



PRIMEX INVESTMENTS LTD.
#200 – 1785 West 4th Avenue
Vancouver BC, Canada
V6J 1M2

Dear Mayor and Council:
City of Victoria
1 Centennial Square
Victoria BC, V8W 1P6

Dear Mayor & Members of Council:

Re: [OCP Amendment, Rezoning, Development Permit and Heritage Alteration Permit Application for:](#)

- 1342 Pandora Avenue (a heritage designated property)
- 1344 / 1352 Pandora Avenue
- 1354 Pandora Avenue
- 1356 Pandora Avenue (a city owned parcel of land)
- 1358 / 1360 Pandora Avenue

Figure 1: Location / Property Plan



The sites, collectively, contain 22 market rental units of which 21 are occupied.



The Proposal

There are 5 parcels (including a City-owned parcel of land) that make up the proposed development parcel. The properties are located on the northeast corner of Fernwood Road and Pandora Avenue at the southernmost gateway to the Fernwood Community; located roughly equidistant between the Fernwood and Stadacona Urban Villages.

On behalf of Primex Fund (2) Limited Partnership, Primex Investments Ltd. is pleased to submit 2 separate, but linked applications, for the development of:

- A 11 Unit Strata Development consisting of 10 Townhouses and a restored Heritage House; and
- A 74 Unit Purpose Built Market Rental complex consisting of Studio, 1BR, 2BR and 3BR Units.

Our development concept has been developed based on some fundamental guiding principles:

- Heritage Restoration / Repair of 1342 Pandora Avenue;
- A net increase in the number of purpose built market rental units;
- Providing “Missing Middle” Family 2 and 3 BR TH units;
- The preservation / protection of an existing 100’ healthy sequoia tree; and
- Responsible and transparent tenant communication and implementation of the City of Victoria’s Tenant Assistance Policy.

We have developed our concepts to be consistent with the various existing and proposed City of Victoria policies, including:

- Victoria’s Housing Future report;
- Draft Neighbourhood Plan goals and intents;
- Fernwood Village Design Guidelines;
- Fernwood, North Park, and Hillside Quadra Consolidated Guidelines for MF Residential; and
- the City of Victoria Missing Middle policies.

To achieve this unique and special development, our application seeks:

- An amendment to the Official Community Plan (OCP) from Traditional Residential to Urban Residential to permit the two developments with an aggregate FSR of 1.8;
- To subdivide the subject properties to create two new development parcels;
- A rezoning of the two future properties to site-specific CD Bylaws to allow the developments (the strata townhouse development and the purpose built rental building);



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- Separate Development Permits (DP) for each development;
 - A Heritage Alteration Permit (HAP) to relocate and restore the heritage house on site; and
 - A purchase and sale agreement with the City of Victoria for 1356 Pandora Street, assuming an approval from the regulatory process.

The proposal has been designed to be integrated through landscaping, architecture and urban design, while retaining a legal separation between the Strata Townhouses and the Rental Apartments. Particular emphasis has been put on ensuring that the proposed outdoor amenity spaces (including a small children's area) and the area around the sequoia tree is available for all future residents, regardless of strata or rental tenure.

The development seeks to respond to the many challenges facing the City of Victoria at the moment, including the need for family specific rental units, the provision of family focused strata townhouses, the restoration of 1342 Pandora (a piece of Victoria's heritage) and the preservation of a significant tree, all while increasing the number of purpose-built rental units.

The Townhouses at Sequoia

1342 Pandora and 1344 Pandora will be rezoned and subdivided to create a small Strata Townhouse Development which seeks to address Victoria's 'Missing Middle' requirements for more townhouses in the Urban Area for families. The development proposed to build 11 ground-oriented townhouse units, including:

- Six 3-Bedroom townhouses;
- Four 2-Bedroom townhouses, and
- One restored and relocated 3-Bedroom Heritage House.

To ensure that the designated Heritage House (the MacLaughlin Residence) is featured prominently and not hidden, we are proposing to relocate the heritage house approximately 4 metres south while still keeping its prominent corner location with new and enhanced landscaping. Part of this relocation would include the reconstruction of the stone wall taking into account the City's desire to widen Fernwood Avenue.



