BAYVIEW PLACE
ROUNDHOUSE MARKET

VICTORIA'S PREMIER DESTINATION RETAIL CENTRE

55,000 ft.^{2} Now Available for Lease

VIC WEST'S HISTORIC RAILWAY RETAIL DISTRICT

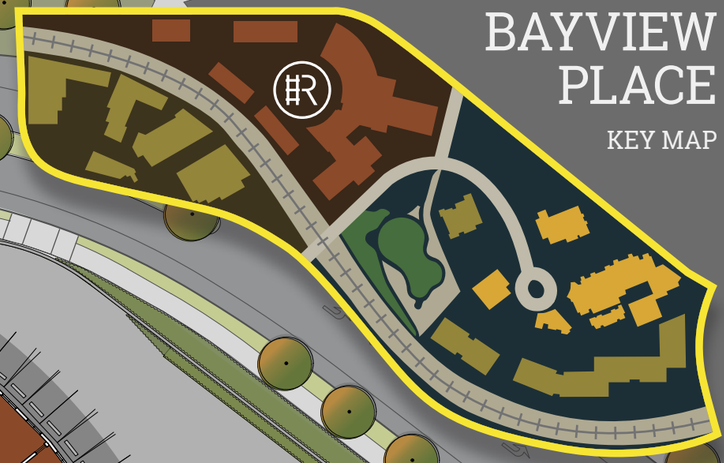
55,000 square feet of retail, shopping, dining, market, entertainment and community.

Immersive public gathering space with 100 year old heritage railway buildings.

Grocery anchored.

BAYVIEW PLACE

KEY MAP



ROUNDHOUSE MARKET

PHASE ONE - 55,000 ft.^{2}

ESQUIMALT ROAD
(14,000 vehicles daily)

Bus Stop

CRU 01
Restaurant
5848 sq ft*
(* 2924 sq ft daylight basement)

6
Parking Stalls

Delivery Truck Access

CRU 02a 2000 sq ft
CRU 02b 1275 sq ft
CRU 03 1751 sq ft
CRU 04 1361 sq ft
CRU 05 1556 sq ft

CRU 06
Box Car
400 sq ft

CRU 08
5446 sq ft

14
Parking Stalls

CRU 07
Box Car
400 sq ft

CRU 17
Box Car
500 sq ft

CRU 16
Box Car
400 sq ft

CRU 18
Box Car
400 sq ft

CRU 19
Box Car
500 sq ft

CRU 15
Box Car
500 sq ft

TURNTABLE PLAZA

BOXCAR STAGE

CRU 09
Food Market
24405 sq ft

Loading Bays

Service Drive

Garbage Handling Area

PARKING
101 stalls

ROUNDHOUSE MEWS
Shared Use Corridor

WALKWAY

79
Parking Stalls

SITKUM ROAD

KIMTA ROAD

Note: Site configuration may be subject to change.

BAYVIEW PLACE

A 20 Acre Master-Planned Community

ESQUIMALT ROAD
CATHERINE STREET
KIMTA ROAD
SITKUM ROAD
LIME BAY
ROUNDHOUSE
RESIDENTIAL FUTURE PHASES
PROMONTORY
BAYVIEW ONE
ENCORE
SENIORS

Victoria's Inner Harbour

PROMONTORY

BAYVIEW ONE

ENCORE **SOLD OUT!**

RESIDENCES

ROUNDHOUSE MARKET

FUTURE PHASES

BAYVIEW PLACE

A 20 acre, 1.5 million square foot Master- Planned Community including the residences and Roundhouse Market.

Hilltop views of Victoria's Inner Harbour and the ocean. 14,000 vehicles pass Bayview Place daily.

