

Mayor and Council:

I am writing this email to Mayor and Council in support of the Chard Development Ltd. Douglas and Caledonia proposed project.

I can honestly say there are only positives in supporting this project. I have lived in Victoria for the past 60 years and I have witnessed a concerning decline of our downtown core. It is crucial to continue on the road to revitalization and community development. We need to attract people to move and live in our downtown area, this project offers so much to the improvement of the downtown lifestyle.

Chard's project is offering diversity in living, inclusive to so many in our community, bringing much needed infusion to the area. What is offered are desperately needed affordable rentals and condominiums, with grocery stores, day care center, retailers, all of which will provide employment, life style and pride in community.

I would encourage full council support behind this project.

Thank you for your consideration.

Van de Goey

5112 Del Monte Ave.

Victoria, BC

V8Y2N7

Good morning Victoria Mayor and City Council,

I am writing in strong support for the proposed Chard Development project at the corner of Douglas and Caledonia.

I live at 595 Pandora Avenue, just blocks from the development location, and I own Heartwood and Co., a vibrant business at 1402 Broad Street, also right downtown. It is as a resident and business owner I ask you to consider all the positive impacts this type of development could bring to the community.

With extensive housing opportunities in an underserved area, childcare facilities to empower local families, a hugely needed grocer, and additional office space this development services a profound and wide range of needs. Bringing in additional residents, providing access to employment opportunities with fresh businesses, creating a wider landscape for our commercial community - these focuses should be paramount for our city plan.

On a final note, Chard Development has consistently proven themselves loyal to our downtown core and its progress; working numerous times in conjunction with BC Housing, providing beautiful, thoughtful homes for the market, and collaborating within the industry in ways that set a true example for other developers.

I would ask that you approve this development and once again allow Chard to enrich our community and positively transform an area well overdue for reinvigoration.

Thank you for your consideration,

Jessica Pryde

Dear Mayor and Council,

I would like to express my support for Chard Development's proposed project located at 710 Caledonia and 1961 Douglas Street.

I am a working professional in Victoria and it is my experience that housing options are limited and the market is competitive. The affordable homeownership opportunities offered by this project are desperately needed by Victorians. Further to this, with the inclusion of a public plaza, daycare and grocery store, I feel this is a well-thought-out purpose-built development desperately needed not only in Victoria but specifically in this area. I hope that you will decide to move forward with this project.

Sincerely, Cam deGoey

Dear Mayor and Council;

My husband and I are residents of downtown Victoria and we watch area developments closely. While we have been aware of many of Chard's other proposals which we have liked, we discovered so many elements to *this* proposal that make it particularly exciting and a welcome addition to our neighbourhood.

Much to-do is made of affordable and mixed housing, which we have always viewed as a particularly healthy approach (although seldom given anything more than lip service), we were delighted that Chard's proposal puts a particular emphasis on and, more importantly, **plans** for this. Along with the amenities that will benefit the entire community in this truly mixed-use proposal, we wish to throw our full-hearted support behind this application.

We'd be delighted to discuss this further, should the need arise.

Regards,

Ed and Darlene Tait
2nd floor 23 1/2 Fan Tan Alley
Victoria, BC V8W 3G9

LANDLORDBC

105 – 1001 Cloverdale Avenue, Victoria, BC, V8X 4C9

September 27, 2022

Mayor and Council
City of Victoria

Sent via email: mayorandcouncil@victoria.ca

Subject: COTW 1961 Douglas & 710 Caledonia

Dear Mayor and Council,

LandlordBC is a non-profit association representing owners and managers of rental housing across BC. I am writing you today on behalf of our 3300 members to strongly encourage you to move the above-captioned project forward to Public Hearing so that this broad and inclusive project to the community can be built.

We need to create a large supply of new secure purpose-built rental housing as quickly as is possible. This is the only way to mitigate persistently low vacancy rates. We built 88% of Victoria's purpose-built rental housing in the 1960's and 1970's. Since then we have not kept pace with the exponential population growth of the City. As you well know, most new residents in Victoria are renters. We need to provide them with access to secure purpose-built rental housing options.