Figure 2: Proposed Townhouse Development Concept



In this new location, on a new foundation, the restored heritage house will be re-converted into a single residential unit as part of the 11 Unit strata. With guidance from Don Luxton and Associates, original materials and features will be restored, replaced or rebuilt. The home, originally built in 1883, features on some of Victoria's earliest planning and insurance maps and we look forward to ensuring its history is not lost.

The MacLaughlin Residence will be paired new townhouses designed to reflect the heritage architectural characteristics such as peak roofs, bay windows, representative materials, and complementary colours. The new townhouses will be modern, sustainable, energy efficient and thoughtfully designed to ensure families can live and work comfortably in their community.



Figure 3: Conceptual Renderings of Townhouse Development



The Apartments at Sequoia

1352, 1354, 1356, 1358 and 1360 Pandora Avenue are proposed to be rezoned and subdivided (consolidated) to permit the development of a 74 Unit purpose-built market rental apartment complex above a single level of underground parking.

Table 1: Rental Unit Mix / Allocation

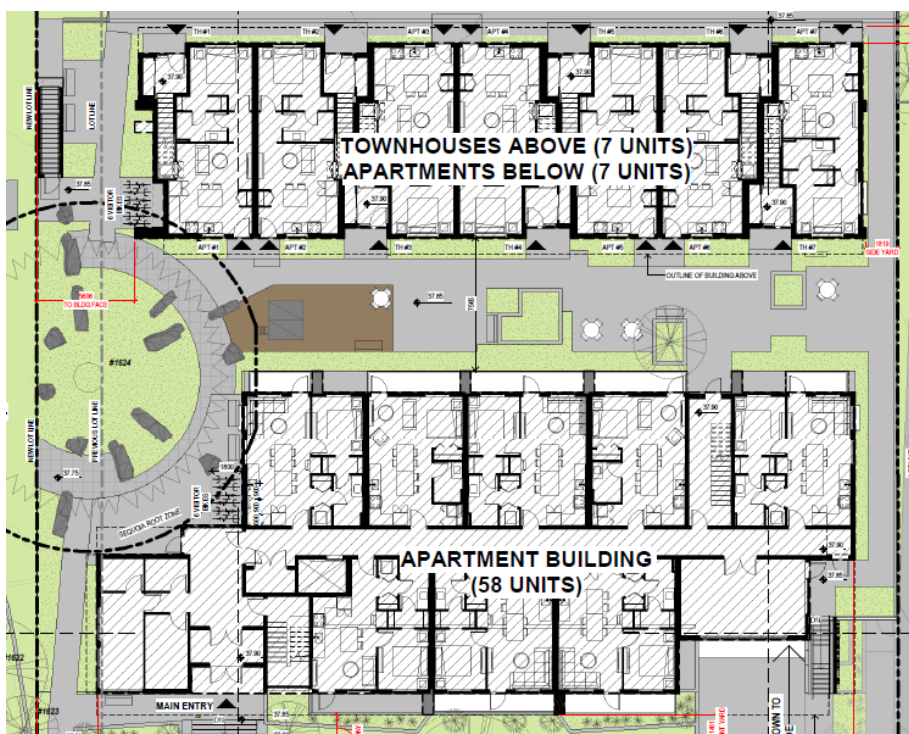
Unit Type	
Studios	12 Units
1 Bedroom	43 Units
2 Bedroom	10 Units
3 BR Townhouses	7 Units
Total Units	74 Units



As part of our proposal and in recognition of the lack of secure family rentals in Victoria, the working design incorporates 17 Family Units including 10 2 Bedroom Units and 7 3 Bedroom Townhouse Units.

Furthermore, the design works with the site grades to minimize excavation around the Sequoia tree, and ensures the area around the tree is improved from its current situation. The design emphasizes the 6 storey volume adjacent to the arterial on Pandora and tapers down to a 3 storey volume at the rear of the site.

