

September 21, 2017

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

Dear Mayor & Council,

**Re: 1312-1324 Broad Street, Victoria BC
Rezoning, HAP and Development Permit Applications**

We are pleased to present applications for the Rezoning, HAP and a Development Permit for the above noted lands. This application proposes to renovate and re-develop the existing Ducks Building and adjacent property to the east into a 78-unit mixed-use building with retail at grade, and to construct a new 49-unit market rental building for University of Victoria graduate students.

This application is the result of a partnership between Chard Development and UVic Properties and follows two years of research, review and discussion. With widespread 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 project. This will be Chard's tenth residential development in the City of Victoria.

Based on extensive discussion with the City of Victoria, the applicant proposes to retain and restore the existing Ducks Building at 1314 Broad Street. This renovation will see the retention of the majority of the existing structure – including an historically-significant rubble wall – while bringing the building up to current seismic standards. This portion of the development will include 44 micro-condominium suites. To the north, a newly constructed, connected structure will incorporate 34 micro-condominium suites. To the south, a second newly constructed building will contain 49 suites owned and managed by the University of Victoria as rental accommodation for graduate students and staff. All three structures will include ground floor retail space, which will flow from the street into the core of the Ducks building and has been designed to revive, animate and connect the 1300 block of Broad Street.

The Ducks 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 this asset to provide long-term revenue to the University while benefiting the community at large. The enclosed application has been designed with this objective in mind.

It has been a pleasure to work in the City of Victoria for the past 16 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). To this end, we respectfully note the importance of applying the transient zoning classification to this development. The project is situated in the ideal location to provide unique housing accommodations to support the University's aspirations but also to offer more affordable housing alternatives to those wishing to live, work and invest in the City's downtown business and tourism centre. Further, the urban form, unique partnership of uses and the commitment to the Heritage restoration of the existing Ducks Building has been based on the ability to develop a housing model that includes micro-condominiums combined with no parking. This model – which we believe will appeal to both full-time and part-time residents of the City – is an affordable alternative for downtown residents made even more affordable through the allowance of short-term rentals. In addition to improved affordability for homeowners, application of the transient zoning classification will also directly support the City's tourism and education sectors and is a symbiotic fit with the adjacent UVic housing as a form of temporary accommodation to visiting professors and students. Without the application of transient zoning, the market appeal and financial viability of this project is significantly impacted.

In summary, we thank Council for their thoughtful consideration of this application and request that transient zoning continue to be applied to this site. 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 established by the City of Victoria.

Sincerely,

Chard Development Ltd.



David Chard
President

Thursday, September 21, 2017

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re : 1300 Block Broad Street Redevelopment

Dear Mayor Helps and Members of Council;

On behalf of our client, Chard Developments Ltd. , and the Owner , The University of Victoria Properties, we are pleased to be able to present this proposal to refurbish and revitalize the 1300 Block of Broad Street with new graduate student market rental housing, market housing residences, and new commercial lease space along Johnson and Broad Streets. This proposal is centered around the alteration and refurbishment of the Heritage registered Duck's Building (1892) at 1314 Broad Street, including the front and rear facades and the majority of the flanking masonry walls , and the retention and refurbishment of the west facing rubble stone wall of the Johnson Street building - one of the oldest rubble stone foundation walls remaining in the City.

You will have read the letter from the Owner and Chard Developments which outlines some of the history of the project partnership and the social and economic drivers and benefits that this project brings. This letter is intended to describe the architectural and urban planning features of the development and explain the rationale for the requested variances.

Background Information

The existing lots are owned by UVIC properties and span from Yates Street to Johnson Street on the west side of Broad Street. There are two commercial buildings on the Yates Street properties , including the Legacy Gallery (formerly Starfish Glassworks) , a small commercial building and surface parking on Broad Street south of the Duck's Building, the Duck's Building with a mix of leased and vacant commercial space on three levels (including a large ballroom space at the rear on level three) , and the Johnson Street building with one and two level commercial spaces In an historic but severely altered structure. To the west there exists a City owned parcel that serves as a de facto laneway for the majority of properties on the block.

Proposed Lot Consolidation

This proposal intends to consolidate and sub-divide the existing patchwork of five separate properties to create four distinct lots. The smaller lot facing Yates Street will be subdivided to remove the portion of the lot that juts into the adjacent parking lot. The corner lot facing Yates and Broad (Legacy Gallery) would have the portion of the lot that projects past the north building line subdivided as well. These subdivided parcels will be consolidated with Lot 2 (the parking lot) to create a single new lot. Finally, the two lots north of the parking lot (Ducks and Johnson Buildings) will be consolidated into a single lot.



