

Jim Handy

From: Michel De Launiere [REDACTED]
Sent: Wednesday, Mar 4, 2015 3:50 PM
To: Jim Handy
Subject: Fwd: Roundhouse

> I am for this project and this will be advantageous for the area.

>

> Michel De Launière

> 211-100 Saghalie Rd

> Victoria BC

> V9A0A1

>

> Sent from my iPad

Jim Handy

From: leaf picchetti [REDACTED]
Sent: Thursday, Mar 5, 2015 3:25 PM
To: Jim Handy
Subject: The Roundhouse

As a new neighbour to the community (I own a condo on Songhees) I am very excited for the The Roundhouse project to proceed.

The Amendment to the Official Community Plan 251-259 Esquimalt Road is agreeable to me.

Thank you

Thoretta Leaf Picchetti
#511 68 Songhees Rd
Victoria, BC V9A0A3

Sent from Surface

Jim Handy

From: Cameron Whitehead [REDACTED]
Sent: Friday, Mar 6, 2015 11:25 AM
To: Jim Handy
Subject: Roundhouse Amendment

Hello Jim,

I'd like to submit my approval of the proposed amendment, in support of the Roundhouse development. As a nearby resident, I am excited by the prospect of a heritage-oriented commercial development of the site. I believe it will bring needed energy to an otherwise derelict space and develop the community spirit that is growing here in Vic West.

Sincerely,

Cameron Whitehead, PhD
322 Henry Street

Jim Handy

From: [REDACTED]
Sent: Saturday, Mar 7, 2015 4:39 PM
To: Jim Handy
Subject: roundhouse guidelines

Hello Jim,

We would like to give you some input re: future plans for the Roundhouse Site.

As residents we really don't want to see any alcohol off sales.

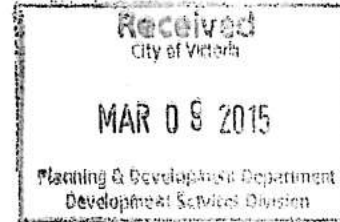
Also no late night hours for alcohol consumption on site, this is a residential area and with the Spinnakers on Kimta as well as off sales of alcohol as Westside Village there is no need to duplicate that type of sales.

The Kimta Rd has been getting busier with all the construction at Bayside so speed bumps would very much help with speeding of vehicles which has increased.

Please keep in mind that we live here, it is not just a hotel to us but we are trying to make this our home and chose this area with the plans Bayside had shown us at the time (6 years ago) these plans have been changing and my concern is your office has approved what was built according to their plans for future development which seems to be changing as time goes by.

Thankyou for putting our thoughts into future development permits as well as business licenses.

