

**I.1.b.b Update Report for Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street**

**Moved By** Mayor Helps

**Seconded By** Councillor Young

That Council consider the following revised motion (revised items in bold):

1. "That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and that a Public Hearing date be set once the following conditions are met:
  - a. **Plan revisions to reflect proposed design changes and a reduction in density from 4.37:1 to 4.0:1 floor space ratio** and to correct plan inconsistencies, to the satisfaction of the Director of Sustainable Planning and Community Development;
  - b. Preparation and execution of legal agreements to secure 2.98 metres of the western portion of 1314 to 1330 Broad Street and 615 to 625 Johnson Street, adjacent to the existing "lane," as a Statutory Right-of-Way, to the satisfaction of the Director of Engineering and Public Works;
  - c. Preparation and execution of a legal agreement securing public realm improvements to the "lane" and adjacent streets, including the provision of bicycle parking stalls, to the satisfaction of the Director of Engineering and Public Works;
  - d. Preparation and execution of a legal agreement securing interpretive signage that will be displayed both during construction and over the long term, to the satisfaction of the Director of Sustainable Planning and Community Development;
  - e. **Preparation and execution of a legal agreement securing the adaptive reuse of building materials, as proposed in the applicant's letter, to the satisfaction of the Director of Sustainable Planning and Community Development;** and
  - f. Preparation of bylaws to dedicate the area that currently functions as a lane at the rear of the properties as a lane, subject to the satisfaction of the City Solicitor and the Director of Engineering and Public Works, and that Council consider approving these bylaws subject to Council approving Rezoning Application No.00699.

2. That Council consider the Heritage Designation of 1314-1324 Broad Street (the Duck's Building) and the western rubble wall of 615 to 625 Johnson Street, consistent with plans date stamped November 6, 2019, and concurrent with final consideration of Rezoning Application No. 00699, if it is approved.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
  - a. building encroachments adjacent to Broad Street, Johnson Street and the Duck's Building Lane; and
  - b. anchor-pinning in the City Right-Of-Way."

FOR (5): Mayor Helps, Councillor Alto, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Councillor Dubow, Councillor Loveday, and Councillor Isitt,

**CARRIED (5 to 3)**

**E.1 Update Report for Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street**

Council received a report dated February 6th, 2020 from the Director of Sustainable Planning and Community Development presenting Council with updated information following Council direction to engage with the applicant on plans for adhering to the City's policy with respect to retaining or replacing the existing rental units and to coordinate a presentation by the acting Chair of the Heritage Advisory Panel on behalf of the Panel.

*Committee discussed the following:*

- *Retention of heritage beyond building façades.*
- *Balancing heritage retention with seismic upgrading.*
- *Value of the heritage registry.*
- *Correspondence received for the application.*
- *Proposed tenant relocation plan for renters and businesses.*
- *Applicant's plan to disassemble and reuse parts of the original interior in the remodel.*
- *Loss of rental units, and accompanying community amenity contribution.*

*Committee recessed at 11:10 a.m. and reconvened at 11:16 a.m.*

**Moved By** Mayor Helps

**Seconded By** Councillor Thornton-Joe

That Council consider the following revised motion (revised items in bold):

1. "That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and that a Public Hearing date be set once the following conditions are met:
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- d. Preparation and execution of a legal agreement securing interpretive signage that will be displayed both during construction and over the long term, to the satisfaction of the Director of Sustainable Planning and Community Development;
  - e. **Preparation and execution of a legal agreement securing the adaptive reuse of building materials, as proposed in the applicant's letter, to the satisfaction of the Director of Sustainable Planning and Community Development;** and
  - f. Preparation of bylaws to dedicate the area that currently functions as a lane at the rear of the properties as a lane, subject to the satisfaction of the City Solicitor and the Director of Engineering and Public Works, and that Council consider approving these bylaws subject to Council approving Rezoning Application No.00699.
- 2. That Council consider the Heritage Designation of 1314-1324 Broad Street (the Duck's Building) and the western rubble wall of 615 to 625 Johnson Street, consistent with plans date stamped November 6, 2019, and concurrent with final consideration of Rezoning Application No. 00699, if it is approved.
  - 3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
    - a. building encroachments adjacent to Broad Street, Johnson Street and the Duck's Building Lane; and
    - b. anchor-pinning in the City Right-Of-Way."

FOR (5): Mayor Helps, Councillor Alto, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Councillor Isitt, Councillor Loveday, and Councillor Dubow

**CARRIED (5 to 3)**





## Committee of the Whole Report For the Meeting of February 6, 2020

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**To:** Committee of the Whole **Date:** January 23, 2020

**From:** Karen Hoesel, Director, Sustainable Planning and Community Development

**Subject:** **Update Report for Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street**

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### RECOMMENDATION

That Council consider the following revised motion (revised items in bold):

1. "That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and that a Public Hearing date be set once the following conditions are met:
  - a. **Plan revisions to reflect proposed design changes and a reduction in density from 4.37:1 to 4.0:1 floor space ratio** and to correct plan inconsistencies, to the satisfaction of the Director of Sustainable Planning and Community Development;
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  - e. **Preparation and execution of a legal agreement securing the adaptive reuse of building materials, as proposed in the applicant's letter, to the satisfaction of the Director of Sustainable Planning and Community Development; and**
  - f. Preparation of bylaws to dedicate the area that currently functions as a lane at the rear of the properties as a lane, subject to the satisfaction of the City Solicitor and the Director of Engineering and Public Works, and that Council consider approving these bylaws subject to Council approving Rezoning Application No.00699.
2. That Council consider the Heritage Designation of 1314-1324 Broad Street (the Duck's Building) and the western rubble wall of 615 to 625 Johnson Street, consistent with plans



date stamped November 6, 2019, and concurrent with final consideration of Rezoning Application No. 00699, if it is approved.

3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
  - a. building encroachments adjacent to Broad Street, Johnson Street and the Duck's Building Lane; and
  - b. anchor-pinning in the City Right-Of-Way."

## **EXECUTIVE SUMMARY**

The proposal is to amend the Old Town District 1 Zone (OTD-1) to add site-specific regulations, which would allow an increase in density for the rehabilitation of a heritage-registered building. The proposal would facilitate a hotel development with the construction of an addition at the north and south end of the existing building. The application would result in the heritage designation of the Duck's Building, located in the centre of the site, as well as designation of the rubble wall located near the laneway at the rear of the property.

The purpose of this report is to present Council with updated information following Council's motion at a Committee of the Whole (COTW) meeting on November 21, 2019 regarding the Rezoning and Heritage Alteration Permit Application for the property located at 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street. On November 21, 2019, Council referred the proposal back to staff to "engage with the applicant on plans for adhering to the City's policy with respect to retaining or replacing the existing rental units" and to coordinate a presentation by the acting Chair of the Heritage Advisory Panel on behalf of the Panel.

This report also details revisions to the proposal made since the application was presented to COTW. The design revisions include a reduction in the overall proposed density, increased setbacks, and a material salvage strategy for the interior of the Duck's Building targeting brick, timber floor joists, subfloors, flooring, doors and trim work for reuse in common areas of the development. The changes also add design features to the north addition that are contemporary interpretations of heritage features from the former Duck's Carriage Factory/Canada Hotel.

### **Rental Retention**

A number of City policies address how community amenity contributions are to be assessed. Included within the range of community amenity policies is a policy which strives to support the retention of existing rental units by seeking voluntary amenity contributions. The voluntary amenity contributions considered under this policy include providing the same number of rental units on-site or an equivalent cash in-lieu contribution to the City's Housing Fund. While this proposal includes the demolition of eight rental residential units, this policy was not applied. This was because community amenity contributions were assessed under a land lift evaluation and in light of policy that would exempt commercial proposals. However, following Council's direction, staff have explored options to address this policy with the applicant. The applicant has responded (letter attached) by offering to provide a contribution to the City's Housing Reserve fund, equal in value to the City's maximum per door Housing Reserve Fund grant contribution of \$10,000 per unit, for a total of \$80,000.00.



Initially, this application was considered exempt from the rental retention policy because it met the exemption criteria under the Inclusionary Housing Policy, and a land lift analysis did not support seeking an amenity contribution beyond the heritage conservation already proposed. Additionally, the rental retention policy has not historically been applied to commercial development applications. This policy has typically been used to discourage proposals that convert rental residential units into strata residential units as opposed to commercial conversions. However, staff will be updating this policy as a part of the Secured Rental project to make its objectives clear, including consideration for commercial conversion.

## **Design Revisions**

The applicant is also proposing design revisions which further subordinate the proposed building additions and reduce the overall density of the proposal. A formal resubmission reflecting these changes has not yet been submitted, but the proposed revised motion provides the appropriate wording to secure these changes.

Overall the density is proposed to be reduced from 4.37:1 floor space ratio (FSR) to 4.00:1 FSR. The reduction in density has been achieved by setting the rooftop additions farther back and by introducing a 1.37m vertical recess between the north addition and the Duck's building. Further reductions to the overall building scale have been achieved by chamfering the Johnson and Broad Street corner of the building.

The proposed vertical recess enables additional preservation of portions of the heritage building and gives the impression that the Ducks building sits proud of the north addition. An improved, block-wide symmetry and design cohesiveness is also achieved, whereby the north addition is now more symmetrical with the south addition and a cohesive building articulation and materiality is introduced at both the north and south ends of the proposal.

In terms of the increased roof top addition setbacks, the sixth storey on Johnson Street is proposed to be set back an additional 1.68m, for a total setback of 3.5m. On the Broad Street frontage, the setback has increased by 3.2m for a total setback of 9.66m on the top storey.

Together, these changes have reduced the overall scale of the proposal, made it more subordinate to the Ducks building, and introduced a design approach with the chamfered corner to create a contemporary interpretation of the original Duck's Carriage Factory building; all of which staff would recommend are positive revisions, consistent with the design guidelines.

## **Heritage Conservation**

The proposed design revisions and salvage approach bring meaningful improvements to the heritage conservation strategy that would increase the prominence of the Duck's Building, significantly increase the amount of the building's interior that is salvaged and reused, and emulate the most important characteristics of the Canada Hotel/Duck's Carriage Factory building according to its statement of significance.

Within the Duck's Building, the applicant is now proposing to carefully disassemble the interior with the intent of reusing materials to the greatest extent possible (see the attached letter from the applicant). The applicant intends to target brick, timber floor joists, subfloors, flooring, doors and trim work for reuse in common areas of the development, in addition to photographing and fully documenting the disassembly process as apart of an educational information record.

In terms of the design revisions, the 3.2m increase in the already significant 6.46m setback to the rooftop addition of the Duck's Building would render it nearly invisible not only from Broad



Street, but also from longer range vantage points. This reinforces the apparent variation in the scale of different parts of the development in keeping with streetscapes throughout Old Town. The northerly corner building is now inset 1.37m next to the Duck's Block, similar to the inset southerly portion, creating a "frame" for the Duck's Building and allowing it to step forward from the rest of the development. This measure meaningfully improves its status as the focal point within the overall development. Additionally, the applicant would conserve the sidewalls of the Duck's Building visible in the inset portions.

