



July 26, 2019

Mayor Lisa Helps  
Members of Council  
Victoria City Hall,  
1 Centennial Square  
Victoria, B.C. V8W 1P6

Dear Mayor Helps and members of Council,

**Re: Rezoning and Development Permit Application – PARC Victoria**  
**Applicant Address: 829 – 899 Fort Street and 846 Broughton Street**

*We acknowledge with respect the Lekwungen-speaking peoples on whose traditional territory the above-mentioned site stands and the Songhees and Esquimalt people whose historical relationships with the land continue to this day.*

PARC is respectfully submitting this updated cover letter for inclusion in a staff report coming before Committee of the Whole regarding our rezoning and development permit application. The concept and the design of our application are the outcome of over 500 meetings with members of the executive and administration of the City of Victoria, neighbours, community groups and stakeholders in Victoria over the past three years.

We are focused on serving seniors through rental accommodation and services specific to their needs. PARC is proud to be a certified Living Wage employer since 2017 and has 250 employees on the payroll, full-time / part-time and casual positions. Our company is privately owned and for many years has supported community groups, the arts, hospital foundations and other charitable organizations. PARC is operating four residences since 2001, with a fifth one opening in the Fall of 2019. We operate on the North Shore, Burnaby and White Rock.

In the summer of 2016, PARC Retirement Living (PARC) acquired the properties at the east end of the block defined by Fort / Quadra/ Broughton and Blanshard. The assembled site of approximately 55,000 square feet touches three of the four streets with the exception of Blanshard. Our goal is to create a retirement residence for Independent Living (IL) as part of a hub of uses of interest both for the seniors and also for the broader community.

PARC considers central areas with a good number of amenities as the best location for independent seniors to continue to be part of the community they have helped to shape and build over many years. Walkability is key. PARC's adjacent building (838 Broughton) has a Walkability score of 99 out of 100, considered a "Walker's Paradise" with all errands within walking distance. We are not displacing any residents through redevelopment and look forward including vibrancy to this key location.

Based on the City's design guidelines and the 13 strategic goals of the City of Victoria, PARC is proposing a group of buildings ranging from seven to ten stories and **100% rental in perpetuity**. This will be confirmed via a Housing Agreement between the City of Victoria and PARC prior to a public hearing.

Our priority is to provide a home for many, with 268 units built over commercial space. This area will provide activity and involvement for the public focused on locally sourced retail stores, coffee shops and restaurants. On the 2<sup>nd</sup> floor there will be space for licensed child care operated by a local not-for-profit society, Victoria Conservatory of Music/PARC partnership for Centre for Music Wellness open to all ages, medical offices, multi-purpose rooms for

**PARC Communities  
Management Ltd.**

920 – 1166 Alberni Street, Vancouver, BC V6E 3Z3  
parcliving.ca | 604.408.5811

both seniors and community groups available at no charge, and further amenities for seniors and as well some apartments. Bicycle /Scooter parking, for the public and residents is on the main floor with access to Fort Street. There will be 185 parking stalls, 45 more than required. Some public stalls will be offered on P1.

### **Intergenerational by Design**

We have provided several “hubs” for diversity and intergenerational connection within the building.

**Licensed Childcare** – We have a Letter of Intent with a not-for-profit to run the licensed childcare within the westernmost building at below market lease rate. This will include spaces for 36 infants and preschool children. There will also be intergenerational programming with the seniors and opportunities for shared programming with the Centre for Music Wellness in partnership with Victoria Conservatory of Music, rooftop agriculture and active programming with the PARC residents.

**Centre for Music Wellness** – The 760 sf space will provide opportunity for the public and the residents to engage in music at all levels and ages, both individually and in groups. The programme has been sponsored by PARC and piloted over the past two years with the Victoria Conservatory of Music (VCM) and is being refined for its future satellite location within PARC’s residence. A signed Letter of Intent is included with the package detailing the background and vision for the future. This space will also be available to not-for-profit groups when not in use by VCM.

**Multi-purpose rooms** – The multi-purpose rooms, located on the second floor of the westernmost building, will be shared with not-for-profit community for public for meetings, events and lectures that contribute to the overall vibrancy and diverse representation of the neighbourhood. This has worked well over a decade in existing PARC buildings, offering much needed space at no charge. The three adjacent rooms are 800 sf and can be adjoined to provide 2,400 sf.

