond to this application amendment.

I am writing to express my objection to this amendment as outlined.

This project has been longstanding (since at least 2020) and carefully vetted through a number of studies (as outlined in the Document Section on the City of Victoria Development Tracker accompanying this proposal).

There are few details provided regarding the rationale for why this amendment to increase "the envisioned height and density for these properties" is coming forward at this time other than being "consistent with many of the broad objectives in the OCP".

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.

Proposals to provide infrastructure (shopping, healthcare and other amenities) to this area are aspirational.

Proposals to provide human transportation through this area by rail are aspirational.

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.

Given the lack of rational provided or actual rather than aspirational planning for the anticipated further increase in population numbers in this area, the amendment to increase tower height from 22 to "approximately 29" stories should be set aside.

Regards,  
Jeff Pivnick  
#404 - 75 Songhees Rd  
[REDACTED]

\

Dear Mr. Angrove,

**Re: 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Road Rezoning Request**

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.**

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.

However, considering an amendment to allow **nine** towers with **22+ storeys** is, quite frankly, absurd. The density this would create is unimaginable. The stress on the infrastructure, especially water usage, and lack of facilities (medical especially) would be catastrophic. Do we really want the beautiful city of Victoria to be aligned with the congestion that exists in cities like Toronto and Vancouver?

Not long ago, the developer tried to presell units in an upcoming tower on this property. It seemed the interest was not satisfactory; is this just another attempt to garner as much profit as he can while the community suffers the consequences after he is long gone?

In a recent 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 building and diminish their prominence of being the “Roundhouse” development.

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 my 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. In addition, there are **no positive effects that this density would any way contribute to community well-being.**

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

Yours sincerely,

Roy and Lorraine Dimond  
#632 – 205 Kimta Road



Dear Mike Angrove,

I understand that this Council wants growth and has a keen eye on the Bayview lands.

I'd like to express the thought that diversity, not excessive density, is a way forward that will increase quality of life for all residents and improve the environment. Having buildings of various sizes, with different purposes and reasonable density as was originally laid out in the plan seems the optimum way to move forward while respecting the area's quality of life.

Instead of a thoughtful, qualitative approach, we have nine 18 – 29 story buildings (condos and hotels), cheek by jowl creating a density and environment more at home in the biggest cities in Canada. Past promises of developing the Roundhouse, bringing rail back to the area, creating a Cultural Centre and neighbourhood amenities have all been proposed to get Victorians eager to let the developers build more density. Based on past experiences, are the developers trustworthy? Look at the poor quality that came out of the last Bayview condo they built. I remember when The Falls on Douglas was built, City Council had promises of a beautiful waterfall and local businesses on the street level premises. The promises were quickly thrown out the window and replaced with a trickle of water running down the building, a 7-11, an HSBC and a Browns Social House – all chain businesses with not a local business in sight. I'm sorry to be pessimistic but developers have one key goal – maximize their profits from any land parcel – and I'm greatly concerned that you will just let them.

The Roundhouse was originally set to be developed in 2016, which was another promise fallen by the wayside. I see that this developer and media are leading with lovely pastel renderings of the Roundhouse with lots of trees and space, and in the background, greyed out partial images of the towers as if they are a minor part of this pastoral vision. Such trickery, pshaw! Based on prior performance there might be a chance that after they've erected all 9 buildings and created an untenable place to live they might deign to add some token commercial and minimal common area. Too little and not worth the stress created for the area.

I'm curious, is this City so blinkered that when they think to add density that it should only be in one location? What crazy community planning is this? Is there no interest in listening to a community that has been making itself very clear that this increased density is not in the interests of the Songhees and Vic West residents? How does a neighborhood community plan have no influence on the build and tax ethos of the City. I understand that getting some below-market units is the goal and – while a lovely thought – I will be surprised if it comes to fruition in a way that will be affordable because, well, as the developers will remind us down the road, the conditions have changed.

The recent bike lane addition on Kimta, while a great environmental move, has created congestion and a bit of a dangerous scenario as large trucks and City of Victoria vehicles stick out into the road lane. Often cyclists don't move over to the bike lane when coming from Esquimalt Road, I don't want

to imagine the impact when you've quadrupled the density.

I am making a request that you stop the increased density.

Kind Regards,  
Kathy Kay she/her

Dear Mr Angrove

I am writing to express my concern regarding the revised Bayview Roundhouse Development

I think the increase in the number of buildings from the original proposal in 2008 (revised 2015) to the current proposal about to be considered is completely unacceptable. I believe this densification goes against the City's own green initiatives and environmentally-responsible practices.

*Kind Regards*  
*Kristofer Gardhner*

June 30, 2023

**Proposed Community Plan Amendment for 252 Esquimalt Road, 355 Catherine Street and 200 Kimta Road.**

Dear Mayor, City Councillors and City Planners,

I have received your notice dated June 6, 2023 regarding the proposed amendment to the community plan for the above listed addresses.

When I moved to Victoria in 2015 I was aware of the proposed site plan for Bayview. In fact, I even viewed for sale units in Bayview One and the Promontory. I thought the site plan showed good future potential with a mix of Senior Care, condos, hotels, restaurants and rental units. However the new proposal drastically increases the number of towers and the height of those towers. As Bayview seems to be divided into two Phases, they seem out of sync with each other. Bayview Phase one has approximately 10 acres as does Phase 2. Yet there are 9 new proposed buildings on Phase 2 when Phase 1 only has 3 buildings on it (and potentially 2 more). Phase 2 was supposed to have 5 buildings and is now up to 9. This site also includes the heritage buildings so it seems like 9 buildings are being put up in a footprint less than where 3 buildings are in Phase 1.

I moved here from the White Rock area. I was there visiting friends last week and was shocked by the huge number of high towers that now dominate the town. The nice seaside village of White Rock has lost its charm. I would hate to see that happen here.

I agree that we need more housing and more density. This site makes sense to me as a good place for that but I think it has gone too far. The official community plan showed a recommended density of 2.5 and this new proposal raises that to 4.1. That's a pretty dramatic increase!

In addition, what plans are in place for proper disposal of contaminated soil? The cleanup of Peter Pollen Park in front of the Laurel Point seemed like a massive project with soil being carried away by barge. The Expo grounds in Vancouver (now part of Yaletown) took years to clean up. Does the developer have a specific plan? Who will make sure this happens?

Finally, what thoughts have been given to the existing residents of the area in terms of noise, pollution and disruption? When they were preparing the site for Aquara, blasting took place and huge dump trucks sat along Kimta Road for hours with their motors running. Now that the road is extremely narrow due to new bike lanes, how will heavy equipment be moved to the site? What noise restrictions will be in place? Has any thought been given to the quality of life for current residents considering this project will last multiple years? How are residents of the area going to be impacted by noise, access and egress issues, access to public transit, parks and bike lanes as well as dust from the ongoing excavation?

The website of the developer is very much a marketing tool to "sell the vision" but does not show a "to scale" view of the proposals. Have the council and city planners had independent reports on the proposed architectural and structural components as well as on the social impact? It seems to me more is needed than just "the word of the developer".

A lot of my questions may be due to the fact that there is insufficient detail of information to the public. It is incumbent on city council and the city planning department to ensure that all pros and cons are weighed and that the public is fully informed at all stages.

I am not opposed to the development of this site, just to the scale that is now being proposed and to the fact that little is explained about the timeline of work and the impact on the neighbourhood.

Thank you for giving me the opportunity to share my concerns.

Diane Scott  
633-205 Kimta Road,  
Victoria, B.C. V9A 6T5

Dear Mayor & Council,

The proposed Roundhouse redevelopment by Focus Equities does not deserve to be supported and approved by Council. There are a number of reasons for my position on the issue:

The plan as outlined by Focus Equities has made no allowance for the necessary infrastructure required to support the proposed increased density. There is no or scant reference to how such a dramatic increase in population will be serviced for water, sewage, fire, police, ambulance, recreation, medical, retail, transportation. While I supported the proposal approved by Council in 2008, I cannot support the current proposal which exceeds Council's own provisions.

The construction of so many buildings in such a small space will create its own micro-climate - winds will prove to be a problem, the documentation provided by Focus regarding sun and shade lacks rigour.

I have read the documents prepared by Focus, I have attended community meetings hosted by Focus, but remain unconvinced that the proposal warrants Council's support.

Focus committed to re-developing The Roundhouse, if only Council supported their 2008 proposal. What happened to those commitments? The track record of Focus in the entire Bayview development leaves a lot to be desired. Council and community should not be fooled by the promises that Focus makes, based on past experience.

I trust that Council will not be fooled into approving this proposal.

Thank you for reading this.

Norm Leslie  
205 Kimta Road, Suite 739  
Victoria, BC  
Canada V9A 6T5

...355 Catherine St and 200 Kimta Rd.

Dear Mike Angrove.

I received the flyer titled "It's Your Neighbourhood" in June. It's taken many weeks and a great deal of digital stamina to unearth the details of this re-jigged proposal. And I'm sorry to say, the proposal to cram 9 towers, ranging from 18 to 29 floors, on the Roundhouse land, isn't fostering a "my neighborhood" feeling.

To be clear, I support density in principle and thoughtful development when it serves communities by enhancing livability through green and public space, balanced with density. The original proposal with 4 or 5 towers felt reasonable, and contributed to a sense of spaciousness in spite of density. With the spiffed up heritage Roundhouse as the jewel in the crown, it had all the right ingredients to be a legacy making project here in Vic West and BEYOND.

But the new proposal is preposterous! On paper, it appears as a greed fueled, concrete Lego creation, bereft of any parks or green space.

With new towers in nearby Railyards and Dockside Green, we are already feeling the pinch of increased traffic and pressure on the sole grocery store and services available.

I bought my micro unit in the Bayview Promontory 3 years ago so that I could live in that sweet spot of being a 15 minute (or less) WALK to everything I need. I choose to be car-free and was pleased that my unit purchase came with a MODO car share membership. But sadly my unit also came with an underground parking spot that sits empty. So why are we still building towers with maximum underground parking spaces, when many of us choose to minimize our environmental footprint? It's been suggested that building just one underground parking spot adds ~\$15-20K in construction costs.

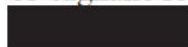
In closing, I also want to express grave concern for the apparent lack of transparency around this current proposed iteration for the Roundhouse land. All of the wooden signage, those public notice boards placed throughout the area, depict the old proposal. The old proposal bears zero resemblance to the new proposal. Not a great approach if the developer wishes to garner support!

I know that the majority of my neighbors are either not tech savvy and/or simply don't have the time to uncover the appalling truth of the current proposal. You need to be a digital archeologist and have the patience of a saint, in order to unearth the vital facts about this development proposal.

If it's such a great project for the neighbourhood, and input from those of us already residing here is important, then why not be totally transparent in the process of making details available?

Please clarify that there will in fact be two (2) separate public hearings: one for the OCP amendment, the other for Bylaw No. 80-159?

Best regards,  
Ginger Mason  
83 saghalie road



Dear Mr. Angrove,

Cards on the table, I do not live near the planned Bayview Roundhouse development, but I do live in the City of Victoria, and I do have some serious concerns about the high density development proposed for the site.

Having looked at the evaluations of heritage experts, density ratios, and the new request for the development by Focus Equities, I, and any reasonable person, would only see an urban blight in the making. The proposed density far exceeds the normal ratio. Buildings numbers and heights are overwhelming, not only for the location, but for the city of Victoria and it's unique and much envied, harbour aesthetic.

While I fully understand the pressures in the city to have more housing, this proposal, with its carrot of including some subsidized units, is not the solution to the problem the city faces. Not only will it not be a solution, but it will create over densification issues.

As city planner, I hope you take into consideration, your overall stewardship to maintain the quality of life this city affords, and reject the new rezoning request. Victoria can, and should remain, "The Garden City" and not deteriorate into "The Urban Jungle".

Lynne Hill  
Victoria BC

Sent from my iPad



251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road  
Focus Equities proposal with City of Victoria

July 4, 2023  
Good morning Mr. Angrove  
Well where do I start...

When my husband and I purchased our condo at Promontory and moved here from out of province back in 2014, we were enchanted with the Focus Equities proposal for the Roundhouse development. I am sure you have records of what the 2014 proposal was so I won't go into it.

We have since been told over and over again the excuses of remediation difficulties, the inability of securing an anchor store due to lack of populous etc...never ending and year over year the same presentation. Tired of hearing about what great things Focus Equities had done to the land and wants to do when we are now 2023 and nothing has been done!

We are ALL quite aware of the housing issues the City faces as I gaze out my windows and see a tent city in Victoria West park and know rent costs are high and inventory is low. We ALL know we need affordable housing and rental units. We welcome the new towers B2 and B3 to help.

Here is the concern I have...

The upper 10 acres, already developed, houses approximately ~620 units, including the aging in place complex which has yet to be built. We are 4 towers, 21 floors with 177 units, 17/5 floors with combined 134 units, 10 floors with 133 units and the aging in place with ~175units(?).

**The latest proposal for the lower 10 acres is 9 towers with ~2000 units!!!**

The upper 10 acres has limited square footage of greenspace; dog park and Promontory's lawn. Let's just say the Roundhouse and turntable combined takes up far more square footage with less land to build on than the upper 10 acres...!! So City Council is considering the latest **2000 unit proposal on less land?**

Focus Equities' latest proposal seems to be making up for revenues lost by adding the B2 and B3 towers...by breaking down DA2 and reorienting and then adding B4 and B5

I recently received a notice from Bayview Place where they are asking for support etc... What I found intriguing is their comments regarding 'unlocking the site's full potential'...see attached, where it is written "the new buildings must be clustered away from the central Turntable Plaza to the west **to respect the heritage buildings**" ... the new proposal has B4 and B5 towers **within feet** on either side of the 'heritage' Boiler building. Not sure I follow the logic.

There is NO surface parking for the marketplace proposed...where do you think outlying visitors will park? With the addition of almost 2000 new vehicles, as there will be one assigned stall per unit, I am concerned about the congestion.

1. will there be traffic lights added at Sitkum/Esquimalt? Or anywhere else to control the congestion
2. Will there be a left hand turn lane added on Esquimalt to enter the community between the Stores and Car Shop?

Promontory's south and west side will lose be ALL their west views!

Encore casts a late afternoon shadow during most spring and summer months but we do see the

sunsets in summer, and we knew that when we purchased our unit but now Promontory will be in TOTAL late afternoon shadow caused by the addition of B4's 23 floor and B5's 28 floor towers!

This latest design is not what we envisioned when we chose to move to Victoria. The charm of Vic West will be lost with the addition of the new proposal of 9 towers.

I am certain the property values of the upper 10 acres properties will be devalued as a result if you approve the current 2000 unit/9 tower design

PLEASE consider eliminating the NEW B4 and B5 towers from the design as they infringe on the heritage buildings and will alleviate the density congestion for everyone

Teri Holtbu

Victoria, BC

[REDACTED]

There are countless reasons for opposing this amended proposal and here are some of them:

- It more than doubles the current zoning density for the area
- The current proposal is 9 buildings with up to 3 hotels now instead of the prior approved 5 buildings!
- It contradicts the first amended rezoning from 15+ years ago drastically, which Focus Equities sought and had approved by the City in exchange for agreeing to refurbish the Roundhouse and heritage properties which has yet to happen
- It offends the Victoria West Neighbourhood Plan. The Songhees pathway, roads and parks will be overrun with people, pets & vehicles if the current number of buildings & hotels are approved
- The views from tourists and people arriving via the harbour will look like any overly-developed large city waterfront; this is not what people come to Victoria to see or experience
- It will 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

- There is a lack of information about how retail fits into the development
- 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, or the demands on medical services, etc.

Morton Berman  
66 Songhees Rd.  
Unit T201  
Victoria BC V9A0A2



Life Sustenance      Love   Art

Good Morning,

please register us s being opposed to the rezoning proposal by Focus Equities for the land that includes the Roundhouse.

Edwin Mitchell/Cheryl Bejcar Unit 303 65 Songhees Rd, V9A 6T3 - Phone [REDACTED]

July 9, 2023

Dear Mike Angrove, Senior Planner – Development Agreements

In regards to the proposed Official Community Plan amendment for 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road

I, along with the majority of residents I know, are opposed to this rezoning. It's been years of delays, various schemes and each year, we grow increasingly weary marshaling our response only to see a modified, equally unpalatable scheme re-emerge.

Why is the original plan not built already? We were all sold on the Bayview roundhouse development plan in place and approved since 2012. How much better of a real estate market over the last few years could the developer ask for? This development should be finished, built and occupied. I can't imagine people in the Encore and my building the Promontory would have purchased knowing or thinking that as many as 9 high rise buildings and that kind of would be built beside and across the street rather than what they were sold and told. It is an approved plan not just a thought or a vision.

I hope City Management and Council would not be afraid of opposing any development which includes residential regardless of the merits, which bodes poorly for those who justifiably illuminate the serious shortcomings of this latest scheme. Is this simply a plan to rezone? Sell off smaller parcels to capable developers, leaving the heavy lifting undone and ultimately either coming back to the city pleading for more, or simply walking away.

The new proposal plan for rezoning is awful! The complete Bayview Place site is some 20 acres comprising Bayview Place Phase 1 and the Roundhouse at Bayview Place Phase 2. Phase 2 is 9.18 acres suggesting some 10.82 acres in Phase 1. So therefore Phase 1 site is some 15% larger than the Phase 2 site. And yet the city appears ready to approve 9 new buildings on the Phase 2 site when the Phase 1 site has only 3 buildings on it. Recall under the current zoning that it is supposed to be 3 on Phase I and 5 on Phase 2 (not 9). Taking the Phase 2 site one must also then subtract the area that six heritage buildings take up and the area the current rail line takes up (realigned or not). Even without knowing the exact area this entails it is substantial. It would appear that almost 1/3 of the Phase 2 site is given over to these subtractions. In Phase 1 two of the three take up considerable area on the site. In contrast if you look at the ostensible area that the 9 buildings take up on Phase 2. Phase 1 has a wide road going thru it which feeds our building parades, allows for courier access, moving and some short term street parking. We have a large green space and a dog park. Phase 2 proposal does not appear to show to have any of this! How will this affect our current street parking, and traffic in and out? Are the applicant's drawings and diagrams showing scale portrayals of what is coming? do the drawing these 9 buildings to scale on the area available to each on Phase 2 of the site with the subtractions noted? I imagine this is being looked at to show this to both the public and City Council before the City approves this application.

Other reasons that I a resident in the Bayview Development, am opposed to this application.

Developer - The track record of the developer and their inability to follow through with previous promises is or should be, well known. Before Council allows their substantial and valuable investment of time and resources be committed to this process (to the detriment of the many real developments which will be forced to wait), Council should require at minimum, a concrete plan including verifiable financial capacity for the unfulfilled requirements related to environmental remediation and heritage restoration of the Roundhouse Buildings, be submitted for scrutiny.

Density – Is it not fact is that a significant portion of the overall Bayview lands were and always will be



‘undevelopable’. The Roundhouse Buildings are why the Master Plan was awarded an unprecedented level of density on the available lands originally. In today’s more density friendly environment, is there an argument for revisiting these numbers? Possibly, but crowding the site with multiple towers jammed together and never before height allowances is hardly a winning solution. We must also recognize that these lands themselves enjoy one of the highest elevations in the core area of Victoria. The overall impact of even the current approved plans, will mean that when built, Bayview will be a visually dominant feature of the skyline and from the inner harbor, will already look like they dwarf the actual downtown. Adding several more towers and adding additional height will present an entirely out of proportion skyline.

The Roundhouse - The Roundhouse Buildings represent some of the city’s finest heritage structures and their preservation an essential element of what makes Victoria unique. These buildings represent the singular defining elements of the development, the neighborhood, the community and possibly the Greater Victoria region. It’s essential that under no circumstance shall the new buildings be allowed to surround, crowd and overwhelm The Roundhouse to the point of overwhelming this collection of heritage structures to the point of rendering their presence to be entirely inconsequential.

It’s not simply a matter of please...no density in my neighborhood...or don’t block my views...there are just too many reasons to stop this rezoning in its tracks (pun intended). The neighborhood, Vic West Community and the entire region stands to lose what could be a wonderful piece of what makes Victoria a special liveable community.

There is nothing wrong with the current Master Plan. Its been well thought out, it what we all were sold, it fits the community. Perhaps it needs a new developer that is qualified and well capitalized take this development to fruition.

Please do the right thing and do not approve this amendment but rather ask that they move on with the plan already in place!

Thank you

Frank Naccarato  
Unit 1703 – 83 Saghalie Road  
Victoria, BC , V9A 0E7

[REDACTED]  
[REDACTED]

Hello Mike Angrove, Senior Planner

Please add my name to the list of unhappy neighbours to this rezoning plan for the Roundhouse.

The City of Victoria planning department has ruined Kimta Road with the bike lines, reduced parking spots, and narrow car lanes. To add more congestion to this area is abysmal planning.

Below is a list of more reasons why I strongly disagree with the rezoning plan.

- It contradicts the first amended rezoning from 15+ years ago drastically, which Focus Equities sought and had approved by the City in exchange for agreeing to refurbish the Roundhouse and heritage properties which has yet to happen.

- 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 current proposal is 9 buildings with up to 3 hotels now instead of the prior approved 5 buildings!

- “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 policies geared towards positive placemaking.” City Planning Staff report, April 20, 2023.

- 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. • There is a lack of information about how retail fits into the development.

- 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.

Janice Marr  
50 Songhees Road

Via iPad

Dear Mayoress and Councilors,

As a resident of West Victoria, I am increasingly concerned about congestion on the Esquimalt Road and the Johnson Street Bridge, and this before the new buildings on Tyee Road are even occupied. Does the council have plans for a new bridge, or would that merely add to the congestion in the core?

The city needs more housing and developers deserve rewards for their risk taking. However, in my opinion the city should not concede to developers' wish to maximize profits, but rather oblige them to compromise, so they can be profitable without maximizing profits. This would mean **limiting the height of new construction (perhaps 21 floors) and limiting density**. The proposed development has merit, but there is a trade-off with infrastructure (and aesthetic) constraints.

Thank you for your attention to the above

Neil Ridler

68 Songhees Road.

Dear Mike Angrove,

I am a resident of the Promontory, a condo building in Bayview Place. When my wife and I purchased our condo in 2016 what was presented to us was a plan for a certain number of condo buildings plus the amenities to go with them including the development of the Roundhouse buildings into retail stores. It was a very attractive plan which in fact drew many of the residents to buy here.

What is proposed here is a complete betrayal of what we were promised. Granted that circumstances do change and have to adapt, I really don't see how putting in a glut of high priced condos in this small area will help solve the problem of scarcity of rental accommodation or homelessness that need to be resolved in Victoria. If it is allowed to be built, I can only see a very congested area of high rises going up as high as 29 stories, devoid of beauty and creating all kinds of problems.

What was initially a wonderful vision of restoring and developing these lands will become quite the opposite, a mess that the developers can then walk away from.

Please do not allow the proposed rezoning for the sake of our community.

Sincerely,  
Ben Salvatore

Dear Victoria City Council,

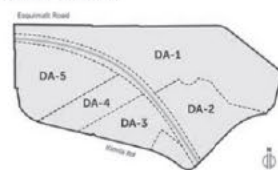
I am writing to voice concern and oppose the rezoning application for the Roundhouse Development Site at Bayview Place [REZ00729 # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road]. This project is located from Saghalie Road to Catherine Street and bordered by Kimta Road and Esquimalt Road is an area of land whose future evolution is being undertaken by Focus Equities (a Mariash Master Plan Community).

The following serves as background and reasons for opposing this amended proposal at Bayview Place.

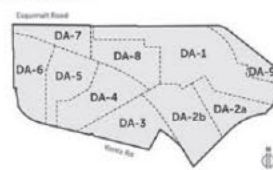
1. The diagram on the left below is what was submitted and approved by the City back in 2008. The diagram on the right below is the AMENDED proposal that is now before the City. Not only has the number of buildings being proposed almost doubled (from 5 buildings to 9 buildings, including up to 3 hotels!), but the heights of the buildings have also increased dramatically with the density of the property itself almost doubling what the neighbourhood plan allows for (from 2.5 to 4.1).

2.2.1 Rezoning Application

CD-12 Land Use Zone (Current)



Proposed Land Use Zone



2. Other reasons for opposing this amended proposal, listed below:
  - It more than doubles the current zoning density for the area
  - The current proposal is 9 buildings with up to 3 hotels now instead of the prior approved 5 buildings!
  - It contradicts the first amended rezoning from 15+ years ago drastically, which Focus Equities sought and had approved by the City in exchange for agreeing to refurbish the Roundhouse and heritage properties which has yet to happen
  - It offends the Victoria West Neighbourhood Plan. The Songhees



pathway, roads and parks will be overrun with people, pets & vehicles if the current number of buildings & hotels are approved

- The views from tourists and people arriving via the harbour will look like any overly-developed large city waterfront; this is not what people come to Victoria to see or experience
- It will 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
- There is a lack of information about how retail fits into the development
- 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, or the demands on medical services, etc.

3. I would also like to draw your attention to concerns from the Tax-paying residents of Victoria on the following platforms:

- SIGNED PAPER PETITION placed in the lobby of neighbouring buildings
- SIGNED ONLINE PETITION already created and found at [https://www.change.org/p/stop-victoria\[1\]city-council-from-approving-rezoning-on-the-bayview-project](https://www.change.org/p/stop-victoria[1]city-council-from-approving-rezoning-on-the-bayview-project)
- Individual emails written to Mike Angrove, Senior Planner - Development Agreements (ph [REDACTED]) at [developmentservices@victoria.ca](mailto:developmentservices@victoria.ca)
- Discussion Group on Facebook called StopBayviewRezoning
- In-person Meeting Hosted at neighboring buildings related to this rezoning application and distribution of development information
- Information about this project and/or events coordinated by Victor at [REDACTED] or Wayne at [REDACTED]

I appreciate your consideration and review of this letter.

Regards, Errol Bosman [REDACTED]  
Shutters – Strata Plan VIS 6261, Unit 607, 66 Songhees Road, Victoria, BC

I live in the Shutters condo complex on Songhees Road and I am adding my name to those who are concerned with the current proposal to develop the Roundhouse property bordered by Esquimalt and Kimta roads. There is already a detailed objection submitted to the City of Victoria, so there is no need to repeat those concerns.

Overall, the proposed development is much more dense than our community can handle. Esquimalt Road is already impacted by developments further west and having the Johnson Street bridge raising and lowering 2-3 times per day only makes the traffic congestion worse. At present, many individuals from outside our neighbourhood drive to and park along our streets to walk along the sea wall. This proposed development will increase this activity even more.

**Robert Hinkley**  
**317 - 68 Songhees Rd.**  
**Victoria, BC**  
**V9A 0A3**



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**Sent:** Monday, July 10, 2023 12:18:08 PM

**Subject:** Rezoning Application for the Roundhouse Development Site at Bayview

Dear Mayor, Councillors, Developer and Concerned Parties,

Please see the attached letter of my concern for the proposed development at Bayview. As stated, this is greed at the highest degree. Please do not approve the proposal. The original plan was more than I would like and not good for our local community.

I trust you will do the right thing and say NO to the development.

Thank you,

Sandra Foss

T501, 66 Songhees Rd,

Victoria, BC

Our details are:

Elizabeth Dean and Don Hazleden  
601-66 Songhees Rd.  
Victoria  
V9A 0A2  
[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

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To Whom it May Concern,

We wish to express our apprehension and opposition regarding Focus Equities' amended proposal to rezone the Bayview Place property.

Our concerns include but are not limited to the following:

1. It more than doubles the current zoning density for the area.
2. The current proposal is 9 buildings with up to 3 hotels now instead of the prior approved 5 buildings.
3. It contradicts the first amended rezoning from 15+ years ago drastically, which Focus Equities sought and had approved by the City in exchange for agreeing to refurbish the Roundhouse and heritage properties which has yet to happen.
4. It offends the Victoria West Neighbourhood Plan. The Songhees pathway, roads and parks will be overrun with people, pets & vehicles if the current number of buildings & hotels are approved.
5. The views from tourists and people arriving via the harbour will look like any overly-developed large city waterfront; this is not what people come to Victoria to see or experience.
6. It will completely overshadow and diminish the Roundhouse and heritage properties.
7. 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.
8. Voting, tax-paying residents of Victoria have been expressing significant concerns and opposition to this project for the last couple of years.
9. There is a lack of information about how retail fits into the development.
10. 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, or the demands on medical services, etc.

Victoria is a beautiful city that has not yet been ruined by over-development.  
Let's do everything we can to keep it that way.

Yours truly,

Boris Petriw  
Anna Maslo-Petriw  
410, 68 Songhees Road  
Victoria, BC V9A0A3

The information available about the proposals for this area show no response to the disastrous housing situation across Canada, including Victoria. At least 15% of this development should be made available to the co-op sector at a cost that is well below market rates, on condition that it is run as a non-profit. There is plenty of housing co-op expertise available in Victoria, huge need for affordable housing. Make good use of this opportunity.

Yours co-operatively,

**Vanessa Hammond, CELTS and CO-OPs**  
**I [REDACTED] toria, BC, Canada V9A 0G3**

**To: Victoria City Council and Planning Committee**

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

**From: Carolyn Watters, 165 Kimta Rd, Victoria**

**Date: July 16, 2023**

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

In this context, there are good reasons to develop the Roundhouse parcels (north and south) consistent with these principles.

At the same time, the proposed bylaw amendment, "to increase the permitted height up to approximately 29 storeys and density up to 4.74 Floor Space Ratio for the proposed Roundhouse mixed-use precinct", is problematic. The proposed OCP bylaw amendment introduces serious risks to the OCP principles and commitments to "generations to come." The density and height specifics in the proposal are at odds with achieving the city's vision with respect to community well-being and to Victoria's city unique beauty and historic ethos. Research has shown that visual features and the scale of buildings affect the human sense of place related to human perceptions of community, safety, wealth, and beauty. It is clear that allowing towers of 20-30 stories in this area is simply inconsistent with the OCP plan. The potential impacts of the proposed development plans are alarming. Let me restrict my comments to main areas of concern.

Concerns in plans related to community building:

1. Vibrant Communities. Communities and neighbourhoods are not formed in vertical blocks of thousands of people travelling up and down 20 or 30 floors in elevators. 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 earlier announcement in the Times Colonist, July 28, 2022, reporting on a proposal by the developers to build a specific 18 story building exclusively for affordable housing is alarming. This proposal represents an egregiously regressive social policy that separates and identifies those needing "affordable" housing from those able to

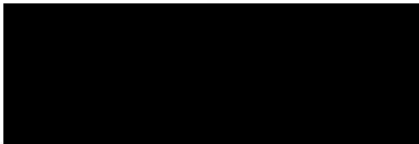


afford living in the other buildings. This will have a multigenerational impact. Please do not do this.

Concerns of increases in approved construction height:

1. Sight Lines. The street level impact of 29 story buildings, as those proposed, is to block the sightlines of that natural setting that is so special to Victoria: the Sooke Hills, the west coast trees that line the streets, the Olympic Mountains, the ocean, the rocky undulations of the city, and the vistas of skies beyond buildings. These lines of sight that we take for granted when we walk, bike, or drive in the city are a unique feature of Victoria and would be seriously impacted by blocks of construction of the heights proposed. In the proposal Design Guideline document the proposed extension to building heights will irrevocably diminish the “beautiful natural setting” of West Vic!
2. Precedence: The separation of approval of the north parcel from the future approval of the south parcel is problematic. Clearly decisions made for the north parcel will have the weight of precedence on future decisions.

Thank you for your consideration of these and other comments that you receive, as you weigh the issues of the proposed OCP bylaw amendments in the context of the principles of the city’s Official Planning Vision.



Dear Mayor and city 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



Date: July 19, 2023

To: Mike Angrove, Senior Planner – Development Agreements  
City of Victoria

From: Michael Shepherd  
302-165 Kimta Road  
Victoria, BC  
V9A 7P1

Regarding: Proposed OCP amendment for  
251 Esquimalt Rd., 355 Catherine St., and 200 Kimta Rd.

I am retired and live fulltime in the Legacy Building, across the road from the site of the proposed development of the Roundhouse property.

I recently received the notice, “It’s Your Neighbourhood”, dated June 6, 2023, asking for input on the proposed OCP amendments for the above property.

**Please note that I would support developing this property with low and mid-rise buildings. However, I am against the proposed development in its current form as it is not consistent with the vision, values and goals of the Official Community Plan of the City of Victoria. I am even more strongly against the proposed amendments as they will exasperate the problems with the original development proposal.**

The current OCP would permit buildings up to 22 stories and a FAR of 2.5. The proposed amendments would increase these limits to 29 stories and a FAR of 4.74. While the proposal stresses community building, a 29 story high-rise building does not build community. It warehouses people.

The proposed FAR is almost double the original FAR, indicating a large increase in the number of units and residents. An addition of 7 stories, from 22 to 29, should only increase the FAR by about 1/3 to 3.3, not to 4.74. Does this mean that the building footprints are being enlarged? The large number of residents of the proposed development will far outstrip the population of the surrounding neighbourhood, changing the nature of the existing community.

The bicycle lanes recently installed on Kimta Road has made this road quite narrow. The addition of thousands of more residents will lead to traffic congestion along Kimta and the surrounding area. The congestion will affect both vehicle lanes and bike lanes, to say nothing of the increased traffic on the Point Ellice and Johnson Street bridges.

In closing, I urge Council not to approve the proposed amendments to the Official Community Plan of the City. While I appreciate that Victoria needs more housing, I really question if this is

the right way to go about solving the housing problem. These amendments will lead to warehouses of people and, sadly, will not build communities.

Thank you for your attention and consideration.

Regards



Michael Shepherd, Ph.D.  
Professor Emeritus  
Faculty of Computer Science  
Dalhousie University

I wish to express my strong opposition to the Bayview Roundhouse Rezoning application. The original development plan was welcomed and enthusiastically accepted by the Songhees residents. It was proposed as a 'Granville Island' type of development with a good mix of residential buildings, shops, galleries and cafes/restaurants. It was to be a vibrant living and visiting space for both locals and tourists. This new application bears no resemblance to that original plan. It is nothing more than a ugly, very high density tower jungle that will put money in the pockets of the developers and forever destroy the nature and ambiance of this area and of Victoria itself. I expect that many other concerned residents who are writing letters to Council will list the many, many issues of infrastructure that are not addressed by this new plan so my only comment there is simply - please, please just pause and think about it.

The developers would have Council believe that the strong opposition to this new plan by local residents is simply 'NIMBY' and that is not at all the case. Of course the Roundhouse are will be developed and of course that development will include new and much needed housing units. The question is - who will determine the appearance and character of the new development. Will it be the council and permanent residents of our beautiful city or a group of developers who are motivated solely by greed and profit? Once the developers have completed this horrible eyesore and made their money they will disband and disappear and we will be left behind to live with it.

Please, please don't let these developers drive the future of this area. Their profit margin is not as important as the impact on our city - now and in the years to come.

Thank you.

Christine Baugh

#528 205 Kimta Road

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First of all I would like to make it clear that I am in favour of development in Victoria, and the original proposal for a "Grandville Island" approach to development of the Roundhouse area was heartily welcomed. In fact, the city's accomplishments I have witnessed in my 45 years as a resident are nothing short of remarkable. However, my feeling is that to cave to the developers request to rezone the Roundhouse area would be a huge mistake.

I realize that the city is under tremendous pressure to address the demands for much needed new housing, but it is also necessary to preserve the charm and natural beauty of our city which draws visitors from around the world. Our city constantly receives glowing reports as proven by such headlines as follows:

April 5, 2023, Forbes: "The second Canadian city to visit is the charming city of Victoria ...",  
Oct 4, 2022, [curiosity.com](https://www.curiosity.com): "Victoria ranked as one of the world's best small cities in the world",

Nov 24, 2020, CBC News: "Victoria ranked among top 5 small cities in the world ...",  
People come here, not because the skyline boasts 30 storey buildings, but because the "charm" of Victoria is not crushed by tall buildings!

From an infrastructure point of view, there are only two, 2-lane bridges currently providing easy access from Vic West to Victoria proper. It seems pretty clear that the increased density requested by the rezoning proposal will require that major (and very expensive) changes would need to be made in the infrastructure if the proposal was approved.

The developers are clearly driven by greed and self-interest, and are preying on council's need to provide more housing. They are offering to provide a few "affordable" units in exchange for a very major increase in high-end accommodation and density. Please, please, please do not approve this ridiculous rezoning proposal.

Leslie Papp  
Suite 528  
205 Kimta Road  
Victoria

Mayor Alto, you recently thanked me for paying my taxes and I replied that I feel privileged to be able to do so. However, as a taxpayer and proud city of Victoria resident I am extremely disappointed that the Mariash plans for the development of the historic Roundhouse property has been tentatively approved by city council.

Please, Mayor Alto and council, reconsider.

Why?

(a) The Roundhouse is a historic gem, on traditional First Nations Land, at the entrance to the much admired entrance to the Victoria harbour. The first glimpse of Victoria as ferries from the USA and private yachts and float planes enter the harbour. It could be developed as a gathering place for the thousands of present residents of surrounding high rises and townhouses already occupied and about to be occupied. Only one block up from the inner harbour, it could attract the many Victoria residents and tourists who stroll the walkway around the inner harbour.

Mr. Mariash sold the owners of the condo buildings surrounding the Roundhouse a vision of a Granville Island type attraction with with boutiques, ice cream shops, restaurants and grocery store on the ground floor of the five (5) high rise buildings, none over 22 stories, one possibly being a hotel. Attractions inside the historic buildings could possibly include a theatre, art gallery, museum, children's play area and a working train on the remaining track. All with a railroad theme. Several massive signs surrounded the area depicting this plan.

What is the city getting instead of this original plan for the Roundhouse property?

It is getting thousands of duped taxpayers who are angry at being misled by the developer and disgusted at Victoria Council at being manoeuvred into approving this project on the promise of one building of affordable apartments at the most difficult corner to build on. (That corner contains a massive rock outcrop that will need major blasting disturbing and even damaging surrounding properties). This whole site is also known to be contaminated from the years of use by the railway so will need much remediation. Not sure how low cost housing can be built on such an expensive site.

It is getting nine (9) high rise crammed into the area around the historic buildings, very little space for public gatherings, overshadowed by all the buildings. The entrance to the harbour will be dominated by glass and steel buildings dwarfing the historic view of the Empress Hotel and historic buildings along Wharf Street. The community around the Roundhouse is already a high density area of condo's and these nine massive buildings will add to the congestion of surrounding roads. Already, when the Blue Bridge is up there is a line of traffic stretching back along Esquimalt Road, Johnson and Wharf Streets for blocks. The only other bridge, Bay Bridge already backs up to Douglas Street most times of the day but especially at rush hours. Emergency vehicles already have difficulty manoeuvring past the bridges.

I invite council to visit this site and size up the area. A sense of scale can be found by noting the size of the Van Gough exhibit, adding 20 plus stories and multiplying it by nine.

City council will also get thousands of discontented residents who move into this area. Their windows will look right into their neighbour's windows. They will not have a place to park because the parking allotted to these buildings has been reduced and the surrounding streets are already overloaded. They will be living in a gridlock of traffic. The argument that many will use public transit and bicycle trails is

overstated. Even most minimum wage residents in subsidized housing need a basic vehicle to get to work, school, medical appointments etc. Victoria does not, and will not in the foreseeable future, have plans for convenient public transportation.

What does the developer, Mr. Mariash, get out of this? He is a successful business man who knows how to maximize his investment and is doing just that. He will be able subcontract or sell off plots of the land to other developers and turn this historic, valuable property into and huge profit for himself. That is what developers do and more power to him.

Victoria Council's responsibility is to the tax payers of Victoria who deserve better.

Carole Forster

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

[developmentservices@victoria.ca](mailto:developmentservices@victoria.ca)

[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mr. Angrove and Victoria Mayor and City Council,

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,

Yvonne Scheffer

[REDACTED]



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 Mr. Angrove and Victoria Mayor and City Council,

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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

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- The current proposal is 9 buildings with up to 3 hotels now instead of the prior approved 5 buildings!

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- 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

Dear Mr. Angrove,

We want to add our names to the growing number of residents opposed to this grossly overdeveloped proposal by Focus Equities.

Their current proposal of nine buildings significantly exceeds their previous proposal. It would totally overshadow the Roundhouse and heritage properties.

What about greatly increased traffic, parking, garbage pickup, wind effects, etc.?

Please reconsider and require the City of Victoria to review this inappropriate, unsightly, excessive, development.

Yours truly,

Monica & Robert Carlen

Vic West

Mayor Marianne Alto and City Councillors  
Mike Angrove, Senior Planner,

Dear Mr. Angrove, Mayor Alto and City Councillors,

I wish to express my strong opposition to the proposed rezoning application of the Vic West Bayview Property coming to your attention by August 4th, 2023.

I do not oppose development on this piece of property but I DO oppose the plans that are before Council and senior Staff at this time.

My reasons for opposition are many but I would like to point out a few which I see as contradictory to the whole plan.

1. It severely contradicts the 15 year old plan set forth by Focus Equities and was at that time given City Approval.
2. The proposals of the new plan nearly doubles the population density (floor space density) of this piece of property which should not be filled to overcapacity.
3. It destroys the very nature of "Heritage" which this property holds with the Roundhouse and the adjoining buildings since they will be surrounded by towers reaching 23-26+ stories in height.
4. This is not the type of landscape that is needed close to the Victoira harbour entrance.

I simply ask if the Planning department and the Mayor and Council have considered the possible stress that this area will feel with so much increased traffic, the lack of school space in the immediate area for children, lack cultural space which is not shown on the maps?

There are certainly many more reasons but for me these are the most significant.

I urge all of you to reconsider this whole rezoning issue in your forthcoming meetings and to have the plan modafied to a more tolerant and acceptable format

Thank you for your attention to this matter.

Sincerely,

Sylvia Burkhardt  
#847 203 Kimta Road  
Victoria, BC

Mr. Mike Angrove, please add my name to the people who oppose changing the rezoning laws to facilitate new building on Esquimalt Road. My hope is you will decline the proposed changes. Thank you,  
Darcey Callison

Dear Mr Angrove,

This email is written to try and persuade you to see the huge mistake it would be to rezone Bayview Place Property in order to add the 9 proposed buildings. Putting that number of tall buildings in such a small area is absolutely ridiculous. It would be to no one's advantage except the developer's.

The added number of people and cars and bikes and scooters would only result in unpleasant living conditions for the people in the new towers as well as for the current residents of the area. It would change the whole feel of the Bayview area - from a calm, peaceful, pleasant one to one resembling the insane, crowded, ugly cities of the US. Tourists LOVE Victoria because it is so **unlike** the cities in the US. This proposed development would just make it a city like so many others. Why are we trying to destroy what is now a wonderful place to live? Sure, a few new buildings - BUT NINE? REALLY?

The Bay Street Bridge is already jammed with cars and bikes at rush hour. I can't imagine what adding that many more people with cars and bikes will do to the already jammed Bay Street Bridge. The bike lanes along Kimta are now so busy that it is dangerous for pedestrians trying to cross the street to get to the waterfront walkway. I can't imagine the impact of 9 buildings on pedestrians as well as the bikers using Kimta.

I could go on and on but I'm sure you've probably lost interest by now. However, please read these last three sentences:

**I AM BEGGING YOU TO LOOK AT THE HAVOC NINE BUILDINGS WILL CREATE. PLEASE  
PLEASE DO NOT BUILD NINE BUILDINGS IN SUCH A SMALL AREA. PLEASE RECONSIDER!!!**

Catherine Jones  
60 Saghalie Road  
Victoria, BC

Dear Reader,

My wife and I have owned a condo in Bayview's Promontory building since September 2017.

We are strongly opposed to increasing the 22-story maximum building-height that the current Official Community Plan has for this proposed development, to 29 stories. We are similarly opposed to increasing the Plan's current maximum floor-space ratio from 2.5:1 to 4.74:1.

These additional stories and the total of six buildings that would have them, in their close proximity within this property, and the overall increase in density, would substantially diminish the value of our Unit, and likely others — because it would bring downtown building heights and densities to a residential area that is not downtown.

When we purchased our Unit in the Promontory, the existing and projected Bayview buildings complied with the 22-story limit and the 2.5:1 floor-space ratio — and we expected that those limits would largely remain in place to protect our investment. That expectation is now no longer well-grounded, and our investment is substantially jeopardized.

We appreciate that the City wants to advance several strategic goals in this area, but hope that other City tools for achieving project viability could be applied to this project instead, such as tax-incremental financing.

Thank you for the opportunity to provide input to your consideration of this proposed OCP amendment.

Sam Rockweiler and Judy Switzky



Hello Mike:

I was happy to read of the decision to send the James Bay 17 story tower back to the developer.

Please do the same thing with Focus Equity and the Bayview proposal.

15 years ago Focus Equity achieved a rezoning that was sensible and promised to develop the Roundhouse into a market and community space. Now the heritage buildings are rotting away.

Communities get together in good faith with City Hall to create Official Neighbourhood Plans only to find later that it seemed like a waste of time in the face of a developer's ambitious proposals. That's what it feels like when people have to continually band together to oppose what feels like everything.