The corner building now features a chamfered corner, a feature of the original design that the Heritage Advisory Panel praised, and which is a character-defining element of the Canada Hotel/Duck's Carriage Factory building. Another aspect of the new building that emulates the heritage building are the squared projecting bay windows, which are a reference to the missing semi-hexagonal bay windows that were part of the Duck's Carriage Factory design in the 1800's.

Staff support the above reductions, increased setbacks and conservation strategy enhancements and are of the opinion that they would bring the development even further in line with prevailing policy and guidelines.

### ALTERNATE MOTION

That Council decline Rezoning Application No. 00699 for the property located at 1306-1330 Broad Street, 615-625 Johnson Street, and parts of 622 and 630 Yates Street.

Respectfully submitted,




Miko Betanzo  
Senior Planner – Urban Design  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:

  
Date: Jan 29, 2020

### List of Attachments

- Attachment A: Letter from applicant to Mayor and Council dated January 10, 2020
- Attachment B: Plans Dated January 23, 2020
- Attachment C: Correspondence Letters
- Attachment D: COTW report dated November 21, 2019.



January 10, 2020

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

Dear Mayor & Council,

**Re: 1306-1330 Broad Street and 615-625 Johnson Street, Victoria, BC  
Rezoning and Heritage Alteration Permit Applications**

Over a period of more than four years, Chard Development Ltd. and UVic Properties have been working collaboratively with City Staff to create a proposal for redevelopment that balances the many competing priorities associated with the above-noted properties. Over that period, Chard has solicited input from area residents and business owners, immediate neighbours, tenants and the community at large. The proposal has received unanimous approval from the City's Heritage Advisory Panel and support from the City's Advisory Design Panel. As the attached letter attests, the proposal is supported by both co-executors of Michael Williams' estate and his architectural advisor, who have stated that they "firmly believe that Michael Collard Williams, were he alive today, would support it". The proposal is now under consideration by City Council to move forward to the next stage of the approval process – Public Hearing.

In the spirit of collaboration and community betterment that has driven this project since day one, Chard remains committed to listening and responding to ongoing feedback. As such, subsequent to the Committee of the Whole meeting held on November 21, 2019 and the Council Meeting that followed on November 28, 2019, Chard has continued to work with our dedicated team of consultants to refine the proposal.

The enhancements to the development respond to the following three major concerns Chard has heard:

- The Duck's Building is to remain the prominent element of the redevelopment.
- The North Building is to take design inspiration from the original Duck's Carriage Factory.
- A greater proportion of the interior elements are to be retained and reused.

In response to these concerns, we are pleased to present the attached revised drawing package and to highlight the improvements below for consideration:

#### 1. Sympathetic Architectural Design

The architectural design of the new construction proposed to the north and south of the Duck's Building meets the Old Town Design Guidelines adopted by Council in early 2019. This design has been unanimously approved by Heritage Advisory Panel and approved by Advisory Design Panel. That said, recent feedback has suggested that there is room for improvement.



Over the years, repeated, unsympathetic renovations and additions to the original Duck's Carriage Factory have robbed this building of virtually all historically significant elements. The second storey bay windows were removed altogether. All exterior sheet metal ornamentation was removed. Brickwork was covered over with hard cement plaster. The hipped roof of the original structure was completely removed to accommodate additional height and a flat roof. The second storey was divided into two separate floors, turning the structure into a three-storey building. The interiors and all storefronts were completely rebuilt essentially leaving nothing of the original building intact.

Further, RJC Engineers has advised that the structural integrity of what currently exists is extremely poor. The original construction of this building is not typical of most Old Town buildings and lacks the heavy timber one might expect. In addition, the building has been extensively chopped up and altered over the years; changes and renovations have been made with little regard for structural integrity, heritage value, construction methods and quality of materials. The structure is water damaged, and some masonry walls have extensive cracks.

Sadly, very little historical evidence of the original Duck's Carriage Factory remains with only two archival images available for reference; neither show the full extent of the original building. But despite its decrepit condition and the lack of evidence regarding its original design, Chard's consultant team has made efforts to honour the site's heritage. The design of the North Building has been inspired by available historical data regarding the original Duck's Carriage Factory and is complementary yet subordinate to the surviving jewel that is the neighbouring Duck's Building. In response to additional feedback received in late 2019, over the past few months Chard has worked with our team of consultants to make the following refinements:

#### **South Corner Setback**

At the southern end of the North Building where this new construction will meet the existing Duck's Building, the full extent of the North Building's façade – from ground to roof – has been set back by approximately 4'6". In response to HAP comments that "there could be more distinguishability between the old and the new buildings", this setback – which is mirrored in the building to the south – will allow the Duck's Building to sit proud of the new construction, giving the impression of the Duck's Building "stepping forward" from its younger neighbours. In addition, a portion of both the north and south walls of the Duck's Building will be retained and showcased through the return that these setbacks create. This return will be particularly visible to drivers and pedestrians moving south along the one-way street.

#### **Upper Level Setbacks (Duck's Building)**

Along Broad Street, the proposed set back of the uppermost level of the Duck's Building has been increased by approximately 6' to 27'. This helps to further the success referenced by ADP in "mitigating the effect of one height across the site" and allows the historic Duck's Building frontage to take centre stage. With this setback, the uppermost level of the proposed development will be no more visible than the existing Duck's Building ballroom, which is to say, this level will be virtually invisible from street level.

### **Upper Level Setbacks (North Building)**

For the North Building, the uppermost level of the proposed development has been set back along Johnson Street by 5'6". Along Broad Street, the proposed setback has increased by 5' to 15'6", reducing the scale of the North Building overall and thereby allowing the Duck's Building to remain the dominant feature.

### **Chamfered Corner**

In response to ADP's comments to "consider refining the architectural expression and windows at the corner of Broad and Johnson Streets", the chamfered corner of the North Building at Broad and Johnson has been extended up the building. Reminiscent of the original Duck's Carriage Factory, the chamfered corner is an element that was appreciated by HAP. This change – along with the set backs noted above – has reduced the overall project FSR by almost 10% from 4.37 to 4.0 and has resulted in the loss of four hotel rooms – reducing the total proposed number to 135. While this results in additional financial pressure on the project – which at 139 rooms was already deemed by a third-party appraiser to carry no land lift – Chard believes it is the right thing to do. With this element retained, all four corners of the intersection of Broad and Johnson will continue to reflect this historically significant treatment.

### **Bay Windows**

Inspired by the limited historical evidence regarding the original Carriage Factory design, the contemporary bay windows remain on the North Building. Working in tandem with the chamfered corner, this design approach works to honour two of the long lost but most significant historical elements of the original Duck's Carriage Factory.

### **Colour Palette**

In response to HAP's comments that "there would be greater difference between the old and the new with a more contemporary expression" and their request for "more distinguishability between the old and the new buildings", the exterior colour palette of the North Building has been adjusted. A softer, lighter-toned brick allows the original red brick of the Duck's Building to visually dominate. A more monochromatic palette – achieved through an adjustment to the colour of the lintels and cornices of the North Building – is both contemporary in nature and subordinate to the ornate detailing of the adjacent Duck's Building. This softer palette also allows highlights the original rubble stone wall as the prominent feature on the western façade of the North Building.

## **2. Salvage & Reuse of Materials**

Chard has heard from the community a desire to salvage a greater amount of the existing interior elements. Prioritizing structural, seismic and life safety remains the driving objective of this redevelopment and hence full retention of interior elements in situ remains out of reach. However, Chard has met with a team of salvage experts dedicated to the responsible disassembly of buildings in a manner that allows for reuse of materials. Working by hand, this team minimizes disruption and maximizes benefit, with a recorded salvage and recycle rate as high as 97% of the existing building! In the case of the Duck's Building and the Duck's Carriage Factory, the team will work to salvage materials, including brick, timber floor joists, subfloors,



flooring, doors and trim work. The team will also work to salvage finish materials from the existing "Madam's Room", including a small fireplace. Working together with the interior design team, Chard will prioritize the reuse of these materials – with appropriate recognition of their origin – within common areas of the redevelopment. Given the proposed use of the redevelopment as a hotel, this will ensure that these historically significant materials will be seen and enjoyed by residents and guests alike. Materials that cannot be salvaged or reused – including those that were irreparably damaged by the significant fire that broke out in the building just one week after the Plaza Hotel was destroyed – will be recycled.

In addition, the interior design team will prepare commemorative plaques to highlight the history and reuse of materials within the project. Professional photographers will be engaged to document the rehabilitation, salvage, and restoration of materials, both inside and out. The intent will be to educate the community, guests, and all that visit regarding the history of the site and the process undertaken to salvage and celebrate these elements.

### **3. Housing Reserve Fund**

1324 Broad Street is owned and operated by UVic Properties and currently contains eight, one-bedroom residential rental units. While two of these units are currently rented for 6% above the CMHC average rent for a one-bedroom unit in Victoria, monthly rental rates average 9% below that average. As part of the rezoning application associated with this property, a detailed Tenant Assistance Plan has already been submitted to City staff and has been deemed to exceed the minimum requirements set forth in the City's Tenant Assistance Policy with regard to tenant compensation, moving expense compensation and relocation assistance.

The proposal before council to redevelop this property will bring significant economic and employment benefits to Victoria. As the proposal is for a purpose-built hotel, residential rental units cannot be replaced. As such, Chard and UVic Properties are offering a voluntary contribution to the City's Housing Reserve Fund. To determine an appropriate contribution, Chard met with a number of not-for-profit organizations who have received the City of Victoria Housing Reserve Grant. It was shared with Chard that the maximum grant per one bedroom of \$10,000 per suite greatly assists in leveraging support from other levels of governments. In fact, if a not-for-profit is able to demonstrate funding from the City of Victoria, they receive 10 points (out of a possible 100) towards a grant from the Community Housing Fund with BC Housing. This \$10,000 contribution makes a real difference, as the attached letter from BC Housing confirms.

As such, the applicant is pleased to confirm the following voluntary contribution to the City's Housing Fund:

**\$10,000 per unit for a total contribution to the Housing Fund of \$80,000**

In accordance with the Victoria Housing Reserve Fund Program Guidelines, this will allow for funding of up to eight "very low" to "low" income rental units or as many as 16 "median" income rental units.

At Chard Development, we are excited to have the opportunity to once again demonstrate that we are builders of – and believers in – downtown Victoria. As the attached letter from MNP confirms, if approved, the proposed development will bring economic vitality and significant employment benefits to the City,



creating 344 full-time construction jobs and 163 ongoing full-time positions for Victorians. Each year, the operation of the hotel will add \$5.9 million to the local economy along with almost \$2 million a year in tax contributions. Visitor spend will bring an additional \$5.1 million annually to the local economy and \$1.1 million in annual tax contributions. It would be an economic win!

We look forward to the opportunity to present the proposed development at Public Hearing.

