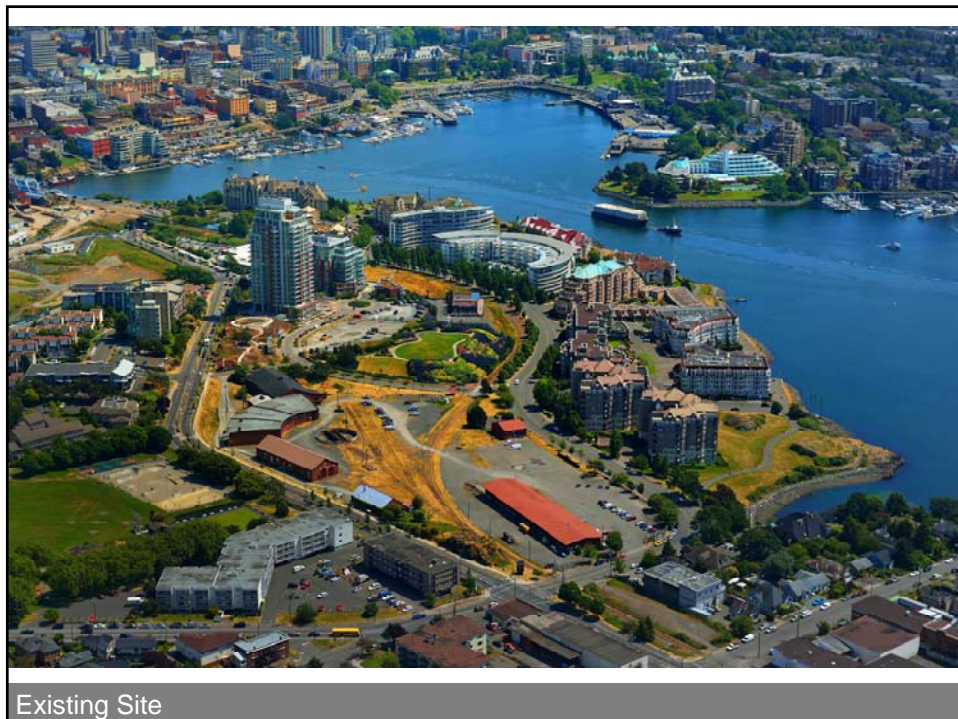


ROUNDHOUSE
AT
BAYVIEW PLACE

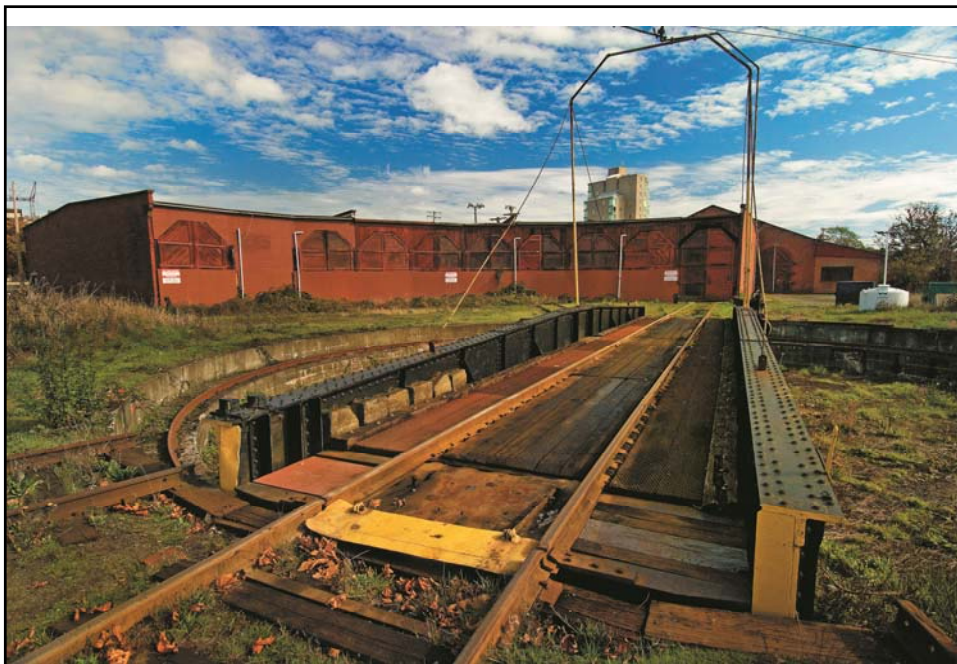
OCP Amendment, Development Permit and
Heritage Alteration Permit Application

