

Heather McIntyre

From: Matthew Conrad [REDACTED]
Sent: November 24, 2019 4:03 PM
To: Victoria Mayor and Council
Subject: Broad St Duck Building redevelopment.

To the Mayor and City council.

I would like to take a moment and share my concerns regarding the re-development of the historic Duck building on Broad St.

Given the nature of the old town neighborhood and the proposed scope of the project, and the fact that the current landowner of the proposed redevelopment!(UVIC) inherited the property under the conditions of respecting it's unique heritage.. it is my opinion that the project should be shelved until the redevelopment of the former Plaza Victoria / Monty's site is completed. This will give the city a better understanding of the community impact as well as easing the burden on the type of traffic restrictions that have become huge frustrations for both businesses and residents.

On a personal noted I would also like to voice my concern around the concept of old town being reduced to a series of facades. Our old town is a vital part of our history and our tourism appeal. But my concern is primarily community impact.

Having personally owned and operated 7 service based businesses in the downtown core over the last 2 decades I have been in a unique position to see the impact and hear the opinions of the consumers these projects affect. I have felt the strain it places on businesses. Having 2 major / long term reconstruction projects within such close proximity to each other is likely to create severe traffic congestion and become an increased deterrent for consumers to visit the area.

During this period in downtowns growth... there are over 65 many small businesses with a 2 block radius that would be negatively impacted by this development not to mention the 8 locally owned businesses that will be forced to relocate or close down.

I believe delaying this project would be in the best interest of the community and would help to mitigate the impact to all concerned.

Respectfully yours,
Matty Conrad

Sent from my iPhone



January 17, 2020

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

Dear Mayor and Council,

We are writing in response to the Heritage Alteration Permit application of 1306-1330 Broad Street and 615-625 Johnson Street, notably the Duck's Building. Specifically, we are referring to Chard's revised proposal that will be brought forward on January 30, 2020.

First, we must applaud the City of Victoria for a long history of heritage conservation. We regularly refer to Victoria as an exemplary example of heritage retention and recognition, not just within British Columbia, but throughout the country. Successive mayors and councils have demonstrated what is possible with vision and courage.

We have followed with interest the development proceedings for the Duck's Building and the adjacent buildings. We have some insight into the process and that will be the focus of our commentary, as the best conservation happens with a thorough, well-considered and well-informed process.

In this situation, we believe the process has been thorough and robust. The developer, Chard, is acknowledged to have complied with the Old Town Design Guidelines and it has responded to Heritage Alteration Permit requests. What is most important is the approval of city staff and members of the Heritage Advisory Panel and the Advisory Design Panel, the individuals and entities that are in place to oversee the care and protection of Victoria's building stock. We note Chard's proposal received nearly unanimous support at all levels of the process.

We also note that the developer has chosen an excellent team, including Donald Luxton & Associates, as the heritage consultant, and RJC, as engineering consultant. We are well acquainted with these companies and each has a strong reputation in the heritage/construction sector.

Mr. Luxton is well-known as a tenacious advocate for the best available options, yet he is mindful to balance conservation ideals with the complexities of building codes, economics, environmental concerns, and community benefits. Mr. Luxton is keenly aware that heritage conservation does not fix a building in a past time, like a museum artifact, but brings the building forward for contemporary appreciation, use, and enjoyment.

Heritage BC



We want to applaud the attention given to the salvage and reuse of materials. Rejuvenation, reuse, and repurposing make an exceptional case for heritage retention and conservation, as well as for environmental resiliency. The same cannot be said for new construction. A proposed recycle rate of up to 97% cannot be faulted and this could set a goal for future projects.

We recognize that the City may find itself in a polarized situation. Heritage conservation is not black and white and, ultimately, there is no “right” or perfect response. This is why an established process is so important – to have the input and oversight of professionals and community (through the Heritage Advisory Panel and the Advisory Design Panel) in order to make informed recommendations that are appropriate to the current context and community needs.

While a process should not be considered faultless, a well-conceived and well-implemented process should not be undermined. The Duck’s Building proposal has passed the critical assessments that are part of the established process and we feel Mayor and Council can take confidence in the resulting recommendations. To second guess the process risks weakening it for future projects.

The Duck’s Building and the adjacent buildings are victims of long neglect and the options are severely limited if the site is to safely function in and successfully contribute to modern day Victoria. Status quo and further deterioration are not options, but fortunately a viable option has been presented.

Sincerely,

Paul Gravett
Executive Director

pgravett@heritagebc.ca
604-816-4183

**1306-1330 Broad Street
615-625 Johnson Street
CoW November 21, 2019**

The proposed redevelopment of these properties includes the demolition, with the exception of a small section of a rubble wall, of the Duck's Carriage Factory/Canada Hotel located at 615-625 Johnson Street.

Designed in 1874 by Thomas Trowne, one of the City's pre-eminent architects. Later alterations were carried out by John Teague, a prolific architect whose projects included Victoria City Hall.

615-625 Johnson Street is listed on the City's Heritage Register as well as the Canadian Register of Historic Places and is located in the Old Town Heritage Conservation Area. If the proposal is supported this would be the first time that a heritage registered building has been demolished in old town since the Eaton Centre Development in the 1980s.

It was particularly concerning that during presentations made by the proponent at the DRA CALUC, the Heritage Advisory Panel and the Advisory Design Panel that it was not made clear that the proposal would require the demolition of a building that has been formally recognized for its heritage importance. The Committee of the Whole report also does not clearly articulate these points.

In discussion the proponent has suggested that, in its current state, it would not be possible to rehabilitate and restore the building. This is clearly not true as there are many examples of buildings in a similar state that have been successfully restored and provided a new life while housing a wide range of new uses.

The reasoning behind the proposed demolition of the property located at 615-625 Johnson Street seems to be predicated more upon convenience than necessity in order to move forward with a particular business objective.

The Old Town Heritage Conservation Area has demonstrated, for decades, that heritage buildings can be restored and rehabilitated and contribute to the vibrancy and authenticity of Old Town. If the demolition of a heritage building in Old Town is allowed how will the case be made in the future for the importance of the retention of these buildings?

It is particularly disappointing that the University of Victoria, the institution that was gifted with these properties from the estate of Michael Williams, would not prove to be a similar kind of steward and supporter of the Old Town Heritage Conservation Area as Michael Williams was with projects such as Swans Hotel.

Thank you for your consideration of my comments.

Best regards,
Pamela Madoff

November 28, 2019

Melissa Gignac
#201 – 1060 Craigdarroch Rd
Victoria BC V8S 2A4

Re: Proposed Redevelopment of Duck's Block

Via email: mayorandcouncil@victoria.ca

Dear Mayor Helps and Council,

I am writing to you today in support of Chard Development's proposed redevelopment of the Duck's block. I understand this application is for a hotel in the heart of Old Town and includes the refurbishment of the heritage Duck's building and the demolition of the smaller heritage Canada Hotel at the corner of Broad and Johnson. I also understand that representatives from the heritage preservation community are applying significant pressure on Council to decline this application based on the extent of heritage retention proposed and the demolition of a registered heritage building within Old Town.

My home is a 20-minute walk from the downtown core, and I work, shop, and socialize within a few blocks of the proposed development. My support of this development takes into consideration the following.

- The planned retention of the building envelope, window and architectural restoration, paint removal, and retail frontage restoration address the features with which the public will have most interaction.
- Exposure of the rear rubble wall and façade will provide access to a heritage feature that has been inaccessible to the public for at least 20 years.
- Retention of more than the façade of the Duck's building reduces life safety of the building. Should Victoria experience the major seismic event we are due, this would likely lead to the loss of the building in its entirety.
- The heritage character of Victoria is an aspect that guests of our city love. These guests also require safe accommodation. Developing a hotel in Old Town melds these two interests.
- In addition to heritage retention, Victoria's Official Community Plan (OCP) outlines objectives including promoting a vibrant and active downtown, supporting the tourist industry, supporting businesses, and creating jobs. The proposed development has the potential to positively impact these objectives.
- Buildings have a life expectancy. Like most downtown's heritage designated buildings, those included in the proposal have outlived theirs. The proposed adaptive reuse of the site breathes life into the block while upgrading safety.

The replication and recreation of heritage buildings, such as that proposed by former councilor Madoff, contributes to an urban environment that feels like a heritage theme park. This is not the vision I have for my city. I would prefer to see development that acknowledges Victoria's past while preparing for its future. I believe the proposed development accomplishes this.

Thank you for your consideration,

Melissa Gignac



November 17, 2019

Mayor Lisa Helps and Council
City of Victoria Municipal Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor & Council,

1312-1330 Broad Street, Victoria, BC
Rezoning and Heritage Alteration Permit Applications

I am writing to express support for Chard Development's proposed development on the 1300 block of Broad Street. For the past 30 years Chemistry Consulting and its predecessor firm Grant Thornton LLP, have been collecting, analyzing and distributing tourism statistics for Greater Victoria's tourism industry. Our statistics are utilized by media, property appraisers, Tourism Victoria and many other tourism related professionals.

Greater Victoria has seen a recovery in overnight visitors from 1.9 million overnight visitors in 2011 to 2.3 million overnight visitors in 2017. This recovery puts us close to our peak visitation years in the late 1990s. The visitor economy now contributes over \$2.3 billion dollars to the Greater Victoria economy based on 2016 Statistics Canada numbers.

It is my understanding that the proposed development will result in a purpose-built lifestyle hotel with 139 rooms and supporting retail. Further, I understand that this property would be operated by an experienced and well-respected operator chosen specifically for their commitment to a local focus in all aspects of their operation.

Over the past 10 years Greater Victoria saw 17 hotels close for a total of 1,050 hotel rooms amid a growing tourism market. (Reasons for closures include redevelopment to condos or social housing.) Since 2007, we have seen six hotels with a total of 632 rooms open outside the core area. At the same time, we have experienced some growth in short-term rentals currently totaling 1,268 listings and 675 licensed rooms.

Contact us today.

Victoria | Nanaimo | Vancouver
chemistryconsulting.ca



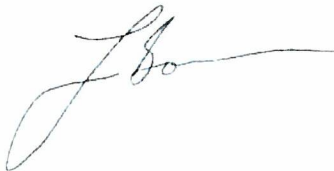
Hotel occupancy has exceeded 70% for the past five years. This high occupancy of 70% and above is the tourism industries and developers benchmark for the need of more room supply. If new rooms are not added to the inventory, hotel room rates will increase as the supply and demand balance is unsustainable.

The proposed development is much needed, and I believe it will bring significant economic benefit and employment gains to the City. I encourage mayor and council to support this redevelopment.

Should you wish to discuss this matter further, please do not hesitate to contact me directly.

Sincerely

Chemistry Consulting Group Inc.

