

Jonathan and Shelby Donald
2981 Larkdowne Road
Victoria, BC V8R 5N1

February 20, 2020

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

Dear Mayor and Council:

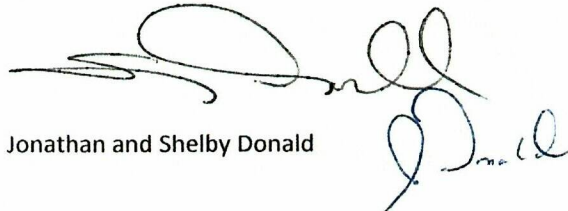
RE: 1100 and 1120 Yates Street and 1109, 1115 Johnson Street
Rezoning and Development Permit Application

This letter is being submitted to support the affordable ownership residences proposed by Chard Developments in the 1100 block of Yates at Cook Street.

Last year, our daughter was able to purchase a unit in the Vivid complex, a similar project, currently under construction in the 800 block of Johnson Street. This type of project, like the one being proposed, provides much needed opportunities for many people to achieve residential ownership in Victoria, where they might otherwise have been unable to do so due to affordability.

We believe the partnership between a proven, quality development firm like Chard, and publicly-supported agencies is beneficial. It creates desperately needed and affordable housing for the average citizen in Victoria, while adding vibrancy and diversity to our City.

Having experienced first-hand the benefits of a project like this, we are very much in support of this latest initiative by Chard Developments. We wholeheartedly encourage Mayor and Council to offer their support of this project.

A handwritten signature in black ink, appearing to read 'Jonathan and Shelby Donald', is written over the printed name.

Jonathan and Shelby Donald

February 24, 2020

Dear Mayor and Council,

Re: proposed rezoning 1109/1115 Johnson, 1100/1102/1108 and 1120 Yates St and 1309/1315 Cook St.

On Saturday February 22, 2020 I received a phone call from Byron Chard, clarifying that the same number of parking stalls that exist currently, will remain available for the Victoria Professional Building on weekdays between 8AM and 5PM after the proposed development is complete.

This sounds better than reducing the spots from 120 to 0 as stated in the City of Victoria letter received February 14, 2020.

Byron Chard also assured me that his team is working on a comprehensive interim parking management plan by reserving spots in neighbouring properties but the specifics and the timing would depend on the approval of this project.

Initially, a promise was made that the construction on the parking lot would not commence until the 100 spots for the professional building were secured under the proposed 12 storey building. The plan has changed now and I want to believe that Byron Chard and his team can conform with the new promise to supply sufficient interim parking but the fact is, it cannot be assured at this point time.

Yours truly,



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

copy: file

NH/public



Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

Victoria Mayor and City Council
mayorandcouncil@victoria.ca
Victoria City Hall
26 February 2020
Re: Cook Street Plaza

Dear Mayor and Council,

Cities for Everyone is an independent community organization that advocates for more affordable and efficient housing and transportation options in the CRD. I am writing to support the [Cook Street Plaza](#) development proposed at the corner of Johnson and Cook streets because it can help achieve our community goals.

Many low- and moderate-income households in our region spend more than is affordable on housing and transportation. The CRD [Regional Housing Affordability Strategy](#) estimated that by 2038 the region needs approximately 10,000 new units priced under \$875 per month, 7,419 priced at \$875-1,375, plus 17,060 priced above \$1,375. Social housing can serve a portion of unmet needs, particularly for the lowest-income households, but the rest must be met by building more moderate-priced market housing, which provides affordable housing for moderate-income households, and makes more lower-priced housing available through [filtering](#), as some existing occupants of lower-priced homes move into the new units.

For affordability, health and environmental sake, it is important that most new housing be located in walkable urban neighborhoods where residents can minimize motor vehicle travel and rely on resource-efficient travel options. Residents of [compact, multimodal communities](#):

- Spend 10-30% [less on transportation](#).
- Spend less time [driving and delayed by congestion](#).
- Consume less energy and produce [20-50% less pollution emissions](#).
- Have substantially lower [traffic casualty rates](#).
- Are [healthier](#) and [live longer](#).
- Have greater [economic mobility](#) (chance that children born in lower-income households become economically successful as adults).
- Require [less land](#) for roads and parking, which reduces stormwater management costs and heat island effects, and preserves openspace (farmland and habitat).
- Reduce costs of providing roads, parking facilities and [public services](#).