Key Points of Interest

1. Lime Bay
2. Inner Harbour
3. McPherson Theatre
4. Johnson St. Bridge
5. Fairmont Empress Hotel
6. BC Parliament Buildings
7. Victoria Harbour Airport
8. Delta Ocean Pointe Resort
9. Dockside Green
10. Victoria International Marina

- Bayview ONE, Promontory, Encore
- Future Bayview Place Development
- Roundhouse at Bayview Place
- Park at Bayview Place

Distances from Bayview Place

Downtown Victoria Walking – 5 mins

Parliament Buildings Walking – 12 mins

International Airport Driving – 30 mins

Port Angeles via Coho Ferry – 45 mins

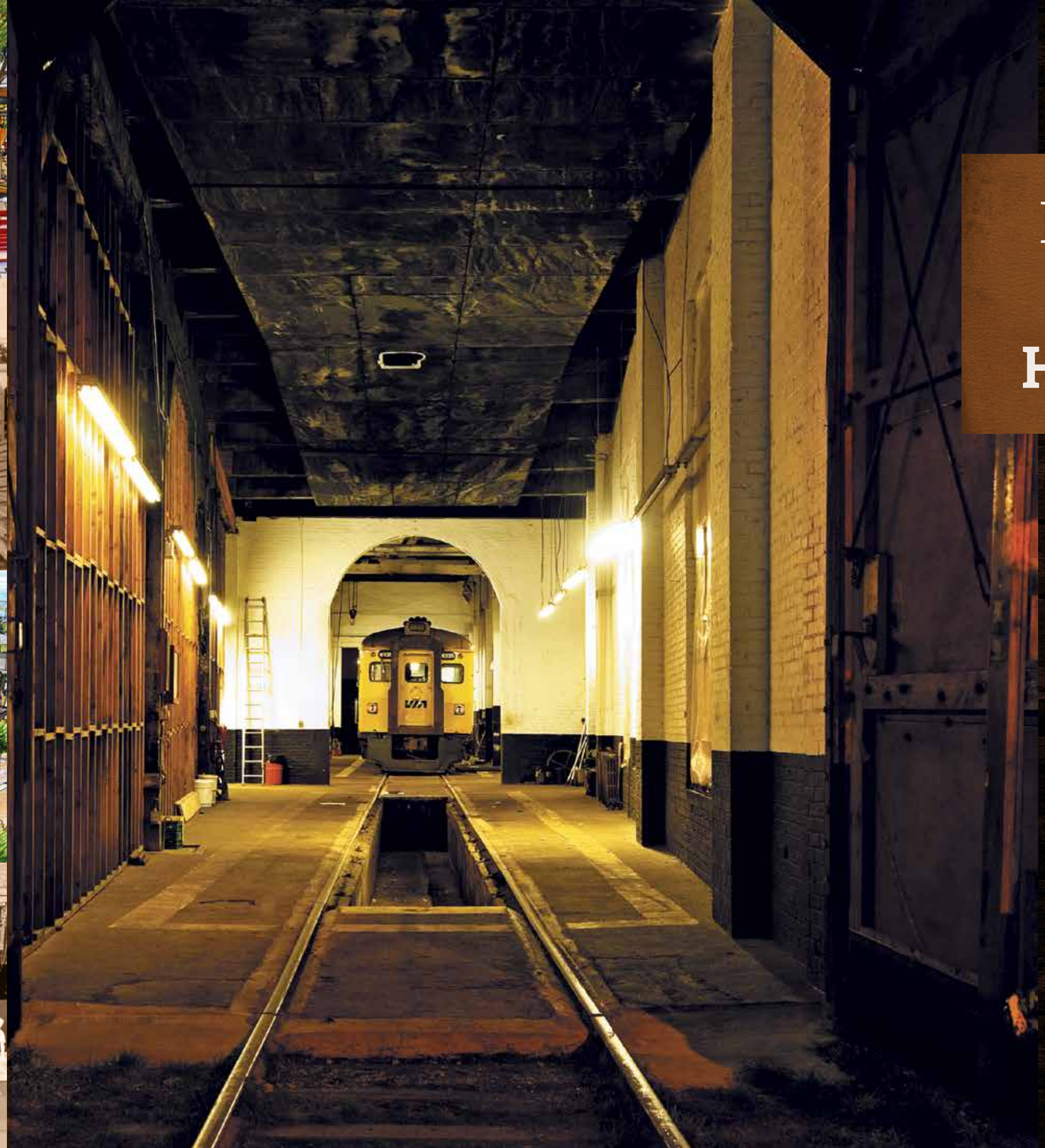
Vancouver via BC Ferries – 2 hrs

Vancouver via Float Plane - 25 mins

Downtown Seattle via Ferry – 3 hrs

Seattle via Clipper – 2.5 hrs

Seattle via Float Plane – 45 mins



REVITALIZING A **NATIONAL HISTORIC** SITE

This National Historic Site will be celebrated through a comprehensive program of interpretive storytelling.

The site's heritage buildings were built for the maintenance of E&N trains, and served this purpose for over a half-century to keep passengers and freight trains moving across the Island.

Innovative
Retail Concepts

A series of 7 unique boxcars, approximately 500 square feet each, will showcase pop-up retail concepts, arts, culture, and even live music performances.

ROUNDHOUSE

STAGE

TURNTABLE PLAZA

PHASE 2

BOXCARS (7)

