

February 26, 2018

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

Dear Mayor & Council Members,

**Re: 1312-1324 Broad Street, Victoria BC
Rezoning and Heritage Alteration Permit Applications**

We are pleased to present an amended application for the Rezoning and Heritage Alteration Permit for the above noted lands for renovating and re-developing the existing Ducks Building into a 78 unit micro-condominium and retail building, and construct a new 49 unit student and retail residential building for the University of Victoria.

It has been a pleasure to work in the City of Victoria for the past 14 years endeavoring to achieve the objectives of Council and meet the policy objectives set forth in the Official Community Plan (OCP) and the Downtown Community Area Plan (DCAP). We consider this development many of the stated objectives of the staff, council and business groups over the years. Most importantly:

- Heritage revitalization
- University student housing
- Economic revitalization of a downtown city block for both store front retail and a mixture of housing types
- Increasing the city's tax base

This application has considered the urban form, unique partnership of uses, combined with the ability to provide for a significant Heritage restoration of the existing Ducks Building. The alterations provide a housing model that utilizes micro suites combined, with bicycle parking enabling these units to achieve more affordable levels, directly responding the Victoria housing needs and to also allow investors, should they wish, to support the City's tourist and education accommodation needs for market rentals and Transient Zoning. To this end we respectfully note the importance of considering the application of the Transient Zoning classification to this development.

This application follows three years of review and discussion between Chard Development and UVic Properties, and the City of Victoria to develop the sites at 1312-

1324 Broad Street situated between Yates and Johnson streets. The project achieves the retention and restoration of the existing Duck's Building at 1314 Broad Street and construction of a new, connected structure to the north. Both will include micro market condominiums to support additional University housing and target the housing market in both affordable/entry level and as part of the tourist accommodation marketplace. To the south of the existing building, a second newly-construction building will include market rental for UVic graduate students and staff which will be owned and managed by the University.

The Duck's Building, located at 1314 Broad Street was constructed in 1892 for former Finance Minister, Simeon Duck and is rumored to have housed a succession of brothels over the years. In 2001, the site was gifted to the University of Victoria by the late Michael Williams along with a number of other properties and an extensive art collection. Williams' wish was for the assets to help diversify and provide long-term revenue sources for the University, as well as benefit the community at large.

Over the past three years, extensive research and discussion has explored options that will ensure the University continues to receive a return from the properties that is consistent with Michael Williams' wishes. With extensive experience developing in downtown Victoria – including within the City's Old Town neighbourhood – Chard Development is pleased to have been selected as UVic Properties' partner in the development of this multi-faceted and challenging heritage restoration project.

The project is situated in the ideal location to provide unique housing accommodations to support the Universities aspirations and offer more affordable and entry level housing for those wishing to live, work and invest in the City's downtown working and tourist core. Due to the physical constraints and urban infill nature of this project it is perfectly suited to this make up of housing and accommodation types.

To maintain the integrity of the presence of the Ducks block and make the renovation possible there is significant foundation, structural and seismic work required to support the existing predominant masonry structures. The renovated structure will house approximately 44 market micro-condominiums plus ground-floor retail space including a courtyard. To the north, a newly constructed structure will incorporate 34 market condominiums and ground-floor retail space. To the south, a second newly-constructed building will contain 49 suites owned and managed by the University of Victoria for graduate student and staff housing as well as ground floor retail space. In total, the development will add 127 residential suites – including both micro-market condominiums and staff and student rental housing – plus revitalized and expanded ground floor retail space, and extensive bike storage facilities.

It is the intention to seek Heritage designation for the Ducks block together with making application to the Victoria Civic Heritage Trust for the Tax Incentive program – Residential, the Building Incentive Program, and the Design Assistance Program.

We are requesting consideration of the continuance of the Transient Zone application. In our view, the removal of the Transient Zone designation is a deterrent to revitalization and is counter to the major growth and economic objectives that have been established by the City of Victoria. If the City wishes to call itself a technology hub it must also be a supporter of the technology-based tourism and housing platforms. One expects major, especially tourism cities to allow such programs. The new B.C. Government has taken a step forward in establishing parameters to tax and monitor rental programs. We would hope that the City of Victoria will support those initiatives.

We thank Council for their consideration of this application

Yours truly,
CHARD DEVELOPMENT LTD.

