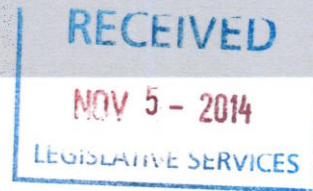


CHARD



By Hand

November 5, 2014

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

Dear Mayor & Council Members,

Re: Development Permit Application #000381 for 819 Yates Street- Application to construct a new mixed use multiple-dwelling building with 209 units

We would like to comment with regard to the Planning and Land Use Committee Report pertaining to the Committees recommendations “to provide a secondary entrance to the building on the East elevation within the through-block walkway.”

The 819 Yates Street project has been designed to accommodate a 3 metre wide public walkway on the site’s east side as per the existing CA-62 zoning requirements. As permitted under the MDA, we have proposed on the plans to have gates which allow for the closure of the mid-block walkway for the hours between sunset and sunrise. During those hours this walkway will be inaccessible except as an emergency exit from the subject property.

We consider the addition of a second access within the mid-block walkway inappropriate for several additional reasons:

- The building address is 819 Yates (one building address) accessed from Yates Street.
- The additional access raises security concerns for users of the mid-block walkway, the adjacent property, and the subject building.
- The primary building entrance from 819 Yates Street is approximately 80 feet from the proposed additional access. The primary entrance will be disabled friendly, have intercom access for visitors, FOB access for residents and security cameras. We feel that this additional access is redundant.
- The addition of second lobby access is an additional project cost, increases management and security costs while reducing building security for this 209 unit downtown rental project.

CHARD DEVELOPMENT LTD.

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We respectfully request that Council consider Alternate Recommendation – 6.2, should Council deems approval of this development permit application appropriate.

Sincerely,
CHARD DEVELOPMENT LTD.

A handwritten signature in blue ink, appearing to read "David Chard". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Chard
dave@charddevelopment.com

Cc: City of Victoria Planning Department