



957 Langford Parkway
Victoria, BC V9B 0A5
T: (250) 383-9281
F: (250) 478-6671
www.westhillsbc.com

CONFIDENTIAL

February 14, 2023

YMCA-YWCA of Vancouver Island
1319 Westhills Drive
Langford, BC V9B 0S2

Attention: The Board of Directors of the YMCA-YWCA and Derek Gent

Dear Derek and Board Members:

Re: Westhills YMCA

Thank you for your letter dated January 30, 2023. While we understand that the YMCA is having some ongoing challenges, we were disappointed with your response to our letter. Westhills' accommodations to date have been entirely voluntary; we are not obligated to accept less than full rent from the YMCA, and we feel that we have been more than reasonable in doing so for an extended period of time through, and coming out of, the pandemic. We do appreciate that the YMCA increased its monthly rent payment to 85% of the amount owed in February however we have been clear in recent correspondence that we will not accept less than full rent at this time and that a plan must be made to address the over \$1.6 million in arrears currently owing. We were also disappointed that you did not take us up on our offer to meet with the YMCA Board to discuss these issues.

You have advised us that the YMCA's revenues have not returned to pre-pandemic levels, and we trust that you are doing everything possible to increase those revenues. We do have some concerns about the YMCA's current operating hours, particularly for the fitness centre. The YMCA fitness centre is currently only open until 7:45 Monday to Friday, and until 4:00 on weekends. With the fitness centre being in direct competition with the JDF fitness centre, which is open until 10:00 Monday to Friday, and 8:00 on weekends, it's not surprising that new members might choose the latter. We are also unsure about the intensity of the YMCA's public efforts to recapture the membership lost during the pandemic. Westhills has offered to use our resources such as social media, resident mailouts, etc. to assist the YMCA and we have seen very little uptake from the YMCA on these offers. Also, while service levels and programming are between the YMCA and the City pursuant to the Services Agreement between the two, we are certainly supportive of the City providing additional support to the YMCA, and we have no doubt that you are working with the City to achieve this.



957 Langford Parkway
Victoria, BC V9B 0A5
T: (250) 383-9281
F: (250) 478-6671
www.westhillsbc.com

On a final note, we are aware from financial statements previously provided that the YMCA that as of the end of 2021, the YMCA had \$8.4 million in cash and other investments, and is therefore capable of paying full rent to Westhills. We do not feel it is reasonable of the YMCA to ask Westhills to allow further arrears to build up while it retains millions of dollars itself. On that note, we would appreciate being provided with the most recent copies of the YMCA's financial statements including the balance sheet.

We are, as always, happy to discuss these matters and to work with the YMCA to facilitate its future success, but we must reiterate our request that full rent be paid starting immediately, and that a plan be developed to address the arrears. We remain more than happy to meet with yourself and the Board.

Yours truly,

Westhills Land Corp.

Per:

Ryan McKenzie
Manager

cc: City of Langford – Attention: Darren Kiedyk
Breakwater Realty Inc. – Attention: Deb Moore