Sincerely,

CHARD DEVELOPMENT LTD.

A handwritten signature in dark ink, appearing to read "David Chard", written in a cursive style.

David Chard

Enclosures: 4

CC: Miko Betanzo, Senior Planner  
John O'Reilly, Senior Heritage Planner  
Alison Meyer, Assistant Director, Development Services  
Peter Kuran, President & CEO, UVic Properties



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January 10, 2020

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

Dear Mayor & Council,

**Re: 1306-1330 Broad Street and 615-625 Johnson Street Rezoning Contribution proposed  
contribution to The City of Victoria Housing Reserve Fund**

We appreciate our ongoing positive relationship with the City and the various projects and opportunities we are cooperatively working on in partnership with non-profit and market housing providers to create new homes in Victoria. Contributions to the City's Housing Reserve Fund are an important part of funding these projects and partnerships.

Typically, the funds are used to assist non profit housing providers with projects in the City. These funds help to leverage BC Housing funds, CMHC funds and other partners. The provision of these funds by the City to a non profit is a clear indication of the City's financial support for the affordable housing being funded. This fund can also be used to buy land for future affordable housing projects.

We appreciate all contributions to this fund and appreciate the use of these fund to assist in providing affordable housing in Victoria.

Respectfully

A handwritten signature in black ink, appearing to read "Malcolm McNaughton", with a large, stylized flourish at the end.

Malcolm McNaughton

BC Housing

Director of Regional Development – Vancouver Island

**McCONNAN  
BION  
O'CONNOR &  
PETERSON†**  
*Lawyers*

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*Reply to the attention of: Michael J. O'Connor*

File No.

November 15, 2019

Her Worship Mayor Lisa Helps & Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Mayor Helps & Council:

***Re: Chard Development Ltd. and University of Victoria Proposal for the  
Redevelopment of 1424 Broad Street and 615/625 Johnson Street***

On behalf of J.C. Scott, Donna Thomas and David Chard, I support the current Broad Street – Duck's Building Hotel Development proposal and firmly believe that Michael Collard Williams, were he alive today, would support it. For this, we are thankful.

Specifically, and in memory of and with respect to the stated intentions of Michael Collard Williams, we wish to confirm:

1. We support the lease of the land and buildings as opposed to the sale of the land and buildings which were bequeathed to the University of Victoria by Michael Collard Williams for its proposed use as a hotel.
2. We support the preservation of and restoration of the primary architectural aspects of the Duck's Building, which is one of the most important heritage buildings on Broad Street in downtown Victoria, a street for which Michael Collard Williams had bold visions.
3. We support the revitalization of the alley at the rear of the Duck's Building, running off of Johnson Street, and the associated preservation and restoration of the heritage rubble stone masonry wall, which is the primary remaining architectural feature of the original Johnson Street building. We agree that this is a feature that Michael Collard Williams would have wanted to preserve and protect.
4. We support the overall development following the updated and revitalized Old Town Design Guidelines for architectural materials, form and character.  
<https://www.victoria.ca/EN/main/residents/community-planning/heritage/old-town-design-guidelines.html>

For the reasons stated, and in memory of Michael Collard Williams as both a hotelier and an advocate for and active proponent for the revitalization of Old Town Victoria, to the point that Michael Collard Williams achieved the moniker, 'Father of Old Town', we support this development.

Respectfully submitted,



Michael James O'Connor, Q.C.  
Co-executor of the Estate of Michael Collard Williams  
and Counsel for Michael Collards Williams

Robbie McAdams  
Co-executor of the Estate of Michael Collard Williams

Donna Thomas  
Fundraiser and motivator of the Michael Collard Williams Bequest to the University of Victoria

J. C. Scott  
Architectural advisor to Michael Collard Williams and Old Town Properties consultant

MJO/Int

cc: Carmen Charette, External Relations, University of Victoria  
David Chard, Chard Development Ltd.

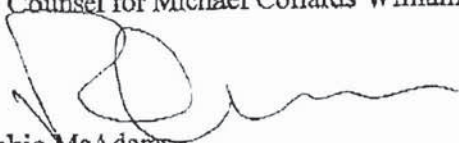




For the reasons stated, and in memory of Michael Collard Williams as both a hotelier and an advocate for and active proponent for the revitalization of Old Town Victoria, to the point that Michael Collard Williams achieved the moniker, 'Father of Old Town', we support this development.

Respectfully submitted,

Michael James O'Connor, Q.C.  
Co-executor of the Estate of Michael Collard Williams  
and Counsel for Michael Collards Williams

A handwritten signature in black ink, appearing to read 'Robbie McAdams', written over a horizontal line.

Robbie McAdams  
Co-executor of the Estate of Michael Collard Williams

Donna Thomas  
Fundraiser and motivator of the Michael Collard Williams Bequest to the University of Victoria

J. C. Scott  
Architectural advisor to Michael Collard Williams and Old Town Properties consultant

MJO/Int

cc: Carmen Charette, External Relations, University of Victoria  
David Chard, Chard Development Ltd.

January 13, 2020

Byron Chard  
Chard Development  
500-509 Richards Street  
Vancouver, BC V6B 2Z6

**Re: Economic Impacts of the Proposed Hotel Development in Victoria**

Dear Mr. Chard,

You have requested that MNP prepare a letter summarizing the findings of an economic impact study that we conducted for a proposed hotel in Victoria. It is our understanding that the letter will be included in a submission to Victoria City Council by Chard Development with respect to the proposed hotel.

*Limitations*

The letter is provided for information purposes and is intended for general guidance only. It should not be regarded as comprehensive or a substitute for personalized, professional advice. In preparing the economic impact estimates we have relied upon the completeness, accuracy and fair presentation of all information and data obtained from Chard Developments and public sources, believed to be reliable.

The reader must understand that our analysis is based upon projections, founded on past events giving an expectation of certain future events. Future events are not guaranteed to follow past patterns and results may vary, even significantly. Accordingly, we express no assurance as to whether the projections underlying the economic and financial analysis will be achieved.

*Background*

In May 2019 Chard Development engaged MNP LLP ("MNP") to conduct an economic impact study of a proposed hotel development in Victoria (the "proposed hotel"). The scope of the study encompassed estimating the economic impacts associated with the construction of the hotel, the hotel's annual operations and the spending by visitors staying at the hotel.

MNP developed economic impact estimates for the proposed hotel based on information available in May 2019. At that time, the proposed hotel was planned to be a boutique lifestyle hotel of about 75,000 square feet, located in Old Town Victoria, which would be managed and operated by an international hotel franchise brand.

*Summary of Economic Impacts*

The economic impacts associated with the proposed hotel were estimated based on data on construction expenditures provided by Chard Developments, and projected occupancy and projected operational spending in a stabilized year from a study conducted by Cushman and Wakefield for Chard Developments.

The projected total economic impacts (direct, indirect, and induced) arising from the following are summarized in Table 1:

- **Construction:** Proposed construction expenditures of \$50.9 million over a period of two years.
- **Operations:** Projected operational spending of \$6.3 million in a stabilized year.
- **Visitors:** Projected visitor spending (excluding spending at the hotel) associated with hotel guests of \$6.2 million in a stabilized year.

Table 1: Projected Total Economic Impacts

	<b>Output (millions)</b>	<b>GDP (millions)</b>	<b>Employment (FTEs)</b>	<b>Federal Tax (millions)</b>	<b>Provincial Tax (millions)</b>	<b>Municipal Tax (millions)</b>
<b>Construction (over a two year period)</b>	\$74.3	\$37.9	344	\$4.3	\$3.3	\$2.6
<b>Operations (annual)</b>	\$8.9	\$5.9	78	\$0.6	\$0.5	\$0.7
<b>Visitors (annual)</b>	\$9.8	\$5.1	85	\$0.5	\$0.4	\$0.2

If you have any questions or need any further information regarding our study, please don't hesitate to contact us.

Sincerely,



Susan Mowbray  
Partner, MNP

## APPENDIX A – ABOUT MNP

MNP is the fastest growing major chartered accountancy and business advisory firm in Canada. Founded in 1958, MNP has grown to more than 70 offices and 4,000 team members across Canada. The map below shows our office locations. In British Columbia, MNP has more than 800 staff located in 19 offices throughout the province.

MNP provides a wide range of accounting, finance and business advisory services to clients. These include:

- Assurance
- Taxation
- Corporate Finance
- Mergers and Acquisitions
- Enterprise Risk Services
- Forensic Accounting
- Consulting
- Insolvency and Corporate Recovery
- Succession
- Valuations and Litigation Support



### About MNP's Economics and Research Practice

Economic and industry studies are carried out by MNP's Economics and Research practice. Based in Vancouver, the Economics and Research practice consists of a team of professionals that has a successful track record of assisting clients with a wide variety of financial and economic impact studies. Our work has encompassed a wide range of programs, industries, company operations and policy initiatives, and has helped clients with decision-making, communication of economic and financial contributions, documentation of the value of initiatives and activities, and development of public policy.





1 Context Aerial  
A001 SCALE N.T.S.



2 Context Survey Plan  
A002 SCALE N.T.S.

## PROJECT DESCRIPTION

CHAS ADDRESS  
1312-1324 BRIGAD STREET, VICTORIA, BC  
LEGAL DESCRIPTION  
LOT 1 OF PLAN 5564, LOT 1 AND LOT 2 OF PLAN 5565 AND  
REM. LOT 180A AND REM. LOT 180A,  
VICTORIA DISTRICT

REGISTERED OWNER  
University of Victoria  
3800 Fernside Rd.  
P.O. Box 3040 STH. SCC  
Victoria, BC  
V8N 3A7

DEVELOPER  
CHAS DEVELOPMENT LTD  
8500, 509 Richards Street  
Victoria, BC  
V8N 2Z6

ARCHITECT  
Chas & Kari Architects  
877 Fort Street  
Victoria, BC  
V8V 3K3

STRUCTURAL CONSULTANT  
RJC  
220 - 645 Tye Road  
Victoria, BC  
V8A 5X5

MECHANICAL CONSULTANT  
AME Consulting Group  
721 Johnson St.  
Victoria, BC  
V8N 1M8

ELECTRICAL CONSULTANT  
Applied Engineering Solutions Ltd  
3rd Floor - 1815 Barclay Street  
Victoria, BC  
V8T 5A4

LANDSCAPE ARCHITECT  
Munich de Graft Inc.  
200-224 Columbia Pl.  
Victoria, BC  
V8C 1C1

CIVIL CONSULTANT  
JE Anderson  
4712 Glenhurst Ave.  
Victoria, BC  
V8C 4B7

GEOTECHNICAL  
Rybak Geotechnical  
28 Osage Avenue  
Victoria, BC  
V8C 1C1

SURVEYOR  
Explora Land Survey Inc.  
101 - 2810 Douglas St.  
Victoria, BC  
V8T 4P7