**Public Realm-Exterior on Fort, Quadra and Broughton Streets** - Public Plazas: two public plazas, located on the PARC site, are being made available to the public at all times. One is located along Fort Street (approximately 1,000sf), the second is located at the corner of Quadra and Broughton Streets (approximately 2,000sf). Both will have urban furniture and hardscaping/landscaping for the enjoyment of the general public.

### **The Design**

Our site is located in Fairfield Gonzalez, bordering the Harris Green neighbourhood and can be seen as an extension to the downtown of Victoria. The area is undergoing a restoration with several developments already being completed or being considered. This applies especially to the neighbouring ten story buildings, one that was completed in 2016 (838 Broughton) and one submitted for a Development Permit (819-827 Fort).

Across Fort Street buildings of 15 stories are permissible according to the OCP. Across Quadra there will be lower buildings than ten stories and across Broughton on the site of the “Y” a ten-story development could be contemplated under the OCP. PARC is building within the neighbourhood context.

Our design responds to the historic buildings such as Christ Church Cathedral and other buildings on Fort Street but can be expressed through contemporary design.

On our large site a group of five buildings is being proposed. Three of them are ten stories with two “bridge” buildings at seven stories. The materials are familiar to Victoria, including brick and stones but more contemporary claddings add terra cotta and metal. The difference in height creates view corridors and access for sunlight and neighbour’s views.

Our design focuses on interesting pedestrian experiences on Fort/Quadra and Broughton. We will also create a green courtyard offering an attraction to all residences and neighbours, while bringing rooftop agriculture and bee-keeping to the community.

### Landscape Design

PARC intends to relocate the above ground power lines underground and remove some infrastructure in the sidewalks. A letter from the City confirming PARC's intention is included in our package along with support letters from five landowners and two business associations. This change will allow us to plant trees on Fort Street. Trees along Fort, Quadra and Broughton, a piazza at the corner of Quadra and Broughton will add green space for the public.

The roofs of the bridge buildings and the patios on the 2<sup>nd</sup> and 3<sup>rd</sup> floors will feature extensive landscaping, space for active gardening and urban farming, enhancing the quality of life of the seniors and provide visual interest for residents of the existing Escher and the future Salient building.

### "Independent Living" (IL) and PARC

Independent Living is enjoyed by up to 10% of the seniors' population above the age of 75 in BC, depending upon the specific area and region in BC. The average age of resident is 88, with a 3.5-year average stay. In Independent Living residences, further Assisted Living services are available through third party providers. Independent living extends and improves quality of life. For example, studies show that Seniors requiring residential care are spending an average six months in a nursing home compared to the average stay of 18 months when moving from their home.

In 2027 there will be approximately 14,000 more seniors above the age of 75 living in Victoria than in 2017. This suggests approximately 1100 (around 8%) more seniors will be looking for Independent Living in 2027. They would occupy approximately 900 additional Independent Living suites. These seniors would qualify financially for PARC's proposed housing units. This study was prepared by Westbridge Group Valuation Partner, Victoria, BC.

In PARC residences the monthly rental rate includes accommodation, cable TV, weekly housekeeping, three daily meals, fitness classes, transportation, social programs, consultations with a wellness nurse and access to all the amenities from lounges, music rooms, exercise gym and media areas.

### Affordability

There are 14 units PARC will commit to making available at a 60% discount of the market rate. This discounted rate covers three meals daily, housekeeping, transportation, social programs, access to all amenities, consultation with the wellness nurse in the same way as offered to the other residents.

The ten studios and four one bedrooms for couples will be non-identifiable and secured for 12 years. Residents of these suites remaining at the end of the twelfth year will be able to stay in their homes until they naturally need to move out under normal circumstances. This model has been successful in North Vancouver since 2012 in partnership with Hollyburn Family services. We have a signed Memorandum of Understanding in place with the Greater Victoria Housing Society to provide placement service on a fee for service basis included with this package.

In addition, 63 suites (with their own street entrance) will be earmarked for student housing through a signed Letter of Intent between PARC and Camosun College. These suites will be put in place for four academic years starting once the building has received occupancy permits. This housing use is intended to enhance the multigenerational aspect of the neighbourhood and to provide below market housing for a significant group of local residents.