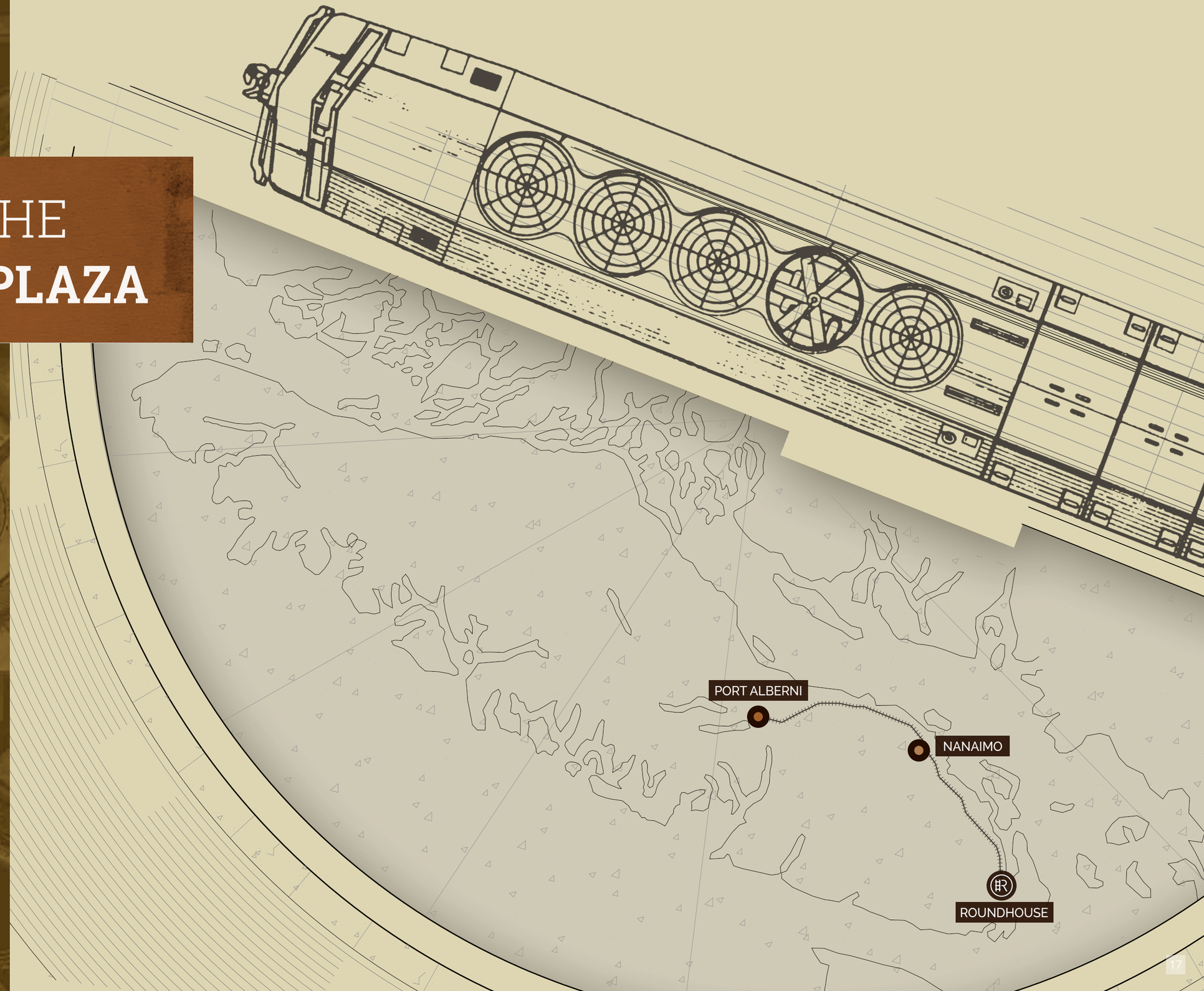
CAR SHOP

STORES BUILDING

SAND TOWER
INTERPRETIVE KIOSK

ANIMATING THE **TURNTABLE PLAZA**

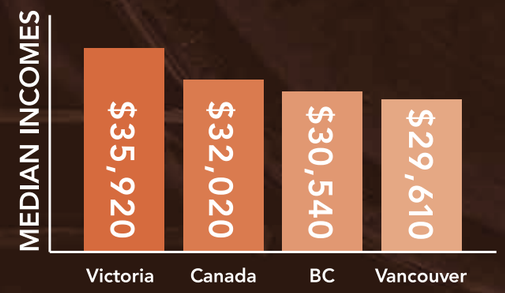
The Turntable Plaza will be a unique and animated public space anchored by heritage stories that contextualize the Roundhouse within the development of Vancouver Island's railway. The stories will outline the function of standing structures and introduce notable personalities from the site's history.



A GROWING
AFFLUENT MARKET