We are not Vancouver. A wall of towers on our northern harbour front is not appropriate for the scale of our city that we love. 9 tall thinner buildings instead of 5 is opportunism rather than civic-minded development, Look at Coal Harbour with so many condos bought and sold as investments, not homes.

How can the Focus owners love our city when they want to unbalance it in this way? Victoria has character with natural beauty and as time goes on, hopefully new builds come that also add to it through non-cookie cutter architecture.

Do not amend the zoning, please. Listen to the residents invested in the beauty and future of the City. This is where Staff like you and Council can really make a difference.

Sincerely,

Joan E. Athey  
44 Lewis Street

Sent from my iPad

Dear Mayor and City Council c/o  
Mike Angrove, Senior Planner

While it is frustrating to once again have to reiterate my wishes that You uphold the previously agreed upon terms of zoning in regards to the matter of Bayview Properties and the Roundhouse development, here goes.

Simply put, I ask You to Not Rezone at this time.

Furthermore, if for some bizarre reason you still feel that it would somehow be appropriate to grant some minor level of rezoning to Bayview Properties please include my concerns and comments and be sure to get them satisfied - and in legally binding language - before any city stamp of approval is given.

As a property owner and resident of 83 Saghalie Road:

- the density being proposed is FAR TOO Much for the footprint of this area;
- in no way would such density or building heights satisfy the visual character of our beautiful, quaint, and community spirited Songhees, Victoria neighborhood;
- and please think ahead about all the additional street parking that will be required. Currently Saghalie Road is brutally short of spaces for our existing density needs.

Having lived and owned here since 2016, I have personally seen many “versions” and “iterations” of the elusive “Official Bayview Properties Development Plan”.

Just last year I saw my strata fees pay for our Concierge's time to hand deliver notices on behalf of Bayview Properties to encourage us to support their application for rezoning!! At no time past or present did our Strata request or inform us as owners that our Concierge via our Strata would be tasked with this obvious conflict of interest.

Many of the features depicted on models and “versions” of our Promontory plan have disappeared or been conveniently removed from what our final reality is today. Liberties have been taken and I can assure you that they do not favour the owners, residents or community here.

Personally, I am done with the lack of transparency and disrespect for the contracts previously negotiated and signed, and I would like to see this developer held accountable for the restoration of the Roundhouse Property and Buildings.

There is no need for any “emotional appeal” here. We as residents cannot and should not be expected to approach the developer directly - that’s precisely what the role of City Council is. And once agreements are reached and signed, we expect You to uphold them on our behalf and to the benefit of both the community and City.

Please do not fall for the baited suggestion of a future “Four Seasons Hotel” until you’ve fully canvassed our neighbourhood and engaged our community residents (not future businesses) for our input.

Yes our city requires housing solutions and Yes, a far smaller portion of the land in the Roundhouse area would be very appropriate for middle or perhaps lower income housing options, but most certainly NOT as per the language being used at this time by Bayview Properties.

Please do not take or make decisions that might be appropriate in a metropolitan region such as Toronto or Vancouver here in Victoria.

Thank you for your time and service in representing me and all those who are advocating for reasonable zoning decisions and respect for commitments made on our behalf.

Best regards,

James Barry  
83 Saghalie Road  
Victoria, BC V9A 0E7

Dear Mike,

It has belatedly come to my attention that a major redevelopment for the area around the historic roundhouse is being amended by the developer (with city approval?) to include more buildings, specifically more hotels. We do not need more hotels, we need more affordable housing for families, seniors, and those without the high incomes necessary to afford any kind of apartment rental in the city. As someone who intends to move to Victoria shortly (from Vancouver), and a senior on pension, I am saddened by the same syndrome which has infected Vancouver, namely, condominium towers with a nod to "affordable" being a few floors (separated from the strata tower) which are in no way truly affordable.

Victoria must not fall prey to the idea that tower after tower is the answer to housing. It is not, because it doesn't address the home-grown need, but rather attracts offshore investment and results, quite often, as is the case in Coal Harbour, with half-empty towers, which nonetheless were purchased and are owned, but not occupied.

Affordable housing within Victoria needs to be affordable--a tautological argument but what I mean by it is naming something affordable, but aiming it at those making 70K plus, is not, in my book, affordable housing. It is just "less expensive" housing and does little to help single parents, seniors on fixed (lower) incomes, etcetera.

Sincerely,

Michael Cox

Vancouver (for now, until I can FIND something I can afford to rent in Victoria)

345 Dundas Street  
Victoria, BC V9A 7N5

July 31, 2023

Re: Bayview Properties - Rezoning Application

Dear Mr. Angrove:

I write to express my opposition to the proposal to amend the Official Community Plan for 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Road.

I support efforts such as the recently approved “missing middle” initiative, along with other forms of public, low-income and non-profit housing. Bayview, however, entirely misses the mark. If allowed in its current and proposed form, it will result in an unaffordable condo “dead zone” occupied mainly by absentee owners, wealthy retirees, short-term rentals and landlords charging high market rates. This project will not provide the housing so desperately needed in Victoria.

An increasing number of architects and urban planners recognize the shortcomings of tall condominium buildings. There are already too many unaffordable high-rise condo buildings being built in Victoria, often selling for \$1 M and up for a one- or two-bedroom condo, clearly beyond the reach of average income earners. What the area needs is a mix of housing. There are already tall buildings on the site. Additional buildings should include low-rise apartments or condos, townhouses and the type of development seen in Wilson Commons (mixing townhomes with condos).

I hope you will not be swayed by empty promises by the developer, who is looking to resell the land and let others build affordable housing (or not) on the site.

Sincerely,

Margaret Gracie

Please find attached my letter in opposition to the proposed amendment to the OCP for Vic West in regards to the Bayview Development.

Many thanks,

Margaret



Dear Mr. Angrove,

**Re: Proposed Official Community Plan amendment for 251 Esquimalt Road, 255 Catherine Street and 200 Kimta Road.**

Thank you for your offer of feedback and questions, much appreciated.

**(Without Prejudice)**

**I oppose the Bayview Roundhouse rezoning and amendment to the OCP Bylaw with 9 towers.**

**I support maintaining the original 2008 rezoning of The Bayview Roundhouse with 5 towers.**

- The original 2008 approved density would have provided a much needed boost to available housing in Victoria but has instead sat idle by the developer for 15 years. Now there is demand by the developer to only go forward if 9 towers are approved in the range of 30 stories!
- The Roundhouse Railyards heritage site was to be restored by the developer when the 2008 rezoning was approved but have instead sat idle for 15 years.
- The rock topography at the corner of Kimta Rd and Tyee Rd adjacent to Bayview Place was completely excavated by the developer and is still undeveloped after 4 years leaving a huge eyesore for the neighbouring community.
- We understand that the developer's remediation proposes to bury the contaminated industrial soils versus removing the soils which is seriously concerning.
- Have we considered the impact of multiple towers and potentially 3000+ more people and most likely 500+ more dogs in the Songhees neighbourhood compressed into one small area plus the impact of wind tunnels, shadow lines, traffic and parking congestion, sight lines of tall towers on the harbour, and over extended services especially on an already collapsed health care system that can't even service the existing population.
- Is this what we want for Victoria? Does this really address affordable housing or would it purely be a profit grab? The new proposed rezoning would potentially more than double the profit potential of the land especially if it's parcelled out and sold.
- Do we lose what sets Victoria apart for both us residents who love our community, and on the world stage as an iconic destination, and just become another generic crowded city full of wall to wall towers? We love our beautiful city and support addressing the missing middle and we are not against development. Let's do this the right way and



leave a well thought out legacy for our children that all Victorians can be proud of into the future.

**SUMMARY:**

**I OPPOSE the Bayview Roundhouse rezoning and amendment to the OCP Bylaw with 9 towers.**

**I SUPPORT maintaining the original 2008 rezoning of The Bayview Roundhouse with 5 towers.**

**\*RECOMMENDATIONS IF AMENDMENTS WILL BE CONSIDERED:.**

1. **Reduce the height** of all the proposed towers e.g. similar to Dockside Green's BOSA development e.g. ideally 12-15 stories range to a maximum of 22 stories per the OCP.
2. **Introduce a mix** of towers, townhouses, and low rises to address the missing middle and young families.
3. **Eliminate two towers (Buildings 4 & 5)** crowding the Roundhouse buildings on the South East corner of the development on Sitkum and Esquimalt Roads.
4. **Increase the size of Sitkum Park** and ensure adequate green space and trees are incorporated into the development.
5. Ensure there is **adequate underground parking** for visitors to the Roundhouse attraction and for the units built.
6. **Remove all contaminated soils** and do not allow the developer to bury the soils on the property as allegedly proposed.
7. I strongly urge Council, and all authorities related to the amendment request, **do a walk around of the Vic West Songhees neighbourhood** to witness what a wonderful residential neighbourhood has been created to date. We would hate to see it damaged by an out of place cluster of 9 wall to wall tall towers. (note that no detailed 3D architectural design visuals have been provided, we have no idea what kind of buildings are proposed and how they will look).
8. **Set a deadline** for the developer to clean up and develop the proposed so called "seniors residence" in the excavated mess on the corner of Kimta Rd and Tyee Rd, and to clean up and complete their unfinished sales office facing the neighbourhood (photos attached - note the existing work on the recent precarious rock slide).
9. **Set a finite deadline** to complete the restoration of the Roundhouse Railyards.

Sincerely,

Tony Cary-Barnard  
60 Saghalie Rd  
Victoria BC

Hello Mike Angrove.

I am expressing my concern over the Bayview Place zoning proposal at the Roundhouse property (Esquimalt road, Saghalie road, and Kimta road).

I am in agreement to develop the Roundhouse property, the current property is ugly, a hazard with all the old train junk, and serves no purpose.

I am opposed to the developers plan though. As expressed by most of the neighborhood, the density and building heights are in excess for the surrounding area.

The developer is not being transparent with the 4.75 FSR (floor space ratio). They have included the property area of the already developed Bayview Place property, which has nothing to do with the new development.

Furthermore, the plan does not really preserve the Roundhouse historical buildings. They are dwarfed by the current proposal. The city might as well have let the developer knock down the historic buildings given the current proposal.

Thanks,  
Tony V

Attn: Mike Mangrove, Senior Planner - Development Agreements.

The application for rezoning to allow a building (B4) on the corner of Sitcom and Esquimalt road flies in the face of one of the primary goals of maintaining the heritage buildings at the forefront. The construction of this particular building will obviously overshadow the heritage buildings and be the dominant visual structure seen as you drive north-west from Tyee Road. Plain and simple, this proposal will dwarf the heritage buildings and minimize their importance of this heritage site.

Blair Gurney, Encore Building resident

## Re: Roundhouse at Bayview Place application for rezoning

Dear Mayor Alto, Victoria City Council and Mr. Angrove,

We are residents of the Encore building in the current Bayview development, in Victoria West. We are very concerned about the upcoming rezoning application being presented by Focus Equities. We are not against development of the area. Development is necessary to address Victoria's housing issues, and a basic need given the growth in population occurring in this wonderful and vibrant place in which to live. We are concerned however, about the increased scope of the project being put forward in the rezoning application.

To begin with, we are absolutely against the proposed heights of the buildings in the rezoning application for two primary reasons. Firstly, historically, City Council has been clear in its belief that developments need to be made within the scale of the neighbourhoods in which they're located. A great example of success in achieving that goal, are the newest buildings, nearing completion, over at Dockside Green. They are an appropriate and well designed addition to the neighbourhood. Nothing sticks out as unsightly or out of place. They 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 DO stand out as inappropriate and definitely NOT within an appropriate scale to the neighbourhood. If the development proceeds to the desired conclusion by the developer, and nine buildings end up occupying the total space, instead of the original five buildings, it is going to stand out as a huge solid mass of concrete in a lovely, lower key neighbourhood.

Secondly, this development in its scope and height will totally overwhelm the historic Roundhouse buildings. There will be no sky, no space for these historic buildings to breathe. The city has committed itself to honouring its past. The Roundhouse buildings have been duly designated as heritage buildings. The next step would be to honour that decision, and ensure that these heritage buildings aren't swallowed up by being surrounded by nine towering monstrosities.

We don't understand why the City of Victoria would allow Bayview to building to a 4.75 floor-space ratio, when the City recommends 4.0 as the ratio to which to build (as noted in *Revised 1,900-unit development aims to overhaul underused Vic West heritage site*: Victoria News; May 3, 2023). Even this increase by the City is surprising as the Victoria West Neighbourhood Plan from April 20, 2023, on the City of Victoria webpage, indicates a floor-space ratio of 2.5 as the goal on page 54.

The buildings will also overwhelm those who live behind them on the other side of Esquimalt Road. The proposal shows what the view of the development will be from that vantage point and it is shocking to see. We cannot fathom what it will feel like to those who live there, once these towers are built. We would imagine it might feel like you're living right next to a massive wall.

We are also very concerned about the density of people who will be moving in, and the lack of green spaces for these people to access. We are assuming that families will be moving in. Where will the children be playing? Will they be expected to cross a two-way bike lane that gets busier every day and then a busy two way vehicle road, then past the line of parked cars to get over to Lime Bay Park as indicated on renderings included in the proposal? That green space is not conducive to children playing. They don't play there now - and who would feel comfortable allowing their little ones to head over to that park in the future to play? It's close to the water; there are a LOT of people walking or running along the paths and it's sloped towards the water which makes safety - and ball games of any kind problematic.

What about the Sitkum Park then, located at the far corner near Saghalie Road? That is not a park. It is a corner. At the far end of the property. There isn't enough room for future playground equipment so once again - not a play area for children. In its renderings the proposal seems to show an easy access pathway over to the Songhees Hillside Dog Park by the Bayview Encore building. It looks like lots of green space. That park is a designated (by the City of Victoria's own website) off-leash dog park. It has always been a dog park and it is well used and well loved. It is surrounded by beautiful hedges and trees and flowering plants which the City of Victoria looks after with wonderful care and attention. Children don't play in this area. The unit we live in looks out at the park, and believe us - children don't play there. It's a dog park. The park is across a moderately busy road from the Roundhouse site - Saghalie Rd. - and the access one picture in the proposal shows, doesn't exist.

So how about across Esquimalt Road, to the Victoria West Park? Once again - VERY busy road, a skatepark, and farther away a playground right near where people often are tenting overnight. There has to be much better, usable green space consideration right on the Bayview Roundhouse site for the people, the families and the children who will be living there to

gather and to feel safe, happy and proud of their new community.

We love that Victoria is working to move forward into the future, while acknowledging, honouring and celebrating its past. All we ask is that, City Council recognizes that there are issues with the rezoning proposal which need to be addressed, before Focus Equities is allowed to develop Bayview Roundhouse in what is now, a lovely, low impact neighbourhood. Thank you very much for taking the time to read and consider our concerns.

Best regards,

Michael and Connie Thompson

[REDACTED]

402 - 60 Saghalie Rd.,  
Victoria BC V9A 0H1

[REDACTED]

Mike Angrove:

Really; what's to say here ...you're a professional so I expect you are already well aware this latest rezoning proposal by Bosa Properties/Focus Equities should not be approved. Certainly it is being vigorously advanced by the Applicant but it nonetheless amazes me it has got this far and raises the question of what sort of influences have enabled that. Given I don't know how any letters of concern are being assessed I will take a moment here to state the obvious. This latest proposal contemplates a level of density altogether inconsistent with all the principles that have guided our city's development thus far and which will do irreparable damage the character of neighbourhood and immediate surrounds. It is well accepted (or should be) that all neighbourhoods are going to experience infill and increased density. This proposal, however is of an entire different order. The initial proposal for the property (and which the developer reneged on) my well have to undergo some thoughtful "tweaking" but it needs to be appropriately balanced and consider not just the interests of the developer. I note the refurbishment of the roundhouse buildings remains, and there are a number of expensive soil remediation concerns to be addressed. The former however was part of the initial approval and but never acted upon. The latter was of course known from the outset and a consideration in the purchase price of the property.

Again, none of this will be new to you. What may be new however is the comprehensive efforts being made to suppress any dissent. I live in the neighbourhood and can tell you that of late, and every evening, individuals go around and remove any posters depicting the proposed rezoning. Similarly, they have been removed from building entry ways. Rest assured there is no one living here who wants to see this proposal go ahead. Which is not to say this is just another NIMBY push back. We know more is coming to Bayview ...lots more. This proposal, however, is nearly double what was initially proposed, agreed upon and accepted ...and, OK, that may now need to be revised some. Just please ensure it is done in a thoughtful balanced way respectful of good planning principles and the legitimate needs of residents for amenities that support healthy neighbourhood living.

Respectively,  
graham zirul

Good afternoon,

I am writing to you regarding The Bayview Project. I am astounded to see the density proposed by this developer and the sheer height of these buildings. I think this is terrible idea for the small piece of land that they want to squeeze these tall buildings on.

I am Totally against this project and feel that it should be scaled down a lot. I do believe we need more housing and look forward to the project being finished but this is too much in my opinion and will definitely not enhance the neighborhood. I sincerely hope this will be revised and a scaled down version will be implemented.

Thanks for your consideration

Sincerely

Karen Vaillancourt

60 Saghalie Road

[Sent from Yahoo Mail for iPad](#)



Dear Mr. Angrove,

Re: Proposed Official Community Plan amendment for 251 Esquimalt Road, 255 Catherine Street and 200 Kimta Road.

Thank you for your offer of feedback and questions, much appreciated.

(Without Prejudice)

I OPPOSE the Bayview Roundhouse rezoning and amendment to the OCP Bylaw with 9 towers.

I SUPPORT maintaining the original 2008 rezoning of The Bayview Roundhouse with 5 towers.

(Note that in this new amendment the community has not seen any detailed 3D architectural renderings of how this development and the tall towers would look like other than crude sketches and renderings showing blocks of generic looking buildings)

The original amendment to the OCP Bylaw in 2008 was very generous to the developer, and although I do not support the developer's request for a new amendment in any shape or form, I will provide the following feedback should the city entertain any changes proposed by the developer:

1. ELIMINATE TWO TOWERS (Buildings B4 & B5) crowding the Roundhouse buildings on the South East corner of the development on Sitkum and Esquimalt Roads.
2. REDUCE THE HEIGHT of all the proposed towers e.g. similar to Dockside Green's BOSA development e.g. ideally 12-15 stories range to a maximum of 22 stories per the OCP.
3. CHANGE TO A MIX OF MIDSIZE TOWERS, TOWNHOUSES AND LOW-RISES to address the missing middle, young families, and to create a more livable community.
4. INCREASE GREEN SPACE and ensure adequate parks and trees are incorporated into the development.
5. ENSURE THERE IS ADEQUATE PARKING for visitors to the Roundhouse attraction and for the number of units.
6. REMOVE ALL CONTAMINATED SOILS and do not allow the developer to bury the soils on the property as allegedly proposed.
7. SET A DEADLINE TO CLEAN UP THE EXCAVATED LANDS AT TYEE AND KIMTA. (see photos)
8. SET A DEADLINE TO COMPLETE THE RESTORATION OF THE HERITAGE

ROUNDHOUSE BUILDINGS.

9. ENSURE LANDS CANNOT BE PARCELLED OUT AND SOLD AT A HUGE PROFIT FOR THE DEVELOPER SHOULD ANY AMENDMENTS BE CONSIDERED.

Sincerely,

Michelle Cary-Barnard  
60 Saghalie Rd  
Victoria BC



Dear Mayoress and Councillors,

I am strongly objecting to the project presented for approval. Number of buildings, their heights, density of potential population are much too high. The infrastructure is insufficient to support such a project, streets, bridge, parking would become a nightmare for residents in the area, and potential traffic jams near the bridge could put people in danger in case of emergency.

Second the heritage buildings are dwarfed, the round house in particular with a 32 stories high building squeezed on the back.

I would recommend a general downsize of the buildings and some scratched, particularly the one behind the round house. No building should be higher than Promontory or Encor. They are already more than 3 times the heights of the six stories allowed in nearby Esquimalt.

The first project presented by the builders was better proportioned, and the heritage buildings respected. This new project wants to maximize profit in excess.

Thank you for considering my remarks

Yours sincerely,

Suzanne Ridler

307 68 Songhees Road

Victoria BC V9A OA3

Re the Rezoning application for the Roundhouse Development Site at Bayview Place - REZ00729 at # 251 - # 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and # 200 - # 210 Kimta Road.

**To the Mayor, all city councillors, and staff involved with this proposal:**

The deadline is coming for your next consideration of this proposal. There are several reasons why many residents close to the proposed development are not looking favourably on this proposal for very tall buildings in this non-downtown area of the city.

We have just heard from a friend who is very knowledgeable in environmental law issues. She lives outside the city boundaries, but has asked me to send this message to all of you. When we read her letter, we realized that her points are very serious, and well-considered. We urge you to read this short letter, and click on to the link provided.

Respectfully,

W. Stephen LeBel and Greg Cline

#1001 - 379 Tyee Road, Victoria, BC. V9A 0B4

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"The environmental reports for this proposed development that are available on the City of Victoria's 'Development Tracker' website do not address the development's potential impacts on birds and other wildlife. This is particularly important given that the development site is within or adjacent to the Victoria Harbour Migratory Bird Sanctuary, which is recognized and protected by federal legislation.

This migratory bird sanctuary provides critical habitat and is home for valuable wildlife including birds, fishes, mammals, molluscs, crustaceans, plants and other organisms including several federally designated species at risk. Although this sanctuary is located adjacent to the city, it remains an important roosting and overwintering site for a large number of migratory bird species that use this vital habitat either seasonally or year-round.

Based on the documents available on the City of Victoria's website, the proponent has not appear to have addressed the potential impacts of the proposed tall buildings on the flight path of migratory birds, and whether steps will be taken to prevent birds from impacting the buildings and suffering injuries or death. This is a critical gap in information that the City should be asking the developer to address by providing an independent report by a qualified professional with expertise in migratory birds."

Hi Mike Angrove,

We are writing to express our concerns regarding the noted development. We have lived in the neighbourhood for more than 13 years and have watched new developments happen with apparently little thought to the infrastructure impacts. The thought of having 9 new “towers” being built creates serious concerns. The lack of parking, the limited road use (particularly with the new bike lanes on Kimta road), and the anticipated congestion and impact of the increase in people living in the area will stretch the already limited resources to a dangerous level, in our opinion.

Are there really enough police, ambulances, fire services, paramedics, doctors, etc etc to be able to support this? We have heard the opinion that people won’t need to have cars so those impacts will be limited, however, it is beyond comprehension to believe that all of a sudden people won’t need cars, particularly given the demographics of the area and Victoria as a whole. Is there not a consideration when proposing these developments to do an analysis of what can be supported in the particular area, from an infrastructure perspective.

Should all of this building come to pass we would remain concerned about the ability of the residents to deal with the enormous congestion of cars and people, as well as receive services that they may need that are already in short supply (eg ambulance, police etc). At what point do we pause new building and focus on strengthening and building an already stretched infrastructure. Why not build less towers and more community space and green space for all.

Thank you for considering our concerns.

Bev Martin and Rita Louie

Sent from my iPad

To staff and Council  
City of Victoria

As a resident of Vic West, I strongly oppose this amended proposal for the usual reasons that you will hear from many residents:

- \* Concerns by residents have been largely ignored, in my view; that is unacceptable;
- \* The new proposal is inconsistent with the vision in the staff report of April 20, 2023; the staff vision is a much more manageable and attractive proposal to maintain the character and beauty of Vic West;
- \* An expansion from 5 buildings to 9 buildings with 3 hotels is a bizarre addition to this already dense neighbourhood!!
- \* The promised refurbishment of the Roundhouse and heritage properties, promised years ago, has not been done.....can we truly trust this developer?

In addition, I have concerns about traffic, parking, waste disposal, and livability in my neighbourhood if this proposed development gets approved!! We are already experiencing increased traffic, partly due to the bike lanes, and our condo buildings in this neighbourhood are experiencing problems with non-residents parking in OUR designated guest parking spaces because the street parking is full! Waste disposal from some of the condo buildings occurs on Kimta because of the slope of Cooperage and Paul Kane, contributing to traffic and congestion. This development will make all these problems much worse!

In conclusion, this proposed development is much too large for this neighbourhood. It will overwhelm the neighbourhood and change the character and livability of Vic West. Please do not approve this!

Yours sincerely,

Denise De Pape  
503-11 Cooperage Place

# LISA ALEXANDER PROFESSIONAL CORPORATION

Barrister & Solicitor (currently non-practicing), Mediator

500 – 645 Fort Street, Victoria BC V8W 1G2

p. [REDACTED] [REDACTED]

August 2, 2023

Mike Angrove, Senior Planner – Development Agreements

City of Victoria

Email to: developmentservices@victoria.ca

Attention: Mike Angrove

**Re: Application to Amend the OCP Bylaw  
251 Esquimalt Road, 355 Catherine Street, and 200 Kimta Road (the  
“Developments”)**

I am the co-owner of 101 – 205 Kimta Road and write to provide my concerns about the proposal to amend the Official Community Plan to allow an increase to the height and density to the current approval in place for the developments at the above noted addresses.

I fervently request the City Council to reject the requested increase in height and density to the Developments.

I lived in South False Creek area of Vancouver from 1999 to 2019, in both the Granville Island area and latterly in Olympic Village. As Council is likely aware, the South False Creek area was developed to foster community, integrated housing models, and provide neighbourhood services for the entirety of Vancouver to use and enjoy. One of the cornerstones of the South False Creek development was mixed building height, with height restrictions. I believe the highest building in the neighbourhood is in Olympic Village and is approximately 15 floors tall.

The new waterfront areas of Yaletown were being developed during the same time I lived in South False Creek, with residential towers between 25 and 35 stories. This area never flourished as a neighbourhood, as there is almost no daylight in the canyons created by the towers. People do not use the neighbourhood, as there is very little green space. Almost no families live in the neighbourhood because there is not enough classroom space for the children. The neighbourhood is too density for the community services that existed and there was no space to increase community services to serve that neighbourhood. The parallels between Yaletown and the impacts of the proposed increases to the Developments seem very clear to me.

Furthermore, the community in which the Developments exist has struggled to cope with the relatively small increase in parking and traffic brought on by the Van Gogh Exhibit currently occupying the Roundhouse space. These issues are only temporary and will be resolved when the exhibit closes. There is no way that this community could manage a permanent increase impacting traffic, parking, and a vastly increased number of people moving through the space.



# LISA ALEXANDER PROFESSIONAL CORPORATION

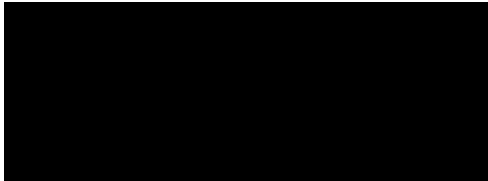
Barrister & Solicitor (currently non-practicing), Mediator

500 – 645 Fort Street, Victoria BC V8W 1G2

p. [REDACTED] [REDACTED]

I urge the City Counsel to continue with the current development plan and reject the proposed increases in density and height.

Yours truly,

A large black rectangular redaction box covering the signature area.

Lisa C. Alexander

Dear Mr. Angrove,

I am opposed to the proposed Official Community Plan amendment for 231 Esquimalt Road, 355 Catherine Road and 200 Kimta Road. I feel the density is too much and I am concerned that Vic West lacks the infrastructure for 9 towers. There are no banks in Vic West, for example and while you may point out that people bank on-line, there are many who still go to their banks in person. We also do not have a medical clinic. Furthermore, the two side roads that bound the area (Catherine and Saghalie) are narrow. How will they handle the extra traffic? I also believe that city hall has failed to look at this amendment - and the whole project - in conjunction with the ongoing development at Dockside. Esquimalt and Tyee Roads are 2 major arteries into Victoria. The increased density between Roundhouse and Dockside will lead to more cars on Esquimalt and Tyee which will further clog these roads - especially as traffic has to go over a one lane bridge into town (Wharf Street is already a gong show - while driving into Vic West from Pandora between Government and Store Street is often brutal!!).

Furthermore, the heights of the buildings and the number of buildings will hide the Roundhouse heritage buildings and shade nearby buildings across the street. I am also concerned that construction so close to the heritage buildings will damage them.

As a long time resident of Vic West, I recall when the city announced the Vic West Community Plan. That plan involved the entire neighbourhood as meetings were called where displays were presented so that residents could speak with and give feedback to city officials about how Vic West could change. I find that the city has not been so forthcoming with the proposed amendment - which, by the way, is a far cry from the original plan! The amendment must be taken to all Vic West residents as it is us who will have to live with the consequences if the amendment is approved (and as a cynic, I feel it has already been approved and that public feedback is a PR stunt!).

These are a few of my concerns. Vic West is probably the neighbourhood in Victoria that is changing the most with the number of new buildings being constructed and increased density. City hall needs to engage all Vic West residents about this amendment at public meetings like the ones we had when the community plan was put forward.

Thank-you,

Tim Boulton

#70-420 Sitkum Road, Vic West

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

[developmentsservices@victoria.ca](mailto:developmentsservices@victoria.ca)

[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mr. Angrove and Victoria Mayor and City Council,

I am writing to express my opposition to the rezoning application before council for the Bayview property in Vic West. When my spouse and I purchased our condo, we understood clearly that there would be development in our neighbourhood and we were in favour of it. However, I cannot support the amended proposal for many reasons. 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! (I fail to see how 3 hotels addresses our current homeless crisis).
- 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 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 Greenaway

318 - 203 Kimta Road

Victoria, BC

V9A 6T5

Dear Mr. Angrove,

My husband and I have been residents of Bayview Place since 2010 and much enjoy our neighbourhood.

We are seriously concerned about the City of Victoria's proposed rezoning for the following reasons:

1. In addition to the four large buildings at Bayview Place, we now have three high rises at Dockside Green which have yet to be inhabited, and a fourth which is planned to be built. This addition already puts a significant load on the existing transportation capabilities.
2. The current proposal for 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Road would have already put even more stress on an inadequate transportation system.
3. To consider a further increase in density will make regular movement by private and public transportation means extremely trying.
4. Furthermore, the planned commercial buildings will require facilities for delivery traffic.
5. In summary, this considerable growth on our small enclave will make this neighbourhood an undesirable place to live, and developers may find it difficult to get a return on their investment.

Sincerely,  
Eva Kiess and Iain Trevena

100 Saghalie Road  
Apt. 804  
Victoria BC V9A 0A1  
Canada  
[REDACTED]

Attention: Mike Angrove, Senior Planner

Dear Mr. Angrove

We wish to express our strong opposition to the rezoning application by Focus Equities for the land between Esquimalt Road and Kimta Road in the Bayview development. We believe the scope of this proposal is far too dense for this area and would lead to horrendous traffic issues. Parking along Kimta, Paul Kane and Cooperage is quite limited now, especially since the bike lanes on Kimta were constructed. Traffic and parking would be a nightmare if all of the very tall residential buildings were permitted by the City.

Also, the high density of the project is totally out of line with what was envisioned by the City, CP Rail and Mr. Moriash at the outset many years ago.

We urge you to reject this massive phase of redevelopment for an area that is very special for many residents and visitors. Please don't do the "Toronto thing" and spoil the harbour front of our city forever.

Sincerely,  
Jim and Carolyn Waters  
108-165 Kimta Road  
Victoria

Sent from my iPad

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

[developmentsservices@victoria.ca](mailto:developmentsservices@victoria.ca)

[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mr. Angrove and Victoria Mayor and City Council,

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.
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- 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,

Kathryn Templeton

318 - 203 Kimta Road

Victoria, BC

V9A 6T5

Hi Mike,

I am a concerned citizen living in Bayview's Promontory building. I definitely want the round house area developed and the previous plan was good. The idea of the 4 extra building and 4 that could be hotel is just so crowded. How will the area infrastructure even work. It can already be difficult to turn left onto Esquimalt and the traffic from the bridge already backs up. What will happen with 1900 more units.

I hope you will consider turning down this rezoning.

Sincerely,

Marsha

Sent from my iPad Note new email [REDACTED]

Hello Mike, we are writing to you today as concerned residents regarding the building (and massive changes from original plan) of the Bayview Project in Vic West. To increase the density in our area in such a massive and significant way is very alarming and will change our area in a totally unacceptable way!! To build 29 stories and 9 Towers including 3 Hotels is absolutely appalling!! How will this benefit anyone but the Developers?? It is all about the money and not about preserving the neighbourhoods of Victoria for all to enjoy. People's moral compass need to be evident at times like this!. We ask you and your Team to please reconsider. We don't know anyone in our area supporting this Development as it is currently designed! Sincerely John Chisholm & Meghan Earley, 165 Kimta Road, Victoria, BC.

Sent from my iPhone

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 interested 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 CityCouncil 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."

Dear Mr. Angrove,

I would like to voice my opposition to increase height and density to proposed buildings in this area.

I believe increased density has a detrimental affect on our environment, our community, and future public safety.

I didn't need to look far to find information that speaks to this:

<https://www.nationalgeographic.com/environment/article/urban-threats>

[http://theoryandpractice.planning.dal.ca/\\_pdf/multiple\\_plans/mdalton\\_2017.pdf](http://theoryandpractice.planning.dal.ca/_pdf/multiple_plans/mdalton_2017.pdf)

A passage from this Dalhousie U document is of note:

...Not only has it become fashionable to live densely, but the positive effects density has on consumerism are hidden under the guise of environmentalism. One of the appeals of density is walkability, but as Quastel et al. (2012) find, while walkability is thought of as a way of protecting the environment by decreasing car use, middle and upper class gentrifiers see it as a consumer good that gives urban areas a rural quality. Sustainability policies assist with local economic growth by attracting and retaining the middle and creative classes, leading to rising housing costs and a new community culture that displaces working-class residents. As Kern put it: "The 'greenwashing' of intensification means that critical questions about the process and outcomes of urban redevelopment are effectively evaded" (2013, 663), thus intensification is rarely questioned...

Aside from scholarly articles, recent lived experience provides sufficient evidence that we can't push our environment further. July was the hottest month in history, globally. We can't support projects that continue to push our beautiful environment to the brink.

Also, Victoria is experiencing ever present crime and risks to public safety. Increasing density increases the likelihood for this to continue or get worse.

These proposed amendments put all of us at risk.

Please stop this from moving forward.

Best regards,  
Cathy Mallay

Dear Mayor and Council.

It is with regret that I rescind my former position of support of the the plan for the rezoning of the Roundhouse site. The open house I attended in the spring had mixed messages and the handout that was given turned out to be an old plan, not the current one.

I see the plan as being merely a forest of towers. It is not the vision we should have for Vic West or for the historical Roundhouse.

When I moved to Vic West in 2005, I was assured by the developers that we would have something like Granville Island in three years. Three years passed, and there was another open house. I was once again assured we'd have something like Granville Island. Coming from Winnipeg, the least I expected was something like The Forks. Now they're talking 15 years. They obviously were clueless in 2005. What else have they dropped the ball on?

The rents were going to be too high and the developer couldn't entice anyone to be a cornerstone tenant, so they decided to go to a forest of towers instead. The graceful rock outcropping on Esquimalt Road will be destroyed and a wind tunnel and shadows created for those at Catherine and that street. The developers have admitted that they have not looked into wind effects.

In addition, the developers have admitted they haven't looked into traffic problems. The increased traffic will be too much for Esquimalt Road, and as much as we hope people will use their bikes, only a small percentage actually get out of their cars. The pollution, noise, and accidents will affect my neighbourhood.

This, instead of a friendly, low profile set of market buildings and some green space. The developer has already put my own passive solar condo in shadow for a couple of hours a day, causing a need for extra electrical heating in the winter. This was a huge mistake. We shouldn't go ahead simply because a mistake was made in the past.

Who wants to go shop at a small warehouse drowned by a dozen high-rises? There's no heritage in that!

I am vehemently against the latest proposal by Bosa Properties.

Sincerely,  
Carol S. Roberts, P.Eng. (non-practising), MBA  
409-455 Sitkum Road  
Victoria, BC V9A 7N9



Attention: Mayor and Council; Mike Angrove, Senior Planner  
City of Victoria

To whom it may concern:

As neighbours, ratepayers and citizens, we oppose the proposed Official Community Plan amendment for 251 Esquimalt Rd., 355 Catherine St and 200 Kimta Rd. for the following reasons:

- a. Nine buildings as proposed are far too many for this site; heights and densities are astonishingly excessive;
- b. The developer was granted rezoning years ago in exchange for promising to renovate heritage properties, failed to deliver, and now seeks an outrageous development amendment, knowing he can scale back and still achieve outcomes that fly in the face of the OFC and years of heritage planning;
- c. The sheer scope of this project and resultant population increase will overtax services, infrastructure, roads, etc.;
- d. The steam-era railway roundhouse, related buildings and railyards, a national historic site, will be rendered meaningless by such a high density mega-project;
- e. Most importantly: this proposal overwhelmingly serves the very wealthy; it will not address current housing and economic pressures in Victoria, only add pressures in an already challenging area.

We take exception to the "It's Your Neighbourhood" planning bias: "The proposal is consistent with many of the broad objectives in the OCP and advances a number of strategic goals related to housing, parks, and open space, urban design and placemaking, and community well-being." Valid arguments can be made to dispute that statement.

We urge the Mayor and Council to reject this amendment. You do not need to acquiesce to this developer's fantasy in the flawed belief that it will help solve real problems faced by citizens and visitors.

Sincerely,

Don Bourdon and Margery Hadley  
Songhees

Att: Mike Angrove, Senior Planner

**I am writing this in response to a letter received in the mail entitled 'It's your Neighbourhood '. I am hoping that what I have written, and what numerous others in our neighbourhood have written in opposition to this new amended proposal will be taken seriously as the downside of this new plan as I see it greatly outweighs any of the benefits that are so vaguely described.**

**This new proposal does nothing for the proposed 'community well-being' of the area. Nineteen hundred additional residential units in that small parcel of land will only add to the already increased traffic/chaos in the area with the recent additions of the Marina, Restaurant, and bike lanes. How many more people will those additional units represent? 3000?4000? Density for the sake of density will do nothing to enhance anything. There are 1900 parking spaces allocated for these units. It is my understanding that there have not been any road or traffic plans as yet to accommodate this huge influx of people and vehicles to this already 'dense' area. How will it affect the already busy two bridges? For a project of this magnitude, the road and traffic situation should absolutely be part of the overall proposal and not something to be figured out after the fact. Traffic in the area will be hugely affected and clarification of what is to be done to accommodate the 'new' traffic situation needs to be addressed before the fact - not after.**

**Only 156 of the 1902 units will be dedicated to affordable housing/rental means that 1746 units will be dedicated to only the folks that can afford high priced condos. I'm just**

**not that excited about several years of noise, dirt, construction traffic, outhouses on the street again in my once serene neighbourhood just to accommodate those folks. We just went through it with the Marina and bike lanes - please slow things down. These decisions are irreversible and will have a huge impact on thousands of us in the neighbourhood for the next several years. The original Roundhouse design guidelines are what we in the neighbourhood believed was 'The Plan'. Let's stick to that plan.**

**Thank you very much for your attention to this matter.**

**Don Gorman**

Sent from my iPad

Dear City Councillors,

I am concerned about developments being considered in West Vic, our home.

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

[developmentservices@victoria.ca](mailto:developmentservices@victoria.ca)

[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mr. Angrove and Victoria Mayor and City Council,

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.

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- “... 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!

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- 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,

Denise Larsen

#847 205 Kimta Road

--

**Denise Larsen**, Ph.D., R. Psych.

To the attention of Mike Angrove, Senior Planner - Development Agreements and Victoria City Council and Staff;

We are writing in reference to the City's consideration of changes to zoning OCP bylaws related to the proposed development at 251 Esquimalt Rd (Catherine St and Kimta Rd).

We are residents of 60 Saghalie Rd. We bought a condo in the Tower pre construction as our primary residence. We have lived here since 2019.

While we support the need for housing and densification in Victoria, we do not agree with the current proposal to amend the bylaw to allow for the proposed dramatic increase in height and density. Increased density should be reasonable for the area and this proposal is not. It includes too many buildings and the heights would dwarf the historic Roundhouse and crowd the site. We are also concerned about the impact on traffic in the area and the overcrowding that will result, also given the nearby developments at Dockside and at Bay St. It is too much density for one part of Victoria.

We hope you and the City Council and staff will require the developer to adhere to current OCP bylaws for density and not allow so many towers at such increased heights in one relatively small site.

Thank you for considering our input.

Ellen Reynolds and Tracy Martins  
60 Saghalie Rd  
Victoria, BC  
V9A0H1



Sent from my iPhone

Hello, Mr. Angrove. Thank you for the opportunity to respond to the proposed changes to the Official Community Plan for 251 Esquimalt Road, 355 Catherine Street and 200 Kimta Road.

I do not support the changes to the proposed development. While I do not oppose the increase in density, we need to recognize the implications on the transportation infrastructure.

#### 1. Road capacity

Considerations for increase in personal vehicle traffic need to include entrances and exits to and from Esquimalt Road, to and from parkades, and the design of the lanes themselves (e.g. the turn from Saghalie onto Kimta is very tight for vehicles to pass each other).

Also, we need to recognize that increased housing density ideally results in increased public transit activity. The current route along Esquimalt Road needs to be evaluated to determine impacts on overall traffic flow if bus traffic increases. Ideally, a transit station should be built into the development so the municipality will have to address exit and entrance to Esquimalt Road, rather than be stuck with juggling space for buses, bicycles, and private motor vehicles around safe bus stops on Esquimalt Road.

#### 2. Delivery Vehicles (short term parking)

Given the growing practice of online shopping and delivery, there has been a significant increase in delivery van traffic. Everything from Amazon, UPS, FedEx, Canada Post and other courier vans, to Skip the Dishes, home grocery and prescription delivery in smaller vans, results in multiple delivery vans in our neighbourhood where there is very little parking for these vehicles. This often means vehicles illegally parked, blocking parkade entrances, covering crosswalks, or simply stopping in the middle of the road with four-way flashers on. While I suspect the original designs were intended to accommodate these vehicles, the reality seems to indicate the designs underestimated the growing demand.

#### 3. Emergency Vehicles

A very important aspect to the revised development plan is access for emergency vehicles. The area currently sees regular police, ambulance, and fire truck traffic. With an increase in density the statistics highlight an increase in this type of traffic as well.

#### 4. Contractor and Service Vehicles (all day parking)

In speaking with strata members of properties around the city, it is becoming increasingly difficult to attract bidders for contracted work due to the lack of parking for contractor vehicles while crews are working. Should they be fortunate enough to find street parking, contractors are limited to two hours. This impacts productivity and often causes frustration. Should the Bayview development increase density this need must be factored into the design.

#### 5. Move in/Move Out

The neighbourhood is already stressed with the amount of moving van traffic. Promontory has one short term (15 minute) spot that is small and difficult for moving vans to access. Encore has no dedicated parking for moving trucks, so trucks simply block the road for hours at a time. With an increase in density, including an increase in rental units, moving vans will be coming and going even more frequently each and every month.

#### 6. Missed Opportunity

The traditional argument has been that commercial vendors are reluctant to set up in the area because they need higher population density to support their commercial operations. I am disappointed that the revised design does not capitalize on the “Granville Island” type market to service not only locals but to attract tourists. The neighborhood would benefit from the vibrancy that would exist if the area were identified as a Granville Island style marketplace. The historical aspects and the plethora of agricultural and artisan vendors in the greater Victoria area would attract visitors and locals alike.



This expands upon the trends to create activity centres which include community, tourism, consumer, institutional and economic activities.

Respectfully submitted for consideration,  
Greg Gilks

Mike Angrove,  
Senior Planner - Development Agreements  
City of Victoria

August 04, 2023

Dear Mr. Angrove,

I write in response to the proposed development at Bayview Roundhouse and respectfully request you to reconsider this proposal in its current form. I am referring to 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.

I very well understand the current enormous need for housing in Victoria but building high-rises fast and furiously is not the answer we need to address these complex problems.

Urban planning has for some time now been considered good, at its best when all aspects of livability and neighbourhood development are considered and built into the plan as opposed to erecting the greatest number of highest condo buildings at greatest density, more than double the current zoning density for the area. Insufficient regard at the planning stage for infrastructure, services, long term livability is necessary to ensure successful communities.

Some questions and thoughts follow.

To what extent will this proposed development **actually** ameliorate affordable housing and the missing middle crisis? Who will buy or rent these condos? At what price? Aging folk? Are families welcome? If so where are the parks, playgrounds, schools for them? Where will the clinics be? And the medical personnel to staff them?

Medical services - a huge issue for Victoria, and for some considerable time now. Despite new clinics being established none seem to include Vic West in their catchment area. A significant increase in population can only exacerbate this existing problem. (On a personal note, my husband and I have not had a family doctor in Victoria since November and December 2019. We are soon to be 80 and 77 respectively.)

Roads, traffic, parking - Kimta Road, and those leading off it to the waterfront are busy at this time of year with many people using the Songhees walkway; with the bike lanes now in place the street is very narrow in places and much busier. How will nine (9) new condo buildings with up to 29 stories be accommodated? Kimta Road cannot handle much if any additional parking. Has the impact on the Bay Street and Johnson Street bridges been studied? These are the exit/entrance points for the community.