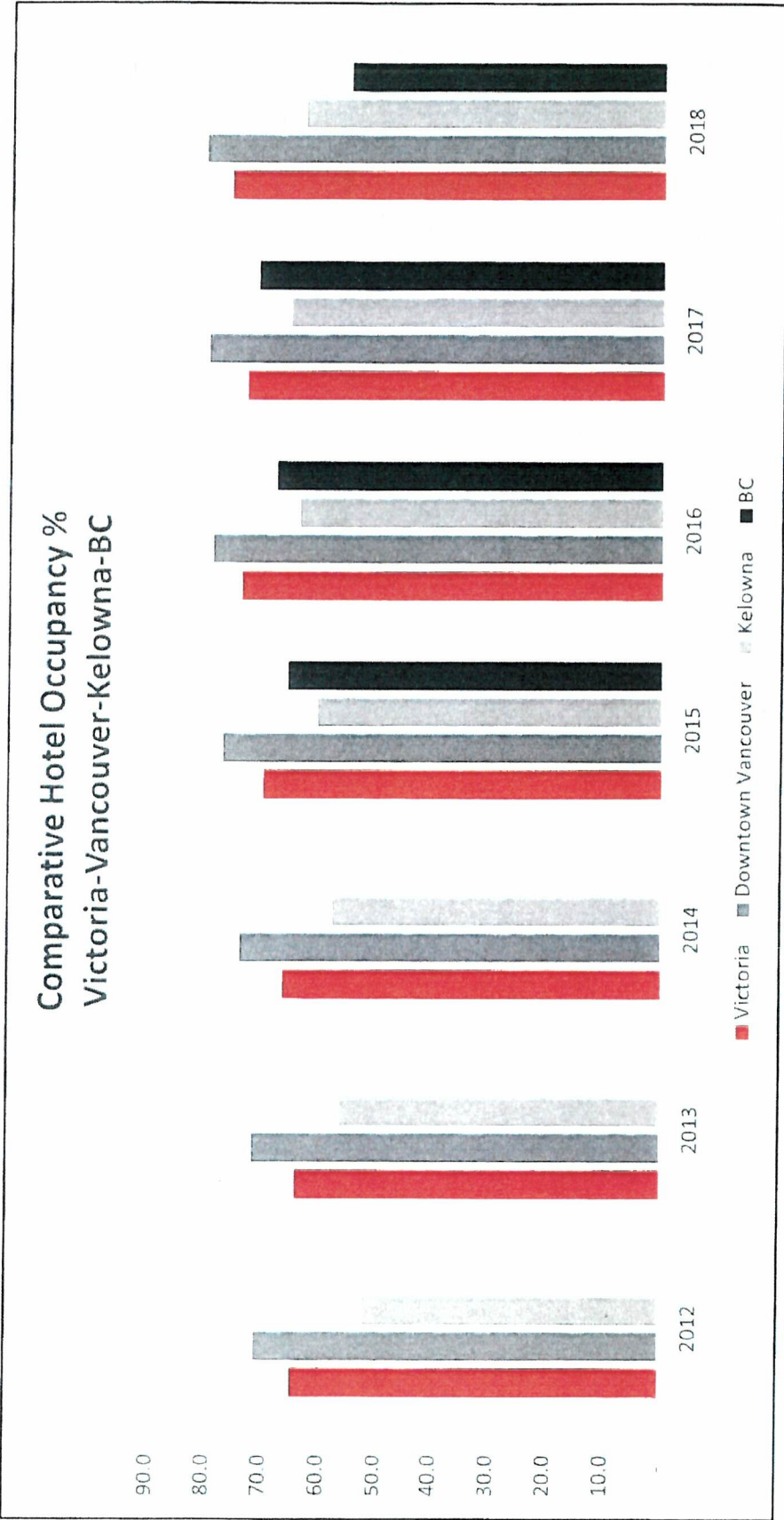
A handwritten signature in black ink, appearing to read "F. Bourree", with a long horizontal flourish extending to the right.

Frank Bourree, FCMC
Partner

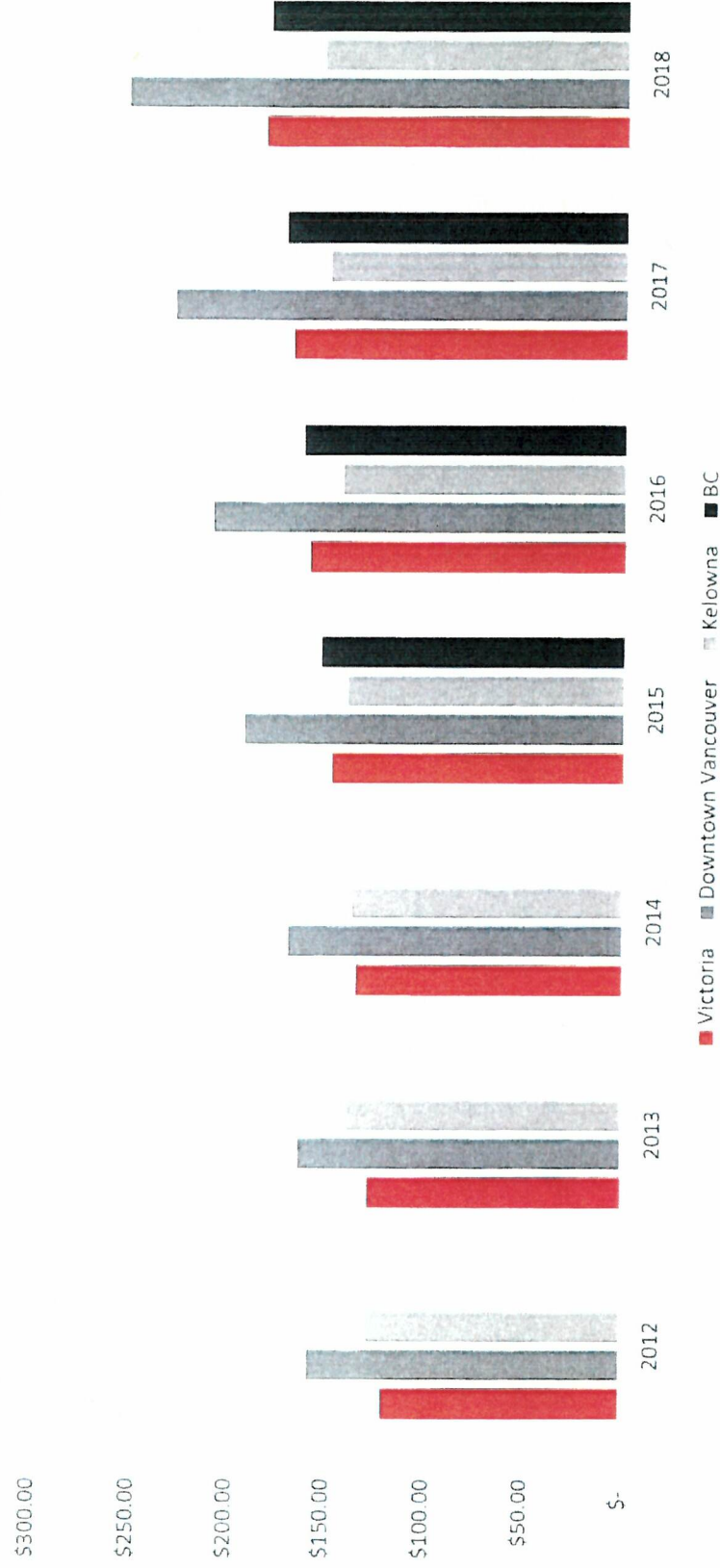
Hotel/Motel Inventory Changes since 2007			
Hotel/Motel	Address	When closed?	# of Rooms
Closed			
Crystal Court Motel	701 Belleville Street	2007	20
Dalton Hotel (previously Dominion Hotel)	759 Yates Street	2012	50
Econolodge	101 Island Highway	2016	122
Harbour Towers Hotel	345 Quebec Street	2017	189
Holiday Court Motel	470 Hillside	2015	22
Miraloma on the Cove	Sidney	2011	12
Queen Victoria Hotel & Suites	Douglas Street	2012	146
Super 8 (previously Ingraham)	2915 Douglas Street	2016	51
Tally-ho (previously Travellers Inn)	3020 Douglas Street	2017	51
Travellers Inn	3025 Douglas Street	2009	48
Travellers Inn	626 Gorge Road East	2009	27
Travellers Inn	120 Gorge Road East	2009	68
Travellers Inn	710 Queens Avenue	2009	36
Travellers Inn	723 Field Street	2009	28
Travellers Inn (bought by Robin Kimpton)	760 Queens Avenue	2016	85
Victoria Plaza Hotel	Gov't and Pandora	2015	65
English Inn	429 Lampson	2017	30
			1050

Opened Outside the Core Area			
Holiday Inn Express	318 Wale Road, Colwood	Nov. 2015	80
Prestige Oceanfront Resort (Best Western)	6929 W. Coast Road, Sooke	Feb. 2011	122
Four Points by Sheraton Victoria Gateway	829 McCallum Road, Langford	2007	117
Sidney Pier Hotel and Spa	9805 Seaport Place, Sidney	2007	55
Westin Bear Mountain Resort	1999 Country Club Way, Langford	Apr. 2008	158
Oak Bay Beach Hotel	1175 Beach Drive, Oak Bay	2012	100
			632

Short-Term Rentals in City of Victoria		# of Listings	# of Licensed
May-19		1268	675
Dec-18		1440	528



Comparative Average Room Rate \$
Victoria-Vancouver-Kelowna-BC





Vice President Finance & Operations
Michael Williams Building Room A212 PO Box 1700 STN CSC Victoria BC V8W 2Y2 Canada

November 19, 2019

Mayor Lisa Helps and Council
City of Victoria Municipal Hall
1 Centennial Square
Victoria BC, V8W 1P6

Dear Mayor & Council,

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

On behalf of the University of Victoria, I am writing to express support for the above noted Rezoning Application.

The project in the 1300-block of Broad Street will honour the legacy of Michael Williams, by rehabilitating and extending the life of the historic Duck's Building and the adjacent Duck's Carriage Factory rubble stone wall, enhancing the vibrancy of downtown's Old Town district.

The Broad Street properties were part of the Williams' estate bequest to UVic after he died in 2000. The beloved Victoria business man and developer was a heritage conservationist, art collector and philanthropist. His intention was that the properties provide the university with ongoing financial returns to support academic programming, research, student services and supports.

I encourage Mayor and Council to support this redevelopment as submitted. Should you wish to discuss this further, please do not hesitate to contact me directly.

Yours truly,

A handwritten signature in black ink, appearing to read "Gayle Gorrill".

Gayle Gorrill
Vice-President Finance and Operations, University of Victoria



Heather McIntyre

From: Christin Geall [REDACTED] >
Sent: November 23, 2019 6:04 PM
To: Victoria Mayor and Council
Subject: Ducks Building

Dear Mayor and Council:

Please preserve the heritage Duck's building intact for future generations as was the intent of Michael Williams when he donated it. I've been appalled by the Custom House debacle and believe you should save buildings when you can. It's your job to look after this city for the sake of those who will come after you. Please support restoration not demolition in part or whole.

Sincerely,
Christin Geall

Katie Lauriston

From: pat glover [REDACTED]
Sent: November 24, 2019 1:13 PM
To: Public Hearings
Subject: Broad st Development

To Whom it May Concern,

I am writing this in regard to the Broad street hotel development.

As a resident of Victoria I am hoping to have my voice heard against this development,

It would make no sense to evict all the current tenants and people who live in the building to build a hotel when the old Plaza hotel is less then a block away and could be granted a permit to rebuild a hotel where the old one stood impacting no one.

I'm not against development, I'm just against this one seeing how if the Plaza becomes a hotel our downtown will be nothing but expensive condos and hotel rooms leaving less and less options for people who are low income to live in the downtown core. I would hate this amazing city to become a mini version of Vancouver.

They can do better.

Thanks,

Pat Glover

Heather McIntyre

From: Delores Shepard [REDACTED]
Sent: November 24, 2019 12:57 PM
To: Victoria Mayor and Council
Subject: Duck Building Application

Hello,

I was saddened to read the article in the Times Colonist about the "vision" for the building known as the Duck Building on Broad St.

I voted for this mayor and council with the hopes they would champion low income housing, local businesses and an adherence to preserve the heritage of our beautiful city.

