

December 7<sup>th</sup>, 2017

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

Dear Mayor & Council Members,

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

We are pleased to present amended applications for the Rezoning, HAP and a Development Permit for the above noted lands to renovate and re-develop the existing Ducks Building into a 108 unit micro-condominium and retail building, and construct a new 59 unit residential and retail building for the University of Victoria. This will be Chard's ninth residential development in the City of Victoria.

It has been a pleasure to work in the City of Victoria for the past 13 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 considering the application with a Transient Zoning classification for this development. The urban form, unique partnership of uses and combined with the ability to pay for Heritage restoration of the existing Ducks Building has been based on providing a housing model that utilizes micro suites combined with no parking to enable cost of units to achieve more affordable levels. This design directly responds to the housing needs of Victoria and also allows investors should they wish to support the Cities tourist and education accommodation requirement with short term rentals. We believe transient zoning provides another form of housing that is needed in the downtown core of Victoria to ensure economic vibrancy and maintain Victoria as a leader in technology.

This application follows two years of review and discussion, with UVic Properties, and working with the City of Victoria to develop the sites at 1312-1324 Broad Street between Yates and Johnson. The project achieves the retention and restoration of the existing Duck's Building at 1314 Broad Street and construction of a new, connected residential structure to the north. Both will include residential accommodations and retail at grade, targeting as Micro Suites to support the University and target the housing market in both affordable/entry level and in addition the tourist accommodation marketplace should transient zoning be permitted. To the south of the existing building, a second newly-construction building will include transient housing 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 two 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 neighborhood – Chard Development is pleased to have been selected as UVic Properties' partner in the development of this multi-faceted project.

The project is situated in an 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 Victoria'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.

The renovated structure will house approximately 55 market micro-condominiums plus ground-floor retail space including a courtyard. To the north, a newly constructed structure will incorporate 53 market condominiums and ground-floor retail space. To the south, a second newly-constructed building will contain 59 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 proposed development will add 167 residential suites for the downtown core of Victoria – in addition revitalizing and expanding ground floor retail, and adding extensive bike storage facilities.

We thank Council for their consideration of this application and request consideration of the continuance of the Transient Zoning for this property. The rezoning and DP application was submitted to the city prior to council's decision to down properties by removing transient accommodation. 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 under the OCP and DCAP.

Yours truly,  
CHARD DEVELOPMENT LTD.

David Chard  
President & CEO