While our organization's focus is rental housing, we recognize that housing is a system and that a variety of forms and tenures are need in the community. Furthermore, to create complete communities we need public gathering space, core office space, full-service grocery stores, and childcare. This project checks off all these boxes, and much more.

This project represents an exponential step to addressing the broader rental supply crisis in Victoria by ensuring that families have access to adequate rental housing. Rental housing is and will continue to be the best housing option for many Victoria residents, both current and future. Ensuring that we continue to enable the construction of new rental housing to meet the demand is critical for a diverse and robust community.

LandlordBC enthusiastically supports the approval of this project moving to Public Hearing, and we hope you will too.

Sincerely,



David Hutniak
CEO

Mayor and Council,

I am writing in support of the proposed development noted above.

Chard Development has done a wonderful job on other projects in the city such as Juliette, Yates on Yates, Sovereign and Duet to name a few and I feel confident that they will transform the Douglas and Caledonia corner into a landmark for that underused area of town.

I am impressed with:

- the diversity of home types
- Childcare facility
- A grocer
- Public plaza space

I feel this is exactly what is needed and ask that you please consider this proposal and give it the support needed to move forward.

Warm regards,

Patty Ross

YES TO DOUGLAS-CALEDONIA CHARD DEVELOPMENT PROPOSAL

TO: MAYOR AND COUNCIL

I live within a 4 Km radius of the subject and hope that you VOTE "YES" to moving this application forward to Public Hearing. It will be a progressive, complete community that meets the needs of people from all backgrounds through diverse housing options – including affordable rental homes, market rental homes and homes for sale – employment space, community-serving retail, childcare, and public open space.

As a partnership with BC Housing, this will be a tremendous opportunity for Chard and BC Housing to redevelop these properties to allow for a broader range of services that benefit the entire community and a more inclusive vision as summarized below:

- A diversity of housing types that includes below market rental, market rental and homes for sale.
- A large, purpose-built childcare facility.
- An 8,600 sf public plaza.
- A 30,000 sf full-service grocer.
- Close to 42,000 sf of core office space.

Thank you

Cliff Wettlaufer
1046 Dunsmuir Rd.
Victoria BC V9A 5C5

Dear Mayor and Council,

I am writing to express 100% support for Chard Development's proposal at 710 Caledonia and 1961 Douglas. My wife Cindy and I are residents of Victoria. Cindy was the owner of a specialty food store within the Hudson, and I am a former commercial realtor with a degree in real estate management. Given our intimate knowledge of the area – and the real estate field – we are both excited by the diversity of housing and new families that this development will bring to the area. We are confident that this will be a positive transformation that will help to support the existing small businesses operating within the Hudson and will create a real gathering place for residents, workers and visitors alike. We encourage you to show your support by moving this project forward to public hearing.

Cindy and Gregg Meiklejohn

To Whom it May Concern,

I wish to express my support for Chard Development's proposal to develop the property at Douglas and Caledonia.

Housing at the Northern edge of Downtown Victoria is vital and 546 homes will go a long way to fill that void. Working with BC Housing this proposed development provides market condominiums, market rentals, below market rentals and supportive housing. I believe this to be a vibrant development, thoughtfully designed with the people's needs in mind.

A large full-service grocery store, shops, a community childcare facility, office space and an open outdoor public space are also proposed, which would be a great addition to the area.

Please consider approving Chard Development's proposal, and move it forward to the next level.

Thank you for your consideration.

Grant Wittkamp

Dear Mayor and Council,

This email is in regards to my support of Chard's proposed development at Douglas and Caledonia. I strongly believe this proposed development will have a positive impact on a number of fronts. The added amenities to the area in addition to the additional housing it will provide will help support many people looking for affordable housing and help revitalize the area in general.

Chard builds beautiful developments and they seem to be very conscious of the impact they have on the area, I hope this application is able to be approved so they can help support the area!

Thank you for your time and please let me know if you have any questions.

Sincerely,

Harry Jones
Victoria Resident

Mayor and Council,

This area needs to be revitalized and after careful review, I support their proposal and would ask that you do too.

Warm regards,

Patricia Castello

Dear Mayor and Council,

I am writing you to show my support of Chard Development's proposal for 1961 Douglas Street & 710 Caledonia.