If that was the mandate of this council I am perplexed as to why they are allowing this application to proceed knowing full well it will be "renovicting" many low income earners who live in the building as well as many local businesses that have been there for decades.

Why allow a horribly designed "boutique" hotel on that block all while a perfectly good empty space awaits another hotel to be built where the Plaza hotel once stood.

If this council truly does support the platforms they ran on, please don't allow this application to go through.

Sincerely,

Delores Shepard

Heather McIntyre

From: Kathryn Ogg [REDACTED]
Sent: November 24, 2019 7:33 PM
To: Victoria Mayor and Council
Subject: The Canada Hotel

Dear Mayor Helps and City Councillors,

I am very concerned about the potential demolition of the Canada Hotel on Broad Street.

This block is integral to Victoria's Old Town and the Canada Hotel is an historical building. These turn-of-the-century buildings cannot be replaced. Their preservation is essential to the integrity of Old Town, which is one of the reasons people love to visit and live in our beautiful city.

This decision should not be made on the advice of one engineer. Developers need to be held to account and any proposals for buildings in Old Town need to be held to strict scrutiny.

Our city is changing very quickly and losing the very uniqueness that makes it so attractive and special. We don't want to become a city that looks like every other city. We need to hold developers to higher standards.

Sincerely,

Kathryn Ogg
Victoria

I'm writing to express my deep concern about what I've been hearing in the news about the potential demolition of the Canada Hotel on Broad Street, due to one engineer's report. Many buildings in Victoria have been restored when developers and the like said it was not possible. I'm really worried about Old Town and its future. All we are going to end up with is a bunch of facades. This will be the start of the deterioration of the Old Town heritage conservation area. This is of extreme value for not only locals, but our tourism industry and it is what sets our city apart from other cities in Canada. We have a beautiful old town area. Please respect our heritage and not allow for the demolition of the building, only restoration. We have been losing so many character buildings in the city in recent years with Victoria's rapid growth. Please do not bow to pressure from developers and keep Victorians and our future generations in mind, preserving our history.

Heather McIntyre

From: L H [REDACTED]
Sent: November 24, 2019 6:28 PM
To: Victoria Mayor and Council
Subject: Canada Hotel

November 24, 2019

Dear Mayor Helps and City Councillors,

I'm writing to express my deep concern about what I've been hearing in the news about the potential demolition of the Canada Hotel on Broad Street, due to one engineer's report. Many buildings in Victoria have been restored when developers and the like said it was not possible. I'm really worried about Old Town and its future. All we are going to end up with is a bunch of facades. This will be the start of the deterioration of the Old Town heritage conservation area. This is of extreme value for not only locals, but our tourism industry and it is what sets our city apart from other cities in Canada. We have a beautiful old town area. Please respect our heritage and not allow for the demolition of the building, only restoration. We have been losing so many character buildings in the city in recent years with Victoria's rapid growth. Please do not bow to pressure from developers and keep Victorians and our future generations in mind, preserving our history.

Lara Hurrell

Concerned Victoria Citizen

Heather McIntyre

From: Mark Anderson [REDACTED]
Sent: November 24, 2019 1:34 PM
To: Victoria Mayor and Council
Subject: Duck Building Proposal #HAV00018

Hello,

This letter is intended to act as my voice being heard against the proposed hotel development on the 1300 block of Broad St.

I have attended the previous two development hearings about this site and am still perplexed at what Uvic is trying to accomplish.

In 2017, they were passionate about micro loft housing, local ground floor business and a student housing building, they, along with Chard development went on about how this would be the best fit for not only that block but the city.

Now in 2019, they are no longer passionate about any of those things, now it seems a foreign owned faux heritage boutique hotel is the best fit for that block and the city.

I listen to councillors consistently talk about the hunt for affordable housing, something that if I'm not mistaken this building already houses. I also hear this council extol the virtues of shopping local, something again this building already houses.

If anyone was listening to what they were saying, this building is already the solution, and the proposed development would only add to the problem.

M. Anderson

Heather McIntyre

From: IslandGirl <[REDACTED]>
Sent: November 24, 2019 4:45 PM
To: Victoria Mayor and Council
Subject: Supporting Duck's Building Development

Mayor and council,

I am writing regarding the Duck's Building and Canada Hotel.

I am a long-time resident of Victoria having moved here in 1971 and am very much an admirer of the old world charm that this city offers however I believe that not every building that looks "heritage" from the outside can be saved. The upper levels appear vacant and would likely require extensive upgrading to be safe and habitable.

If I understand correctly, the development proposed by Chard meets the Official Community Plan and the newly adopted Old Town Design Guidelines. Also, the City's Heritage Advisory Panel unanimously supported the project. With this in mind, I suggest that council allow this proposal to move forward to Public Hearing.
Thank you for your time and consideration.

Patty Castello
[REDACTED]

Heather McIntyre

From: Dr. Claire Sira [REDACTED]
Sent: November 25, 2019 11:26 AM
To: Victoria Mayor and Council
Subject: Dev't proposal for 1300 block of Broad Street.

I am in support of this new hotel development. I support new builds that honour Victoria's history (whether through retention of a facade wall, or new build in keeping with the previous structure and surrounding structures). I believe these new buildings bring seismically safer buildings into the downtown core. Earthquake risk is especially important in Victoria's Old Town, and I am of the firm opinion that council should work with developers to upgrade and update Victoria's dangerous infrastructure whenever the opportunity arises.

Thank you for considering this proposal at your next meeting

Claire Sira

Heather McIntyre

From: Cliff Wettlaufer <[REDACTED]>
Sent: November 25, 2019 1:51 PM
To: Victoria Mayor and Council
Subject: yes to Public Hearing on Ducks Proposal

Dear Mayor and Council,

I appreciate downtown Victoria for its heritage preservation and character. Being a renovator of old homes throughout my life, I also appreciate the economic reality of costs associated with saving an old structure.

Building code and seismic upgrade codes have exponentially increased the costs of saving old structures that are on the dividing line of renewal or demolition. It sounds like Chard has performed their research well and arrived at an economically feasible formula that results in a combination of heritage preservation and renewal.

If costs associated with saving the Ducks building are not economically viable, only one thing will happen; The building will sit and decay until demolition is the only option.

- On the upside, if Chard's proposal for the 1300 block of Broad St. is approved, I believe they will do an exemplary job in saving this beautiful heritage exterior while adding well needed 139 additional hotel rooms plus revitalization of this tired city block with adjacent infill building that falls within OCP. This project brings significant economic and employment benefits to the City.

Chard Developments has excelled at constructing approx. 8 quality projects in Victoria, including the recently built "Yello on Yates Rental Building".

My hope is that Mayor and council is mindful of the trust that Chard Developments has earned in our fine city and moves forward to Public Hearing, their proposal for The Ducks.

Best regards,

Cliff Wettlaufer
Victoria BC

Best regards,

Cliff Wettlaufer
Pemberton Holmes Ltd.
[REDACTED]
[REDACTED]

TAIT

1-2707 ESTEVAN AVENUE
VICTORIA, B.C. V8R 2T5

REF: Rezoning and Heritage Alteration Permit Applications of 1306-1330 Broad and 615-625 Johnson Street...

Victoria Mayor and Council:

Local media informs that the University of Victoria, in conjunction with Chard Developments an active local developer which has over the past number of years completed a number of large, successful downtown projects, all of which have been a benefit to the City in my judgment.

The re-development of the Duck Building and the Canada Hotel Building will without doubt add significantly to the concept begun and promoted many years ago by the City of Victoria to provide impetus to such re-development of Broad Street. Much taxpayer funds were spent, unfortunately, until now, to little effect.

Cutting through the noise of those who press for slavish adherence to the preservation of heritage buildings to the exclusion of the reality of modern requirements; the City Council has, with this application, the opportunity to energize the 1300 block of Broad Street and a the 600 block of Johnson Street, both of which, much need the boost a 139 room Old Town hotel renewed retail would without doubt provide.

It seems additionally, an opportunity to see the seismic upgrading of two buildings which would likely, absent such a re-development as is being proposed, were the 'big-one' to actually occur, end up as piles of stone and brick in the street.

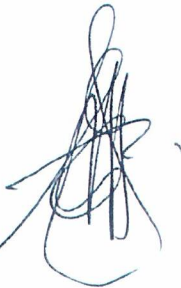

There is no doubt the proposal would positively impact Old Town; would provide economic benefit and additional employment in the City. Additionally, this redevelopment would directly support the University of Victoria, not an insignificant matter in and of itself and as well, provide significantly the City's tax income another matter not to be ignored.

I understand the proposal meets the requirements of the City's Official Community Plan and the Old Town Heritage Guidelines; has the unanimous approval of the City's Heritage Advisory Panel.

Based on the above noted, in my opinion, this proposal deserves a Public Hearing; where the entirety of the public would have an opportunity to voice their opinions, rather than those with a particular agenda.

Best,

Ed Tait

Lucas De Amaral

From: Grant Wittkamp [REDACTED]
Sent: November 25, 2019 9:44 AM
To: Victoria Mayor and Council
Subject: Duck's Building & Canada Hotel Rezoning

Dear Mayor Helps and Council,

I support adding new hotel room inventory for Victoria, such as Chard's proposed hotel /retail development along the 1300 block of Broad St.

Since 2012, the Queen Victoria, Travellers Inn, Admiral Inn, Dominion Hotel and Harbour Towers have all been converted into residential housing, to name only some.

This represents a loss of nearly 1,000 hotel rooms!

On the other hand tourism has seen unprecedented growth over the years. In fact, Greater **Victoria** attracts almost four million people per year and those numbers are increasing year over year. From 2011 to 2016, the **tourism's** economic output for the region has increased 20 per cent, generating \$2.3 billion in 2016. Although 2019 saw a 6% drop in hotel vacancy, over 2018, however it's still at a very healthy 83.79%. (source Tourism Victoria).

No wonder there is such a huge amount of pressure on the transient rental accommodation inventory in Victoria, which is attempting to fill this obvious void in the marketplace.

Chard is a known developer in Victoria, having worked here in a range of capacities for 25 years, creating some of Victoria's better known buildings with 8 projects either completed or in the works. Some of these include the 14-storey Juliet on Johnson Street, the 11-storey Sovereign condominium project on Broughton Street, and the 16-storey Yello on Yates, a purpose-built rental building. Currently under construction are the 20-storey Yates on Yates and the 20-storey Vivid at the Yates. Chard's 8th project in Victoria!

Naturally the entire heritage facade of these buildings cannot realistically be retained for earthquake and fire safety reasons. However Chard's proposal includes retaining historically significant elements of both of these buildings; and the City's Heritage Advisory Panel unanimously supported the project.

I encourage Council and yourself to please move this project forward.

Sincerely,
Grant Wittkamp
Victoria, BC

Heather McIntyre

From: Jody Paterson [REDACTED] >
Sent: November 25, 2019 7:38 AM
To: Victoria Mayor and Council
Subject: The fate of the Ducks Building

Hi, Mayor and councillors. I posted on my Facebook about the developer pitch to demolish the Ducks Building, and got the most comments and reactions that I've seen in quite some time (136 reactions, 92 comments, 37 shares so far).

One of the people who posted suggested we all quit talking about it on Facebook and instead send mayor and council an email about it. So here I am, sending you that email, even though I'm not actually a Victoria citizen and have no idea of how many comments/shares/etc came from Victoria citizens. I guess we all feel a vested interest in Victoria's beautiful heritage downtown.

