

March 6, 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. This application proposes renovation and re-development of the existing Duck's Building at 1314 Broad Street plus construction of a new, connected structure to the north to create a mixed-use development incorporating 104 condominium suites with ground floor retail. Further, the proposal includes the construction of a new 59-unit student residential rental and retail development for the University of Victoria.

In 2001, the Duck's Building – which was constructed in 1892 for former Finance Minister, Simeon Duck and is rumored to have housed a succession of brothels over the years – 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, while benefiting the community at large. 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 this multi-faceted and challenging heritage restoration project. 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 through a re-development that is in line with the City's stated objectives.

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

- Heritage revitalization
- University student housing
- Economic revitalization of a downtown city block through both store front retail and a mixture of housing types
- Affordable housing forms
- Increasing the City's tax base
- City infrastructure improvements

This application follows three years of review and discussion between Chard Development and UVic Properties, and the City of Victoria regarding the development of the sites at 1312-1324 Broad Street between Yates and Johnson streets. The application has considered the urban form and unique partnership of uses, as well as the objective of a significant heritage restoration of the existing Duck's Building. The resulting physical constraints and urban infill nature of this project have required a creative approach and a unique combination of housing and accommodation types.

**The Duck's Building and the North Annex:** As a result of this lengthy collaboration, the project achieves the retention and restoration of the existing Duck's Building at 1314 Broad Street with construction of a new, connected structure to the north. To maintain the integrity of the Duck's Building and make the renovation possible, significant foundation, structural and seismic work will be required to support the existing structures, which are predominantly masonry. The combined renovated and newly constructed structures will house a total of 104 condominiums plus ground-floor retail space, extensive bicycle parking and a courtyard. The development will include a variety of suite sizes, including micro suites. These suites have been designed to enhance affordability at the entry level of the housing continuum for students and young professionals, directly responding to the City of Victoria's housing needs. Further, this model allows investors, should they wish, to support the City's tourist and student rental accommodation needs through investor-owned market rentals. To this end, we respectfully note the importance of considering the application of the Transient Zoning classification – which was in effect when this project was first contemplated – to this development.

**The South Annex:** To the south, a second newly-constructed building will contain 59 rental suites plus ground level retail space. These rental suites will be owned and managed by the University of Victoria for graduate student and staff housing.

In total, the development will add 163 residential suites – including both 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 Duck's Block together with an application to the Victoria Civic Heritage Trust for the Tax Incentive Program, the Building Incentive Program, and the Design Assistance Program.

Finally, as noted above, we respectfully request application of the Transient Zoning – in effect when this project was first contemplated – to this unique development. In our view, removal of the Transient Zoning designation adds further undo challenge to the restoration and redevelopment of this unique site. Further, we believe it to be counter to the major growth and economic objectives that have been established by the City of Victoria. As a technology hub, the City is expected to support technology-based tourism and housing platforms. As a major tourist centre reliant on the investment of visitors in our City, it is expected that the City should work to support that investment through creative oversight of these programs rather than blanket restrictions. The new BC 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 and look forward to working to make this unique vision a reality.

Yours truly,  
**CHARD DEVELOPMENT LTD.**



David Chard  
President & CEO

CC: UVic Properties