

Lucas De Amaral

From: Kaye Melliship [REDACTED]
Sent: February 12, 2020 4:37 PM
To: Victoria Mayor and Council
Subject: Public Hearing : 1100 and 1120 Yates Street and 1105,1115 Johnson Street

Categories: Lucas in progress, Awaiting Staff Response

Dear Mayor Helps and Council:

I am pleased to write to support Chard Development's proposed development at 1100 and 1120 Yates Street and 1105,1115 Johnson Street.

By adding affordable home ownership homes large enough for families, the project targets a demographic whose needs are not well served in our community. The addition of a day care space in the downtown area is a great addition that all Victoria residents will benefit from.

As we have seven properties in the City of Victoria, we are always pleased to see new development reinvigorate and animate our neighbourhoods.

This project demonstrates a good collaboration between the private sector and the provincial government that we should encourage.

Regards,

Kaye Melliship
Executive Director



2326 Government Street
Victoria, BC, V8T 5G5

[REDACTED]

Lucas De Amaral

From: Keegan McIntyre [REDACTED]
Sent: February 13, 2020 1:21 PM
To: Victoria Mayor and Council
Cc: Chard Development; Jackie - Vivid
Subject: Support for Cook Street Plaza Affordable Housing

Dear Mayor and Council,

As a buyer in Chard's previous affordable housing initiative, Vivid at the Yates, I fully support the Cook Street Plaza Project. I feel having the additional affordable component adds crucial housing diversity to Victoria. As a young energetic individual my experience with Chard has been unmatched and without their support, I would not have made it into Victoria's ruthless housing market. As of 2021, I will have a place to call home and it is all credited to teamwork between Chard Development and BC Housing.

Best regards,

Keegan McIntyre
[REDACTED]

February 20, 2020

Dear Mayor and Council,

Thank you for seeking input on the proposed changes to 1109/1115 Johnson Street, 1100/1102/1108 and 1120 Yates Street and 1309/1315 Cook Street.

Our orthodontic office, on the fifth floor of the 1120 Yates Street building, has been in this location for almost 30 years. Parking has never been a big problem until recently. Our staff parking is already substantially decreased and if I am reading the proposal correctly the promised 120 parking spots for the Victoria Professional Building will be reduced to 0.

As well, there will be a shortage of an additional 95 spots in the proposed 12 storey and 6 storey buildings.

This could mean that we will not have 100 spots reserved for our building in the new underground parkade proposed for the 12 storey building that was part of the agreement when we renewed our lease.

In addition, our patients would have great difficulty in finding on street parking due to the higher demand caused by the substantially reduced availability in the proposal.

As a specialists' office, we have many patients who live far away and it would be difficult to expect them to rely solely on public transportation.

If the proposed changes are granted, a new location would need to be found for my office to be able to satisfy our patients' needs.

Please contact me at my office Monday-Thursday 8AM to 4PM 250-383-5523 or any time on my cell phone 250-588-8429.

Yours truly,

Nadja K.S. Hildebrand, Dr. med.dent, MSc, FRCD (C)

copy: file/term1

NH/

Dear Mayor and Council,

Please accept this letter as my support for Chard Development's proposed project at Cook and Yates St.

I am a working professional and have lived in Victoria for 3 years. Finding suitable housing in the real estate market is difficult and competitive. I urge you to consider moving this project forward to create much-needed housing opportunities for Victorians and to allow this city to flourish.

Sincerely,

Caleb Goertz

A handwritten signature in blue ink, appearing to be 'Cg' with a stylized flourish extending to the right.

Pamela Martin

From: Victoria Mayor and Council
Sent: February 19, 2020 2:09 PM
To: Public Hearings
Subject: FW: Letter of Support Cook Street Plaza
Attachments: CSP_DevencoreLetter_20200214 (1).docx

From: Amanda Neal <[REDACTED]>
Sent: February 19, 2020 2:09 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Letter of Support Cook Street Plaza

Good afternoon,

Please find attached my letter of support relative to the mixed-use development known as Cook Street Plaza that is proposed to include a childcare facility. Professionally I have experience working with daycare operators in commercial leasing, so I understand the challenges and needs associated thereto. As a mom of three children (ages six and under), I believe additional childcare facilities downtown are necessary to support residents and working professionals in the region.