You can view the post in [my Facebook feed here](#) - it's the second post down and is set as public. As you'll see, I shared the Times Colonist story about Chard, along with this comment of mine:

The late, great Michael Williams would definitely be rolling over in his grave to hear that developers want to tear down his beloved Duck's Building, one of many downtown properties of his that went to UVic when he died almost 20 years ago. May the heritage fanatics win out on this one. Two takeaways here: 1) Don't will the things you most love to somebody who doesn't share your passion; 2) When developers start talking about preserving outer walls as equivalent to preserving heritage, walk on by the never-ending Custom House mess where Government meets Wharf and reflect on how ridiculous that promise really is. Stand strong, City of Victoria.

Jody Paterson

Lucas De Amaral

From: Linda Crotty [REDACTED]
Sent: November 25, 2019 7:42 AM
To: Victoria Mayor and Council
Subject: Destruction of heritage buildings.

Our heritage buildings are treasures that must be preserved. They are what give Victoria its unique character.

I understand that UVIC is planning to sell the Duck Building, which is a designated heritage building, to be demolished for a new hotel. **DO NOT ALLOW THIS TO HAPPEN.** We will not stand for this.
Heritage building and trees **MUST BE PRESERVED!**

UVIC was bequeathed all of those lovely buildings by Michael Williams with the stipulation that they were to be preserved. I cannot believe that after receiving that spectacular gift they are planning on ignoring all of his specifically written instructions.

The mayor and council have the power to stop this travesty. **PLEASE DO THE RIGHT THING AND SAVE THESE BUILDINGS IN PERPETUITY.**

Sincerely, Linda Crotty

Lucas De Amaral

From: Development Services email inquiries
Sent: November 25, 2019 9:27 AM
To: Victoria Mayor and Council
Subject: FW: Development Services - City of Victoria Feedback Form

From: webforms@victoria.ca <webforms@victoria.ca>
Sent: November 24, 2019 4:07 PM
To: Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: Development Services - City of Victoria Feedback Form

You have received an email from Pirjo Raits via the City of Victoria website feedback form

Name: Pirjo Raits
Email: [REDACTED]
Topic: Development Services
Phone: [REDACTED]

Address: 7281 McMillan Rd Sooke BC

Message: PLEASE Victoria council, do NOT allow the demolition of the Ducks building and any other heritage buildings! You are allowing the character of Victoria to be destroyed. It should not be about development, but preservation. Once these buildings are gone, Victoria will be like every other city. Do the right thing!

Date: Sunday, November 24, 2019 4:06:59 PM

November 25, 2019

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

Dear Mayor & Council,

Re: Commercial Tenant Assistance Plan for 1306-1330 Broad St. and 615-625 Johnson St.

As the landlord of 1306-1330 Broad Street and 615-625 Johnson Street and as part of the Rezoning Application for the subject property, UVic Properties is pleased to submit a Commercial Tenant Assistance Plan. The proposed service surpasses stipulations of the City of Victoria policies and exceeds obligations under the tenants' current lease agreements. This will also be in addition to the already submitted Residential Tenant Assistance Plan.

Upon project approval and successful re-zoning, UVic Properties is committed to:

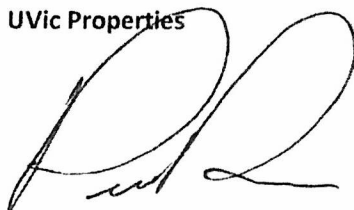
- Assign a ***commercial real estate representative*** for the commercial tenants. The representative will work with the tenants through the transition by meeting with each one to understand their requirements and provide tailored advice based on available product in the market and possible suitable relocation opportunities.
- Provide ***a minimum of 12 months' formal notice to end tenancy to all tenants.***

UVic Properties is dedicated to open and ongoing communication with tenants, in efforts to minimize undue stress and reduce impact to their commercial business. We anticipate this unique and customized approach for commercial tenants will help ease the transition and prioritize tenant needs to support their relocation.

Thank you for your time and consideration. Should you have any questions on this matter, please do not hesitate to contact me directly.

Sincerely,

UVic Properties



Peter Kuran
President & CEO

Heather McIntyre

From: Sean Midwood [REDACTED]
Sent: November 25, 2019 12:41 PM
To: Victoria Mayor and Council
Subject: 1306-1330 Broad Street and 615-625 Johnson Street Rezoning and Heritage Alteration Permit Applications

To the Mayor and Council,

I have followed closely the proposal and various discussions surrounding it and wish to provide some input.

For background, my family and I all live in the downtown core and have invested heavily in our community both financially and through our various occupations and volunteer activities.

We have seen, over the past 5 years since moving here, the downtown core begin to thrive. A large part of this resurgence has been on the back of developments such as the one proposed.

The well deserved reputation of Chard Development is unmatched in the city and the cooperation with the University of Victoria, to see Michael Williams vision realised, is a rare opportunity for the city.

The developments key objectives will optimise the rehabilitation of the Duck building, bring it up to modern day codes and provide a very substantial economic boost to the city via the desperately needed hotel rooms. More hotel rooms means less stress on the rental stock currently being used by visitors via Air BnB.

It is imperative that the council allow this development proposal to go to a public hearing and I would strongly urge the Mayor and Council to respond favourably to this proposal.

Respectfully,

Sean Midwood and family
Victoria

Lucas De Amaral

From: Howard Pryde [REDACTED]
Sent: November 26, 2019 9:00 AM
To: Victoria Mayor and Council
Subject: Ducks Building

Dear Council

Below is the text of a recent Letter to the Editor I submitted to the Times Colonist. I am sending this along to you to ensure that my thoughts are considered in your up coming vote this week.

Re: "139-room hotel might replace two Victoria heritage buildings," Nov. 22 and subsequent letters

I live in the Historic Core of Victoria and I admire the cityscape in this neighbourhood daily. I thank the letter writers for their positive comments about our City but do not agree that we are beginning a downhill slide or that, as Madoff suggests, we are beginning to look like a theme park.

Over 25 years ago when redevelopment of the Sussex Hotel at Broughton and Douglas began, we understood that a façade can be historically significant. In 1995 the façade was recognized and appears in the Canadian Register of Historic Places as a reminder of the building that once existed behind it and the city growing around it. The Customs House development is also saving a historically significant façade. Nothing in the renderings indicates the building currently rising behind the façade will be akin to a structure from Disney's Magic Kingdom.

Our city's original builders never contemplated the building codes we are bound by today. We might completely tear out and replace the interior and roof to meet current standards but then we have a façade with a new building inside; not the original building. Let's keep as many historic buildings in their original form, both inside and out, as possible. Where the building cannot reasonably be salvaged or has lost its original form, let's rebuild in an appropriate style that suits the Historic Core, with the original façade when possible. UVic and Chard are on the right track. Council should allow a public hearing.

Thank you in advance for your consideration and I urge you to allow a public hearing regarding the Ducks Building.

Sincerely

Howard Pryde
[REDACTED]

Lucas De Amaral

From: Ben Moore [REDACTED]
Sent: November 27, 2019 1:56 PM
To: Victoria Mayor and Council
Subject: Ducks Building Redevelopment Support

Hi there,

As a long-time resident of Victoria and CEO of a tech company operating from the 1200 block of Broad Street, I wanted to reach out to express my support for the redevelopment currently proposed along the 1300 block of Broad Street.

Chard Development – a well known and I think *proven* developer in Victoria at this point – has proposed what I understand to be a balanced approach to retaining the historically significant elements of the existing buildings and to celebrating the visible character of Old Town, all the while increasing life-safety standards and adding economic vitality to the area.

This strikes me as a valuable opportunity to see new life breathed into the neighbourhood by a developer who's consistently delivered on their commitments to Victoria's downtown community. It has my vote.

Best,

Ben Moore
CEO, Pixel Union

Lucas De Amaral

From: Don Hutton [REDACTED]
Sent: November 27, 2019 9:01 AM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Duck's Block proposal

Dear Mayor and Council,

The meaning of the word "facade" as per the Cambridge English Dictionary:

- 1) The front of a building
- 2) A false appearance that makes someone or something seem more pleasant or better than they really are.

This proposal is not for the restoration of a heritage building in Victoria's Old Town, but rather for its destruction. This proposal will leave us with no more than a facade of the Duck's Block.

If passed, this proposal will mark the beginning of the demolition of the architectural heritage of Old Town - my architectural heritage, your architectural heritage. These buildings are works of art. Old Town will become nothing more than a mere facade.

Would you travel to New Orleans, Old Havana, Lunenburg, or Venice knowing these historical civic treasures were facades, false fronts or fakes - our shared histories relegated to dumping grounds?

Victoria's Old Town is another of these priceless jewels to be shared by us with the rest of the world.

I believe Council has been entrusted with the responsibility of protecting Our Heritage. When it is gone, it is gone forever.

Please say no to this proposal.

Sincerely,

Don Hutton
Victoria resident.



Downtown Victoria Business Association
20 Centennial Square
Victoria, BC
V8W 1P7

November 27, 2019

Re. Chard Developments Project: Duck Building on Broad Street

Regarding construction and developments downtown, the Downtown Victoria Business Association looks to see a balance between heritage and increased density downtown. On behalf of UVic, Chard development has proposed several different designs and uses for this building, including student housing and, at present, a hotel with supporting retail.

As Victoria is such a tourist-driven city, the addition of 139 hotel rooms in the heart of the downtown will be a welcome one. Hotel occupancy rates have been very high year-round for the past few years, and more rooms will help to alleviate that. Additionally, the proposed hotel location will help the ground floor restaurants & retail in the neighborhood. It is estimated that between the direct jobs offered at the hotel and the additional benefit to the nearby stores, roughly 125 jobs will be created and an estimated \$11M GDP added to our local economy.

Great care has been taken with the hotel proposal to ensure that Old Town Heritage Guidelines have been fully met. It will retain key historic components of previous developments while adding value to the property and the neighborhood around it. This property has been a hotel before, and Chard's proposal embraces that history to further enhance the heritage significance of the building.

We support the proposed development and hope that City Council will vote to send it forward to a Public Hearing where residents and business owners alike can have a say.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Bray".

Jeff Bray
DVBA Executive Director

Lucas De Amaral

From: GAYLE ROBINSON [REDACTED]
Sent: November 27, 2019 9:52 PM
To: Victoria Mayor and Council
Cc: robinsonsoutdoors
Subject: Re: Council Meeting Thurs, Nov 28th - 6:30pm - Proposed Redevelopment on Broad Street - Chard Developments

Mayor & Council, City of Victoria,

Robinson's Outdoor Store has been a local, family-run business on the 1300-block of Broad Street for nine decades. Started by my grandfather, George Robinson, in 1929, Robinson's has remained a fixture in downtown Victoria through the Great Depression, World War II and many other economic ups and downs. Our retail store has been a part of Old Town since before it was Old Town and our long success is attributable to our forward-looking approach to business. As such, it has been with great personal interest that I have followed Chard Development's proposal to redevelop the property directly across the street.

The proposed development occupies property once owned by prominent Victoria businessman, developer, Michael Williams who bequeathed the property to the University of Victoria upon his sudden passing in 2000. As noted in the Times Colonist on November 22, 2019, in addition to a surface parking lot, the property in question is occupied by the 127-year-old Duck's Building and the adjacent Duck's Carriage Factory building, also known as the Canada Hotel. What this article inaccurately stated, however, was the fact that city councillors have agreed to let residents have a say in these development plans. This is not the case... at least not yet.

Building upon the Broad Street revitalization that began some 20 years ago – a revitalization that was passionately supported by Williams – the proposed development would bring 139 much-needed hotel rooms and renewed vibrancy to this central block within Downtown Victoria. This hotel and the associated retail will bring visitors and residents alike to Old Town, providing significant economic benefit and employment gains. Further, the redevelopment would see as its central design feature the rehabilitated east and west walls of the Duck's Building as well as the historically significant Duck's Carriage Factory rubble stone wall, ensuring that these benefits come in a manner that respects the existing character of Old Town and celebrates the past while still embracing the need to continually look forward.