Beverly Sutherland



March 8, 2015

Mr. Jim Handy

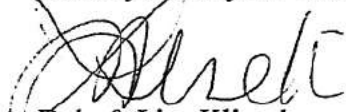
Senior Planner, Development Agreements

Dear Mr. Handy,

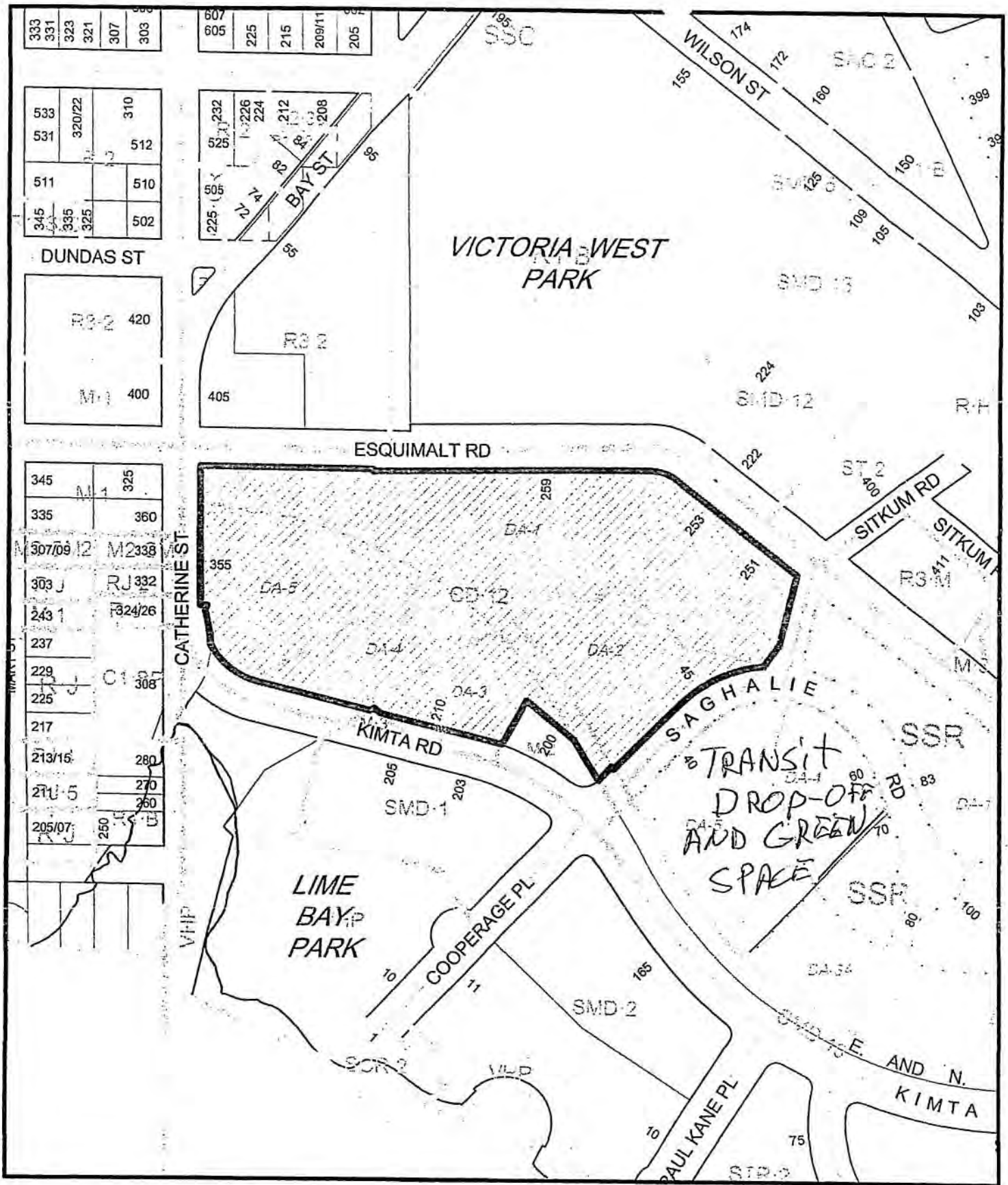
We reside at The Promontory and are looking forward to the Roundhouse Development, as originally proposed as a "Granville Island" type market place.

As the developer has requested a change to their original plans for the Roundhouse Project, we would propose while you are considering this, the City request that the area DA-4 be the future location of the commuter train drop-off and/or green space for the enhancement of the entire community.

Thank you for your consideration


Dale & Lisa Klimek





251-259 Esquimalt Road
Development Permit #000356

CITY OF VIC

1/1/2017



Jim Handy

From: Howard and Elizabeth Willis [REDACTED]
Sent: Tuesday, Mar 10, 2015 7:57 PM
To: Jim Handy
Subject: Re: Amendment to the OCP 251-259 Esquimalt Road

Follow Up Flag: Follow up
Flag Status: Completed

AJim,

Thank you for supplying access to the supporting information requested. We have examined the material to the best of our ability and have no concerns with the City's proposed Amendment to the OCP to enable the Commercial-Heritage Phase of the Roundhouse site at 251-259 Esquimalt Road.

Howard and Elizabeth Willis
335 Dundas Street, V9A 7N5
Victoria BC

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

From: Jim Handy
To: [REDACTED]
Sent: Wednesday, March 04, 2015 2:55 PM
Subject: RE: Amendment to the OCP 251-259 Esquimalt Road

Dear Mr and Mrs Willis

Thank you for your email.

The purpose of the proposed Official Community Plan (OCP) Amendment Bylaw is to allow revisions to the Roundhouse Design Guidelines which were adopted in 2008 and included several mandatory guidelines. The City is now in receipt of a Development Permit Application and Heritage Alteration Permit Application for the Commercial Heritage Phase of the development. The applications propose the following key components:

- the rehabilitation of the Heritage-Designated Roundhouse, Back Shop, Boiler House, Car Shop, Stores Building and the Turntable
- the construction of three new single-storey retail buildings
- the siting of seven reconditioned boxcars for retail and interpretive purposes
- a public plaza with the focal point being the rehabilitated Heritage-Designated Turntable
- a comprehensive program of cultural interpretive features.

