

April 27, 2017

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

Dear Mayor & Council,

**Re: 848 Yates – Mixed-Use Development including Residential, Retail and Commercial Parking**

Situated mid-block between Blanshard and Quadra streets, the mixed-use project currently proposed by Chard Development at 848 Yates is a transformational undertaking that will reshape the 800 block of Yates and Johnson streets. Providing increased housing alternatives, an enhanced streetscape, increased retail vitality, substantial publicly-accessible commercial parking, an improved City tax base and significant job creation, the development is a unique opportunity to facilitate the ongoing urban enhancement of downtown Victoria.

The development is comprised of two residential towers with 113 residential homes on Johnson and 111 residential homes on Yates. At street level, both towers will offer shops and services designed to enhance the streetscapes along Yates and Johnson streets. In addition, the development will include 81 below-grade, publicly-accessible commercial parking stalls and 146 residential parking stalls.

The two residential towers are connected by a two-level podium which incorporates townhomes facing west, grade level secure bicycle parking rooms and other storage and service facilities. A landscaped habitat garden atop the podium and two rooftop terrace amenities at the top of each tower will provide dog runs, children's play areas, garden plots and BBQ areas for use by residents.

The benefits of this significant downtown development are many. Further to the provision of more than 200 homes ideally situated where residents work and play, the development has been designed to increase vitality along both street fronts with grade-level shops and services. In addition, publicly-accessible commercial parking will directly benefit downtown merchants, who will see further benefit from the 300+ residents who will call these towers home. Additional direct benefits include an improved property tax base for the City of Victoria and significant job creation during the design, development and construction of the project.

The Downtown Residents Association (DRA) and Council have asked how the developer will mitigate noise generated by Sugar Nightclub in a manner that considers both the comfort of residents and the ongoing success of this long-standing downtown establishment. This question has been given careful consideration throughout the planning and design of the development.

Mitigating actions will include:

- Double-paned, sealed window units throughout the entire project.
- Individually-controlled hydronic air cooling and heating systems in suites within the tower adjacent Sugar Nightclub.

Secondly, the DRA has asked that the developer include gates on the mid-block walkway to the west to ensure the safety of residents after business hours and to minimize nighttime noise. These gates would be closed in the early evening to early morning.

At Chard Development, we are builders of – and believers in – downtown Victoria. We believe that the development of 848 Yates can only help to facilitate the ongoing success of this community. Council's support and approval is much appreciated.

Sincerely,

**Chard Development Ltd.**



David Chard  
President

CC: Charlotte Wain, Senior Planner

**Pamela Martin**

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**From:** Alyson Culbert [REDACTED]  
**Sent:** Wednesday, April 19, 2017 11:18 AM  
**To:** Victoria Mayor and Council  
**Subject:** Yates on Yates Development

If the article in last week's Victoria News is accurate, then kudos to Ben Isitt for being the only one on council to not fall for Chard Development's rose-coloured, white wash. The sky's the limit for false promises and rhetoric when nothing is legal or in writing.

Alyson Culbert

**Pamela Martin**

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**From:** beverly unger [REDACTED]  
**Sent:** Tuesday, April 11, 2017 12:14 PM  
**To:** Public Hearings  
**Subject:** 848 Yates and Johnson Street no address

to Mayor Helps and City Council members

THANK YOU FOR WELCOMING REMARKS FROM THE PUBLIC

I have several concerns relating to the Friday, April 7 Times Colonist article, the Business section front page.

My first reaction was shock to read that you were approving 2 huge 21 floor buildings, one for the rich and one for the lower middle class. This segregation of people by income, with less parking for those who need it most speaks of prejudice by money. This supposed innovation is really stepping backward, as many books about healthy cities suggest mixed populations make healthier communities (Jane Mayer). Do we have planners? What do they say? Have you discussed this project with the downtown merchants association as to their opinions? Do you think our underpaid first responders, teachers, nurses would want to be targeted as second class citizens? Why not have both buildings have "market value" and "affordable" apartments and all have parking. Bicycle ramps for all don't cut it when a child needs fast transport to hospital or working people don't want to bicycle in windy, stormy weather.