While the proposed development will certainly present some challenges to my business during the two-year construction period, I believe that it will be worthwhile. I sincerely hope that Council will recognize the recommendations of numerous experts and send this proposal through to Public Hearing.

Sincerely,

Gayle Robinson, Owner
Robinson's Outdoor Store
ThinkLocalFirst, Founder
1307 Broad Street
Victoria, BC V8W 2A8

November 23, 2019

City of Victoria

re: **Duck Building redevelopment**

Having seen the article in yesterday's Times Colonist about the redevelopment of the Duck's Building, I walked downtown to take a look. What had struck me about the artists' rendering of the proposed development was how featureless it is on the street level. Although apparently the stone columns on the Duck's Building facade will be retained, that will be all that remains on street level of the old building. Instead of perhaps adopting some of the heritage features from the old building to the new addition, the most bland aspects of the addition have been used to front the old building. Only on the second and third floor will the old building features still exist. Most of the front of the old building has been infilled with bad renovations in the past, but at the Tattoo Shop on the end closest to the Legacy Gallery building one can see what the original facade more likely looked like....street friendly with window detailing and an entrance that invites people in off the street.

Also, I'm sure it's cheaper to tear down the old building and build new behind the facade, but my guess is that this old building, like most from the era, was built with big fir timbers that are by now like iron and could be reinforced to meet current earthquake requirements. This might be more expensive initially but this is a hotel development, not low-cost housing. And really thoughtful reuse of the Duck's building might create a more interesting space for the hotel in the long run.

I understand from an architect friend that current thinking in architectural circles is to put bland additions onto heritage buildings, not to build new buildings that look old, and I understand that. However, this addition is so generic it could be anything anywhere. There are so many new developments downtown that are just concrete and glass....often opaque glass...on the street level. They could be offices or residences or who knows? This will be a new hotel right downtown and it should invite the public in and could make really creative use of the Duck's Building in its redevelopment. I think you should insist on a rethink from the developers that better uses the whole of the Duck's Building. The Carriage Factory building doesn't look like saving from the outside but that's not my main concern.

Thank you for listening to my concerns.

Karen Muntean
#1 242 Robert Street
Victoria, BC V9A 3Z2
[REDACTED]

Lucas De Amaral

From: Linda Carlson [REDACTED]
Sent: November 20, 2019 7:43 AM
To: Lisa Helps (Mayor)
Subject: Nov 21 COTW - The Duck Building

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Helps,

Today I learned that the Chard proposal for redevelopment of Johnston/Broad Street property that includes the Duck Building, also known as the Canada Hotel, includes demolition of the building. The Duck Building is listed on both the City's heritage registry and the list of Canada's Places. The Duck Building is located in a heritage conservation zone, where the Old Town Design Guidelines, which have received national recognition, apply.

The purpose of the Guidelines is to

“...protect and revitalize the existing historic buildings and streetscapes while accommodating new development that respects and enhances the existing historic context with high quality new buildings, building additions, facade improvements and other physical changes.”

The Guidelines direct developers to maintain the authenticity of Old Town heritage buildings and to respect the heritage values therein. Demolition does not respect nor enhance. Demolition does not maintain or respect.

When I read the minutes from the August 2019 Heritage Advisory Panel, I saw no mention whatsoever of demolition. Media has reported that the developer planned an extensive restoration of the Duck Building. With all the resources available to preserve this 1892 building, demolition cannot be an option nor can Façadism.

Developers are well aware of the limits imposed on Old Town so that we might continue to enjoy and benefit from the significant heritage that exists. I am hopeful that you, and Council, will reject an application that involves violation of Old Town Guidelines and the destruction of this significant property.

Regards,
Linda Carlson
43 Lewis Street
Victoria

Lucas De Amaral

From: Nancy Paine [REDACTED]
Sent: November 26, 2019 2:12 PM
To: Victoria Mayor and Council
Subject: Ducks Building

November 26, 2019

Victoria City Council
RE: Ducks Building/Canada Hotel Redevelopment

To Whom it May Concern,

I was provoked to write to council after recently reading an article found on www.cbc.ca "*Controversial redevelopment plan would see Victoria's Old Town Heritage Building Demolished*" that addresses the re-development initiative by Chard Development to restore and upgrade the Ducks Building/Canada Hotel block on Broad Street. Although *not much* of the historically significant architectural features of the original building and facade remain, the developer has committed to preserving these facets in the new development. Former City of Victoria Councillor Pamela Madoff argues that this "isn't enough". What is the way forward with a building such as this one, to stonewall a competent developer willing to undertake the ambitious restoration, only to leave it as it is, run down and seismically unsound?

We can't enhance our vibrant urban centres without compromise from the decision makers at City Hall, those of you sitting on Council today and those weighing into the dialogue from retirement. Chard Development has completed many beautiful buildings in our city that have opened up the downtown core to fabulous homes and engaging commercial spaces. Now Chard seeks to restore this building and retain its historical remnants, while also bringing it up to code seismically. To me, this is a win-win: not only will this project bring new life to the building and its environs, it will also restore the original purpose of the building itself: a hotel right in the heart of Victoria's Old Town.

My company, SpaceHost, encourages this vision for the building, despite the fact that adding more hotel rooms to Victoria's downtown represents direct competition for my business. The number of hotel rooms in the downtown core has reduced significantly in the last decade with the re-purposing of Harbour Towers and Traveller's Inn. The tourist industry, and short term rental industry have faced backlash from naysayers who say that tourists are ruining our city. I'd argue the opposite. If it weren't for projects like this redevelopment and the allowance for short term rental properties (albeit reduced due to the recent bylaw changes approved by the City of Victoria in 2018), the vibrancy of the downtown core would be impacted. Those living in Victoria and the GVA alone cannot sustain the diverse commercial spaces that make Victoria so special: we need tourists patronizing Victoria businesses.

Thank you for your time and please consider: if you say no to a trusted, proven developer who is committed to restoring and enhancing our historic downtown, what is the alternative? Who else is coming to the table to improve our city, with the resources and ability to carry such an ambitious project from the cumbersome and long phase of public consultation to successful fruition?

Sincerely,

Nancy



NANCY PAINE CEO Co-founder



spacehost.ca

Richard Holmes

10690 Blue Heron Road, North Saanich, B.C. V8L5S6

27th November 2019

Her Worship **Mayor Lisa Helps & Councillors**

mayorandcouncil@victoria.ca

City of Victoria, 1 Centennial Square,

Victoria, B.C., V8W 1P6

Re: Chard Developments Ltd. & University of Victoria Proposal for the redevelopment of 1306-1330 Broad St. and 615-625 Johnson St.

Dear **Mayor Helps and Councillors**,

Please accept this late arrival note and allow it to be part of your deliberations at Council on 28th November and other discussions.

I write to lend my support to the current proposal.

It is clear that this matter has become divisive in our City and splits along the lines of purism versus pragmatism. In my view there is no universal right or wrong on these contentious matters but rather each attempt at heritage restoration needs to be viewed on their own merits.

As an experienced practitioner of heritage restoration in our City over the past 35 years with a number of important projects successfully completed including works by F. Ratenbury, S. Maclure, T. Hooper and C. Watkins, and others I know the extent required to carefully preserve the important building elements that provide us with their heritage signature.

There is no doubt that the important element of the Duck's building is its masterpiece of a musical façade. Its interior however lends little to the magic of heritage.

The corner building on Johnson & Broad St., the original Carriage factory, regrettably has been so badly changed over the decades to leave little of heritage value, except its rubble side wall as a curiosity, and, in my view, is past restoration.

The challenge is to bring the three sites alive with great homage paid to the Duck's building and the two wing buildings providing sympathetic support.

Ultimately function must rule over purism or pragmatism, otherwise the buildings will remain at risk of decay or self-demolition.


It is trite to simply attribute "facadism" to the current proposal. The current proposal has delved far into how best to achieve a functional and viable entity whilst emphasising the preservation of the Ducks signature on Broad St.

There are many great examples in our City of careful preservation of facades and character-defining-elements with contemporary, up-to-code, well laid out interiors. One exceptionally successful example of this is our own City Hall. If City Hall had been obliged to maintain its original interior, the building would have never been able to continue its use as our centre of Municipal government and likely would have disappeared by now.

On a personal note I am pleased to be able to say that I knew Michael Williams and had discussed Broad Street with him several times and am confident that this proposal would have met with his vision and approval.

I hope you will be able to see your way clear to provide a green light to this proposal and finally allow Broad St. and surrounds to be rejuvenated.

With respect,



Richard Holmes

Lucas De Amaral

From: Rob Reid [REDACTED]
Sent: November 26, 2019 11:09 AM
To: Victoria Mayor and Council
Subject: Broad Street Duck bldg development

Dear Mayor, and Council,

The proposed development on Broad offers some progressive positive changes that would be welcomed by those in the vicinity.

It is unique at this time to see a development for a boutique hotel in the day of Air B&B and similar platforms devastating the accommodation/job market in our city. It is a bold move by an established developer who should be applauded.

If council listens to the recommendations of staff, this will not only broaden the tax base but allow for continued diversity of businesses needed in our downtown core.

Heritage is important to the culture of our city, and for any of that structure to be salvaged by the developer would be highly regarded as doing the right thing.

Spending a lot of time between my business at View and Government and watching the goings on along Broad, I believe an injection of energy that includes a link to tourism will add the kind of activity improving street corners and pedestrian flow in the area.

I would recommend that this development be given the green light for so many right reason.

Thank you for your consideration,

Rob Reid
business owner
property owner
downtown supporter
[REDACTED]

From: Stuart Stark & Associates [REDACTED]
Sent: November 25, 2019 3:27 PM
To: Lisa Helps (Mayor)
Subject: Duck Block and Canada Hotel – Heritage Buildings in Old Town HCA

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Helps

Re: 139-room hotel might replace two heritage buildings

What part of a 'Heritage Conservation Area' (all of Old Town) does Chard Development Ltd. and UVic Properties not understand?

The whole point of a Heritage Conservation Area is to protect the remaining heritage buildings, under strict guidelines, which mean that any necessary new construction should be 'visually and physically subordinate' to the existing building stock.

Chard Development's proposal for a hotel (first it was for student housing) on Broad Street overwhelms the Duck Block – built in 1892, and one of the last, and largest, heritage buildings left in Old Town, still with original interior features including a staircase. The proposal will also demolish the Canada Hotel on the corner of Johnson Street and Broad Street. Chard's proposal to gut the Duck Block – and only keep a single stone, rear wall of the Canada Hotel, in an alleyway, to be illuminated by distinctly non-heritage uplighting – contributes nothing to the retention of the heritage character of Old Town.

The facade of the Duck Block – currently the tallest building on that block of Broad Street – will be overwhelmed by two matching bookends of new construction, each taller than the current Duck Block, and adding construction onto the roof of the Duck Block itself.

Current City Guidelines for Old Town specify that one of the aims of any new construction is to retain the current varied heights in the neighbourhood as a visual memory of the way that Old Town developed with buildings of all sizes. Chard's proposal denigrates the Duck Block by reducing its visual importance while pushing the height limits of Old Town. And the iconic shopfronts of the existing Duck Block will be replaced by new vertical glazing. So the city will be left with only two upper stories of preserved brick. Is this Heritage Conservation?