### The Environment

PARC will commit to Step 2 of the BC Energy Step Code. We will target a LEED Gold (version 2009) certification with an emphasis on energy use to a "Zero Carbon" building not using fossil fuel.

PARC has a proven track record with two existing certified LEED gold building and a third currently under construction.

The reduction in energy use is expressed in the design and appearance of the building through smaller windows to prevent energy losses. Extensive sun shading also reduces heat gain.

Thirty parking stalls will be equipped with an e-charger using renewable power.

### Public Art

A jury will choose a West Coast artist for Public Art in reference to this development. The budget will be \$400,000.00. Marianne Nicholson, a Dzawada'enuxw visual artist living in Victoria, created Public Art in North Vancouver 2012 for a PARC Residence after a similar process. The successful artist will be free to determine the location and historical significance of the installation.

### Inclusivity and Diversity

Our buildings offer a number of spaces that will be open for community groups. PARC is in discussions with a number of stakeholders about their needs for space and options for cooperation, i.e. the Songhees Nation. PARC intends to offer services like access to fitness areas for seniors not living with PARC as a part of our neighbourhood outreach.

### Employment

PARC will offer full-time / part-time and casual employment as a Certified Living wage employer, meaning this will set the standard for starting wage, with management positions providing competitive salaries. In total there will be around 60 full time equivalent positions. Additionally, there will be employment opportunities in the retail spaces, medical offices and licensed childcare.

We are thankful to the hundreds of stakeholders who have contributed to the proposal we submitted and look forward to serving the community on many levels. Thank you for your time and consideration.

Our team have reached out to all members of Council and remain available to meet, email or speak to you at your convenience.

Best regards,

PACIFIC ARBOUR SIX RESIDENCES LTD.



Rainer A. Müller  
Founder and Chairman  
PARC RETIREMENT LIVING



# 930 FORT HOLDINGS LTD

September 17, 2018

***Stephen Stern***

Land Development Technologist  
Land Development & Support Services  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Re.: Support for Hydro beautification grant at the 800 block Fort Street

It is our understanding that the City of Victoria is making an application to BC Hydro for a beautification grant to bury the hydro lines along the 800 block of Fort Street. In keeping with the City of Victoria's Official Community Plan, we would like to add our support for the concept of burying the hydro lines on Fort/Quadra Streets. It would have a very positive impact, given the significant revitalization underway in the area and the importance of this street as a major arterial in Victoria. The recently installed bike lanes add to the multi-modal transportation options, and burying the hydro lines adds a very attractive visual benefit as well as safety for all.

I attended an information session regarding this initiative with fellow owners and representatives of the business community. There is enthusiasm and consensus to proceed.

This initiative is timely, would provide a major neighbourhood improvement, and would be well received by the block.

Yours sincerely,



---

Dan Robbins  
Director  
930 Fort Holdings Ltd.

FORT  
PROPERTIES  
1953

September 17, 2018

**Stephen Stern**

Land Development Technologist, Land Development & Support Services  
City of Victoria, 1 Centennial Square  
Victoria BC V8W 1P6

Subject: Support for Hydro beautification grant-800 block Fort Street

We understand the City of Victoria is making an application for a beautification grant to bury the hydro lines along the 800 block of Fort Street.

In keeping with the City of Victoria's Official Community Plan, we add our support for the concept of burying the hydro lines on Fort/Quadra Streets.

Our family, via Fort Properties, has owned property in the 800 block of Fort Street for the over 50 years, and we have seen this area go through a number of significant evolutions to become the burgeoning residential and commercial hub that it is today. While the 700 block of Fort St, with its mid-block cross walk and extensive landscaping, has a well-established pedestrian friendly retail feel, the 800 block has struggled to get that same pedestrian "stickiness" and hasn't always felt as well integrated into the downtown core.

The recent addition of the bike lanes has slowed traffic down on Fort Street and has improved the pedestrian experience. In our opinion using the PARC development as an opportunity to bury the Hydro lines along the frontage of the development would continue to build upon the significant investment that the City made in the bike infrastructure and will work towards the goal of a thriving pedestrian-friendly retail strip. Moreover, it provides retailers on this street who have endured and will continue to endure significant construction a positive benefit that will last for many years.

