



957 Langford Parkway
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CONFIDENTIAL

February 14, 2023

City of Langford
877 Goldstream Avenue
Victoria, BC V9B 2X8

Attention: Darren Kiedyk

Dear Darren:

Re: YMCA Rent and Arrears

Enclosed please find a copy of our letter to the YMCA of today's date. As you know, we are very willing to work with the YMCA and the City to make the YMCA the ongoing success it should be. We are concerned however, that the YMCA may not be taking this matter as seriously as it should be. This is evidenced by the fact that the YMCA appears to have had approximately \$8.4 million dollars in liquid assets as at the end of 2021, while allowing the arrears it owes Westhills to build up to over \$1.6 million dollars, while ignoring our offer to meet with the board to explore solutions. In addition, though we understand that the YMCA, like all businesses, is experiencing struggles with labour and other issues coming out of the pandemic, we feel that they may need some direction and support in getting back on track.

As noted in our letter to them, the YMCA fitness centre is only open until 7:45 Monday to Friday, and until 4:00 on weekends, as compared with the JDF fitness centre, which is open until 10:00 Monday to Friday, and 8:00 on weekends, a fact which concerns us. In addition, we would love to help the YMCA get word out to Westhills (and greater West Shore) residents – with whom we have several means of direct contact – about the YMCA and its offerings. We have made this offer to the YMCA several times, and with the exception of including a fairly basic flyer in one mailout last year, they have not taken us up on these offers. One thought we had, which we have not mentioned to the YMCA but which we wanted to raise with the City, was the possibility of the City leasing space from the YMCA to operate a youth centre. This was a focus for supporters of Mayor and Council during the election, and the YMCA facility contains a space originally designated to be a youth centre.



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The Westhills YMCA is an incredible one-of-a-kind facility. It is irreplaceable, in location and design, and it would be impossible for the YMCA to construct it now for anything close to the equivalent of its rental investment. None of the parties want to see this enterprise fail, and so we are asking that the City take all reasonable steps to ensure the YMCA's success. Please let us know what we can do to be helpful in this process.

Yours truly,

Westhills Land Corp.

Per:

Ryan McKenzie
Manager

Encl.