One small mall currently exists in Vic West. With no further development of business services and retail, especially a grocery store, other than "boutique retail", people will need to use their cars to shop in Esquimalt, Tillicum, James Bay and downtown. Traffic gridlock? Currently Esquimalt Road at times backs up to past Tyee Road with traffic trying to access the Johnson Street Bridge. This will worsen considerably if or when this proposed development goes ahead, along with the seven (7) new towers on Tyee Road with more to come in the Dockside development, existing Bayview condos off Esquimalt Road, and the Rail Yards.

Good planning surely requires that Bayview Roundhouse proposed Rezoning and Development be considered in its context and not as an isolated project. Infrastructure and social requirements must be provided for the area as a whole with the overall density being considered.

Cultural and gathering places - The Roundhouse is special and has a history and location that makes it a natural and ideal place for cultural activities and a gathering place, including a theatre and possibly a market, perhaps along the lines of Granville Island Market, a huge success in Vancouver. It belongs to the people of Victoria not a developer. Will the existing six (6) historic buildings be preserved and the railway right of way maintained?

Public input is essential and I do appreciate this opportunity today to have my say. However we need further planning, more input, public meetings and answers to a multitude of questions that have been raised and at this point not answered - transit; medical services; other services such as schools and playgrounds; roads, traffic flow, parking and access for residents, visitors to the area, fire, police and ambulance access; increased demands on sewer, water, garbage; who pays for the remediation of the soil; compliance with the City's climate action plan; the list goes on. More data and information is required to prevent later problems which would be much more difficult and expensive to address.

I know you have received feedback which speaks to technical issues much more than my simple letter and impassioned plea for a considered second look at this proposed development can do. And I know the City of Victoria has very able planners. More to the point, as a very able Mayor and Council you have a huge and exciting opportunity here in Vic West. Informed decisions based on all the necessary information for the good of the City of Victoria now and into the future and for the good of all local communities will make you a very much appreciated and memorable Council and Mayor.

All best wishes,

Jan Eastman and for Terry Eastman  
634-203 Kimta Road,  
Victoria, B.C.  
V9A6T5



CC Mayor Alto and City Council

**James Dykes,**  
407 – 50 Songhees Road  
Victoria, BC. V9A 7J4  
Ph: [REDACTED]  
Cell: [REDACTED]  
E-mail [REDACTED]

Aug 4, 2023

**Development Services,**  
City of Victoria, BC  
**Attention:** Mr. Mike Angrove, Senior Planner

**Re: Rezoning of the Bayview Project,** as discussed at the City Council of May 4, 2023,

I appreciate that the City and the Developer (Focus Equities) have gone through numerous iterations for this site over the past twenty years, but I'm compelled to express my disappointment with this latest proposal, which is such a complete departure from the original concept prepared by Hotson Bakker Architects (the architects who also designed Granville Island).

In discussion with Mr. Hotson some years ago, there was hope that this significant heritage site could provide a major asset to the city of Victoria, on par with Granville Island (in Vancouver), The Forks (in Winnipeg) and Aux Claire Market (in Calgary). However, based on the Proposed Master Plan for the Site, prepared by Stantec Architecture and submitted with the current application, it appears that this objective has somehow been lost in the process.

I understand that Council has determined that only persons with a 200m radius of the site are affected by this development, but considering that this nine tower proposal, along with the three new unoccupied towers under construction on Tyee Rd. may possibly double the population in the Core Songhees Urban Designated Area indicated on Map 2 Urban Place Designations, I trust that Council may reconsider the 200m limitation and accept comments from any or all persons living in the Core Songhees Area where we currently live (650m from the site). As such, I respectfully offer the following questions and comments to you for your consideration:

**1. Services in the Core Songhees Area**

- a. There are only two grocery stores located in this area. Save-on-Foods in Westside Village and the Market Garden on Catherine St. The combined are not large enough to provide sufficient retail grocery services to this area, yet there is no indication in the proposal to accommodate any new grocery services in our neighbourhood. The additional density will result in more residents using their vehicles to shop for groceries elsewhere in Victoria, Esquimalt or Saanich, which seems to contradict Victoria's current position of discouraging the increased use of motor vehicles in Victoria.
- b. There are currently less than half a dozen mid-to-high standard restaurants in the area, which are already challenged to serve the demand from local residents, yet the proposal does not appear to include for any new food services.
- c. Retail services are also at a minimum already and there does not appear to be any indication of addressing this shortfall either.

- d. The question is – With this major increase in density, will residents be able to conveniently shop or eat out locally or will they have to go outside the area?

2. **Schools**

- a. There is only one Elementary School and a private Pre-school in this area.
- b. Will all the new children have to take buses to school?

3. **Parks and Walkways**

- a. While there is one reasonable sized park and two dog parks in this area, is this really satisfactory to serve a major increase in population.
- b. The Songhees Walkway is a very popular amenity for both the Songhees residents, many other Victoria residents and visitors, who flock here on weekends. The walkway appears to have capacity to accommodate more than the current users, but some policing may be necessary to keep cyclists off this walkway to ensure the safety of pedestrians.
- c. The site in question appears to be cut off from safe access to the Songhees Walkway by a wall of parked cars, the bicycle path and traffic on Kimta Rd. Are there any plans to provide a safe pedestrian link from the site to Songhees Walkway, either underground or overhead? If not, why not?

4. **Site Development**

- a. There is a significant drop in elevation from Esquimalt Road down to Kimta Road, yet the site plan appears to show an almost flat site, packed with 'stock' nondescript residential tower sketches, filling the site plan without much appreciation for the opportunities offered to incorporate a multi level urban plaza.
- b. The plan does not appear to be particularly imaginative and does not seem to take advantage of the site's potential. It also seems to be lacking in any of the architectural character that makes Victoria unique. With all the beautiful vistas of the water, how will the site be developed to take the best advantage of its location without its neighbours? The principles of good site planning do not appear to have been thoroughly applied to this concept plan.

5. **Heritage Buildings**

- a. The heritage buildings are shown on the plan, but it is not clear how they will be refurbished or re-purposed. What will they be repurposed to include?

I appreciate that you may have already addressed a number of these issues, but unfortunately, I don't have access to the complete proposal. I also understand from the minutes of the May 4<sup>th</sup> meeting that Council has directed you and your staff to undertake a variety of different activities to help move this project forward and I wish you every success, with the hope that this site will one day be a major asset for the city of Victoria to be truly proud of.

Thank you for your time and consideration.

**James Dykes**, E-mail: [REDACTED]  
Architect (Retired), FRAIC, FSLCan  
407 – 50 Songhees Road  
Victoria, BC. V9A 7J4  
[REDACTED]



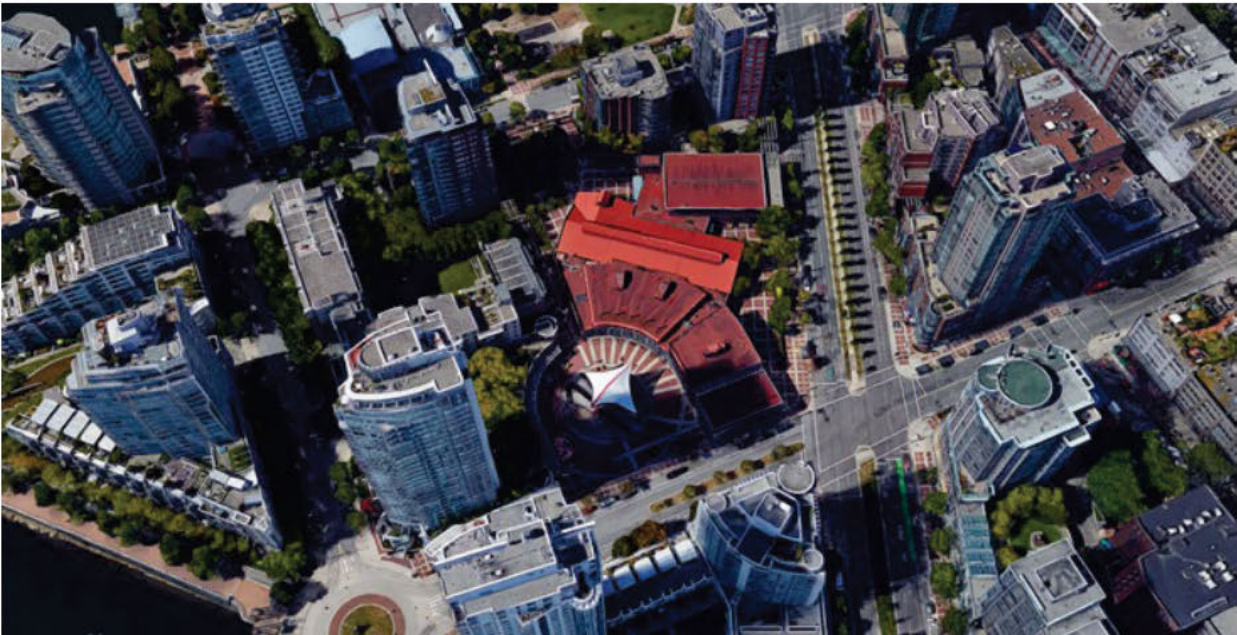
Hello Mike (and Mayor & Council by extension)

As an architect with experience in large, multi-use projects and a longtime resident of Victoria I'm writing to express my deep concern over the Roundhouse development as currently proposed.

I believe the nine 18-29 storey towers proposed is excessive and will overwhelm the site by their sheer bulk, overshadowing of public open space and close proximity to each other.

The Roundhouse buildings, turntable and railway infrastructure are duly recognized as a designated National Historic Site with extremely high public value. As the centrepiece of any new development they must be afforded adequate space around them so their architecture can be experienced and appreciated by members of the public from different vantage points including Esquimalt, Sitkum & Saqhalie Roads. *This fundamental principle is totally violated by the proposed placement of two towers flanking the Roundhouse Back Shop on sites DA-2a and DA-9. These should be removed from the proposal and additional public space provided in their place.*

Shown below is a photo of Vancouver's Roundhouse Community Centre which was rehabilitated in the 1990s as part of the large and dense False Creek North development. Although hi-rise towers are nearby, the Roundhouse there is surrounded on all sides by public open space, green space and/or lower scale buildings. It is a very successful urban design in my view.



I urge the current Victoria Roundhouse proposal be redesigned to achieve a similar outcome. I also think some increase in building density and height from that approved in 2008 may be acceptable provided excellence in the design of the public realm and respect for the heritage elements is achieved.

Finally, given that the Roundhouse buildings & turntable have been languishing for years under the current owner, I believe the City should insist their rehabilitation be done as part of the initial phase of work. This should be a prior condition of the site's overall development approval and would signal that the owner is finally serious in their commitment to the City.

Thank you for your consideration.

Jim

James Kerr, Architect AIBC

JAMES KERR ARCHITECT

1423 Haultain Street

Victoria, BC V8R 2J6

[REDACTED]

[REDACTED]

<http://www.kerrarchitect.ca>



I am writing in response to the proposed community plan amendment and rezoning for 251 Esquimalt rd, 355 Catherine St and 200 Kimta Rd

I have lived in VicWest for close to 14 years. I reluctantly moved to this side of the bridge from Fernwood. After moving, it did not take me long to realize how amazing VicWest is and, a few years ago, when I had to move out of the house I was renting, I made sure I stayed in this neighbourhood. I now rent an apartment 5 minutes from my old house. I love so many things about this neighbourhood. I love being able to walk to most places I need to go (grocery, pharmacy, hardware store, physiotherapy, eye doctor, hairdresser, downtown, etc). I love all the great businesses in the area (also within walking distance) like Fantastico, Big wheel, La taquisa, Spinnaker's, the market garden, Fry's, Thai green elephant, Driftwood, Saltchuck, Moon Under Water, Boom and Batten. I love all the parks and walkways like the Songhees walkway, the galloping goose, Bamfield park, Vic west park, the skate park and the sense of community they foster with events like drag ball, Vic West Fest, wonderment, corn days/zucchini races, and Swimfest. I love many of the changes that have happened in this neighbourhood since I first had friends who lived here and I used to ride my bike up the desolate dirt hill next to the Queen Mary on Harbour road. Now, that dirt hill is Dockside Green and I love walking through the beautiful pathway they created with ponds and ducks and trees and the local garden they've partnered with where I can go and buy veggies grown a few blocks from where I live. With the exception of one of the newest buildings, I love the unique living spaces that the Railyards has created. One of the things I love the most about VicWest is that, as I walk around to all the other places I love, I get beautiful views of things outside the city, like the Olympic Mountains and the Sooke Hills.

Since first hearing about it, I have been anticipating the development at the roundhouse. Although, I do appreciate walking through that area as it is now, with the overgrown tracks and the mostly abandoned looking buildings, the wild poppies and other flowers in the spring, and occasionally seeing an otter in the large pool of water that used to show up during particular rainy parts of the year. That area has so much potential and possibility to build on and add to the wonderful and unique community of VicWest. Unfortunately, based on what has already been built on Bayview Hillside and the proposed development plan, I do not think it will be a good addition to Vic West. The existing towers at Bayview continue to be one of the most out of place, intrusive and overbearing additions to the neighbourhood (see attached map and photos of views from various locations and please excuse the poor pictures taken by my cell phone that do not do the views justice). The Roundhouse development proposes to put buildings equally high or higher than the existing Bayview towers, a block away from the ocean further creating a divide between those who have the money to buy a condo in one of these new basically ocean front buildings and those who will only ever be able to rent and will continue to be separated and divided from the beauty of the nearby ocean and mountains. I do believe that buildings of this size can exist in Victoria, I just don't think they have a place one block from ocean. I sincerely hope that the roundhouse goes forward at some point in the future, but not as it is currently being proposed and only with the existing zoning and restrictions on building heights.

Sincerely,

Kristen Kilistoff

109 Wilson St







Attention Mike Angrove  
Senior Planner-Development Agreements

I have resided at Bayview One since 2010, first as part time but full time since 2017. The original proposal was a major attraction.

I understand that major issues with the remediation of the land derailed that development. But I believe this new proposal is a stepback from the original 2008 plan.

My biggest concern is the building identified as B4 at the corner of Esquimalt and Sitkum Roads.

I guess an empty piece of land to a developer is like dead air to a radio talk show host, something bad, that needs to be filled.

Indeed, the site of building B4 is on an area of land so small that the delightfully named E&N Tower when completed to its full 23 storeys would be so pencil thin that it might actually resemble a railway track itself.

Its positioning on the property would also appear aesthetically displeasing, a monster of a building dominating Esquimalt Road. On its side of the street is a series of low profile heritage buildings. Across Esquimalt Road is a playground/skate park and lawn bowling club. Further, building B4 is positioned directly in front of the only "round" portion of the Roundhouse. At best this building only serves to add to the "moonscape" of towers dotting the development.

Probably the first vision of what the Roundhouse District could become was a bit idyllic, and destined to crash in the full light of reality. But I believe the existence of such a structure inside city boundaries is something to be celebrated and highlighted, not hidden behind a tower. Preserving such a valuable Heritage treasure is surely a goal to strive to attain.

As for the building itself, it is presented as a market Condo/Hotel which would not help with the city's plan for more rental housing. And it would also presumably present an increase in traffic on Sitkum Road, which is already strained, serving three full-sized condos on the Bayview Hill.

Those are my views. Thank you for hearing them.

Sent from my Galaxy

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

[developmentservices@victoria.ca](mailto:developmentservices@victoria.ca)

[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mr. Angrove and Victoria Mayor and City Council,

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,

Michael Gulayets  
#847, Kimta Rd  
Victoria, BC V9A 6T5

August 3, 2023

Mayor Mariane Alto and Victoria City Councillors  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Alto and Councillors,

**Re: Focus Properties application for re-zoning the Bayview Development**

We live within 150 yards of the development and would like Council to reject this application for re-zoning.

City staff have rejected the proposal which would result in an FSR of 4.75, nearly double the original plan's 2.5. They have declared it would overwhelm the area with a large mass of buildings, way beyond the scale of buildings appropriate to, and existing in, the area. Your planners have recommended an FSR of 4.0.

We are pleased with the inclusion of 156 units of affordable housing (8.2% of the total) although we point out that these are "ghettoized" in one building, as opposed to the affordable units in the original Dockside Green site which were integrated throughout the development. We note that there will be a further 150 units (7.9%) which might be rentable at less-than-market prices. However, the remaining 1,600 units (84%) will be available only for families with high incomes and will not be part of any solution to Victoria's housing problems.

Even if the FSR is reduced, with the proposed increased height of the buildings the number of units / residents—and therefore the impact on the neighbourhood—would be the same. The pressure from the added vehicle traffic and parking, the blocking of viewsapes, and the increased noise levels are likely to overwhelm the location, and lessen the quality of life of current and future Bayview residents as well as residents in adjoining condominiums.

A consultant asserts that Bayview will be a "walkable community" but we think this is unlikely, given that the majority of the residents will be very well-off financially and will use their cars other than for short distances in the immediate vicinity. Nor will they be riding the #15 bus.

With regard to the 40% of the site which Focus Properties states will be publicly available amenities, this is true. But the 40% is not additive: it's already there, and already used by the public, though the development will certainly make it more attractive

Focus Properties is taking advantage of many public benefits already in place—roads, parking, sidewalks, parks, harbour views and harbour walkways—in exchange for a density which only benefits them.

To: Mike Angrove, Senior Planner - Development Agreements  
City of Victoria

Dear Mr. Angrove,

As a resident of Vic West, living within five minutes' walk of the Bayview Properties, I write to express my deep concern and strong opposition to the proposed amendment to the Official Community Plan for the Bayview Properties, as well as the accompanying application to amend the City's Zoning bylaws. 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 neighborhood to an inexperienced and contentious developer.

The major concerns I have with this project are as follows:

1. **Lack of Affordable Housing:** the Victoria Housing Strategy identified its top priorities as "Increase the supply of housing for low to moderate income households in Victoria", "Prioritize renters and renter households", and "Increase housing choice for all Victorians". I am a supporter of the "Missing Middle" initiative and strongly support an increase in affordable, family centered and ground-oriented housing in the city. We need housing for residents: nurses, physicians, civil servants, hospitality industry workers and of course the tradespeople (carpenters, framers, electricians etc.) who we expect to build new housing stock). Given the small unit size required due to Bayview's proposed tall, narrow building footprints, these condominiums will be suitable for singles and couples, not families. Also, these "market-rate" units will be out of the reach of working families. More likely, they will provide opportunities for investors as "short stay" rental accommodations, as well as vacation homes for wealthy out of towners.
2. **Overdevelopment and Density:** the proposed towers are significantly taller and denser than anything currently present in the neighborhood. Over the course of the development, the proposed building height has increased steadily from 20 to 30 stories and now would represent some of the tallest buildings in the city, taller even than the Hudson District, identified in the Downtown Core Area Plan as the densest planned zone in the city. In addition, the project does not conform to the Official Community Plan and deviates significantly from the original zoning. The developer has doubled the approved floor space density, increased the total combined square footage of the area by over

one million square feet and increased the maximum height from twenty-two floors to close to thirty. These buildings will dominate the skyline and Inner Harbour, forever changing the image of downtown Victoria. I attended the public City Council of the Whole meeting on May 4th and listened to the city's planning staff's presentation. As opposed to the developer's gauzy, insubstantial submission, the city's presentation was well grounded in history, contemporary architectural and town planning theory and sensitive to balancing the needs of the community with the need to maintain Victoria's distinct character and identity. The planners recommended sensible mitigation, like "tiering" building heights up from the surrounding neighbors, modestly increasing the spacing between buildings (the developer proposes a spacing more drastic than metropolises like Tokyo, Manhattan, London, and Vancouver's West End), and increasing the "podium" depth.

3. **Impact on the Community:** one of the strengths of Vic West's character is the interesting mix of diversity in age and income. The addition of transient strangers will fray the cohesion of the community and exacerbate the existing wealth disparity in Victoria. The existing heritage Roundhouse buildings will be dwarfed against by the massive towers flanking them to the west. The community is not prepared for the increase in traffic congestion and demand for retail and commercial services. For affordable housing, the developer has proposed to "donate" a small parcel of land on the northwest corner adjacent to the intersection of Esquimalt Road and Catherine Street. Ironically, this corner lot 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.
4. **Developer's Track Record:** the developer, Focus Equities, has no experience with a project of this scope and complexity and the subsequent need for sensitivity to community, visual character, and heritage concerns. Their three other publicly disclosed projects involve the acquisition, rezoning and sale of property for commercial or industrial use. Over the course of the past fifteen years, Focus Equities has managed to complete only three buildings at Bayview, while continuing to pursue more permissive zoning. 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 our neighborhood to a developer with



such a track record.

While I understand and support City Council's desire to expand accommodations, I urge you to consider alternative options that respect the history of and align with the values and character of our city. Let's explore thoughtful and sustainable urban planning projects that provide affordable housing opportunities for residents, blend harmoniously with our historic surroundings and contribute positively to the fabric of our city.

I implore you to listen to the voices of the residents, organizations and the expert and experienced municipal staff who have expressed concerns regarding this rezoning proposal.

Regards,

Randy Mutch  
335 Dundas St  
Victoria, BC

To whom it may concern,

As a resident of Vic West, I am writing to offer feedback and questions on the current community development proposal for 355 Catherine Street, 251 Esquimalt Road and 200 Kimta Road.

After reviewing the proposal, I feel the towers will give the form of a massive wall close to the harbour. Similar to a mini-Hong Kong harbour. As well, when viewed from anywhere in the vicinity of the harbour, it will be a massive blight that dominates the landscape and overwhelms the scenic panorama of the harbour. This great wall will block the view of those living on the landward side. Thus, creating a division. Is this a desire of this development?

In addition, this would produce a very dense development with a large population on a small land mass close to the water. With the potential sea level rise in the future due to climate change, what planning, and provisions have been made for this?

In addition, this dense population creates a large increase in traffic, noise and pollution close to the harbour. What provisions have been made for this. And is this what we wish tourists and cruise ships to see when arriving and visiting the harbour area?

If one is planning with the current needs of Victoria and keeping the future in mind, one would take into consideration the shortage of workers needed for many jobs in the city and surrounding area. Many jobs remain unfilled because workers are unable to find affordable housing. I do not see how this development aids in this situation. Is it compounding this situation given the anticipated cost of residing in this location.

Essential Questions:

- Have the principles of Universal Design, sustainability and energy conservation been taken into consideration?
- Can an environmental study of the proposal be shared with the public?
- Have the Songhees First Nation been consulted and if so, what is their response?

To respect Victoria's harbour, there should be a gradual and very conservative height increase as you move inland from the harbour. It is erroneous to have towers this high this close to the

harbour. Buildings of that height are only appropriate for much farther away from the harbour.

Victoria has managed to keep its harbour beautiful and unimpeded. Victoria should continue to honour its harbour as the centrepiece of the city. The harbour must be visible, (This proposal would hugely block the view of the harbour.) And the harbour must be honoured visually. It does not do justice to Victoria to be overwhelmed by a great monolith of big buildings.

This would change the trajectory of development in Victoria. This project would set a massive precedent for what would be allowed on Victoria harbour.

Victoria's harbour, like many harbours, gains elevation gradually as you move away from the water. That means the harbour and the water are visible from a fair distance in almost all directions. If this project proceeds, it will set a precedent for skyscrapers ringing the harbour. The view of the harbour from much of the rest of the city will be gone. It would come to look like a mini-Hong Kong. It would be a little harbour lost in an enclosure of skyscrapers.

Note: The developer has reduced the number of skyscrapers covered by the application from 10 (proposed initially) to eight. The developer does state he foresees coming back to apply for the last two in the future. Is this taken into consideration with regard to the above-mentioned environmental impact, sustainability and impact of numerous towers on the visibility of the harbourfront?

I appreciate your consideration of this feedback and questions.

Kind regards,

Roberta Thomson  
Educational Consultant - Access for All

**Re: Bayview/Roundhouse Rezoning and Development Proposal 2023**

To: Mike Algrove, Senior Planner Development Services, Development Services, Mayor and Council  
City of Victoria

I am an owner at Ocean Park Towers (OPT), directly across from the proposed Development Site.

I have several concerns about this project in its current configuration being approved and moving forward:

**1) Traffic flow-** at the moment there are only two streets that provide direct access to the properties at the west end of the Songhees. These are Kimta Road and Esquimalt Road.

With the new bike lanes and street parking on Kimta Road, there are already significant issues with traffic flow, especially with the narrowed car lanes and the curve heading up to Esquimalt Road. In the latter case, most vehicles seem unable to negotiate the curve without crossing the yellow line, making it hazardous for drivers and for bikers who opt not to use the bike lanes. At the east end of Kimta Road, cyclists for the most part do not obey the “all way” stop signs. I have already witnessed several near misses, when walking in the neighborhood.

On Esquimalt Road, there are frequent traffic line ups because of the Johnson St Bridge, either because the bridge is up, or because of traffic backup from the Wharf St entrance into downtown.

The Bay Street bridge experiences traffic delays on all weekday afternoons, particularly from about 2:30 PM onwards.

It is challenging to imagine what the ingress and egress of additional construction traffic during the extended time required for this proposed 9 tower project . Further how will the additional density added by 1900 units impact post-construction traffic flow?

Will the proposed Traffic Impact Assessment fully address these issues?

**2) Maintaining quality of life** for those of us who live and are tax payers in the quiet residential neighborhood along the Songhees and immediately across from the proposed development.

At a minimum I would expect Mayor and Council to consider, and action strategies to ensure some level of quality of life during what I anticipate will be from 10-12 years of constant construction noise and heavy vehicle traffic along the aforementioned two available access roads- Kimta and Esquimalt Road.

Additionally, for those of us in the OPT and Legacy buildings that face to Cooperage Place, there needs to be a guarantee that this dead end roadway will not become a staging area for heavy equipment and materials for the proposed construction site.

Whilst both the Lime Bay beach improvements were happening (a process I applaud, and am grateful for,) and the construction of the redesigned Kimta Road parking/cycling lands- heavy equipment showed up on Cooperage by as early as 6:30 am and operators often left motors running, making it impossible to have the quiet enjoyment of our homes. In the case of the Kimta Road changes, one City vehicle parked on Cooperage and left its engine running as late as 7:30 pm for weeks. These projects were both short lived but the Roundhouse Development will go on for years.

Can the Cooperage roadway be designated and marked as a dead end, and can Council guarantee it will not be used as a future staging area for construction projects?

Anticipating that there will be protracted and marked congestion on Kimta Road, could a flashing light system similar to the one on Esquimalt Road, be installed so that at least we could know when the Johnson St. bridge is inaccessible, and opt to turn up Catherine St. to access the Bay Street bridge?

I am sure there are other creative ways that your Planners and others could recommend for helping existing residents to maintain quality of life during this vast and potentially protracted project.

**3) Consistency in applying City Planning guidances and rules.** I was very interested to read of the recent objections Council rightfully raised about the proposed 17-story James Bay Tower. Specifically, the Times-Colonist reported that the project was “too high for the area” (July 29/23). Further, Coun. Jeremy Caradonna was quoted as saying that despite the need for housing, “The rules still do matter.” Coun. Marg Gardiner “noted the project is being proposed for an area that is already dense with housing and *has few roads to handle the increased traffic.*” (italics added). This traffic concern, of course, is also relevant to the proposed Roundhouse project (see 1. Above)

All of the above comments with which I would agree, surely also pertain to the Roundhouse proposal which is suggesting 1900 units and 9 towers ranging from 18-29 stories. As I’m sure you know, the current zoning density for Floor Space ratio is designated at 2.5 FSR in the Victoria West Neighborhood Plan. Can Council possibly consider almost doubling that as reasonable, consistent with liveability, or congruent with their stated objections to the 17 story James Bay tower? The proposed building height also exceeds the Vic West Neighborhood Plan for a maximum of 23 storeys.

While I respect Council’s desire to address the pressing need for housing in Victoria, I do think that long-term planning requires due consideration to quality of life for both present and future residents of the city. Lastly, I would point out that as I understand it, only one of the nine proposed towers would even attempt to meet affordable housing criteria.

Consequently, I call upon our City Planners and our Mayor and Council, to reconsider the entire project and recommend a scaled back version that would be more consistent with the remainder of the neighborhood, and would enhance opportunities for affordable housing, while mitigating the impacts of such a huge construction project on the Songhees neighborhood.

Yours respectfully,

Judith A Vestrup, MD FRCS, MA, MSc.

317-203 Kimta Road,  
Victoria, BC  
V9A 6T5



**From:** Arthur McInnis [REDACTED]  
**Sent:** Sunday, May 21, 2023 9:18 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Bayview REZ00729

Dear Mayor and City Council,

## **The Colliers Report**

The COTW meeting took place on May 4<sup>th</sup>. Prior to that meeting Focus Equities provided two Reports from Coriolis, and Colliers to help it make the case to you that the rezoning should be approved. *Let me offer a few comments on what is wrong with this process and what is missing from the Reports. I will begin with the Colliers Report and return to the Coriolis Report another day.*

Most significantly the two Reports were prepared at the behest of and instructions from Focus Equities. That means there would have been a brief to the consultants, and I suppose it would have gone along these lines: help me make my case in these two respects. Unsurprisingly, that is exactly what the two consultants have at least tried to do. Now, there is nothing wrong with that from their perspective, but any reader should know the Reports will also reflect the client's perspective. For that matter if the client does not agree with a report we will never know, and it will either not have been submitted or another report would have been sought. This is part of the shortcomings of City Council consultations; there is no check on this as there could be in discovery during litigation.

The second problem with these Reports is that it appears the City Council staff took them at face value not making any allowance for them being submitted by the applicant. That is not how I would do it. Here is what I would do if I were the Council in this case and going forward. I would instruct consultants *qua* Council to give me (the Council) the best advice on these issues and then have the applicants pay for it. The difference here then is that it is the City who is the client and *not* the developer. Pause on this for a moment and you will appreciate the difference that could make. In litigation BOTH parties routinely submit consultants' (experts') reports and then cross-examine each others' consultants. Typically, the Court accepts this mode though it also has the power to appoint its own



consultant (expert). Why? To test the submissions. Sadly, I don't think there has been any real testing here. Let me turn briefly to the first of the two Reports.

**Colliers Strategy & Consulting Group**

200 Granville Street, 19th Floor Vancouver BC V6C 2R6 Canada Main: +1 604 661 0857

Letter Report to Chris Reiter – Project Manager, Focus Equities

From: Gordon Easton – Vice President, Colliers Strategy & Consulting Group and  
Russell Whitehead – Vice President, Colliers Strategy & Consulting Group

Dated: 25 October 2021

Subject: Bayview Place – Strategic Retail Considerations

The 13 page report itself can be found as Attachment F to the Merged Agenda Package filed for the COTW meeting held on May 04 and on the City Council website.

In my view the Report is a nothingburger. It is intended to have one central purpose; that is, to make the case for higher density and yet in my view it does not do so convincingly. This is because the difference that the extra density would make is almost a rounding error. The Report – even though purchased – is not emphatic enough and there are some key factors which I would say are missing. Let me develop this.

What Colliers has done is come up with some scenarios that seek to model how much sales revenue a Primary Trade Area (PTA) comprising 75,440 square feet surrounding the Roundhouse could be expected to produce and what rental costs could be expected for the retailers.

In scenario one it can be expected that the PTA would capture sales of between \$19.1 to \$23.9M as at 2021 if operating with the current population.

In comparison under the current City Council approved rezoning the PTA capture potential is \$22.4 to \$27.9M.

Finally if the rezoning were approved by Council the PTA capture potential would be \$25.8 to \$32.2. (p 9)

So what is the rounding error? Well focusing on the range of figures in the two key scenarios (existing and rezoned bylaws) the extra density may make no difference at all because the high figure in the range given for the existing zoning falls in the mid-range for the rezoned site. Hence increasing the zoning may make no difference at all to the retail sales in this development given the ranges that Colliers has put forward. Not helpful I am afraid to the applicant.

Colliers would know this but you have read their report to understand it. They did offer more support though by noting that whatever is done with the retail it is unlikely to break even in any case (given their assumptions) because what the retail component really needs is a PTA sales capture requirement of \$47.5 to \$54.3M. In Colliers view to make this work, over and above the additional density under approved rezoning, the development really needs:

*“approximately 4,000 to 5,000 additional residents throughout VicWest to fully support the vision for this retail village.” (p 9).*

So maybe all Colliers has really done with this Report is to make the case why this part of the development should focus on the historical rather than the commercial side of it? Nah, actually I don't think so. If it's any good people will come and shop there despite this base case. Colliers even concedes this and thereby contradicts themselves when they write:

*“[t]he creation of a true ‘sense of place’ within Roundhouse, driven by the key ingredients of success highlighted in the latter sections of this report, could attract a large amount of regional visitation while serving the daily needs of local residents.” (p 4)*

The Colliers Report also spends a lot of time reminding the reader about just how tough this site is and why Focus Equities really needs a leg up including:

- *“While this mix of land uses was deemed appropriate in 2008, the year in which the plans were approved, market conditions in the area have since significantly changed. This has resulted in the need for an updated strategy to ensure development proceeds in line with best practices and market trends.” (p 3)*

- *“challenges relate to the constrained floorplates within the historic buildings, which may make potential retailers more hesitant to pay market rates unless all their other conditions are ideal, such as density of the on-site and surrounding population.” (p 4)*
- *“the site will be partially challenged from a lack of surface parking, adequate public parking...”. (p 5)*
- *“the physical fabric [of the historic on-site structures] has experienced considerable deterioration over the years...[and] this formerly active railyard has varying degrees of contamination.” (p 5)*

Leading to this unsurprising penultimate conclusion of Colliers that:

*“[b]ased on these costs, along with the additional challenges noted above, it is likely that significant additional density will be required to attract demand from quality tenants that are also willing to pay the lease rates necessary for a financially feasible development scenario.”*

Okay, maybe that’s right but what part of that was not apparent 15 years ago when the zoning for this project was first approved? For me anyway it’s obvious and that is the developer.

This is but one snapshot of what Colliers has said but once again there are no surprises here. The costs were always there. The challenges in doing a first class-retail environment (as that is what was preferred by the City Council in its wisdom in the day over an historical development) were always there. Would greater density help? One would think so but even on Colliers’ numbers that is by no means clear.

There are some other comments I wish to make about this Report; in particular Colliers’ retail demand model and used for their calculations seems to be missing several key factors that could impact its accuracy including:

1. Competition - The model does not plainly account for the level of competition in the surrounding area, which could impact the demand for

retail space at Bayview. If there are planned retail developments in the area, demand for retail space at Bayview may be lower than anticipated.

2. Demographic Shifts - Their model does not account for potential demographic shifts that could impact demand during a very long construction period. For example, if the population in VicWest shifts towards an older demographic and demand for certain types of retail may decrease.
3. Changes in Consumer Behaviour - Their model does not account for potential changes in consumer behaviour that could impact the demand for the retail space. For example, the rise of e-commerce and online shopping may decrease demand for the types of retail space they are holding out.
4. Economic Downturns - Their model presumably assumes consistent economic growth and does not account for potential economic downturns that could impact consumer spending and demand for retail space.
5. Shifts in Retail Trends - Their model does not account for potential shifts in retail trends that could impact the demand for certain types of retail space. For example, a shift towards more experiential retail offerings that might decrease demand for traditional retail space.

In summary, Colliers retail demand model used in their calculations for potential sales capture in the three different scenarios seems to be lacking some important factors that could impact its accuracy including competition, demographic shifts, changes in consumer behaviour, economic downturns, and shifts in retail trends.

There is another telling aspect to this Report and that is throughout there are key development principles and best practices outlined yet Colliers does not bring home how significant the negative impacts of failing to take them on board by Focus Equities would be on the viability and sustainability of the retail component of the development. For example, not honing in on the location of this development or the target market could result in a mismatch between the retail offerings and the needs of the PTA and potential visitors from the wider surrounding area, leading to low footfall and expenditures. Similarly, not considering *in more detail* the importance of anchor tenants or tenant adjacencies

in particular those in West Side Village could result in a lack of critical mass and cross-shopping opportunities, further diminishing the viability of the development.

In summary the Colliers Report offers very little in support of higher density for this development.

Sincerely,

Arthur McInnis

# Petition against Bayview Place development in Vic West gains steam

Developer Ken Mariash has spent years trying to develop Bayview Place on a 20-acre piece of land in the Songhees neighbourhood of Vic West.

It's a National Historic Site, the largest collection of intact railway buildings in Western Canada, including the Roundhouse in Vic West.

Bayview One was the first phase.

It's finished, and now the new plan for the rest of the site is for nine towers, some as tall as 28-storeys.

The renderings have been circling in the community for months, and some don't like what they see.

Arthur McInnis lives across the Inner Harbour in James Bay.

He's part of a group determined to convince Victoria council to reconsider the proposed zoning for the project.

He's gathering up signatures for the petition against the Bayview Place phase two project.

"Here are some of the signed petitions we left with the

city last week. We're up about 1,150 or so," McInnis said.

His issue with the plan isn't the height.

"I've been accused of being afraid of tall buildings. I'm not," he said. "What I'm afraid of are too many tall buildings on one site. And that's what we've got here."

McInnis and his group, [StopBayviewRezoning](#), are trying to rally support before the project moves ahead.

Victoria council has seen the preliminary design but a public hearing date hasn't been set.

"Nine is too much. Nine towers. So we said go back to the original plan, do that," said McInnis. "Redevelop the Roundhouse. The heritage properties that are there, all six of them."

Former City of Victoria councillor Pam Madoff was chair of the city's Heritage Advisory Panel.

She was long-viewed as the city's strongest defender of all things heritage, and fears the housing crisis may lead to the project being rushed.

"With a site as important as the Roundhouse, which if done properly, I really believe would enhance our international reputation, in terms of heritage, and also how we achieve housing, and how we achieve amenities," Madoff said.



Mariash says he's not concerned.

"No. Not at all. No. It's inaccurate. It's not relevant," he said. "They are signing up people at the front door of places. They don't know what they are signing. No. And they are telling people all sorts of misinformation," Mariash said.

Council is still waiting to see an updated master plan.

Once that's submitted, then petitioners may get their chance to officially weigh-in on a project that could be finally be nearing the finish line.

"This is Victoria, this is one of the world's best small cities, we've got to keep things in proportion," McInnis said.

**READ MORE: [Re-envisioned, denser Victoria Roundhouse development advanced to public consultation](#)**

[Editorial Policies Report an Error](#)

2024 01 05

To Mayor and Council  
Victoria City Hall  
#1 Centennial Square  
Victoria BC V8W 1P6

By email to: [publichearing@victoria.ca](mailto:publichearing@victoria.ca)  
Copy to: [reception@bayview.com](mailto:reception@bayview.com)

Regarding:

Roundhouse Rezoning – REZ00729 – 355 Catherine Street, 251 Esquimalt Road, 200- 210  
Kimta Road

I strongly support the proposed development on the Roundhouse Property by Ken Mariash.  
The historical E&N Roundhouse, will after having been for more than 15 years stuck in  
municipal bureaucracy, finally get the prominence it deserves.

The Roundhouse will be restored and be a center and pride for our city.

It takes people to make a community and it takes density to make it possible.

Victoria West, for years underserved by our city, is the perfect location to make this possible.

It will create a place to meet, something we have been craving for in Vic West.

Other projects in Victoria West such as Dockside have not yet provided any public meeting  
spaces except for an overpriced bakery, an overcrowded café and a gaping hole greeting us as  
we arrive in Vic West. Railyards offers none.

It takes density to make social spaces viable. Business cannot survive without density.

I urge the Mayor and Council to approve this project.



Peter Ole Schiønning  
735 Front Street  
Victoria. BC V9A 3Y3



[REDACTED]

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**From:** Darcy Garneau [REDACTED]  
**Sent:** January 8, 2024 11:31 AM  
**To:** Public Hearings  
**Subject:** "In Support" of Land Rezoning # REZOO729 - Roundhouse at BV Place - 355 Catherine, Victoria, BC

Dear sir / madame:

Please accept this email as full support for the rezoning of Bayview Place.

My husband and I are residents of 100 Saghalie Rd (Bayview One Condominiums). We purchased our unit in 2015 when we decided to return home and retire in Victoria. I was running an international urban planning and architecture firm specializing in high-rise residential / hotel projects ([www.ediarchitecture.com](http://www.ediarchitecture.com)). My husband was an Elementary School Principal. Over the years, we have lived in several high-rise condominium buildings. Each of those living experiences provided us with an insight into high density living.

When we started to look for a retirement home in Victoria, Bayview One and the entire Bayview Masterplan stood out for us. It had everything we could hope for in an environment. The buildings were spaced far enough apart to co-exist with each other. The large amount of open space, including the dog park, was very appealing. We were excited by the promise of the Roundhouse area including the possibility of it becoming a mini-Grandville Island full of life and activity.

We have found our little part of the masterplan to be full of life. We have become good friends with people in our building, Promontory and Encore. We regularly visit with people at the dog park. Everyone I speak with enjoys our urban environment and the proximity to downtown. We are close, yet out of the foray and noise. A car is generally not needed as we can walk everywhere.

We have waited nine long years to see the most exciting part of Bayview Place come to fruition (Phase Two). With our current housing crisis, it is imperative the Council grant approval for this very much needed development.

Here are a few reasons to consider:

**Consistency:** Since 2015, when we purchased, the masterplan has stayed virtually intact as a potentially magical environment full of life and activity. The density and layout are well planned.

**Density:** As I understand it, the density of this development is significantly lower than what was granted to Bosa just a couple of blocks away at Dockside Green. This means Bayview Place will continue to have an abundance of open space. In my opinion, however, the lower density on Bayview Place seems exceptionally biased on the part of the City Council. I would suggest the project be granted a similar density to Dockside Green so we can try and keep up with the housing needs in the city.

**Quality:** Focus Equities is known for a quality product. In my professional opinion, Bayview One is built to very high standards. The same can be said for the overall street scape and environment. I would anticipate the same for Phase Two.

**Generosity:** It is almost unheard of for a developer to gift a parcel of land for over two hundred units of affordable housing. This gesture shows exceptional commitment and goodwill to the City of Victoria. I would urge the Council to reward this developer for such a generous act that is heads and shoulders above industry and fully supports the stated goals of both the City and Province with regard to housing growth. This fact alone should create exceptional goodwill at the City and Province with a big thank you is forthcoming to Focus Equities.

**Timing:** The most expensive cost for any project is the time to completion. This project has dragged on for the nine years I have lived at Bayview Place. That cost is a heavy burden for any project and will eventually be passed along to the buyers / renters. If the City Council really is behind affordable housing, this project should be approved and started quickly to end those added costs. Projects come and go due to cost. It would be a shame if this project ended because the Council delayed it so long it was no longer feasible.

**Legacy:** Bayview Place has the potential to be an award-winning example of a Brownfield site redevelopment. I believe the current masterplan may achieve that end. This project can be a positive legacy for the Council or it will be a permanent stain on their reputation if the developer eventually gives up and moves on. I would hope the Council does not want a failure on their record.

**Greater Good:** The City and Province are looking for ways to improve housing affordability by growing the housing stock. Bayview Place is firmly aligned with this goal. This project is for the greater good of all residents of Victoria. The needs of the many should win out against the negative opinions of the few. I have followed this project for years. The same negative opinions resurface from the same few people over and over. These persons claim to be qualified to dictate architecture and urban planning. They are often peddling out right lies and mistruths about the development which has stayed true to form. I have done some research on the most vocal and found they do not have enough education or professional background to be espousing their opinions. They are, in fact, just a distraction from building something truly good for the city.

**City Budget / Efficiency:** The Mayor is looking for cost cutting and efficiency opportunities. I would suggest approval of this project so the staff does not have to spend any more time on what should be a slam dunk approval. That will free them up to work on other project submittals and expedite new housing starts in the city.

Again, we wholeheartedly support the entire masterplan of Bayview Place and the current land rezoning effort.

Regards,

Darcy Garneau / William Tarter  
100 Saghalie Rd Unit 205  
Victoria BC  
Canada V9A 0A1



[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** January 9, 2024 11:52 AM  
**To:** Public Hearings  
**Subject:** FW: Roundhouse  
**Attachments:** IMG\_8403.jpg; IMG\_8402.jpg

[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

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**From:** ANDREW BECKERMAN [REDACTED]  
**Sent:** Sunday, January 7, 2024 6:17 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:** Arthur McInnis [REDACTED]  
**Subject:** Roundhouse

Mayor and Council

These 2 photographs show 1 of the 4 illegal billboards (billboards are illegal in the City of Victoria aren't they?) that surround the various projects of Focus Equities in VicWest including the over densification of the one commonly known as "The Roundhouse" about which you are having a "so-called public hearing" on January 11, 2024 at 6:30 pm. The billboards show the original plan for this site bounded by Esquimalt, Catherine, Kimta and Saghalie roads and streets.

I say "so-called public hearing" because it appears despite total neighbourhood opposition from current residents whose homes surround the project, word on the street is your approval of the proposed doubling of density is fait accomplis. This is not surprising as you and the previous 2 Councils have never rejected any variance that you have heard from developers who claim their original development plans were no longer profitable. What they are actually asking you for a variances and densifications is that take their profitability from reasonable to excessive. This over a decade of mindless approvals is what? Is it lack of understanding that developers always want more? Or is it some form of complicity with developers to over build neighbourhoods in Victoria where I do not believe any of you have ever lived?