Victoria's highest density market is on the doorstep with more than 125,000 projected residents within 5km.

Large untapped market potential with 80% of consumer dollars currently leaving the area due to a lack of local options.



Source: Statistics Canada 2013 Census.

COMMUNITY ENGAGEMENT, SUSTAINABILITY AND CONNECTION

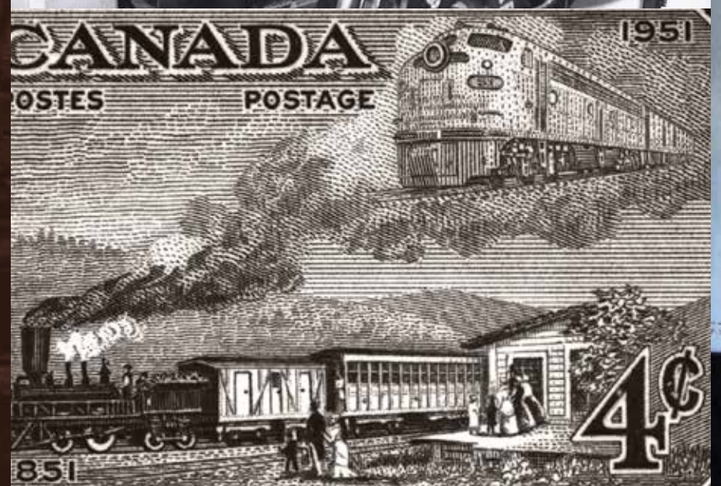
With consideration for the surrounding areas, community, potential merchants, patrons and the environment, the Roundhouse Market promises to be a great addition to a great city.

