

NADAR HOLDINGS INC.

February 27, 2020

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

Dear Mayor & Council,

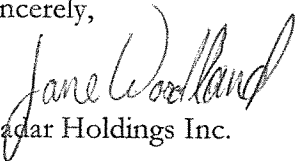
Re: 1100 and 1120 Yates Street and 1109, 1115 Johnson Street Rezoning and Development Permit

We are writing this letter in support of Chard Development's 1100 and 1120 Yates Street and 1109, 1115 Johnson Street rezoning and development permit application.

We have owned property directly across Cook Street from the proposed development site for fifty years and are supportive of the proposal coming before council today. The height and densities will suit the context of the area and will provide much needed housing across a spectrum of affordability.

Chard Developments has a track record of completing high quality developments in our community, and we hope the City will approve this development.

Sincerely,


Nadar Holdings Inc.

JAWL | residential

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City of Victoria
City Hall
1 Centennial Square
Victoria, BC V8W 1P6

February 27, 2020

Re Support for Rezoning & Development Permit: 1100, 1120 Yates St & 1109, 1115 Johnson St

Dear Mayor & Council,

We would like to express our support of the proposed rezoning and development at 1100, 1120 Yates Street and 1109, 1115 Johnson Street by Chard Developments. As you know, our project at 1025 Johnson Street is currently under construction along the adjacent block and the proposed development by Chard would face the future development of the site along Cook Street.

The project's proposed heights and densities will suit the context of the area, given the current buildings and approved developments in the neighbourhood and will support the vitality of the area thanks to its commitment to retail at grade. It will also help to alleviate housing pressures by providing much needed opportunities for market home ownership, affordable home ownership, and rental housing. The inclusion of a daycare facility is further benefit to help create a complete, diverse community.

Chard has a long history of delivering quality developments in the City and this proposed development is in keeping with those high standards.

With all this into consideration, we would be excited to call this development our neighbour.

Sincerely,


Jawl Residential Ltd.

Dr. Christine Gaucher

103-1120 Yates Street

Victoria, BC, V8V 3M9

Phone: [REDACTED]

E-Mail: [REDACTED]

February 26, 2020

Dear Mayor and Council:

Re: Proposed changes to 1109 and 1115 Johnson Street, 1100, 1102, 1108 and 1120 Yates Street, 1309 and 1315 Cook Street

My Dental office has been located in the Victoria Professional Building since 2005, and for ten years prior at 1121 Yates Street. I have many long-term clients who travel from varying distances, including up island to see me. Although I have little concern about the area being developed and am supportive of more lower income housing, I am very concerned about the parking situation, more specifically during the interim period. I understand this will be at least two years. I also want assurance that upon completion there will be 100 patient parking spots located in the six-story building as indicated by Chard Development, which will be directly tied to the VPB ownership.

Originally it was proposed that the twelve-story building would be built first. The plan was that all of the parking in the patient parking lot (Lot 94) directly behind the building would remain during the construction phase and when the six-story building was constructed, parking for the building would be relocated to the twelve-story building. This way there would be no inconvenience to patients during the interim period. I am not sure when the plan changed or the reasoning behind it. I only heard of the plan to construct the six-story building first, when the notice of the hearing came out February 14, 2020.

I spoke with Byron Chard this week and was told there was a plan to provide interim parking. He said he cannot secure it until the proposal goes through. He seems more optimistic than I that he will be able to find enough parking for patients within a reasonable distance to the building. Since many patients are older, it is not practical to ask them to walk further than 1-2 blocks or take public transportation. It is also not practical to tell them there are a few spots in a certain parking lot and if that's full, they can try another parking lot on a different street. Patients often come to our location because there is parking and it is away from the downtown core where parking is more challenging. If they are taking time off work, they do not have time to drive around looking for a spot, then walk to the office. Street parking is often not an option because appointments may run longer than two hours.

With all of this in mind, I am requesting that should the proposal go through, that you stipulate that construction cannot begin until at least 100 parking spots are secured for the duration of the construction of the six-story building within a two block radius of Victoria Professional Building and there is a concrete plan to assign those spots to specific offices within the VPB so patients can be informed of a specific location to park. I ask that you empathize with the patients in making a decision. Although we are moving towards fewer vehicles in the downtown area, we are not there yet.

Construction will be disruptive as it is, further inconvenience related to parking may be asking too much of patients and tenants.

Thank you for the opportunity to provide input. I look forward to a mutually agreeable outcome.

Sincerely,

Christine Gaucher