Not only will the project you will review on January 11, 2024 diminish the quality of life in our neighbourhood, this doubling of the density will damage fatally the integrity of the National Historic Landmark known as the "E&N Railroad Roundhouse". The original proposal shown on the billboard did not impinge on the visual integrity of the E&N Railroad Roundhouse. The current one would destroy it.

Andrew Beckerman  
711-100 Saghalie Road  
Victoria V9A 0A1

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**From:** "Ad" [REDACTED]  
**To:** "Beckerman Andrew" [REDACTED]

**Sent:** Sunday, January 7, 2024 5:41:38 PM

**Subject:** Roundhouse

[image/jpeg:IMG\_8403.jpg]

[image/jpeg:IMG\_8402.jpg]

Sent from my iPhone



# MONT-TRI



**FOCUS  
EQUITIES**  
A MARIASH COMPANY







Dear Mayor & Council,

I am writing to convey my enthusiastic support for the proposed amendment to the previously approved zoning at 1050 Yates Street. As a dedicated student at the University of Victoria, I took the time to analyze this project from both a student's perspective and that of a young member of the Victoria community.

After conducting a thorough examination of the overall benefits this proposal would bring to the neighborhood, the City of Victoria, and the population of students and young professionals in the Capital Region, I am compelled to express my endorsement for the development proposal.

In light of the ongoing housing crisis in our city, where people, including students and professionals, are facing challenges finding suitable housing, swift approval of market rental developments is tremendously important. The applicant's comprehensive 481-unit proposal directly addresses the housing shortages in Victoria, and its location in a transit, bike, and pedestrian-friendly area adds further value. Approving this project will contribute significantly to the city's housing supply, building upon previous approvals that have started to address the housing crisis.

The suggested rezoning and the corresponding plan present an exceptional opportunity to foster a dynamic, engaged, and more economically accessible community, bringing substantial advantages to the entire Victoria area. The integration of new residential units, coupled with the thoughtful preservation and revitalization of a significant heritage site, along with the addition of essential retail space, will contribute to the development of an outstanding community accessible to all residents of both the City of Victoria and the Capital Regional District.

This initiative aspires to establish a community where inhabitants can reside comfortably, securely, and affordably, while also conveniently working, cycling, and utilizing public transit to reach their desired destinations. The envisioned outcome is a community that not only addresses the pressing issues of affordability and accessibility but also enhances the overall quality of life for its residents.

I respectfully urge the council to give this project the thorough consideration it deserves and hope to witness its approval to move forward.

Best regards,

Austin Rockson

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** January 9, 2024 11:55 AM  
**To:** Public Hearings  
**Subject:** FW: Round House Project

[REDACTED]

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



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**From:** Ben Levinson [REDACTED]  
**Sent:** Friday, January 5, 2024 7:05 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Round House Project

Dear Mayor Alto and Council,

Do you actually understand how dense "4.2 density" is.? Imagine what would happen if they had to include 1.2 cars per unit. This could be the Vic west parking garage. Right now there is no parking in that area.

Have you considered making all of the units fulfill the low-cost housing requirement for Victoria city. From our viewpoint the visual impact of this ocean side elevation seems to match the high density of Vancouver apartments. Do we really want that density?? How are service workers going to afford housing near town centre if not here?

The developers aren't even proposing to place an antique steam engine at the round house.

Ben and Carla Levinson  
501- 636 Montreal Street  
Victoria

[REDACTED]

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**From:** Catherine Jones [REDACTED]  
**Sent:** January 10, 2024 8:52 AM  
**To:** Public Hearings  
**Subject:** 251 Esquimalt Rd, 355 Catherine St, 210 Kimta Rd.

When I first heard that NINE BUILDINGS with heights ranging from 10 - 32 STORIES were being proposed for the Roundhouse Heritage site, I honestly thought it was a joke. Surely, no one would be allowed to build there, especially something this extreme.

Sad to say, there was no punch line. This is actually what might happen in gorgeous, quiet, sane Vic West. But wait a minute, won't this totally change the feel of the area? Won't it just make Vic West like all the US cities who haven't used good sense in redevelopment? Isn't that way too many people for the Johnson Street and Bay Street bridges? The answer to those 3 questions is of course, of course, and of course.

Can you imagine a developer proposing 9 tall buildings on a **HERITAGE site** in Oak Bay, James Bay, or Cadboro Bay? Can you imagine a developer **doubling the density** of the original development proposal in these municipalities? I can hear the outcry from here. It just wouldn't happen. So how is it being proposed in Vic West?

Is it following the Vic West Neighbourhood Plan? NO. Is it following the Official Community Plan? NO. Won't this begin a precedent for ignoring these plans and ignoring the very definition of a heritage site? YES

So why is this being proposed? Victoria needs housing. We all know that. But does this proposed overbuilt concrete development on a **Heritage site** solve our housing problem? NO, of course not. Yes, go on and build housing but keep it sensible and in scale. Money will be made no matter how dense or how tall the buildings are. But the quality of life for current and future residents should not be sacrificed just so more money can be added to someone's coffers. **MORE IS NOT ALWAYS BETTER.**

Catherine Jones  
60 Saghalie Road  
Victoria, BC

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** January 9, 2024 1:58 PM  
**To:** Public Hearings  
**Subject:** Roundhouse Development

I wish to state my support for this project. I commend all involved for the due diligence undertaken. It's now time to move forward on a project which will be a very positive addition to our city.

Sincerely,

Dawn Redmond-Bradley  
66 Songhees Road

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** January 9, 2024 11:58 AM  
**To:** Public Hearings  
**Subject:** FW: 251-259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and 200-210 Kimta Road

[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

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**From:** Grayson Flegel [REDACTED]  
**Sent:** Tuesday, January 9, 2024 11:38 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 251-259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and 200-210 Kimta Road

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Dear Victoria Mayor and Council,

I am writing to express my full support for the proposed Roundhouse Rezoning Application Amendment. The addition of much-needed housing, whether in the form of privately owned multi-residential or rental buildings, is no longer merely an option; it has become a pressing necessity. We must take action to supplement our community with this invaluable, essential inventory of strata lots to accommodate the growing demand that extends decades into the future.

The scarcity of available housing has created an insurmountable challenge for various groups, starting with our young population seeking their first homes, whether to rent or own. Introducing sustainable high-rise structures with a compact footprint is a sensible solution. This approach allows for more residents in less space while preserving the picturesque views of the Olympic Mountain Range, the Pacific Ocean, Victoria Harbour, the downtown Heritage Skyline, and other iconic landmarks. Embracing modern design principles helps avoid housing sprawl and obstructive architecture, ensuring we honor the vision set forth decades ago for this premier location.

These neglected sites, dormant for years, now stand ready to be revitalized through the construction of elegant towers—the wisest approach to addressing the housing shortage across diverse economic circumstances. Increased density brings forth not disadvantages, but rather advantages. A closely connected community fosters engagement among its residents. Interaction among neighbors within



the buildings, parks, and walkways nurtures a culture of care and sharing. Residents of high-rise strata lots are deeply invested in their shared environment, collectively agreeing to uphold the standards governing their building, community, and the surrounding neighborhood. Such communities promote safety, care, and pride in property ownership, thereby alleviating pressure on city services when compared to traditional single-family house neighborhoods.

This transition to diverse and culturally integrated microcosms within these buildings is not just reasonable but also the correct solution. It relieves substantial pressure on city services while nurturing a safer, more inclusive neighborhood environment.

I have witnessed firsthand the landowners' commitment to engaging the public in discussions regarding their property. Their dedication surpasses conventional norms, aiming to identify the best and highest use for the land. With a demonstrated community-oriented mindset, a commitment to addressing valid concerns, and a deep respect for the area's Aboriginal and rail history, they are poised to seamlessly integrate retail spaces and connectivity into the plan for the neighborhood's benefit. This initiative will transform these few acres into the most exceptional harbor-adjacent community in the region, driven by a well-thought-out master plan.

I urge the Mayor and Council to wholeheartedly embrace and adopt this Rezoning Application.

Best regards,

Grayson Flegel

---

January 9, 2024

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

Development Site at Bayview Place

To whom it may concern:

In an effort to show my support, I would like to share my thoughts with our current council members regarding the application and urgency for this development to proceed forward.

I have been a home owner at my current address on Songhees Rd. since 2007, the area I both love to work and play in. The proximity to all the downtown attractions, the beauty of the inner harbour, together with the quick and easy access to the galloping goose trail is second to none in my opinion. The ability to jump on a sea plane or helicopter just steps away make this location ideal for professionals, and retirees alike.

I would suggest it is one of the most desirable locations for strata living in Victoria, and is very popular with many buyers looking to downsize from their large homes in the suburbs and those newcomers from other cities and provinces. What we currently are missing in addition to more new development in the area, is a local market with shops similar to Granville Island where locals can offer their goods/products. The amazing location of the Roundhouse with all its character and charm would be ideal for this type of mix of commercial and residential use, and I believe it would complement the unique, safe neighbourhood that many have grown to love in the Songhees.

It is my hope that showing my support as a resident, together with my experience as a long standing local Real Estate Sales Representative in Victoria for over the past 30 years will encourage our local council to move the approval process along as quickly as possible.

Warm Regards,  
Gaylene

Home address:  
Gaylene Salina  
#216 68 Songhees Rd  
Victoria BC  
V9A OA3

CONFIDENTIALITY: This e-mail message (including attachments, if any) is confidential and is intended only for the addressee. Any unauthorized use or disclosure in whole or in part is strictly prohibited. Disclosure of this e-mail to anyone other than the intended addressee Gaylene Salina  
Sutton WestCoast does not constitute waiver of privilege. If you have received this communication in error, please notify us immediately and delete this. Thank you for your cooperation,

Gaylene Salina  
Sutton Group West Coast Realty  
Victoria's Inner Harbour Specialist  
Your referral is my best compliment!



[REDACTED]

---

**From:** Victoria Mayor and Council  
**Sent:** January 9, 2024 11:52 AM  
**To:** Public Hearings  
**Subject:** FW: No to Bayview rezoning .. please listen to staff and concerned citizens

[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:** Joan Athey [REDACTED]  
**Sent:** Sunday, January 7, 2024 2:38 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** No to Bayview rezoning .. please listen to staff and concerned citizens

Dear Mayor Altoand Council:

How would you like it if I Ken Mariash called you Goofy the Wicked Witch and other demeaning cartoon character names? He did this in a recent invitation to people to come to his rally referring to heritage planners and their supporters in those terms.

His proposal is far too tall, crowded and misleading in the illustrations. Yes he has tried to buy approval through generous charitable donations but how can the strength of our city - it's scale and it's history - the crumbling unsafe Roundhouse that has been allowed to rot just like the promises that were made 10 years ago be compromised like this?

We are punching above our weight in James Bay and other neighbourhood with new builds.

We can't do it all in one big orgy of development.

Keep Victoria liveable beyond our amazing weather.

My sympathies to you being under this pressure from Mariash and Focus.

Please do the right thing and say a resounding NO to the rezoning.

Sincerely

Joan E. Athey, owner

44 Lewis Street James Bay.



Sent from my iPad

[REDACTED]

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**From:** Jonathan [REDACTED]  
**Sent:** January 9, 2024 1:59 PM  
**To:** Public Hearings  
**Subject:** 251-259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and 200-210 Kimta Road

Dear Mayor and Council,

I am writing this letter to show my support for the proposed rezoning at 251-259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and 200-210 Kimta Road, also known as the Bayview Place development. As a student at the University of Victoria I took the time to review this project from the student perspective, as well as that of a young member of the Victoria community.

After taking an in-depth look at what this proposal as a whole would offer to Vic West, the City of Victoria, and the population of students and young professionals in the Capital Region, I would like to offer me support for the development proposal.

While the development is not located in a walkable location to UVic, it is along a major transit corridor. It has close access to the 14 and the 15 on route to UVic's main campus as well as Camosun's Landsdowne campus. Furthermore, the proposed development would create a space from which a vibrant urban community can grow around, with ground floor retail and unique heritage built in throughout the community.

Given that the city's current housing crisis is creating situations where people, student and professional alike, are looking elsewhere, the swift approval of a comprehensive development such as this is of the utmost importance. The applicant's total 1500+ unit proposal directly addresses the issues surrounding housing shortages in Victoria, and it does so in a transit and bike friendly area. By approving this project and adding these units to the city's housing supply, council will continue to build on their past approvals that have started to make a dent in the housing crisis.

I respectfully encourage council to give this project the thorough consideration it deserves and hope to see it receive the approval necessary to move forward.

Best regards,

Jonathan Cook  
3931 Ansell Road

Mayor and Council  
Victoria City Hall  
#1 Centennial Square  
Victoria, BC V8W 1P6  
publichearings@victoria.ca

January 8, 2024

Re: Zoning # REOO729, address 355 Catherine Street, 200-210 Kimta Road, 251-259

Dear Mayor and Council:

As a Victoria Businessperson I am writing this in full support of this application. We are extremely fortunate to have Patricia and Kenneth Mariash living in Victoria and building this aspiring development.

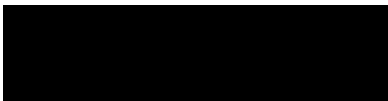
The first phase comprised of three beautiful buildings, complete with a dog park, shows the calibre of work these world-class developers do. Bayview has given a whole new meaning to living in Vic West.

Now is the time for the creative plans for the Roundhouse site to be launched and transform this empty area into a world-class neighbourhood. This can only be accomplished with the completion of the Roundhouse and additional buildings similar to the attractive ones on the South part of the development.

We know how tough the housing challenges are in Victoria and the Mariash's have addressed this too. In agreement with the Greater Victoria Housing Society, the inclusion of a substantial 150 - 200 affordable rental unit will be built on the Roundhouse site. This will be beneficial for this area's diverse community and the Mariash's seeing their vision come to fruition – not to mention the City of Victoria gaining new substantial taxes.

I have operated businesses in Victoria since 1965 and currently have an office not far from the Bayview site. Having worked with the Mariash's from time to time, I know them as major community contributors who want only the best for Victoria. As a Victoria Business owner, I implore you to pass this amazing development and give the Mariash's the opportunity to calcify this neighbourhood that they have visualized for over 20 years. Please vote Yes.

Sincerely,

  
Keith Dagg, President  
Keith Dagg Consulting Inc.

[REDACTED]

---

**From:** Kaitlyn Shynkaryk [REDACTED]  
**Sent:** January 9, 2024 2:02 PM  
**To:** Public Hearings  
**Subject:** Roundhouse Rezoning - REZ00729 - 355 Castherine St, 251 Esquimalt Rd, 200-210 Kimta Rd

Hello Council,

I would like to extend my support for the Roundhouse at Bayview Place Rezoning Proposal.

I believe that the proposed development will bring BC residents one step closer to minimizing the current housing crisis in Victoria and surrounding areas. As the demand for housing continues to increase, supply should follow. This will allow young adults like myself to have more variety in the market and most importantly, gain the ability to purchase an affordable residence in the future.

The proposed development has a lovely design and it will guide in fuelling economic growth.

Thank you for your time.

Kind regards,

Kaitlyn Shynkaryk  
Student at the University of Victoria



[REDACTED]

---

**From:** Leslee Farrell [REDACTED]  
**Sent:** January 9, 2024 2:50 PM  
**To:** Public Hearings  
**Subject:** : IN SUPPORT OF Roundhouse Land Rezoning Application-#REZ00729

Dear Mayor and Council,

I am writing today in support of this Rezoning Application for many reasons.

I have lived in the Inner Harbour of Victoria for over 20 years, both in the Inner Harbour, which is my current residence and previously on the Songhees.

I have been looking forward to this proposal since the inception of Bayview Place. I strongly believe it would bring not only usefulness but great pride to Victoria citizens.

I would love to see the rehabilitation of the Nation Heritage Railyards brought to life, and as a strong Arts supporter in Victoria, I believe it would add exciting venues and opportunities.

As an active real estate professional of over 40 years, I also see the benefits of the much-needed addition to Victoria's housing stock.

The generosity of the developer of Bayview Place should not be ignored or delayed any further, but celebrated.

This is an opportunity for our community in every way.

Respectfully submitted,

Leslee Farrell

---

LESLEE FARRELL | ASSOCIATE BROKER

**MACDONALD REALTY LTD.**

755 Humboldt Street | Victoria, BC | V8W 1B1

[REDACTED]  
[REDACTED] | [lesleefarrell.com](https://lesleefarrell.com)  
[Facebook](#) | [Instagram](#) | [LinkedIn](#)

**Farrell**  
& ASSOCIATES

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[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** January 9, 2024 11:51 AM  
**To:** Public Hearings  
**Subject:** FW: Amending the Community Plan Bylaw and the Zoning Regulation Bylaw

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[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

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**From:** Terie Vickers-Craig [REDACTED]  
**Sent:** Sunday, January 7, 2024 11:07 AM  
**To:** Maureen Lunden [REDACTED]  
**Cc:** Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Re: Amending the Community Plan Bylaw and the Zoning Regulation Bylaw

Spectacular. Seriously.  
May I share and are you interested in reading this aloud at the hearing?  
Terie Vickers-Craig  
CYA International  
[REDACTED]

On Jan 7, 2024, at 10:42 AM, Maureen Lunden [REDACTED] wrote:

I am having difficulty understanding why the City of Victoria is even considering these two amendments to accommodate the changes to the Roundhouse property development proposed by Kenneth Mariash, Sr.

I am writing to you individually, and copying the remainder of the Council, because of the three roles you personally hold: Victoria City Councillor, the councillor responsible for the "Neighbourhood Liaison for Victoria West", and the Vice-Chair of the Capital Region Housing Corporation, which is responsible for developing and managing affordable housing across the CRD region.

In these latter two roles specifically, and as an academic in the Department of Environmental Studies (a field that studies human interaction with the environment) at the University of Victoria, surely you will oppose these two bylaw changes.

1. Only 16% of the proposed residential units are 'below-market-price'. This project essentially does nothing to support affordable housing in Victoria.
2. The adopted Official Community Plan is based on the expert opinion of the City of Victoria Planning Department. Why would Council choose to ignore the advice of their own experts because a developer wants to change a previously approved plan for the Roundhouse development?
3. The Vic West Neighbourhood Plan represents the opinion of the citizens who live in this district. Have you, or any other councillor, engaged this organization in any way as part of your decision making process?
4. Traffic will be unmanageable inside the Songhees neighbourhood and accessing both Victoria City center and Esquimalt can already be difficult. Have you experienced the delays that already occur crossing the Blue bridge and the Bay Street bridge?
5. Parking is an issue on the Songhees. The recent addition of the Van Gogh exhibit on the Roundhouse site, accommodating only approximately 100 people at a time, created chaos on Kimta Road. What will happen when the project adds 1900 units to the area?

6. City planning staff have stated: "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." Why would City Council oppose their inhouse experts on such a basic issue and allow the density to more than double from 2.0:1 to up to 4.58:1?

7. A 32-storey building is out of character in any part of Victoria but particularly on an historic site like this one. This is out of character for the Victoria harbour. Why would you consider allowing the height to increase to 114 meters from 88 meters?

In closing, I ask you and your fellow council members to spend part of a day in Vic West, in the Songhees neighbourhood and on the Roundhouse site, so you can better understand the issues before you attend the public hearing on Thursday, January 11th. Then before you vote, give serious consideration to the content of the e-mails and letters you have received objecting to the proposed changes which you have received from your constituents who live in, or have an interest in, the property that will be affected by this proposed development.

Sincerely,

Maureen Lunden  
(Royal Quays owner and resident)



[REDACTED]

---

**From:** Matt Bullock [REDACTED]  
**Sent:** January 9, 2024 4:01 PM  
**To:** Public Hearings  
**Subject:** Bayview Place

Dear Mayor, Council, and staff,

I am writing to express my strong support for the Bayview/roundhouse project proposal that is coming before council on January 11. The proposal includes a good mix of housing, as well as retail and public space. As I understand it, the rail right of way will also be preserved, which I see as essential for the future transportation needs of the city as it continues to grow and we try to reduce transportation emissions.

I understand that there are some concerns about the height and density of the development, but I view these issues as positives in light of the current housing crisis. I urge you to approve the project.

Thank you,  
Matt Bullock  
1736 Emerson St



Dear Mayor and Council,

I am writing this letter regarding the Roundhouse Rezoning project, and my written action of support towards this movement.

As a student at the University of Victoria, I have recently been immersed in the housing market, due to my experience as a renter throughout my studies, and therefore, experiencing the unfortunate situation that our market is currently facing. I am writing this letter from the perspective of a student, and young, active member of the Victoria community.

After an in-depth review of the project goals and rezoning aspirations, along with the impacts that the community, students, and City of Victoria would feel from this project, I would like to express my support for the development proposal.

This project would drastically resolve certain supply and demand issues, making accommodation more affordable and accessible for the hardworking individuals within our community. The prior industrial area would be revitalized and transformed to better meet the needs of Victoria citizens.

I respectfully encourage the council to give this project the thorough consideration it deserves and hope to see it receive the approval necessary for this project to advance forward.

Sincerely,

Michael Kirk

**From:** Matthew Melnyk [REDACTED]  
**Sent:** January 9, 2024 1:39 AM  
**To:** Public Hearings  
**Subject:** Roundhouse Rezoning application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear all,

I have lived (on and off) and worked in Vic West for nearly a decade. I write in support of the rezoning application for the Roundhouse site. I have seen the plans and it is just what Victoria needs. Particularly now, when we are deep in a housing crisis. The hundreds of units that will fill this area will help alleviate some of the constant pressure. Big ideas and big projects are needed to solve big problems and this is one such project and idea. In my opinion, even more density should be allowed on the site. There is no site in Victoria better suited for density.

Apart from the obvious need for new housing in Victoria, I am generally a big fan of the project as currently presented. The vision is cohesive with its surroundings and will invigorate the neighbourhood. VicWest has seen a boom over the past decade with several condo developments progressing and additions such as the International Marina. It's quickly becoming one of the most sought-after areas to live. This project would be at the heart of Vic West's revitalization. I imagine sitting in the central plazas enjoying a coffee after enjoying a walk along the Songhees walkway. I like the way the building preserve the heritage structures and offer a contrast of modern and historic. I think the multiple buildings will form a beautiful skyline that adds some character to the city.

I am also concerned about the bizarre opposition from certain NIMBY groups regarding this property. These people do not speak for the majority of Victorians and particularly young Victorians. It is disheartening that some opponents wish to see considerable less density on this project when we could have a vibrant community.

I hope to see this project breaking ground soon.

Sincerely,

Matthew Melnyk

Associate

**Law** LEAGUE  
and WILLIAMS

Head office: #210-174 Wilson St. | Victoria, B.C. Canada | V9A 7N6

[REDACTED] [www.LeagueLaw.com](http://www.LeagueLaw.com)

Victoria | Vancouver | Kelowna | Nanaimo | Duncan | Campbell River

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** January 10, 2024 8:30 AM  
**To:** Public Hearings  
**Subject:** FW: Letter to Mayor and Council re. Roundhouse and Bayview Development Proposal  
**Attachments:** Roundhouse Proposal to Council.docx

[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

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**From:** Martin Segger [REDACTED]  
**Sent:** Tuesday, January 9, 2024 12:36 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Letter to Mayor and Council re. Roundhouse and Bayview Development Proposal

Martin Segger F.C.M.A.  
1760 Patly Place  
Victoria, Vancouver Island,  
British Columbia  
Canada V8S 5J5  
[REDACTED]

January 9, 2024

**Re: Roundhouse and Bayview Development Proposal**

Mayor Marianne Alto and members of Council.  
City of Victoria

*Madam Mayor and Councillors: Jeremy Caradonna, Chris Coleman, Matt Dell, Marg Gardiner, Stephen Hammond, Susan Kim, Krista Loughton, Dave Thompson.*

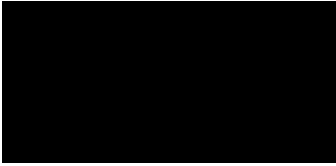
I wholeheartedly endorse the observations regarding this development which have been recently communicated to you by your former heritage planner Steve Barber, and former Senior Urban Planner, Chris Gower.

As a one-time member of the City's Heritage Advisory Committee some 25 years ago I well remember the extended and painful negotiations with CPR surrounding the retention of the E&N roundhouse complex which ultimately lead to its designation as a National Historic Site.

It was, therefore, with some anticipation that we awaited the rejuvenation of the complex that was continually promised by Mr Mariash – but not undertaken - at each stage of development. So will we now have wait on the completion of this so-called Phase II, another 20 or more years perhaps.

I would therefore suggest that, whatever the outcomes of your decisions regarding the current proposal, the revitalization of the roundhouse historic site be locked into the early build-out of the project as a requirement for any other future development approvals.

Sincerely,



Martin Segger

The Russells

1609 Pembroke St.  
Victoria, B.C.,  
V8R 1W4  
Canada

City Council,  
Victoria, BC.

re. Roundhouse Development

Dear Mayor and Council:

We are in complete agreement with the recent commentary by retired Heritage Planner Steve Barber *et al* regarding the Roundhouse project. (30 December 2023)

We have waited for several years, as one tower after another rose in VicWest, round the E&N Roundhouse, hoping, each time, for the promised restoration of the historic site. Finally a plan is released, only to completely surround and diminish the railway cluster.

Victoria has already lost far too many historic buildings, due to uncaring Councils mindlessly driven by "Density at any cost."

Housing is important. But not at the expense of cherished buildings that already exist.

Mr. Barber cites several developments that respect heritage. The initiative by the Jawl family in James Bay (Capital Precinct) is a fine example of what can be done, to the benefit of the whole community. The Jawls kept the low profile and not only promised to save the heritage components, but did so at the *beginning* of the project, earning the respect of James Bay residents.

At the Roundhouse site—celebrated on Canada's National Historic Register—the developers propose to completely overwhelm what should be the focus of the cluster, apparently regarding the 110-year-old buildings as an embarrassment, something to hide and disguise, rather than honour.

The site has such potential for educational, entertainment, and, yes, commercial use, with railway enthusiasts operating locomotives on the tracks, the turntable restored, and demonstration workshops in the buildings. See, for example, the Toronto Railway Museum, the Barrow Hill Roundhouse in the U.K., and the amazing French restoration, Rotonde Ferroviaire at Montabon.

City Council loses control (and citizens' respect) when it allows developers to build their mega-projects *first*, only restoring the heritage buildings as a grudging afterthought.

Bottom line: Who is running City Hall? The citizens, or the developers?

Yours sincerely,

Nick & Sharon Russell

cc. Times-Colonist;  
Hallmark Heritage Society.



January 8, 2024

Mayor & Council  
Vancouver City Hall  
1000 Burrard Street  
Vancouver BC  
V8W 1P6

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

Dear Mayor & Council,

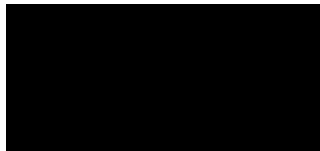
I live at 61 Kimta Road. My wife and I have lived there 4 ½ years after having previously lived in Oak Bay. The Vancouver West community has proven to be an ideal place to live. Most of our services and shopping are in comfortable walking distance, including downtown which is a delightful walk over the bridge.

From an urban development perspective, the main ingredient that is missing is more population density. The Docks development will make a difference, but by itself would not be enough. The Roundhouse site is now the last undeveloped land in the neighborhood and its redevelopment is long overdue.

Beyond creating much needed housing in an ideal urban location, the industrial site will finally be remediated, and the railway-related buildings restored and repurposed. I believe that the proposed residential density and height is essential to address the housing crisis and to support the proposed amenities. Council should reject any arguments against the proposed height and density.

I encourage Council to approve the re-zoning. This project will enhance the neighborhood, support the downtown core, and serve the greater Vancouver area helping to make this city truly walkable, vibrant, and sustainable.

Sincerely yours,



Peter de Hoog, Retired Architect AIBC

[REDACTED]

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**From:** Bryanne Kitagawa [REDACTED]  
**Sent:** January 9, 2024 1:43 PM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.  
**Attachments:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd..docx

Hello Sir or Madam,

I trust this message finds you well. I am writing on behalf of Ray Brougham, the President and CEO of Rainhouse Manufacturing Canada Ltd.

Attached, please find Rainhouse's official letter of support for the Roundhouse at Bayview Place Rezoning Proposal (REZ00729). This letter articulates our firm endorsement of the rezoning project, underscoring the significance of preserving historical heritage, fostering innovation, and supporting community engagement.

Should you have any additional requirements or require further information, please do not hesitate to reach out.

We appreciate your time and consideration in reviewing our letter.

Best regards,

Bryanne Kitagawa  
*Marketing Coordinator*

[REDACTED]

**RAINHOUSE MANUFACTURING CANADA LTD.**  
532 William Street  
Victoria, BC V9A 3Y9  
Canada

FROM IDEA TO DONE  
[Rainhouse.com](https://rainhouse.com)

January 9, 2024

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

Dear Sir or Madam,

I trust this letter finds you well. I am writing to express Rainhouse Manufacturing Canada Ltd.'s enthusiastic support for the Roundhouse at Bayview Place Rezoning Project (REZ00729).

As the CEO and President of Rainhouse, I am privileged to witness the positive impact that the Roundhouse has had on our community, particularly through our engineering competition. The Roundhouse Car Shop, with its unique blend of innovation, history, and cultural significance, has served as the prime venue for our competition since 2019.

The proposed rezoning, which includes the restoration of heritage-designated Roundhouse buildings, aligns seamlessly with Rainhouse's commitment to fostering innovation and supporting the next generation of engineers. Our organization is particularly passionate about this cause for the following reasons:

1. *Preservation of History:* The restoration project contributes significantly to preserving our community's historical heritage, ensuring the Roundhouse remains a symbol of innovation and progress.
2. *Fostering Innovation:* The Roundhouse Car Shop is integral to Rainhouse's engineering competition, providing a vital platform for local students to showcase their projects and fostering creativity and innovation.
3. *Community Engagement:* The rezoning project envisions the Roundhouse as a central hub for community engagement, aligning with Rainhouse's commitment to the growth and success of our community.

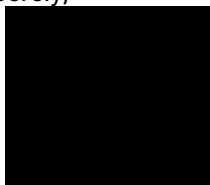
Unfortunately, due to venue constraints in 2023, we were unable to host our engineering competition, a loss felt not only by Rainhouse but also by the dedicated student teams and sponsors who contribute to the success of this event.

Our engineering competition is more than just a showcase; it's a celebration of talent, creativity, and the future of STEM. It provides a valuable platform for local students to exhibit their projects, network with professionals, and gain exposure to the exciting possibilities within the field of science, technology, engineering, and mathematics (STEM).

As we look ahead, we envision the Roundhouse Car Shop becoming a hub for innovation, education, and community engagement. By supporting this rezoning project, we are taking a significant step toward preserving history, fostering innovation, and empowering the next generation.

Thank you for your time and consideration. If you have any questions or require further information, please feel free to reach out. Together, let's contribute to the continued success and growth of our community.

Sincerely,



Ray Brougham  
*President & CEO*

RAINHOUSE MANUFACTURING CANADA LTD.  
532 William Street  
Victoria, BC V9A 3Y9  
Canada



FROM IDEA TO DONE  
[Rainhouse.com](https://rainhouse.com)





[REDACTED]

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**From:** Russ Jones [REDACTED]  
**Sent:** January 10, 2024 8:44 AM  
**To:** Public Hearings  
**Subject:** Re OCP Bylaw 2012, Amendment Bylaw (No 53) & Zoning Regulation Bylaw, Amendment Bylaw (No 1327) - no 23 - 110

Re: OCP Bylaw, 2012, Amendment Bylaw (No 53) - No. 23 - 109  
Zoning Regulation Bylaw, Amendment Bylaw (no. 1327) - No. 23 - 110

I am writing to oppose the above noted proposed Bylaw amendments. I own property at 60 Saghalie Road so would be impacted by the proposed changes.

As a preface my qualifications for my comments are based in part on living in the West End of Vancouver where there is significant density. Over 2 different periods I lived there for about 5 years.

The reasons I oppose the Bylaw Amendments are as follows:

1. In adequate Infrastructure:

There are several points under this heading:

a. Inadequate infrastructure for moving vehicles. A density of this size will result in a significant increase in the number of vehicles. These include passenger vehicles, delivery vehicles, vehicles that are used by persons carrying out their work (eg nurses), emergency vehicles to name just a few. All the streets surrounding this area are single lane. The ability of these streets to handle a significant increase in vehicles doesn't exist nor does the ability to increase the capacity to deal with increased traffic.

One of the critical infrastructure issues is bridges. The Bay Street Bridge is already at capacity at certain times of the day, resulting in backups along Bay Street, often to Government street. I can't see Victoria

expanding the capacity of the Bay Street Bridge. Nor can I see Victoria building another bridge across the Gorge waterway. The Johnson Street bridge is also at capacity at times of the day. The streets on the downtown side of the bridge are also incapable of handling additional traffic. Wharf Street is often reduced to a crawl. For people wanting to cross the Johnson Street Bridge from the James Bay area (e.g. government workers) towards Vic West in the afternoon rush hour (4pm to 6pm) are presented with several challenges. As noted above Wharf Street is at capacity, Government Street is closed to vehicles, Douglas Street has left turn restrictions in place and Blanshard has no advanced left turn traffic lights at Yates or at Pandora. If there will be significant additional housing built in the area around the legislative buildings, that will further add to the strain on the streets noted above.

b. Public transit. The public transit in the area is already marginal. As noted above the ability of the street infrastructure to handle a significant increase in traffic doesn't exist. This will result in a deteriorating quality of public transit due to increased travel times. Adding more buses won't improve the situation for a variety of reasons.

c. Alternative methods of travel. Given the proposed increased density, relying on a significant increase in pedestrian or bicycle is a false assumption. Particularly in the winter months of wet weather and early darkness.

d. On street parking. With the recent addition of bike lanes on Kitma Road the amount of street parking has already been reduced. It is beyond naive to think that the increased density will not result in additional demand for street parking. Additional street parking does not exist nor does the ability to increase it exist. Esquimalt Road does not permit street parking in the area close to the proposed density. Furthermore, given Victoria council's bizarre desire to reduce the amount of off street parking, should it wish to do so for this development, will exacerbate the need for street parking. North Vancouver tried to reduce the amount of off street parking in new developments and it was a complete failure. Why Victoria Council would think this development would be any different would be beyond comprehension.

e. The unique layout of Songhees makes the infrastructure issue worse. The West end of Vancouver has blocks that are relatively small and has numerous streets, including some that exit onto 4 lane streets. Songhees area has very few streets. Esquimalt Road, Kitma Road and Tyee Road. There are only 3 exits from Songhees those being Tyee, Sitkum and Catherine. That is totally inadequate for the proposed increased density. In addition, there is no left turn permitted from Bay street to Tyee from 4pm to 6pm. That means people heading to the proposed development are forced to use Bay Street/Catherine Street to access the development or turn left at Wilson from Bay, then right onto Tyee and then right onto Esquimalt, which is a very roundabout route. In summary the road infrastructure in Songhees is totally inadequate to handle the increased density.

## 2. Quality of life

a. Such increased density will decrease the quality of life for both existing residents of the area and the residents of the proposed development. On this point I speak from experience living in the west end. Much of the decrease comes from reduced exposure to sunlight, increased noise levels and congestion. Increased noise levels will come in part from the increase in emergency vehicle responses. I speak from experience on this, having lived in the west end of Vancouver.

b. Sunlight and views will be restricted. Development of such tall buildings will cast a huge sun shadow across much of the area. This is detrimental as noted in various studies upon the mental well being of individuals. My view is reinforced by today's rendering in the Times Colonist which shows the significant shadows created by the buildings. Imagine what that square will be like in the winter months. Almost no sunlight will be able to reach it. Victoria, unlike Vancouver, does not appear to have bylaws regarding view corridors. Consequently, such density will result in people seeing other buildings rather than the beautiful views of the inner harbour. Again, my view is reinforced by today's rendering which shows significant blockage of views.

### 3. Heritage Roundhouse Building

How Victoria council can even begin to consider an increased density proposal that would have a negative impact upon the Roundhouse and immediate area is mind boggling. Even more so given the number of architects that have spoken out against the increased density and its negative impact upon the Roundhouse.

### 4. Housing Affordability

While there is some affordable housing proposed, the increased density will do nothing for housing affordability. Looking at the recent article on housing assessments, quite a number of the high value assessments are in the Bayview development area next door. Accordingly, while producing numerous negative consequences, the increased density will do nothing for housing affordability.

I find it ironic that 1 day before the public hearing, an article appears in the Times Colonist supporting the proposal. No mention is made of the issues I have raised in this submission. I would love to know who contacted this person to write such an article which is obviously biased. Propaganda personified.

In summary, the proposed increased density proposal will do nothing to increase the livability in this area, in fact it will have the opposite effect. It will result in additional strains on Victoria roads, public transit and emergency services to name a few. Wrong proposal in the wrong place. And any negative impact on the Roundhouse is also inexcusable.

Respectfully

*Russ Jones*



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

**Subject: Letter of Support for Roundhouse Rezoning – REZ00729 – 355 Catherine Street, 251 Esquimalt Road, 200-210 Kimta Road**

Dear Members of the City Council,

I am writing to express my wholehearted support for the rezoning of the Roundhouse development project currently under consideration. Having had the pleasure of working with Ken and Patricia Mariash, I hold immense respect for their design abilities, quality of build, and visionary approach. The Roundhouse site's development presents a unique opportunity to significantly contribute to the growth, prosperity, and overall livability of Victoria.

The developer's commitment to diversity is evident in the inclusion of various housing types within the 1,870-unit project, most notably the inclusion of 215 affordable housing units. The incorporation of open, green, and public spaces, including Lime Bay, offering easy ocean access, adds to the project's appeal. Notably, the revitalization of the historic Roundhouse building is an exciting endeavor that not only transforms it into Victoria's version of Granville Market but also preserves the building's historic significance.

This project marks another chapter in the long and distinguished history of Focus Equities. It goes beyond being just a high-rise condominium complex, evolving into a comprehensive community. With retail and commercial spaces, restaurants, shopping areas, parks, playgrounds, trees, bike and pedestrian paths, and a childcare facility, this inclusive community is designed to cater to a diverse range of residents. From children to seniors, students to working professionals, and retirees, the community will represent a true melting pot of Canadians.

I wholeheartedly endorse this landmark development project, believing it has the potential to act as a catalyst for positive change in our city. The meticulous attention given to housing diversity, historical preservation, public spaces, environmental sustainability, and community amenities aligns seamlessly with local values. I am eagerly anticipating the realization of this project and the positive impact it will have on our community.

Thank you for your time and consideration.

Sincerely,

Wendy Berke  
DFH Real Estate Ltd

[REDACTED]

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**From:** star Search [REDACTED]  
**Sent:** January 9, 2024 12:57 PM  
**To:** Public Hearings  
**Subject:** Opposition to the Rezoning at Bayview Place.

January 9, 2024

To: The Mayor and all City Councillors of Victoria B.C.

**RE: Strong opposition to Rezoning Application for the Roundhouse Development Site at Bayview Place – REZ00729 #251- #259 Esquimalt Rd., 45 Saghalie Rd., 355 Catherine St. and #200 – 210 Kimta Rd.**

Please let it be known that I strongly oppose the Proposal in its current form. The changes from the original Proposal in 2008 are significant, outside the scope of the Official City Plan, and without the support of your city planners.

This development will detract from the charm of our fair city.

Please return to the original plan.

Sincerely,

Gladys Schreiner  
Victoria, B.C.

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** January 9, 2024 11:54 AM  
**To:** Public Hearings  
**Subject:** FW: Roundhouse/Bayview

[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

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**From:** Taylor Holmwood [REDACTED]  
**Sent:** Saturday, January 6, 2024 12:28 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Roundhouse/Bayview

Good afternoon, I am writing to implore you to approve any and all subjectivities which accelerate housing supply and availability for the above mentioned project in Vic West and beyond. I understand there is a member of the real estate board who is scheduled to speak on January 11th and remind you we as citizens of Victoria who do not benefit from such a position are screaming at the top of our lungs for more housing, and not a restrictive policy which benefits those already flush with wealth.

Kind regards,

Taylor Holmwood



[REDACTED]

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**From:** Transport Action Canada [REDACTED]  
**Sent:** January 9, 2024 1:59 PM  
**To:** Public Hearings  
**Subject:** Bayview Place development adjacent to E&N Rail Corridor

We are pleased to see that there is a proposal to construct new housing, including much needed affordable housing, in a transit-oriented location adjacent to the E&N Rail Corridor and Esquimalt roundhouse.

However, we would like to emphasize the importance of compliance with rail proximity guidelines for the future comfort and safety of residents, because the E&N rail corridor, while currently dormant, may be reactivated in the near future, if passenger and sustainable transport advocates like ourselves are heeded, or over the longer term as the growth of the Vancouver Island population makes the need for intercity and commuter transit unavoidable. We therefore wish to draw the City of Victoria's attention to the Railway Association of Canada's handbook: <https://www.proximityinitiative.ca/>

The site drawings for the project shared online by Bayview Place do not appear to show appropriate mitigations. We would encourage the city's planning and engineering team to review the Railway Association of Canada's proximity guidelines with the developers and the Island Corridor Foundation to ensure everyone is happy with the noise, vibration and safety aspects of future operation on the rail corridor with the equivalent of a WCE bilevel of a Venture train, and that nobody will be left facing a costly and unwelcome bill for future mitigation, which would inevitably cost far more than proactive measures. For example, the development could consider providing an elevated pathway or pedestrian tunnel to allow residents to safely cross the railway, and should build adequate levels of sound and vibration attenuation into the structures.

Sincerely,

Terence Johnson  
President, Transport Action Canada

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Transport Action Canada  
240 - 211 Bronson Ave  
Box/CP 858, Station B  
Ottawa, Ontario K1P 5P9  
[www.transportaction.ca](http://www.transportaction.ca)

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** January 9, 2024 11:58 AM  
**To:** Public Hearings  
**Subject:** FW: 251-259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and 200-210 Kimta Road

[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

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**From:** Tanner Payne [REDACTED]  
**Sent:** Tuesday, January 9, 2024 10:26 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 251-259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street and 200-210 Kimta Road

Dear Mayor and Council,

Last message was sent using the wrong file by mistake. Updated below:

I write to you today to show support for the proposal for the Bayview Place development.

I am a University of Victoria student with an interest in housing for the communities impacted by our crisis in British Columbia as a whole, more specifically Victoria, BC because we simply do not have enough housing; not to mention, enough affordable housing.

I have many friends and peers in the university age group (18-24 years-old) who honestly believe they will never own a home. Pity. It should be in the interest of Victoria as a growing business hub and, if I can say, one of the best locations for lifestyle in Canada to rapidly improve the housing crisis through increasing supply to the community as well as improving its land to best support a growing community.

The improvement of the Roundhouse site proposed by the applicant directly improve the condition of the housing crisis that the developer, like others, are trying to improve.

As I mentioned, Victoria is one of the best locations in the country for lifestyle. The change this proposal is aiming for is with intentions to enhance livability, create a place for community, and improve lifestyle in this location. This action and proposal shows integrity from the developers who are looking to better your community rather than suck dollars out of it.

I hope we can agree that Victoria is an incredible place to live. With the need for housing units, it only makes sense to simultaneously improve livable space and community areas. I want to encourage you to approve the amendment in question and thank you for your consideration.

Thank you,

Tanner Payne

*Student from the University of Victoria*

*and Resident of the Victoria Community*

Sent from my iPhone

[REDACTED]

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**From:** Victoria Kuhl [REDACTED]  
**Sent:** January 10, 2024 9:51 AM  
**To:** Public Hearings  
**Subject:** Donna Thomas letter of support for the Roundhouse Rezoning Application

Please accept this letter of support from Donna Thomas who was unable to write directly to you on email

Begin forwarded message:

**From:** [REDACTED]  
**Subject:** RE: My request for your support email today for the Roundhouse Rezoning Application  
**Date:** January 4, 2024 at 9:02:08 PM PST  
**To:** "'Victoria Kuhl'" [REDACTED] >

Vicki I totally support the Roundhouse Application. I am not very good at email but you can use my name and address to help the cause. I truly believe that it is good for the city of Victoria and for the community as a whole. A development like that finished off a planed community. I know some back lash is coming from people who all ready live there but they knew what the area was before they moved. The government has now put laws in order so the people who believe in (not in my back yard) will not be able to stop building much need homes to live in Hugs Donna

2744 Bowker  
Victoria BC V8R 2G

Hello, my name is Victor Mattu, and I strongly oppose the current rezoning proposal for the Bayview Roundhouse development.

I relocated from the lower mainland to Victoria in April 2023 and purchased a condo unit on Kimta Road, directly across from the Bayview Roundhouse development. Before making my purchase, I inquired with my realtor about the development signs on the site. She informed me that this project had been in a state of uncertainty for years and that it might be several more years before any progress was made. According to her, the development was supposed to consist of 5 towers, with the largest being 25 storeys, and include a market similar to Granville Island. This information was also suggested by the signage on the Focus Equities property. My partner and I believed that this development would harmonize well with the area and be a significant departure from Metrotown, the neighborhood we left, which was dominated by high-rise towers. To exercise caution, I checked the Vic West neighbourhood plan and discovered that the property had a maximum Floor Space Ratio (FSR) of 2.50 and a maximum building height of 22 storeys. Together with the signage on the Bayview property, this reassured me enough to proceed with my purchase.