ENGINEER  
RJC  
220 - 645 Tye Road  
Victoria, BC  
V8A 5X5

Chris Mott  
tel: 604.556.7449  
cmott@chaskari.com

Charles Kari  
tel: 250.656.5367  
tel: 250.656.5367  
cm@chaskari.com

Chris Mott  
tel: 250.385.7784  
tel: 250.385.7784  
cmott@mech.ca

Chris Mott  
tel: 250.385.7784  
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cmott@mech.ca

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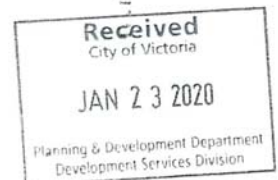
Chris Mott  
tel: 250.385.7784  
tel: 250.385.7784  
cmott@mech.ca

## VICTORIA ZONING

BUILDING DESCRIPTION  
6 STOREY HOTEL BUILDING  
UNEX. RESIDENTIAL OCCUPANCY (HOTEL)  
EXISTING ZONE: OTD-1 (2018)  
PROPOSED ZONE: SITE SPECIFIC  
DEVELOPMENT PERMIT AREA: DPA1 (HISTORIC CORE)

## Street Street Redevelopment

Area	Area
Area 1	17.51 Ha (43.01 Acres)
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## LIST OF DRAWINGS

A001	Project Data	A401	Building Sections E-W
A100	Site Survey	A501	Site Context
A101	Site Plan	A502	Site Context
A202	P1 Parking Plan	A503	Shadow Studies
A203	Level 1	A504	Context Mapping
A204	Level 2	A505	Urban Context
A205	Level 3A	A506	Urban Context
A206	Level 3	A507	Perspective Studies
A207	Level 4	A508	Perspective Studies
A208	Level 5	A509	Perspective Studies
A209	Level 6	A510	Perspective Studies
A210	Roof Plan		
A301	North Elevation		
A302	South Elevation		
A303	East Elevation		
A304	West Elevation		

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Area 83	17.51 Ha (43

**B.C. LAND SURVEYOR'S  
TOPOGRAPHIC SURVEY OF  
LOT A OF PLAN 3564, LOT 1  
AND LOT 2 OF PLAN 5500,  
REM LOT 159A AND REM LOT  
160A, VICTORIA DISTRICT**

Parcel Identification Number (PIN)  
004-550-748, 004-550-772, 000-745-480, 001-650-277  
004-115-791

MUNICIPALITY  
VICTORIA

LOCAL ADDRESS  
BROAD STREET  
VICTORIA, BC  
ZONING  
CA-30

SCALE  
1:250  
of distance per 1 metre  
The horizontal scale of this plan is 1:250 and the vertical  
scale is 1:250. All measurements are in metres.

**LEGEND**

Dimensions are graphic based on integrated survey  
equipment 17.52 in the City of Victoria at elevation  
17.52m.  
Note: Only trees with trunk greater than 1.2m are identified.  
Consult Arbrevis for more tree symbols.  
Grade points are taken at the point marked X.

- denotes storm manhole
- denotes water valve
- denotes fire hydrant
- denotes catch basin
- denotes lamp standard
- denotes cable box
- denotes light box
- denotes hydrant
- denotes sign
- denotes unmarked manhole
- denotes high flood elevation (over 50)
- denotes fence height
- denotes water manhole

Measurements are taken from the exterior  
corner of the building.

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without permission in writing from the  
author or the publisher.



**CERTIFIED CORRECT**  
Lot dimensions are correct  
according to the Office  
records.

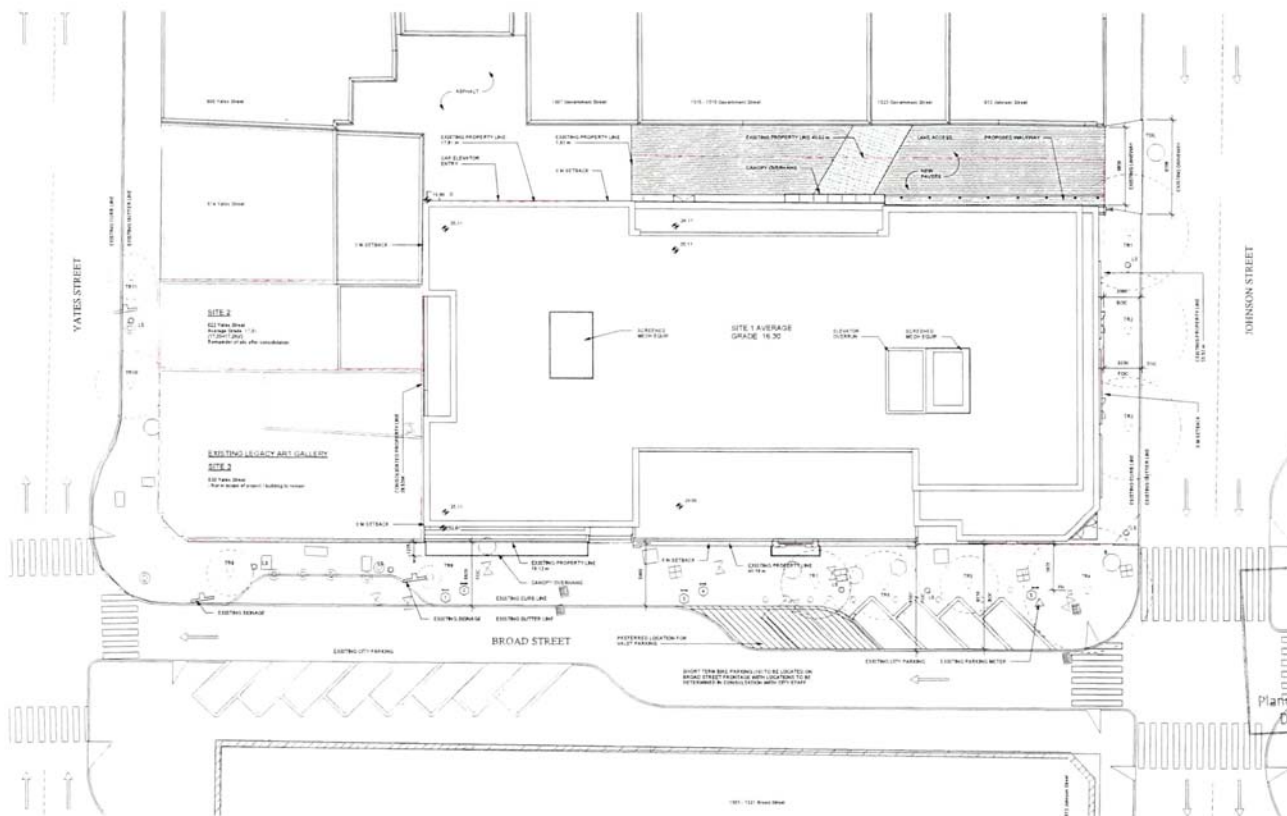
Surveyed by B.C. S.L.S. 11-53  
Plan Survey 11-53/2000  
Dated 11-53/2000  
This document is a copy of the original survey  
and is not a substitute for the original survey  
and is not to be used for any other purpose.  
B.C. S.L.S. 11-53/2000

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City of Victoria  
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Development Services Division

NO.	DATE	BY	REMARKS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

The City of Victoria	
City of Victoria Building	
1111 Glen Street	
Victoria, BC V8W 2Y1	
Title Survey	
Scale	A100



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JAN 23 2020  
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Development Services Division

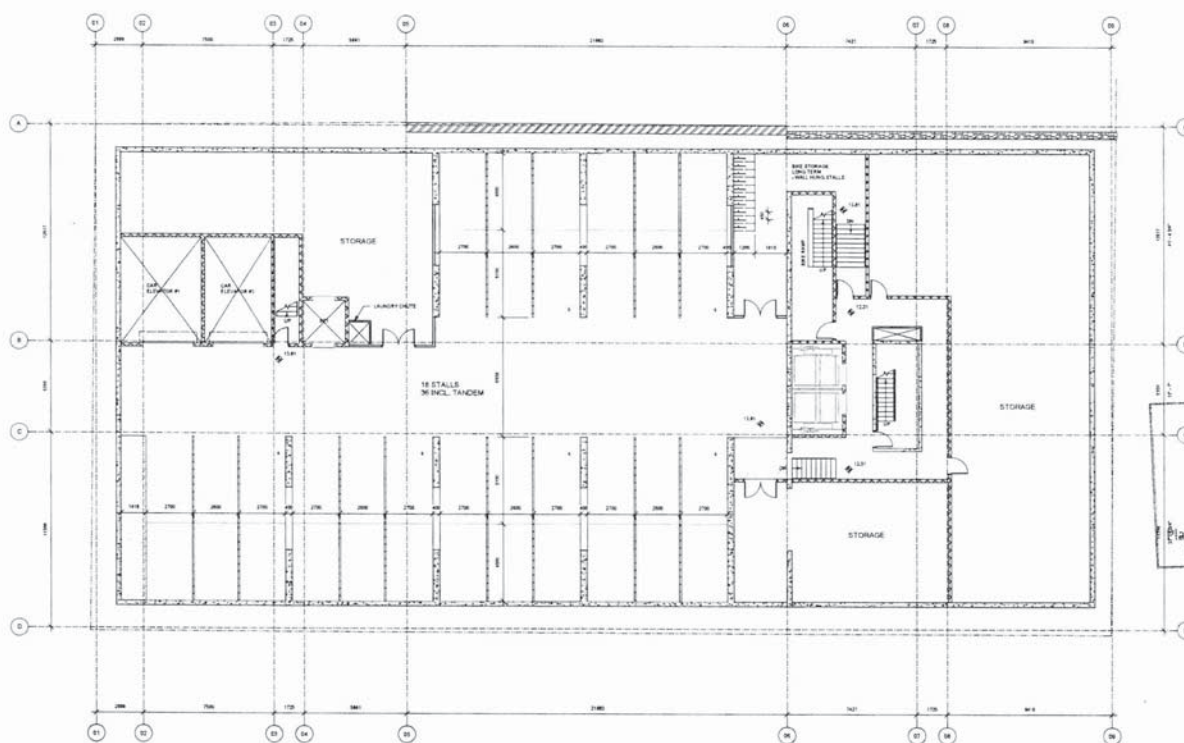
NO.	DATE	BY	REVISION
1	10/10/2019	AL	Initial Design
2	10/10/2019	AL	Final Design
3	10/10/2019	AL	Final Design

