



Vice-President Finance and Operations
Michael Williams Building | PO Box 1700 STN CSC Victoria BC V8W 2Y2 Canada

January 29, 2020

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

Dear Mayor and Council,

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

For more than 50 years, the University of Victoria has worked together with the community, private sector, non-profit organizations, local governments and other educational institutions to bring social, economic and environmental benefit to the south island.

We enthusiastically support the city's draft Economic Action Plan, Victoria 3.0, and we believe the significant social, safety and economic benefits of the Broad Street development will go a long way in supporting the plan's goals. Victoria's Old Town and its residents and commercial tenants have signalled their support for this exciting new project that will help reinvigorate this important area for all.

We are committed to contributing to the vibrancy and future of Victoria through the stewardship of the real estate portfolio bequeathed by Michael Williams. It was Dr. Williams' expressed desire that UVic manage this portfolio to provide financial returns for the benefit of students and academic goals and priorities.

The Duck's Building and the project before Mayor and Council is a continuation of the legacy of Mr. Williams as a businessperson, developer, heritage conservationist, art collector and philanthropist. UVic shares his commitment to the rehabilitation and vibrancy of Victoria's Old Town.

Finally, UVic would like to re-inforce our strong understanding that much care and consideration has been invested into the heritage aspects of the existing buildings. We understand that Chard Development has undertaken broad consultation and has engaged heritage experts. The University supports this project and believes that the project coming before you is the best long-term solution for this building and this important part of Victoria's downtown.

Sincerely,

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

Gayle Gorrill
Vice President, Finance and Operations
University Of Victoria

Cc: Jennifer Vornbrock, Executive Director, Community and Government Relations



January 29, 2020

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**

UVic Properties, a wholly owned subsidiary of UVic, stewards and manages revenue-generating real estate assets, including those bequeathed by Michael Williams, to provide returns, which directly benefit students and the academic mission of the university. As part of its Strategic Plan, UVic Properties regularly conducts financial analyses of its properties to assess their performance and market relevance. As a result of a previous review, UVic Properties determined the Broad Street properties required significant attention and that the status quo is not sustainable.

Further, an architectural review concluded that there are serious deficiencies with the buildings and infrastructure, requiring a significant redevelopment. As a result, the UVic Properties Board of Directors issued a Request for Expression of Interest in May of 2015 to find a partner that was capable of creating a higher and better use for the Broad Street properties. Chard Development was chosen as our development partner following a selection process.

We are proud to work with Chard Development who have a well-earned reputation for thoughtful engagement leading to sensitive redevelopment in the downtown Victoria core. Chard Development and its team, including significant engagement of experts, have brought forward a creative plan that recognizes both the heritage elements of this property and contributes to the revitalization and cultural life of downtown Victoria. Moreover, the arrangement with Chard Development also allows UVic and its students and faculty to benefit from continued ownership of the land through a 99-year land lease while continuing to honour the legacy of the late Michael Williams.

UVic Properties has remained committed to open and ongoing communication with tenants throughout the rezoning process in a manner that respects their rights without causing undue stress. The Assistance Plans submitted to Council on November 4th and 25th, 2019 highlight the custom support offered to tenants through the transition. Residential tenants will receive compensation that exceeds the city's recommendation by 20-33%, including moving expense compensation and the assistance of an experienced relocation specialist. In an unprecedented plan, commercial tenants will be assigned a real estate representative to meet with them, understand their requirements and provide tailored advice based on available product in the market and possible suitable relocation opportunities.

UVic Properties and Chard Development would welcome the opportunity to bring this plan to Public Hearing as soon as possible and allow Victoria residents and the commercial community the opportunity to provide their input. We have outlined a plan that honours the past while looking at a vibrant future for Victoria's Old Town. We know those who live, work and play in Victoria's downtown core will benefit greatly from this project. We appreciate your support in making it happen.

Sincerely,

A handwritten signature in black ink, appearing to read 'PK', is positioned above the printed name and title.

Peter Kuran
President & CEO, UVIC Properties

January 31, 2020

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

Via: [REDACTED]

RE: Letter of Support: The Duck's Properties at 1306-1324 Broad Street.

Dear Mayor and Council,

I am writing to you to express our support for the above noted project as proposed by Chard Development Ltd. This project would greatly contribute greatly to the revitalization and vibrancy of the downtown core. The infill hotel is a much-needed amenity within downtown Victoria, facilitating additional tourism and injecting considerable funds to the local economy.

As a redevelopment project, the design conforms to current OCP and zoning requirements and prioritizes structural resilience and seismic safety by being 100% compliant with current building and seismic codes.

Further, I wish to commend Chard for the efforts they have made to protect as much of the heritage character of the excising buildings as possible. The historically significant elements of the existing building, including the east and west walls of the Duck's Building, and the historic (1874) rubble stone wall of the old Carriage Factory (no longer on site) are being retained, rehabilitated, and integrated into the new infill hotel development in a manner that is respectful, subordinate and supported by heritage staff.

Although the proposed development poses significant challenges as it incorporates the heritage character, Chard have further proposed to salvage, rejuvenate, reuse and repurpose many materials including brick, timber floor joists, subfloors, flooring, doors, trim work and other decorative materials including the fireplace that currently exists within the "Madam's Room". It is evident that Chard's efforts not only satisfy the heritage requirements but exceeds any reasonable efforts given the current condition of the existing structures.

The Vancouver Island Construction Association (VICA) represents approximately 475 member companies providing construction services to the institutional, commercial, industrial, civil, and multi-family residential sectors on Vancouver Island. VICA is one of four regional associations that makes up the British Columbia Construction Association, representing nearly 2000 members across the province.

Please feel free to contact me at 250-727-2494 should you wish to discuss this matter.

Sincerely,



Rory Kulmala
Chief Executive Officer

Cc: David Chard, Chard Developments