The Roundhouse Design Guidelines use the terms "must, will and shall" to describe mandatory Guidelines that must be met, however, the applicant has, in some instances, proposed alternative design solutions. Should City Council approve the current applications, the Design Guidelines must be revised to reflect where the proposal differs from the mandatory Guidelines. Since the Design Guidelines are specifically referenced in the OCP, an OCP Bylaw Amendment is necessary.

I have attached links to a report presented to the Planning and Land Use Committee (PLUC) which provides more details on the project, the proposed Design Guideline revisions (see Section 4.1 in the first link) and project plans (second and third links).

<https://victoria.civicweb.net/FileStorage/1F31585A10204778814BD60F92D72C36-Application%2000180%20for%20251-259%20Esquimalt%20Road.PDF>
<https://victoria.civicweb.net/FileStorage/2C9236235AA145F48EFA8730E2E13435-Application%2000180%20for%20251-259%20Esquimalt%20Road2.PDF>
[https://victoria.civicweb.net/FileStorage/7F052165458948579F76BA599ADBEB5D-251-259%20Esquimalt%20\(Roundhouse%20MW\).pdf](https://victoria.civicweb.net/FileStorage/7F052165458948579F76BA599ADBEB5D-251-259%20Esquimalt%20(Roundhouse%20MW).pdf)

Should you have any further comments on the proposed OCP Bylaw amendment please do not hesitate to contact me.

Regards

Jim Handy, MCIP RPP
Senior Planner - Development Agreements
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0523 F 250.361.0386



From: Howard and Elizabeth Willis [REDACTED]
Sent: Wednesday, Mar 4, 2015 1:06 PM
To: Jim Handy
Subject: Amendment to the OCP 251-259 Esquimalt Road

Jim Handy, Senior Planner-Development Agreements

We are today in receipt of your Request for Community Input on an application to amend the OCP Bylaw that would enable the development of the Commercial-Heritage Phase of the Roundhouse site at 251-259 Esquimalt Road.

Unfortunately a mere plan outlining the external boundary of the whole Roundhouse Site does not form much of a basis for meaningful comment. There should, at a minimum, be a brief written summary of exactly what development is proposed to be enabled as part of the Commercial-Heritage Phase on Lots 251-259 and how this relates to subsequent development of the rest of the Site. (Alternatively, or coincidentally, the proposed amendment to the OCP should be summarized.)

We have been commenting on various proposals for the whole site, and parts thereof, over the past ten years. We will have to be forgiven for failing to appreciate the significance of this latest request for comment on changes to proposed development of this part of the Site.

Howard and Elizabeth Willis
335 Dundas Street
Victoria BC V9A 7N5

Jim Handy

From: [REDACTED]
Sent: Wednesday, Mar 11, 2015 11:45 AM
To: Jim Handy
Subject: The Roundhouse

To Jim Handy, Senior Planner-Development Agreements:

One major concern that I have, as a near-by resident, is PARKING.

I would like the city to adopt a "Residents Only" parking policy on both Paul Kane Place and Cooperage Road, while also ensuring that there is adequate parking provided for Roundhouse visitors in parking structures or underground parking.

When the Roundhouse is up and running, there has to be enough parking for shoppers, so as not to encroach on the local residents. Residents should not have to compete with visitors on a daily basis to off-load their groceries or elderly parents, or grandchildren at their front doors.

On the whole, I think this COULD be a fabulous project, which would benefit the local residents as well as tourists and visitors from other areas of Victoria. It COULD be an exciting destination on the level of Granville Island for the young, the elderly, groups of all kinds, international tourists. But, it must be done properly to minimize any negative effects on those who already live there.

If you need any further information, or wish to contact me, I can be reached at [REDACTED]

Thank you,

Chris McNeill

Jim Handy

From: Shirley Winter [REDACTED]
Sent: Wednesday, Mar 11, 2015 12:57 PM
To: Jim Handy
Subject: Re: Proposed Amendment to the Official Community Plan: #251, 259 Esquimalt Road (The Roundhouse)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Handy:

I want to thank you for your expeditious reply to my enquiry.

I moved from Toronto, Ontario to Victoria in 2009. It has been challenging getting used to my new home town. I am enjoying learning and exploring about all the various opportunities available.

Like yourself, I think it is important for all of us to come together and help make our communities the best and enjoy working and sharing together for the greater whole.

