

November 20, 2018

To Mayor and Council

Regarding the motion put forward on November 15 2018 at the Committee of the Whole meeting, I, Marley Cummings, the applicant, and the James Bay Athletic Association, the owner, have found it not financially feasible.

The JBAA is charging me, the applicant, \$2950.00 per month for rent and utilities. Based on information from a local Pacific Coast realtor, John Papaloukas, the going rate for a commercial facility in the James Bay area would be \$22-28 per square foot. This works out to a monthly rental fee of \$4583.34-\$5,833.34. It would be not be possible for me to find a similar sized space in this area for less than \$4000. I am lucky to have found this facility at this price.

The JBAA has made the decision to have a long-term rental at a higher financial cost to them in order to be more connected to the community. Previous to our daycare rental existing in the space, profits were made from bar sales and event rentals. This caused some friction in the community in the form of noise complaints. The JBAA has chosen to invite a service into their facility that is desperately needed, as well as creating a quieter and more family-friendly environment for the neighbouring residential and school properties.

The JBAA has made it clear that they will not be in favour of pursuing this application if a subsidy via lease reduction or a hit to the daycare revenue would be required.

If the city should insist upon this, we will lose this space for a childcare facility and we will not be in a financial position to seek out another. My business partner, Kayla McBride, and myself have already invested over \$28,000 of our personal money to open our centre, and we would be devastated if the city's attempt at influencing our rental agreement meant we lost the opportunity. Please take this into consideration in making your decision.

Thank you

Marley Cummings