**Click's Building**  
100-102 Broad Street  
Victoria 3611  
Site Plan  
A101 3

1 Site Plan  
A101 SCALE 1:150

Site Notes  
Existing City Park

Average Grade					
Area	Grade	Area	Grade	Area	Grade
1	17.00	2	16.50	3	16.00
4	16.00	5	15.50	6	15.00
7	14.50	8	14.00	9	13.50
10	13.00	11	12.50	12	12.00
13	11.50	14	11.00	15	10.50
16	10.00	17	9.50	18	9.00
19	8.50	20	8.00	21	7.50
22	7.00	23	6.50	24	6.00
25	5.50	26	5.00	27	4.50
28	4.00	29	3.50	30	3.00
31	2.50	32	2.00	33	1.50
34	1.00	35	0.50	36	0.00
37	-0.50	38	-1.00	39	-1.50
40	-2.00	41	-2.50	42	-3.00
43	-3.50	44	-4.00	45	-4.50
46	-5.00	47	-5.50	48	-6.00
49	-6.50	50	-7.00	51	-7.50
52	-8.00	53	-8.50	54	-9.00
55	-9.50	56	-10.00	57	-10.50
58	-11.00	59	-11.50	60	-12.00
61	-12.50	62	-13.00	63	-13.50
64	-14.00	65	-14.50	66	-15.00
67	-15.50	68	-16.00	69	-16.50
70	-17.00	71	-17.50	72	-18.00
73	-18.50	74	-19.00	75	-19.50
76	-20.00	77	-20.50	78	-21.00
79	-21.50	80	-22.00	81	-22.50
82	-23.00	83	-23.50	84	-24.00
85	-24.50	86	-25.00	87	-25.50
88	-26.00	89	-26.50	90	-27.00
91	-27.50	92	-28.00	93	-28.50
94	-29.00	95	-29.50	96	-30.00
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121	-42.50	122	-43.00	123	-43.50
124	-44.00	125	-44.50	126	-45.00
127	-45.50	128	-46.00	129	-46.50
130	-47.00	131	-47.50	132	-48.00
133	-48.50	134	-49.00	135	-49.50
136	-50.00	137	-50.50	138	-51.00
139	-51.50	140	-52.00	141	-52.50
142	-53.00	143	-53.50	144	-54.00
145	-54.50	146	-55.00	147	-55.50
148	-56.00	149	-56.50	150	-57.00
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499	-231.50	500	-232.00	501	-232.50
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505	-234.50	506	-235.00	507	-235.50
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1 Parking Level 1 - Overall  
A202 SCALE: 1:100

Received  
City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

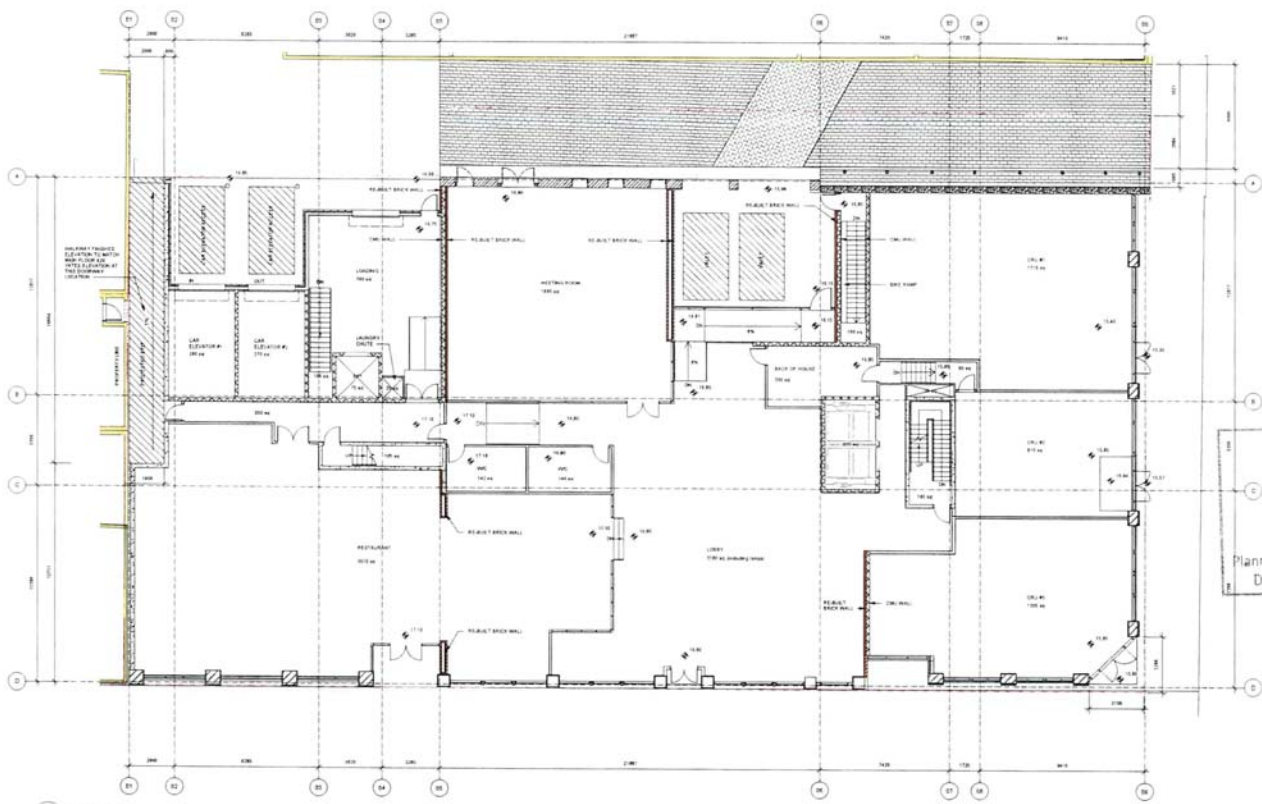
NO.	DATE	BY	CHKD.	REVISION
1	12/11/19	WJH	WJH	1.0

The City of Victoria	
The Dock's Building	
101-110 Ross Street	
Victoria, BC V8W 2E7	
B1 Parking Plan	
A202	4



NOTE

REARLY BRICK WALL



1 Level 1 - Overall  
A200 SCALE 1:100

Received  
City of Victoria

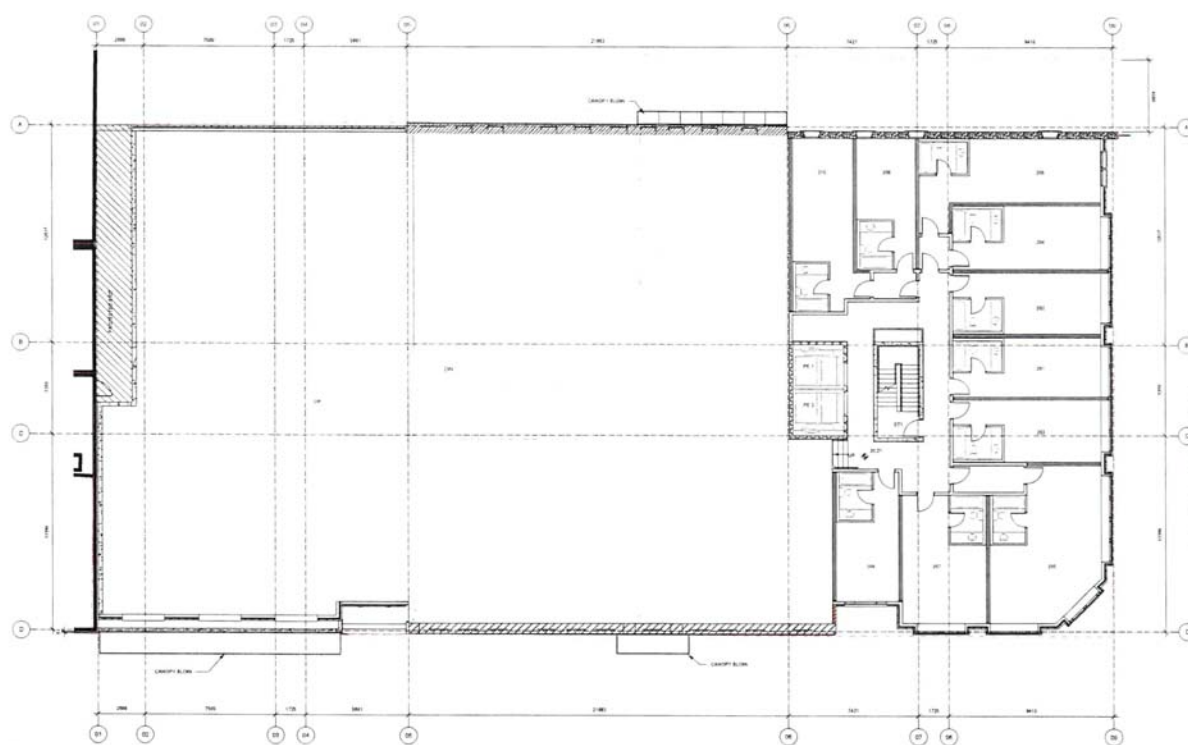
JAN 23 2020

Planning & Development Department  
Development Services Division

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

BHM Architects	
100-1000 Street	
Victoria, BC V8W 2E1	
The Clerk's Building	
100-1000 Street	
Victoria, BC V8W 2E1	
Level 1	
A200	4





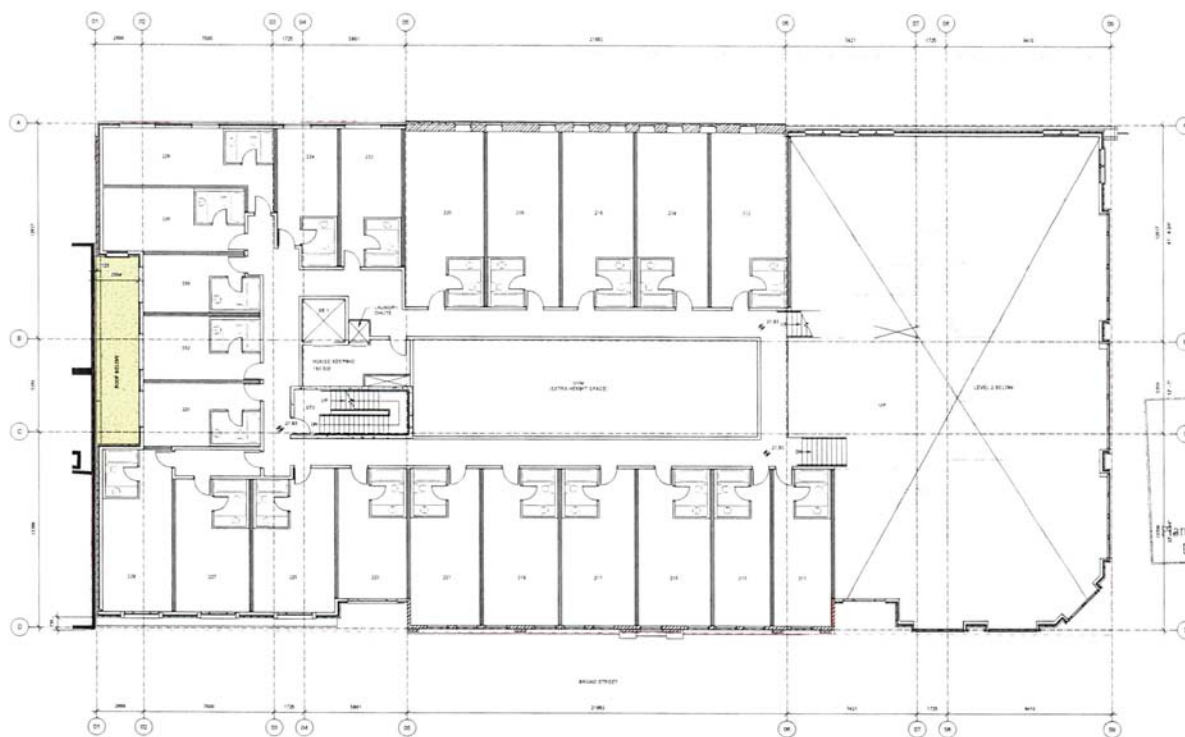
1 Level 2 - Overall  
A204 SCALE 1 100

JAN 23 2020

Planning & Development Department  
Development Services Division

[illegible]

