



The Future of Village Green

Overview



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Full Site – 9,665 m²



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Phase 1 Site – 5,500 m²

- Existing buildings nearing end of life.
- Existing buildings not meeting modern sustainability, Building Code, Energy Code or Seismic requirements.
- High heating and maintenance costs.
- Redevelopment will provide greater number of rental residential units
- Redevelopment will provide greater diversity of unit types.
- Ideal location for more density directly adjacent James Bay “Urban Village”



Primex Investments Ltd.

- Primex is a Vancouver-based real estate company specializing in owning and managing rental apartment buildings for 33 years.
- Primex owns and manages 30 apartment buildings, representing 2,100 rental units throughout BC.
- Primex owns and manages 8 apartment buildings in Greater Victoria, representing 450 rental units.
- In addition, Primex has 4 rental projects at various stages of development that will deliver roughly 300 rental apartment units to Victoria over the next 3 years.



Provide more rental housing.



Redevelop to a high standard of design sustainability and energy efficiency.



Provide a mix of studio, 1-bedroom, 2-bedroom & 3-bedroom units.



Include family-oriented units.



Achieve more efficient use of land.



Include ground-oriented units from both frontage streets.



Develop a variety of massing and heights to create interesting built form & streetscape.



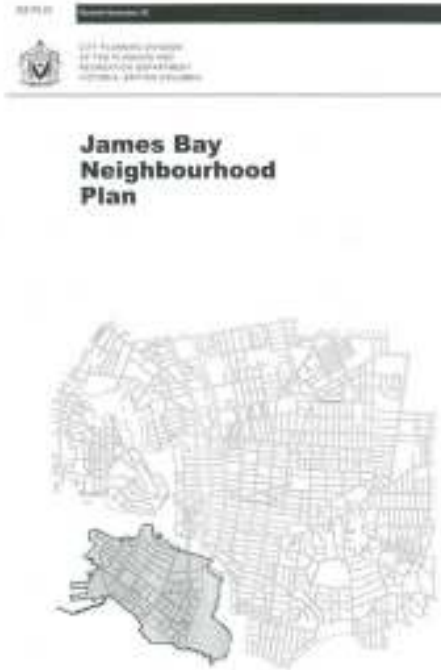
Provide adequate off-street parking and a Transportation Demand Management to encourage reduction in private vehicle use.



Provide a Tenant Communication & Relocation program to ensure a smooth transition.



- Designates site “Urban Residential”.
- Supports low and medium rise apartment buildings.
- Supports density up to approximately 2.0 : 1.



- Site location directly adjacent James Bay “Commercial Centre”.



- Current R3-1 zoning.
- Permits heights up to 22m (±70 ft).
- Permits up to 6 storeys.



Contextual fit:

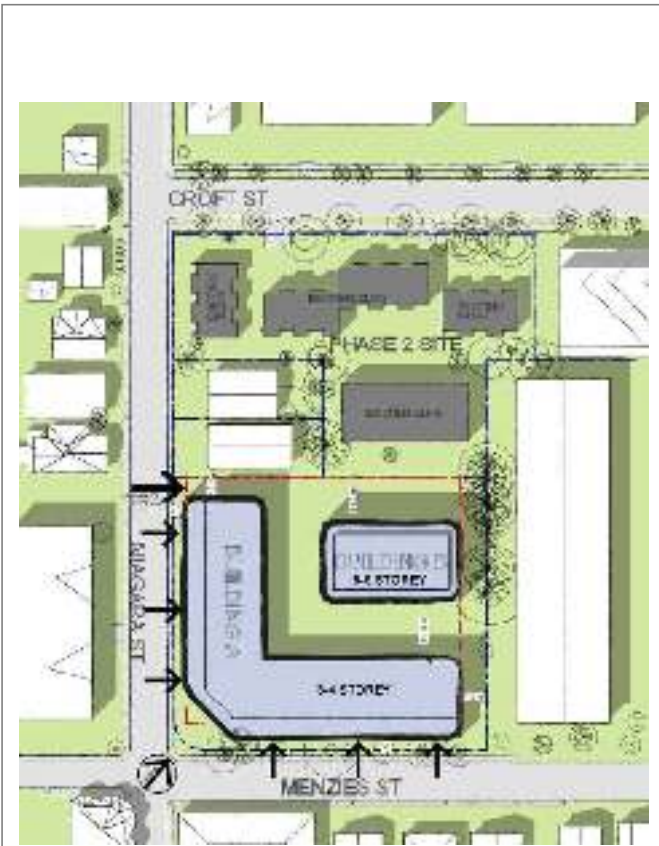
- Existing mix of houses and 2 to 4 – storey apartment buildings.
- Variety of attractive streetscapes.
- Variety of scale, texture, massing, landscaping and details.



- Complement existing with compatible “townhouse character”.
- A transition from houses to townhouses to James Bay Square and beyond.
- Attractive and lively streetscape.
- Attractive scale, texture, massing, landscaping and details.

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Precedent Images



Option 1



Option 2



Option 3



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To Be Continued...