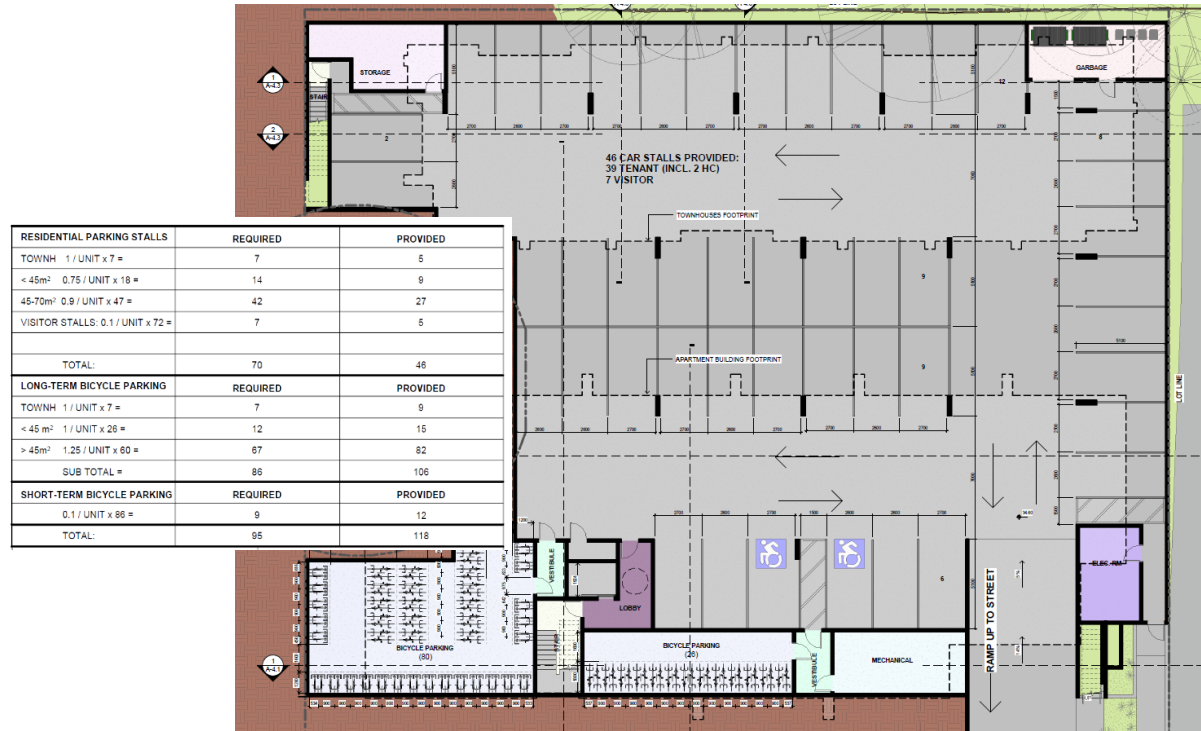
Figure 4: Rental Apartment Development Concept



Underground parking access will be via a driveway from Pandora Avenue, and we anticipate working closely with the City engineering department to design the parking entry to ensure safety of cyclists, pedestrians, and vehicles along Pandora.



Figure 5: Proposed Underground Parking Design



As part of the proposal, we are seeking a reduction in the required parking spaces from the required 70 to 46 recognizing the lower demand for parking in rental projects as well as immediate proximity to both transit and bike infrastructure. Moreover, we intend to provide significant bike infrastructure including long term bike parking/storage, provisions for ebikes charging, and dedicated cargo bike spaces.



Figure 6: Conceptual Renderings



This project will provide social, environmental, and economic benefits to the City and the Fernwood neighbourhood, including:

- A net increase of secured rental housing units in a walkable, bikeable and transit oriented served location;
- A range of different unit types that allow for a diversity of residents; and
- Increased population located within walking distance of amenities and services.