We attended an information session regarding this initiative with fellow property owners and representatives of the business community. There is enthusiasm and consensus to proceed.

This initiative is timely, would provide a major neighborhood improvement, and would be well received by the block.

Yours sincerely,

Suzanne and Jayne Bradbury  
Owners / Directors, **FORT PROPERTIES LTD.**

O: 250.383.7412

E: [jayne@fortproperties.ca](mailto:jayne@fortproperties.ca)

E: [suzanne@fortproperties.ca](mailto:suzanne@fortproperties.ca)



FORT PROPERTIES LTD.

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Formerly operating as Fort Realty Ltd.





September 18, 2018

***Stephen Stern***

Land Development Technologist  
Land Development & Support Services  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Subject: Support for Hydro beautification grant

I am writing at the request of the Strata Council EPS 2332 Escher, an 84 unit residential / commercial property located at 838 Broughton Street.

We support the concept of burying the hydro lines as PARC proposes for their proposed future development along Fort/Quadra/Broughton Street.

As the Escher represents the first 11 story concrete residential building opened in 2017, (800 block of Broughton) we are part of the future revitalization the City envisions in accordance with the Official Community Plan. Burying the lines is an attractive and pleasing alternative to the unsightly appearance the poles and overhanging wires create on the Victoria skyline.

A number of our residents have spoken to this point and would support this initiative as a welcome beautification measure.

Yours truly,  
GATEWAY PROPERTY MANAGEMENT CORPORATION

A handwritten signature in black ink, appearing to be 'Nathan Enns', written over a horizontal line.

Nathan Enns  
Property Manager  
On behalf of the Strata Corporation EPS 2332

100-852 Fort Street Victoria BC V8W 1M8  
Phone: 250 363 7191 • Fax: 250 365 2552 • [info@chamberbc.ca](mailto:info@chamberbc.ca)

**THE  
CHAMBER.**  
GREATER VICTORIA  
CHAMBER OF COMMERCE

September 18, 2018

Stephen Stern  
Land Development Technologist  
Land Development & Support Services  
City of Victoria, 1 Centennial Square  
Victoria BC V8W 1P6

Subject: Greater Victoria Chamber of Commerce endorses the 800 block Fort beautification grant

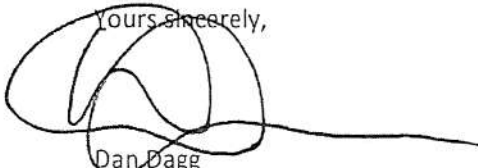
As the voice of business that supports and advocates on behalf of our regional businesses, we support PARC Retirement Communities' application to bury the hydro lines along the 800 block of Fort Street. It is collaboration such as this; between the City, BC Hydro and the applicant, that builds strong and vibrant cities. It is also an initiative that aligns with the City of Victoria's Official Community Plan and points the direction our City is headed.

The Chambers' head office is located at 852 Fort Street, across from the proposed future development. We frequently host senior government officials at our office for meetings with business leaders - local, provincial, federal and from other countries - this grant will help to showcase our city and region as it should be. Our observation from this key vantage point is that there are many ways the entire block and beyond would benefit from this positive action.

The infrastructure around existing and emerging businesses in downtown Victoria are strengthened when effort is applied to details that not only improve the safety of the neighbourhood, but also enhance aesthetics that will attract local residents, visitors and tourists alike to the area.

There has been a great deal of effort put into other initiatives that have improved alternate transportation throughout the city, specifically cycling and walkability. The potential for improved mobility from burying the hydro lines would be timely, and in our estimation provide a major neighbourhood improvement well received by our organization and large membership base.

Yours sincerely,



Dan Dagg  
Board Chair  
Greater Victoria Chamber of Commerce



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# **IslandBlue**

REPROGRAPHICS AND ART SUPPLY CENTRE

September 17, 2018

*Stephen Stern*

Land Development Technologist  
Land Development & Support Services  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Subject: Support for Hydro beautification grant-800 block Fort Street

We understand the City of Victoria is making an application for a beautification grant to bury the hydro lines along the 800 block of Fort Street.