Also, Mr. Chard was unable to provide any price estimates; yet seeking approval without any knowledge of costs. Has Council or Mayor or planners seen any other projects completed by Chard Management Inc.? I trust there will be more information given to the public and reconsideration of the social implications of Mr. Chard's plan for Victoria.

Sincerely yours,

Beverly Unger

630 Montreal St. Ste. 1002

Victoria, B.C. V8V4Y2

**Pamela Martin**

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**From:** Daniel Winters [REDACTED]  
**Sent:** Thursday, May 04, 2017 3:06 PM  
**To:** Public Hearings  
**Subject:** Development Permit with Variances Application No. 00025

Please deny variances for Yates on Yates proposed design.

As a resident and owner of one of the properties that directly overlooks this soon to be development located at 845 Yates Street, I just want to voice my disapproval and wishes for denial of this variance. We are already experiencing damage to our building due to the blasting that has been ongoing at 819 Yates, with both cracks appearing in our concrete and foundation as well as superficial damage to our infrastructure. Our building will not be remunerated for this damage. The noise detracts from the enjoyment of our home and the idea of this coming even closer and having to dig deeper cause's great concerns for the surrounding buildings that need to be taken into account.

There is a multitude of construction in the downtown core and the need for a 20 storey building is unnecessary. Victoria is amazing for many reasons, but in an infrastructure sense due to its lack of skyscraper style buildings and the community and culture that design encapsulates and creates. Please do not damage that ecology of this city by allowing the entrance of towers into our downtown core. We have built many amazing buildings over that past few years and are growing to accommodate the need for condo style living with the already significant number of projects in process. Allowing this building to tower over the city will not fix that situation and create an eye sore on the landscape of this beautiful city.

Before approving this proposal, please accommodate the effects the blasting for foundation will create on surrounding buildings and the effect it will have on the Victoria skyline. I would appreciate continued mail on the developments of this proposal.

Thank you,

Daniel W.  
[REDACTED]

**Pamela Martin**

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**From:** Holly Vivian [REDACTED]  
**Sent:** Tuesday, May 02, 2017 5:06 PM  
**To:** Public Hearings  
**Subject:** Input - Dev Permit w/Variences Application No. 00025

Hello

Thanks for the notice in the mail regarding the proposed development on Yates/Johnson street.

I think the development itself is

- a) inevitable
- b) will be positive for the neighbourhood
- c) ultimately a good thing

I live and own in the 834 building and think that Chard Development always seems to do a good job overall of their developments.

My concerns and questions as follows:

- a) HEIGHT - 21 storeys is too high. I do not think the development should be allowed to exceed the height of the surrounding buildings and block all the views. Cap the building permit at the same height as The 834 and the Wave and The Juliet. (14 stories plus a rooftop patio is fine).
- b) RENTALS - is any part of the development going to be allotted for rental units? Will the rental restrictions be "30 days minimum" rather than vacation rentals? I do not want to see another vacation rental unit developed.
- c) COMMERCIAL ZONING/GROUND FLOOR - what will the ground floor be zoned for? I would like to see the ground floor be commercial space, occupied by LOCAL businesses only (no mcdonalds or starbucks or burger king!!!) We could use some funky cool spots in this area.
- d) CORRIDOR - will the development retain a pass-through of some sort for public? Currently, with the land being used as a parking lot, it's great for bicycles to pass through and connect with Yates when heading west. As Johnson is a one way street, this feature has been excellent and well used. A bicycle corridor through would be greatly appreciated.
- e) LIVE MUSIC - Sugar nightclub is a very important music venue for the City of Victoria, especially recently as it has transitioned its primary purpose from nightclub to live music venue. I live across the street from the venue and am fully supportive of its late night presence. It's critical that their rights not be infringed upon and the club maintains its ability to host music events without impediment. Disclosure statement (or whichever official document needs to be created) MUST include provisions for Sugar to keep functioning normally and not be subject to the whims of a resident who complains about noise. The club already exists, and residents are moving in after the fact, so they forgo their right to complain!
- f) MATURE TREES on the South side of Johnson: Will these be maintained, even as building commences? The difference between large mature trees such as the ones I see out my window right now, and the tiny new trees that are planted in the wake of a new development, are huge. I urge you to do whatever it takes to keep these large trees intact and not cut them down. This block needs all the help it can get in maintaining green space and a sense of beauty and vitality