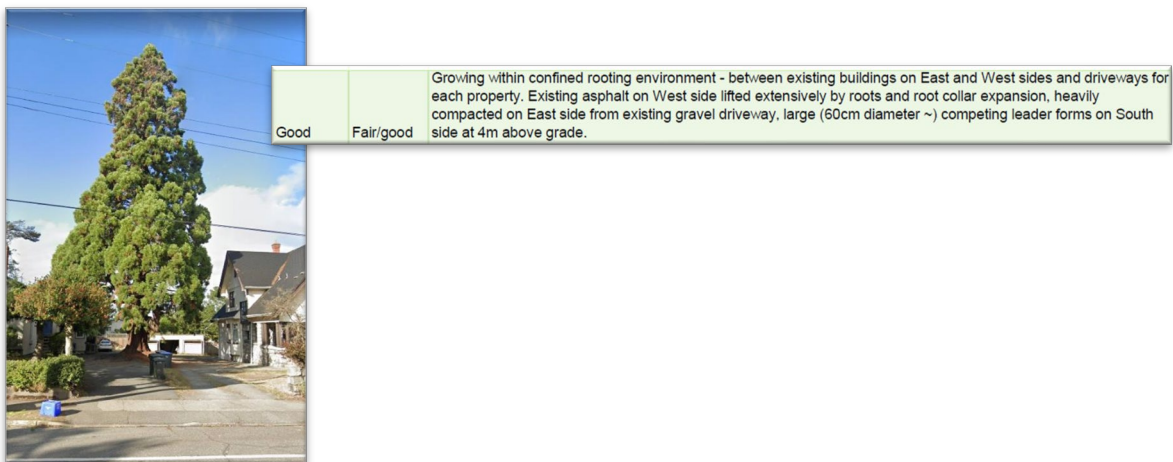


Landscape Plan and Tree Preservation

The landscape plan is primarily focused on the preservation of a large and healthy Sequoia Tree located roughly in the middle of the site. This tree, approximately 100 feet tall becomes the focal point of the two developments with complementary outdoor amenities spaces shared between the Strata Townhouses and the rental apartments.

Furthermore, we intend to create an active residential mews in the site interior that intertwines and connects both developments through pathways thus creating a communal outdoor space which will be shared between the two proposed developments.

Figure 7: Sequoia Tree for Retention



Stormwater will be managed onsite and the root zone of the protected sequoia will be improved through the removal of the existing hard landscaping (asphalt) and installation of soft landscaping and permeable ground cover around the tree.

Figure 8: Conceptual Landscape Plan



Active outdoor spaces including a small kids play area, benches, picnic tables and passive spaces are spread throughout the site linked to the central mews area. A combination of soft and hard landscaping creates a clear separation of the private (for residents) and public spaces (sidewalks and corner plaza).

A corner plaza located at the corner of Pandora and Fernwood is proposed as a 'southern gateway' to the Fernwood Neighbourhood and will be utilized to provide seating and education on the history of 1342 Pandora. Furthermore, working with the City and with the feedback of neighbours, a new covered transit stop will be installed along Fernwood Avenue. Combined with an improved sidewalk, this will make pedestrian movements along Fernwood more comfortable.



Heritage Conservation of the MacLaughlin Residence (1342 Pandora)

As part of the proposal, we seek to relocate / move the existing heritage house at 1342 Pandora by approximately 4 metres / 15 feet all while staying within the boundaries of the existing property. Built in 1883, this home represents a significant piece of Victoria's architectural history as a "highly intact example of vernacular Queen Anne architecture".



By moving the heritage home, we can create a new and solid foundation upon which the residence can be restored and repaired, while ensuring it remains perched (as described in the heritage reports) above the corner of Fernwood and Pandora. This has the additional benefit of meeting the City's goals for a wider and safer pedestrian experience and new accessible bus stop along Fernwood.

Donald Luxton and Associates have completed both a Heritage Conservation Plan and Heritage analysis of the subject site which outlines the requirements, history and value associated with this heritage designated property. With a history of preserving Heritage in Victoria (727 Yates, Parkway and the Scott Building), we look forward to collaborating with the City on the preservation and recognition of this historic building.

Public Engagement

To date Primex Investments has met with the community several times over the last 18 months. This has included 3 presentations to the Community Advisory Land Use Committee (CALUC) – including 2 informal meetings and 1 formal 'city' mandated meeting on November 3, 2022.

Additional informal discussions with neighbours and interested members of the community have occurred including two community 'sit downs', in-person discussions and site visits.

