THE NEIGHBOURHOODS OF

BAYVIEW PLACE

DEVELOPMENT OPPORTUNITY

LOT 4 LAND FOR SALE

Senior Housing and Residential
Land Available
182,785 buildable sq.ft.

FOR MORE INFORMATION, PLEASE CALL:

250.388.9924

bayviewplace.com

80 Saghalie Rd
Victoria, British Columbia
Canada
focusequities.com

FOCUS EQUITIES
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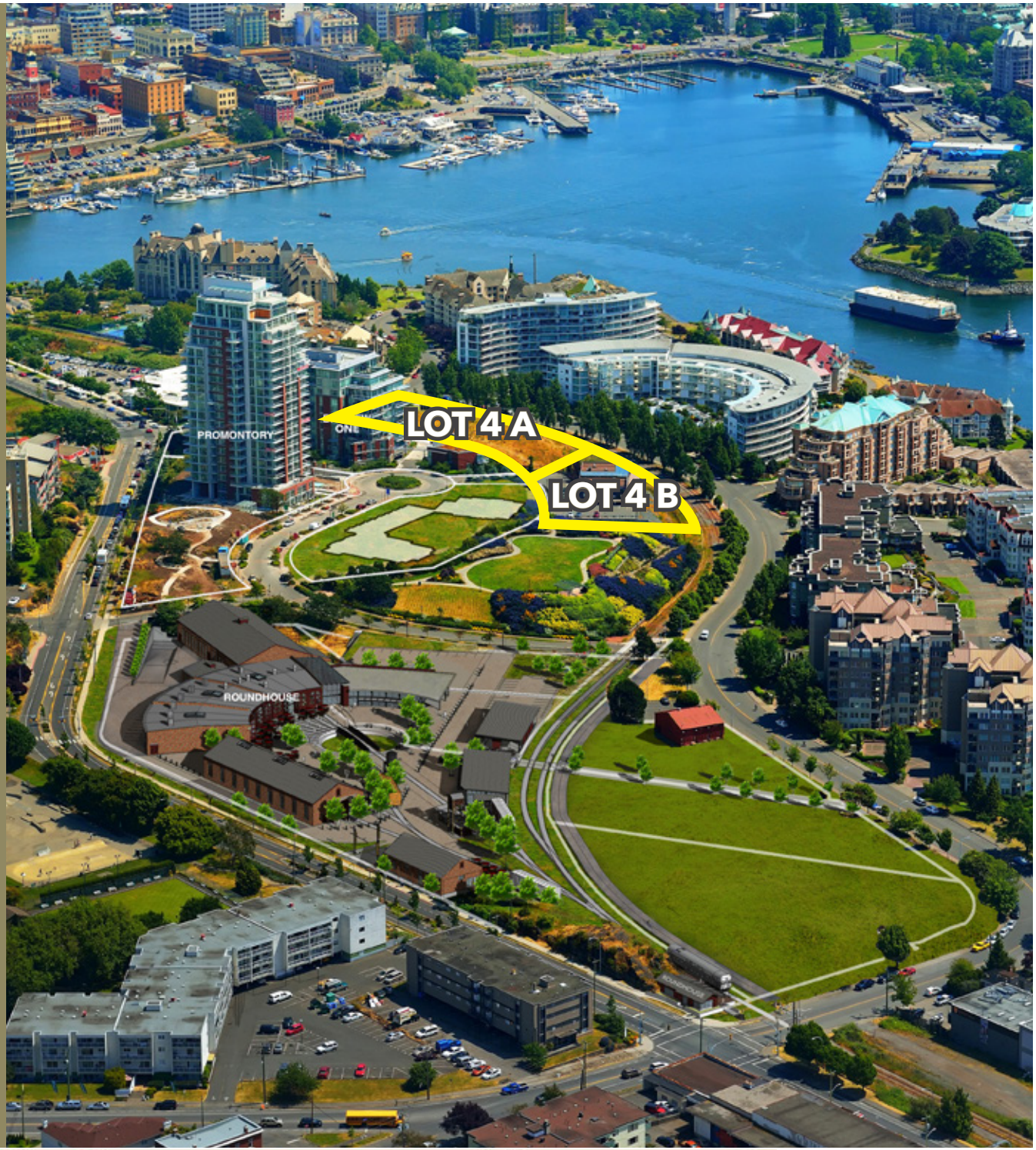

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BAYVIEW PLACE – A MASTER PLANNED COMMUNITY

VICTORIA, BRITISH COLUMBIA CANADA

Focus Equities is currently developing Bayview Place – a 20-acre master-planned neighbourhood just steps from downtown Victoria, British Columbia. This fast-growing community is perfectly positioned on the city's Songhees Peninsula, on Victoria's iconic waterfront. The site offers exceptional views of Victoria's Inner Harbour, the city, and beyond. Bayview Place sits proudly on a national heritage site and boasts an ideal mix of residential, commercial, and cultural elements. It is easily accessible via the new Johnson St. Bridge, and surrounded by local amenities.