In keeping with the City of Victoria's Official Community Plan, I add my support for the concept of burying the hydro lines on Fort/Quadra Streets. It would have a very positive impact, given the significant revitalization underway in the area and the importance of this street as a major arterial in Victoria. The recently installed bike lanes add to the multi-modal transportation options, and burying the hydro lines adds a very attractive visual benefit as well as safety for all.

I attended an information session regarding this initiative with fellow owners and representatives of the business community. There is enthusiasm and consensus to proceed.

This initiative is timely, would provide a major neighbourhood improvement, and would be well received by the block.

Yours sincerely,



Mike Shemilt  
President

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**PROPERTY MANAGEMENT INC.**

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309 Mary St. Victoria BC V9A 3V8 | Office: 250-384-2323 | Fax: 250-384-1615

September 17, 2018

***Stephen Stern***

Land Development Technologist  
Land Development & Support Services  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Subject: Support for Hydro beautification grant-800 block Fort Street

We understand the City of Victoria is making an application for a beautification grant to bury the hydro lines along the 800 block of Fort Street.

In keeping with the City of Victoria's Official Community Plan, Yentel Property Management would like to add our support for the concept of burying the hydro lines on Fort/Quadra Streets. It would have a very positive impact, given the significant revitalization underway in the area and the importance of this street as a major arterial in Victoria. The recently installed bike lanes add to the multi-modal transportation options, and burying the hydro lines adds a very attractive visual benefit as well as safety for all. In addition, working around the existing hydro poles and lines at our building at 852 Fort is very problematic particularly when we need to use cranes to access the roof top HVAC units and replacing the double glazed windows. Clearly, the removal of hydro poles and the utility lines would make servicing our building far easier and less costly!

We recently sent two company representatives to an information session regarding this initiative with fellow owners and representatives of the business community. There is enthusiasm and consensus to proceed with the beautification grant.

This initiative is timely, would provide a major neighbourhood improvement, and would be well received by the block.

Yours sincerely,



Max Josephson, Director  
Yentel Property Management Inc.



September 19<sup>th</sup>, 2018

***Stephen Stern***

Land Development Technologist  
Land Development & Support Services  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

**Re: Support for Hydro beautification grant-800 block Fort Street**

We understand the City of Victoria is making an application for a beautification grant to bury the hydro lines along the 800 block of Fort Street.

In keeping with the City of Victoria's Official Community Plan, I add my support for the concept of burying the hydro lines on Fort/Quadra Streets. It would have a very positive impact, given the significant revitalization underway in the area and the importance of this street as a major arterial in Victoria. The recently installed bike lanes add to the multi-modal transportation options, and burying the hydro lines adds a very attractive visual benefit as well as safety for all.

I attended an information session regarding this initiative with fellow owners and representatives of the business community. There is enthusiasm and consensus to proceed.

This initiative is timely, would provide a major neighbourhood improvement, and would be well received by the block.

Yours sincerely,

Robert Fung  
President



## Christ Church Cathedral School

912 Vancouver Street  
Victoria, British Columbia  
V8V 3V7

Telephone 250-383-5125  
Facsimile 250-383-5128  
cathedralschool@cathedralschool.ca

Margaret Lucas  
Executive Director, Business Development  
t: (250) 383-8574  
e: mlucas@parcliving.ca |  
w: parcliving.ca  
a: 100-852 Fort Street, Victoria, BC, V8W 1H2

Re: Proposed Day Care Program at Parc Living Victoria Seniors Centre.

July 10, 2019

Dear Margaret,

Please consider this letter as a statement of our intent to pursue the development and management of a day care program in the proposed Parc Living Victoria Seniors Centre to be constructed at the corner of Fort St. and Quadra. After the many conversations I have had with Rick and Julie Marzolf over the past several years, Christ Church Cathedral Educational Society is convinced there is a wonderful opportunity to work with Parc Living in order to build intergenerational links that will enrich our local community.

The initial development plans provide for a child care centre on the second floor that is designed to accommodate infant-toddlers and three to five year old children. Situating a child care centre in the midst of a community of seniors will have benefits both for the children and the senior citizens. Research tells us that an important factor contributing to the longevity, quality of life, and mental health of seniors is their engagement in community. We plan to create programs that safely bring the generations together. The outdoor purpose built children's play area, surrounded by plantings and visible from the residential balconies above will create a park-like atmosphere connecting multiple generations in this unique community.