Our team continues communicate our goals, processes, timelines etc with the neighbourhood and we have made numerous changes to our development concept as a result of these discussions. For example, at inception, our original intent was the development of a large 120 unit – 6 storey -



rental building covering most of the site that would have removed all trees. This plan was revised based on neighbourhood concerns about the loss of the large Sequoia tree and concerns about traffic.

Since then we have made significant changes to the proposal, this includes, but is not limited to:

1. Preservation of the healthy sequoia tree;
2. Separation of the project into 2 distinct proposals;
3. The Creation of significant number of family units (both rental and strata);
4. Reduced floor to floor heights and a redesign of buildings adjacent to neighbours to reduce shadows and overlook;
5. The intent to create a corner plaza as a Gateway feature to Fernwood along with an associated Heritage board celebrating the history of 1342 Pandora Avenue;
6. The installation of a covered bus stop with bench as requested by the neighbours; and
7. A goal to reuse the stone materials on site wherever possible.

Through the City process, we will continue to meet with the community both via the CALUC and others as necessary and when possible. We have made a commitment to present our project to the CALUC in spring 2023 as the project moves through the City's regulatory process.

Tenant Assistance Plans

There are 22 existing rental units of which 21 are currently occupied, we have developed a robust approach to tenant assistance that has already commenced.

Using the City of Victoria's Tenant Assistance Policy (TAP) and our recently completed Village Green TAP as a guide, we have begun the process of communicating with the current tenants about our proposed plans and shared information on the potential compensation that the tenants are eligible to receive upon approval of the project.

Prior to our application, 1 unit was vacated and has not – nor will not – be re-rented due to the poor condition of that specific unit. The affected tenant was provided compensation in keeping with the City's policies even though they were technically ineligible for compensation.

To reduce the financial burden caused by relocation, eligible residents will be provided with compensation based on their length of tenancy AND a flat rate for moving expenses based on their suite size.



Length of Tenancy	Compensation Amount
1-4 Years	Equal to 3 Months Rent
5-9 Years	Equal to 4 Months Rent
10-19 Years	Equal to 5 Months Rent
20+ Years	Equal to 6 Months Rent
*Rental compensation will be based on the greater value - the residents' current rent or the CMHC average rent for the unit type.	

Additional assistance is provided in the form of moving expenses:

Suite Type	Moving Expenses (\$)
Bachelor & 1 Bedroom	\$500
2 Bedroom	\$750
3 Bedroom	\$1,000

Upon completion, residents will be provided with the first right of refusal to rent in the new building. Returning residents will be offered a special rate of 20% below market rent at the time of lease-up for their new suite for a suitable unit. If a resident's current rent is higher than the proposed 20% below market rent, the right of first refusal will be offered at the resident's current rental rate.

Primex Investments has retained Pacific Cove Property Management to provide tenant relocation services and has a dedicated Relocation Manager who works collaboratively with residents to facilitate open communications and to implement a personalized tenant assistance plan.



Summary:

This project, the Townhouses and Apartments at Sequoia, represents a real effort to react and respond to the various housing issues in Victoria. This project aims to:

1. Provide more housing – including 3 times the secured rental housing – in the heart of Victoria including Family Oriented Strata townhouses and Family Rental Units;
2. Restore a heritage asset for the benefit of all Victoria residents;
3. Develop a project with a high standard of architectural and sustainable design;
4. Provide a range of housing types including studios, 1 Bedroom, 2 Bedroom, and 3 Bedroom Townhouse units
5. Utilize land efficiently with an aggregate density of 1.8 FAR
6. Orient development to both Fernwood and Pandora with street fronting/facing units thereby ensuring a pleasing and safe streetscape and pedestrian realm
7. Provide opportunities for car-light living through
 - a. Car Share memberships
 - b. Bike, E-Bike, and Cargo Bike parking
 - c. Proximity to major transit and bike routes to and from downtown Victoria
8. A robust plan to work with existing tenants meeting and exceeding the City's minimum required tenant assistance supports.

We look forward to working with the City on this unique development that will bring much needed housing options to Victoria while preserving an essential piece of Victoria's history.

Yours truly

Greg Mitchell, M.PL., MCIP, RPP
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Primex Investments Ltd.

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