Public Hearing Presentation
June 11, 2015

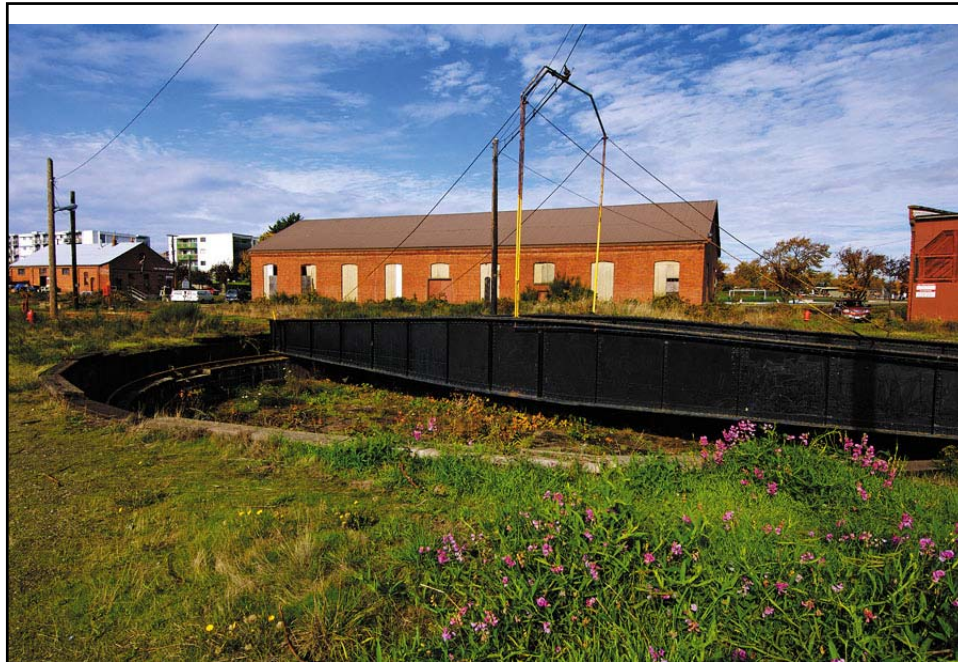




Proposed Site