Christ Church Cathedral Educational Society already has one successful day care running in the Fernwood area and we are in the process of launching a second this fall in Gordon Head. We have almost 20 years experience providing daycare services and almost 30 years in education overall. We have the experience, the financial expertise, a solid record and a reputation for providing valuable service to the community.

Christ Church Cathedral School, just a block away, is also very interested in developing other intergenerational programming including elders mentoring youth, youth teaching elders, shared gardening projects, technology mentors and other activities that will further bring the generations together for meaningful engagement.

In Good Faith,

Stuart Hall  
Head of School  
Christ Church Cathedral School

cc: Patricia Crossley; President, Christ Church Cathedral Educational Society

July 17, 2019

**Memorandum of Understanding**

between

**Pacific Arbour Six Residences Ltd. (Pacific Arbour)**

920-1166 Alberni Street, Vancouver, BC V6E 3Z3

and

**Greater Victoria Housing Society**

2326 Government Street, Victoria, BC, V8T 5G5

For provision of placement services for proposed 829 Fort Street, Victoria, BC independent seniors' residence.

Pending Council approval, Greater Victoria Housing Society will enter into a contract to provide placement services for the 14 units PARC will make available through a Housing Agreement with the City of Victoria.

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Pacific Arbour will make available 14 units with full services included as affordable housing. This equates to a \$3,010,000.00 value over a 12-year period, greater than a 60% discount on market rates.

The ten Bachelor suites will vary in size between 386 sq. ft. to 425 sq. ft. and the four one bedrooms will be 455 sq. ft.

**This subsidized rate will also include the following amenities:**

- three meals daily prepared by an Executive Chef,
- housekeeping services,
- all utilities including cable,
- transportation,
- social programs,
- access to all amenities,
- emergency response monitoring,
- consultation with the wellness nurse in the same way as offered to the other residents.

• **Discounted Rate:**

Studio/Bachelor: \$1,000.00

One Bedroom: \$1,425.00



An additional person could be added to the one bedroom for a subsidized service fee of \$375.00. This equates to approximately \$900.00 per person for individuals sharing a one-bedroom suite.

All suites in the 829 Fort building will be self-contained suites. The affordable bachelor and one-bedroom suites will each incorporate a kitchenette and three-piece bathroom.

The ten studios and four one bedrooms will be non-identifiable and secured for 12 years plus attrition. The duration of the subsidy program will be 12 years; however, the residents in occupancy at the end of the 12-year term will be allowed to remain in their home at the same affordable rent until move out occurs as a result of normal circumstances.

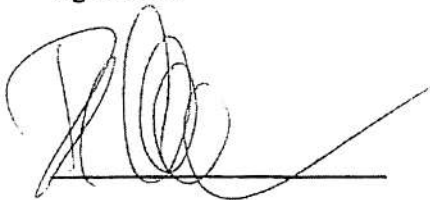
The Greater Victoria Housing Society will provide a tenant placement service, identifying and financially screening eligible applicants for the suites. Victoria Pacific Arbour staff will select the successful applicant from the screened candidates. Pacific Arbour will handle all operations related management after move in.

This Memorandum of Understanding will be subject to City of Victoria approval.

This Memorandum of Understanding is not a binding contract and is intended as the basis upon which a formal contract of partnership will be entered into.

This agreement would be finalized after approvals, and specific details would be determined closer to construction completion.

Signatories

A handwritten signature in black ink, appearing to read 'Rainer Müller', written over a horizontal line.

Rainer Müller

Chairman

Pacific Arbour Six Residences Ltd.

A handwritten signature in black ink, appearing to read 'Kaye Melliship', written over a horizontal line.

Kaye Melliship

Executive Director

Greater Victoria Housing Society



July 16, 2019

Letter of Intent between

Pacific Arbour Six Residences (Pacific Arbour)

920-1166 Alberni Street, Vancouver, BC V6E 3Z3

and Victoria Conservatory of Music (VCM)

900 Johnson Street, Victoria, BC, V8V 3N4

For provision of a Centre for Music Wellness at 829 Fort Street Mixed Use Seniors' residence

Pending Council approval, Victoria Conservatory of Music will enter into a 20-year lease for a customized space tailored for the purpose of providing instrumental music programmes for all ages.

