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 Pandora Avenue
- 1352 Pandora Avenue
- 1354 Pandora Avenue
- 1356 Pandora Avenue
- 1358 Pandora Avenue; and
- 1360 Pandora Avenue



The Proposal

There are 5 parcels (including a City-owned parcel of land) that make up the proposed development area. 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 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:

- An 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.

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

- Amend the Official Community Plan from Traditional Residential to Urban Residential;
- A Subdivision Application to change the property boundaries;
- 2 separate rezonings to a specific CD Bylaw to permit the proposed developments with an aggregate FSR of 1.8;
- 2 sets of Development Permits; and a
- Heritage Alteration Permit to move and restore the heritage house.

The whole site has been comprehensively designed to be simultaneously integrated through landscaping, architecture and design, while retaining separation between the Strata Townhouses and the Rental Apartments. Special emphasis has been put on ensuring that the outdoor amenity spaces (including a small children's area) and the protected sequoia tree is open and available to all residents regardless of tenure.

The proposal seeks to address many of the challenges currently faced by the City of Victoria including the provision of family rentals and townhouses, preserving Victoria's unique heritage, protecting significant trees, and 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 seeking to address Victoria's 'Missing Middle' requirements. The proposal seeks to develop 11 ground-oriented townhouse units including:

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

To ensure that the Heritage House (the Maclaughlin Residence) is featured prominently and not 'hidden' behind unkempt landscaping, we proposed to relocate the heritage house approximately 4 metres south on the site while still keeping its prominent corner location.

This allows us to create a new sound foundation upon which to restore the home to its original glory. Built originally in 1883, this home features on some of Victoria's earliest planning and insurance maps. We wish to ensure it remains a featured home now and well into the future.

The Maclaughlin Residence will be matched with a series of new townhouse units that reflect architectural characteristics including peak roofs, bay-type windows, materials and colour palette.

The Apartments at Sequoia

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

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

As a key part of our proposal, there are 10 2BR Units and 7 3BR Townhouse Units included in the proposed unit mix to provide long-term stable family rentals. The building volumes have been designed to work with the site grades, reflect and respect the Sequoia Tree, while tapering down to the homes on the north of the site.

The landscaping intertwines through the site to allow easy access to front doors, amenities, and communal outdoor spaces. The Massing is efficient, but also incorporates peaked roofs thereby celebrating the Heritage design at 1342 Pandora.

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

- A greater number of much-needed rental housing units in a walkable, bikeable and transit served location;
- A variety of unit types that allows for diverse residents including 7 3 Bedroom Townhouse rentals;
- Increased population to contribute to local businesses, cultural activities, and public life; and
- Increased population located within walking distance of amenities and services.

Yours truly

Gregory Mitchell

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