Two months later, I received a notice from the City requesting my input on a proposed amendment to the Official Community Plan (OCP) for the Bayview property. Upon visiting the City's website, I realized that the proposed plan deviated significantly from the descriptions provided on the property signs. It was reminiscent of Metrotown all over again. Within a short period, a group of neighbors and I discovered that many people were unaware of the proposed 9 towers and the absence of anything resembling a Granville Island-type market.

Feeling deceived, we formed a group in early July called People for Sensible Rezoning (PFSR) and began informing the public about the actual proposal. We had slightly over three weeks until August 4th to express our opinions and submit them to the City. In that brief time, we received a total of 108 letters and gathered 1,082 signatures from paper and online petitions opposing the proposed amendment to the existing OCP. To provide some context, there were only 41 letters in favor of the amendment, with one of them coming from the applicant's business partner and wife. This translates to 96.7% against and 3.3% in favor.

Since August, our momentum has continued to grow as we inform the public through various media outlets and host town hall meetings.

Our group, as indicated by our name, is not against development. We would gladly welcome a development similar to the one Focus Equities was initially granted rezoning approval. However, many people recognize the current proposal as excessive. It diminishes a national heritage site by concealing it amid a cluster of large concrete towers. There is very little green space, and as we learned from the last Committee of the Whole (COTW) meeting, the developer's intended tree canopy cannot grow to maturity due to underground parking. These trees will have to be replaced before reaching maturity, undermining environmental considerations. With the wind tunnels and constant shade created by the towering cement structures, this development contradicts Victoria's reputation as "Canada's Garden City and more resembles a concrete jungle.

I relocated to Victoria because of its natural beauty, particularly the Songhees community. It is impossible not to fall in love with this area as you stroll along the waterfront, observing otters, birds, kayakers, occasional seals, passing deer, and even orcas. It is a magical place that distinguishes itself from all others. This is one of the reasons why Victoria was voted the number one city in the world by Conde Nast readers and the most liveable city in Canada by the Globe and Mail both in 2023, among many other accolades. People come to Victoria from all over the world to escape the reminders of big city developments that this proposed project will bring.

Mayor Alto, you have expressed your desire to transform the city. How does one transform perfection? Is it really by constructing an over-densified concrete jungle and adding 3,000 more residents, all under the guise of addressing housing needs? I think not and you have heard many agree with me. If you amend the OCP, the Songhees community will cease to be the Songhees. And yet, with proper planning by the right parties, this national heritage gem of a site could not only solidify Victoria's reputation as one of the world's most beautiful cities but also enhance the allure of the Songhees. I am calling on behalf of People for Sensible Rezoning for the Council to reject the rezoning proposal put forth by Focus Equities. You should hold them accountable under the current zoning bylaw and the Master Development that you both signed 15 years ago. You should respect the input of everyone who contributed to the Vic West Neighbour Plan which this proposal grossly offends. You should inform the proponent of the rezoning that it should build what was promised. The proponent bought the size and gambled once that the City would give in and rezone it for him and you did. But given a record of inaction the City cannot go along with his gamble a second time. To do so would make a mockery of our zoning bylaws and damage the City's credibility with the public. If the proponent really does not want to build the project, he can still sell his holdings right now and I dare say make a generous profit. That profit does not have to be egregious by you doubling his concessions again. I surmise there are others who would be more than willing to take it over right now. I strongly recommend this course of action to you. This course would give both parties, you and the proponent, some face in how what has become a very contentious rezoning, is resolved. Once again, I strongly encourage you to see that and agree.

[REDACTED]

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**From:** Aidan McCulloch [REDACTED]  
**Sent:** January 10, 2024 9:31 AM  
**To:** Victoria Mayor and Council; Michael Angrove; [REDACTED]  
developmentservices@victoria.ca; Public Hearings  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

Mayor Marianne Alto and Councillors:

I am in support of the Bayview RoundHouse Project in Victoria West and ask that you support the proposal.

It frustrates me to see density and height fright once again dominating the narrative in the media in regards to this project. As a young adult who has navigated the housing crisis first hand, I feel that the site is contextual to the Vic West neighborhood and the current housing reality we live in. Proposals for towers are being considered in the Royal Oak neighborhood of Saanich and Langford continues to densify. Height should be considered where amenities are substantial.

In the case of the Roundhouse project, The designs of the renovated heritage buildings and new plaza with shops proposed by this project are excellent. The public realm created by this proposal is exciting and inviting. The project has a large affordable housing component within a wealthy neighborhood, and supports car free lifestyles. Having lived on the border of Esquimalt and Vic West, I can say for certain I support new quality urban space that is more than a strip mall parking lot or a grassy (usually soggy) park.

The site offers more reasons to explore by foot and by bike, and provides new homes to an already modern/industrial neighborhood, and supports additional community density. Allowing height in an area close to the historic downtown for a well designed and interesting public realm is a reasonable choice.

While I no longer live in the community, I expect to return in the near future.

Thank you,

Aidan McCulloch

2211 Meredith road

Nanaimo, British Columbia

[REDACTED]

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**From:** Brij Charan [REDACTED]  
**Sent:** January 10, 2024 10:20 PM  
**To:** Public Hearings  
**Subject:** Rezoning application # REZOO729 - The Roundhouse at Bayview Place - 355 Catherine Street

Hi there.

Just wanted to show that I support the rezoning of the new roundhouse development.

Brij Charan  
209-100 Saghalie Rd.  
Bayview one.

Brij Charan  
Owner, Brij Charan Photography  
<https://www.instagram.com/brijcharanphotography/>



[REDACTED]

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**From:** BARBARA CHIPEUR [REDACTED]  
**Sent:** January 10, 2024 4:19 PM  
**To:** Public Hearings  
**Subject:** I support the land rezoning application REZ00729 for the round house at Bayview Place  
- 355 Catherine Street

Dear City of Victoria Development Services,

We live within a 200 meter radius of the above noted property and we are familiar with the site. We are in support of increased height to provide as many homes as possible on that land and I am in support of more density to create those homes.

Taller, thinner massing for multi-residential buildings is better for the neighboring view corridors and the land that is made available at the base of those buildings for the use of the public. The above noted site has more amenities than any other similar application of which I am aware and, therefore, should receive as much height and density as possible so as to accomplish the goal of finishing the Roundhouse at Bayview Place Community in which I live. It has taken far too long and the community is long overdue for the housing options that the above noted development will make available. There is a severe housing shortage and the development will help address the shortage.

Signed,  
Dr Barbara Chipeur  
607, 100 Saghalie Rd  
Sent from my iPhone

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** January 10, 2024 12:14 PM  
**To:** Public Hearings  
**Subject:** FW: Roundhouse Bayview Place support

[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

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**From:** Cord Corcese [REDACTED]  
**Sent:** Wednesday, January 10, 2024 1:42 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Roundhouse Bayview Place support

Hi Victoria Council,

I'm writing in support of the Roundhouse/Bayview Place development.

First off it provides much needed housing in a very centrally located location that's very easy to walk downtown, and has great biking and transit connections to other major job centres and post secondary schools. It is unfortunate that the total unit count got lowered from earlier proposals, but getting more housing as soon as possible is critical for the region's future.

Secondly, there's been many times where I've been wandering downtown with a friend or alone and I find myself naturally drawn across the Johnson Street Bridge into Vic West. Right now while Vic West is nice to walk around, there's a general lack of destinations. There are nice parks and public spaces, but not much in the way of commercial spaces aside from the rather car centric Westside Village. The commercial space in Vic West will make it feel like more of a destination in its own right, and make for a better walking experience between downtown and Esquimalt.

Finally, the project maintains the rail right of way which is quite valuable for the future. It also maintains the existing historical buildings yet modernizes them.

I urge council to approve of this development.

Thank you  
Cord Corcese

Bear Street

[REDACTED]

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**From:** CAROL HEWITT [REDACTED]  
**Sent:** January 10, 2024 3:10 PM  
**To:** Public Hearings  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd

Dear Mayor and Council

I would like to express my support for the proposed Rezone for Phase 2 of Bayview Place. The rezone will allow for a much-needed range of housing that will enhance the Vic West community and Victoria in general. In addition to market condos the new plan will provide rentals and more importantly an affordable housing component to assist lower income workers.

Prior to retiring I was a healthcare professional and one of my responsibilities was recruiting nurses and support workers. While many wanted to move to Victoria most were deterred by the lack of availability of housing and if found the high cost of either renting or purchasing. While this rezoning won't cure the issue, it will go a long way toward providing a solution and the city needs every home it can get for every level of income.

In addition to housing the net benefit will be the long-awaited completion of the historic Roundhouse buildings. We fully understand the delays associated with work required to restore and rejuvenate the structures to a usable condition. With your approval the project can get underway with the soil remediation followed by construction. The sooner this happens the sooner residents of the Songhees and Vic West will be able to enjoy the communal gathering spots like the Roundhouse Plaza and walking/bike paths leading to it.

Please approve the rezone, the city needs this project to proceed on many levels.

Yours sincerely

Carol Hewitt

353 Beckley Ave

Victoria

[REDACTED]

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**From:** Daniel Melnyk [REDACTED]  
**Sent:** January 10, 2024 6:51 PM  
**To:** Public Hearings  
**Subject:** LETTER IN SUPPORT of the Rezoning Application for Increased Density and Height at 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road – REZOO729 – The Roundhouse at Bayview Place – Phase 2

Dear Mayor and Council:

I am writing to express my strong and continued support for the rezoning application (REZOO729) for increased density and height at 251 Esquimalt Road, 355 Catherine Street, and 200 Kimta Road – The Roundhouse at Bayview Place – Phase 2.

Having resided within a 200-meter radius of the subject property for 13 years, I am intimately familiar with the site and believe that this development presents a rare opportunity to address our community's pressing housing needs.

As I wrote in my recent article (<https://www.timescolonist.com/opinion/comment-roundhouse-proposal-for-vic-west-would-ease-the-housing-crisis-8065775>) published in the Times-Colonist, embracing more homes through increased housing density with this development is not just a necessity but a rare opportunity for us to address the pressing housing and climate crises. It will also strengthen our downtown, which is clearly struggling.

In the midst of the housing crisis, this development presents a chance to provide many badly needed new homes, a blessing for a community grappling with the reality that we just haven't been building nearly enough.

Further, these homes would include a thoughtful mix of market apartments, rental and affordable housing, all of which we also badly need.

The proposed affordable housing provider recently referred to the land donation in this project as “game changing” and “once in a generation.”

Too often, we treat increased height density as a bad thing instead of recognizing it as more homes for people and more support for local business. We've seen over and over that without enough local population, retailers won't come or can't survive if they do.

I've observed the Roundhouse visionaries, Patricia and Ken Mariash, constantly demonstrate a genuine commitment to listening to and speaking with our neighbours. This application reflects that commitment and incorporates the community's feedback. It also offers the city more public benefit than rezonings require, including daycare for 20 years that was requested at the Committee of the Whole Meeting and the additional rental housing that council requested.

I urge you to consider these specific points as you review and make decisions regarding the rezoning application. It represents a significant opportunity for positive change in our community, and your

support will contribute to a more inclusive, vibrant, and sustainable future for Victoria.

In closing, I implore you to embrace the transformative potential of The Roundhouse project. The decisions you make today will shape the future of Victoria, and by supporting this initiative, you have the opportunity to lead the city in taking truly transformational action. Let us work together to create a legacy of progress, inclusivity, and prosperity for generations to come.

Thank you for your time and consideration. I trust that your decision will reflect the best interests of our community and its future.

Sincerely,

Daniel Melnyk  
814-100 Saghalie Road  
Victoria, BC V9A 0A1

[REDACTED]

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**From:** Dirk VanderWal [REDACTED]  
**Sent:** January 10, 2024 3:45 PM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

Dear Mayor and Council,

I wish to share my support for the proposed Roundhouse rezoning at the Bayview Site in Vic West.

For a city that has invested as much as Victoria has in place-making, new housing stock across the affordability spectrum, residential development that is poised for car-less and car-light lifestyles, sensitive heritage preservation, as well as building up a vibrant waterfront destination around the Inner Harbour, the proposed rezoning is, in my opinion, a no-brainer, as it touches each of these aims.

It is unfortunate that groups of residents have decided to target and publicly decry this proposal. As a longtime resident of Fairfield, I often encountered a ‘drawbridge’ mentality toward housing stock among those who are resistant to change as a default stance, even when change would result in a betterment of the city for all. It is not hard to imagine how the end result of the Roundhouse proposal would not be a dynamic, inclusive, magnetic new hub of culture, commerce, and residents upon lands which have sat empty and derelict for too many years.

I have looked over Victoria’s skyline many times and marvelled that each constituent element, each building, each landmark, represented an individual’s vision brought to reality. The Focus Equities / Bayview team have envisioned a new life for this superlative location which has earned my support for its evident alignment with the City’s vision for itself. I strongly encourage this Council to vote in support of bringing their well-considered vision to reality.

In thanks for your service to our city,

**Dirk VanderWal**

Managing Broker | REALTOR®,  
Newport Realty Ltd.  
1144 Fort Street, Victoria, BC V8V 3K8

Chair-Elect,  
Victoria Real Estate Board

[REDACTED]  
[REDACTED]

# IN SUPPORT



Huntingdon Manor  
Pendray Inn and Tea House  
330 Quebec Street  
Victoria, B.C., V8V 1W3

January 10<sup>th</sup>, 2024

**Regarding: Roundhouse at Bayview Place - 355 Catherine - Application # REZOO 729**

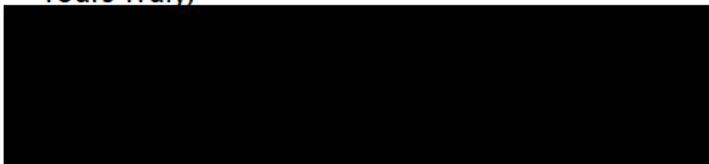
Dear City and Council,

I am writing to urge City Council to allow more density and more height for the Roundhouse land rezoning application Phase 2. The successful Phase 1 is all the proof required for me to be in FULL SUPPORT of this application.

This historic housing crisis requires homes for everyone, and this is the best land to provide multi residential homes close to downtown and is long overdue for required support.

I thank you for your consideration.

Yours Truly,



Authorized Signatory of Huntingdon Manor Hotel  
Erin Cassels; General Manager  
330 Quebec Street, Victoria, B.C., V8V 1W3



*General Manager, Huntingdon Manor Hotel and Pendray Inn and Tea House  
Treasurer, Hotel Association of Greater Victoria  
Director at Large, British Columbia Hotel Association*



[REDACTED]

---

**From:** Eric Findlay [REDACTED]  
**Sent:** January 10, 2024 5:00 PM  
**To:** Public Hearings  
**Subject:** Re: Rezoning Application 00729

Dear Mayor and Council,

I write with my support for the proposed rezoning application 00729, the development at 251 Esquimalt Rd, 351 Catherine St, and 210 Kitma Rd.

I believe the developer has gone to sufficient lengths to incorporate public and city recommendations, and that council should be agreeable to move this project forward with the increased density and height as proposed.

Completion of this project in the proposed form will be a positive for the community and the city overall, especially when considering the railway roundhouse protection for many to enjoy for years to come.

Sincerely,  
Eric Findlay  
401-740 Hillside Ave,  
Victoria.

**Eric Findlay**  
President



**Sheret.com**

**ANDREW SHERET LIMITED**  
**Victoria Head Office**

#401 - 740 Hillside Ave  
Victoria, BC V8T 1Z4



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[REDACTED]

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**From:** Ellen Reynolds [REDACTED]  
**Sent:** January 10, 2024 11:15 AM  
**To:** Public Hearings  
**Subject:** Submission re: the public hearing January 11, 2024  
**Attachments:** EReynolds\_Letter\_20230109.docx

[Letter is also attached]

To Mayor Alto, City Council members and staff,

My partner and I (and our two cats) are residents of Bayview Place and we are writing to strongly oppose the proposed amendment to the Official Community Plan (Amendment Bylaw No. 53) and the proposed amendment to the Zoning Regulation (Amendment Bylaw No. 1327).

Back in 2015, we took the leap to put down a deposit on a condo in Phase 2 of the Bayview Place development in Vic West – long before the building even existed. We visited the presentation centre and were wowed by the developer’s vision for Victoria’s version of Granville Island. It sounded great and we watched as the building took shape over the next 3 years. Since taking possession and moving in on a snowy day in February 2019, we have enjoyed our home overlooking the dog park and the harbour and are grateful for the original vision of Focus Equities that made this a reality.

In more recent years, we participated in the public consultation and “visioning” at the presentation centre and several information meetings -- to learn about what was being planned for the future and to give our input. Fast forward to the recent development proposal -- 5 buildings have become 9, density doubled and heights increased up to 32 storeys. This is too much. It does not fit with the community and neighbourhood plans, it will dwarf the nationally recognized heritage buildings on the site, and does not adequately address the impacts on traffic and the surrounding area.

Importantly, the development would likely not even address the need for affordable housing – the main rationale for the proposed amendments. There are no guarantees that any of the proposed units will actually be affordable. The proposal does not meet the current standard for affordable housing in new builds. And affordable housing should be integrated, not ghettoized in a single tower. Council staff will be well aware that this is a regressive approach to housing and this part of the proposal is a large red flag.

Our opposition to the proposed bylaws is not because we are worried about losing our view of the Sooke Hills. We knew that would happen. And nor is it because we are opposed to development or the need to increase density. We are opposed because these changes would undermine Victoria’s Official Community Plan – a plan that took years to develop with input from experts, staff and the public.

The OCP sets out a 30-year plan for sustainable and healthy communities, with forward-looking transportation infrastructure, consideration of heritage sites, and much more. It even provides for the possibility of increasing density beyond the current plan – within recommended limits. The proposed development would go far beyond those limits.

Any major change to the OCP should NOT be in response to significant and unrelenting pressure from a developer as it is in this case. The fact that these amendments are against the advice of staff is yet another large red flag.

Council members, we appreciate that you have taken on a challenging job and that you no doubt entered local government with the intention of helping make Victoria a better place for all – for the public good. Focus Equities has had an amazing vision for this parcel of land adjacent downtown, and its rare heritage buildings. As a business, Focus Equities also needs to make a profit. That is as it should be and the company is to be congratulated for its successes. However, Council members, it is your responsibility to regulate and set limits according to the approved community plans and regulations. Often that means saying no to development proposals. We are relying on you and your staff to do so in this case.

We strongly urge you not to pass these two Bylaw Amendments, to listen to the City staff, and to go back to the OCP for guidance as you work with the developer to approve a plan that respects the principles and limits of the OCP. At the risk of sounding melodramatic, the future of Victoria depends on it.

Sincerely,  
Ellen Reynolds and T Martins  
Bayview Place  
Victoria, BC

[Redacted signature line]

[Redacted signature block]

[REDACTED]

---

**From:** Frances Grunberg [REDACTED]  
**Sent:** January 10, 2024 3:45 PM  
**To:** Michael van der Lee  
**Cc:** Public Hearings; Tina Van Der Lee  
**Subject:** Re: Development permit for the Roundhouse district

Excellent letter! I will send one in too.  
Fran

On Jan 10, 2024, at 2:58 PM, Michael van der Lee [REDACTED] wrote:

As owner/occupiers of a condo at the Encore (60-Saghalie road) we wholeheartedly support their redevelopment plans for the Roundhouse district. It checks all the boxes for us:

- Will add many greatly needed new homes including below market affordable rental housing,
- It will allow more people to take advantage of our walkable neighborhood,
- Provides adequate density to support the viability of merchants in the marketplace,
- It will finally address the eyesore that occupies the site today,
- It will showcase Canada's railway history for visitors and residents alike,
- It will transform a primarily industrial area to a welcoming public space.

We are both retired and as dog owners we enjoy taking long walks in our neighbour hood. Even in the busiest times and seasons there is room for more people to enjoy the various public spaces.

We encourage you to vote in support of this project and get the shovels in the ground!

Respectfully yours,

Michael and Tina van der Lee

Sent from my iPad

[REDACTED]

---

**From:** Frederick Haynes [REDACTED]  
**Sent:** January 10, 2024 12:47 PM  
**To:** Public Hearings  
**Subject:** IN SUPPORT OF Roundhouse Land Rezoning Application-#REZ00729

From  
Dr. Fred Haynes -  
Past Mayor District Of Saanich  
5009 Prospect Lake Rd.  
Victoria  
BC V9E 1J5

[REDACTED]

**Dear Mayor and Council**

I am writing in full support of the application for the Bayview Place community.

This 20-acre Master Plan provides much-needed additions to the housing stock of Victoria. The plan includes provisions for affordable non-profit housing on land donated by Bayview Place.

It achieves rehabilitation of the National Heritage Railway yards. These derelict lands will be brought back to life with a blend of arts, culture and retail and draw in local support from the work-day and recreational foot traffic of residents and the broader community.

The completion of this leading urban development will create a vibrant addition to the city and establish a new residential and cultural center. It will add a fresh economy to Victoria's residential and commercial tax base, and stand as a hallmark of first-in-class urban development.

The increase of the FSR from 2:0 to 4:58 provides a tremendous opportunity for the Mayor and Council to show civic leadership in addressing the housing crises and improving the local economy, green amenities and jobs.

Kind regards,  
Fred Haynes

[REDACTED]

---

**From:** Victoria Mayor and Council  
**Sent:** January 11, 2024 8:24 AM  
**To:** Public Hearings  
**Subject:** FW: Voicing my support for the Roundhouse development

[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:** Finlay Mooney [REDACTED]  
**Sent:** Wednesday, January 10, 2024 5:31 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Voicing my support for the Roundhouse development

I am very pleased to see this barren piece of abandoned unused industrial land being revitalized into a new place for people to gather and live while at the same time protecting the heritage buildings that are on site and keeping the rail right away for future trains to once again roll through. I myself would love to live in one of these units that will be constructed over the next few years, I'm already saddened to hear that 400 units have been lost from this development, those could have been homes for up to 1,000 people, and the longer this land remains undeveloped the more people there will be struggling to find a place to live. So please approve this project so many more people can find a place to live and call home.

Sincerely, Finlay Mooney

[REDACTED]

---

**From:** Development Services email inquiries  
**Subject:** RE: In support of increased density and increased height at for the Roundhouse at 355 Catherine Street - REZ00729 - The Roundhouse at Bayview Place - Phase 2

Dear City of Victoria,

I write in support of the Land Rezoning Application REZ00729 for the Roundhouse at Bayview Place – 355 Catherine Street.

We live within a 200 meter radius of the above noted property and we are familiar with the site. We are in support of increased height to provide as many homes as possible on that land and I am in support of more density to create those homes.

Taller, thinner massing for multi-residential buildings is better for the neighboring view corridors and the land that is made available at the base of those buildings for the use of the public. The above noted site has more amenities than any other similar application of which I am aware and, therefore, should receive as much height and density as possible so as to accomplish the goal of finishing the Roundhouse at Bayview Place Community in which I live. It has taken far too long and the community is long overdue for the housing options that the above noted development will make available. There is a severe housing shortage and the development will help address the shortage.

Signed,

Gerald Chipeur

#607, 100 Saghalie Road

Dated January 10, 2024

**GERALD CHIPEUR, KC**

Providing services on behalf of a Professional Corporation  
**Partner**

**MILLER THOMSON LLP**

525-8th Avenue S.W., 43rd Floor  
Eighth Avenue Place East  
Calgary, Alberta | T2P 1G1

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[REDACTED]

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**From:** Chipeur, Gerald [REDACTED]  
**Sent:** January 10, 2024 4:26 PM  
**To:** Public Hearings  
**Cc:** Development Services email inquiries  
**Subject:** In support of increased density and increased height at for the Roundhouse at 355 Catherine Street - REZ00729 - The Roundhouse at Bayview Place - Phase 2

Dear City of Victoria,

I write in support of the Land Rezoning Application REZ00729 for the Roundhouse at Bayview Place – 355 Catherine Street.

We live within a 200 meter radius of the above noted property and we are familiar with the site. We are in support of increased height to provide as many homes as possible on that land and I am in support of more density to create those homes.

Taller, thinner massing for multi-residential buildings is better for the neighboring view corridors and the land that is made available at the base of those buildings for the use of the public. The above noted site has more amenities than any other similar application of which I am aware and, therefore, should receive as much height and density as possible so as to accomplish the goal of finishing the Roundhouse at Bayview Place Community in which I live. It has taken far too long and the community is long overdue for the housing options that the above noted development will make available. There is a severe housing shortage and the development will help address the shortage.

Signed,

Gerald Chipeur

#607, 100 Saghalie Road

Dated January 10, 2024

**GERALD CHIPEUR, KC**

Providing services on behalf of a Professional Corporation  
**Partner**

**MILLER THOMSON LLP**

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Eighth Avenue Place East  
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[REDACTED]

---

**From:** Gina Sundberg [REDACTED]  
**Sent:** January 10, 2024 9:11 PM  
**To:** Public Hearings  
**Subject:** Bayview Place

Hi,

I hope that the rezoning requests required to move forward with development on this site will be considered and not rejected.

The development so far, in this area has been an enhancement for the neighborhood. I believe the developer has a good vision for what is needed to make this area vibrant and an asset to Victoria.

I sell real estate, and must say that the buildings in this development, are some of the nicest in this city.

Although, the building heights are greater than what has been considered in the past, this may leave more green space and view corridors with future development in mind.

I would like to see this developer be able to continue and complete developing the plan for the area. It has been a long time since any development happened in this area. Certainly there has to be a way to move this forward, where all can feel comfortable doing so. I do believe there has been a lot of information shared publicly, that does not necessarily reflect what is being requested in this rezoning application.

Thanks in advance for taking the time to read this, Gina.

Gina Sundberg  
Royal LePage Coast Capital Realty-Oak Bay  
2541 Estevan Avenue  
Victoria BC  
V8R 2S6

[REDACTED]  
[REDACTED]  
[www.GinaSundberg.com](http://www.GinaSundberg.com)

[REDACTED]

---

**From:** Jean Abrahamson [REDACTED] on behalf of [REDACTED]  
**Sent:** January 10, 2024 10:08 AM  
**To:** Public Hearings  
**Subject:** OPPOSED to Roundhouse Rezoning and OCP amendment proposals - REZ00729

Hello;

As a resident in the Roundhouse area, I oppose the current Roundhouse Rezoning proposal. While development of this site is inevitable, the current proposal fails to provide what the community needs and wants. Please revisit the proposal with consideration in view of issues raised by the vast number of residents opposed to the above proposal.

Thank you.

Jean Abrahamson

[REDACTED]

---

**From:** Jim Bailey [REDACTED]  
**Sent:** January 10, 2024 1:18 PM  
**To:** Public Hearings; reception@bayviewplace.com  
**Subject:** Bayview Place expansion

Hello,

I am writing to support the expansion of the Roundhouse project. As a long term Victoria resident I remember the tank farms on the waterfront of the Songhees. I remember the shake plant at Lime Bay. And I remember the rundown roundhouse and the Esquimalt and Nanaimo Railway roundabout where they actually turned the locomotives around to return to the up Island tracks. The shining light in the neighbourhood was the Hadfield family's vision in the 1980's to create the restaurant/pub called Spinnakers.

Obviously the scene has changed with the present Songhees development especially with Bayview and their confidence and vision.

I encourage the council to vote for this project to help create much needed additional housing.

Kindest Regards,

Jim Bailey  
Royal LePage Coast Capital Realty  
[REDACTED]

[REDACTED]

---

**From:** Jane Butler McGregor [REDACTED]  
**Sent:** January 10, 2024 10:40 AM  
**To:** Public Hearings  
**Subject:** Yes to Roundhouse rezoning!

Dear Mayor and Council,

This City has been holding its breath for many years to finally see the development of the Roundhouse property....it is long overdue and anxiously anticipated. In my opinion, Bayview Properties is presenting a comprehensive development plan that encompasses all needs of the City and Community. I strongly urge you to support their rezoning plan and to finally allow this valuable land to become one of the major economic, residential, social and cultural drivers in this City.

Most sincerely,

Jane Butler McGregor

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** John Conlon [REDACTED]  
**Sent:** January 10, 2024 10:01 AM  
**To:** Public Hearings  
**Subject:** Roundhouse District \_ Opposition to the Rezoning & Official Community Plan Amendment

Attention The City of Victoria,

We are writing to provide input on the proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road. As residents of the Bayview Place / Encore, we **OPPOSE** the Public Hearing items No 23 - 109 & No 23 – 110 Rezoning and Official Community Plan Amendment applications.

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 53) - No. 23-109: To increase the height up to approximately 32 storeys and density up to 4.58:1 Floor Space Ratio for all of the lands known as 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road, and to replace the existing Roundhouse Design Guidelines with new design guidelines based on the current proposal.
2. Zoning Regulation Bylaw, Amendment Bylaw (No. 1327) - No. 23-110: To rezone the lands known as 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road by amending the CD-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,

John & Maureen Conlon

1405-60 Saghalie Rd  
Victoria, BC  
V9A 0H1

[REDACTED]

---

**From:** James Gray [REDACTED]  
**Sent:** January 10, 2024 6:59 PM  
**To:** Public Hearings  
**Subject:** Letter in support of Roundhouse at Bayview Place

Dear Mayor and Council,

My name is James. I live in Saanich (Maplewood) with my wife and work as a software developer in downtown Victoria. As a lifelong resident of the Greater Victoria area, I would like to voice my wholehearted support for the Roundhouse At Bayview Place apartment project.

This building is exactly the kind of housing of which we should be building lots more. I have lived in several apartments throughout Greater Victoria, but all of them were built pre-1980; we simply haven't been building nearly enough apartment buildings in the past 40 years, and it's time we caught up. This project presents a great opportunity to do just that. It's in a great location in vibrant Vic West, close to downtown and the Galloping Goose.

At 1900 units, this development presents a fantastic opportunity to provide housing for many people and families in a convenient location, and to make up for a lot of lost ground, as we have under-built housing for decades. I hope to see you approve this project, which will result in nearly two thousand homes, allowing many more folks to live in our wonderful city. Thank you for reading my email.

Sincerely,

James Gray



[REDACTED]

---

**From:** Jennie Keeran [REDACTED]  
**Sent:** January 10, 2024 10:18 AM  
**To:** Public Hearings  
**Subject:** Rezoning for Bayview

I am in full support of the land Rezoning application of the Roundhouse at Bayview Place - REZOO729 - 355 Catherine St.

Jennie Keeran  
2642 Capital Heights  
Victoria, BC

Jim Phillips  
379 Tyee Rd.  
Victoria, BC V9A 0B4

January 10, 2024

Mayor Alto and Council  
City of Victoria  
Sent via email to: [publichearings@victoria.ca](mailto:publichearings@victoria.ca)

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

To Mayor Alto and Council,

I wholly support Bayview Place's rezoning application. As both a neighbour to the project – residing one block away – and a resident of Victoria, I implore you to approve the application as submitted.

This project will benefit the broader community and its needs, and I ask that you consider those needs – that of the community – rather than the desires or qualms of a select few.

I ask this as we collectively tackle myriad crises – housing availability, housing affordability, climate, and mental health, amongst others. This rezoning proposal boldly pursues solutions to all of those, many of which also strongly align with the City's new strategic plan.

\*\*\*

*"We will make it easier to building housing – all housing – across the city, for everyone."*

The project would deliver 1,655 residential units, in addition to the land donation to the Greater Victoria Housing Society for the construction of an additional 215 units (totalling 1,870 units combined). The onus now falls on you, Mayor and Council, to deliver on the strategic plan and ensure those units can be built.

\*\*\*

*"We will create more parks, recreation and gathering spaces, and nurture arts, culture, music, sport and entertainment as they create an experiential city."*

~40% of the overall site will be dedicated as public and open space. 400 new trees will be planted. Heritage buildings will be revitalized. And otherwise stagnant and lifeless industrial lands will be remediated.

\*\*\*

*“We will grow our economic health and foster community vitality, working with small business to diversify our economy to fuel opportunities throughout our city.”*

Street-level retail, on-site childcare, and the aforementioned revitalization of heritage buildings and creation of new, useful public spaces where currently stagnant and lifeless industrial lands sit. I struggle to reconcile where this project falls short on cultivating community vitality.

These amenities not only support the project’s future residents, but all those in Victoria, Vic West especially. Vic West has failed to achieve the density required to support a vibrant hub to-date. This is evident in the multiple retail vacancies along Harbour Rd., namely where 9 Rounds Boxing and Trek have vacated in the last year, the uninspiring Westside Village Shopping Centre, which lost TD Bank recently, and the vacant ground-level spaces along Tyee that have sat vacant for nearly two years.

Businesses require customers and strategic locations to thrive, and the people and thoughtful planning that Bayview will bring support that.

\*\*\*

*“This strategic plan lays out Council’s embrace of Victoria as an evolving city, practically and realistically preparing for the extraordinary opportunities ahead.”*

This is an extraordinary opportunity – an opportunity to support our community with a master-planned community that is well thought-out and delivers exceptional public benefit. It is imperative that Council lead and demonstrate the great potential that our city has to embrace change and deliver on its promises.

\*\*\*

Many of you were elected based on platforms and promises centred on housing affordability, 15-minute communities, great/healthy neighbourhoods, and parks and public amenities. Bayview Place has ventured to achieve so much more than many others have or could. It is my sincere hope that you recognize the project’s potential and how it helps achieve countless community goals and approve it as submitted.

Please do not let the discontent of a few select individuals result in detriment to our community.

Respectfully,

Jim Phillips

[REDACTED]

---

**From:** Judy Rancier [REDACTED]  
**Sent:** January 10, 2024 11:56 AM  
**To:** Public Hearings  
**Subject:** The Roundhouse at Bayview Place #REZ00729

Re: The Roundhouse at Bayview Place  
Rezoning application#REZ00729  
Located at 355 Catherine Street

To City of Victoria

I am writing to you in support of the Roundhouse development.

I owned a business in downtown Victoria for 30 years. I was a resident of Vic West for almost 10 years. I am currently living outside the Victoria area, with all intentions of moving back within seven years.

My family and I enjoyed working and living in the core district of Victoria. One of the most attractive parts was how vibrant it is. Always having people around made it exciting and lively.

Development of the Roundhouse has been in process for so long. The neighbourhood has been waiting patiently for this gathering space. This is one of the only areas left so close to downtown Victoria where housing can be offered. This kind of population will feed into Victoria and also provide an attractive heritage location for new businesses.

This plan has thoughtfully considered the rehabilitation of the heritage buildings and the character of this area. It is providing the guide to reusing the land and buildings with what is now needed in our community. Housing, is a priority at this time, it is so desperately needed. Families, retirees, individuals, will all be seeking an opportunity to work, live and enjoy the Roundhouse. It will bring prosperity not only to itself but also directly to Victoria, Esquimalt and surrounding areas.

This development needs to proceed. It is bringing homes, a walkable lifestyle in a diverse community. Everything Victoria has been seeking. I look forward to moving back to such an area.

Sincerely  
Judy Rancier  
1319 Champions Court  
Victoria BC  
V9B 0R9

Sent from my iPad



101-1814 Vancouver Street  
Victoria, BC V8T 5E3

harbourcats.com @harbourcats

February 28, 2023

Mayor Alto, and Victoria City Council,

It is my pleasure to write to you as leader of an active, community-focused business in the city's stadium area in the north part of the City of Victoria, regarding the efforts to bring additional housing in the Vic West area and in particular the efforts of Focus Equities in the Bayview Place sector.

Without question, we are in a housing crisis, and the needs for people and families who live here, and those who will come here in the future, are diverse. There will be needs for single-person housing, for multi-person housing, and for the infrastructure to support their lives and employment. It will also be important to factor in that today's working culture is that people change careers often, finding new opportunities, and that may require them to be flexible in hours, in transportation needs, and in overall access and mobility – what we all are doing for a vocation today, may not be what we are doing in a year or five years or 10 years.

The Bayview Place developments have always been exciting for how Focus Equities, led by Ken and Patricia Mariash, value the heritage buildings and their inclusion in community planning. The Mariashes are visionary in the diversity of housing, from upscale to affordable options, and all those factors are included in the planning at Bayview Place.

Our community is growing, and we are vastly behind in providing housing for those who are wanting to come to Victoria, and those we want so they can become vibrant members who contribute to balanced growth. We are currently at an imbalance and playing catchup on housing, there is no question.

Density, proper usage of our finite space, and common sense allowances for living and transportation needs are what is needed now, and we support the efforts at Bayview Place. Certainly, we hope those who take up residence at this development become HarbourCats fans!

Thank you for the opportunity to present this letter, and I am glad to answer any questions you may have about this support.

Sincerely,

Jim Swanson  
Managing Partner  
Victoria HarbourCats Baseball Club

[REDACTED]

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**From:** Linda Bown [REDACTED]  
**Sent:** January 10, 2024 6:03 PM  
**To:** Public Hearings  
**Subject:** Bayview Public Hearing January 11th. In favour of Bayview

Re: Round House Bayview Rezoning

We feel the vision that Ken Mariash has for the property is one that they have refined for over twenty years - it seems like good fit and it's time they finish the job.

The Songhees and Bayview Phase 1 have been a good start. However, as it stands, from Esquimalt Road especially at night that area of Victoria West looks like an abandon industrial wasteland.

The site is ideal for higher densities with a short walk to downtown and surrounded by waterfront walkways and parks. Downtown is struggling, but with many more units within easy walking distance, it should give a boost to a lot of the shops. Victoria West is also desperately in need of services and with this type of transformation we might even get a bank or credit Union, or additional medical services.

Height is a concern but so is the size of the foot print that buildings take up, so if taller towers allow more space for people and view corridors it's a reasonable trade off.

The project deserves to be supported and we believe it will transform Victoria West.

Our family home of over 60 years is almost next to the Bayview properties.

Over the decades we have always seen Victoria West treated as the "poor cousin" compared to other areas of the city and Bayview is in the process of changing that. What other community in Victoria would place a high-risk homeless shelter in a warehouse on a residential street across from a family friendly Coop?

Please consider the application and let them get on with the job. It might finally give the south side of Esquimalt Road in Victoria West some badly needed respect and transformation.

Thank you, Tom & Linda Bown, 215 Russell Street, Victoria, B.C. [REDACTED]

Dear Mayor and Councillors,

My name is Linda Casano. I am firmly opposed to the current rezoning proposal for the Bayview Roundhouse development. I am one of the 1200 people who signed the information petition circulated by our community group PFSR (people for sensible rezoning) opposing this development.

I reside at 203 Kimta Road directly across from the Roundhouse National Heritage site.

I am not opposed to all development, my beautiful views will not be impacted and in fact according to Mr Mariash, as he's mentioned numerous times on camera and in person, my property value will double, if his project is rezoned. Unlike the developer I am not motivated by money, but more concerned with the ill affects this massive development will have on the Songhees community.

This project has been promoted in part under the guise of fulfilling the need for affordable housing in Victoria, This new rezoning proposal nearly doubles the existing FSR stated in the current OCP. This plan of nine towers including up to 3 hotels on 9 acres which includes the Roundhouse National Heritage site, is a gross example of over reach. This plan fails terribly as an answer to our need for affordable and the missing middle housing.

At the last COTW meeting on October 26th counsellor Dell referred to the provincial government target off 5000 new homes in Victoria over the next five years and asked a senior planner from development services how many units realistically from this project would be ready in that timeframe? I should also mention that counsellor Dell said currently the city was still 4900 homes away from its target. The senior planner replied that 200+ homes would be delivered in the first phase and another maybe 240 in the second phase. unless things were concurrently occurring on the site you'd probably in the next five years only see two

potentially three of these buildings started. The point being this project as it relates to the provincial housing five-year target is irrelevant. The city of Victoria has to find other sites in the city to deliver on this target.

As for affordable housing, Focus equities in exchange for two more towers and more density set aside a piece of land for the greater Victoria housing society to build its own affordable housing. The building will consist of 215 units which is 11.5% off the 1870 total units proposed for the site. Another 240 units or 13% is set aside from market rental. That leaves approximately 75% or 1410 units slated for luxury condos and luxury hotels. Victorians will have a hard enough time paying market rental prices never mind the amount required to live in a luxury tower. Most of these units will be sold to those from other parts of the world. In fact the Bayview project is currently being advertised in the accommodation listing on Victoria's tourism site. It is also being featured on the Greater Victoria Housing Society website. It gives one pause to think maybe they may know something that the citizens of Victoria don't and that this Public Hearing is just a formality and that this rezoning application is a fait de complis.

The project as it stands now will try to accommodate over 3000 people on a 9 acre site forever changing the beauty and tranquillity of the Songhees community. A big price to pay for a token attempt at affordable housing who's vary definition is open to interpretation. It begs the questions affordable housing for whom? and at what cost.?

By reconsidering this application and pushing the pause button on this rezoning, you the councillors and mayor can take time to heed the previous expert advise of your Heritage planners and City planners who advised against passage of this application. Giving time to create a smart growth project that complements and fits with the surrounding neighbourhood and Heritage Site.



Do not step into the fold of what has been dangled in front of you by this developer/subdivider applicant. Your job is to look out for the citizens of our city, abide by the expert unbiased findings of your staff and consultants. The decision you make with your vote will not only impact the type of growth for Victoria but will also cement your legacy. Please do the right thing and uphold the current zoning.

January 9, 2024

Dear Mayor and Council

RE: Roundhouse Rezoning – REZ00729 – 355 Catherine St. 251 Esquimalt Road, 200 Kimta Rd, 210 Kimta Rd

I am writing this letter to offer my full support for the rezoning of the above noted project.

This thoughtfully designed landmark development will bring over 1,800 mixed residential units to the market during a time where we have been experiencing an on-going housing shortage crisis. On top of this the developer is remarkably donating a building site to the GVHS where 215 units of below market rental housing will be made available to the community.

Not only will the project create numerous housing opportunities and employment it will also provide a thriving community with beautifully landscaped public open spaces and retail spaces for people to gather and connect.

With the proximity to Victoria, this will allow for easy walking and biking to amenities in the downtown core area and surrounding neighbourhoods.

This master plan has been incredibly well thought out with unbelievable attention to detail and I hope it receives the recognition and support it deserves.

Sincerely,

Laurie Finnigan  
Bayview One resident  
GVHS Board Member

[REDACTED]

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**From:** Leslie Glazier [REDACTED]  
**Sent:** January 10, 2024 1:32 PM  
**To:** Public Hearings  
**Subject:** In Support of Roundhouse Land Rezoning Application #ERZ00729

Dear Mayor and Council

I support this application as a viable revitalization of the site which will provide housing and commercial development which will complement and support the downtown core.

Leslie Glazier  
2811 Tudor Ave

Sent from [Mail](#) for Windows

Lynn MacDonald  
903-75 Songhees Road  
Victoria, B.C. V9A 7M5

January 10, 2023

Dear Mayor & Council:

### ROUNDHOUSE AT BAYVIEW PLACE REZONING

I wholeheartedly support the Bayview Rezoning Project! I have been a resident of the Songhees since 1990 and have obviously seen extensive changes that have occurred over the years. Patty & Ken Mariash should be applauded for their vision and determination to see this project completed. Significant community amenities are going to be realized from the approval of this development and we desperately need the housing in Victoria.

I know that not everyone agrees on large projects in their neighbourhood and the “not in my backyard” agenda always comes into play. **BUT** I have been absolutely astounded by the amount of total misinformation and blatant lies that the opposition has been sending out to try and sway public opinion against this project. Notices are being put on people’s cars, mass emails sent out, signs on telephone poles, and totally erroneous ads being taken out in the paper and websites totally full of false information. Unfortunately all too many people have been swayed by these lies and misinformation. **I personally have been threatened when I refused to be swayed by this**

**group.** Healthy debate is always good – but to me this behaviour is borderline criminal in nature.

Patty & Ken Mariash have been outstanding residents in Victoria and I am proud of their accomplishments and the significant charitable donations that they have made over the years.

Almost all developers hide behind numbered companies and are never seen again after the projects are completed – and in the Songhees so many projects ended up being completed by other developers when money ran out and significant deficiencies had to be completed under the Provincial New Home Warranty Program. The Bayview buildings are QUALITY buildings and one must appreciate the “open door policy” that the Mariash’s have always adhered to but more importantly – they actually LIVE in the first building that they built and are an actual part of the community that they are building and continue to serve on their Strata Council as volunteers.

The retail component and the many public amenities are going to be such a welcome addition to our neighbourhood.

I urge you to stand up for what Victoria needs – quality developments that create a sense of community and provide REAL housing and social amenities that are crucial to a healthy neighbourhood. Do not bow to the bullying tactics of the opposition.

The Roundhouse is a great development in a great neighbourhood and we have been waiting long enough for this project to be given the green light. Please approve this rezoning – Victoria needs this to move forward.

[REDACTED]

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**From:** E M [REDACTED]  
**Sent:** January 10, 2024 8:01 PM  
**To:** Public Hearings  
**Subject:** IN SUPPORT OF Roundhouse Land Rezoning Application-#REZ00729

**Dear Mayor and Council**

**A much-needed addition to Victoria's housing stock. A non-profit housing provider can build housing on land donated by Bayview Place.**

Lane Major

[REDACTED]

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**From:** Mark Breslauer [REDACTED]  
**Sent:** January 10, 2024 2:02 PM  
**To:** Public Hearings  
**Subject:** IN SUPPORT OF Roundhouse Land Rezoning Application-#REZ00729 at Bayview Place

Dear Mayor and Council (City of Victoria),

I am writing to express my strong support for the proposed Bayview Place community.