Affordability = Security, Freedom and Opportunity

Cities For Everyone

The Cook Street Plaza has many features that help achieve these community goals. It includes 211 new homes, of which 104 will be affordable to moderate-income households earning \$40,000-100,000 annual income, plus locally focused retail, a purpose-built childcare facility for up to 75 children, bicycle facilities, a new transit shelter, on-site carsharing, greenspace (including children's play areas) replacing large parking lots, and energy efficient design features. The project is participating in BC Housing's [HousingHUB Affordable Homeownership Program](#), which results in below market prices with future value gains (predicted to total more than \$5 million) returned to Victoria's Housing Reserve fund. This project can provide an example and inspiration for the development of thousands of more moderate-priced housing units in walkable urban neighborhoods.

An extensive body of credible research indicates that increasing moderate-priced housing supply increases both low- and moderate-income household affordability, including Stuart Rosenthal's study, "[Are Private Markets and Filtering a Viable Source of Low-Income Housing? Estimates from a 'Repeat Income' Model](#)," published in the *American Economic Review*; Miriam Zuk and Karen Chapple's study, [Housing Production, Filtering and Displacement: Untangling the Relationships](#), by the Berkeley Institute of Government Studies; and [Supply Shock Versus Demand Shock: The Local Effects of New Housing in Low-Income Areas](#) published by the Upjohn Institute. A recent study, "[The Effect of New Luxury Housing on Regional Housing Affordability](#)" by Evan Mast, described in Daniel Herriges' [The Connectedness of Our Housing Ecosystem](#), used an innovative approach to measure filtering impacts. It tracked the moving history of residents at 802 new multifamily developments in 12 cities. It found that building market-price apartments causes a kind of [housing musical chairs](#), as occupants of lower-priced homes move into the new units. This indicates that every 100 new market-rate units frees up 20-50 units affordable to low- and moderate-income families in existing buildings. Also see, "[The Stubborn Myths of Rent and Gentrification](#)" and "[How Filtering Increases Housing Affordability](#)."

To achieve our community goals, Victoria must grow up! Our region needs a lot more moderate-priced housing to serve the unmet needs of moderate-income families, and free up existing homes for lower-income households. Much of this housing should be in mixed-use developments located in walkable neighborhoods, close to downtown, with minimum parking supply and useful community amenities. We therefore encourage City Council to approve the additional height and density, and reduced parking requirements needed for this project.

Sincerely,



Todd Litman ([REDACTED])

Cities for Everyone (www.citiesforeveryone.org)

Pamela Martin

From: Victoria Mayor and Council
Sent: February 26, 2020 12:23 PM
To: Public Hearings
Subject: FW: letter in support of the Cook St. Plaza development proposed at the corner of Johnson and Cook Streets

From: Yvonne Hsieh <[REDACTED]>
Sent: February 26, 2020 12:05 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: publichearing@victoria.ca
Subject: letter in support of the Cook St. Plaza development proposed at the corner of Johnson and Cook Streets

Dear Mayor Helps and Council Members:

I am writing to support the proposed Cook St. Plaza development at Johnson and Cook. Having lived in my present condo (Vancouver and Rockland) since 1996, I cannot overstate the advantages of living close to downtown, and being able to walk everywhere. This has not only reduced my carbon footprint; my overall health has also benefited. I am happy that 211 new homes have been proposed at the site of Johnson and Cook, and especially happy to learn that 104 of those units will be affordable to moderate-income households. The inclusion of some retail space, childcare facility, green space, and on-site car sharing makes this project sound even more attractive. Let's go for it!