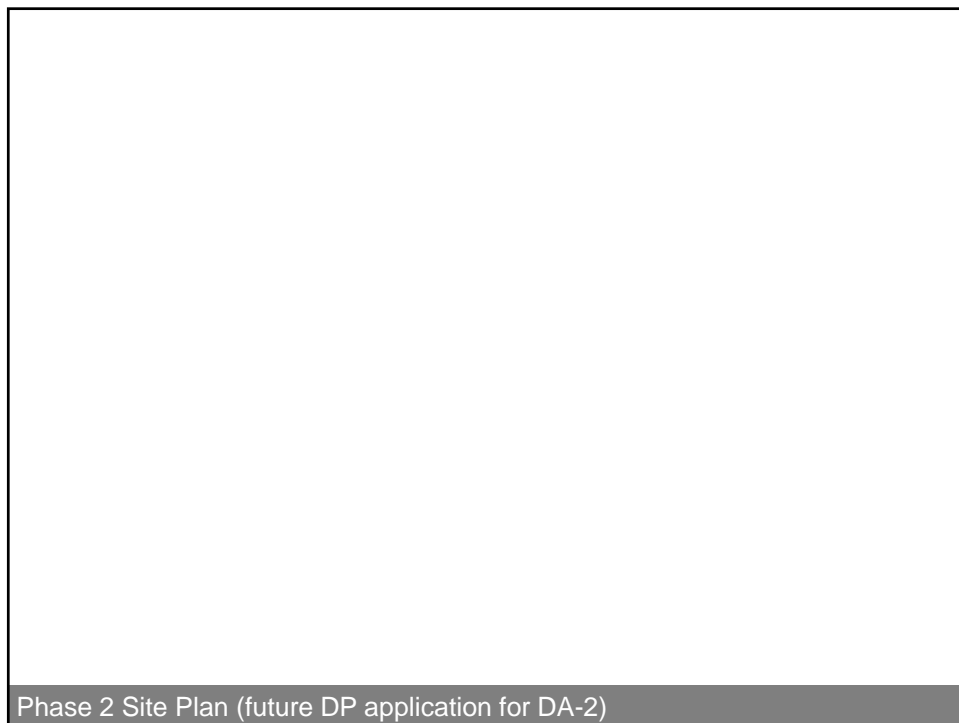
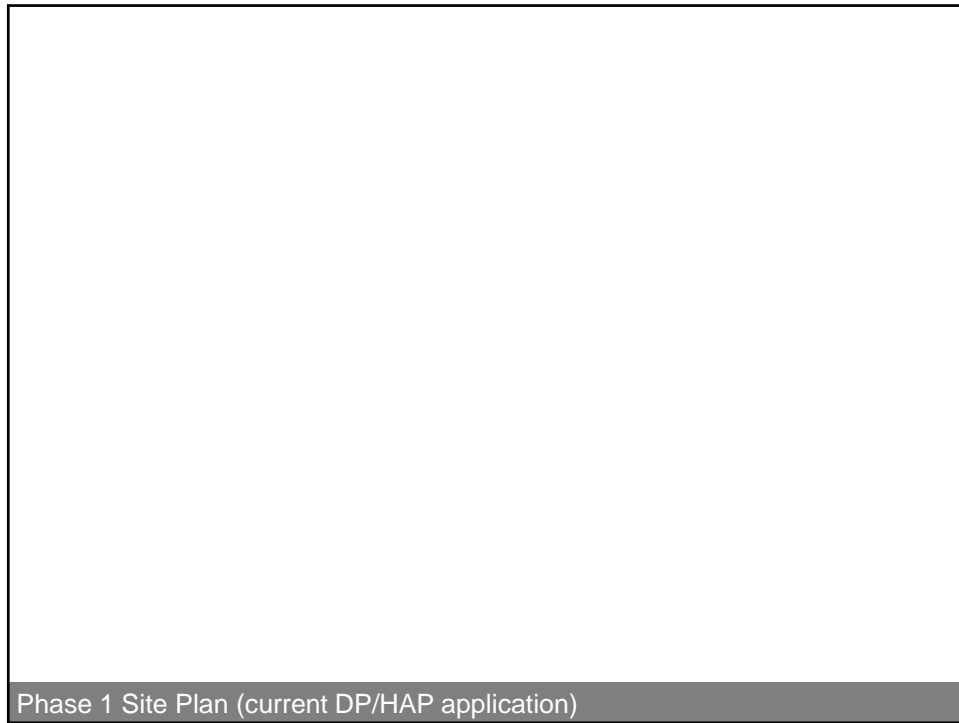
National Historic Site