The vision for the site seems amazing and so complementary with what an incredible urban centre (and capital city) should be.

Of paramount importance is the critical need for housing. Given proximity to downtown, it can only be a "win-win".

I am aware there are many opinions but I'm hoping the solid cost-benefit analysis in support of this development will prevail.

Sincerely,

Mark Breslauer  
209 Kingston Street  
Victoria

[REDACTED]

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**From:** Maureen Goyeche [REDACTED]  
**Sent:** January 10, 2024 11:38 AM  
**To:** Public Hearings  
**Subject:** Feedback: proposed changes 251 Esquimalt Rd/ 355 Catherine Street/ 210 Kimta Rd

We currently live on Kimta Rd, i.e. between Cooperage and Paul Kane.

When we purchased our home, we were excited at the prospect of revitalized heritage buildings with retail. We were also aware of the housing piece of the development and agree that more attainable housing is necessary.

However, we strongly feel that the current proposed density, i.e. 9 towers some reaching 32 stories, is too much density for the area and the current services.

We are aware of the argument that the extreme density is necessary to make it viable. Viability is primarily the concern of the developer. We (citizens and council) need to also consider the livability of our city and ensure that future development is well-planned and designed so that it fits into the existing space and specific location. A scaled down version of the project would be fabulous!

Maureen & Ken



[REDACTED]

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**From:** Martina McComb [REDACTED]  
**Sent:** January 10, 2024 2:41 PM  
**To:** Public Hearings  
**Subject:** Proposed changes 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

While I have concerns about the density increase to 4.58:1, also realize 2:1 is unrealistic. That said, I support the bylaw change to the Official Community Plan Bayview.

Maureen McComb

[REDACTED]

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**From:** M. Salvador [REDACTED]  
**Sent:** January 10, 2024 11:36 AM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** "Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd

To Whom It May Concern,

As the homeowner of 101-60 Saghalie Road in Encore at Bayview Place, I am writing to share my support for the development of the associated property and would like to express additional support for the Roundhouse rezoning.

I have lived and worked in several capacities at Bayview Place since 2015. It is shocking and disappointing to see the delays in final phases of this project. I believe caused by multiple changes of council members and an overall misunderstanding of what is proposed for this land. It's time to give the residents of Bayview Place and Vic West the world class amenities which include safe public access to the historic Roundhouse. Mr. Mariash has the vision and drive to provide our community with a new residential development that melds beautifully with a historical site, why are we still waiting!? It's time to move ahead.

Bayview Place is in my opinion Victoria's most coveted location to live. The walkability and proximity to the city core allows for aging in place. But amenities are missing and needed. More homes are desperately needed and this land should be built out to help. It's time to move ahead with development. Please consider our current and future housing needs and approve the Rezoning of the Roundhouse. It's long overdue. It's time.

I am happy to discuss further and may be reached at the number below.

Sincerely,

Marlena (Turner) Salvador  
Owner of 101-60 Saghalie Road.  
[REDACTED]

[REDACTED]

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**From:** Michael van der Lee [REDACTED]  
**Sent:** January 10, 2024 2:58 PM  
**To:** Public Hearings  
**Cc:** Tina Van Der Lee; Frances Grunberg  
**Subject:** Development permit for the Roundhouse district

As owner/occupiers of a condo at the Encore (60-Saghalie road) we wholeheartedly support their redevelopment plans for the Roundhouse district. It checks all the boxes for us:

- Will add many greatly needed new homes including below market affordable rental housing,
- It will allow more people to take advantage of our walkable neighborhood,
- Provides adequate density to support the viability of merchants in the marketplace,
- It will finally address the eyesore that occupies the site today,
- It will showcase Canada's railway history for visitors and residents alike,
- It will transform a primarily industrial area to a welcoming public space.

We are both retired and as dog owners we enjoy taking long walks in our neighbour hood. Even in the busiest times and seasons there is room for more people to enjoy the various public spaces.

We encourage you to vote in support of this project and get the shovels in the ground!

Respectfully yours,

Michael and Tina van der Lee

Sent from my iPad

Nan Judd  
1121 Catherine Street  
Victoria BC V9A 3V6

Mayor and Councillors  
City of Victoria  
[publichearings@victoria.ca](mailto:publichearings@victoria.ca)

Dear Mayor and Councillors:

**Re: Rezoning Application and Associated Official Community Plan Amendments for 251 Esquimalt Road, 355 Catherine Street and 200-210 Kimta Road**

I am writing in support of the rezoning application and community plan amendments proposed by Focus Equities for the Roundhouse at Bayview Place project. Over the past nearly 18 years, as a resident of Victoria West, I have watched as the community, successive City Councils, and Focus Developments, struggled to develop a reasonable plan that: 1. best fits this challenging and unique piece of land; 2. delivers needed housing, and amenities; and 3. is acceptable to the immediate and greater community.

In all those years, I have not seen Ken Mariash, and his wife Patty—a tenacious couple with a proven commitment to the community—waiver from their original vision of a comprehensive signature development with welcoming community spaces in an innovative residential and heritage-laden setting. This vision refreshingly differs from the earlier development of the Songhees precinct with its variety of building styles positioned along Kimta Road with their ‘backs’ to the community of Victoria West. Unfortunately, this piecemeal design style, and positioning, has served to separate and distance Songhees residents from residents in ‘old’ Victoria West. Instead, the proposed Roundhouse at Bayview site will invite residents from ‘old’ Victoria West, and beyond, to join Roundhouse area residents in enjoying new retail and leisure opportunities; it will be inclusive rather than exclusive.

Inclusivity at the Roundhouse at Bayview development will be further enhanced by the proposed mix of housing types—affordable, rental and ownership—providing housing opportunities across income levels. The childcare space will add to the feeling that residents of all ages are welcomed into the space.

Another, perhaps controversial, thought about the Roundhouse at Bayview development proposal...for those who fear the density of the project will in some way detract from what Victoria means to them, please consider that density in this development area may require less density in ‘old’ Victoria—less in fill housing, secondary suites, multiple homes on single family lots—which some people seem to abhor just about as much as density.

Mayor and Councillors, I appreciate your thoughtful consideration of the rezoning application for the Roundhouse at Bayview development, and your willingness to forward the proposal for public review and comment—the pro’s and the con’s. (I am sure that you have heard and read a lot!) In your deliberation after the public hearing, I encourage you to consider:

- If not this development proposal, then what?
- If not now, then when?

You can’t please us all and this has been going on for long enough!

Sincerely,  
Nan Judd



Vic West Community Lawn Bowls Club

100 -180 Wilson Street, PO Box 45009

Westside PO, Victoria, BC V9A 0C3

Web Page-[www.vicwestbowls.ca](http://www.vicwestbowls.ca)

**January 7, 2024**

**Dear Mayor and Councilors:**

**Re: Letter of Support: Roundhouse Rezoning – REZ00729 – 355 Catherine St, 251  
Esquimalt Rd, 200-210 Kimta Rd.**

The Vic West Community Lawn Bowls Club strongly supports the above noted Rezoning proposal for the residential and commercial Roundhouse Development at Bayview Place in Vic West.

Approval by Victoria City Council for the development to proceed is decades overdue. The delay is viewed by many community residents, businesses, and visitors to the area as a wasted opportunity by City Council to spur the revitalization and remediation of this 10-acres of contaminated, former industrial land. A key element is the construction of over 1,800 sorely needed new housing (including rental) units along with over 200 affordable rental homes. Along with this new housing diversity it will provide further benefits including dedicated public open space; childcare facilities, bicycle and pedestrian connections; commercial and retail hubs; and, restoration of the existing heritage Roundhouse buildings all aimed at providing a vibrant mixed use community.

We believe, along with many of our community members, that the development will provide a strong impetus for the attraction and retention of people and businesses to the area and serve as a catalyst for economic diversity, growth and prosperity for the entire Vic West Community.

We are pleased to be a neighbor to this landmark project and look forward to it receiving approval.

Sincerely

*Original signed by*

Nick May  
Executive Committee - Sustainability  
Vic West Community Lawn Bowls



**From:** OzDel [REDACTED]  
**Sent:** January 9, 2024 5:01 PM  
**To:** Public Hearings  
**Subject:** Support for Densification at City of Victoria's Roundhouse Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Councillors,

I hope this email finds you well. I am writing to express my wholehearted support for the densification initiative at the City of Victoria's Roundhouse Project. This transformative development presents a unique opportunity to enhance our community in various ways, fostering a more sustainable and vibrant city for generations to come.

One of the key benefits of densification is the improved walkability it brings to our neighborhoods. By increasing population density, we create more opportunities for people to live, work, and socialize within a condensed area. This not only promotes a healthier lifestyle but also contributes to a more eco-friendly environment by reducing the reliance on automobiles, ultimately mitigating our carbon footprint.

The Roundhouse Project will undoubtedly enhance the livability of our community, transforming it into a dynamic and thriving neighborhood. While preserving the quaint charm of Victoria is important, introducing a more vibrant atmosphere will attract diverse businesses, cultural activities, and community events. This infusion of energy will not only benefit current residents but also make our city more appealing to newcomers, further enriching the fabric of our community.

Moreover, the addition of housing supply is crucial in addressing the ongoing housing affordability crisis. By creating more "roofs over head", we can help alleviate the pressure on housing costs and, in turn, reduce the risk of homelessness for vulnerable populations. This proactive approach ensures that we are actively working to prevent households from slipping through the cracks of our social support systems.

Additionally, for each unit added to the urban center, such as the Roundhouse, we are offsetting the pressure on the population to sprawl into surrounding suburban communities like Langford. This offsetting action not only prevents deforestation resulting from greenfield developments but also reduces commute times and carbon dioxide emissions for those who travel to Victoria for work.

Furthermore, the project offers a promising increase in the tax base. With more residents contributing to local taxes, there is a potential reduction in the tax burden on existing homeowners. This financial relief can lead to a more equitable distribution of municipal resources and services, benefiting the entire community.

In addition to these social and economic advantages, densification at the Roundhouse Project signifies a more efficient use of our limited land resources. As undeveloped land becomes scarcer, it is

imperative that we maximize the utility of available space. This project allows us to do just that, ensuring a sustainable and responsible approach to urban development.

Lastly, the densification initiative lays the groundwork for future improvements, including the possibility of making public transportation more economical. With increased density and a higher concentration of residents, public transit becomes a more viable and attractive option. This not only reduces traffic congestion but also contributes to a greener and more efficient transportation system for the entire community.

In conclusion, the Roundhouse Project presents a rare and valuable opportunity to address multiple challenges facing our community. By supporting densification, we are not only putting more roofs over people's heads but also fostering a more resilient, vibrant, and sustainable city. I urge you to consider the long-term benefits of this initiative and support its implementation for the betterment of our beloved Victoria.

Thank you for your time and consideration.

Sincerely,

Oz

Victoria Resident

[REDACTED]

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**From:** Priya Chellasamy [REDACTED]  
**Sent:** January 9, 2024 6:14 PM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** STOP BAYVIEW REZONING: Urgent Plea to Preserve the Character of Victoria West Neighborhood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From  
Priya Chellasamy  
60-903, Saghalie Road,  
Victoria, BC - V9A 0H1

To: Honorable Mayor and Esteemed City of Victoria Councillors.

Dear Members of the City Council,

I hope this letter finds you well. I am writing to express my deep concern and passionate appeal regarding the proposed development plan for Victoria West neighborhood. While I fully acknowledge the severity of the housing crisis we are facing, I strongly urge the City Council to NOT APPROVE the construction of nine tall apartment buildings, opting instead to uphold the original plan of five buildings and prioritize the development of the roundhouse.

Victoria West is more than just a collection of buildings; it is a community with a unique character and charm that must be preserved. The original plan, carefully crafted with community input, strikes a balance between addressing the housing crisis and safeguarding the neighborhood's identity. Increasing the number of tall apartment buildings risks compromising the essence of Victoria West and could have detrimental effects on the quality of life for current and future residents.

The roundhouse, with its historical significance and untapped potential, offers a distinctive opportunity for meaningful development. Repurposing this space could not only contribute to addressing the housing shortage but also serve as a cultural and community hub. By staying true to the initial vision of the neighborhood, we can create a sustainable and vibrant environment that meets the needs of the community without sacrificing its integrity.

Increasing the number of tall apartment buildings risks altering the landscape and eroding the distinct character that defines Victoria West. We must remember that while addressing the housing crisis is crucial, it should not come at the cost of sacrificing the identity and cohesion of our neighborhood.

I understand the pressing need for more housing, but I implore the City Council to



consider alternative solutions that align with the community's values. Perhaps exploring partnerships with affordable housing organizations, or utilizing other underdeveloped areas could be more suitable alternatives.

In conclusion, I urge the City Council to stand firm in its commitment to Victoria West's original plan, emphasizing the development of the roundhouse and maintaining the balance between addressing the housing crisis and preserving the unique character of our beloved neighborhood. I believe that, together, we can find creative and sustainable solutions that benefit everyone.

Thank you for your time, consideration, and dedication to the well-being of my community.

Sincerely,

Priya Chellasamy



Cheers,

- p

DESTINATION GREATER  
**VICTORIA**

Dear Mayor Alto and Council Members,

I trust this message finds you well. As the CEO of Destination Greater Victoria (DGV), I am writing to share our perspective on the Roundhouse at Bayview Place project. While DGV typically refrains from participating in residential land-use processes, certain aspects of this project align with our broader goals of fostering a vibrant, sustainable destination for both residents and visitors.

The upcoming public hearing before the Victoria City Council in January 2024 regarding the Roundhouse at Bayview Place redevelopment has caught our attention due to its potential impact on the visitor economy. Our focus, as considered at our December 2023 Board of Directors meeting, centers on two key aspects critical for the success of this development:

**Roundhouse Revitalization as a Priority Investment:**

We emphasize the importance of prioritizing the revitalization of the Roundhouse. This historic site, currently housing railway buildings and vacant contaminated soil, has the potential to become a vibrant hub with retail spaces and amenities that could be an attraction for residents and visitors alike. This transformation aligns with our vision of creating a dynamic and attractive destination.

**Preservation of Rail Lines for Future Rail Options:**

Multimodal transportation is a priority for Destination Greater Victoria. Residents and visitors need to be able to travel to our region, and throughout it, with ease and enjoyability. We support the preservation of the rail lines within the Roundhouse development to ensure flexibility for potential future rail options, in alignment with our broader goal of fostering sustainable and interconnected transportation infrastructure. The completion of the E&N Rail Trail through the site will also be a welcome step forward.

While recognizing the need for more housing options, particularly for workers in our industry, we defer to housing and land-use experts for detailed discussions on the residential aspects of the project. We are open to providing insights on the type of hotel properties well-suited for the marketplace. There is certainly a need for more hotel rooms in the region, however, without specific details, we are unable to offer concrete comments on the hotel element currently. We remain open to offering additional insights as more information becomes available.

We appreciate the opportunity to provide input on the Roundhouse at Bayview Place development. Thank you for your dedication to the continued enhancement of our community.

Sincerely,



Paul Nursey

CEO, Destination Greater Victoria

DESTINATION GREATER VICTORIA

Mailing address: Suite 600 – 765 Broughton Street, Victoria, B.C. Canada V8W 1E2

Visitor Centre: 812 Wharf Street, Victoria, B.C. Canada V8W 1T3

[REDACTED]

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**From:** Phil Parks [REDACTED]  
**Sent:** January 10, 2024 12:46 PM  
**To:** Public Hearings  
**Subject:** Application REZ00729 - Roundhouse at Bayview Place - 355 Catherine Street, 251 Esquimalt Road, 200 Kitma Road, 210 Kitma Road

January 10, 2024

Attention: City of Victoria, Mayor and Council

Re: Rezoning Application REZ00729 - Roundhouse at Bayview Place - 355 Catherine Street, 251 Esquimalt Road, 200 Kitma Road, 210 Kitma Road

To Whom It May Concern:

I am in support of Rezoning Application REZ00729 — Roundhouse at Bayview Place — 355 Catherine Street, 251 Esquimalt Road, 200 Kitma Road, 210 Kitma Road.

Sincerely,

Phil Parks  
#7 2620 Shakespeare Street  
Victoria, B.C. V8R 4G7

[REDACTED]

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**From:** Paul [REDACTED]  
**Sent:** January 10, 2024 6:13 PM  
**To:** Public Hearings  
**Subject:** Roundhouse Bayview Rezoning Project Support

**To: Public Hearing, Victoria, B.C., Canada**

Until recently, I have lived in a Songhees condominium. Then as now, I am interested in the area and its further development.

I have studied the proposed plan for the Roundhouse area and think that it is excellent, both in its residential and retail components. There is also adequate park and open areas.

Past projects by this development company have been quality structures in our City of Victoria.

As we all are aware, Victoria urgently needs many more housing units of all types. The Roundhouse Bayview Project would be a substantial part of filling this need.

I strongly support the project.

Paul Sullivan  
Victoria

[REDACTED]



Virus-free. [www.avg.com](http://www.avg.com)

January 9, 2024

**Mayor Marianne Alto and Members of Council, City of Victoria**

**Re: Roundhouse and Bayview Development Proposal**

*Madam Mayor and Councillors Jeremy Caradonna, Chris Coleman, Matt Dell, Marg Gardiner, Stephen Hammond, Susan Kim, Krista Loughton, Dave Thompson.*

We also wholeheartedly agree with and endorse the observations regarding this development which have been recently communicated to you by our colleagues, your former heritage planner Steve Barber, former Senior Urban Planner Chris Gower and Martin Segger, former Heritage Advisory Committee member.

We have the following comments for your consideration as you deliberate this rezoning application. Whatever level of approval is ultimately given to this application, any promises from this proponent must be reduced to legally bindable language. It is imperative the two most significant community promises- the revitalization and development of the Roundhouse and the construction and operation of affordable housing- must be legally locked into a mandatory and fully conditional first phase before further site development rights are earned.

Thank-you for your consideration.

Sincerely,

John R. Basey & Wendy Zink.

2241 Brighton Avenue



Victoria, B.C.  
V8S 2E9

[REDACTED]

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**From:** Russ Lazaruk [REDACTED]  
**Sent:** January 10, 2024 10:11 AM  
**To:** Public Hearings  
**Subject:** IN SUPPORT OF Roundhouse Land Rezoning Application-#REZ00729

Dear Mayor and Council,

I am writing to express my support for the Roundhouse rezoning application, part of the Bayview project. I believe the project will bring a number of benefits to Victoria including:

- Rehabilitation of the National Heritage Railyards brought to life with arts, culture, retail
- A much-needed addition to Victoria's housing stock
- A non-profit housing provider can build housing on land donated by Bayview Place

Yours truly,

Russ Lazaruk  
1711 Green Oaks Terrace, Victoria, BC V8S 2A9  
[REDACTED]

[REDACTED]

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**From:** Randy Mutch [REDACTED] on behalf of Randy Mutch  
**Sent:** January 10, 2024 11:22 AM  
**To:** Victoria Mayor and Council  
**Cc:** Development Services email inquiries; Public Hearings  
**Subject:** Rezoning and OCP Amendment - Roundhouse at Bayview Place  
**Attachments:** Letter to Mike Angrove Aug 4 2023 re REZ00729 Roundhouse at Bayview.pdf

Mayor Marianne Alto and Council:

I am a Vic West resident, living within two hundred meters of the Roundhouse at Bayview site. I write, again, to express my opposition to the Bayview Roundhouse Rezoning application being considered by Council on January 11th. I have attached my earlier letter to this email.

A few comments on the housing crisis, cited by both the developer and Council as justification for this rezoning. To be clear, I support new housing and increased density in Victoria. In Vic West, we already live these goals: by the city's data, in Vic West only 15% of residents live in single family homes; the remainder are in townhomes, rental buildings and strata buildings. Council must consider, however, if the rezoned Bayview Roundhouse project will meet the community's needs for homes that are affordable, rental focused and family friendly. I commend Council for advocating the addition of both affordable and market rate rental buildings to the Roundhouse project. Nevertheless, adding an additional 1500 strata units in tall high rise buildings, as proposed, will not solve the housing crisis. For forty years in Canada, with the support of local, provincial and federal government, developers have built millions of condos, while underinvesting in purpose built rentals and affordable family housing. This strategy has provided tremendous returns for investors and utterly failed to deliver affordable shelter for Canadians. Why, then, double down on a failed strategy?

In fact, there are many condominiums, some of them vacant and in new buildings, for sale in Victoria. The problem is, they are not affordable. For example, in the Bayview Promontory building, currently a two bedroom unit is listed for sale at \$1,100,000. A 20% down payment on this home would require savings of \$220,000, and then, at current interest rates, mortgage, property taxes and strata fees will amount to \$78,410 annually. At a very aggressive rate of 40% of annual income, this requires annual net income of just under \$200,000 (or roughly \$300,000 in gross income). This in a city where the average household income, as of 2020, was \$86,400. In other words, affordable for only a tiny fraction of residents (according to recent data, less than 5% of Canadian taxpayers).

Approving this rezoning sets dangerous precedents:

- First, it signals that a developer who signs a master development agreement and commits to a sensible rezoning, then stalls on the project for decades, bullying and criticizing both elected officials and city staff, will eventually achieve their objectives through sheer exhaustion.
- Second, once one 32 story building has been approved through a combination of rezoning and amendment of the Official Community Plan, a path opens for other developers to seek approval for additional and inappropriate tall strata buildings in our community, while denigrating the efforts of those developers who have in good faith worked within the city's guidance and regulations.

- Finally, it has deeply undermined the process and meaning of the Official Community Plan. Victoria residents invested thousands of hours in good faith in these consultations. If the OCP can be so easily altered at the bidding of a single developer, what is the point? This amendment, if approved, will create cynicism and disengagement in the community, the opposite of what is needed. The city has already commenced the process of revising the OCP to meet new provincial legislation by this summer. Why not wait? If the developer has owned the land for over 20 years and not delivered any community benefits other than a two acre dog park ("legendary" in the words of the developer), what's the hurry?

I supported this Council in the recent election, believing that the new Council members would bring a fresh, progressive approach addressing some of the city's greatest needs, one of which is certainly housing. As Councillor Kim said in the October COW meeting, "we want to attract new residents and young families to the city core". In Council's haste to deliver housing, however, I'm concerned that Council is confusing outputs (gross units approved) with outcomes (affordable housing for singles, couples and families). Simply stating that new housing has been approved misses the question: is this the right housing for Victoria's residents?

Council does not appear to be listening to the city's own staff. Their recommendations have been based on evidence, training and experience, with consideration for environmental, historical, cultural and social factors. Most significantly, they are professionals and public servants, not profit driven developers. Nor does Council appear to be listening to a number of local experts in architecture, heritage, environmental issues and city planning who have clearly articulated their concerns about this rezoning. This rezoning represents a massive financial gift to the developer at the expense of the public.

Council has expressed its support for the recent provincial housing legislation and the targets set for Victoria. The Roundhouse project, however, does not satisfy in spirit or substance the provincial government's targets for new housing in Victoria: 71% new rental units vs. 29% owned, with more than half the rental units at below market rates.

It's exceedingly rare to have this large a parcel available for redevelopment close to the heart of a small, vibrant city. Victoria has an unprecedented opportunity to shape the future of public and private space in the city, in terms of housing, community amenities and the impact on the environment. In the future, if approved, the Bayview Roundhouse Rezoning will provide an object lesson to other cities and jurisdictions in how not to manage such a rare opportunity.

Regards,

Randy Mutch  
335 Dundas St  
Victoria



August 4, 2023

To: Mike Angrove, Senior Planner - Development Agreements  
City of Victoria

Dear Mr. Angrove,

As a resident of Vic West, living within five minutes' walk of the Bayview Properties, I write to express my deep concern and strong opposition to the proposed amendment to the Official Community Plan for the Bayview Properties, as well as the accompanying application to amend the City's Zoning bylaws. 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 neighborhood to an inexperienced and contentious developer.

The major concerns I have with this project are as follows:

1. **Lack of Affordable Housing:** the Victoria Housing Strategy identified its top priorities as "Increase the supply of housing for low to moderate income households in Victoria", "Prioritize renters and renter households", and "Increase housing choice for all Victorians". I am a supporter of the "Missing Middle" initiative and strongly support an increase in affordable, family centered and ground-oriented housing in the city. We need housing for residents: nurses, physicians, civil servants, hospitality industry workers and of course the tradespeople (carpenters, framers, electricians etc.) who we expect to build new housing stock). Given the small unit size required due to Bayview's proposed tall, narrow building footprints, these condominiums will be suitable for singles and couples, not families. Also, these "market-rate" units will be out of the reach of working families. More likely, they will provide opportunities for investors as "short stay" rental accommodations, as well as vacation homes for wealthy out of towners.
2. **Overdevelopment and Density:** the proposed towers are significantly taller and denser than anything currently present in the neighborhood. Over the course of the development, the proposed building height has increased steadily from 20 to 30 stories and now would represent some of the tallest buildings in the city, taller even than the Hudson District, identified in the Downtown Core Area Plan as the densest planned zone in the city. In addition, the project does not conform to the Official Community Plan and deviates significantly from the original zoning. The developer has doubled the approved floor space density, increased the total combined square footage of the area by over one million square feet and increased the maximum height from twenty-two floors to close to thirty. These buildings will dominate the skyline and Inner Harbour, forever changing the image of downtown Victoria. I attended the public City Council of the Whole meeting on May 4th and listened to the city's planning staff's presentation. As opposed to the developer's gauzy, insubstantial submission, the city's presentation was

well grounded in history, contemporary architectural and town planning theory and sensitive to balancing the needs of the community with the need to maintain Victoria's distinct character and identity. The planners recommended sensible mitigation, like “tiering” building heights up from the surrounding neighbors, modestly increasing the spacing between buildings (the developer proposes a spacing more drastic than metropolises like Tokyo, Manhattan, London, and Vancouver's West End), and increasing the "podium" depth.

3. **Impact on the Community:** one of the strengths of Vic West's character is the interesting mix of diversity in age and income. The addition of transient strangers will fray the cohesion of the community and exacerbate the existing wealth disparity in Victoria. The existing heritage Roundhouse buildings will be dwarfed against by the massive towers flanking them to the west. The community is not prepared for the increase in traffic congestion and demand for retail and commercial services. For affordable housing, the developer has proposed to "donate" a small parcel of land on the northwest corner adjacent to the intersection of Esquimalt Road and Catherine Street. Ironically, this corner lot 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.
4. **Developer's Track Record:** the developer, Focus Equities, has no experience with a project of this scope and complexity and the subsequent need for sensitivity to community, visual character, and heritage concerns. Their three other publicly disclosed projects involve the acquisition, rezoning and sale of property for commercial or industrial use. Over the course of the past fifteen years, Focus Equities has managed to complete only three buildings at Bayview, while continuing to pursue more permissive zoning. 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 our neighborhood to a developer with such a track record.

While I understand and support City Council's desire to expand accommodations, I urge you to consider alternative options that respect the history of and align with the values and character of our city. Let’s explore thoughtful and sustainable urban planning projects that provide affordable housing opportunities for residents, blend harmoniously with our historic surroundings and contribute positively to the fabric of our city.

I implore you to listen to the voices of the residents, organizations and the expert and experienced municipal staff who have expressed concerns regarding this rezoning proposal.  
Regards,

Randy Mutch

[REDACTED]

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**From:** Robert Simmonds [REDACTED]  
**Sent:** January 10, 2024 10:48 AM  
**To:** Public Hearings  
**Subject:** Bylaw, 2012 Amendment ByLaw No. 53 No 23109

In reference to the public hearing scheduled of January 11.

Written Comments is:

1). To what benefit is the increase in Floor Space Ratio for the lands known as 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road and the replacement of the Roundhouse design guidelines a benefit to the people currently living and owning in the area adjacent to the proposed development? Specifically address the increased density changing from 2.0:1 to 4.58:1

Again... what is the benefit to residences of the existing area.

Kind Regards

Rob Simmonds

[REDACTED]

[REDACTED]

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**From:** Ricky Yiau [REDACTED]  
**Sent:** January 10, 2024 2:29 PM  
**To:** Public Hearings  
**Subject:** Re: support

Date : January 7, 2024

Support for Roundhouse at Bayview Place land rezoning application  
Land Rezoning Application # REZOO729  
Address: 355 Catherine .....

I am IN SUPPORT of more density and more height to deliver to our community more homes in this historic housing crisis.

Ricky Yiau  
# 201 - [100 Saghalie Road](#)

On Sun, Jan 7, 2024 at 3:15 PM Patricia A. Mariash [REDACTED] wrote:

On Sunday, January 7, 2024 at 03:06:29 PM PST, [REDACTED] wrote:

Sorry, we were unable to deliver your message to the following address.

[REDACTED]  
550: 5.5.0 Requested action not taken: mailbox unavailable (S2017062302). [REDACTED]  
[REDACTED] 2024-01-07T23:06:28.473Z 08DC080CB829583F]

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

Dear Ricky:

We are finally at the Public Hearing stage for the 10 acre Roundhouse at Bayview Place Project.

The City of Victoria requires one more round of Letters of support for The Roundhouse at Bayview Place - a land rezoning application REZOO729 - located at 355 Catherine Street.

You could help me by resending the the ( January 3, 2022 ) and changing the date to 2024 and emailing it to this address ( [publichearings@victoria.ca](mailto:publichearings@victoria.ca) )

It is due by this coming Wednesday January 10th at 2pm.

If you can't find that Letter you can simply send an email that says:


Date : 2024

Support for Roundhouse at Bayview Place land rezoning application  
Land Rezoning Application # REZOO729  
Address: 355 Catherine .....

I am IN SUPPORT of more density and more height to deliver to our community more homes in this historic housing crisis.

Ricky Yiau  
# 201 - [100 Saghalie Road](#)

Sorry to bug you with this again but we are in the final stretch of this application after more than 2 decades.

Thank you,  
Patricia A. Mariash  


[REDACTED]

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**From:** Sean McEwen [REDACTED]  
**Sent:** January 9, 2024 6:23 PM  
**To:** Public Hearings  
**Subject:** Project support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

January 09th, 2024

Roundhouse at Bayview Place  
355 Catherine Street Victoria B.C.  
Application # REZOO 729

I fully SUPPORT more density and more height for the Roundhouse land rezoning application Phase 2. The success that Bayview phase 1 has seen over the years is all the proof required for me to be in FULL SUPPORT of this fantastic local project.

The historic housing crisis we are facing requires homes for everyone and this is the best land to provide multi residential homes close to downtown. I truly believe this is long overdue.

I believe this will add great value to all the residents of the immediate area and The City of Victoria in general.

Respectfully,

Sean A. McEwen  
Victoria Resident for 40 years.  
100 Saghalie Road  
Victoria, B.C. Canada  
V9A 0A1

[REDACTED]

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**From:** Sue Lukewich [REDACTED]  
**Sent:** January 10, 2024 9:20 PM  
**To:** Public Hearings  
**Subject:** Roundhouse at Bayview Place # REZOO729

To whom this may concern,

I work and live in Victoria. The Roundhouse at Bayview Place Land Rezoning Application REZOO729 - located at 355 Catherine Street , 251 - 259 Esquimalt Road , 200 - 210 Kimta and 45 Saghalie Road has been well presented and reviewed with our community for years.

I am 100% " in support " of the development vision of more desperately needed homes of all types, open public space and revitalization of the derelict 10 acres left vacant for decades.

More height and more density is necessary to benefit us all now and in the future. This is the right answer to assist with many of the issues facing our City today.

Sincerely,  
Sue Lukewich  
944B Richmond Avenue  
Victoria, BC



[REDACTED]

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**From:** Sonia Ross [REDACTED]  
**Sent:** January 10, 2024 10:05 AM  
**To:** Public Hearings  
**Cc:** Trevor Ross; Jeremy Caradonna (Councillor); Dave Thompson (Councillor); Marianne Alto (Mayor)  
**Subject:** 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road; Rezoning Application No. 00729 and associated Official Community Plan Amendment

In advance of the Public Hearing scheduled for Thursday, January 11, 2024, please accept this letter as an indication of overwhelming support for the proposed Rezoning and Official Community Plan Amendment applications for 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road. We have expressed our support to council in the past, and are so pleased with the progress that has been made.

The Roundhouse Development, and the applications before council, favourably addresses the pressing issue of affordable housing, while a mixed use, walkable/bikeable neighbourhood encourages a car-free lifestyle. It also preserves Victoria's heritage and supports a vibrant downtown.

My husband and I live at 70 Saghalie Road. We purchased our condo pre-construction and have lived in it since 2019. One of the draws for us was our excitement for the development of the neighbouring area, in particular the historic Roundhouse. Although the plans have changed since we first decided to purchase, we are still in full agreement with the overall concept, including the increase in height and density and new design guidelines. We believe it will unlock the site's potential.

We have lived and spent a great deal of time in diverse inner-city neighbourhoods in many cities, and we love having a home in a liveable, walkable area that attracts a wide demographic - from young to old; from various income levels; from artists to professionals to those still finding their way; from a myriad of ethnic and cultural backgrounds. This is what makes a neighbourhood vibrant. We are also keen to have a home in a neighbourhood that is anchored by history, in this case the Roundhouse and its associated buildings.

We encourage City Council to approve the applications and allow this project to go forward.

Yours truly,

Sonia and Trevor Ross  
108, 70 Saghalie Road  
Victoria, BC. V9A 0G9  
[REDACTED]

**From:** Sean Terrillon [REDACTED]  
**Sent:** January 10, 2024 12:00 PM  
**To:** Public Hearings  
**Subject:** Roundhouse Design Guidelines - Public Hearing Input

Dear City Council Members,

I am writing to you as a resident of 83 Saghalie Road, located directly across from the vacant lot where the Roundhouse sits. I am deeply invested in the future of our community and wish to express my unequivocal support for the prompt development of the Roundhouse District. This project is not merely a construction endeavour; it is a crucial step towards enhancing our community's vitality and sustainability.

The current delay in the project's progression, I believe, is indicative of bureaucratic inefficiency and indecision. While the importance of democratic process and the consideration of all residents' views are fundamental, prolonging this project further only serves to delay the much-needed increase in housing density and overall improvement to our local community.

Increasing the density is particularly vital as it supports a more sustainable lifestyle, allowing people to live closer to their workplaces. This proximity has the potential to encourage people to walk and cycle more, thereby making our city more livable and resilient in the face of urban challenges.

While the concerns raised by those opposed to the development, often labelled as 'NIMBYs' (Not In My Backyard), are worth consideration, they should not be allowed to stall the project indefinitely. It is essential to strike a balance between individual preferences and the broader community needs. The Roundhouse District project presents an opportunity to cater to the latter, bringing about a positive transformation in our area.

As a resident directly affected by this development, I urge the City Council to take swift, decisive action in favour of the project. The benefits of increased housing, enhanced community facilities, and the promotion of a more sustainable urban lifestyle far outweigh the drawbacks of continued delay.

Thank you for considering my views. I look forward to seeing our community thrive with the successful completion of the Roundhouse District development.

Sincerely,

Sean Terrillon

[REDACTED]

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**From:** Sheila Yeomans [REDACTED]  
**Sent:** January 9, 2024 8:41 PM  
**To:** Public Hearings  
**Subject:** IN SUPPORT OF Roundhouse Land Rezoning Application-#REZ00729

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Dear Mayor and Council,**

In regards to this application- I am a firm believer in environmental issues and conservation.

I strongly support the rehabilitation of the National Heritage Railyards brought to life through cultural endeavours (arts, culture, drama and retail space).

Kind Regards

Stephen Yeomans

**Dear Mayor - Council & City Staff**

**I am " IN SUPPORT " of the rezoning application # REZ00729 located at : # 250 - 259 Esquimalt Road , 45 Saghalie Road , 355 Catherine Street , # 200 - # 210 Kimta Road**

I am writing to you today with a heavy heart and a deep sense of urgency regarding the housing crisis in the City of Victoria. The current situation has left many of us, including myself, struggling to find affordable housing. The demand for affordable housing is growing every day, with less than 1% vacancy and a rising number of people in dire need of a safe and comfortable place to call home, including college students, single people, single mothers, retirees, and others.

As a small business owner and award-winning entrepreneur, I moved to Victoria in 2010 with high hopes and dreams of building a successful life. However, due to constant rent increases and a lack of affordable housing options, I was forced to move twice in three years (at that time, I was unaware of my rights as a tenant). In 2013, I had no choice but to leave the City of Victoria altogether to find a place that I could afford.

My recent experience is no different. In 2021, I returned to Victoria and was fortunate enough to rent the top floor of a beautiful home in Fernwood (through a connection). However, the owner decided to renovate the basement and lost control of his budget. He realized that he could earn much more from my suite and proceeded to make my living there impossible. I was forced to move out, and he raised the rent a considerable amount for the next tenant. I want to stay in Victoria and find a solution, but short of being able to afford to buy a home in Victoria, I see few stable options. I have chosen to move back in with my parents temporarily, who have kindly opened their home to me until suitable and affordable housing can be built or I decide on other options.

The housing crisis in Victoria is not unique, but it is imperative that we take immediate and proactive steps to address this issue. Facilitating development applications in a timely manner and supporting projects like the Roundhouse Development are critical steps towards addressing this crisis and providing much-needed affordable housing to the community.

I urge you to consider the Roundhouse Development rezoning proposal at Bayview with empathy and understanding, knowing that many people like myself are suffering and struggling to find sustainable housing and to make ends meet. This is not just a problem for one economic level or group of people; it is an issue that affects us all, and it requires urgent and compassionate action from the City.

Thank you for taking the time to read my letter and for your consideration in this matter.

Sincerely,

Tara Hollier



Victoria Resident  
V8R3T5

[REDACTED]

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**From:** Tatiana Schneider [REDACTED]  
**Sent:** January 10, 2024 10:21 PM  
**To:** Public Hearings  
**Subject:** monster development in the heart of the city of Victoria

Dear Mayor Alto,

Please consider to stop the ugly development of 9 towers in the centre of Victoria.  
Does the city had any competition for different proposals for this site?  
It will be wise to have it, not to succumb to only one proposal, particularly of the company who does not have experience in creative developments.  
See the different perspectives.  
Density can be creative and particularly downtown.  
See different examples.

Sincerely,  
ordinary but concerned citizen  
T. Schneider,  
Victoria BC



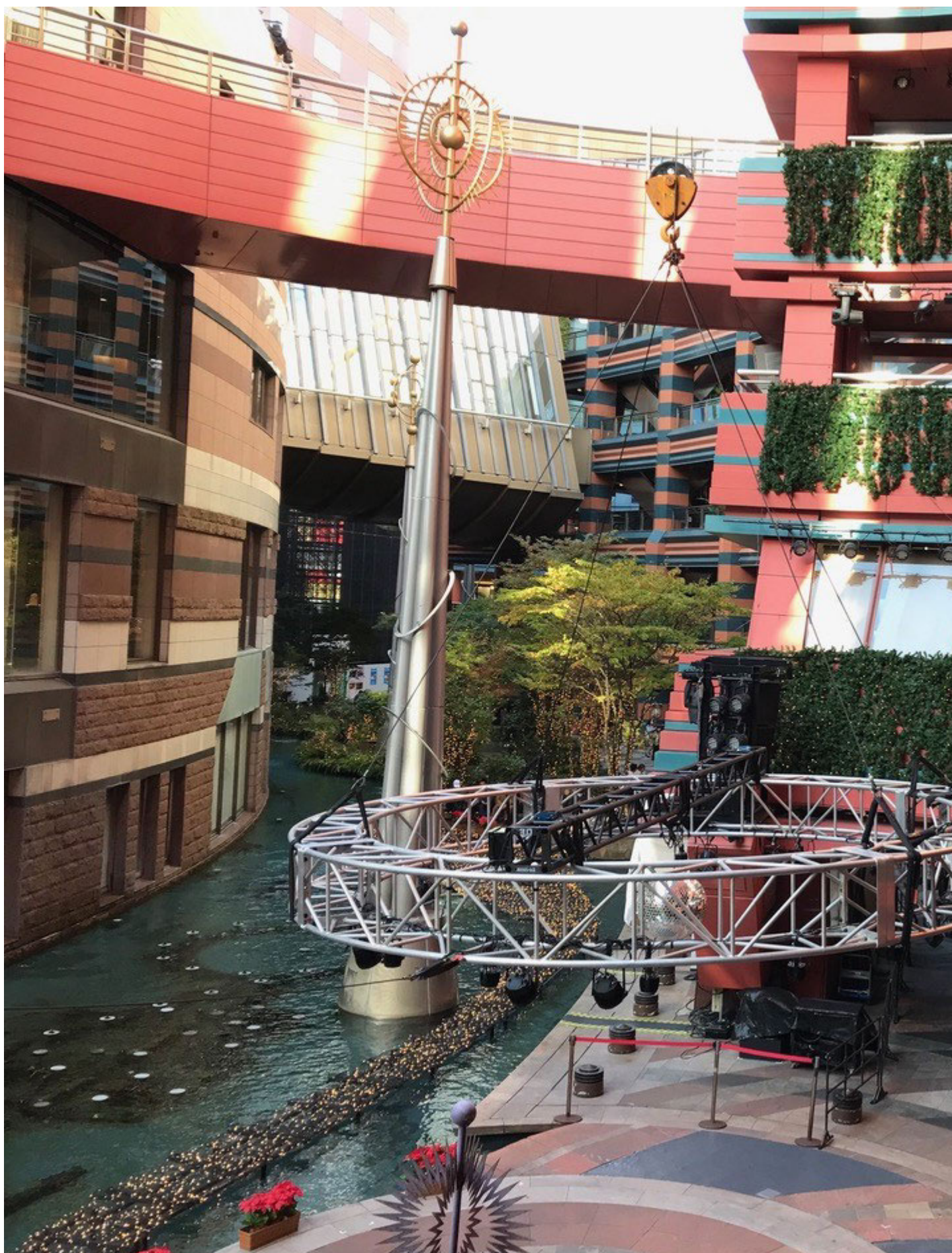
















[REDACTED]

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**From:** Andrew Cooke [REDACTED]  
**Sent:** January 11, 2024 11:42 AM  
**To:** Public Hearings  
**Subject:** Bayview Roundhouse project PUBLIC HEARING

*Andrew Cooke, Langford, 935 Terlane Ave, 32-year-old renter*

*251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road (The Roundhouse at Bayview)*

I can't afford to live in Victoria where I grew up, homelessness is at an all-time high, and working-class people have been left behind. The children of the older generations that did live in Victoria don't live there anymore, we can't afford it. Build it!

This development needs to go ahead in full with all 1870 units ASAP. It is a well-thought-out development that incorporates the roundhouse's heritage, creating community space, transit, and active transportation. The buildings are tall but what choice do we have when NIMBYs have stonewalled all development for the last 40+ years. Vic West is a perfect place to have density, one of the most walkable places in Victoria, the E&N rail and trail cut through it, the Goose is right there, a hop and a skip from city centre. Build it!

Don't let NIMBYs sabotage this, they've had free rein for decades and the results have been disastrous. Their selfish desire against change is an attack, their disingenuous arguments for skylines and facades are despicable in the face of people's ability to afford a roof over their heads. An issue they created. I can't understate how vile that is. At least I will know that if they continue to succeed in their assault on good hard-working people there will be no one left to serve them at the cafe, no one at the grocery store to bag their food, no one to mow their lawn, no one to fix their ageing homes, and no one to care for them as they age alone in their big empty homes.

Build it!

[REDACTED]

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**From:** AJ Forest [REDACTED]  
**Sent:** January 11, 2024 9:55 AM  
**To:** Public Hearings  
**Subject:** In support of roundhouse

This is exactly the kind of development that our community needs. It's high density in an accessible central location with lovely amenities. This site has needed developing for decades.

Adrianna forest  
2509 Prior St  
Victoria BC

[REDACTED]

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**From:** Alistair Hirst <[REDACTED]>  
**Sent:** January 11, 2024 12:25 PM  
**To:** Public Hearings  
**Subject:** RE public hearing: 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road (The Roundhouse at Bayview)

Good afternoon,

As a resident of Vic West (650 Langford Street), I am writing in FULL SUPPORT of the proposed changes to the Roundhouse district at 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road.

The housing crisis is evident everywhere I turn. It's most obvious downtown on Pandora street, and in the growing tent city at my local park and playground in Vic West.

But I also see it every day when I talk to my friends and colleagues who are making difficult life choices so that they can afford a roof over their heads. They are taking a third job, delaying starting families, begging friends and family for a spare room.

And I see it at home, where we're fortunate enough to own part of a house together with my parents, but have decided to stop growing our family at two children - there is simply no way we can afford a place with a third bedroom until we're too old to have a third child anyway.

This new development can't be a home for my family. The number of two bedroom suites is limited and there's no mention of how many three bedroom suites are included (I doubt there will be many) - and all of them will undoubtedly be beyond what we can afford as a young family.

But nonetheless, they will all be homes for someone who needs them, and new housing supply at the upper end of the affordability spectrum will still reduce price pressures on more affordable housing stock elsewhere in the region.