I strongly believe this proposed development will have a positive impact on a number of fronts. The added amenities to the area in addition to the additional housing it will provide will help support many people looking for affordable housing and help gentrify the area in general.

Chard builds beautiful developments and they seem to be very conscious of the impact they have on the area, I hope this application is able to be approved so they can help support the area!

Thank you for your time.

Regards,

Connor Braid
532 Herald Street

Dear Mayor & Council,

I support the development proposal for 1961 Douglas Street & 710 Caledonia Ave by Chard Development that is going in front of the Committee of the Whole next week. Chard is a trusted, proven developer who is committed to restoring and enhancing our historic downtown. This development will provide housing for a wide range of demographics and income levels, as well as commercial space for services that add vibrancy to the downtown, such as a grocery store and child care facility, that help to make car-free, urban living a reality.

As a business owner operating in the downtown core with many clients who own suites in Chard-built condos, I stand behind Chard and their reputation for building inclusive, diverse high quality buildings. My business also serves tourists and business travellers staying in the downtown core, I am pleased to see new developments that include commercial spaces that will add more diverse retail options and keep people spending their money downtown.

Sincerely,

Nancy Paine

To Mayor and Council,

I am writing to voice my support for the proposed project at 1961 Douglas Street and 710 Caledonia.

I live only a few blocks away from 1961 Douglas street and I believe that this development will be a great asset to my neighbourhood. It's clear that this project was thoughtfully planned based off of the needs of our city. Housing, childcare, office space, and grocery are all things that are lacking in the downtown core. I am personally most excited about the grocery store. I currently have to drive to get all of my groceries because there are no full grocery stores in the area. If this project gets approved, I can finally walk to get my groceries!

Please breathe new life into this area and allow for the growth of our great city.

Thank you for your time and consideration.

Sarah Parsons
103 - 407 Swift Street
Victoria BC

Mayor and Council,

I have lived and worked in Victoria for roughly 10 years and in that time I have seen Chard revitalize and provide much needed variable housing opportunities in the downtown area. I was excited to hear about Chard's proposed project at 710 Caledonia as it fulfills the needs of that area of our city.

As a small business partner in the downtown core, I believe more housing with different pricing options, office and shared public outdoor spaces are crucial to the growth and progression of the area.

With this letter I would like to express my support for Chard's development proposal.

Regards,



COLIN CURTIS

General Manager

250-413-7129

colin@whistlebuoybrewing.com

Dear Mayor and City Council,

I am writing in support of Chard Development's proposed project for 1961 Douglas Street and 710 Caledonia Avenue. As a resident who was born and raised in Victoria, I hold the city's interest near and dear to my heart, and right now, given the current housing crisis, I believe the need for housing to be a top priority.

This neighbourhood in particular will benefit greatly from the added amenities the project will bring. Also, I appreciate the diversity of homes this developer is proposing.

Warmly,

Clayton Longstaff

To whom it may concern,

I'm writing today to express my exciting support for the proposed Chard Development at 1961 Douglas St. and 710 Caledonia St. I feel it is imperative that housing supply of all kinds be added to the downtown area. I also support the below market, market rentals and for sale units. I am equally supportive of proposed childcare and grocery store additions to this project.

I look forward for this project coming to fruition. Congratulations to Chard for making this much needed proposal.

Maggie Isbell

Dear Mayor & Victoria City Council,

I am writing to you today to express my enthusiastic support of Chard Development's proposal for 1961 Douglas Street & 710 Caledonia Avenue.

Given the current need for housing across all levels of the housing spectrum I appreciate the diversity of homes proposed at Douglas & Caledonia. Furthermore, I look forward to the amenities this project would bring to this neighbourhood. A grocery store would be a huge addition to this underserviced location.

It is evident that the developer has given careful consideration for this project, and it would be a great addition to our city.

Regards,

Sonja Dommer

October 3, 2022

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

Re. 1961 Douglas Street & 710 Caledonia Avenue

To Mayor and Council,

The Greater Victoria Chamber of Commerce is grateful for the ongoing work of the City of Victoria to address the critical lack of housing supply in our region. The Chamber supports efforts to add homes to local inventory. There is a vital need for housing to meet all levels of market demand. More homes for more people is key to addressing affordability and accessibility.