Turntable Structure



Original Roundhouse Plan – Approved 2008





1

Heritage Rehabilitation

2

New Building Design

3

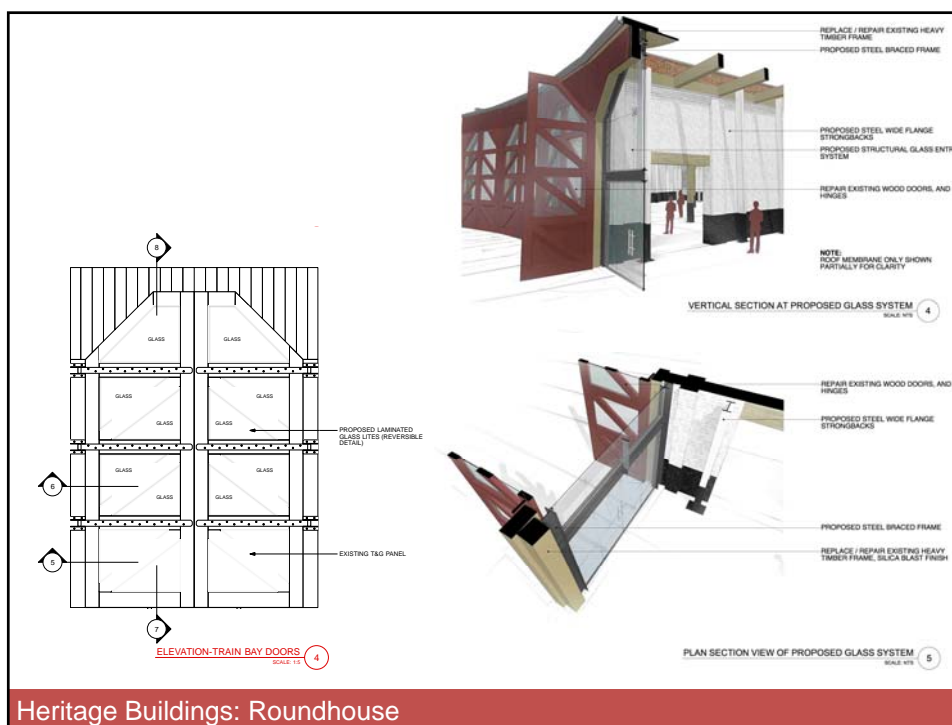
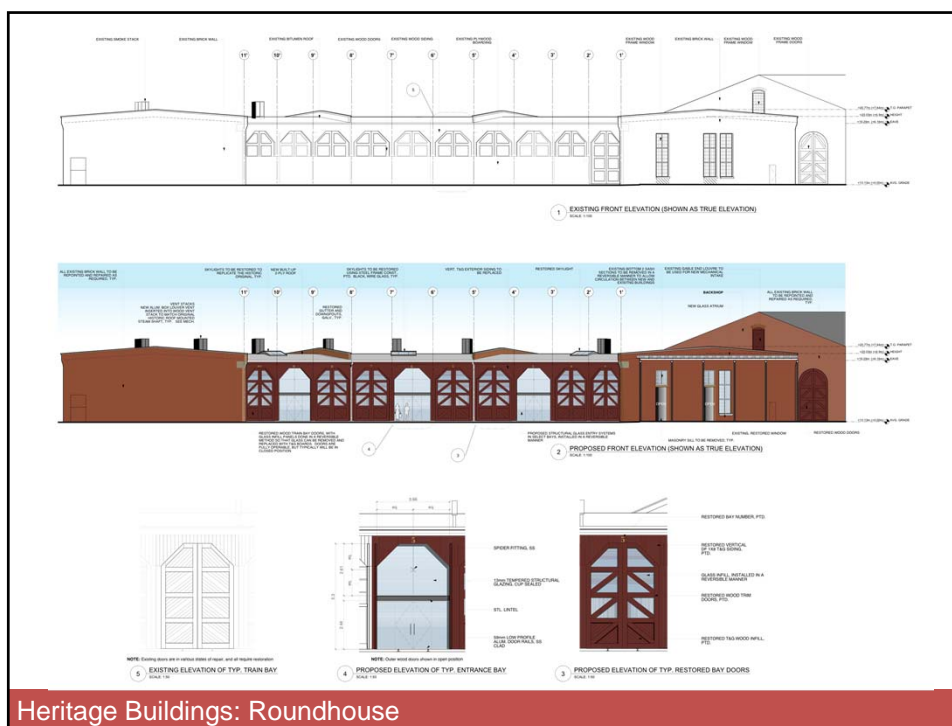
Streetscape