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These lot subdivisions and consolidations set the stage for the redevelopment of the site with the Yates buildings remaining as they are today, the commercial building appended to the north end of the legacy gallery will be demolished and the parking lot redeveloped for graduate market rental housing (59 units). The Duck's and Johnson buildings will be repurposed and redeveloped to provide 108 units of market residential suites. In both buildings, commercial lease space is provided at the ground floor level to accommodate existing and future tenants, the residential entrances face Broad Street, and lane access is provided for services, deliveries, loading, and short term lay-by vehicle parking.

Concurrently with this application the City will undertake a process to formalize the conversion of the property currently acting as a lane to a proper public right-of-way. A portion of the Ducks and Johnson site will be registered as a statutory right of way to allow the lane access to be widened.

Architectural Design Features

The starting point for the redevelopment is the retention and refurbishment of the Ducks building. The primary building facades (Broad Street and the Lane) are generally in good repair and are excellent examples of the building type of the period. The flanking walls are less remarkable but no less significant as the upper levels of these walls have well-worn and unique examples of advertising sign painting on them. Early in the design process a strategy was developed for staging the redevelopment in a manner that would effectively use the new construction to the north and the south of the Ducks building to brace the existing unreinforced masonry flanking walls to allow them to remain as feature walls in the interior spaces of the final project.

Using this approach a significant proportion of the existing heritage building structure is retained and continues to function in the redeveloped buildings.

Another series of decisions was made to determine the most effective alignment of floor levels between the front and rear elevations of the Ducks building and to tie those levels into the new construction. The end result is a series of floor levels that work in the Ducks building and the new construction to the north (Johnson Street) with the exception of one intermediate level (Level 2A) facing Broad Street. All of the levels wrap an interior atrium space that is weather protected and provides day light space to the residential floors and the commercial lease space at Level 1. The UVIC Building floor levels are not aligned with the Duck's building as it is a stand-alone building and sits at a higher grade elevation on Broad Street so a higher Level 2 was required to provide adequate main floor clearances.

The refurbished Ducks building has 4 levels of residential and one level of commercial lease space contained within the existing shell of the Heritage building. Level 6 steps back from the street to create a separation between the existing facade and the new work, and on level 7 the units are only provided to the rear (west) of the building, much the same as the existing ballroom is aligned toward the west side of the building. These shifts will eliminate any effect on the sight lines of the Ducks facade. The flanking buildings also step back from the Ducks facade in plan at every level and in section at level 6 and 7. These step backs are used to visually reduce the appearance of the upper floor levels and maintain the emphasis on the



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principal building forms and materials up to level 5, and the existing facade of the Ducks building in particular.

The form and character of the new buildings that flank the Ducks Building take their cues from the Ducks facade and the typical 'base-middle-top' typology that is characteristic of larger block and corner buildings in Old Town. The materials are selected to match the typical materials used in these building types - brick masonry veneer cladding and terra cotta tile cladding - with the brick cladding defining the main building form up to level 5 and the terra cotta tile cladding on the upper levels used in the same manner as on the Ducks Building. The composition is intended to read as three distinct forms with the Ducks Building at the centre and the UVIC and Johnson buildings presenting a similar but not identical face to the street and to the lane. The upper level cladding, fenestration, cornice line, and parapets are all consistent across the three building forms to unify the whole-block composition.

Density and Variances

The proposed uses and setbacks are consistent with the existing Zoning, however, the proposal requires a height variance (15m in Zoning) and an increase in the Density to 5.0 to 1 overall.

These are generally consistent with existing large-block and corner-site buildings in Old Town that are reflective of the change in building typology and use as the City developed and matured (Belmont Building ; Yarrow Building). The base 3:1 density is reflective of the smaller narrow-lot buildings that make up much of the fabric of the historic core of the City, but it is not indicative of these larger corner and whole-block buildings. We believe that this development is a significant milestone in the refurbishment and development of an historic part of the City and is in keeping with the examples and precedents that already exist in the area. We have taken steps to mitigate the effect of the upper floors on view lines and streetscape shadowing and these levels have been designed to read as an integral component of the larger block development and not as 'add-on' elements to an existing structure. As such, we believe the requested increases in density and height are supportable and do not detract from the goals and aims of the City with respect to Old Town.

We thank you for your consideration of this important redevelopment proposal and look forward to being able to present and discuss it with you in more detail as the process unfolds.

Sincerely Yours,
de Hoog & Kierulf architects

Charles Kierulf architect AIBC MRAIC
Principal