Chard Development is a member in good standing with The Chamber, and I believe their proposal for a mixed-use development in the 1900-block of Douglas Street will provide major benefits to our region. The area for the proposed development will better utilize the land and enhance the northern downtown neighbourhood. Adding vitality and vibrancy to this area will make the community feel safer and improve living conditions for many people from diverse backgrounds.

The proposal will be beneficial because it adds more than 300 units of much needed rental housing, including a number at below market costs. Additionally, the plan for a grocer along with retail and office spaces will serve the neighbourhood as well as the wider community. Including a childcare facility is also key to supporting the long-term sustainability of downtown.

Victoria council has shown that it wants to create conditions for a vibrant, safe and accessible downtown community. Chard's proposal is a great initiative to help accomplish this goal.

Thank you for considering this proposal and how it will contribute to the economic resilience of downtown Victoria

Sincerely,



Bruce Williams
CEO, Greater Victoria Chamber of Commerce

Dear Mayor and Council members,

I am writing in support of the proposed development located at 1961 Douglas St & 710 Caledonia Ave.

As you are well aware, the need for housing in this city is reaching a critical point and the only answer is more inventory and rental properties. This proposed development meets both of those demands and will also provide a much-needed childcare facility to a system that is over capacity, with parents waiting more than a year to find their kids daycare, in order for them to get back to work.

This area, in particular, has seen a huge rise in crime and I truly believe a project like this will revitalize it, bringing not only housing but opportunities for small business owners to thrive again. With developers walking away from projects due to labor shortages, the high costs of construction, and inflation, this is an opportunity the city of Victoria cannot afford to miss.

Please take serious consideration to approve this development and thank you for your time.

Regards,

Erik Lee

REALTOR®

Royal LePage Coast Capital Realty

110-4460 Chatterton Way Victoria, BC V8X5J2

Good evening,

I am writing to express my firm support for Chard Development's proposal at 710 Caledonia and 1961 Douglas.

I am both a long-time downtown Victoria resident, and a local real estate professional. In my view, such a development is an exciting prospect that will undoubtedly bring increased housing diversity for residents such as myself as well as local families to the area. In addition, I am confident that it will be a positive transformation that will be sure to support existing and potentially new small businesses within the Hudson district, while also creating a unique gathering place for residents, workers and visitors.

Considering the above, I ask that you approve this development and continue to support Chard's transformation and enrichment of this community that is well overdue for reinvigoration.

Best regards,

Brayden Klein

Sales Associate

Sotheby's International Realty Canada

752 Douglas Street, Victoria BC V8W 3M6

DOWNTOWN Victoria

Downtown Victoria Business Association
20 Centennial Square
Victoria, BC
V8W 1P7
(250)386-2238
info@downtownvictoria.ca

Victoria Mayor & Council
1 Centennial Square
Victoria, BC
V8W 1P6

September 26, 2022

Re: Support for Chard Development's proposed Douglas & Caledonia housing project

Dear Mayor and Council,

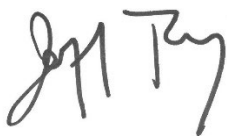
The Downtown Victoria Business Association strongly supports Chard Development's proposed housing project (in partnership with BC Housing). This project provides a diverse range of housing options, mixed with office space and a full-size grocer, and will be a great addition to the northern part of the downtown core.

We have spoken in the past about the missing 'middle income' housing options needed for downtown workers, and we think that this project will help to serve that need through their combination of market-rate and affordable rental options. The addition of traditional market condominiums to the design will help to stabilize availability of the affordable rental units. This diversity of housing options will also support an inclusive community.

The planned large public plaza fosters community, as will the purpose-built childcare facility planned for this project. The clever addition of childcare encourages families to move downtown and helps to build a wider sense of community. That the plans include space for a full grocer is also appealing, as there is a definite need developing to support the downtown residents.