 <p><b>dHAK Architects</b></p> <p>1077 W. 10th St.        Suite 200        Seattle, WA 98101        Tel: 206.461.1234        Fax: 206.461.1235</p>	<p>1077 W. 10th St.        Suite 200        Seattle, WA 98101        Tel: 206.461.1234        Fax: 206.461.1235</p>
<p><b>The Duck's Building</b>        1312 13th Avenue South        Seattle, WA 98148</p>	
<p><b>Level 2</b></p>	
<p>1077 W. 10th St.        Suite 200        Seattle, WA 98101</p>	<p><b>A204</b></p>
<p>1077 W. 10th St.        Suite 200        Seattle, WA 98101</p>	<p><b>4</b></p>

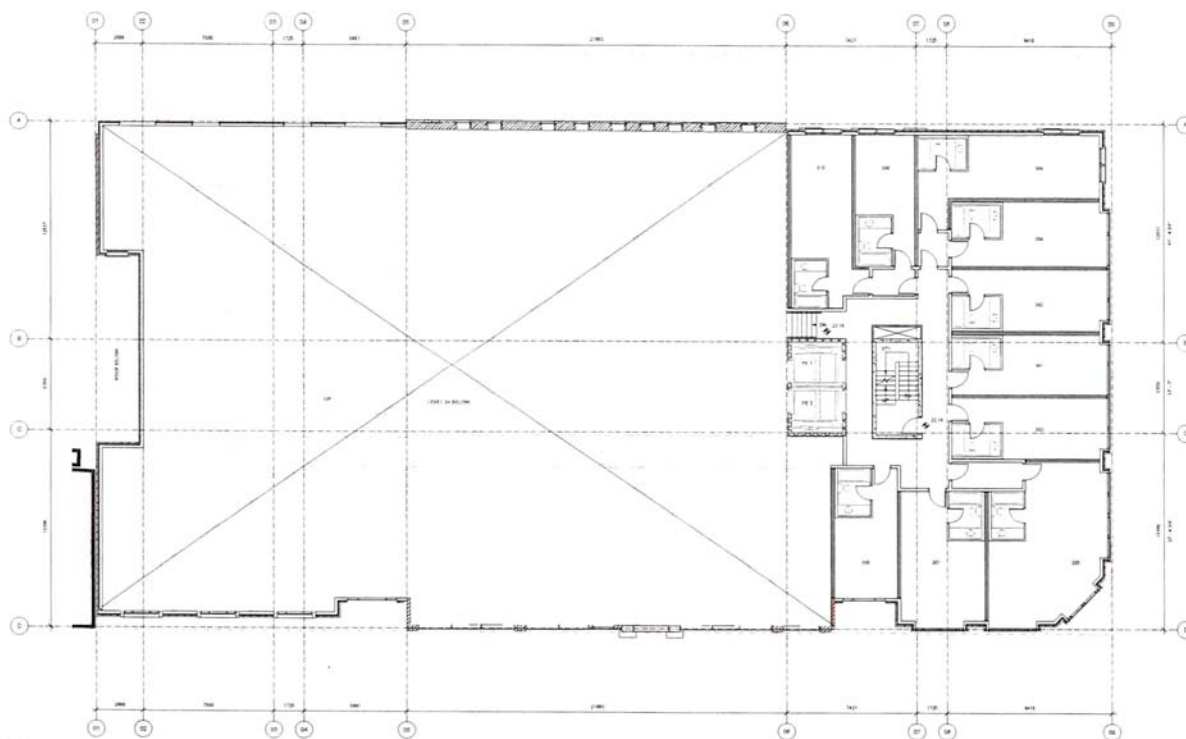


1 Level 2A - Overall  
A205 SCALE: 1:100

Received  
City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

NO.	DATE	BY	REVISION
1	10/10/2019	WJ	ISSUED FOR PERMIT
2	10/10/2019	WJ	ISSUED FOR PERMIT
3	10/10/2019	WJ	ISSUED FOR PERMIT
4	10/10/2019	WJ	ISSUED FOR PERMIT
5	10/10/2019	WJ	ISSUED FOR PERMIT
6	10/10/2019	WJ	ISSUED FOR PERMIT
7	10/10/2019	WJ	ISSUED FOR PERMIT
8	10/10/2019	WJ	ISSUED FOR PERMIT
9	10/10/2019	WJ	ISSUED FOR PERMIT
10	10/10/2019	WJ	ISSUED FOR PERMIT

	City of Victoria
The Dock's Building 100-102 Main Street Victoria, BC V8W 2E1	
Level 2A	
Project No.	A205
Sheet No.	4



1 Level 3 - Overall  
A206 SCALE 1:100

Received  
City of Victoria

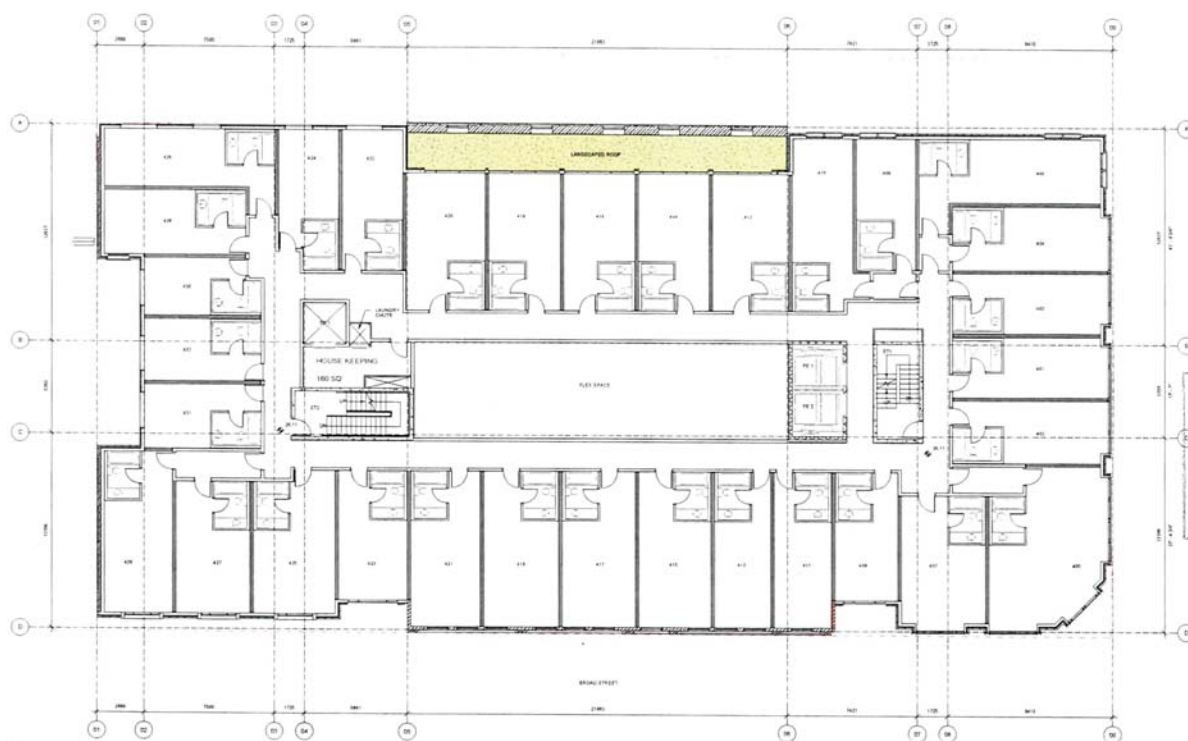
JAN 23 2020

Planning & Development Department  
Development Services Division

NO.	DATE	BY	FOR
1	2020-01-23	W. J. J.	W. J. J.
2	2020-01-23	W. J. J.	W. J. J.
3	2020-01-23	W. J. J.	W. J. J.
4	2020-01-23	W. J. J.	W. J. J.
5	2020-01-23	W. J. J.	W. J. J.
6	2020-01-23	W. J. J.	W. J. J.
7	2020-01-23	W. J. J.	W. J. J.
8	2020-01-23	W. J. J.	W. J. J.
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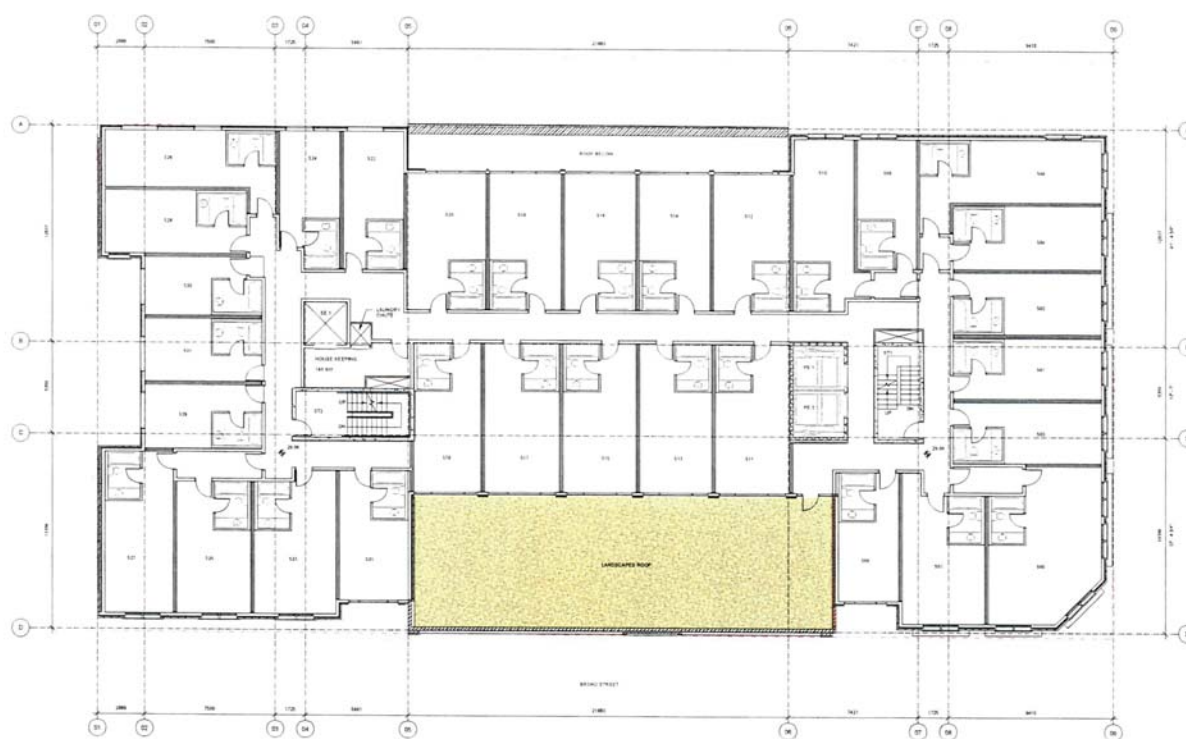
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9	2020-01-23	W. J. J.	W. J. J.
10	2020-01-23	W. J. J.	W. J. J.