The bottom line is that WE NEED MORE HOMES, and WE NEED THEM NOW. This project delivers 1,900 of them. Let's get it built.

Sincerely,  
Alistair Hirst, 650 Langford Street, Victoria BC

[REDACTED]

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**From:** Arthur McInnis [REDACTED]  
**Sent:** January 11, 2024 11:04 AM  
**To:** Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Dave Thompson (Councillor); Krista Loughton (Councillor); Matt Dell (Councillor); Susan Kim (Councillor)  
**Cc:** Public Hearings  
**Subject:** Response to Ken Mariash Comment in the Times Colonist Today - Land Banking

Mayor Alto, and Councillors Caradonna, Thompson, Loughton, Dell and Kim,

### **Land banking in the Middle of the City should not be Rewarded**

Ken Mariash published a Comment in the Times Colonist today headed "After 25 years, a transformative project goes to the public".

First, I note that Mr. Mariash is using the same language to describe this project as both Lisa Helps ("I like to do transformative work with cities and communities on housing..." and the Mayor ("[i]t is, in fact, something that will be transformational. This is a vision of the future, which is inevitable."). To say they are on the same page is an understatement. Both Lisa Helps and Marianne Alto received \$1200.00 donations from Ken Mariash in the 2018 municipal election campaign. I am calling for Mayor Alto to recuse tonight as a result.

Second, the article contained these quotations:

**"Unfortunately, the zoning when we bought the site [phase 1] was unusable because it called for buildings that were too large to fit."**

**"The zoning of the adjacent Roundhouse property also had problems, but in 2008 we bought the land in the hopes that those problems could be resolved."**

In my experience advising developers not one has purchased a site and gambled on changing the zoning to allow for their intended projects. They rather all purchased sites with permissible zoning in place and usually wanted to start building as soon as possession had been transferred to them (think of Bosa at Dockside Green).

There are companies who specialise in purchasing property though and rezoning it but are not viewed as developers - at least by Dun & Bradstreet.\* It is hard to understand why the Mayor and Council do not make this distinction and why the Council appears to think that it is somehow responsible to rezone to accommodate such purchases by amending the Official



Community Plan and rezoning such that these projects can go ahead. By rewarding this all the Council is doing is imposing a massive tax on the development because the rezoning costs plus profit are passed along to the developers who will then actually build the projects. We have been told numerous times that those costs in the case of Bayview are in the order of \$200 million. If so, no City should condone rezoning costs of this magnitude. I have called for disclosure of the receipts so that we know what these costs really are.

This rezoning is not needed. There has already been significant appreciation in value of the Phase 2 site. This follows from the first rezoning which Focus Equities has not taken advantage of after some 15 years. However, with the prospect of a second rezoning being approved tonight the appreciation in value of the site will be massive.

That is why it has all been to play for the last week with a catered reception at the Bayview Presentation Centre, a 4-page wrap on the Times Colonist last weekend, and three successive Comments in the Times Colonist by supporters of, and Ken Mariash, himself. I am sort of new here, but I suppose this is how business is done in Victoria. Silly me, I thought Bayview would be judged solely on the merits – which means independent views such as those of the Heritage Advisory Panel and the City planning staff.

I do not know what was paid for Phase 1 but I believe Phase 2 was purchased for \$10 or \$11 million. To equate that to today's values it is around 10 or 11 condos.

Focus Equities has “donated” one tiny portion of the site to BC Housing and valued it at \$15 million or say 15 condos. This second rezoning application asks for permission to build up to 1900 condos or for the sake of illustration \$1900 million. Not a bad profit if it is approved when it was accompanied by zero construction on the Phase 2 site since it was acquired. Zero.

Yes, with my example, the value is somewhat less given an 8% “affordable” requirement but even then, Focus Equities seems to be getting a special deal. My understanding is that the Mayor's Task Force on Housing Affordability Recommendations to the Governance & Priorities Committee Meeting on July 16, 2015 (and what came out of that) anticipated that it would be the developers who would bear the costs of constructing the affordable homes.

And yet Focus Equities seems to have passed on this responsibility to BC Housing who still tout the benefits of this project. If developers did not need to construct the affordable component themselves then why did Aryze not pass off the costs of their affordable housing requirement to BC Housing at its Foul Bay townhouse project but dropped it entirely instead? Your affordability shell game will have to be looked at by someone else some other time. Add it to the list.



\*This industry [land subdivision] group comprises establishments primarily engaged in servicing land and subdividing real property into lots, for subsequent sale to builders. Servicing of land may include excavation work for the installation of roads and utility lines. The extent of work may vary from project to project. Land subdivision precedes building activity, and the subsequent building is often residential, but may also be commercial tracts and industrial parks. These establishments may do all the work themselves or subcontract the work to others. Establishments that perform only the legal subdivision of land are not included in this industry.” Dun & Bradstreet

Regards,

Arthur McInnis

[REDACTED]

---

**From:** Andres Moreno [REDACTED]  
**Sent:** January 11, 2024 9:43 AM  
**To:** Public Hearings  
**Subject:** Bayview Roundhouse Project

Dear Council,

As a resident of the Burnside-Gorge area, I think this development is crucial for improving my quality of life.

The density proposed is appropriate for the site, all the more because it will support amenities that will be readily available to me through the Goose Multi-purpose trail (a 10 minute ride away).

Besides, the CRC needs all the housing it can get and the current project has amenities that will allow residents of the projects to live car-free or almost car-free, if they so choose.

Please do not listen to the NIMBY contingent that has opposed this project at every turn and support the project as is.

Thanks! afm

Andres Moreno  
205- 2940 Harriet Road  
Victoria, BC V9A 1T3

[REDACTED]

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**From:** Amber Scrooby [REDACTED]  
**Sent:** January 11, 2024 10:05 AM  
**To:** Public Hearings  
**Subject:** In SUPPORT Of the Roundhouse at Bayview Development Project

Hello,

I am emailing with regards to tonight's hearing on the **Roundhouse Bayview Development Project at 251 Esquimalt Road, 355 Catherine St, 200 Kimta Road.**

My name is Amber Scrooby and I am a resident of Victoria, residing at 205-103 Gorge Rd E. I have been paying property taxes to the City of Victoria since 2022 and I am emailing in **SUPPORT** of this project.

As the council and most residents of Victoria know, we have a desperate shortage of housing in this city. There isn't enough supply to meet demand and we need more large-scale developments breaking ground in the next few years to allow residents of Victoria to be able to afford to live in this city. This project would make a huge impact - thousands of people would be able to have housing in a prime location. You can easily walk or bike downtown from the Roundhouse which will allow for fewer cars on the road and will support local businesses that residents can walk to. Dockside Green is just a few blocks away and has been a huge success of a project.

I understand that the opposition's main argument is to preserve the heritage of the site. An abandoned site that is currently sitting empty and is being used as a parking lot for movie shoots and local businesses. I would love to know how many of these heritage supporters have *actually* gone to the Roundhouse. I personally have a family member who used to park here for over a year as an arrangement with their employer and the owners of the Roundhouse. Is this the heritage they're so desperately trying to salvage? The empty parking lot? I listened to the CBC Radio 1 segment on the Roundhouse development yesterday and what stood out the most to me was the fact that the preservation of the original buildings is *included* in the development plan for this project. The working train car will stay operable and be accessible by the public (it is currently not open to the public). The outside of the buildings *will not change*. There are no plans to rip down the existing heritage buildings and start from scratch. If anything, this heritage site becomes *more* accessible because the site will actually be safe to access.

Ken has been working on this project for *over 20 years*. The former city councils have continually moved the goal posts for him to get this project approved. NOW is the time to allow it to move forward. This city needs housing, and we needed it years ago. Letting this lot continue to sit empty for another 20 years will only hurt the city of Victoria, not help it. Almost 2000 new homes means there will be almost 2000 NEW tax payers. This will reduce the burden of property taxes on current residents of Victoria when there are inevitable increased budgets in future years.

So to summarize, I'm in **SUPPORT** of this project because: there will be almost 2000 new housing units in Victoria (16% of which will be below-market rental units); the heritage of the site will be more preserved than it is today, because instead of locked buildings being on a dark, empty site for parking,

40% of the site will be devoted to publicly accessible amenities; and the project will boost the local economy by having almost 2000 new contributors to property tax and in a location where residents can walk to and support local businesses. This is an empty lot that people drive by and give no second thought to every single day. With the development, there will be 76,000 square feet of retail and commercial space that will breathe new air into the neighbourhood. Not to mention the support to the local economy that those new businesses will add! No one *wants* to go to the Roundhouse in its current state (especially at night), but with this development project, it will reinvigorate the area and add life to a currently lifeless location. To any opponents: what you are really saying is that you don't support our economy or local businesses, and that you don't care about the future of Victoria or its residents.

To those on City Council: I am asking you to please SUPPORT this project. The reasons why this project is good for Victoria outweigh the negatives by such a large degree that you can't even compare the two. We voted you in because we know you support more housing for this city. Please follow through on your campaign promises and approve this project for the sake of our city. Opponents want to preserve what they think is the heritage of this site, and I want you to preserve Victoria. Without adequate housing Victoria will continue to lose people who grew up here who can no longer afford to live in the city. Please consider our need for housing and affordability, and the positive impact this will have on our local economy.

Thank you,  
Amber Scrooby

[REDACTED]

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**From:** Brent Beagle [REDACTED]  
**Sent:** January 10, 2024 8:37 PM  
**To:** Public Hearings; reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

Good Evening City Council,

I support the rezoning proposal REZ00729. I feel this development has been delayed far too many times in the past. The current plan offers desperately needed non-profit housing and a very attractive mix of affordable housing. I appreciate the developers focus on the restoration of the heritage buildings and the conversion of the train turntable into a local commercial hub.

It seems that the developer is very focused on a green development with many different affordable housing options, and on site amenities while retaining the heritage and character of this important landmark. I'm not sure what more anyone can expect in this challenging development environment.

I feel it's time to move forward with this development and this seems like an excellent plan for the site.

I hope you all have an outstanding start to 2024!

Thank you,  
Brent Beagle, CFA, Realtor®  
*Your best friend in real estate!*

[REDACTED], [www.brentbeagle.com](http://www.brentbeagle.com)  
Pemberton Holmes, 2000 Oak Bay, Victoria, BC, V8R 1E4

[Unsubscribe](#)

[REDACTED]

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**From:** Bob McLaren [REDACTED]  
**Sent:** January 11, 2024 1:42 PM  
**To:** Public Hearings  
**Subject:** Bayview Roundhouse Project

The undersigned are fully in support of this project. It will be transformative for the city. Please don't let this opportunity go to waste. Thank you.

Robert McLaren (Born and raised in Victoria) Michaela Leicht  
1633 Davie Street  
Victoria BC V8R 4W4

Sent from my iPad

[REDACTED]

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**From:** Brianna Moulton [REDACTED]  
**Sent:** January 11, 2024 9:30 AM  
**To:** Public Hearings  
**Subject:** Support FOR Rounhouse development

Hello,

I am writing this email in staunch support FOR the development of the Roundhouse in Vic West. As a young person (under 30) here in Victoria, we need as much housing as possible. I'm sorry but the current vacancy rate and market rates for something as simple as a studio apartment are outrageous. The current state of Roundhouse is being used as a parking lot for local business and movie shoots when they're in town. I'm curious how many people who get on their soap box to cry about how it's a heritage site *actually* go there on a regular basis. I would love to see the development into housing with commercial leasing available or something along those lines. I'm sure there is a happy medium where both heritage and development can happen. Thank you for taking public opinion into account and listening.

Sincerely,  
Brianna Moulton

[REDACTED]

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**From:** Birdy Nessim [REDACTED]  
**Sent:** January 11, 2024 1:58 PM  
**To:** Public Hearings  
**Subject:** Housing Development

To whom this may concern,

I hope this letter finds you well. I am writing to express my deep concern regarding the current housing crisis affecting our community, particularly during these challenging times. I am privileged enough to have secure housing at the moment, but my family (and many others) are just one bad month away from losing everything. I urge you to approve this new housing development so that more members of our community can stay safe and sheltered.

We've all seen the effect that homelessness has had on our city, especially on Pandora. This won't fix that, but it's at least a very important step in the right direction. Please do the right thing and create more homes for the students, families, working professionals, and all others in our city. Everyone deserves to have a roof over their head.

Thank you,

**Birdy Nessim** (they/them)

I recognize and acknowledge the Songhees and Esquimalt Nations upon whose traditional territories I live, I learn and I do my work.



**From:** Cheryl Eason [REDACTED]  
**Sent:** January 11, 2024 10:21 AM  
**To:** Public Hearings  
**Subject:** NO to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road Development Proposal

## **NO to the Proposed Changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road**

Bylaw amendments to be presented to the City of Victoria Council on January 11, 2023

Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 53) – No. 23-109

Zoning Regulation Bylaw, Amendment Bylaw (No. 1327) – No. 23-110

### **Introduction**

It's time that the City of Victoria Mayor and Council live up to their Official Community Plan ("OCP") commitments and their vision as an "urban sustainability leader.....confronting the changes facing society and the planet today and for generations to come.....".

The proposal, as well as the proposed changes, is contrary to this vision, the city's OCP, its Housing Strategy and Climate Leadership Plan. Let's get serious about addressing the current challenges and problems in the areas related to affordable housing and homelessness, impacts of climate change, and the safety and wellbeing of the residents of the City of Victoria. Let's start with council listening to its citizens. Let's stop pandering to development that does not meet the needs of its residents – current and future. Instead, let's consider the long-term impacts and life cycle costs into the future associated with decisions made now. As the City of Victoria embarks on its 10-Year OCP update review (February 2024), it can focus on its commitment for "solutions to the housing and climate crises."<sup>i[1]</sup>

### **1. Amendment to increase density from 2.0:1 to 4.58:1**

I am a citizen of the City of Victoria and reside in the Core Songhees. I am a taxpayer and live at 399 Tyee Road. According to the City of Victoria OCP, at a current FSR<sup>ii[2]</sup> of 2.0:1, I live in a community that has "an average density of approximately 40 persons per hectare, the highest population density in the Capital Region and the sixth highest in Canada, equivalent to Toronto. On only 2.8% of the Capital Region's land base, Victoria already houses nearly one-quarter of the region's population."<sup>iii[3]</sup>

If the City of Victoria were to approve the proposal to amend the OCP which "contemplates an increase in density to 4.58:1 (from its current 2.0:1), this would more than double (229% increase) the existing FSR which is unacceptable to the size of the area and the already high population density. The impact on the current infrastructure on current residents would further exacerbate the problem. While I support development improvements on this site, the site and surrounding area is not large enough to manage the increase in FSR - already at its density capacity. ***I ask the Mayor and Council to reject this proposal.***

According to the City of Victoria OCP (page 53), the Urban Core (which includes Core Songhees) is to provide "a density framework that balances the need for increased density in some areas with the need to maintain livable communities through the provision of community amenities and affordable housing. This proposal does neither. More hotels, restaurants, drinking establishments and brew pubs are not community amenities needed to support this area. More access to affordable housing by ensuring that market development contributes in a meaningful way through designating affordable ownership or rental to meet current market demand and supporting non-market development through non-profit housing developers building more affordable housing and dedicated rental units is what is needed. An emphasis should be placed on the missing middle – from rowhouses to

multiplexes to small apartment buildings – providing ground-oriented housing with minimal land assembly and parking requirements.

## **2. Affordable Housing**

“Housing affordability continues to be a top concern among Victorians. The average home sale price increased between 80% for a strata apartment and 111% for a single-detached home. Rental vacancy rates in Victoria have hovered around 1.0% since 2015, far lower than the 3% to 5% that is generally considered healthy. High demand and low vacancy contribute to increasing rental costs and can push renter households out of the community.”<sup>iv[4]</sup> The City of Victoria’s own Housing Strategy Annual Review 2022 notes that its goals for renters/affordable non-market homes and missing middle homes (duplexes, triplexes, fourplexes, conversions and townhomes) are below target. The goals that have exceeded targets are [1] new market rental homes, [2] new homes, and [3] new condominium strata homes. Given that this project does not address the housing areas that have not met their target, it would seem obvious that the City of Victoria should be changing the focus of this development to address its shortfalls on affordable non-market homes and missing middle homes.

## **3. Homelessness**

The project under review in its current form does not address the need for homelessness. According to the 2023 Greater Victoria Point-In-Time Homeless Count and Housing Needs Survey, on March 7, 2023, at least 1,665 individuals were experiencing homelessness in Greater Victoria. The top three obstacles to finding housing were: high rent, low income and lack of available options. The top three needed services include primary care services, food security supports and identification services. This project does not adequately address the obstacles and does not provide the needed services. Of those experiencing homelessness, 33% are indigenous and 35% are women.<sup>v[5]</sup> The City of Victoria should use the findings of this report as an opportunity to respond to the needs of the homeless population and to inform their development programs, services and supports for this area.

### **Environment, Climate Change and Reducing Greenhouse Gas Emissions**

This proposal will only add to the air, noise and light pollution as well as increase greenhouse gas emissions and therefore further contributing to climate change. This proposal is not a carbon neutral build, therefore making it harder for the City of Victoria to achieve its goal of carbon neutrality by 2030. Instead this development project contributes to the increased threat of climate change. Population and urbanization are increasing, however, the design of urban environments has not considered life cycle GHG emissions (“LCGE”) but rather focus instead on reducing operational energy demand and carbon emissions associated with the energy used to operate buildings.<sup>vi[6]</sup> A 2021 study on the “Decoupling density from tallness in analyzing the life cycle greenhouse gas emissions of cities” came to the conclusion that for fixed land area, the best-case in terms of minimizing LCGE and accommodating more people is the high density low rise. In other words, low rise structures can still accommodate a greater number of people without increasing life cycle GHG emissions.

It should be noted that the City of Victoria’s OCP objectives for the Core Songhees is to “acknowledge the geographic context of the Songhees peninsula through building forms that are generally lower near the shoreline and gradually rise in height to correspond with the rise in topography. This objective is not met given the proposed height and situation of the buildings being proposed in this development area.

According to a 2022 study measuring the effect of high-rise buildings on the surrounding thermal environment in general, the presence of big buildings changes airflow patterns (rate and direction), solar penetration to urban spaces, air humidity, air temperature, and mean radiant temperature of the surrounding built up environment. These factors alter the urban climate of the area significantly.<sup>vii[7]</sup>

According to the City of Victoria’s OCP, the following information is required, but not limited to, for the consideration of major development proposals: shadow and wind studies, traffic and parking studies, servicing studies, district energy feasibility studies, public amenities gap analysis, economic land analysis and market studies, social assessments and social impact assessments, environmental assessments, and environmental site

assessments, related to contamination of land, air and water.<sup>viii[8]</sup> These reports would be required for this proposal and should be made available to the citizens and residents of the City of Victoria.

## Conclusion

The City of Victoria, its citizens and residents have little to gain from this proposal and much more to lose. Addressing climate change, building the housing needs in the region, and addressing the City's own goals, objectives and vision, suggests this building proposal should be abandoned and Council seriously take a step back to reconsider what is best for the future. The upcoming 10-year OCP Update process provides the opportunity for Mayor and Council to engage with its citizens on key policy areas.

The population will continue to increase over the coming decades and decisions made now have legacy impacts many decades down the road. Now is the time to build affordable housing with a dramatically smaller environmental/climate footprint for future generations. **I urge the Mayor and Council to say no to this development as it is proposed.**

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C. Eason  
Concerned Citizen  
399 Tyee Road

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<sup>i[1]</sup> [10-Year Official Community Plan Update | Have Your Say \(victoria.ca\)](https://www.victoria.ca/10-Year-Official-Community-Plan-Update)

<sup>ii[2]</sup> FSR is the figure obtained when area of floors of the building on site is divided by the area of the site

<sup>iii[3]</sup> Official Community Plan I City of Victoria, page 31

<sup>iv[4]</sup> Official Community Plan I City of Victoria, page 117

<sup>v[5]</sup> 2023 Greater Victoria Point-In-Time Homeless Count and Housing Needs Survey, Page 6.

<sup>vi[6]</sup> Official Community Plan I City of Victoria, page 114

<sup>vii[7]</sup> Science Direct: Building and Environment, Volume 207, Part A, January 2022, Effect of high-rise buildings on the surrounding thermal environment

<sup>viii[8]</sup> Official Community Plan I City of Victoria, page 159

[REDACTED]

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**From:** Christopher Holiday [REDACTED]  
**Sent:** January 11, 2024 7:41 AM  
**To:** Victoria Mayor and Council  
**Cc:** Public Hearings  
**Subject:** Bayview Place / Roundhouse – Public Hearing – January 11, 2024

Dear Mayor, Council and City Staff

I'm writing to express my support for the Bayview Place / Roundhouse project. I'm an Economist at the BC Public service and live, work, and play in Victoria and believe that this project is essential to providing affordable homes to a mixture of people in our city. Undoubtedly there will be those who vocally oppose this project but please know that they are in the minority as most of your constituents and residents are currently suffering the brunt of a housing crisis, these people require your support.

Thanks for your time

Christopher Holiday

[REDACTED]

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**From:** chris popp [REDACTED]  
**Sent:** January 11, 2024 11:35 AM  
**To:** Public Hearings  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

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

RE: Strong Support for the Roundhouse at Bayview Place Project

Dear Mayor Alto & Councillors:

We desperately need to approve this project for several key reasons:

1) **Affordability:** There needs to be a place for everyone to live. We need to approve all new housing whether it is rental, condo or otherwise. We need to come to terms with the fact that there is a housing crisis in Victoria driven by a lack of supply and a lack of affordability. Density can be specifically and effectively leveraged to achieve specific affordability types such as market rental housing, below-market rental housing, and publicly-owned social housing of various types. It is important to understand how ALL of these density-related opportunities affect general affordability in a city. There is little to no supply and prices continue to climb to a point of unsustainability. The middle-class has now been effectively priced out of the market and rental rates are through the roof. To illustrate just how bad things are, my Fiancé and I barely made it into the market as educated young professionals with well paying jobs. After trying to buy a home for many months, our only path into the market was through acquiring a home with a basement suite.

Quickly after setting up an ad for our basement suite, we were inundated with over 300 applications with applicants ranging from all walks of life. Many of these applicants were families, students, professionals and working-class people desperate to find somewhere to live. Many applicants offered their personal stories, troubles finding a dwelling and even offered to pay lump sum amounts up front to gain approval. Ultimately, we decided on 2 University of Victoria students in their 4<sup>th</sup> year hoping to pursue law school. They indicated to us how grateful they were as several of their peers and classmates had to defer graduation as they were unable to find anywhere to live in Victoria.

Beyond this example, I have a former university classmate who is well into his insurance career and has recently moved from Calgary to Victoria. After unsuccessfully finding a place to live here, he's been forced to settle in Nanaimo with extended family while commuting daily for work until he can find a property to rent or buy. These instances are incredibly startling and it's time to take a step back and look at the bigger picture of what kind of community and city we want to build.

2) **Going Green:** On another note of sustainability, having a project such as the Roundhouse come online at a total site density of 4.58 FAR should absolutely be approved. This is needed density that is in line with growing cities such as Kelowna, BC and London, Ontario. The environment benefits from density and size as well. Larger, denser cities are cleaner and more energy efficient than smaller cities, suburbs, and even small towns. By concentrating populations in smaller areas, cities and metros decrease human encroachment on natural habitats and denser settlement patterns yield energy savings; apartment buildings, for example, are more efficient to heat and cool than detached suburban houses. Urban households emit less carbon dioxide than their suburban and rural counterparts. When it comes to greenness, density matters; as urban regions grow their populations, the rate of growth in their emissions declines.

For an eco city definition, picture cities with parks and green spaces, solar-powered buildings, rooftop gardens and more pedestrians and cyclists than cars. This is not a futuristic dream. Smart cities are actively moving toward greener urban ecosystems and better environmental stewardship and going green appears to be a top priority of most residents, city staff and councilors in Victoria and globally...Its time to act on our priorities.

3) **Current Site:** The last rezoning occurred over 14 years ago on a vast plot of inner-city land. The developer has proven its ability, skill and experience by engaging the community and through the successful development of Phase 1, years ago. It is time to get on with the rest of this development and transform an otherwise dilapidated, contaminated site into a vibrant, urban landscape. This development will benefit all residents in the Bayview area, Esquimalt and Victoria as a whole.

I compel the Mayor and Council to enthusiastically approve this project at Public Hearing.

Best regards,

Chris Popp

2717 Roseberry Avenue, Victoria, B.C. V8R3V1

**From:** Don Gorman [REDACTED]  
**Sent:** January 11, 2024 11:30 AM  
**To:** Public Hearings  
**Subject:** Roundhouse Development

**This new proposal does nothing for the ‘community well-being’ of the area. Nineteen hundred more residential units and seventeen hundred more vehicles injected into that small parcel of land will only add to the chaos on Kimta Road and beyond. It is my understanding that there have not been any road or traffic plans as yet to accommodate this huge influx of people and vehicles to this already ‘dense’ area. How will it affect the two bridges and adjacent roadways? For a project of this magnitude, the road, traffic and entire infrastructure situation should absolutely be addressed as part of the overall proposal and not something to be figured out after the fact.**

**When reading the developer’s proposal, one might think that this is the solution to Victoria’s affordable housing problem. In fact, only 215 of the 1870 units in this project will be dedicated to affordable housing. This means that all remaining units will likely be for the folks that can afford high priced condos or rental units. So that means several years of noise, dirt, construction equipment, traffic, outhouses, etc. so that we can accommodate all these folks?**

**And then there’s the density myth. There is no evidence that increased density lowers housing costs - it’s more likely to have the opposite effect. Vancouver is a well documented example of that, and there’s lots of material on that subject that I’m hoping our City Council has studied.**

**These decisions are irreversible and will have a huge negative impact for the next several years on the many thousands of people presently living in the neighbourhood.**

**The only thing that separates this Amended Roundhouse proposal from the Original Roundhouse proposal is greed. And the developer has the gall to say in an Opinion piece in the Times Colonist this morning:**

**“ Let’s seize the moment and free us to the from these restrictive rules that are used with selfish intention.”**

**This is the same developer that says the project will reduce cars, and increase sustainability and affordability. I’m not sure how an increase of 1700 cars is a reduction, nor how he can even define ‘affordability’ unless he means prices will go up.**

**Twice as much doesn’t always mean twice as good. Let’s either stick with the original plan or drastically reduce the scope of this endeavour.**

**Don Gorman  
11 Cooperage Place  
Victoria, BC**

Sent from my iPad



[REDACTED]

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**From:** Dave Lang [REDACTED]  
**Sent:** January 11, 2024 8:44 AM  
**To:** Public Hearings  
**Subject:** 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road (The Roundhouse at Bayview)

I support this project and would support it even more if there were more units and it was higher.

People need a place to live.

Dave Lang  
#407 - 975 Balmoral Road  
Victoria, BC  
V8T 1A7  
[REDACTED]

[REDACTED]

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**From:** Debbie Scrooby [REDACTED]  
**Sent:** January 11, 2024 9:26 AM  
**To:** Public Hearings  
**Subject:** Roundhouse development

There is a proposed project for almost 2000 housing units for this property.

Unfortunately there are a lot of staunch opponents because it is a national heritage site. The “heritage” is literally a dirt parking lot and an eyesore.

In the development plans they clearly say that the exterior of the original buildings will not be touched and there is an old operating train car that they will open to the public once it is safe to use.

In the light that we desperately need more housing, please allow this project to proceed.

Thank you  
***Debbie Scrooby***

[REDACTED]

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**From:** Dan Simpson [REDACTED]  
**Sent:** January 11, 2024 12:26 PM  
**To:** Public Hearings  
**Subject:** The proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road:

Good Afternoon Council,

I am writing to show my support for the proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road. My partner and I currently live in James Bay and are looking to move to a larger home in the Vic West area as our family grows in size. This has become very challenging due to the housing shortage in the Victoria Area. This project will make strides to reduce the housing shortage, while preserving the history of the Roundhouse in a way that will make Vic West more vibrant in the future.

Going forward it would be nice to have more proactive zoning, so that there aren't so many bureaucratic hurdles which delay vital housing to be built.

Thank you,

Daniel Simpson  
250 Douglas St Victoria, BC

[REDACTED]

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**From:** Donna Steeves [REDACTED]  
**Sent:** January 11, 2024 11:53 AM  
**To:** Public Hearings  
**Subject:** Roundhouse Project - January 11th Public Meeting - Input - Support for the Project of 2022

**Importance:** High

Dear Council

As a resident of Royal Quays Condominiums, I appreciate the opportunity to provide input to the proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road. Yes, I am concerned about the flow of traffic in our neighbourhood. Yes, I am concerned about the time it will take to develop this property (15 - 20 years). The disruption in this area cannot be minimized. Yes, I am concerned about the huge towers proposed for the development and what that will mean for our neighbourhood. However, I do support the development as it was proposed in 2022. I believe the development of these properties will be an asset to our community and our city as a whole. I believe current and past City Councils have acted in good faith, listened to the communities and partners who would be most impacted and can ensure this new community will be looked after and have adequate space and amenities to support it.

We went through this whole debate when the International Marina was going to be built. According to nay sayers it was going to ruin our community, depreciate the value of our properties, cause far too much traffic. In contrast, we now have a vibrant and interesting landscape to call home. Change is difficult and disruptive but doesn't have to be filled with so much negative energy.

I do however, want to go on record as opposing further increases in the height of the towers currently being proposed by the developer. I believe allowing builds 'up to 32 floors' falls far outside 'reasonable'. The 19 floor towers in the 2022 proposal already exceed what most would call reasonable.

I'd also like to be ensured that the 'affordable' aspect of the towers remains just that, affordable. Across Canada, housing is a problem. I have witnessed other buildings in other communities that have loosely defined the term 'affordable' to such an extent they are not affordable to the people most in need. We are loosing our young people because the cost of housing/living is out of their reach. I recently learned of a young married couple who had to make a choice between staying in Victoria or moving off island in order to raise a family. To do both was not financially possible. Young people are having to make tough decisions. They, and we, are paying a big price in this regard.

Let's stick to the 2022 plan, get on with this project and welcome new residents into our community.

Donna Steeves, Resident

407-11 Cooperage Place

Roundhouse at Bayview Place

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

Terie Vickers-Craig

Promotional Marketing Specialist

CYA International

(c) [REDACTED]

## **Public Hearing**

6:30pm Thu Jan 11/24

Bylaw Regulation Bylaw Amendment No 1327-No. 23-110

251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

## **To Whom It May Concern**

I am against and strongly oppose the rezoning of the above, hereinafter called the “subject area”.

## **Background**

I retired from Calgary, AB to Victoria in 2013, I have been a strata owner/resident (specifically 83 Saghalie Road) adjacent to the subject area since 2015. I regularly walk or drive by the subject area.

## **Reasons for My Concern and Objection:**

### **1. Traffic Congestion**

My observation (having resided in the subject area for the last eight years) is a significant increase in traffic and resulting traffic congestion. This is further impacted with the 2021/2023 construction and occupancy of three new +/-15 storey apartment towers constructed along Tyee Road. Additional towers are proposed to the south of those new towers for the vacant land up to Esquimalt Road.

Victoria’s implementation of the bicycle lanes in the last two years along the major roads on the perimeter of the subject area (Kimta, Catherine and Esquimalt) have further exacerbated the traffic congestion.

The Johnson Street bridge is a “pinch point” for all traffic (vehicle, cycle and pedestrian) entering and exiting downtown Victoria. It is already under-designed and overutilized by the current traffic.

If the rezoning is approved to the density and height requested the traffic congestion will be exacerbated exponentially and necessitate significant traffic revisions by the subject area and into downtown Victoria.

### **2. Property History**

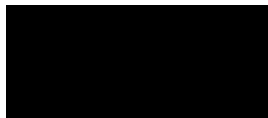
This property has been the subject of multiple proposed rezoning information sessions, hosted by the developer for the neighbourhood residents, adjacent to the subject area. Promises, specifically regarding the Roundhouse development, are made but nothing is delivered.

Is this another such effort?

### **3. Use of Property**

The Roundhouse is an important provincial historic site that should be preserved as such with a suitable public development such as parks, green space, etc. for the public to enjoy. Is the proposed high density housing the subject area should be used for?

Respectfully submitted,

A black rectangular box used to redact the signature of J. Fred Welter.

J. Fred Welter

2101 83 Saghalie Road, Victoria, BC

[REDACTED]

---

**From:** Guy Paynter [REDACTED]  
**Sent:** January 11, 2024 1:58 PM  
**To:** Public Hearings  
**Subject:** Proposed Changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

Hello,

I would like to express my strong support for the proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road.

Victoria is one of the most expensive housing markets in Canada, and the lack of new housing supply is a significant factor contributing to this. This project will restore a blighted section of Victoria West into housing and other important amenities, and provide some benefit in reducing the severity of the housing crisis in our city.

Although I do have a passion for maintaining the distinct history of Victoria, I do not believe we are best served by leaving this site to lie in situ indefinitely.

Thank you for this opportunity to express my support.

All the best,

Guy Paynter  
Resident of James Bay

[REDACTED]

---

**From:** Ian Boyes [REDACTED]  
**Sent:** January 11, 2024 9:53 AM  
**To:** Public Hearings  
**Subject:** Bayview Roundhouse

Hello,

I fully support the proposed changes to this project.

It's time to commit to the future. Victoria is no longer a sleepy North American town pretending to be an English village.

Young and diverse people have made the majority contribution to the wonderful cultural opportunities Victoria currently offers. We are now squeezing these folks out of the city by dithering on housing in the name of nostalgia and NIMBY-ism.

Please approve this.

Ian Boyes



[REDACTED]

---

**From:** Ingrid Jarisz [REDACTED]  
**Sent:** January 11, 2024 10:28 AM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning - REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200-210 Kimta Rd

Please include my support of this vital project .

Thank you  
Ingrid.



**INGRID JARISZ**, PREC\*  
Newport Realty Ltd. – Sidney  
2444 Beacon Avenue, Sidney, BC V8L 1X6  
[REDACTED] [REDACTED]  
[www.ingridjarisz.com](http://www.ingridjarisz.com)  
[www.luxuryrealestate.com](http://www.luxuryrealestate.com)  
*"Real Estate is My Passion; People Are My Priority"*



[REDACTED]

---

**From:** Ian Macklon [REDACTED]  
**Sent:** January 11, 2024 9:33 AM  
**To:** Public Hearings  
**Subject:** Proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

Hello,

I'll keep this short and sweet: I'd like to express my strong support for the Roundhouse project.

We need more housing, and mixed-use projects such as this are exactly the type of development the city/region needs to combat urban sprawl and reduce car dependency. Plus, such an increase in density close to downtown would positively affect businesses that may be struggling due to factors like an increase in remote work.

I'm also a strong proponent of heritage buildings, and I love the plan to give the historic structures on the site new life.

Thank you for your time!

Ian Macklon

[REDACTED]

---

**From:** Jarren Butterworth [REDACTED]  
**Sent:** January 11, 2024 10:16 AM  
**To:** Public Hearings  
**Subject:** Roundhouse Project

I'm really excited about this project! I'm a bit of a train nut and especially into local railway history here on the island. I remember my dad taking me to the old Pt. Ellis yard before it was fully demolished and turned into the various "Railyards" projects. I remember active trains trundling down Store St. in front of Capital Iron. And of course I remember taking the "dayliner" as a safe and fun way to have safe designated-driver trips up island to play drunken minigolf in Parksville, as one does in their teens.

The current site is an interesting piece of local railway history, but also a rather depressing place. It's the corpse of our once active and useful railway, slowly rotting away. This is why I'm so excited about this project, as it will actually preserve the various yard buildings and turntable for the future. What nerdily excites me even more are the plans to actually have a tiny old historic switching locomotive on site which can pull specially modified rail cars out of the roundhouse to re-configure the public space as needed for events. Everything I've seen about this project when I dug into it shows a team with a genuine passion for the rail history side of things, and a desire to not just preserve the roundhouse but actually keep it sort of functioning in a fun way.

I always felt the city kind of bungled that whole neighbourhood. The plans in the 80's done by the city showed a dense fine-grained neighbourhood of all sorts of mixed use buildings, it was going to have the same sort of energy as old-town with not just housing but activity and things to do. What we got was essentially a gated community that looks like a mid-market disneyworld adjacent florida retirement development. But this project could finally breathe some actual life into the area, a much wider spectrum of demographics will be able to live here and the square and business spaces will finally create the hub of activity and focus point for the neighbourhood.

My only criticism of the project is that it isn't even bigger.

-Jarren Butterworth in Fairfield

[REDACTED]

---

**From:** Victoria Mayor and Council  
**Sent:** January 11, 2024 8:22 AM  
**To:** Public Hearings  
**Subject:** FW: 1050 Yates Street - Development Permit with Variances No. 00230 - Agenda Item G3 - Council January 11, 2024

[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

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**From:** Joseph Calenda [REDACTED]  
**Sent:** Wednesday, January 10, 2024 2:04 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:** Matt Dell <w.mattzell@gmail.com>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Dave Thompson [REDACTED]  
**Subject:** 1050 Yates Street - Development Permit with Variances No. 00230 - Agenda Item G3 - Council January 11, 2024

Dear Mayor and Council,

Thank you for your unanimous recommendation at COTW December 7, 2023. I look forward to Council's unanimous approval of DP No. 00230 on January 11, 2024. In doing so, Council will be addressing the housing issue by providing for purpose built rental towers in downtown Victoria. And you will be implementing your OCP.

Now, more than ever, it is the duty of Council and City Planning staff, to implement its OCP. Each and every time with each and every application consistent with the OCP. This has become even more imperative with the recent royal assent of legislation forbidding public hearings for any application consistent with the OCP.

Thank you for your service to all of us. Ciao for now.

Joe

**Joseph A. Calenda, DTM**  
**City Planning and Development Consultant**

The **duty** of Council and the City Planner is to Implement the OCP. Now more than ever!!!

**MOLTO BENE ENTERPRISES**

**Urbanisti – Pianificatori – City Planner**

**Address: 3130 Frechette, Victoria, BC, V8P 4N5**

<https://digitaltimescolonist.pressreader.com/article/281685438706678>

<https://www.timescolonist.com/opinion/comment-missing-middle-housing-has-not-failed-give-it-a-chance-7604637>

<https://www.timescolonist.com/local-news/victoria-overhauls-missing-middle-housing-rules-to-kickstart-building-7617745>



[REDACTED]

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**From:** J Etwaroo [REDACTED]  
**Sent:** January 11, 2024 11:54 AM  
**To:** Public Hearings  
**Cc:** Jerome  
**Subject:** CD-12 Zone, Roundhouse District

Dear City Council members,

I am writing to express my concern about the proposed high-density housing development in our neighbourhood (CD-12 Zone, Roundhouse District) and its potential impact on our existing infrastructure. While I understand the need for urban development and increased housing options, it is crucial to consider the strain that a high-density project of this magnitude may place on our transportation and public services. Our current infrastructure might not be equipped to efficiently handle the increased population density, leading to traffic congestion, overburdened public transportation, and inadequate public amenities. I urge the City Council to carefully evaluate the size of the proposed development and consider implementing limits to ensure that our infrastructure can adequately support the needs of the community. Striking a balance between growth and maintaining the quality of life for current residents is essential for the long-term sustainability and prosperity of our city. Thank you for your attention to this matter.

Sincerely,

Jerome Etwaroo

(11 Cooperage Resident)

[REDACTED]

---

**From:** Janine Foreman [REDACTED]  
**Sent:** January 11, 2024 12:55 PM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

Dear Council:

I was hoping to be present for the public hearing this evening but unfortunately I'm unable to attend. I am writing this letter to express my enthusiastic support for the proposed development project of The Roundhouse at Bayview Place. This project will enhance our community. It will provide much needed residential units, including market condominiums and rental homes as well as affordable below-market homes with a childcare facility and outdoor play area dedicated for 10 years. The inclusion of retail and commercial space, coupled with the restoration of heritage-designated buildings presents a unique and valuable opportunity to invigorate this Vic West neighbourhood.

This development has been a much anticipated project that the residents of Victoria have been excited about for years. It holds great promise for the community by addressing multiple pressing needs and offers a diverse range of housing options for residents. It is even more important at this time considering the growing demand for affordable and accessible housing. With a portion of the development geared toward affordable below-market homes this would go a long way in contributing to the housing crisis.

The integration of retail and commercial space is an exciting and long awaited proposition. This addition will not only create new job opportunities for local residents but also act as a catalyst for economic growth. The presence of a vibrant retail and commercial area will attract businesses, increase foot traffic and contribute to the overall vitality of this community.

The commitment to preserving and restoring heritage buildings shows a dedication to our historical and cultural identity and adds to the overall visual appeal of the area. By revitalising these buildings, we will not only retain the character and charm of the neighbourhood but will also promote a sense of pride and connection among residents and visitors alike.

Phase One at Bayview has always been one of my favourite developments. The quality and layout of the buildings is first class with a neighbourhood feel just minutes to downtown. I am optimistic that the next phase will continue to offer many benefits to the community and enhance the overall appeal and livability of this neighbourhood while fostering economic growth.

Thank you for considering my perspective. My voice today represents so many Victoria residents that see the potential of this project to positively transform this area.

I urge you to support this development. If there is any way in which I can further assist or contribute to this process, please don't hesitate to reach out to me.

Sincerely,

Janine

*Janine Foreman*

Newport Realty

1144 Fort St. Victoria

[www.janineforeman.com](http://www.janineforeman.com)





[REDACTED]

---

**From:** Jeff Greenall [REDACTED]  
**Sent:** January 11, 2024 12:18 PM  
**To:** Public Hearings  
**Subject:** 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road (The Roundhouse at Bayview) - Voice of Support

Hello,

My name is Jeffery Greenall, a resident of Victoria West at 4-331 Robert St., and I am writing this email to voice my support for the Roundhouse project at Bayview.

Victoria, and the province at large, is in the midst of a housing crisis, something everyone is well aware of at this point. While I am lucky enough to be able to own a home now, I was only able to do with a large degree of help and luck. The vast majority of people my age (30) are living with the prospect that homeownership will be entirely out of reach for them and that rents are skyrocketing around them due to a lack of supply.

This is why I am in full support of the Roundhouse project. That in the midst of this crisis there is such a large parcel of essentially-unused land so close to downtown is crazy, particularly when this project has been delayed by the approval process for so long. While I think reasonable people can disagree on particulars (indeed, I wish that even more density could be achieved), I think it is undeniably in the public interest that this project move forward. The amount of units (affordable and market-rate) resulting from this project would obviously not solve the crisis on their own, but would represent a significant step in the right direction.

I would also like to state that my support comes despite living close enough to the site of development that I will surely be impacted by noise and other inconveniences during the construction period.

Thank you for your time and in considering my voice on this matter.

Sincerely,  
Jeffery Greenall

[REDACTED]

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**From:** Jacob Lower [REDACTED]  
**Sent:** January 11, 2024 1:28 PM  
**To:** Public Hearings  
**Subject:** Support for the Bayview Roundhouse Project

Good Afternoon,

I hope this email finds you in good health and high spirits. My name is Jacob Lower, and I am writing to you with great enthusiasm in support of the Bayview Roundhouse project, which is currently under consideration in the public hearing scheduled for tonight at 6:30 PM.

As a young software developer residing in Victoria, I am acutely aware of the pressing housing crisis that our city is facing. The proposed development, offering approximately 1870 units of housing, presents a significant opportunity to address this crisis head-on and contribute to the overall well-being and future of our community.

I strongly believe that projects like the Bayview Roundhouse are essential for the prosperity of Victoria. The shortage of affordable housing is not only affecting the lives of individuals seeking suitable homes but also impacting the city's ability to attract and retain professionals like myself. The availability of a substantial number of housing units can greatly enhance the desirability of Victoria for working professionals, making our city more competitive and vibrant.

Tonight's public hearing marks a crucial moment in determining the fate of this project, and I urge you to consider the long-term benefits it can bring to our community. The Bayview Roundhouse project has the potential to create a positive ripple effect, contributing not only to housing availability but also to the economic and cultural growth of Victoria.

I understand the importance of a thorough and well-informed decision-making process, and I appreciate the opportunity for public participation in tonight's hearing. I am hopeful that the City Council will recognize the significance of this project for the health and future of Victoria.

Thank you for your dedication to serving our community, and I trust that you will consider the positive impact the Bayview Roundhouse project can have on our city.

Best regards,

Jacob Lower

[REDACTED]

---

**From:** Victoria Mayor and Council  
**Sent:** January 11, 2024 8:24 AM  
**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.

[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

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**From:** Janet Riecken [REDACTED]  
**Sent:** Tuesday, January 9, 2024 10:09 PM  
**To:** developmentservices@victoria.ca; [REDACTED] Victoria Mayor and Council <mayorandcouncil@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.

January 9, 2024

Mayor and Councillors  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Marianne Alto & Councillors,

I am writing to you to express my strong support for the above Rezoning application for the Roundhouse Development Site at Bayview Place.

I am a resident/owner at Encore at Bayview Place. This is my home. I enjoy living in the beautiful Bayview area and surrounding community for many reasons such as walkable distance to downtown Victoria and the Songhees walkway with nearby amenities such as Spinnakers, International Marina, Boom & Batten Restaurant & Cafe, and the Delta Hotel by Marriott. Also, I live within close walking distance to the local Save-On-Foods, retail and Health Services in the Westside Village Shopping Centre, Victoria West Dog Park, Lawn Bowling Club, Park, and Skatepark, which my grandchildren have enjoyed.