This project addresses important needs for the northern part of the downtown core, and for downtown Victoria as a whole. It would be a significant addition and contribute to neighbourhood density and diversity at the same time. We ask that you approve the project and move it forward towards public hearings.

Yours sincerely,



Jeff Bray, Downtown Victoria Business Association CEO



October 3, 2022

Via email - Attention for Victoria Mayor and City Council

Dear Mayor Helps and Council,

Re: Letter of Support for the Proposed Project at 722 & 726/732 Discovery Street

Our Place Society has been operating spaces for clients at risk of homelessness at the former Capital City centre Hotel at 1961 Douglas Street in Victoria for over 2 years. This began as a response to covid pandemic measures to assist those who were camping out at local parks in the Spring of 2020.

The hotel at 1961 Douglas Street is not an ideal place to address the needs of the people who live there. Under normal circumstances, we require dedicated programming space, secure outdoor and office space, and other features which only come with a purpose-built facility.

Our Place Society fully supports this proposal and hopes it will be completed in the very near future. It will improve the wellbeing of our clients currently living at the hotel at 1961 Douglas Street as well as improve our ability to effectively manage our services.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julian Daly", with a long horizontal flourish extending to the right.

Julian Daly,
Chief Executive Officer

Good afternoon Mayor Helps and council,

I am writing to you today to express my support for the diverse housing development planned for the corner of Douglas Street and Caledonia Street.

I am a resident of the neighbourhood, and I am in full support of adding the proposed new buildings. Our city has a significant shortage of housing, and I believe this project will provide many valuable homes all along the housing spectrum.

The team at Chard Development has a strong track record in our city for building quality homes and working with BC Housing and the City of Victoria to fill in gaps of missing home types (Yello on Yates, Vivid at the Yates and now Haven which is sold out and under construction). I believe this development will bring value to both new renters, homeowners and existing downtown residents.

Thank you for your consideration,
Madelynn Sherwood
1604-845 Johnson Street, Victoria BC

Dear Mayor and Council,

I write in full support of the above-captioned application and ask that you refer it to public hearing.

The proposal includes 451 residences in 3 well-designed towers on a 3,722 square metre corner lot surrounded by 16 - 25 storey towers. The application is consistent with the Downtown Core Area Plan (DCAP) and fits well on its site, block and precinct. This is a public private venture including BC Housing and Chard Developments. It will deliver 133 below market homes owned and operated by BC Housing, 171 purpose built rental houses in perpetuity and 147 strata condominium homes with no rental restrictions. **This is a very inclusive development indeed.**

Twenty percent of the units are for very low income up to \$26,400 GFI and will be rented at "income assistance rates" with rents starting at \$375.00 monthly. Fifty percent of the units are "rent geared to income" that will appeal to low to moderate income families with GFI of \$26,400 to \$84,500. And rent will be no greater than 30% of their GFI. Thirty percent of the units will serve moderate and above-moderate incomes with GFI of \$74,150 to \$113,400. And while its true that no development can be everything to everyone, this development is serving three different income groups. **The affordability indices are very impressive indeed.**

The application deserves to be approved on its own merits. Not the least of which is its design, its consistency with the DCAP, its site and context fit and its responsiveness to the housing emergency in Victoria. BC Housing is building a new 6 storey residential building at 722-726 Discovery Street. Across the street from this development. That will be used to accommodate the 85 tenants that will be displaced from the transitional housing hotel at 1961 Douglas Street. This is by far the best 'Tenant Relocation Plan' I've seen in Victoria.

Please move this application to public hearing.

I am writing as a non-resident elector. I thank you all for your service in the last 4 years. And I wish you good fortune on October 15th and beyond.

Respectfully submitted,

Joe

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM

Consulting City Planner

The mission of the City Planner is to Implement the OCP. That's it!!!

MOLTO BENE ENTERPRISES

Urbanisti – Pianificatori – City Planner

Cell: 250-589-8430 Email : moltobene@telus.net Address: 3130 Frechette, Victoria, BC, V8P 4N5

You might be interested in this Letter to the Editor. No need to coopt the affordability issue this time. This is a straight up application that checks all the boxes. Indeed!!!!

<https://digitaltimescolonist.pressreader.com/article/281685438706678>