Respectfully,

Yvonne Hsieh

Professor Emerita, University of Victoria

401 - 1014 Rockland Avenue

Victoria

Pamela Martin

From: Victoria Mayor and Council
Sent: February 25, 2020 10:02 AM
To: Public Hearings
Subject: FW: Cook and Yates Chard

-----Original Message-----

From: Rob Reid <[REDACTED]>
Sent: February 25, 2020 9:27 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Cook and Yates Chard

Hello Mayor and council,
More affordable condos are being built with this development which I hope does not get stalled.
Going from a OCP FSR of 2.7 to 2.9 FSR seems like a step in the right direction.
Adjusting parking requirements given the bike lanes and pedestrian culture developing now also makes sense.
If there are issues with the height of the proposed site not sure if 3 floors more would be of any impact on a corner anchor location like the one proposed as it would still be dwarfed by other buildings nearby. It maybe that 15 stories might be around the limit for the area depending on spacing.
Rob Reid
business owner

Pamela Martin

From: Victoria Mayor and Council
Sent: February 26, 2020 9:23 AM
To: Public Hearings
Subject: FW: In support of Cook Street Plaza

From: Ryan Nicoll <[REDACTED]>
Sent: February 25, 2020 9:27 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: In support of Cook Street Plaza

Hello Mayor and Council,

I am writing to you in support of the Cook Street Plaza development. There are many exciting developments in the city core now and in the last few years. This has a much needed balance of lower cost units. The integrated purpose built daycare is very badly needed as well. There aren't enough options for daycare and support for families in the downtown and harris green area.

My only criticism is - why aren't the buildings taller! :) But I realize that this is on the edge of Harris Green and there is probably immense resistance from the surrounding communities. Still, it is a big positive development and I hope to see more like it soon.

Thank you!

-Ryan

Pamela Martin

From: Victoria Mayor and Council
Sent: February 25, 2020 12:49 PM
To: Public Hearings
Subject: FW: Johnson, Cook, Yates Rezoning and Development Application

From: Rob Livingstone <[REDACTED]>
Sent: February 25, 2020 12:42 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Johnson, Cook, Yates Rezoning and Development Application

Hello Mayor and Council,

I am writing to express my support for the development proposed for 1100 and 1120 Yates Street and 1109, 1115 Johnson Street.

As downtown residents, we chose to live where we do recognizing increased development in the area is likely and necessary. I much prefer to live in a city that undertakes appropriate densification in its core as opposed to continuous sprawl. Living in Victoria affords us this ability to live close to work and necessary services while maintaining the natural environment we like to enjoy only a short distance away. I believe this proposal supports this aspect of the City.

As a resident of the Harris Green neighborhood I appreciate the effort made by the developer to not only maintain, but enhance the services provided to the community through this proposal. The inclusion of space for a childcare facility in the development is a very important piece of this proposal as the physical space to provide childcare is one of the most difficult issues facing the childcare system in B.C. To have space conveniently located in the downtown area is much needed in Victoria.

The inclusion of below market rental units is also greatly needed. While we may not be able to qualify for the proposed units ourselves as existing homeowners, we recognize the need for all types of housing options in Victoria including the proposed below market units. There is still much needed housing stock throughout in B.C. and I believe supporting this proposal supports that need.

Finally, too often new developments include street level commercial space dedicated to businesses who do not require storefront space, such as real estate agencies and other professional services easily located on upper stories of buildings. To see the proposed development include dedicated space for a restaurant is something quite appealing to downtown residents. I am pleased to see this development will support the vibrancy of the neighborhood.

Thank you,

--

Rob Livingstone
Resident,
1030 Yates St, Victoria

Pamela Martin

From: Victoria Mayor and Council
Sent: February 26, 2020 9:53 AM
To: Public Hearings
Subject: FW: Support for Cook St Plaza Development

From: Ben Clark <[REDACTED]>
Sent: February 26, 2020 9:38 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for Cook St Plaza Development

Hello,

I'm writing to express my support for the Cook St Plaza development coming to council on February 27.

This development proposal includes many pieces that I see as important, such as affordable housing, retail, childcare, bicycle facilities, greenspace, and carsharing. In the future it would be great to see new developments like this incorporate more food assets, edible landscaping, rooftop gardens, and other amenities that build the local food economy here in the Garden City. Victoria does not currently have adequate policies in place to support these food assets, but it's not rocket science to get there.

I hope council will support this application. I appreciate that you receive a large amount of correspondence, and always appreciate the time and energy mayor and council dedicate to our city.

Thanks very much,
Ben Clark
2643 Shakespeare St

Pamela Martin

From: Victoria Mayor and Council
Sent: February 24, 2020 11:30 AM
To: Public Hearings
Subject: FW: Support for development project at 1100 and 1120 Yates Street and 1109, 1115 Johnson Street

From: Jacqueline van Huizen <[REDACTED]>
Sent: February 23, 2020 3:09 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for development project at 1100 and 1120 Yates Street and 1109, 1115 Johnson Street

Dear Mayor and Council,

As a resident of North Park, adjacent to Fernwood, I am interested in the ongoing and upcoming development projects that impact my neighbourhood.

