



Robbins Parking Service Ltd.

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February 26, 2020

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

Dear Mayor & Council,

Since 2005, Robbins Parking has been working with Chard Development Ltd. to manage their parking facilities within Victoria. At present, Robbins is responsible for managing the paid parking available to users of the Victoria Professional Building located at 1107 and 1113 Johnson Street.

We have always found Chard to be a respectful landlord, committed to open and ongoing communication with Robbins and, in turn, with lot users. To that end, in early 2019, upon submitting a Rezoning Application to the City of Victoria to redevelop the lands adjacent to VicPro, Chard reached out to us to begin consideration of an Interim Parking Plan that will accommodate the users of VicPro during the proposed construction period.

The VicPro lot includes a total of 99 parking stalls. A Parking Demand Analysis conducted by Bunt & Associates between February 2018 and January 2019 indicated that maximum occupancy of this lot was 50% in February 2018, suggesting peak demand is approximately 50 spaces.

It is our goal to work closely with Chard throughout this process to minimize impact of construction on existing users. To date, Robbins has identified 50+ available parking stalls within a 5-minute walk of VicPro. Chard has indicated a desire to secure these stalls for use by VicPro users upon project approval and construction start. In addition, Chard has committed to retaining 30 parking stalls across the street from the existing site at 1139 Johnson Street for use by those most in need of nearby parking. Short-term layby parking is also available for drop off/pick up immediately in front of VicPro along Yates Street.

Chard's proposed mixed-use development will provide a diverse supply of housing to the Fernwood community along with desperately needed childcare spaces. It will provide improved parking facilities to all site users, including those at VicPro. I encourage Mayor and Council to support this project and look forward to continuing to work with Chard to formalize an interim parking plan upon project approval.

Sincerely,
Robbins Parking Service Ltd.

Mo Jessa
General Manager