The Canada Hotel on the corner is even earlier – dating from the 1870's, and designed by Pioneer architect Thomas Trounce. One of the oldest buildings in Old Town, it is one of only about seven of his buildings left in the entire city. Yes, it has been renovated, but the City Archives has photographs of what the Johnson Street shopfronts looked like, with charming bay windows above. It is to be entirely demolished except for that one stone wall at the back. Restoration should be contemplated.

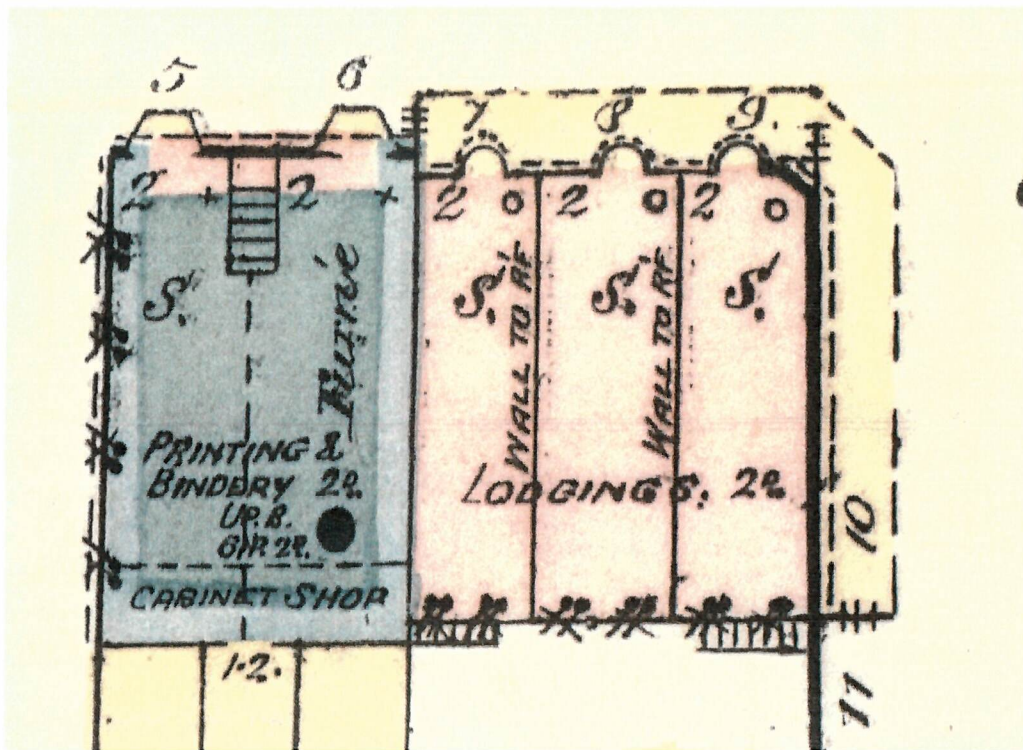
City Council has to think long and hard about the future of its successful, thirty-five-year-old heritage program if they decide to go down this route. The Old Town Heritage Conservation Area was established to preserve our heritage, not to enable new construction to overwhelm it.

Sincerely,

Stuart Stark
Heritage Consultant
Past Chair, Heritage Advisory Panel

Images Below:

1. 1885 Fire Insurance Map of 'Canada Hotel' (one of several uses in its history) at SW corner Johnson and Broad Streets:
2. View of original shopfront facing Johnson Street with bay window over, c1903. (City Archives)





Title and statement of responsibility area

Title proper Raphael D. Davis outside his store at 621 [81] Johnson Street
Record type • Photographs

Lucas De Amaral

From: Bruce Robertson [REDACTED]
Sent: November 27, 2019 7:21 PM
To: Victoria Mayor and Council
Subject: Ducks block hotel application

I am writing to offer my full support of this application. It seems like the heritage lobby is really trying to exercise their vision for the City hard on this one. What gives? Isn't this application totally consistent with the recently adopted Old Town Design guidelines? I for one am quite excited about this application. It seems like the first proposal in a long while that starts to define a new and exciting architecture for Old Town, while still very much respecting heritage. This is the sort of stuff that we see in London or Europe where they have a far more mature view of their Cities. Instead of some purist preservationist view, more akin to those wealthy enclaves of up-state New York, this application actually seems to deliver a living and breathing contribution to Old Town, not to mention all the heritage restoration aspects that are actually part of the application. Opening up the alley at the rear of the building would be a welcome change from the current state. I can see this alley turning into a sort of dragon alley or something like what they have in Melbourne where the alleys offer all sorts of hidden amenities or restaurants and another way to experience the heritage of the City. A hotel at this location will add much needed foot fall to all the adjacent businesses too. I have seen far too many small mom and pop shops open and close on this section of Broad Street. It would be nice to finally see something happen here. It is a shame that the City has such a long history of conceding to this special interest group. We all appreciate the heritage buildings in this city but I really think it matters not if the interiors of these buildings are preserved because the interiors are not an amenity that gets to be enjoyed by the public, they're private. Times have changed. Seismic requirements are far more stringent than they used to be. And for a good reason too, i.e. it'd be nice to see some heritage buildings survive an earthquake. Please council, do not listen to this special interest group. Victoria is growing up. The new old town design guidelines really exemplified the vision for Old Town, and this application hits it out of the park. Thank you.

Bruce Robertson

1326 Bond Street, Victoria BC

Lucas De Amaral

From: Doug Scott [REDACTED]
Sent: November 28, 2019 12:25 PM
To: Victoria Mayor and Council
Subject: Duck Block

Dear Mayor and Council,

I'm attaching links to yesterday's Letters to the Editor from the Times Colonist, and also an opinion piece on the same page, regarding the demolition of everything but the facade of the Duck block on Broad Street, as well as the almost complete demolition of it's neighbour the Canada Hotel.

From what I can see, most of the people who wrote positively regarding the project have some kind of a vested interest in it.

I have no doubt this project can go ahead and provide all of the benefits to the community described by these letter writers, and still retain the original building, not just it's facade.

Thanks for your attention to this matter urgent to the continued existence of our historic Old Town.

Doug Scott Architect AIBC LEED AP

SCOTT Architecture
403-1011 Fort Street
Victoria BC Canada
V8V 3K5

[REDACTED]
[REDACTED]

<https://www.timescolonist.com/opinion/letters/letters-nov-27-letter-writers-divided-on-old-town-hotel-project-1.24020147>



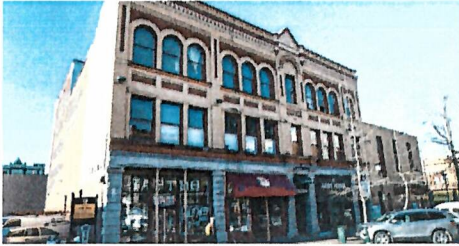
Letters Nov. 27: Letter-writers divided on Old Town hotel project | Times Colonist

Heritage at forefront of Old Town plan Re: "139-room hotel might replace two Victoria heritage buildings,"

Nov. 22 I wish to provide clarity with regard to Chard Development's proposed . . .

www.timescolonist.com

<https://www.timescolonist.com/opinion/op-ed/comment-new-construction-would-overwhelm-victoria-s-heritage-area-1.24020113>



Comment: New construction would overwhelm Victoria's heritage area | Times Colonist

The whole point of a Heritage Conservation Area is to protect the remaining heritage buildings, under strict guidelines, which means any necessary new construction should be "visually and ...

www.timescolonist.com

Lucas De Amaral

From: Mike Jawl [REDACTED]
Sent: November 28, 2019 1:45 PM
To: Victoria Mayor and Council
Subject: FW: Rezoning and Heritage Alteration Permit Applications for 1306-1330 Broad Street and 615-625 Johnson Street

Mayor Helps and Council,

I am writing to express my support of the Rezoning and Heritage Alteration Permit Applications for 1306-1330 Broad Street and 615-625 Johnson Street.

I also wish to encourage Council to move this application forward to Public Hearing to make sure that all members of the public have the opportunity to give their feedback, particularly given this project meets City policy and has received support from City staff and the City's Heritage Advisory Panel.

While heritage preservation is of great importance to protecting the character of our City, it is also important that the City's buildings are safe to occupy (to current seismic and life safety standards). I believe this development proposal maintains and celebrates the most historically and architecturally significant elements of the existing buildings and protects those character defining elements from being lost to a fire or earthquake if maintained in their current condition.

Victoria is in need of new hotel stock, and the approval of this project will have significant benefit to the City. Greater hotel options will support our tourism industry and will help to alleviate the pressure that short term rentals are placing on our existing residential housing stock. The creation of new jobs (both during construction and in the ongoing operation of the hotel) and the increase in tax revenue will also contribute to the economic vitality of our City.

Having spend my life living and working in greater Victoria, I have witnessed this block of Broad Street struggle for many years to retain retail tenants and maintain a vibrant and welcoming street presence. This development proposal would be a great improvement to this portion of town and to the City as a whole.

Chard Developments has a long history of delivering high quality developments in the City and this proposal would be no exception.

Sincerely,

Michael Jawl

Lucas De Amaral

From: Nicola McDonnell [REDACTED]
Sent: November 27, 2019 3:28 PM
To: Victoria Mayor and Council
Cc: knmcdonnell@shaw.ca
Subject: Heritage Building in Old Town

Categories: Awaiting Staff Response

Dear Mayor and Council,

I remain absolutely against any destruction or altering in anyway Old Town. Many councils before this one have fought tooth and nail to preserve our heritage buildings. This is why we stand out as a tourist draw and why locals alike love the charm and ambience of Old Town and China town. No one will be marvelling at our tower blocks and certainly they will not be why tourists return year after year.

Fourty years ago as a tour guide I used to tell my groups the reason why the buildings have been saved was because of careful and strict building guide lines. It would be criminal now to set a dangerous precedent in allowing facades and variances that allow huge height increases.

We are very fortunate to have these heritage structures as not many are left. We must do everything in our power to preserve and protect them.

I truly feel Michael Williams would have wanted it so and would not have agreed to this proposal.

Sincerely,

Rachel McDonnell
1151 Roslyn Rd
Victoria, B.C.
V8s 4r7
[REDACTED]

Heather McIntyre

From: Adrianna Saboredo [REDACTED]
Sent: December 4, 2019 2:22 PM
To: Victoria Mayor and Council
Subject: Duck's building

Dear Mayor Lisa Helps and City of Victoria Council,

I am writing in regards to the redevelopment of the Duck's building located in downtown Victoria.

My name is Adrianna Saboredo, I am 33 years old and have lived in Victoria since 2006. I am a person who values heritage, history and conservation. Victoria has always felt like a city that cares about and values its heritage. Victoria is a beautiful city where a good portion of the downtown core still has its historic buildings intact. However, in recent years I feel that all those beautiful and important pieces of history are threatened. I see my neighborhood and city changing rapidly. I have lived in Fernwood for many years and when I see the neighborhood icon Wellburns being bulldozed but keeping the facade.

What my intention for writing is that YOU the Mayor and the city council have the fate of history in your hands and that is utterly terrifying. Your decisions effect the future and as a citizen I feel helpless.

Keeping the facade of buildings is not good enough as all the beautiful craftsmanship of those Victorian era buildings is gone and thrown away forever.

Please reconsider the fate of the Duck's building. Restoring and keeping it's beautiful structure intact. Turn Victoria into an example of conservation, respect and value for our beautiful historic buildings.

Old places matter! They bring feelings of stability, continuity, belonging and memory. I am frustrated and scared that all those places in Victoria will be nothing more than facades and cold glass.