I am a mature adult. I have worked as an administrator throughout my career. I continue work part-time. I would very much like to volunteer my services in what ever capacity you may deem to be valuable and helpful. As you are aware, I reside right across the street from the Roundhouse which in and of itself may prove to be a benefit going forward.

Have a lovely day, and thank you for making time in your busy schedule to write to me.

Yours truly,

Shirley K. Winter

On Wed, Mar 11, 2015 at 11:28 AM, Jim Handy <JHandy@victoria.ca> wrote:

Dear Ms. Winter

Thank you for your email.

The applicant for this project presented details of the proposal at a Community meeting on February 18, 2014, in accordance with the City Community Association Land Use Committee (CALUC) procedures. Owners and occupiers of property within 200m of the application site were notified of the meeting.

At this time, Council have directed staff to carry out additional consultation on the proposed amendment to the Official Community Plan (OCP) in the form of a notice to all neighbours within 200m of the application site and a notice on the City website.

For additional information, I can confirm that the purpose of the proposed OCP Amendment Bylaw is to allow revisions to the Roundhouse Design Guidelines which were adopted in 2008 and included several mandatory guidelines. The City is now in receipt of a Development Permit Application and Heritage Alteration Permit Application for the Commercial Heritage Phase of the development. The applications propose the following key components:

- the rehabilitation of the Heritage-Designated Roundhouse, Back Shop, Boiler House, Car Shop, Stores Building and the Turntable
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- a comprehensive program of cultural interpretive features.

The Roundhouse Design Guidelines use the terms “must, will and shall” to describe mandatory Guidelines that must be met, however, the applicant has, in some instances, proposed alternative design solutions. Should City Council approve the current applications, the Design Guidelines must be revised to reflect where the proposal differs from the mandatory Guidelines. Since the Design Guidelines are specifically referenced in the OCP, an OCP Bylaw Amendment is necessary.

I have attached links to a report presented to the Planning and Land Use Committee (PLUC) which provides more details on the project, the proposed Design Guideline revisions (see Section 4.1 in the first link) and project plans (second and third links).

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<https://victoria.civicweb.net/FileStorage/2C9236235AA145F48EFA8730F2E13435-Application%2000180%20for%20251-259%20Esquimalt%20Road2.PDF>

[https://victoria.civicweb.net/FileStorage/7F052165458948579F76BA599ADBEB5D-251-259%20Esquimalt%20\(Roundhouse%20MW\).pdf](https://victoria.civicweb.net/FileStorage/7F052165458948579F76BA599ADBEB5D-251-259%20Esquimalt%20(Roundhouse%20MW).pdf)

Should you have any further comments on the proposed OCP Bylaw amendment please do not hesitate to contact me.

Regards

Jim Handy, MCIP RPP
Senior Planner - Development Agreements
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T [250.361.0523](tel:250.361.0523) F [250.361.0386](tel:250.361.0386)



From: Shirley Winter [REDACTED]
Sent: Tuesday, Mar 10, 2015 2:03 PM
To: Jim Handy
Cc: info@grewatervichousing.org
Subject: Proposed Amendment to the Official Community Plan: #251, 259 Esquimalt Road (The Roundhouse)

Hello Mr. Handy.

Thank you for your notification about the proposed development.

Are you planning a community hall meeting so that we come together and have you explain with the aid of slides exactly what you are planning. Perhaps

meet some of your key support people in this proposal? This would enable us to ask questions and enable all of us to have the same understanding of just exactly what is being planned. It may also be helpful to you.

Perhaps there might be attendees at the meeting who may wish to volunteer their help.

Please give this some thought. No doubt you have been in touch with Bev and Yvonne at the Greater Victoria Housing Society. But if not you may want to consider contacting Bev Bailey and Yvonne Blair at 250-384-3434. You can also e-mail them at info@greatervichousing.org.

Thank you John. I look forward to your reply.

Shirley K. Winter

Tenant, Sitkum Lodge

Jim Handy

From: Jim McNeill [REDACTED]
Sent: Wednesday, Mar 11, 2015 4:39 PM
To: Jim Handy
Cc: jemcne7@aol.com
Subject: Amendment to Community Plan 251-259 (The Roundhouse)
Attachments: Roundhouse.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

To Jim Handy, Senior Planner-Development Agreements:

RE your request for comments, my number #1 concern is that we need to preserve near-by PARKING for residents.