Thank you,

Amanda Neal
Partner | Executive Vice President

D [REDACTED]
C [REDACTED]
E [REDACTED]

Visit our website at: www.devencorevictoria.com

February 17, 2020

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**

Please accept this letter as a testament of my support of Chard Development's application to develop property at Cook and Yates. Having been proactively engaged by Chard to act as their agent in securing a provider to lease and operate the purpose-built childcare facility within their proposed development, I am able to as a commercial realtor (but also mom of three young children) attest to the need for developments such as these.

The space that will be dedicated for childcare use, on the second floor of the 12 storey building, includes over 7,500SF of interior space and an outdoor terrace of over 1,100SF. 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 with elevator. In my opinion it is well suited to the intended childcare use.

At Chard's direction our initial RFP was issued to local not-for-profit childcare providers, with preference given to such organizations. More than a dozen organizations have been contacted to date; a few have expressed serious interest in exploring this opportunity further and work is currently underway to secure an LOI with one operator in particular (which can be challenging so far in advance of occupancy).

As the amount of interest shown to date by potential childcare operators suggests, there is a great need for childcare within Victoria, with approximately one space available for every eight children under age 3 amongst existing licensed operators. The inclusion of childcare amenities into developments such as Chard's benefits families within the neighborhood by providing safe, new, purpose-built facilities in convenient locations.

I sincerely hope that Council will see fit to approve this application, thereby facilitating the supply of approximately 50 new childcare spaces to Fernwood and the community beyond.

Thank you for your time and consideration.

Sincerely,
Devencore Realty Victoria Ltd.

Amanda Neal
Partner, Executive Vice President



Pamela Martin

From: Victoria Mayor and Council
Sent: February 18, 2020 3:26 PM
To: Public Hearings
Subject: FW:

From: Michael Zalac <[REDACTED]>
Sent: February 18, 2020 8:24 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject:

Dear Mayor and Council,

I live and work in downtown Victoria and would like to express my support for the proposed development at Cook and Yates Street. Finding affordable housing in the downtown core is difficult and a diversity of housing options is greatly needed in this city. I ask that you allow this project to move forward so that I and many others can have the opportunity to enter into the housing market.

Sincerely,
Michael Zalac

Pamela Martin

From: Victoria Mayor and Council
Sent: February 18, 2020 3:26 PM
To: Public Hearings
Subject: FW: Cook St. Plaza - Letter of Support

From: Peter Machnee <[REDACTED]>
Sent: February 18, 2020 10:40 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Cook St. Plaza - Letter of Support

Dear Mayor and Council,

As a young professional, I have found it difficult to find housing in downtown Victoria. I currently work downtown and hope to enter into the real estate market in the near future. I have had a hard time finding a condo at a price point that is affordable to me. I would be very excited to take advantage of the affordable condo opportunity offered through this project. I am in support of Chard Development's project at Cook and Yates St and I hope that you will choose to allow this project to move forward.

Sincerely,
Peter Machnee

Pamela Martin

From: Victoria Mayor and Council
Sent: February 19, 2020 11:24 AM
To: Public Hearings
Subject: FW: Cook Street Plaza Project

From: Alex Castelló <[REDACTED]>
Sent: February 19, 2020 11:16 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: Cook Street Plaza Project

Hello Mayor and Victoria City Council,

My name is Alex Castello. I am of Mexican heritage and my family moved to Canada 8 years ago. This is the birthplace of my mother and we were very excited to move here and call this beautiful city home. I did everything possible to become a hardworking good citizen in my new country and my dream was to one day own my own place.

