

September 20, 2019

Mayor and Council
City of Victoria
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Chard Development Application for 1100 and 1120 Yates Street and 1109,1115 Johnson Street – Mixed-Use Development including Child Care Facility

I am writing to express support for Chard Development's application to develop property at Cook and Yates.

I'm a Partner and Executive President at Devencore Realty Victoria Ltd. and have been proactively engaged by Chard to act as their agent in securing a provider to lease and operate a childcare facility within a dedicated space included in their proposed development. I recently leased commercial premises at 1099 Pandora Avenue to Maple Tree Children's Centre daycare who will be opening this Fall / Winter. I also sold a daycare property in Esquimalt to a new operator and have recently negotiated a lease transaction in North Saanich with a daycare operator. I'm a working professional with three young children myself and understand the importance of childcare facilities for families like mine.

The space that will be dedicated for childcare use, on the second floor of the 13 storey building, includes over 3,900SF of interior space and an outdoor terrace of over 1,000SF. Chard's commitment to a ten-year covenant will secure the space exclusively for childcare use into the future. The design of the space features an abundance of natural light, high ceilings, and a sheltered ground level entrance serviced by an elevator. In my opinion it is well suited to the intended childcare use.

There is a great need for childcare within Victoria, with only about one space available for every eight children under the age of 3 within existing licensed operations. The inclusion of childcare amenities into developments benefits families within the neighborhood by providing safe, new, purpose-built facilities in convenient locations. There is no shortage of demand.


At Chard's direction our initial RFP was focused on local not-for-profit childcare providers, with preference given to such organizations. Approximately ten organizations have been contacted to date followed by a more general marketing program and outreach; with several expressing interest in exploring this opportunity further and having requested additional information. Discussions remain on-going and Chard has been an active participant in the process, exploring potential changes to the space in order to better accommodate the needs of the individual organizations (such as enlarging the outdoor terrace to accommodate multiple age-groups).

Again, I would like to express my support of Chard's application for their proposed mixed-use development at the corner of Cook and Yates. In my opinion, this development is a thoughtful response to the need for denser mixed-use development within the Fernwood neighborhood, offering a mix of commercial and retail space alongside new housing (both market and affordable) and the Victoria Professional Building.

Thank you for your time and consideration.

Sincerely,

Amanda Neal
Devencore Realty Victoria Ltd.



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September 27, 2019

Leanne Taylor, Senior Planner
City of Victoria
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Attn: Ms. Leanne Taylor

Re: Redevelopment of 1100 and 1120 Yates Street and 1109, 1115 Johnson Street by Chard Development Ltd.

Please be advised that we have been in discussion with Chard Development about the removal of a European White Birch (on our property at 1138 Yates Street), situated along our mutual property line. We support their request and appreciate that Chard will be providing a wooden fence along our mutual property line upon completion of the major construction.

Fort Properties is very supportive of the proposed development plan that will assist in reinvigorating this area of Fernwood. In particular we are very pleased that Chard will be maintaining and improving the Victoria Professional Building as it is such an important community amenity for residents of Victoria.

Should you have any questions on this matter please do not hesitate to contact me directly.

Regards,

Jayne Bradbury
Owner / Director
Fort Properties Ltd.



FORT PROPERTIES LTD.

814 BROUGHTON STREET, VICTORIA, BC V8W 1E4

250.383.7412 fortproperties.ca hello@fortproperties.ca @fortprop @fortcommon

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September 27, 2019

Mayor Helps & Council
City of Victoria
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor & Council,

Re: Redevelopment of 1100 and 1120 Yates Street and 1109, 1115 Johnson Street by Chard Development Ltd.

Fort Properties Ltd. is the owner of the lands immediately to the east of the above noted properties. I am writing to express our support of the proposed redevelopment.

Having reviewed the drawings submitted, we can say with confidence that we believe this project will bring significant benefit to the City of Victoria and the Fernwood community. The addition of new homes across two levels of the housing continuum – including a significant number of affordable home ownership units – speaks to the need for a diversity of housing across the city. Further, the retention of the Victoria Professional Building recognizes and respects the importance of this building within the community, both in terms of employment and essential services.

Finally, we wish to express our gratitude for the ongoing, respectful communication we have had with Chard Development. They have and continue to demonstrate a commitment to being good neighbours and positive contributors to the community.

We encourage mayor and council to support this redevelopment as submitted. Should you have any questions on this matter, please do not hesitate to contact me directly.

Sincerely,

Jayne Bradbury
Owner / Director
Fort Properties Ltd.



FORT PROPERTIES LTD.

814 BROUGHTON STREET, VICTORIA, BC V8W 1E4

250.383.7412 fortproperties.ca hello@fortproperties.ca @fortprop @fortcommon

Subject: Chard Affordable Housing - Cook and Yates

Date: Wednesday, September 18, 2019 at 6:21:09 PM Pacific Daylight Time

From: IslandGirl

To: mayorandcouncil@victoria.ca, Info - Chard Development

Mayor Helps and Council,

I am writing today to let you know that I am very much in support of a proposed new development on Cook and Yates that would offer an affordable ownership opportunity. I can't tell you how much we need "affordable" in a very unaffordable city and it's projects like this that are helping people become homeowners.

Last year my son was able to purchase his first home at the Vivid on Yates, another affordable ownership opportunity project by Chard Development. We were thrilled that Chard Developments was offering this and we are very proud of our son as he is 28 years old and worked very hard to save money for a down payment. Being able to proudly own home is a HUGE step for a young person (or any person for that matter), and without out this "affordable option" it would certainly be a lot harder.

Please consider this option proposed by Chard and let others enjoy a home of their own.

Warm regards,

Patty Castello