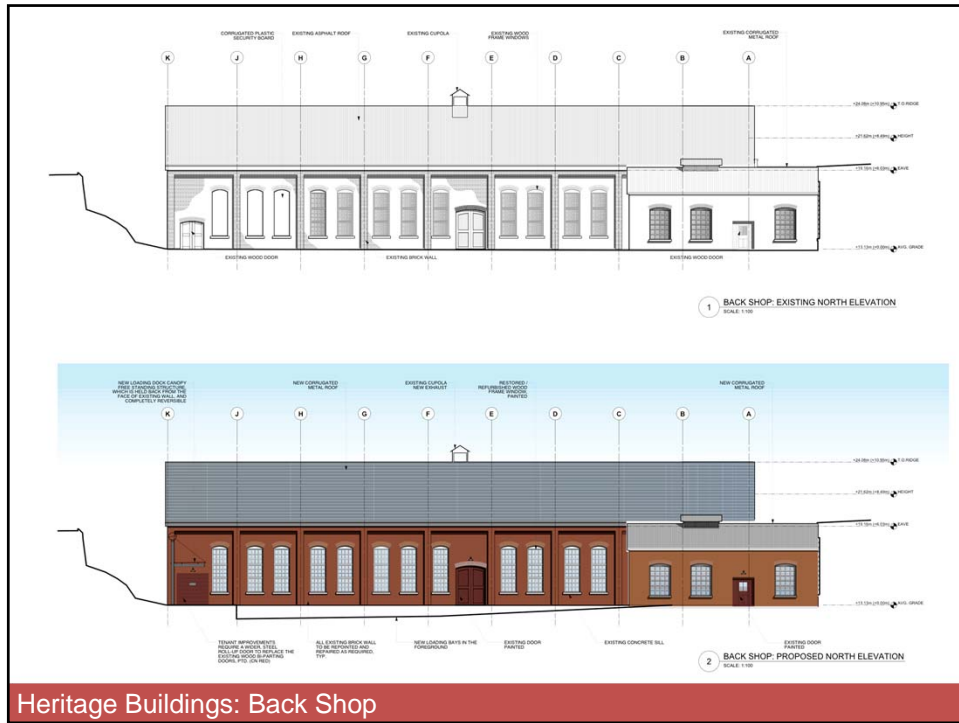
4

Public Realm

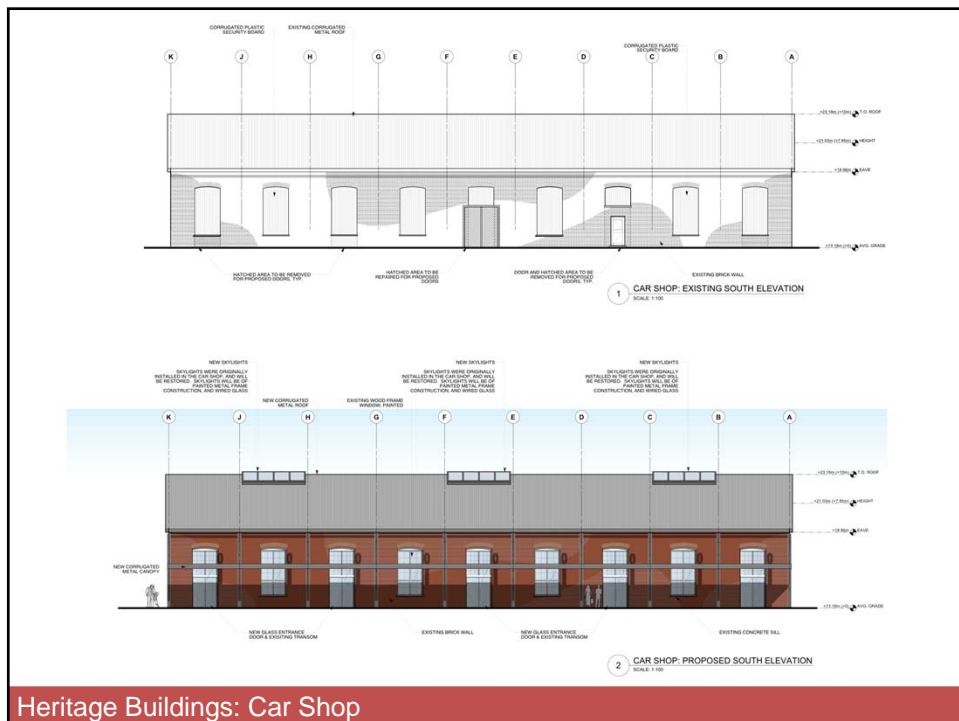
An aerial perspective sketch of a public square. In the center is a tall, dark water tower. To the left is a large building with a curved facade and many windows. In front of the building is an outdoor seating area with red umbrellas and tables. A paved plaza with some trees and a few cars is in the foreground. In the background, there are green hills and a body of water under a blue sky with clouds.