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City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

[illegible][illegible]



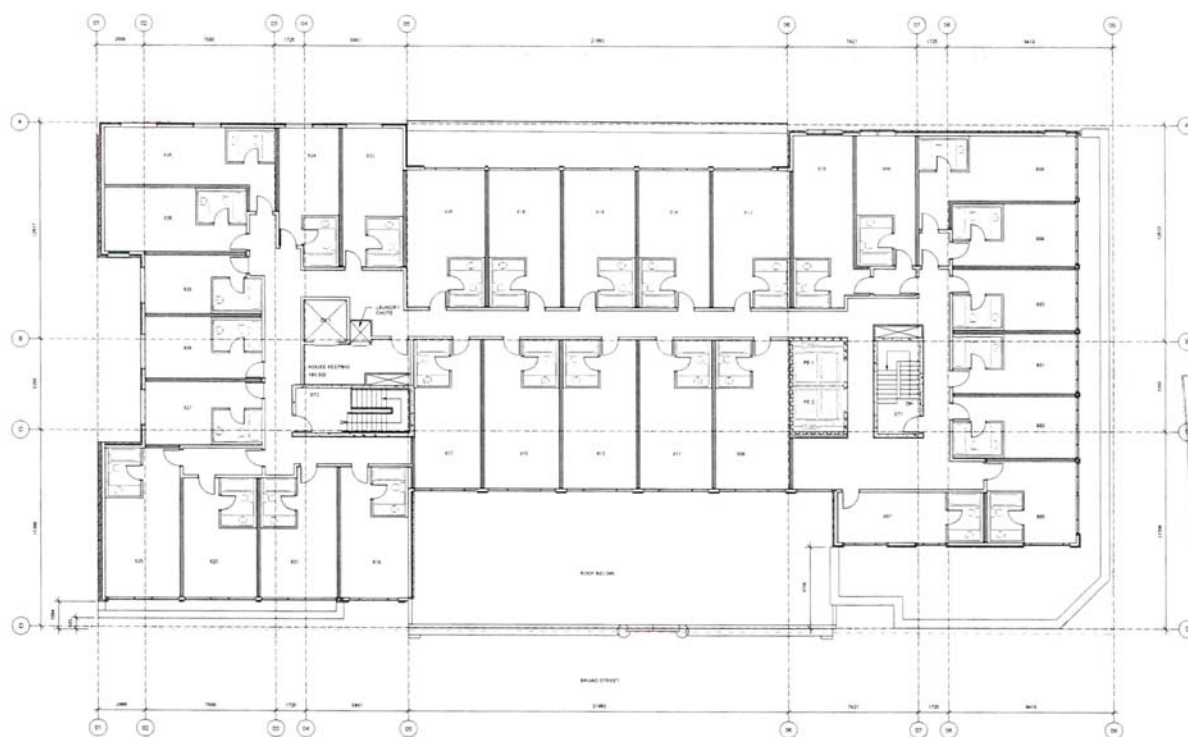
1 Level 5 - Overall  
A208 SCALE: 1 - 100

JAN 23 2020

Planning & Development Department  
Development Services Division

[illegible]

 <p><b>The Duck's Building</b>          1712-1324 Broad Street          Victoria, BC V8M 1B6          Tel: 250-363-1111          Fax: 250-363-1112</p>	<p><b>Level 5</b></p> <p>Room: <b>A208</b></p>
---	--



Received  
City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

[illegible]

	<b>dmMatchworks</b>
<b>Address:</b> 1215 1st St. S. Suite 100 Minneapolis, MN 55404	<b>Phone:</b> (612) 338-1234 <b>Fax:</b> (612) 338-1235 <b>Web:</b> www.dmMatchworks.com
<b>The Duck's Building</b> 1215 1st St. S. Suite 100 Minneapolis, MN 55404	<b>Room:</b> A209 <b>Level:</b> 4



Planning & Development Department  
Development Services Division

[illegible]

1 T.S. Roof - Overall  
A210 SCALE 1" = 100'



Received  
City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

- Material Schedule North
- 1. Brick Masonry - Hard Facing - Weathered
  - 2. Brick Masonry - Hard Facing - Smooth
  - 3. Brick Masonry - Hard Facing - Smooth
  - 4. Brick Masonry - Hard Facing - Smooth
  - 5. Brick Masonry - Hard Facing - Smooth
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  - 85. Brick Masonry - Hard Facing - Smooth
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  - 87. Brick Masonry - Hard Facing - Smooth
  - 88. Brick Masonry - Hard Facing - Smooth
  - 89. Brick Masonry - Hard Facing - Smooth
  - 90. Brick Masonry - Hard Facing - Smooth
  - 91. Brick Masonry - Hard Facing - Smooth
  - 92. Brick Masonry - Hard Facing - Smooth
  - 93. Brick Masonry - Hard Facing - Smooth
  - 94. Brick Masonry - Hard Facing - Smooth
  - 95. Brick Masonry - Hard Facing - Smooth
  - 96. Brick Masonry - Hard Facing - Smooth
  - 97. Brick Masonry - Hard Facing - Smooth
  - 98. Brick Masonry - Hard Facing - Smooth
  - 99. Brick Masonry - Hard Facing - Smooth
  - 100. Brick Masonry - Hard Facing - Smooth

BRICK AND TILE COLOUR

1. BRICK MASONRY (HARD FACING) - WEATHERED



2. METAL PANEL - (17) GREY



3. BRICK MASONRY (HARD FACING) - SMOOTH

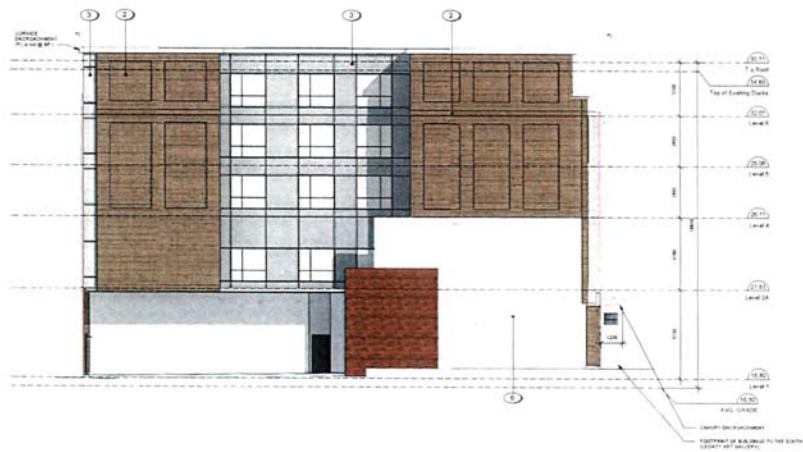


4. METAL PANEL - (18) GREY



NO.	DESCRIPTION	QUANTITY	UNIT	VALUE
1	BRICK MASONRY (HARD FACING) - WEATHERED	100	SQ. M	100.00
2	METAL PANEL - (17) GREY	100	SQ. M	100.00
3	BRICK MASONRY (HARD FACING) - SMOOTH	100	SQ. M	100.00
4	METAL PANEL - (18) GREY	100	SQ. M	100.00
5	TOTAL			400.00

The City of Victoria	
The Clerk's Building	
1111 GASTROR STREET	
VICTORIA, BC V8W 2E1	
Phone: (250) 383-1234	
Fax: (250) 383-1234	
Email: info@cityofvictoria.ca	
Website: www.cityofvictoria.ca	
Project: A301	
Sheet: 4	



1 South Elevation  
AND SCALE 1:100

Received  
City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

Material Schedule South

1. Brick Masonry (External Cladding) - Reddish Brown
2. Brick Masonry (Internal Cladding) - Reddish Brown
3. Brick Masonry (Internal Cladding) - Reddish Brown
4. Brick Masonry (Internal Cladding) - Reddish Brown
5. Brick Masonry (Internal Cladding) - Reddish Brown
6. Brick Masonry (Internal Cladding) - Reddish Brown
7. Brick Masonry (Internal Cladding) - Reddish Brown
8. Brick Masonry (Internal Cladding) - Reddish Brown
9. Brick Masonry (Internal Cladding) - Reddish Brown
10. Brick Masonry (Internal Cladding) - Reddish Brown
11. Brick Masonry (Internal Cladding) - Reddish Brown
12. Brick Masonry (Internal Cladding) - Reddish Brown
13. Brick Masonry (Internal Cladding) - Reddish Brown
14. Brick Masonry (Internal Cladding) - Reddish Brown

BRICK AND TILE COLOUR

1. BRICK MASONRY (EXTERNAL CLADDING) - REDDISH BROWN
2. BRICK MASONRY (INTERNAL CLADDING) - REDDISH BROWN



3. METAL PANEL - LT GREY



4. BRICK MASONRY (EXTERNAL CLADDING) - REDDISH BROWN



5. METAL PANEL - LT GREY



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	BRICK MASONRY (EXTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
2	BRICK MASONRY (INTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
3	METAL PANEL - LT GREY	100	SQ. M	100.00	100.00
4	BRICK MASONRY (EXTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
5	METAL PANEL - LT GREY	100	SQ. M	100.00	100.00
6	BRICK MASONRY (EXTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
7	BRICK MASONRY (INTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
8	METAL PANEL - LT GREY	100	SQ. M	100.00	100.00
9	BRICK MASONRY (EXTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
10	BRICK MASONRY (INTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
11	METAL PANEL - LT GREY	100	SQ. M	100.00	100.00
12	BRICK MASONRY (EXTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
13	BRICK MASONRY (INTERNAL CLADDING) - REDDISH BROWN	100	SQ. M	100.00	100.00
14	METAL PANEL - LT GREY	100	SQ. M	100.00	100.00

dHARTMANN	
The Duck's Building	
111-113 Bloor Street	
Victoria, BC	
South Elevation	
DATE	2019/01/23
BY	A302
OF	4



East Elevation  
AND SCALE 1:100

#### CONSERVATION STRATEGY

EXISTING AND MAINTAINING DETAILS TO BE PRESERVED AND:

EXISTING BRICK WALLS TO BE PRESERVED AND:

EXISTING TERRAZZO FLOORS TO BE PRESERVED AND: WHERE POSSIBLE, NEW TERRAZZO FLOORS TO BE MATCHED TO EXISTING TERRAZZO FLOORS.