Bayview One and the Promontory are now complete, and the retail and cultural precinct, The Roundhouse, is currently under construction.

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BAYVIEW ONE

This 11-storey high-rise was Bayview Place's inaugural development, built in 2009 by Focus Equities. The elegant building consists of 134 condos, and five townhomes. Bayview One affords the privacy of a hilltop residence with breathtaking views, and Bayview Place's signature pedestrian-friendly neighbourhood access.

PROMONTORY

Promontory, the tallest building outside Victoria's core, was completed in summer 2014, and offers quality design by renowned and trusted builder BOSA Properties. The building consists of 21 floors of sweeping city, ocean and mountain views, with custom floor plans tailored to buyers' individual styles.

ROUNDHOUSE
AT BAYVIEW PLACE

The Roundhouse is a mixed-use retail and cultural hub at the heart of Bayview Place. With a mix of locally-focused new retail, culture, and gathering places – surrounded by new residential development – it will shift the centre of gravity in Victoria.

SCHEDULED TO OPEN SUMMER 2016

A GROCERY-ANCHORED RETAIL CENTRE AT THE HEART OF THE NEIGHBOURHOOD

OVER 83,000 PEOPLE LIVING WITHIN A 3KM RADIUS

OVER 14,000 VEHICLES PASSING BY THE SITE EACH DAY

REGISTERED LEED-ND FOR SUSTAINABLE, CONSCIENTIOUS DEVELOPMENT

EASILY ACCESSED BY THE LOCAL THROUGHWAY, ESQUIMALT ROAD

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LOT 4 PARCEL A and PARCEL B

OFFERING OVERVIEW

Focus Equities now proudly offers the next phase of Bayview Place, Lot 4 for sale.

The vision for Lot 4 is to allow for residents to 'age in place' within the Victoria West neighbourhood. This concept reflects a sense of inclusiveness, allowing residents to remain within their familiar community and to age in proximity to needed amenities and services.

The surrounding Bayview and Roundhouse developments will create a unique mix of community uses including a range of residential units, commercial and retail space, enhanced by a network of walking and cycling pathways, access to public transit, park space and numerous other community amenities.

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SITE MAP:

LOT 4 PARCEL A – "SENIORS"

LOT 4 PARCEL B – "RESIDENTIAL"

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DEVELOPMENT STATISTICS

	PARCEL A	PARCEL B
LAND USE	Seniors Housing & Ancillary Facilities Commercial / Retail	Multiple Dwellings Live / Work
SITE AREA	85,508 sq.ft.	41,355 sq.ft.
SITE COVERAGE	50%	Must not exceed 40%
OPEN SPACE	50%	Must be at least 50%
COMMERCIAL FLOOR AREA	2,045 sq.ft.	No Change from Existing Zoning
BUILDING HEIGHT	17 m 5 storeys maximum	Must not be higher than: 17 m when measured from grade to the highest ceiling, nor 5 storeys
GROSS AREA OF BUILDING	153,009 sq.ft.	29,776 sq.ft.
FLOOR SPACE RATIO (FSR)	1.79 : 1	0.72 : 1
SITING	One building Seniors' housing above commercial / retail or common area / senior's ancillary facilities	One building
BUILD-TO LINE	Distance from a south lot line and from Tyee road: 10 m for the first 2 storeys of a building, and for the third and each subsequent storey of a building, is 2.5 m more than the build-to line distance for the storey immediately below it.	
SETBACKS	10m from South lot line 3m from North lot line 8m from Tyee Road 0m from Parcel B	10m from South lot line 3m from North lot line 3m side yard 0m from Parcel C

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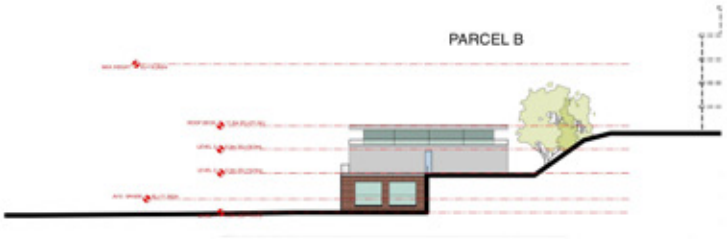
ELEVATIONS