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Pacific Arbour will build out a 780 SF space for this purpose and make it available to the Victoria Conservatory of Music for a twenty-year lease at no cost.

In coordination with this donation, VCM will provide regular intergenerational programming for seniors, and potentially in partnership with the proposed licensed child care located across the hall within the Pacific Arbour complex. The vision behind this partnership is to create a vibrant, all ages interface between residents and commercial tenants that encourages relationship building, respect and understanding between generations. VCM is also free to offer additional programmes and lessons for all ages outside of their partnership with Pacific Arbour to add to the vibrancy of the neighbourhood and Victoria as a cultural hub.

This agreement will be finalized after approvals, and specific details will be determined closer to construction completion.

VCM has also agreed that their allocated space can be made available for other not-for-profit groups after operating hours, in accordance with Pacific Arbour's standard practice to make multipurpose rooms available when not in use by residents.

The parties will use their best efforts to facilitate the conclusion of a final partnership agreement based upon the Letter of Intent, it being understood that further negotiations may be necessary in order to implement the desired results.

This Letter of Intent is subject to City of Victoria planning approval.

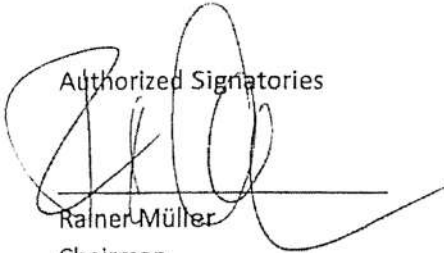
This Letter of Intent is not a binding contract and is intended as the basis upon which a formal contract of partnership will be entered into.



The following two people will serve as points of contact for this collaboration: Margaret Lucas,  
Executive Director, Business Development, Pacific Arbour Six Residences Ltd.

Jane Butler McGregor, CEO, Victoria Conservatory of Music.

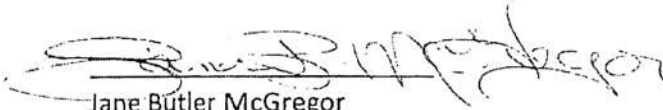
Authorized Signatories

A handwritten signature in black ink, appearing to read 'Rainer Müller', written over a horizontal line.

Rainer Müller

Chairman

PARC Retirement Living

A handwritten signature in black ink, appearing to read 'Jane Butler McGregor', written over a horizontal line.

Jane Butler McGregor

Chief Executive Officer

Victoria Conservatory of Music



July 24, 2019

Mayor and Council  
Via email

Dear Mayor Helps and members of Council,

**Support for 829-899 Fort Street PARC Retirement Living proposal**

It is with great pleasure that we write this letter in support of the proposed new PARC Retirement Living residence in Victoria. We have participated in the early consultation stage and attended numerous meetings, open houses, and CALUC (Community Association Land Use Committee) meetings and seen the idea evolve into a well-designed, multi-faceted vibrant hub for downtown Victoria.

An environmentally sound building that addresses the needs of all ages in a rental building is a noteworthy accomplishment. To do so required a lot of listening to the community but has resulted in a well-received and laudable outcome. PARC has linked arms with the community when they introduced their vision three years ago and the momentum has continued. They have been a welcome addition to the City of Victoria on many levels.

In 2017, the Victoria Conservatory of Music (VCM) embarked on a new and exciting partnership with PARC Retirement Living, to develop and pilot a new series of free music classes for older adults, to focus on the many positive benefits that engaging actively with music making can provide. Now in year two of a five-year plan, we are already piloting well received programs that are aligned with PARC's approach to supporting the community at all levels and is completely compatible with the VCM's mission: "to enrich lives through music in a thriving community accessible to all".

As a not-for-profit organization, VCM offers music education and therapy programs to over 4,000 participants each year for people of all ages and abilities, and provides well over 100 live performances each year, many of which are offered free to the public. In many ways, the VCM is an interconnective musical hub for the entire Greater Victoria community. Building on this 55 year-old commitment to serving the community through music, the VCM's new Centre for Music Wellness at the proposed PARC Retirement Living residence in Victoria, will offer programs accessible to the whole community, including inter-generational music classes, such as "Families Making Music", offered in collaboration with the proposed licensed Child Day-Care Centre within the PARC complex and across the hall from us! We are elated with this special opportunity to bind generations together through music and sharing stories with one another.