I would like the city to adopt a "Residents Only" parking policy on both Paul Kane Place and Cooperage Road, and also ensure that there is adequate parking provided for Roundhouse visitors in parking structures or underground parking.

When the Roundhouse is up and running, there has to be enough parking for shoppers, so as not to encroach on the local residents. Residents should not have to compete with visitors on a daily basis to off-load their groceries or elderly parents, or grandchildren at their front doors.

On the whole, I am in favor of the Roundhouse development, however it must be done properly to minimize any negative effects on those who already live nearby.

If you need any further information or clarification I can be reached via this email or at [REDACTED]

Thanks for the opportunity to provide input - James McNeill

535-205 KIMTA ROAD.

VICTORIA, B.C.

V9A6T5

Jim Handy, Senior Planner
City of Victoria

re: 251-259 Squimalt Road.

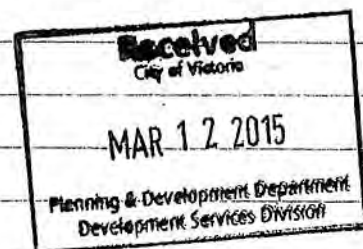
Dear Sir,

I am not against the proposed development of the above address with two concerns.

1. The set back of 10 meters from the railway tracks should not be changed.
2. Since the initial stage of the development does not adhere to parking standards the south side of Kimta Road should be designated for Residential parking only.

Yours truly,

- Shirley Swift



Dar Purewall
502 Catherine Street
Victoria, BC
V9A 3T3

March 12, 2015

Victoria City Hall
#1 Centennial Square
Victoria, BC
V8W 1P6

Dear Mayor Helps and Council:

Re: Amendment to OCP- Request for community input (The Roundhouse)

I am writing in response to the request for community input on proposed amendments to the Official Community Plan (OCP), as they relate to the commercial development of the Roundhouse property, situated at 251-259 Esquimalt Road.

I have been a resident of Victoria West for most of my life. I have fond memories and a strong recollection of the community's industrial heritage, including the activities that took place on the Vic West waterfront, the rail yards and other locations. I have first-hand experience of how my community has benefited, as many former heavy industrial sites have been transformed through brownfield remediation, commercial revitalization, and mixed-use development.

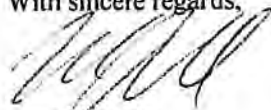
Like many others who choose to live and work in Victoria West, I remain very receptive to development proposals that increase vibrancy and strengthen commercial viability of our community. At the same time, and in light of the benefits, I take a strong position that the Roundhouse property merits greater special consideration, given its rich historical context and the property's acute relevance to the City of Victoria's early development.

Our efforts to conserve our heritage should not simply be about preserving unique historic buildings. Effort must also be directed at recognizing and respecting the rich legacy of our unique industrial heritage, as that legacy has informed cultural and social values that have played a critical role in shaping and reinforcing community identity. When viewed in this context the Roundhouse property is extremely valuable to the residents of Victoria West.

Respecting the proposed OCP amendments, I welcome the proposed heritage revitalization agreement and advocate for complete compliance with guidelines for the Conservation of Historic Places. I am very concerned, however, that any development proposal being brought forward, requiring an amendment to the existing OCP, will not be comprehensively considered against local heritage values and the need to fully respect the legacy of Victoria West's unique industrial heritage.

I urge you to consider any proposed amendment to the Roundhouse property with this in mind.

With sincere regards,



Dar Purewall.

cc: President, Victoria West Community Association

Jim Handy

From: Jim Gauer [REDACTED]
Sent: Thursday, Mar 12, 2015 1:35 PM
To: Jim Handy
Subject: Re: 251-259 Esquimalt Road Development Permit 000356

Follow Up Flag: Follow up
Flag Status: Completed

Thanks for getting back to me, Jim. The site plan in the current proposal - with its more generous and regularly shaped plaza - is much better.

Jim Gauer
[REDACTED]

On Mar 12, 2015, at 1:23 PM, Jim Handy <JHandy@victoria.ca> wrote:

Hi Mr Gauer,

The plan you refer to is the conceptual Master Plan for the site that was submitted to the City back at the time of the original Rezoning Application in 2008. This was included in the package for comparison with the actual current proposal which is shown on the following page (page 10 of 41).

If you have any further questions please don't hesitate to email or phone me.