Thank you

Sincerely,

Adrianna Saboredo

Mayor and Council

City of Victoria

12 December 2019

Mayor and Council

RE: Duck's Building, Canada Hotel/Old Town Proposal

Old Town is a jewel for Victoria, as is Beacon Hill Park, the Legislative Precinct and the Inner Harbour among others. All demand care, attention and sensitive rejuvenation to ensure long and sustainable futures. I write to support the Chard proposal for the Duck's Building and Canada Hotel which respects Old Town's context, scale and urban design.

I understand the proposal will bring vitally needed seismic and fire protection upgrading, heritage preservation, retail, offstreet parking and much needed hotel rooms to the city. I also understand the proposal meets both the Official Community Plan and Old Town Design Guidelines and was unanimously supported by the City's Heritage Advisory Panel. I assume it will also deliver increased annual tax revenues which will allow Council to advance other important capital projects and services for the community. Perhaps most importantly, it will sustain the Michael Williams' legacy via UVic Properties for which we may all be grateful.

For these and many other reasons, I therefore support this proposal for the good planning, heritage, economic and employment outcomes the development will deliver. Future generations will rightly view the project as an appropriate, balanced and far sighted initiative by a reputable developer to preserve and lift the vitality and economic life Old Town so justly deserves.

I encourage Council to advance the proposal to Public Hearing on a priority basis.

Respectfully,

L.F. King



31/12/2019

Re: Request for Public Hearing for Hotel Development at 1300 Block of Broad Street

Dear Honorable Mayor Helps and Council,

I am writing on behalf of the Best Western Plus Carlton Plaza Hotel, in support of council to move the Chards development plan to a public hearing. We have had an opportunity to engage with a potential new competitor just across the street from our hotel, and are quite pleased with the development plan they have shared with us.

We have always marketed the vibrant LOJO shopping district, but find even though we are only one block away, we feel a world apart. Despite many efforts to bring the vibrancy further east along Johnson St. it dulls rather quickly. The proposed hotel, along with retail and eatery would no doubt be a welcome addition to the neighborhood.

It is our understanding the City's Heritage Advisory panel unanimously supported the project; based off what we have seen thus far, we think the Chard's have gone to great lengths to modernize the city, while respecting Old Town.

Last, a project such as this most likely represents a legacy of well over 50 direct jobs in addition to many more during the construction phase.

We are very eager to attend a future public hearing, and continue to give our input as the project develops.

Sincerely,



Chris Watson
General Manager

Carlton Plaza Hotel

642 Johnson Street, Victoria, BC V8W 1M6

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Each Best Western® branded hotel is independently owned and operated.

Heather McIntyre

From: Cam de Goey [REDACTED]
Sent: January 16, 2020 2:29 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Support of the Duck's Properties at 1306 and 1324 Broad street

Dear Ms Helps and Victoria city council:

Please accept this email as my support of the Duck's Properties development proposal being made by Chard developments.

My family has lived and worked in Victoria for over 80 years. I have reviewed the proposal and 100% support this development as I feel it will bring an economic benefit to Victoria by way of much needed hotel rooms, the supporting retail and full time jobs while retaining the historic old town look and feel. I feel Chard developments has and will make every effort to responsibly salvage and re-purpose historically sensitive materials and decorative elements while meeting and or exceeding the current building and seismic codes thus accurately balancing the economic benefit with the historic retention and rehabilitation.


Thank you for the opportunity to express my support.

Cam deGoey, Project Manager

Belltech
ELECTRIC

1092 Cloverdale Avenue Victoria British Columbia V8X 2T9

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

 Please consider the environment before printing this email. Thank you!



New Landmarks

Land Use Strategy : : Development Consulting : : Municipal Process

January 16, 2020

To Mayor, Council and Relevant Staff
City of Victoria

Re: **Duck's Building and Flanking Structures, Johnson and Broad Streets**

Developer Dave Chard, in a property collaboration with UVic, is seeking City approval for a development/redevelopment proposal involving the historic and architecturally significant Duck's Building and flanking properties.

I want to offer my support for this project, all too aware of the challenges associated with the sympathetic restoration of an architecturally significant building while in-filling additional contemporary elements (my redevelopment of the historic home and inclusion of flanking townhouses, 1261/63 Richardson at Cornwall).

I have urged Dave to add visual appeal and sheer attractiveness to the two flanking structures framing the Duck's Building, and he has, in good conscience, pledged to take a further, fresh look at that opportunity; but all-in, the full restoration of the Duck's Building more than justifies your support.

With Best Wishes,

Gene Miller
New Landmarks.

Heritage BC



January 17, 2020

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

Dear Mayor and Council,

We are writing in response to the Heritage Alteration Permit application of 1306-1330 Broad Street and 615-625 Johnson Street, notably the Duck's Building. Specifically, we are referring to Chard's revised proposal that will be brought forward on January 30, 2020.

First, we must applaud the City of Victoria for a long history of heritage conservation. We regularly refer to Victoria as an exemplary example of heritage retention and recognition, not just within British Columbia, but throughout the country. Successive mayors and councils have demonstrated what is possible with vision and courage.

We have followed with interest the development proceedings for the Duck's Building and the adjacent buildings. We have some insight into the process and that will be the focus of our commentary, as the best conservation happens with a thorough, well-considered and well-informed process.

In this situation, we believe the process has been thorough and robust. The developer, Chard, is acknowledged to have complied with the Old Town Design Guidelines and it has responded to Heritage Alteration Permit requests. What is most important is the approval of city staff and members of the Heritage Advisory Panel and the Advisory Design Panel, the individuals and entities that are in place to oversee the care and protection of Victoria's building stock. We note Chard's proposal received nearly unanimous support at all levels of the process.

We also note that the developer has chosen an excellent team, including Donald Luxton & Associates, as the heritage consultant, and RJC, as engineering consultant. We are well acquainted with these companies and each has a strong reputation in the heritage/construction sector.

Mr. Luxton is well-known as a tenacious advocate for the best available options, yet he is mindful to balance conservation ideals with the complexities of building codes, economics, environmental concerns, and community benefits. Mr. Luxton is keenly aware that heritage conservation does not fix a building in a past time, like a museum artifact, but brings the building forward for contemporary appreciation, use, and enjoyment.

Heritage BC



We want to applaud the attention given to the salvage and reuse of materials. Rejuvenation, reuse, and repurposing make an exceptional case for heritage retention and conservation, as well as for environmental resiliency. The same cannot be said for new construction. A proposed recycle rate of up to 97% cannot be faulted and this could set a goal for future projects.

We recognize that the City may find itself in a polarized situation. Heritage conservation is not black and white and, ultimately, there is no “right” or perfect response. This is why an established process is so important – to have the input and oversight of professionals and community (through the Heritage Advisory Panel and the Advisory Design Panel) in order to make informed recommendations that are appropriate to the current context and community needs.

While a process should not be considered faultless, a well-conceived and well-implemented process should not be undermined. The Duck’s Building proposal has passed the critical assessments that are part of the established process and we feel Mayor and Council can take confidence in the resulting recommendations. To second guess the process risks weakening it for future projects.

The Duck’s Building and the adjacent buildings are victims of long neglect and the options are severely limited if the site is to safely function in and successfully contribute to modern day Victoria. Status quo and further deterioration are not options, but fortunately a viable option has been presented.

Sincerely,

Paul Gravett
Executive Director

pgravett@heritagebc.ca
604-816-4183

Heather McIntyre

From: Jon Hoyrup <[REDACTED]>
Sent: January 16, 2020 1:53 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: The Ducks- on Broad Street , Victoria

Greetings,

Regarding the Ducks Properties at 1306-1324 Broad St


I would like to formally express my support of the project represented by Chard Developments in the growth of one Victoria's heritage sites.

Thanks,

Jon Hoyrup
[REDACTED]



1092 Cloverdale Avenue Victoria British Columbia V8X 2T9
[REDACTED] [REDACTED]

 Please consider the environment before printing this email. Thank you!

Heather McIntyre

From: Greg Johnson [REDACTED]
Sent: January 17, 2020 3:32 PM
To: Victoria Mayor and Council
Subject: The Duck's Properties

Victoria City Council,

I'm writing in support of The Duck's Properties at 1306-1324 Broad Street. I would like to see this project sent forward for a public hearing. As a resident of Old Town, I see the importance of continuing to bring vibrant activity to the area. As well, 130 additional hotel rooms may help to reduce the short-term leasing of housing units in Victoria for AirBNB type usage, and thus potentially provide some relief to the rental housing shortage in downtown.

I realize this is not a full heritage restoration, and that only some elements of the existing buildings are to be retained. But retaining the visible east and west walls of the Duck's building, as well as the rubble stone wall in "Duck's Alley" preserves the best character elements of the existing and poorly maintained current structures in my opinion. It is my understanding that The Heritage Advisory Panel and the Advisory Design Panel have approved the design, so I think this is not an unreasonable view. And it is important that a new hotel in the core be built to current seismic standards.

Finally, the economic benefits of the new hotel and retail, as well as the associated increase in tax revenue, would be important in enabling council to address many of the other pressing issues downtown that are central to your current priorities.

I hope you are in agreement and will move this project forward.

Regards,
Greg Johnson
302-608 Broughton St.
Victoria BC V8W 1C7

Heather McIntyre

From: Rafal Zebrowski <[REDACTED]>
Sent: January 17, 2020 11:24 AM
To: Victoria Mayor and Council
Cc: [REDACTED] Dave Chard
Subject: The Duck's project / 1306-1324 Broad Street

Mayor and Council,

As the owner of the oldest Jewellery company on Vancouver Island Francis Jewellers, located at 617 Broughton Street, I would like to express my support for The Redevelopment Project 1306-1324 Broad Street.

I am of the opinion that it will bring a much needed improvement to this part of town, neglected for a long time.

You have worked with Chard Development for many years and I trust that you recognize the quality of design, and construction that this company is able to deliver.

To that point, The Sovereign building across from Francis Jewellers, build by Dave Chard has tremendously improved our area and is going to become a new permanent home for my company soon.

Rafal Zebrowski
Francis Jewellers since 1921



Downtown Victoria Business Association
20 Centennial Square
Victoria, BC
V8W 1P7

January 9, 2020

Mayor Lisa Helps and City Council
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Re: Support for Duck Building redevelopment application

Dear Mayor Helps & City Councilors,

We have written previously supporting various proposed redevelopments of the Duck Building including the current proposal, to transform it into a hotel. Not only would it create 139 hotel rooms in the heart of downtown, with all the attendant employment and economic benefits associated with a new hotel, but it would improve the appearance of the intersection. Bringing additional businesses to this area will help support the businesses impacted by the recent Plaza Hotel fire. The proposal includes creating off-street parking – and parking was one of our members' top three concerns in our last Annual Member Survey.

Hotels in Victoria, according to Chemistry Consulting's most recent monthly tourism bulletin (October), have had over 76% average occupancy over the year-to-date; in June the occupancy rate was just shy of 89%. Clearly there is a demand for more hotel space. The project summaries we have read estimate the hotel will create 40 direct jobs and the additional visitors will generate 85 jobs. It is expected to add over \$10M to the local economy and a considerable amount to municipal taxes.

The project, we understand, has been reviewed by all required City departments. It meets the Official Community Plan and the Old Town Heritage and Design Guidelines; it has been approved by the City's heritage advisory and advisory design panels. In addition, the professional opinion of City staff was to proceed to Public Hearing. We would like to see this development proceed to a public hearing, so the community can have a say in the matter.