Key Topics

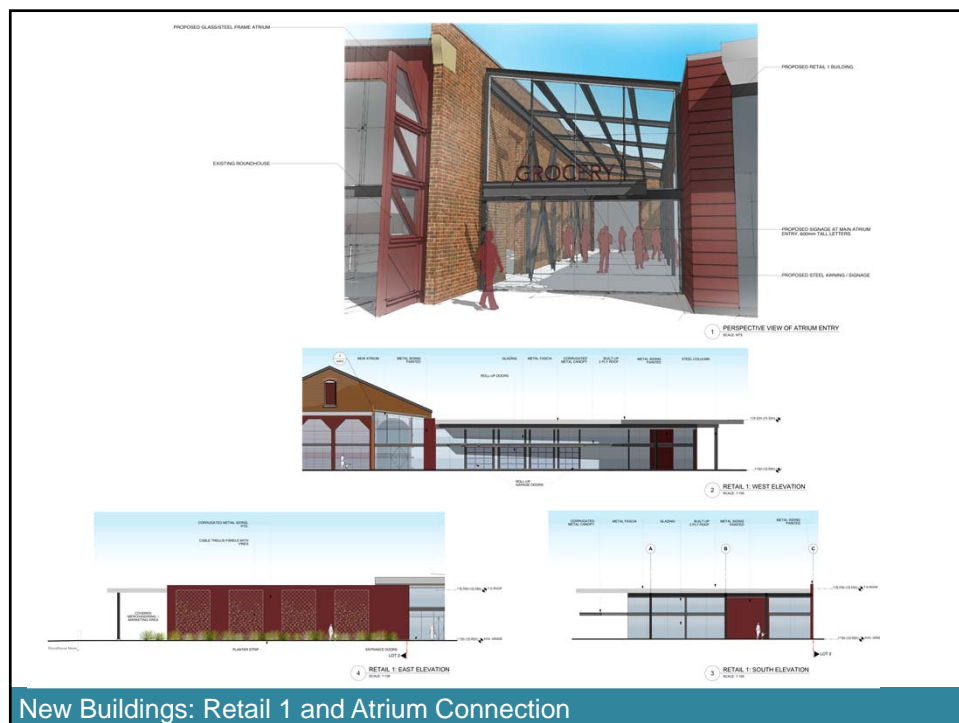


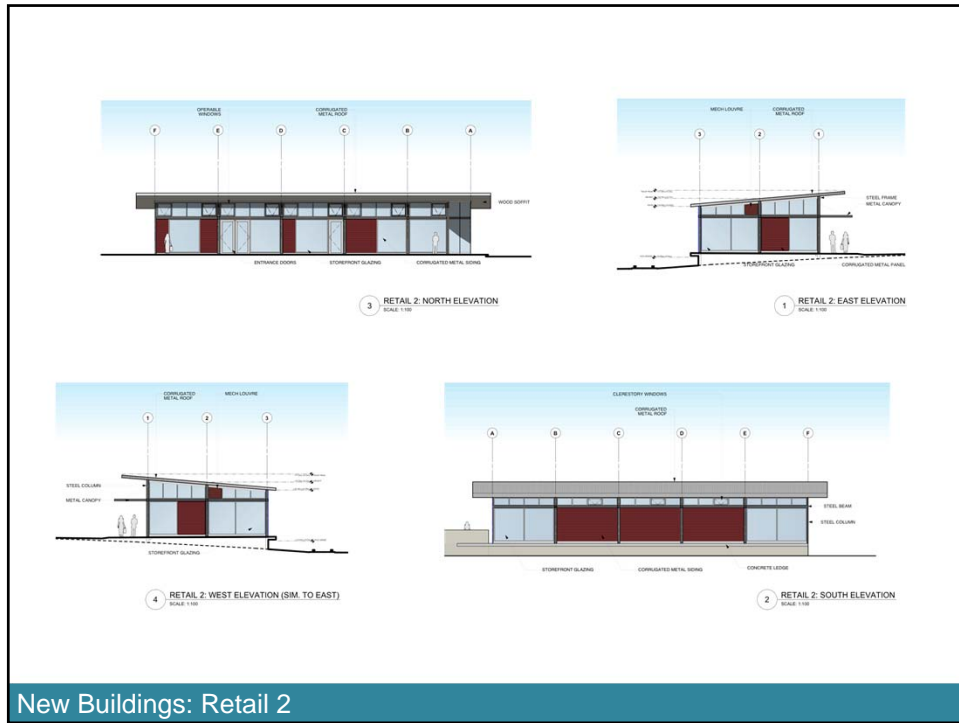


Heritage Buildings: Back Shop



Heritage Buildings: Car Shop

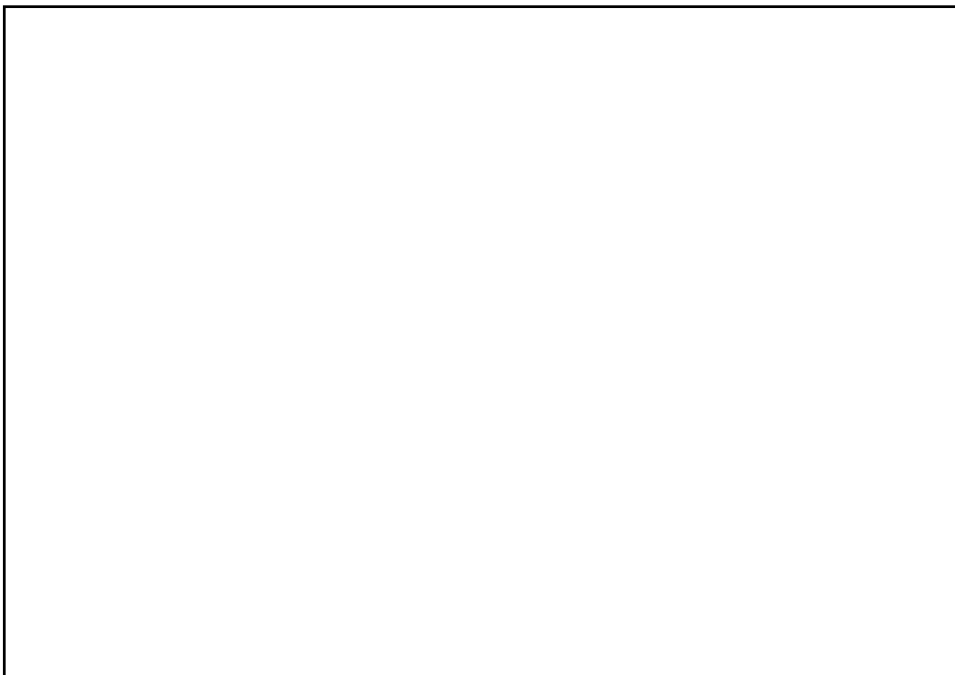




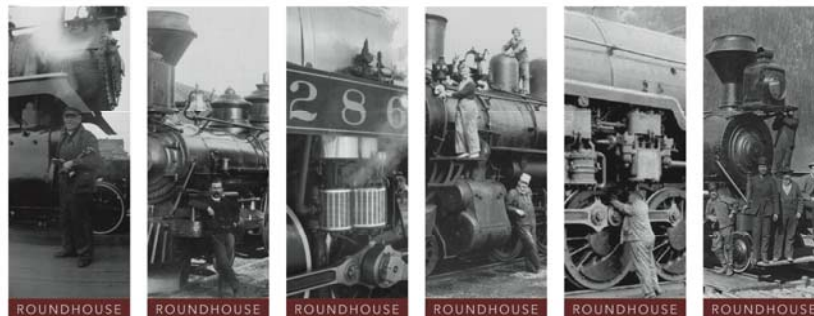




Esquimalt Road Streetscape: Roundhouse Mews



Turntable Plaza: Shaped by New Buildings and Roundhouse Mews



Heritage Interpretation

1948–1955
The Dawn of Diesel

Locomotives had been operating diesel power for some time, but it wasn't until the mid-1940s, around that time, that diesel engines made its steam-powered ancestor obsolete. The 1948 model was one of the first diesel locomotives to be built in Canada.

Diesel for steam – revolution on the rails

Locomotives were built after the first diesel engine was made in 1892. The 1948 model was one of the first diesel locomotives to be built in Canada. The 1948 model was one of the first diesel locomotives to be built in Canada.

The advantages of diesel

At the time, diesel engines were more efficient than steam engines. They were also more reliable and easier to maintain. They were also more flexible in terms of power output.