Regards

Jim Handy, MCIP RPP
Senior Planner - Development Agreements
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0523 F 250.361.0386

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From: Jim Gauer [REDACTED]
Sent: Thursday, Mar 12, 2015 12:22 PM
To: Jim Handy
Subject: Re: 251-259 Esquimalt Road Development Permit 000356

Hi again, Jim.

One question: In the third link, the one with all the drawings, page 9 of 41 is a site plan, which show the footprints of buildings, both existing and proposed. One of the proposed buildings has a wedge shaped footprint, is labelled "retail" and is located directly south of the old car shop. It seems to compromise the otherwise regular shape of the plaza. However, it does not appear to show up on any of the other drawings. Can you tell me anything about this?

Kind regards,

Jim Gauer

On Mar 10, 2015, at 8:03 AM, Jim Handy <JHandy@victoria.ca> wrote:

Dear Mr Gauer

Thank you for your enquiry.

I can confirm that the purpose of the proposed Official Community Plan (OCP) Amendment Bylaw is to allow revisions to the Roundhouse Design Guidelines which were adopted in 2008 and included several mandatory guidelines. The City is now in receipt of a Development Permit Application and Heritage Alteration Permit Application for the Commercial Heritage Phase of the development. The applications propose the following key components:

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Regards

Jim Hardy, MCIP RPP
Senior Planner - Development Agreements
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0523 F 250.361.0386

<image001.gif> <image002.png><image003.gif> <image004.gif> <image005.gif>

From: Jim Gauer [REDACTED]
Sent: Monday, Mar 9, 2015 5:02 PM
To: Jim Handy
Subject: 251-259 Esquimalt Road Development Permit 000356

Dear Jim,

I received by mail a Request for Community Input re: revisions to Roundhouse Design Guidelines. I would like to respond, but I would first need to know what revisions have been proposed. Can you provide additional information?

Jim Gauer
[REDACTED]

Jim Handy

From: Frank Gatto [REDACTED]
Sent: Thursday, Mar 19, 2015 1:45 PM
To: Jim Handy
Cc: president@victoriawest.ca; Jeremy Loveday (Councillor)
Subject: Request For Community Input - Amendment to the Official Community Plan - "All feedback must be received by end of day, March 13, 2015"

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Handy,

Thank you for your correspondence.
Unfortunately, your kind invitation did not arrive until today, March 19, 2015.

These things are prone to happen now and again, but I do feel that I must apprise you of the late mail delivery - in case 'community response' was less than you expected.
Had we been able to meet your deadline, our household would have advised you that we are very much in favor of amending Victoria's Community Plan, and in particular the lands on and adjacent to the harbour; as we strongly believe that Victoria's harbour is badly underutilized, and the entire "Working Harbour" mantra must be reappraised.

Regards,
Frank Gatto,
#514 10 Paul Kane Place

ROUGHLEY & COMPANY

May 4, 2015

Jim Hardy/ Senior Planner /City of Victoria

Re: Amendment to the OCP (The Roundhouse) and Questions concerning the Proposed Marina in front of Royal Quays

Amendment to the OCP

I assume that the Amendment is minor and concerning retail zoning. I am concerned about the status of the location of the proposed Train Station. Based on my review of the location options, it is my opinion that the best location for the station is on the lands of the Roundhouse adjacent to Kimta Road.

It is therefore my opinion that the planned amendment, not proceed to approval until the City makes a decision on the location of the Train Station and proceeds to communicate to public, it's decision.

Approved Marina in Front of Royal Quays

It is my understanding that the owner is planning to not develop the lot SCR 1 with a building for retail and is now proposing to develop the lot for dockage for sail boats.

There are questions that I have concerning this matter, as follows

- 1. Is the City aware of this change?**
- 2. Does the existing zoning permit the build of marina infrastructure and dockage for boats?**
- 3. Has the owner submitted plans showing the dockage and the location of the boats? The City has always taken the position, in the past, that boats were not to be located within the area based on the extension of Cooperage Place and Paul Kane Place, in order to maintain site views from the street right of ways.**
- 4. In that the SCR 1 lot extends into the extension of Paul Kane Place to the center of the street right of way, will the dockage extend into the extension of the Paul Kane right of way and therefore permitting boat docking in the Paul Kane right of way extension?**

I would appreciate answers to my above noted questions and advice as to how you intend to advise the Royal Quays residents, of these impacts.

Donald Roughley P.Eng

**ROUGHLEY AND COMPANY CONSULTING
206 - 11 COOPERAGE PLACE
VICTORIA, BRITISH COLUMBIA**