I am a student and during the summers I worked tree planting in the interior of British Columbia pulling long shifts, often in isolation, at times in a harsh environment (there is snow above the tree line even in summer and having my back covered in black flies was most unpleasant) but I did it. During those times I felt it was worth it as I was saving for a down payment for a home. My hard work paid off when I heard that Chard Development was offering an "affordable" building called the Vivid on Yates and I was able to purchase a 1 bedroom condo. A home of my own!! When I heard that they were proposing another affordable building on the corner of Cook and Yates I felt compelled to speak out in support of this. I know that there are many others out there who need this type of housing and I urge you to please approve this proposal and allow others to become homeowners.

Thank you for your consideration of this project,

Alex Castello

--

Alex Castello

CELL [REDACTED]

EMAIL [REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: February 19, 2020 8:41 AM
To: Public Hearings
Subject: FW: Cook Street Plaza Redevelopment

From: Brandon Williamson <[REDACTED]>
Sent: February 18, 2020 7:41 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Cook Street Plaza Redevelopment

I am writing in support of the redevelopment of Cook Street Plaza between Johnson and Yates Streets, which is going to a public hearing Feb 27. I live at 1008 Pandora, just two blocks from the proposed development. The buildings are attractive and are far preferable to the current strip mall and surface parking lots, which are unfit for urban areas. Bringing more people into the community enhances the vibrancy of the downtown core, ensures a permanent consumer base for downtown businesses and helps to reduce CO2 emissions by placing more people within walking distance to essential services and transit routes (all things I'm sure you know). I understand this is technically in Fernwood, a neighborhood whose character I adore, but I do feel some neighborhood boundaries are a bit arbitrary. This is on a major corridor that is functionally a part of the downtown core, and this is reflected in the design of the building.

I am frustrated to hear of the "construction fatigue" that residents associations repeatedly cite to quash any and every proposal in the area. It is exactly that construction that allowed them to live where they live in the first place, and I wouldn't have been able to be a part of the neighborhood without it.

Sincerely,
Brandon Williamson
1008 Pandora Ave

Pamela Martin

From: Mike's iMac <[REDACTED]>
Sent: February 18, 2020 3:47 PM
To: Public Hearings
Cc: Ben Isitt (Councillor); Victoria Mayor and Council; Leanne Taylor; Miko Betanzo
Subject: Proposed Changes 1109, 1115 Johnson 1100, 1102, 1108, 1120 Yates

To be submitted for the Public Hearing on February 27, 2020 at 6:30pm

I live at 1090 Johnson Street in a 10 story building. I have panoramic views from Mt Baker to Ogden point. But not for long.

The Victoria City council and Mayor are allowing building heights to continue to grow beyond the zoning and bylaw requirements.

As a result, I will loose my view and I will loose the sun. And I will have to listen to construction noises for the next 5-10 years.

You are building Towers all around me. I don't think any of you care and it's not fair.

It is always a Quid Pro Quo. It probably always will be. Someone gets a new Fire Station. Someone gets rental units. Someone gets low income housing. Someone gets Day Care. Maybe this is the way it should be.

Can we at the very least let Cook Street be a buffer between Sky Scrapers and residential housing. Like it has always been.

Why not everything West of Cook Street (Downtown) can be built to 50 storeys. Then we don't need to have all these hearings, meetings and exceptions. Fifty storeys will create enough density for all the Pet Projects??? Then we would have so many units, that everyone would be happy and because there would be so many units, they would all be affordable to all walks of life.

And everything East of Cook Street can be 6 storeys or whatever the current bylaw is.

The next meeting we will be having is the Volvo/Audi dealership lot. They will want an 18 storey or maybe 25 storey building. Why not? Across the street at Harris it is going to be 18 storeys.

The point is, when does it stop??

The other thing this specific project does is wipe out all the public and employee parking. Pretty soon there will be no places for workers to park in Victoria. No place for visitors to park.

No place for people to park to have dinner. No place to park to go to the Royal Theatre.

Let's not forget about the YMCA. That is going to be gone soon too. Why? Because we are going to build a big tall building there too.

Thanks for listening and letting me vent.

Thomas Lauriente