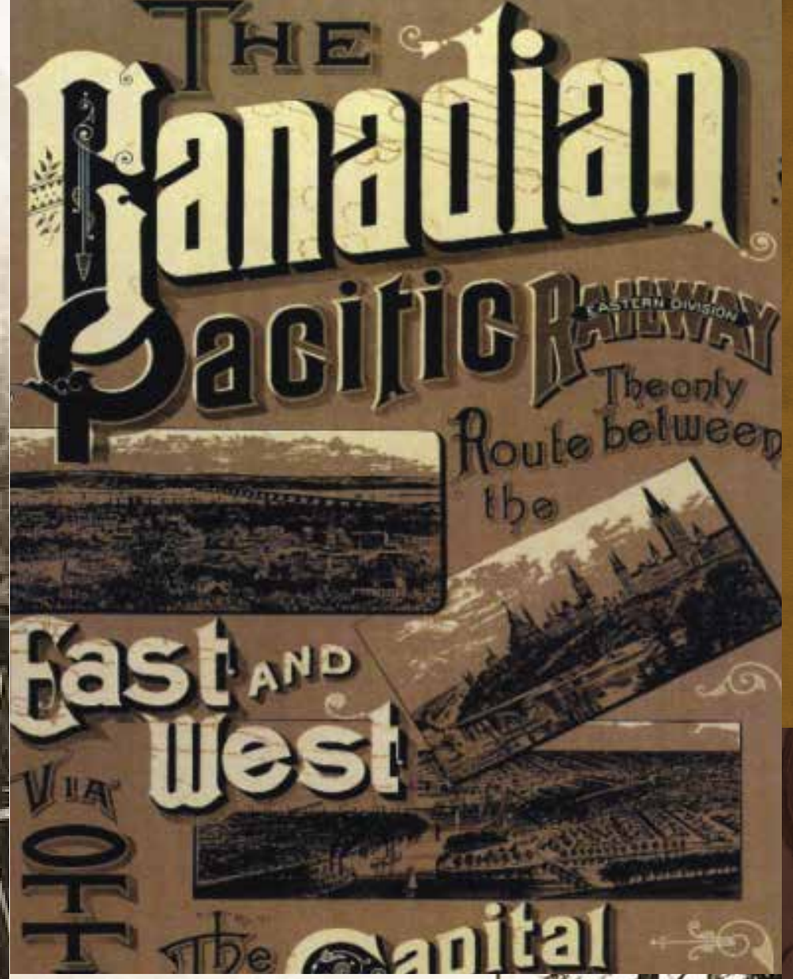
Connected to existing walking, cycling and commuter routes.

1948 – 1955
The Dawn of Diesel

Innovators had been applying diesel power to locomotives since the 1890s, but it wasn't until the mid-20th century that improvements to the diesel engine made its steam-powered ancestor obsolete.

The CPR didn't waste any time adopting the new technology for the E&N, replacing their full fleet of locomotives in one year.





1884 – 1888

Building the Ties that Bind

When Canada became a nation in 1867, railways were seen as much more than a way to move goods and people, They were understood as a symbol of nationhood, a cord that connected distant lands and faraway people.

The Esquimalt & Nanaimo Railway was just such a symbol, representing Ottawa's commitment to the new province of British Columbia which joined Confederation in 1871.

1863 – 1880
Rails of Industrial Adventure

The Island's first railways were carved into the forests around Nanaimo. They were laid as pathways for locomotives and small coal cars moving back and forth between the Island's early coal mines and the docks on the coast. Their purpose? Profit and efficiency. Their cargo? Coal.

1905 – 1925

The E&N Comes of Age

The Canadian Pacific Railway purchased the E&N in 1905. A period of expansion for the Island's railway followed. Lines were extended, tracks were upgraded, locomotives and cars were acquired, facilities were constructed and new steamships connected the Island to the Mainland.