This diverse growing community has benefited from the vision and dedication of Kenneth Mariash and Focus Equities with the completion of three high quality Bayview residential projects. I am confident that these high standards will continue with the much anticipated development of the Roundhouse area.

There is much to learn from the Mariash team at Bayview Place. I highly recommend that people visit the Bayview Presentation Centre to learn more about the E&N National Historic Site through a historical documentation of the Bayview Place Project, architectural illustrated drawings and model, as well as videos that provide a birds eye view of the area, and much more. It is evident that the vision for the Bayview Project and its completion is a result of commitment, expertise and hard work, which will carry on for the Roundhouse development.

I hope that others will appreciate the potential this project has for future homes, amenities, retail space, green space, and enhancement of 'community' for its residents and neighbouring communities. Given that this is the 25th Anniversary for the Bayview Place Project, it is worthy of celebration and continued support for its timely completion.

As I mentioned at the beginning of my letter, I strongly support the rezoning application for the Roundhouse Development Site at Bayview Place and hope that the Mayor and Councillors will also support this rezoning application.

Thank you for your consideration.

Sincerely,

Janet Riecken  
109 - 70 Saghalie Rd,  
Victoria, BC V9A 0G9

[REDACTED]

---

**From:** Jack Sandor [REDACTED]  
**Sent:** January 11, 2024 8:16 AM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** Please Approve Bayview Roundhouse

Hi,

Please approve the Bayview Roundhouse development. It will provide large amounts of desperately needed housing, including significant amount of affordable housing. It will support the city's goals of car lite or car free living and climate action, it will provide a needed boost in tax revenue for the city, it will provide more customers for our local businesses, it will create many jobs, and is in general a good, supportable development. While it is a shame that some 400 units were cut from the project, and they should be reinstated, the project should still absolutely be given the green light.

Thanks,

Jack Sandor

[REDACTED]

---

**From:** Jared Warren [REDACTED]  
**Sent:** January 11, 2024 10:22 AM  
**To:** Public Hearings  
**Subject:** I Support the Bayview Roundhouse Project

I'm a neighbour of the Roundhouse. I strongly support the creation of new housing in this area.

It's within walking distance to downtown and close to major bike and bus routes. Victoria desperately needs more housing. This will also increase the population of Vic West, making it more viable as a sustainable community.

The Roundhouse is an important part of Victoria's history that should be preserved and utilized in creative ways so that residents can enjoy it for many years to come.

Jared Warren  
420 Sitkum Road  
Victoria, BC

[REDACTED]

---

**From:** Jeremy [REDACTED]  
**Sent:** January 11, 2024 6:59 AM  
**To:** Public Hearings  
**Subject:** Fwd: Support Letter Rezoning Application - 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road – REZOO729 – The Roundhouse at Bayview Place – Phase 2

[REDACTED]

Begin forwarded message:

**From:** Jeremy [REDACTED]  
**Date:** January 10, 2024 at 7:17:08 PM PST  
**To:** publichearings@victoria.ca  
**Subject:** **Support Letter Rezoning Application - 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road – REZOO729 – The Roundhouse at Bayview Place – Phase 2**

To Whom It May Concern:

I am reaching out to express my SUPPORT of the rezoning application (REZOO729) of 251 Esquimalt Road, 355 Catherine Street, and 200 Kimta Road – The Roundhouse at Bayview Place – Phase 2.

I have lived at Bayview One for over 10 years, and I am of the firm belief that this development offers a distinctive opportunity to address the acute housing needs our community faces.

I urge you to welcome more homes through heightened housing density. It is not just a necessity but an extraordinary chance to confront the pressing housing shortage in our city.

This development is a beacon of hope, a chance to introduce a substantial number of much-needed new homes into our community.

Furthermore, this housing initiative encompasses a considerate blend of market apartments, rental units, and affordable housing – a trifecta that our community desperately requires. The land donation by the applicants underscores the transformative impact of this project for our community at large, by providing housing for a diverse population.

It is essential to reshape our perspective on increased density, recognizing it not as a

detriment but as an avenue for more homes.

The choices made today will sculpt the destiny of Victoria, and by supporting this initiative, you can lead the city forward. Please create a legacy of advancement, inclusivity, and prosperity for generations to come by approving this rezoning.

Yours sincerely,

Jeremy Chiu  
100 Saghalie Road



[REDACTED]

---

**From:** Katherine Beltran [REDACTED]  
**Sent:** January 11, 2024 10:49 AM  
**To:** Public Hearings  
**Subject:** The Roundhouse at Bayview Vic West Redevelopment - Full Support

To whom this may concern,

My name is Katherine Beltran, I currently reside in the Cook Street Village/Fairfield area and **fully support the proposed changes to 251 Esquimal Road, 355 Catherine Street, 200 Kimta Road (The Roundhouse at Bayview) project.**

I have been residing in Victoria for the last 6 years, turning 29 years old this year. I moved here from the Toronto suburbs for a job opportunity to work as a software developer for the Ministry of Finance. Since moving to Victoria it has been more than what I could ever imagine. I have lived in various places around the city, always renting; near Save-On Foods Memorial Center, Cook Street village, and even in the center of Downtown Victoria in one of the heritage buildings on Broad Street (1401 Broad Street, across from what used to be Cherry Bomb Toy). I am finally at a point in my life where I can comfortably say that I can settle down roots. Even though the field I work in provides me with more than necessary the financial means to do so, the city of Victoria does not. The proposed project will allow the working generation the ability to establish roots, provide to the economy and local businesses, and support the older generation.

To those opposed to the project, I understand the importance of preserving heritage. As someone who has lived in a beautifully preserved heritage building, I know that it is possible. The proposed projects would allow residents and visitors to use the space in a more effective manner than how it currently is today. I would ask those opposed to the project, how many of you have gone to the Roundhouse in the past few years? Was it pleasant and would you go again?

To those opposed to the project, I understand the overwhelming loom of taller buildings, I'm from Toronto, I get it. However, we live on an island, how else are we supposed to support the growing population? Another question I would ask is, how many of those opposed are retired or will be retiring in the next 5 years? Who will support the economy if a newer generation has nowhere to live?

Again, I fully support the proposed changes to the Roundhouse at Bayview project and, if approved, will be more than excited to see its development.

Thank you,  
Katherine Beltran

[REDACTED]

---

**From:** Kat Kaczmarczyk [REDACTED]  
**Sent:** January 10, 2024 6:09 PM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

Dear Sir or Madam,

There are developments in the city that can be questioned, but the proposal for Bayview Place is definitely not one of them.

Density and housing are a big issue in the city, but we also need to find a way for Victoria to keep its character.

It will bring so many benefits to the city:

- Almost 2,000 attractive market and affordable homes
- Almost 25% below-market rental units
- Restoration of the heritage Roundhouse site
- Building a community and commercial hub for retail and commerce
- Keeping it green with trees and landscaping
- Community relevant facilities

Do not let others destroy this amazing vision for Victoria West.

I hope you hear me and others who listened, evaluated, and supported this great project now.

Victoria must go in the right direction by balancing preserving heritage and character and building future-oriented neighbourhoods.

Thanks,

Kat

--

**Kat Kaczmarczyk**

Real Estate Agent

**KAT HOMES**

**RE/MAX** Camosun, Oak Bay

[REDACTED]  
<https://kathomes.remaxcamosun.ca/>

[REDACTED] 1 [REDACTED]



[REDACTED]

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**From:** Kristen Kilistoff [REDACTED]  
**Sent:** January 11, 2024 3:48 AM  
**To:** Public Hearings  
**Subject:** input on the proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

I am writing in response to Rezoning Application No. 00729 and associated Official Community Plan amendment for 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road. In its current form (according to the revised plans submitted in September 2023), I am against it. I appreciate the addition of a rental building and the visions for open spaces and walkways and I understand the need for increases in density but I can't get behind the idea of multiple looming condo towers between 25 to 32 floors one block from the ocean, most of them taller and more imposing than the already existing Bayview place towers. I honestly can't think of a solid argument against this that doesn't sound just like Nimbyism, but the fact is that my backyard happens to be one of the most beautiful and still somewhat affordable areas in Victoria. I would like to think that the roundhouse is capable of going ahead with a more reasonable plan to increase density, similar to what was laid out (not that long ago) in the 2018 Community plan where building heights for the roundhouse were to be between 6 and 23 floors and a Floor Space Ratio (FSR) up to 2.5. I have been looking forward to the roundhouse development since I moved to Vic West in 2009 and I do hope that the project goes ahead at some point but not as it is currently being proposed.

K Kilistoff

Vic West Resident

[REDACTED]

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**From:** Katherine Scott [REDACTED]  
**Sent:** January 11, 2024 8:27 AM  
**To:** Public Hearings  
**Subject:** Input on Proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

Hello,

I would like to provide input ahead of the hearing on proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road.

As a resident of the Victoria West neighbourhood, I generally support the idea of continued development in the area. However, I think that the ratio of new people to new services/businesses in this proposal is off balance. The proposed volume of housing associated with this development does not seem like it could be sustained by the existing infrastructure in the area, nor the proposed new businesses associated with the development. Furthermore, the excessive height of the buildings in the new proposal will absolutely overwhelm the surrounding area. I have been unable to find a shadow impact assessment as part of the rezoning proposal or the information presented on the Bayview Place website. It seems reasonable to assume that many of the buildings (residential) to the south and west of the proposed towers would be heavily impacted, which may seem trivial but can have a significant impact on a person's experience of their home.

While I agree that redeveloping the roundhouse is a good idea, I feel strongly that the proposal should not be approved in its current state.

Thank you,  
Katherine Scott

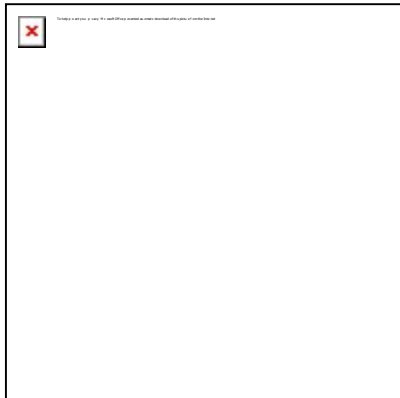
**From:** Lindsay Casey [REDACTED]  
**Sent:** January 11, 2024 7:35 AM  
**To:** Public Hearings  
**Subject:** Support for Round House Zoning at Bayview Place

Good morning,

My name is Lindsay Casey, I am a real estate professional here in Victoria BC. I am writing today to support the Round House Zoning at Bayview Place. I apologize for the tardiness of my letter, I had surgery last week. But I wanted to make sure I got this in before the public hearing.

The only way we are going to solve our housing crisis is to vastly increase the supply of housing. This project would bring so many more units to the city and would be a beautiful use of this property.

Best regards,  
Lindsay



**Lindsay Casey**  
**Personal Real Estate Corporation**  
Realtor  
**RE/MAX Camosun**  
[REDACTED]  
**A:** 4440 Chatterton Way Victoria, BC



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[REDACTED]

---

**From:** Linus Wong [REDACTED]  
**Sent:** January 11, 2024 12:19 PM  
**To:** Public Hearings  
**Subject:** 251 Esquimalt Road, 355 Catherine Street, 200 Kinta Road (The Roundhousr at Bayview)

Dear city councillors and mayor of Victoria,

I support this project.

This land has been sitting for far too long, doing absolutely nothing. I would love to see this area become a bright and exciting neighbourhood for not just the residents who would move in, but for all or Greater Victoria to share. It would be a great achievement for the city to continue paving the way to becoming an even more desirable and amenable city for everyone, not just those who can afford it.

Thank you,

Linus Wong  
2511 Quadra St, Victoria, BC  
Quadra-Hillside

**LINUS WONG** | All-Around Awesome Guy | [REDACTED]

[REDACTED]

---

**From:** Marlon Murr [REDACTED]  
**Sent:** January 11, 2024 1:29 PM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

Good afternoon Council,

I hope this email finds you well. My name is Marlon Murr. I am writing to express my strong support for the Roundhouse Rezoning application by Focus Equities for the development of The Roundhouse at Bayview Place.

The vision outlined for The Roundhouse is truly exciting and aligns with the needs of our growing city. The proposal to create a landmark development with housing diversity, a vibrant commercial hub, and extensive public spaces is commendable. I believe this project has the potential to become a 'living museum,' integrating revitalized heritage buildings, historical interpretations, and railway features.

Having witnessed the positive impact of Phase One, Bayview Hilltop, I am confident that The Roundhouse at Bayview Place will not only contribute to the renewal of the area but also provide a significant boost to the overall development of the city. The commitment to revitalizing 10 acres of contaminated, former industrial land is particularly noteworthy, reflecting a dedication to sustainable urban development - something that is rare in our community.

The comprehensive public amenity package valued at \$74.6 million is impressive and promises lasting positive impacts for VicWest and the entire city and surrounding communities. Furthermore, the donation of a building site to a non-profit housing provider for the construction of 215 affordable rental homes demonstrates a commitment to addressing the diverse housing needs of our community.

The inclusion of approximately 1,870 residential units, with almost 25% dedicated to affordable below-market rental and market rental housing, showcases a commitment to creating a diverse and inclusive community. The restoration of heritage-designated Roundhouse buildings and the creation of Turntable Plaza as a community and commercial hub are exciting elements that will contribute to the unique character of the development.

Additionally, the emphasis on public and open space, the remediation of contaminated former industrial lands, and the incorporation of sustainable features such as extensive tree planting and comprehensive bicycle and pedestrian connections are in line with the values that our community holds dear.

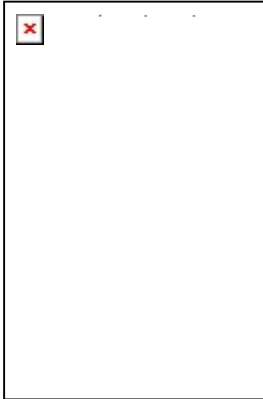
In conclusion, I believe that The Roundhouse at Bayview Place is a well-thought-out project that will enhance the livability of our city, promote economic growth, and contribute positively to the social fabric of our community. I urge you to support the Roundhouse Rezoning application by Focus Equities and work towards its successful realization.

Thank you for your time and attention to this matter. I look forward to seeing this landmark development



come to fruition for the benefit of all residents of the City of Victoria.

Sincerely,



**Marlon Murr**  
**Residential & Commercial REALTOR®**  
**Alexandrite Real Estate Ltd.**

**President, Board Chair | The Improv Centre**



I respectfully acknowledge the privilege I have as a settler to work on the traditional and unceded territories of the Coast Salish Peoples, specifically Lkwungen (Lekwungen) peoples, and the Songhees, Esquimalt, and W̱SÁNEĆ First Nations, as well as the X̱məθkwəy̱əm (Musqueam), Skwxwú7mesh (Squamish), and Səl̓ílwətaʔ/Selilwitulh (Tsleil-Waututh) nations, and including all nations residing on the BC coastal waters.

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof. Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage.  
Information provided is deemed to be correct but not guaranteed. E&OE

[REDACTED]

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**From:** Martin Odendaal [REDACTED]  
**Sent:** January 11, 2024 12:12 PM  
**To:** Public Hearings  
**Subject:** Support for The Roundhouse at Bayview

Hi there,

I'm writing to support the proposed development at 251 Esquimalt Road, 355 Catherine Street, 200 Kitma Road (The Roundhouse at Bayview).

The city needs these bigger housing developments to happen! We are in a housing crisis. Don't let perfect get in the way of good (no project can satisfy everyone's requirements - particularly when some of the requirements are expressly made to delay/ halt developments).

Thank you,  
Martin Odendaal  
1827 Fairfield Rd  
Fairfield

[REDACTED]

---

**From:** Victoria Mayor and Council  
**Sent:** January 11, 2024 11:55 AM  
**To:** Public Hearings  
**Subject:** FW: Phase 2 Roundhouse at Bayview Public Hearing.

[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

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**From:** Mike Siska [REDACTED]  
**Sent:** Thursday, January 11, 2024 10:23 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Phase 2 Roundhouse at Bayview Public Hearing.

***I wish to communicate my support for the above development proposal by Focus Equities.***

**Mike Siska**  
**1076 Davie St.,**  
**Victoria, BC,**  
**V8S4E3**

[REDACTED]

[REDACTED]

---

**From:** Madison Yule [REDACTED]  
**Sent:** January 11, 2024 9:26 AM  
**To:** Public Hearings; reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

Dear City Council Members,

I am writing to express my support for the envisioned Roundhouse development at Bayview Place. This proposed project aligns seamlessly with the city's overarching goal of addressing the growing needs of our city in terms of housing diversity.

The Roundhouse at Bayview Place is projected to provide approximately 1,870 residential units, offering a mix of market condominiums, rental homes, and affordable below-market housing. This diverse range of housing options is a crucial step towards accommodating the varied needs of our community.

I believe that the Roundhouse at Bayview Place represents a forward-thinking and comprehensive approach to addressing the housing needs of our growing city while prioritizing community well-being. I urge the City Council to support and approve this transformative project.

Thank you for your time and consideration.

Sincerely,

Madison Yule

**Madison Yule**

Licensed Real Estate Advisor  
eXp Realty

[REDACTED]  
[REDACTED]  
W: [www.divinepropertygroup.ca](http://www.divinepropertygroup.ca)

[REDACTED]

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**From:** Nicole Freeman [REDACTED]  
**Sent:** January 11, 2024 1:50 PM  
**To:** Public Hearings  
**Subject:** The Roundhouse at Bayview

My name is Nicole Freeman. I live at 369 Tyee Road, Victoria BC, very close to the project area and just on the outskirts of downtown.

I support the project. We absolutely need more housing.

Thanks,

Nicole

[REDACTED]

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**From:** Nathaniel Green [REDACTED]  
**Sent:** January 11, 2024 9:08 AM  
**To:** Public Hearings  
**Subject:** 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road (The Roundhouse at Bayview

Greetings, I am in support of this project.

I see the impacts of the housing crisis daily and believe that expediting the construction of new housing stock is an important part of the solution.

Regards,  
Nathaniel Green  
1032 Kings Road

[REDACTED]

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**From:** Nora and Greg Steves [REDACTED]  
**Sent:** January 11, 2024 11:02 AM  
**To:** Public Hearings  
**Subject:** Agenda Item E.1 Council January 11

Subject:

**E.1**

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

Dear Mayor and Council,

I am writing in support of the proposed community plan amendment and rezoning application for the Bayview Place (Roundhouse) redevelopment.

This site is long-overdue for development and the proposal before council, in my opinion, strikes a nice balance between respecting the history of the site and the surrounding neighborhood while seeking to create a robust sustainable community. I

As a community, if we are to be serious about tackling the challenges of our affordable housing crisis then we must get serious about adding density in part of our community that can support it. This site along Esquimalt Road is well supported by community amenities, is within walking distance of shopping, well served by transit and adjacent to our downtown core. We desperately need to increase supply and diversity of housing in our community and this project is setting ambitious targets to do so.

The partnership with Greater Victoria Housing Society will ensure that the critical affordable housing elements of the re-development are not only built, but also managed and operated in a sensitive and professional manner. This affordable housing supply is so essential to our community and the future health of the region.

I've spent my entire career working on affordable housing, most recently as the former Assistant Deputy Minister of the Office of Housing and Construction Standards. I have been involved in countless redevelopment and new developments. Focus Equities has put together a comprehensive vision for the site and has chosen a highly effective partner for affordable housing. I have the utmost confidence that this will be a productive partnership and a successful redevelopment

Mayor and council I encourage you to be bold in your decision making and say yes to this proposal, our children and their children need more housing options in future if we want to keep them in our community.

Best Regards  
Greg Steves, MCP, RI(BC)

[REDACTED]  
Director, Greater Victoria Housing Society





[REDACTED]

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**From:** Nevin Thompson [REDACTED]  
**Sent:** January 11, 2024 11:16 AM  
**To:** Public Hearings  
**Subject:** Input on the proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road

I am a resident of City of Victoria since 2007, and currently live in V8V 1V1 postcode.

I support the proposal to increase the height up to approximately 32 storeys and density up to 4.58:1 Floor Space Ratio for all of the lands known as 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road, and to replace the existing Roundhouse Design Guidelines with new design guidelines based on the current proposal.

This project will continue to revitalize and energize this region of Victoria, attracting residents, businesses, and amenities.

City of Victoria must continue to lead the way in the region, building more homes, faster.

I think this project can only benefit Victoria, and I encourage council to vote for this proposal.

Sincerely,

Nevin Thompson

**From:** Nirmala [REDACTED]  
**Sent:** January 11, 2024 11:57 AM  
**To:** Public Hearings  
**Subject:** CD-12 Zone, Roundhouse District

Dear City Council members,

I am writing to express my concern about the proposed high-density housing development in our neighbourhood (CD-12 Zone, Roundhouse District) and its potential impact on our existing infrastructure. While I understand the need for urban development and increased housing options, it is crucial to consider the strain that a high-density project of this magnitude may place on our transportation and public services. Our current infrastructure might not be equipped to efficiently handle the increased population density, leading to traffic congestion, overburdened public transportation, and inadequate public amenities. I urge the City Council to carefully evaluate the size of the proposed development and consider implementing limits to ensure that our infrastructure can adequately support the needs of the community. Striking a balance between growth and maintaining the quality of life for current residents is essential for the long-term sustainability and prosperity of our city. Thank you for your attention to this matter.

Sincerely,

Dr. Nirmala Lall

(11 Cooperage Resident)

[REDACTED]

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**From:** Peter / Helgi Leesment [REDACTED]  
**Sent:** January 11, 2024 10:57 AM  
**To:** Public Hearings  
**Subject:** Bayview development comment

Re: Bayview development application to the City of Victoria

Development of condo and apartment type buildings in prime real estate areas of a municipality is normal and to be expected. What is not normal nor expected, is for the appearance of possible deceit.

The fact that Bayview developers are presenting vague information to the city decision makers and to the communities affected, is dishonest in itself. It leaves room for development aspects that may normally not be permitted either by law, regulations or common sense. It may later force decision makers to permit aspects that go against regulations and law. All such dealing is undemocratic and abhorrent. Such dealing works to the detriment of the city and its communities. It would solely benefit the financial gain of the developers.

Further, it is dismaying that the mayor appears to be siding with the developers in a questionable manner. I voted for her, having faith in her integrity. No more.

I have no objection to reasonable development of the Bayview complex. I do strongly object to the seemingly dishonest manner in which the application is presented to the City and communities affected. What are they hiding?

***Please, City of Victoria counsellors, do your duty to the citizens and long term benefits of the city, not to the lobbying of individuals who may have too close a relationship with questionable aspects of the Bayview development scheme.***

Helgi Leesment  
603 - 75 Songhees Rd  
Victoria

[REDACTED]

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**From:** Ryan Breuker [REDACTED]  
**Sent:** January 11, 2024 11:27 AM  
**To:** Public Hearings; reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200-210 Kimta Rd.

## Strong Endorsement for the Roundhouse at Bayview Place Project

Dear Mayor Alto & Councillors:

I am reaching out to you on behalf of Oak Bay Construction to express our wholehearted support for the Roundhouse at Bayview Place and the broader Master Community initiative slated for realization in 2024. Our organization is firmly supportive of this pivotal project, especially considering the pressing housing and service needs faced by the residents of Victoria and the greater region.

The challenges our region is grappling with are undeniable, with a constant barrage of stories highlighting the critical shortage of housing and essential services. Describing the situation as a crisis would be an understatement. The urgency for growth, expansion, and necessary densification is more apparent than ever, and there are limited areas within our city that can accommodate these crucial developments. Bayview has been a focal point of discussion for over two decades in the region, and we hope that the time has come for this long-envisioned project to finally materialize.

Drawing on our years construction experience, Oak Bay Construction has played a role in contributing to the housing sector. As a family-owned business and resident of Vic West, we also see the desperate need for housing and affordability in order to attract and retain good employees. Our housing shortage and high costs have certainly contributed to staffing challenges. We align ourselves with the development, the much-needed homes and the developer's vision that has set forth this application to the City of Victoria.

Thank you for your attention, and we look forward to witnessing the successful realization of the Roundhouse at Bayview Place.

Sincerely,

Ryan Breuker

658 pine street

Victoria, B.C.

Inline image

[REDACTED]

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**From:** Rem D'Ambrosio [REDACTED]  
**Sent:** January 11, 2024 1:44 PM  
**To:** Public Hearings  
**Subject:** Comment for Public Hearing 2024/01/11

Good Evening to the Council and Attendees,

As a young adult born and raised in Greater Victoria, it is my goal to continue living, working, and thriving in the place I call home.

This same goal is shared by the people we all rely on: friends, family, medical doctors, tradespeople, service industry workers... If they cannot find a place worth living in, they will be forced to make their homes elsewhere. This is why housing (both quality and quantity) is the issue which defines local politics for my generation.

Finding a space worth calling "home" requires more than just vacancy. It also requires surroundings which support your daily life. For this reason, I support mixed-use development, and I support the Roundhouse project in particular.

If Roundhouse is designed and constructed in a mindful, responsible manner, then it will be exactly what people like me are looking for: housing, jobs, and services, accessible to one another, and thoughtfully integrated into the surrounding area.

In my view, this is what Victoria needs. When an opportunity arises to do it, and do it *well*, we must not let it pass us by.

Thank you for your time,  
Rem D'Ambrosio.

[REDACTED]

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**From:** Rem D'Ambrosio [REDACTED]  
**Sent:** January 11, 2024 1:48 PM  
**To:** Public Hearings  
**Subject:** Re: Comment for Public Hearing 2024/01/11

Hello again,

Apologies for the double-email.

In case my address is required in order for the previous message to be entered into record, I have provided it below:

2239 Dalhousie St, Victoria, BC V8R 2H3

Thank you,  
Rem D'Ambrosio.

[REDACTED]

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**From:** Richard Johnson [REDACTED]  
**Sent:** January 11, 2024 9:17 AM  
**To:** Public Hearings  
**Subject:** Support for Amendment Bylaw no. 1327 (251 Esquimalt Road)

To whom it may concern,

I would like to add my voice of support to the proposed amendment to the Zoning Regulation Bylaw (no. 1327) concerning 251 Esquimalt Road, which is before Council this evening in the Public Hearing.

I am a resident of the Vic West neighbourhood and of Tyee Housing Co-operative, which is adjacent to the proposed development, and where I serve as Vice-President of the Board of Directors.

Affordable, sustainable housing is a value I strongly believe in and live. The proposed changes to the development at Roundhouse represent, in my opinion, a significant improvement from the original proposal as far as prioritizing affordable housing in the Vic West community while improving sustainability and environmental footprint through density, family-sized units, retail space, and proximity to the downtown core.

While not nearly as affordable (or sustainable) as co-operative housing, the new Roundhouse will likely offer significant opportunities for lower and middle-income families to be able to live in this great neighbourhood where many other developments are trending towards catering to higher-income families and singles.

If Vic West is going to continue to be a diverse community of young families, retirees, young professionals, and newcomers -- with appropriate commercial, retail, health care and education services nearby -- we'll need development visions in line with this proposed change.

I hope Council will approve the bylaw change, and I look forward to the expansion of this wonderful neighbourhood and city I call home.

Thank you for considering my perspective as you make your decision.

Sincerely,  
Richard Johnson  
60-420 Sitkum Road  
Victoria, BC  
V9A 7G6

--

**Richard A. Johnson**

[REDACTED]  
Writer, Editor, Facilitator  
Victoria, B.C.



[REDACTED]

(he/him)

[REDACTED]

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**From:** Roberta Thomson, Ms [REDACTED]  
**Sent:** January 11, 2024 8:29 AM  
**To:** Public Hearings  
**Subject:** Public Hearing Jan 11, 2024 Community Development 355 Catherine/251 Esquimalt

To whom it may concern,

As a resident of Vic West, I am writing to offer feedback and questions on the current community development proposal for 355 Catherine Street, 251 Esquimalt Road and 200 Kimta Road.

After reviewing the proposals and amendments, I feel the towers will give the form of a massive wall close to the harbour. Similar to a mini-Hong Kong harbour. As well, when viewed from anywhere in the vicinity of the harbour, it will be a massive blight that dominates the landscape and overwhelms the scenic panorama of the harbour. This great wall will block the view of those living on the landward side. Thus, creating a division. Is this a desire for this development?

In addition, this would produce a very dense development with a large population on a small land mass close to the water. With the potential sea level rise in the future due to climate change, what planning, and provisions have been made for this?

In addition, this dense population creates a large increase in traffic, noise and pollution close to the harbour. What provisions have been made for this? And is this what we wish tourists and cruise ships to see when arriving and visiting the harbour area?

If one is planning with the current needs of Victoria and keeping the future in mind, one would take into consideration the shortage of workers needed for many jobs in the city and surrounding area. Many jobs remain unfilled because workers are unable to find affordable housing. I do not see how this development aids in this situation. Is it compounding this situation given the anticipated cost of residing in this location?

Essential Questions:

- Have the principles of Universal Design, sustainability and energy conservation been taken into consideration with these designs?
- Can an environmental study of the proposal be shared with the public?
- Have the Songhees First Nation been consulted and if so, what is their response?

To respect Victoria's harbour, there should be a gradual and very conservative height increase as you move inland from the harbour. It is erroneous to have towers this high this close to the harbour. Buildings of that height are only appropriate for much farther away from the harbour.

Victoria has managed to keep its harbour beautiful and unimpeded. Victoria should continue to honour its harbour as the centrepiece of the city. The harbour must be visible, (This proposal would hugely block the

view of the harbour.) And the harbour must be honoured visually. It does not do justice to Victoria to be overwhelmed by a great monolith of big buildings.

This would change the trajectory of development in Victoria. This project would set a massive precedent for what would be allowed on Victoria Harbour.

Victoria's harbour, like many harbours, gains elevation gradually as you move away from the water. That means the harbour and the water are visible from a fair distance in almost all directions. If this project proceeds, it will set a precedent for skyscrapers ringing the harbour. The view of the harbour from much of the rest of the city will be gone. It would come to look like a mini-Hong Kong. It would be a little harbour lost in an enclosure of skyscrapers.

I appreciate your consideration of this feedback and questions.

Kind regards,

Roberta Thomson  
Educational Consultant - Access for All

[REDACTED]

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**From:** Monica Ramón M [REDACTED]  
**Sent:** January 11, 2024 12:37 AM  
**To:** Public Hearings  
**Subject:** Victoria - Public Hearing - Rezoning Application for the Roundhouse Development Site at Bayview Place - REZ00729 – # 251 -# 259 Esquimalt Road, 45 Saghalie Road, 355 Catherine Street and #200 - # 210 Kimta Road.

Dear Mayor and Victoria City Council,

My name is Monica Ramon. I live at 526 - 203 Kimta Road, in Victoria, BC. I am sending this message about the public hearing item, the (REZ00729) Rezoning Application.

I am strongly against this rezoning application with the file number REZ00729 for the proposed Roundhouse development project at Bayview Place, which requests to increase the permitted height up to 32 storeys and density up to 4.58 Floor Space Ratio.

Increasing the population density to 4.58 FSP will put strain on local services, particularly roads, public transport, healthcare, and education services. Police and fire services will not have enough capacity to provide minimum security and safety services.

This project proposal does not reflect the existing character of Victoria and our neighbourhood, both visually and functionality.

I respectfully request that you do NOT approve the re-zoning proposal.

Thank you.

Best regards,  
Monica Ramon  
526 - 203 Kimta Road, Victoria, BC, Canada V9A 6T5

[REDACTED]

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**From:** sam egan [REDACTED]  
**Sent:** January 11, 2024 8:28 AM  
**To:** Public Hearings  
**Subject:** Pass Bayview Roudhouse

Hello,

I am not able to make it in person today due to sickness. But i am a james bay resident (renter) and and would be thrilled if council passed Bayview Roudhouse project. I am 25 and a Young professional in Victoria. We are desperate for housing stock. My household income is 160k/year and there is no hope in affording a house in victoria before age 40, that's crazy ! Only people with family money (and retirees.....) can afford in this city. Supply is the only way out of this crisis + Bayview has a cool cultural element to it. No brainer !

Kind regards,  
Sam

[REDACTED]

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**From:** Shannon Graham [REDACTED]  
**Sent:** January 11, 2024 10:21 AM  
**To:** Public Hearings  
**Subject:** Roundhouse building development

Hello,

I'm a homeowner in Victoria at 1763 Kings, and formerly lived in Esquimalt near the Bayview developments. In both locations I've been looking forward to seeing the roundhouse developed into something worthy of the neighborhood. I'm strongly in favour of the current plan as written.

Thanks,

Shannon Graham  
[REDACTED]

Sent from my iPhone

[REDACTED]

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**From:** Samantha McGinley [REDACTED]  
**Sent:** January 11, 2024 11:51 AM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200-210 Kimta Rd

Dear Mayor Alto & Councillors:

I am writing to express my support for the proposed Bayview Roundhouse Development Rezoning. As a concerned member of our community and a young family doctor practicing in Victoria, I have witnessed firsthand the detrimental effects of the ongoing housing crisis on our healthcare system.

The proposed development addresses multiple critical issues, such as tackling the housing crisis, activating the heritage space, handling contamination, and bringing forward significant amenities.

One aspect that particularly resonates with me is the dire need for more housing in our community. The shortage of available homes to rent or buy has had a direct negative impact on the healthcare system. Doctors, nurses, and other care providers are facing immense challenges in making Victoria home due to the lack of suitable housing options. The strain on our healthcare system is evident, and I am very happy to see the donated land to the Victoria Housing Society for affordable housing. I myself own a home in Oaklands and was shocked when we had 200 applicants for our rental suite within 24 hours of posting.

Furthermore, the inclusion of significant amenities as part of the development is commendable. It not only enhances the quality of life for residents but also contributes to the overall well-being of our community.

The strategic location of the site, coupled with the proposed amenities, has the potential to transform the area into a vibrant and sustainable community.

I urge you to consider the positive impact this development can have on our community, both in terms of housing solutions and the overall well-being of its residents.

Thank you for your time and consideration.

Sincerely,

Samantha McGinley, MD, CCFP  
2717 Roseberry Ave, Victoria B.C.

[REDACTED]

---

**From:** Sandy McManus [REDACTED]  
**Sent:** January 11, 2024 4:16 AM  
**To:** Public Hearings  
**Cc:** reception@bayviewplace.com  
**Subject:** Roundhouse Rezoning – REZ00729 - 355 Catherine St, 251 Esquimalt Rd, 200- 210 Kimta Rd.

To Whom It May Concern:

Please accept this letter as a show of support for this project to be approved by the City of Victoria.

I support this project for the many positive reasons that have been clearly defined and also because I don't want to risk the developer giving up on his vision and risking this land fall into the hands of subsequent owner that will not develop it in the best interest of the good people of Victoria who've invested in it for many years.

Sincerely,

Sandy McManus  
[REDACTED]



[REDACTED]

---

**From:** TA (null) [REDACTED]  
**Sent:** January 11, 2024 9:26 AM  
**To:** Public Hearings  
**Subject:** 251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road (The Roundhouse at Bayview)

Hello,

I support The Roundhouse at Bayview project.

Terry Anderson  
706-777 Blanshard Street  
Victoria, BC  
V8W 2G9

Thank you!

[REDACTED]

---

**From:** Tim Boulton [REDACTED]  
**Sent:** January 11, 2024 11:11 AM  
**To:** Public Hearings; Tim Boulton  
**Subject:** Bayview

Hello,

I had hoped to make this submission in person, but I got a call to work this evening.

My name is Tim Boulton. I have called Victoria home for 58 years and have lived in Vic West for 20 of those years.

During my time here in Vic West, I have noticed a huge increase in traffic - especially along Esquimalt and Tyee Roads. From emergency vehicles, to delivery vehicles (Amazon, Prime, UPS, Fed Ex), and deliveries for food (Skip The Dishes, Door Dash, Thrifty's etc.) to personal vehicles, the amount of traffic in this area has increased substantially. One concern I have about the proposed change at Bayview is that there will be even more traffic to deal with that will overwhelm Vic West. In particular, narrow roads such as Saghalie, Catherine and now Kimta now that it has a bike lane will be swamped.

Along with the increase in traffic, there is an ongoing and increasing problem with parking. Along Tyee, by Docksider, I constantly see delivery trucks and moving trucks parked in the bus zone. One time, my wife took a picture of two delivery trucks parked on the sidewalk on the west side of Docksider by the Tyee Co-op where my family and I live. Those trucks were not only blocking the bike lane, they were blocking the sidewalk!!

I am concerned that inadequate parking around Bayview will lead to similar situations.

Here on Sitkum, there is no parking for delivery trucks, parking for workers (who have received tickets here on Sitkum when they do park so they can get on with their work!) no accessible parking, or room for home care workers. My dad, who had mobility issues, could not visit us because he could never find a place to park! Friends have told us that there is rarely a place for them to park. Surely the people who will live in Bayview will have family and friends over to visit - adding to the traffic around here, but where are they going to park?

In addition, I have always maintained that Bayview needs to be seen in context with Docksider. Tyee and Esquimalt Roads are two arteries into Victoria. The density proposed for Bayview will, in my opinion, further clog traffic heading over the Johnson Street bridge, up Johnson Street and along Wharf Street. Furthermore, the Bay Street bridge will become even more of a crawl.

Aside from the development I have seen here in Vic West over the 20 years, I have seen more road rage, people running red lights and speeding. I constantly hear people complain about the lack of parking. A development of the magnitude that Bayview is presenting will only amplify the amount of traffic and lack of parking in Vic West. I live here - I know these things because I talk with my neighbours all the time about these issues and am impacted directly.

Finally, I would like council to realize that the current Bayview proposal is way beyond the scope of the Vic West community plan that came out several years ago. Way beyond - and Council needs to reflect on how much of a difference the proposal for Bayview is and what it means to this neighbourhood and into downtown Victoria.

I have more concerns regarding affordability, but I can assure you that my family and I cannot afford a few thousand dollars each month for a two bedroom place!!

In short, I do not support the current proposal and ask Council not to support it either.

Please reach out to me if need be.

[REDACTED]

---

**From:** Tricia Holden [REDACTED]  
**Sent:** January 11, 2024 1:01 PM  
**To:** Public Hearings  
**Subject:** Re RE200729

Re. REZ00729  
I am in support of the rezoning of the Round house Property.

Tricia Holden  
732 Front Street  
Victoria, BC V9A 3Y4

[REDACTED]

Sent from my iPhone

[REDACTED]

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**From:** Taylor Hornford [REDACTED]  
**Sent:** January 11, 2024 10:49 AM  
**To:** Public Hearings  
**Subject:** "251 Esquimalt Road, 355 Catherine Street, 200 Kimta Road (The Roundhouse at Bayview)"

Hello!

With the development hearing coming up I'd like to communicate my thoughts.

Taylor Hornford 14-230 Wilson Street Victoria bc

I am in full favour of maximum development here. I think the increased density and commercial opportunities are a great idea. Vic west is a booming and vibrant part of the city, with parkland & ocean & lots of civic amenities. The roundhouse will improve & expand this lifestyle. I am hopeful to welcome my new neighbors.

[REDACTED]

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**From:** Tony Johnson [REDACTED]  
**Sent:** January 11, 2024 12:55 PM  
**To:** Public Hearings  
**Subject:** Roundhouse Development

Let's finally get this project going. We have needed for a long time and it should never have been slowed down by a small group of people protecting their view. Please help to correct the mistakes of past councils and let's get shovels in the ground.

Tony Johnson

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[REDACTED]

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**From:** Tye O'Connor [REDACTED]  
**Sent:** January 11, 2024 11:49 AM  
**To:** Public Hearings  
**Subject:** Input on proposed changes to 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road:

Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 53) - No. 23-109: To increase the height up to approximately 32 storeys and density up to 4.58:1 Floor Space Ratio for all of the lands known as 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road, and to replace the existing Roundhouse Design Guidelines with new design guidelines based on the current proposal.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1327) - No. 23-110: To rezone the lands known as 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road by amending the CD-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

I am writing in support of the proposal put forward for this site which creates a vibrant and sustainable residential community, in a walkable neighbourhood adjacent to the city's downtown core.

By holding off on approval of previous proposals, I think the city only delayed the opportunity to increase density when housing prices *were* affordable. One of the keys to sustainability is vertical height - when approached with long term vision to provide ample green space and transportation infrastructure, and where buildings can be maintained well to preserve their aesthetic appeal. The original Bayview One development is testament to this vision - the quality of this development is unmatched and sets the bar for development on prime sites such as the Roundhouse site. Similarly, the long term vision for this new proposal will create a collection of buildings that age more gracefully and offer more housing in their footprint than some of the other developments the city and other municipalities have approved in the past.

Continuing the long term vision for the area, I do hope the city is considering encouraging the re-development of the sites across Esquimalt Rd, known at 55 Bay Street and 405 Catherine Street, 364 Esquimalt Rd and 250 Esquimalt Rd toward replacement of the low-end housing offered there. Added height, for modern and attractive buildings on that site would allow for a better quality of housing while again increasing the number of affordable, rental and market housing units in the area.

As a long term resident of greater Victoria, I am looking forward to more opportunities to find housing within the (walkable) city limits!

Tye O'Connor  
Saanich, BC  
[REDACTED]

[REDACTED]

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**From:** Tim Quirk [REDACTED]  
**Sent:** January 11, 2024 8:35 AM  
**To:** Public Hearings  
**Subject:** Bay view support

Good morning council members. Just a quick email to express my story for the bay view project that is up for public hearing today. I am a home owner from Rudlin St who has seen only too clearly the negative effects of insufficient housing on our community. Bay view is a very solid proposal that will positively transform a key part of our city.

Thank you for your work on behalf of us all.

Regards

Tim Quirk  
1232 Rudlin St

Sent from my iPhone



[REDACTED]

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**From:** Willow English [REDACTED]  
**Sent:** January 11, 2024 10:19 AM  
**To:** Public Hearings  
**Subject:** roundhouse project

Hello, I am writing to share my support for the Roundhouse project. Victoria is in dire need of housing, and this project is an opportunity to create much-needed units in an area with good access to services and transit.

My main concern is that the development follows the DCAP bird-safe design guidelines. Bird collisions with glass are a major source of biodiversity loss in Canada, with approximately one billion being killed each year in North America. Making a building bird-safe can be cost neutral and doesn't mean that buildings can't have excellent views and natural light.

Making buildings bird-safe from the start is important because retrofitting can be expensive, and to ensure compliance with the updated federal Migratory Bird Regulations, which specifically include window collisions.

I hope to see a wonderful development providing homes while protecting wildlife.

Regards,

Willow English, PhD  
Safe Wings  
[safewings.ca](https://safewings.ca)

[REDACTED]

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**From:** William Owen [REDACTED]  
**Sent:** January 11, 2024 9:42 AM  
**To:** Public Hearings  
**Subject:** Support for Bayview Roundhouse development

Good morning,

I'm writing to support the development of Bayview Roundhouse at 251 Esquimalt Road, 355 Catherine Street and 210 Kimta Road today. The added housing will ease the ongoing housing crisis in the region, and the preservation of the roundhouse will allow the new development to contain community space. There is a clear precedent for a successful development of this kind: the Yaletown Roundhouse in Vancouver, which is now one of the most inviting and well-attended community centres and historic sites in that city. It would be an immense benefit to have a similar site surrounded by housing.

Thank you for your time and consideration.

William Owen,  
Fernwood

[REDACTED]

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**From:** Zöe <[REDACTED]>  
**Sent:** January 11, 2024 12:02 PM  
**To:** Public Hearings  
**Subject:** Support for Amendment Bylaw (No. 53) - No. 23-109 - Bayview Roundhouse

I hope this email finds you well.

My name is Zöe, and I am writing to express my heartfelt support for the proposed housing development at 251 Esquimalt Road, 355 Catherine Street, and 210 Kimta Road (Bayview Roundhouse Project).

Our city needs homes for the future, not monuments to the past. As it stands now, the roundhouse buildings only house air and nostalgia. Give them purpose. It took developers less than a year to build it back in 1912; why does transforming it take aeons in the modern age?

We're the "Garden City", not the "Museum City". I am no gardener, but I'm a Victorian through and through, and I want our city to bloom.

Retaining large swaths of land during one of the most severe housing crises in history seems counterproductive. Leading with nostalgia only burdens citizens.  
As a native of Victoria, I've witnessed the city's changes over the years.

Historically, we've seamlessly blended the new with the old, so why the fear now? The cost? The cost of not building homes is higher, and the cost of blunting the future in favour of the past is immense.

If you're worried about ruining the integrity of history, design the project to represent the harmonious relationship between progress and preservation.

British Columbia's slogan is "super, natural British Columbia". Let's keep it that way instead of changing it into "supernatural British Columbia," because it will be a province of ghost towns.

Build. Grow. Thrive.

How would our city be today if we completed this project years ago? We can never know that, but I am excited to find out where we will be as a city in another few years once we embrace the future.

*A society grows great when old men plant trees in whose shade they shall never sit.* Plant the trees of tomorrow today.

Thank you for reading,  
Zöe Harvey

102-575 Vancouver Street, Victoria BC  
V8V 3T8  
[REDACTED]