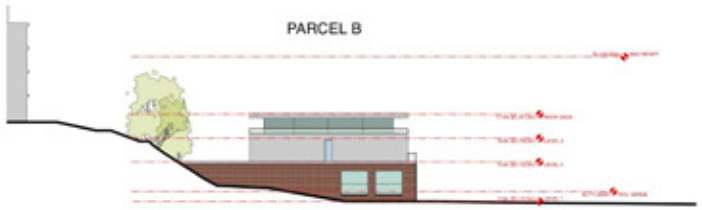
SOUTH ELEVATION



EAST ELEVATION

EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

WEST ELEVATION

DIALOG

A9 BAYVIEW LOT 4

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A RISING NEIGHBOURHOOD

Area Highlights

1. Lime Bay
2. Inner Harbour
3. McPherson Theatre
4. Johnson St. Bridge
5. Fairmont Empress Hotel
6. BC Parliament Buildings
7. Float Plane Terminal
8. Canoe Brewpub
9. Delta Ocean Pointe Resort
10. Spinnakers Brewpub
11. Point Hope Shipyard
12. Proposed Marina

Distance from Bayview Place

- Downtown Victoria 5 minutes (on foot)
- Parliament Buildings 12 minutes (on foot)
- International airport 30 minutes (in car)
- Port Angeles via Coho Ferry 45 minutes
- Vancouver via BC Ferries 2 hours
- Vancouver via float plane 25 minutes
- Downtown Seattle via ferry 3 hours
- Seattle via Clipper 2.5 hours
- Seattle via float plane 45 minutes

New Residential Developments

- i Era
- ii Janion
- iii Northern Junk Building
- iv Union
- v Sovereign
- vi Juliet
- vii Promontory
- viii Shutters
- ix Dockside Green
- x Railyards

BAYVIEW PLACE IS CONNECTED TO THE WEST COAST

- EASY CONNECTION TO HIGHWAY 1 (TRANS CANADA HIGHWAY) AND HIGHWAY 17 (TOWARDS THE AIRPORT AND BC FERRIES TERMINAL)
- NUMEROUS WALKING AND CYCLING TRAILS CONNECTING DOWNTOWN CORE TO VICTORIA WEST
- HARBOUR FERRY (DIRECT FERRY ACCESS FROM INNER HARBOUR)
- VICTORIA CLIPPER PASSENGER-ONLY FERRY SERVICE WITH YEAR-ROUND DAILY DEPARTURES TO SEATTLE
- QUICK ACCESS TO VANCOUVER AND THE ISLAND'S MOST TRAVELED LOCATIONS WITH HARBOUR AIR
- JOHNSON ST. BRIDGE TO BE REVITALIZED TO INCLUDE SEPARATE BIKE AND PEDESTRIAN LANES
- NEW INTERNATIONAL SUPERYACHT MARINA SCHEDULED TO COMPLETE AT THE FOOT OF THE SITE

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RAPIDLY EVOLVING URBAN SCENE

JOHNSON BRIDGE

The Johnson Street Bridge replacement project is currently under construction. The new single-leaf bascule bridge will be the largest of its kind in Canada, and confirms that Victoria West has arrived. The new crossing will include separate bike and pedestrian lanes going in both directions, connecting Victoria West more directly to the downtown and Inner Harbour.

INTERNATIONAL MARINA

This singular luxury marina will welcome some of the most notable oceangoing yachts in the Pacific, right at the footstep of Bayview Place. It is exclusively designed for luxury vessels, with 29 slips available for yachts from 65' to 150' in length, as well as concierge services for owners and guests.

TECH CULTURE

First time homebuyers and empty nesters continue to drive downtown sales, but so too does a thriving tech economy, and an increasingly vibrant downtown. There are currently more than 800 tech companies operating in the city, generating over $2.6 billion annually—a major factor in Victoria's fast-changing cultural landscape.

VICTORIA WEST

Victoria West, often referred to as Vic West, is quickly becoming Victoria's newest spot for growth. A vibrant mix of urban professionals, families, and baby boomers recognize its burgeoning appeal and bright future. Growth here outstrips other downtown areas because of its wide array of land uses, which include parks, residential, retail, commercial, and industrial properties.

A PROVEN LEADER WITH A VISION OF COMMUNITY

PATRICIA MARIASH AND KENNETH W. MARIASH Sr. ARE REGARDED AS TWO OF THE MOST VISIONARY DEVELOPERS IN NORTH AMERICA AND HAVE TRANSFORMED MILLIONS OF SQUARE FEET INTO PROFITABLE COMMERCIAL AND RESIDENTIAL VENTURES.

"Our goal is to develop this neighbourhood as a destination for both local residents and visitors to Victoria. The success of the project will be measured by the people it attracts and the extent to which it becomes an 'urban magnet' within the city."

Patricia Mariash and Kenneth W. Mariash, Sr., *Owners, Focus Equities*

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