g) MURAL - the mural on the West side of the Ageless Living market - will public still be able to see that mural once the Yates on Yates building is constructed? It's a beautiful mural and lifts the atmosphere of this area significantly, and it would be a shame to lose it. I support a design that will keep that mural visible.

h) NEIGHBOURS - what plans/ideas, if any, does the developer have in terms of dealing with our friends in the 844 Portland Hotel Society building and the dynamic changes to our neighbourhood that have resulted? How will they contribute to making a positive impact on this community with this new development?

i) OTHER/NEIGHBOURHOOD - How does the developer intend that this project will be an overall positive contribution to the neighbourhood? To the City? How will this development give back, during the process or afterwards?

I think that's all of my questions/comments for now. I am out of town on May 11 or I would attend the hearing in person.

Thanks!

Holly Vivian

#405-834 Johnson Street

[REDACTED]

[REDACTED]

Holly Vivian

Creative Coach, Production Manager, Artist

[REDACTED]

*"I cannot tell you how happy I am to have taken up drawing again. I have been thinking of it for a long time, but I always considered the thing impossible and beyond my reach."*

-Vincent Van Gogh, in a letter to his brother

***CORONET VENTURES LTD.***  
***#160, 4396 WEST SAANICH ROAD, VICTORIA, B.C.***

April 4, 2017

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

Attention: Mayor and Council

Dear Mayor and Council,

**Re: Support of 848 Yates Architectural and Landscape Direction**

As the owner of the Yates Centre Office Building, at 836 Yates Street, I am writing to express my support of the Development Permit application made by Chard Development Ltd. for the adjacent property at 848 Yates Street. After reviewing the architectural drawings by MCMP and landscape direction by Durante Kreuk Ltd., I believe the development will help to improve the immediate neighbourhood, animate the streetscape and increase desirability of the location for future residents and business owners.

Further, I wish to express my support of both the installation of gates at either end of the midblock walkway that connects Yates and Johnson streets and the intention to close these gates outside of daytime hours. Safety, security and resident comfort should be a top priority with regard to this walkway; we have experienced frequent issues as a result of loitering, drug use, vandalism and even human excrement along this walkway. I believe that the introduction of gates is a positive step towards addressing these issues.

As an immediate neighbour of the site, I am pleased to support this Chard Development project in downtown Victoria.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Newton', with a long horizontal flourish extending to the right.

John Newton  
*President*  
*Coronet Ventures Ltd.*





RECEIVED

MAR 06 2017

1701 – 4555 Kingsway  
Burnaby, BC V5H 4V8  
T: 604 433 1711  
F: 604 439 4722  
[www.bchousing.org](http://www.bchousing.org)

March 2, 2017

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

Dear Mayor and Council:

BC Housing has received an application from Chard Development for construction financing for their affordable home ownership project at 848 Yates Street in Victoria under the Community Partnership Initiative (CPI) program. We look forward to working with Chard as the project moves forward.

Should you have any questions regarding the Affordable Homeownership Construction Financing under the CPI Program, please feel free to contact me at [mmcnaughton@bchousing.org](mailto:mmcnaughton@bchousing.org) or phone 778-452-2744.

Yours truly,

A handwritten signature in blue ink, appearing to read "Malcolm McNaughton", with a large, stylized flourish at the end.

Malcolm McNaughton  
Interim Director Regional Development – Vancouver Island

CC: Jonathan Tinney, Planning Director