I appreciate Council's overall intention to increase density downtown, and to encourage residents to walk, bike and transit through our community.

I am in favour of the Chard development at Cook and Yates/ Cook and Johnson. With the inclusion of 104 below-market value units, I believe this project is a beautiful way to allow current renters to access the real estate market for the first time. My daughter was able to purchase a condo in the Vivid building on Johnson precisely because of this same sort of opportunity with BC Housing.

I appreciate that this development will be on major transit routes, within walking distance of downtown amenities and attractions, and in very close proximity to the bike lanes already in place on Pandora and Fort, and the bike thoroughway proposed for Vancouver Street. Children will be able to walk or bike to George Jay Elementary on Cook, or to Central Middle School and Victoria High School in nearby Fernwood.

I have lived on Caledonia Avenue at Vancouver Street for over twenty years, and I have seen this neighbourhood grow and change. I believe that the inclusion of over 100 below-market value units in this project should allay some residents' concerns over the gentrification of this area of Victoria. A vibrant and healthy community includes members of diverse economic ability as well as diverse ages. It will be great to allow for more families with children to live downtown.

Thank you for the opportunity to voice my support for the Chard project at Cook and Yates/ Cook and Johnson.

Sincerely,

Jacqueline van Huizen
955 Caledonia Avenue
Victoria, BC V8T 1E7

February 24, 2020

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

Dear Mayor & Council,

I am writing as the owner of Ithaka Greek Restaurant to express my support of Chard Development's proposed redevelopment of the property on which my restaurant is located.

Ithaka Greek Restaurant is a family owned and operated restaurant located at the corner of Cook and Yates streets at the southwest corner of Fernwood, across the street from the Harris Green neighbourhood and walking distance to North Park Village. Since first opening our doors in 2014, we have worked hard to introduce our style of hospitality, service, and Greek food. We are connected and committed to the neighbourhood where we operate, and we are excited for the opportunity to see it continue to thrive and grow.

Since Chard Development took ownership of the building in which we are located, they have been open and communicative with regard to their proposed development. I believe that their proposal to add over 200 new homes – both market and affordable – will help to address Victoria's significant need for a diversity of housing options. Improving the housing options in the city is not only good for people seeking homes, it also is good for business. Their commitment to retaining locally focused retailers is admirable, and we are excited to be working with them to secure space within their proposed development. We look forward to the opportunity to remain an important part of this central neighbourhood.

I encourage mayor and council to support this redevelopment as an important step forward for the Fernwood community and Victoria in general.

Sincerely,
ITHAKA GREEK RESTAURANT

Dimitri Adamopoulos

February 20, 2020

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

Re: Support for Chard Developments project at 1100 block of Yates and Johnson streets

Mayor and Council,

On behalf of the Greater Victoria Chamber of Commerce, I am writing to express support for Chard Developments' project to redevelop properties located along the 1100 block of Yates and Johnson streets.

The project will provide much needed housing for working families and individuals in our region through the addition of 104 below-market inclusionary-housing units as well as purpose-built child-care space.

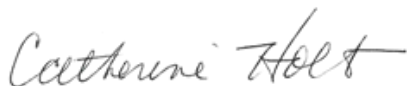
Additionally, the 107 market condominiums will add to downtown Victoria's housing supply, while locally focused retail will provide services and economic opportunities for our community.

The large employers who are members of The Chamber tell us their main challenge is attracting and retaining employees because of the high cost and low availability of housing and child care in our region. Every addition to affordable housing and child care helps with this problem, which is currently the biggest constraint on improving our region's economic performance.

For over 150 years, The Chamber has played a significant role in the success of Greater Victoria. Today, the Chamber represents the interests of 1,400 small, medium and large businesses across all sectors. It is our mission to "work together to build good business and great community." We believe Chard Developments' proposal aligns with that mission.

I urge Mayor and Council to support this redevelopment as submitted. Should you wish to discuss this further, please do not hesitate to contact me directly.

Sincerely,



Catherine Holt
CEO, Greater Victoria Chamber of Commerce