WE INVITE YOU TO
BE A PART OF THIS
RETAIL SHOPPING,
DINING, HERITAGE
& ENTERTAINMENT
EXPERIENCE.

The Roundhouse Revival

It spans 21 acres, has a $1 billion value proposition attached to it, and is the last developable site along Victoria's inner Harbour. After years of planning, the Bayview Place property in Vic West is finally set to shape into its full potential as a brand-new community. In addition to the current 10-storey condominium and Rona Properties' 25-storey Promontory complexion is set for April 2011, developer Rocas Equities proposes to

TIMES

Bayview adds new pa
for Songhees condo t

Vancouver's Bosa aboard with smaller units planned

ANDREW A. DUFFY
Times Colonist

Cranes will be hovering above Songhees this fall as the Bayview development finally kicks back into gear after bringing in a new partner for the next two phases of the $1-billion development. Vancouver-based Bosa Properties has partnered with Bayview to take on the development of the second — and possibly third — condominium tower.

"We felt we needed some help with the long-term build out and we

Business
calgary

Bayview Place steps up to the tee

Owners join Island Savings as title sponsors of PGA Tour Canada event

MARIO ANNECCHIARICO

Urban Visionary
Heritage Partners' Ken Mariash Brings $500-Million Vision to Life in the City's Southeast

foot Meadows expand indoors

in city

ers
lear
dows

ties. Mariash is working on plans Bluffs at Deerfoot Meadows, a 100 feet above the retail centre in the valley.

The area, which is adjacent to Blackfoot Trail on the west side, runs from Heritage Drive on the north to the Blackfoot Mobile Home Park.

SEE CITY, PAGE 13

KENNETH WILLIAM MARIASH SR.
THE DEVELOPER / OWNER

Kenneth William Mariash, Sr., is regarded as one of the most visionary developers in North America, and has transformed millions of square feet into profitable commercial and residential ventures. With his baccalaureate degrees in mathematics, science, business, accounting and architecture, an MBA and over 45 years of building construction, real estate development and investing, Mariash's experience and business acumen is key to the success of the large scale projects he has created.

LARGE SCALE MASTER PLANNED DEVELOPMENTS

PATRICIA MARIASH
THE INTERIOR DESIGNER / OWNER

For more than 30 years Patricia Mariash has been a real estate entrepreneur and commercial interior designer who has successfully completed thousands of prestigious corporate headquarters. Before becoming engaged in the commercial real estate development business, Patricia founded her own award-winning commercial interior design business. These projects encompassed more than 20 million square feet and represented some of the world's most notable corporate headquarters throughout North America and Europe.

BY FOCUS EQUITIES A MARIASH COMPANY

AURUM Energy Park

EDMONTON, ALBERTA

Integrated with rail and transportation links, this 750 acre industrial master planned project by Focus Equities will continue to serve the provincial capital and region as a bustling logistics, fabrication and transportation center.

MEADOWS MILE

CALGARY, ALBERTA

A 20 acre retail experience of the leading performance automobile brands: Ferrari, Maserati, Lamborghini, Lotus, Porsche, Rolls-Royce and MINI. Overlooking Deerfoot Meadows, the project also features an All-suites Hotel Holiday Inn, restaurant and much more.

DEERFOOT · MEADOWS

CALGARY, ALBERTA

Over 40 million visitors every year at one of North America's pre-eminent open air shopping experiences. The Mariash team at Focus Equities master planned this 3.6 million square foot development.

All Aboard

BAYVIEW PLACE
ROUNDHOUSE MARKET

80 Saghalie Road
Victoria, British Columbia
Canada V9A 0A0

info@bayviewplace.com
Phone: 250.388.9924
Fax: 250.388.9414

BAYVIEWPLACE.COM

FOCUS EQUITIES
A MARIASH COMPANY