The E&N becomes a national pioneer

The E&N was the first railway in Canada to use diesel locomotives. The railway was the first to use diesel locomotives in Canada. The railway was the first to use diesel locomotives in Canada.

1. 1863 to 1880: Rails of Industrial Adventure

2. 1884 to 1888: Building the Ties that Bind

3. 1895–1905: The Golden Age of Steam

4. 1914–1918: The Great War and the Railway

5. 1978 to 2006: Twilight of the Railway

6. Roundhouse Today: A Heritage Community

Heritage Interpretation

BUILDING INTERPRETATION – Sign Structures

The site consists of four standing heritage structures, as identified by the February 2007 E&A Roundhouse Site Heritage Conservation Report. These are:

- The Roundhouse
- Backshop
- Car Shop
- Stores Building

Each of these buildings will be identified and interpreted via two tiers of graphics. One will simply identify the respective buildings; these identification panels will be defined by a vintage design approach informed by the building's era of provenance.

The second tier will interpret the building, providing information about its historic use and drawing connections, where possible, with contemporary audiences and personal quotes sourced to individuals who worked in the buildings. Research has determined that there will be two types of Building Interpretation panels. Two 'A' Panels which cover the Roundhouse and Backshop are larger and contain more content. The Car Shop and Stores Building have offered less content, and are therefore interpreted by smaller 'B' Panels.

Each of the interpretive panels is placed with respect to an overarching circulation plan. They are mounted on free-standing support structures situated near the entrance of each building. The support structures and panel design are integrated with the site furniture and architectural hardware, echoing the heritage personality of the Roundhouse site.

Panel content and design are presented in the following spreads within this section, where the graphics are placed on the left side of each spread, and the copy related to each graphic is found on the right.

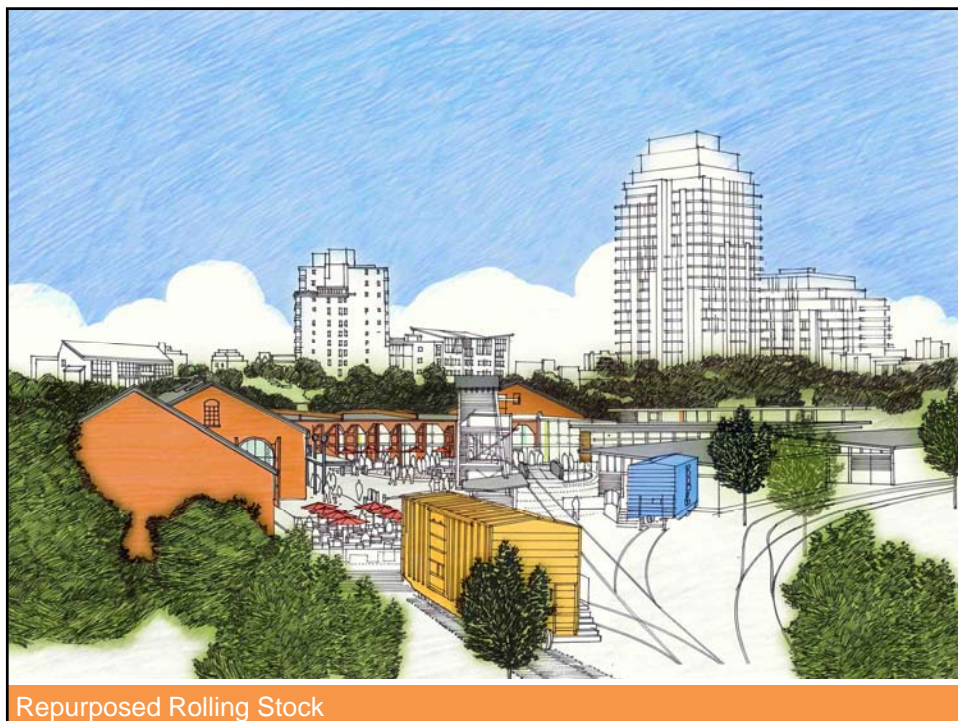


Heritage Interpretation



Public Realm







Repurposed Rolling Stock



Repurposed Rolling Stock