Balancing growth and heritage is a difficult task. In many previous decades, little attention was paid to heritage concerns; while some aspects of the Duck building remain intact, very little of the Canada Hotel building was preserved. Chard Development has been working with consultant David Luxton to ensure that all remaining historically significant components will be rehabilitated and celebrated. Additionally, returning the Canada Hotel to its previous use as a hotel provides a unique opportunity to highlight the heritage aspects of the property.

DOWNTOWN Victoria

Downtown Victoria Business Association
20 Centennial Square
Victoria, BC
V8W 1P7

In their present condition, the buildings involved in the project are vulnerable to significant damage in the event of an earthquake or fire. The timber frame that currently supports the building is not strong enough to support new seismic requirements. The redeveloped property would confirm to current building and seismic codes; it would have built-in fire suppression sprinklers. As the world has seen in recent years, an earthquake or a fire can do a great deal of damage in a historical property or district which has not been brought up to current standards. Closer to home, the Plaza Hotel fire caused significant losses to many businesses, forced others to close, and created an unsightly blight in the heart of our downtown; it was only due to the coordinated response of emergency services that the fire didn't spread to the entire block. This redevelopment proposal provides a way to ensure the historically significant site is safe while still confirming to the Official Community Plan.

Overall, this redevelopment would be good for the downtown and the whole city and especially for the businesses nearby. We support it fully and encourage the council to allow it to move to Public Hearing.

Sincerely,



Jeff Bray
DVBA Executive Director

Heather McIntyre

From: Jessica Pryde [REDACTED]
Sent: January 20, 2020 3:20 PM
To: Victoria Mayor and Council
Subject: The Duck's Properties at 1306-1324 Broad Street

Dear Mayor and Council,

I am local downtown resident living at 595 Pandora Avenue. I grew up in Victoria and have spent almost two decades either renting or owning a property in the heart of downtown. I am an advocate for both new builds as well as maintaining the heritage respect of our great city and I do not enter into claims of favour lightly or without research.

With that in mind I am writing in support of the proposal by Chard Development to redevelop the Duck's property at 1306-1324 Broad Street. It should be granted a public hearing at the absolute least.

Best,

Jessica Pryde

Heather McIntyre

From: Shelby McPherson <[REDACTED]>
Sent: January 20, 2020 7:21 PM
To: Victoria Mayor and Council
Cc: Chard Development; Wendy Pryde
Subject: Support of development of the Duck's Properties, 1306-1324 Broad St.

Good Evening;

Please consider this our letter of support of the pending development of the Duck's Properties at 1306-1324 Broad St. by Chard Development. As residents of the downtown core, we appreciate Chard's effort to improve the downtown landscape with developments that invigorate the economy, support the city with new jobs, and yet still maintain the heritage quality of our city. We feel that Dave Chard and Chard Development are excellent stewards of the city and would develop the location to its best effect, while keeping the heritage tone of the street.

Regards,

Shelby McPherson & Richard Grosvenor
1501-760 Johnson St.

Heather McIntyre

From: Darlene Hollstein [REDACTED]
Sent: January 21, 2020 3:27 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: The Ducks - on Broad Street , Victoria

Mayor Helps and Victoria City Council,

Let me take this opportunity to express my full support for Chard Development Ltd's redevelopment proposal regarding The Duck's Properties at 1306 – 1324 Broad Street. This project, if approved, will bring more than 130 much needed hotel rooms plus supporting retail to downtown Victoria, adding further economic vitality by creating 156 full-time jobs for Victorians and adding \$5.9 million to the local economy each year.

I believe that Chard Development Ltd. has created a proposal that will bring economic benefit to the City of Victoria and vitality to Old Town, and I strongly encourage Mayor and Council to elect to send this project forward to Public Hearing.

Please feel free to contact me at [REDACTED] should you wish to learn more about my enthusiastic support for The Duck's Properties proposal.

Darlene

Darlene J. Hollstein
General Manager
The Bay Centre | Cushman & Wakefield Asset Services

Direct: +1 250 952 5699
Mobile: +1 250 661 3687
Fax: +1 250 381 4814
darlene.hollstein@cushwake.com

BAY CENTRE

VICTORIA

#2-1150 Douglas Street
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thebaycentre.ca | cushmanwakefield.com



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The City of Victoria – Mayor and Council

City Hall
1 Centennial Square
Victoria, BC V8W 1P6

January 21, 2020

RE: Old Town Rehabilitation Project – Letter of Support

Dear Mayor and Council,

Please consider this correspondence a letter of support for Victoria's Old Town Heritage Revitalization Project of the historically significant Duck's Building and the Canada Hotel at 1306-1324 Broad Street.

As a local business owner with more than 18 years of experience working closely with developers to contribute to the growth and evolution of this amazing city, I fully embrace this initiative as a prudent next step to the positive evolution of Victoria's Old Town. If approved, the City will see:

- 130 new hotel rooms for an area in need of gentrification through travel and tourism;
- \$2 million a year in taxes through the proposed hotel, with an additional \$1 million in taxes each year from visitors; and
- 156 full-time jobs, adding \$5.9 million to the economy each year.

We've had the pleasure of partnering with Chard Development Ltd. on countless projects for more than 14 years. In 2001, AES Engineering began with 10 staff members; we now have 140 people in offices across Victoria, Vancouver and Calgary. It is because of developments like this that we are here.

Chard continues to prove themselves as experts and skilled leaders in the building industry. For this project, we support that they are maintaining the integrity of heritage retention while realistically accounting for the balances of structural resilience and seismic safety.

The economic benefit of this project to the City of Victoria, and the renewed vitality it will generate for Old Town cannot be ignored. Our community needs this.

Sincerely,

Jay Singh, Vice President
AES Engineering Ltd.

Heather McIntyre

From: Nicola Alexander [REDACTED]
Sent: January 21, 2020 11:00 AM
To: Victoria Mayor and Council
Cc: Christy Love; Warren Knowles; in [REDACTED] Robin Breuer
Subject: Support for the Revised Duck's Properties Proposal

Victoria Mayor and Council,

We write to demonstrate our support for the Duck's Properties Project proposed by Chard Development.

Based on our ongoing work on heritage buildings, we believe the recent changes that have been made to the proposal, in particular the stepping back of the higher storey, the increased use of masonry, and the retention of salvage experts that will disassemble brick, timber, and decorative elements for re-use, make the project worthy of moving forward in the development process.

RDH is committed to stewardship of historic places and are frequently involved in heritage projects, not only in BC but in eastern Canada as well. Notable local projects include roof renewals at Fort Rodd Hill buildings and the restoration and conservation of the Spencer and Woodward's buildings in Vancouver, where in each case we carried out assessment, design, project management, and field review of the work. We have also worked for the City of Victoria to carry out a study of energy retrofits to heritage buildings.

Please consider approving the Duck's project for a public hearing.

Best regards,

Nicola Alexander | B.Arch.Sci
Technologist

RDH Building Science Inc.
602-740 Hillside Ave, Victoria, BC, V8T 1Z4
[REDACTED]
[REDACTED]

Robin Breuer | ASCT., RRO
Associate, Senior Project Manager

RDH Building Science Inc
730 Grant Avenue, #208, Courtenay, BC, V9N 2T3
[REDACTED]

Learn how RDH makes Historic Buildings better [\[REDACTED\]](#)



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PAUL MERRICK CONSULTING LTD

1122 LEONARD STREET VICTORIA, BC

V8V 2S4



January 21, 2020

VIA: Email

Mayor and Council
City of Victoria

RE: DUCKS BUILDING PROCEED TO PUBLIC HEARING

Your Worship and Members of Council -

I write to support you moving Chard Developments applications for the Ducks Building project forward to Public Hearing.

The application process for the proposal has been lengthy; it has been iterative; it has the support of both The Heritage Advisory panel and the advisory design panel.

Refinements have been made to the proposal in response to concerns expressed through this process. The applicants have earned the privilege of a public discussion.

The issue is whether or not we want to support and facilitate the adaptive reuse of vintage building fabric in the city - particularly this part of the city - designated Old Town.

Cities are not buildings. They are congregations of human activity. A healthy city is an active, vital one.

The proposal to introduce an inner city old town boutique hotel is a fine one.

Every means to find a way to support this endeavor should be sought.

With every respect,

Paul M. Merrick
B. Arch., Architect AIBC (Retired),
AAA, FRAIC, RCA

Heather McIntyre

From: Rob Walter [REDACTED]
Sent: January 18, 2020 9:12 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: RE: 1306 - 1324 Broad Street - Duck's Property

Mayor & Council, I am writing to you as a Victoria business owner, building owner and soon to be residential owner within the City of Victoria. I am the President of AME Consulting group which is a Mechanical Consulting Engineering Firm that employs 20 Professionals within the Victoria office and has 125 employees across three offices located in Victoria, Vancouver and Calgary.

I have been working in Victoria since 1990 and started AME consulting group in 2005. I purchased the building at [721 Johnson Street](#) in 2011 and have contributed a significant amount of commercial property taxes since then.

In the 9 years, as a property owner I've seen my commercial property taxes go up by 140%.

As a tax payer, I have never raised concerns with the City until now. I have grave concerns with how Mayor and council's is dealing with Chard Development.

I have provided professional Engineering services to Chard development for quite a few years. Chard prides itself with providing a quality product and also strives to keep all of the employment local, including the professional Engineering services.

This is unique, as most developers use Vancouver consultants as well as Vancouver trades people. This should not go unrecognized by the City, as it is very difficult to maintain staffing levels of twenty people with the amount of work within greater Victoria.

Chard has always put quality before profit and in my opinion, is good for the City of Victoria. As this quality is also very important to AME, I personally purchased a condominium on 848 Yates streets.


I want my City to use businesses that strive for what is best for our local economy and am urging Mayor and Council to readdress Chard current proposal, including the Ducks building on Broad street.

Thank you for your consideration.

Yours truly,

Rob Walter Eng.L., ASCT, LEED AP
Principal



721 Johnson St.
Victoria, BC V8W 1M8

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TAIT

1-2707 ESTEVAN AVENUE
VICTORIA, B.C. V8R 2T5

REF: Rezoning and Heritage Alteration Permit Applications of 1306-1330 Broad and 615-625 Johnson Street...

Victoria Mayor and Council:

Local media informs that the University of Victoria, in conjunction with Chard Developments an active local developer which has over the past number of years completed a number of large, successful downtown projects, all of which have been a benefit to the City in my judgment.

The re-development of the Duck Building and the Canada Hotel Building will without doubt add significantly to the concept begun and promoted many years ago by the City of Victoria to provide impetus to such re-development of Broad Street. Much taxpayer funds were spent, unfortunately, until now, to little effect.

Cutting through the noise of those who press for slavish adherence to the preservation of heritage buildings to the exclusion of the reality of modern requirements; the City Council has, with this application, the opportunity to energize the 1300 block of Broad Street and a the 600 block of Johnson Street, both of which, much need the boost a 139 room Old Town hotel renewed retail would without doubt provide.

It seems additionally, an opportunity to see the seismic upgrading of two buildings which would likely, absent such a re-development as is being proposed, were the 'big-one' to actually occur, end up as piles of stone and brick in the street.

There is no doubt the proposal would positively impact Old Town; would provide economic benefit and additional employment in the City. Additionally, this redevelopment would directly support the University of Victoria, not an insignificant matter in and of itself and as well, provide significantly the City's tax income another matter not to be ignored.

I understand the proposal meets the requirements of the City's Official Community Plan and the Old Town Heritage Guidelines; has the unanimous approval of the City's Heritage Advisory Panel.

Based on the above noted, in my opinion, this proposal deserves a Public Hearing; where the entirety of the public would have an opportunity to voice their opinions, rather than those with a particular agenda.

Best,

Ed Tait

250 580-5246

