



ATTACHMENT I

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

City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Attn: John O'Reilly, MCIP RPP
Senior Planner- Heritage
Sustainable Planning and Community Development Department

Re: 1050 Pandora, 1508-1516, 1518, and 1580 Cook Street - Parkway

On behalf of Primex Investments Ltd, the authorized agent for PANDORA COOK DEVELOPMENT CORP, I am pleased to submit updated information for Victoria's Tax Incentive Program to help offset the costs of seismic upgrading for our heritage restoration project.

Project Description:

The Parkway Revitalization and Development is located at the site of the existing Wellburn's Building. Originally named Parkway apartments, the two-storey masonry building was constructed in 1911 and designed by William Ridgway-Wilson. At the very southeast corner of the North Park neighbourhood, the building will be a gateway feature to both the neighbourhood and the centre of Victoria.

It is our intent to preserve this historic building, while adding critical rental housing in Victoria, in a manner consistent with the Donald Luxton Heritage Report. This redevelopment and restoration will preserve a piece of critical Victoria history while providing much needed housing in the City of Victoria.

Project History:

Primex has applied to the City of Victoria for a rezoning, a heritage alteration permit, and development permit for the site in 2017. Council approved the project at Public Hearing in December 2020.

To date, Primex and our General Contractor have begun some preliminary works associated with removing hazardous materials and detailed investigations to determine the best means to



preserve and protect some of the more fragile heritage pieces including the cornices and wood elements of the building.

Background Information:

In addition to the previously submitted information, at the request of the City, we are submitting the following revised information.

1. Stamped Structural Engineer Report / Letter
2. Structural Drawings for Building Permit
3. Current Building Permit Drawings (stamped)
4. General Contractor Request for Pricing – Summit Brooke
5. Construction Schedule from Summit Brooke
6. Quantity Surveyor Cost Estimate - Beacon

We are excited to being substantial work on this project in 2021-2024 pending the positive response of City Council to our application for the Tax Incentive Program.

If we can provide any additional information or you need clarification of any details, please feel free to reach out to me at your convenience.

Sincerely

Greg Mitchell, M.PL., MCIP, RPP
Development Manager
Primex Investments for “Pandora Cook Development Corp”
#200 – 1785 West 4th Avenue
Vancouver BC, V6J 1M2