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We are very thankful to PARC Retirement Living for providing the VCM with this wonderful and exciting opportunity to become part of what will certainly prove to be a vibrant hub of activity, connecting people of all ages through music, health and wellbeing, in a safe and supportive environment.

We wish them every success and an efficient and smooth road ahead. We can't wait to be a part of this new community hub.

Sincerely,

Jane Butler McGregor  
CEO

Cc: Alison Meyer, Andrea Hudson, Alec Johnston

Letter of Intent dated for reference July 24<sup>th</sup>, 2019

between:

**Pacific Arbour Six Residences Ltd. (Pacific Arbour)**

920 -1166 Alberni Street

Vancouver, B.C. V6E 3Z3

and

**Camosun College (Camosun)**

3100 Foul Bay Road, Victoria,

B.C. V8P 5J2

## **Preface**

The purpose of this Letter of Intent is to set out the proposed terms of a future agreement to be entered into between Pacific Arbour and Camosun for the purpose of providing sixty- three student resident suites to be located in the Westernmost building (the Building) as part of the redevelopment of Pacific Arbour's property located at 829 Fort Street and adjoining properties in Victoria ("**the Project**"). We recognize this collaboration and partnership is an opportunity to provide these student residences which will be included in the larger development for 260 suites for seniors living. This solution has been envisioned early enough in the design process so that the student residences can have its own access and separation from the balance of the senior's suites. The application for the development approvals is now before the City of Victoria.

This letter of intent (this "**Letter of Intent**") confirms the intention of Pacific Arbour to pursue discussions with Camosun with respect to the Project. This letter of intent is not intended to create, and does not create, any binding legal obligations between the parties. Binding obligations with respect to the Project and/or with respect to any other matters discussed in this letter of intent will only be created by the execution and delivery of formal, definitive agreements.

Pacific Arbour believe that this collaboration and partnership will improve the quality of life for the students by providing them affordable accommodation in a tight rental market. This accommodation is located on a major arterial route with bus access and protected bike lanes.

This collaboration recognizes the potential benefits that can be accomplished between the private sector and post-secondary institutions.



## Proposed Agreement

Having regard to the benefits set out above, it is proposed the agreement contain the following:

Pacific Arbour will:

- build the Building to a BC Step Code 2 and to include the following:
  - o Concrete construction
  - o Floors have a 2-hour fire resistance rating
  - o Sprinklered building
  - o Single or two stage fire alarm system
  - o Emergency Lighting
  - o Access for the Disabled
  - o Energy Efficient mechanical systems
- provide 6 studio suites (1 person per suite)
- provide 46 - 1 bedroom suites (1 person per suite)
- provide 7 - 1 bedroom + den (2 persons per suite)
- provide 4- 2 bedrooms (2 persons per suite)
- the monthly rental will be \$850.00 per person per month
- All suites in the proposed location will be self-contained suites and each suite will contain a kitchenette and 3-piece bathroom.
- The student suites will be available for a term up to 4 years

Camosun College will:

- market the housing opportunity to future and current students
- enter into a discussion with Pacific Arbour around the management of the student accommodations.

The parties will use their commercially reasonable efforts to facilitate the conclusion of formal, definitive agreements based upon this Letter of Intent by December 31, 2019, it being understood that further negotiations may be necessary in order to implement the desired results."

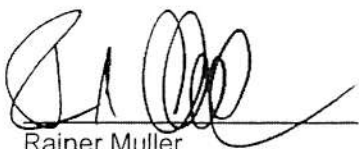
This Letter of Intent will be subject to all City of Victoria planning approval.

The following 2 people will serve as points of contact for this collaboration:

Margaret Lucas, Executive Director, Business Development, Pacific Arbour Six Residences Ltd.

Geoff Wilmshurst, Vice President, Partnerships, Camosun College

## Signatories



Rainer Muller

Pacific Arbour Six Residences Ltd.



Sherri Bell, President  
Camosun College