BRICK COURSEWORK TO BE RESTORED AND:

ORIGINAL TERRAZZO FLOORS TO BE RESTORED AND: WHERE POSSIBLE, NEW TERRAZZO FLOORS TO BE MATCHED TO EXISTING TERRAZZO FLOORS.

PAINT TO BE REMOVED FROM EXISTING WALLS AND: WHERE POSSIBLE, NEW PAINT TO BE MATCHED TO EXISTING PAINT.

PAINT TO BE REMOVED FROM EXISTING WALLS AND: WHERE POSSIBLE, NEW PAINT TO BE MATCHED TO EXISTING PAINT.

NEW TERRAZZO FLOORS TO BE CONSTRUCTED IN THE SPOT OF THE ORIGINAL TERRAZZO FLOORS.

NEW TERRAZZO FLOORS TO BE CONSTRUCTED IN THE SPOT OF THE ORIGINAL TERRAZZO FLOORS.

NEW TERRAZZO FLOORS TO BE CONSTRUCTED IN THE SPOT OF THE ORIGINAL TERRAZZO FLOORS.

#### BRICK AND TILE COLOURS

1. BRICK MAINTAIN EXISTING COLOUR AND:



2. METAL PANELS TO BE GREY



3. BRICK MAINTAIN EXISTING COLOUR AND:



4. METAL PANELS TO BE GREY



#### Material Schedule East

1. Brick Masonry - Existing - Reddish Brown
2. Brick Masonry - New - Reddish Brown
3. Brick Masonry - New - Dark Brown
4. Brick Masonry - New - Dark Brown
5. Brick Masonry - New - Dark Brown
6. Brick Masonry - New - Dark Brown
7. Brick Masonry - New - Dark Brown
8. Brick Masonry - New - Dark Brown
9. Brick Masonry - New - Dark Brown
10. Brick Masonry - New - Dark Brown
11. Brick Masonry - New - Dark Brown
12. Brick Masonry - New - Dark Brown
13. Brick Masonry - New - Dark Brown
14. Brick Masonry - New - Dark Brown

Received  
City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

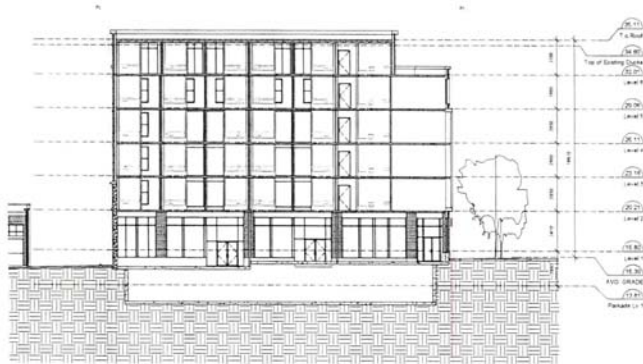
NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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2	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
3	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
4	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
5	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
6	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
7	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
8	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
9	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
10	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
11	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
12	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
13	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
14	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
15	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
16	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
17	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
18	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00
19	BRICK MAINTAIN EXISTING COLOUR AND:	1000	SQ. M	10.00	10000.00
20	METAL PANELS TO BE GREY	1000	SQ. M	10.00	10000.00

City of Victoria  
The Duck's Building  
111-113 Queen Street  
Victoria, BC V8P 2G2  
East Elevation  
A303 4

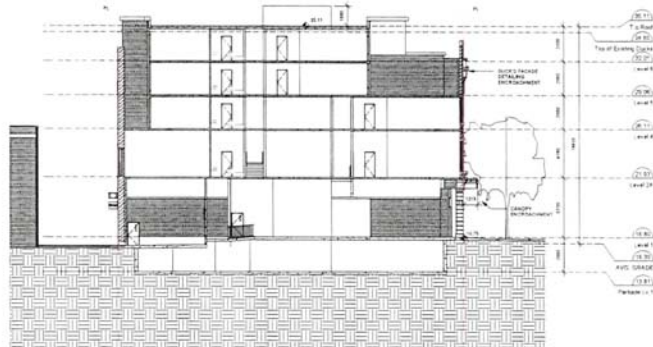


 <p><b>duck creek ranch realty</b>          10000 W. 10th Ave.          Suite 100          Denver, CO 80202          Phone: 303.755.1234          Fax: 303.755.1235</p>	<p><b>listing agent</b>          A. J. Smith          303.755.1234          ajsmith@duckcreekrealty.com</p>	<p><b>listing agent</b>          B. J. Smith          303.755.1234          bjsmith@duckcreekrealty.com</p>
<p><b>The Duck's Building</b>          10000 W. 10th Ave.          Suite 100          Denver, CO 80202</p>		
<p><b>West Elevators</b></p>		
<p><b>listing agent</b>          C. J. Smith          303.755.1234          cjsmith@duckcreekrealty.com</p>	<p><b>listing agent</b>          D. J. Smith          303.755.1234          djsmith@duckcreekrealty.com</p>	<p><b>listing agent</b>          E. J. Smith          303.755.1234          ejsmith@duckcreekrealty.com</p>

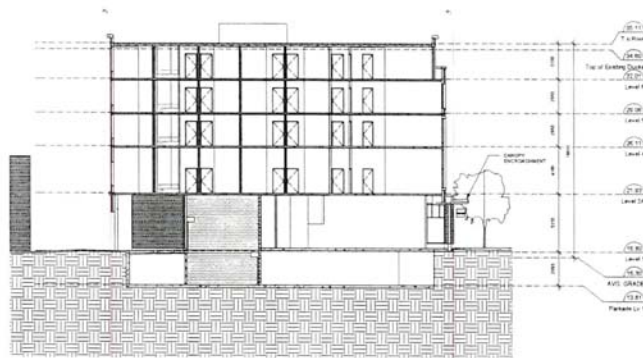




1 Section E-W North  
A401 SCALE 1:150



2 Section E-W Ducks  
A401 SCALE 1:150



3 Section E-W South  
A401 SCALE 1:150

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JAN 23 2020  
Planning & Development Department  
Development Services Division

NO.	DATE	BY	FOR
1	2019/12/11	W. H. H.	W. H. H.
2	2019/12/11	W. H. H.	W. H. H.
3	2019/12/11	W. H. H.	W. H. H.
4	2019/12/11	W. H. H.	W. H. H.
5	2019/12/11	W. H. H.	W. H. H.
6	2019/12/11	W. H. H.	W. H. H.
7	2019/12/11	W. H. H.	W. H. H.
8	2019/12/11	W. H. H.	W. H. H.
9	2019/12/11	W. H. H.	W. H. H.
10	2019/12/11	W. H. H.	W. H. H.

<p>City of Victoria The Duck's Building 111-113 Main Street Victoria BC V8W 2E1 Phone: (250) 383-1000 Fax: (250) 383-1001 Email: info@cityofvictoria.ca Website: www.cityofvictoria.ca</p>	<p>Building Sections E-W A401</p>	<p>4</p>
--	---------------------------------------	----------



1 East Elevation Context Proposed  
AS01



2 East Elevation Context Existing  
AS01



3 North Elevation Context Proposed  
AS01



4 North Elevation Context Existing  
AS01

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City of Victoria

JAN 23 2020

Planning & Development Department  
Development Services Division

NO.	DATE	DESCRIPTION
1	2019.12.11	Initial Design
2	2019.12.11	Final Design
3	2019.12.11	Final Design
4	2019.12.11	Final Design
5	2019.12.11	Final Design
6	2019.12.11	Final Design
7	2019.12.11	Final Design
8	2019.12.11	Final Design
9	2019.12.11	Final Design
10	2019.12.11	Final Design

<p><b>City of Victoria</b> 2000 10th Avenue Victoria, BC V8W 2M5 Phone: 250.363.8200 Fax: 250.363.8201 www.victoria.ca</p>	<p><b>The Duck's Building</b> 1312-1314 Broad Street Victoria, BC V8W 2M5</p> <p><b>Site Context</b> AS01</p>
--	---



BEST WESTERN  
636 JOHNSON STREET

805 - 613 JOHNSON STREET

4 Johnson Street Context Facing South

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City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

[illegible]

 <b>City of Victoria</b> 601 Bay Street 2nd Floor, Suite 200 Victoria, BC V8W 2G2 Tel: 250.383.3333 Fax: 250.383.3334		<b>City of Victoria</b> 601 Bay Street 2nd Floor, Suite 200 Victoria, BC V8W 2G2 Tel: 250.383.3333 Fax: 250.383.3334	
<b>The Duck's Building</b> 1312-1324 Grand Street Victoria, BC V8W 2G2			
<b>Site Context</b>			
A502		A502	



Equinox 9am



Equinox Noon



Equinox 3pm

1 Shadow Studies  
A503



2 Harbour View from Laurel Point  
A503



3 Aerial View  
A503

Received  
City of Victoria

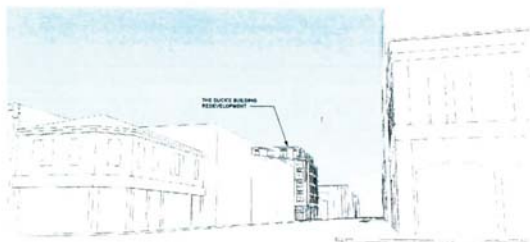
JAN 23 2020

Planning & Development Department  
Development Services Division

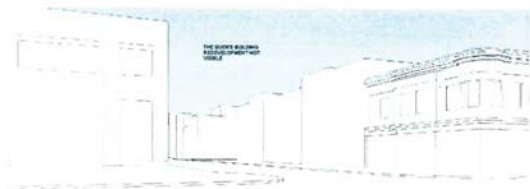
Project Name	
Project Number	
Project Location	
Project Status	
Project Date	
Project Author	
Project Reviewer	
Project Approver	

Project Name	The City's Best View
Project Number	A503
Project Location	Laurel Point
Project Status	Shadow Studies
Project Date	
Project Author	
Project Reviewer	
Project Approver	

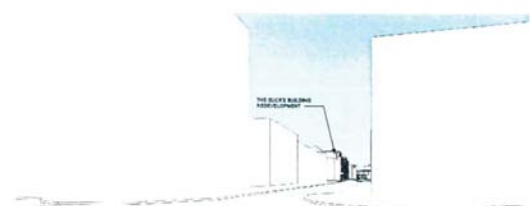




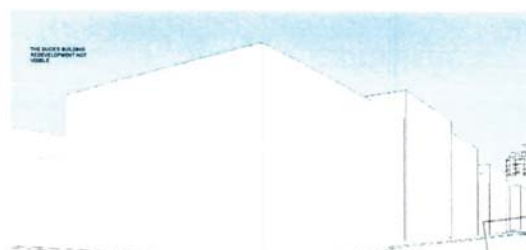
Douglas &amp; Johnson



Douglas &amp; Yates

[Broad & View](#)

Government &amp; Johnson

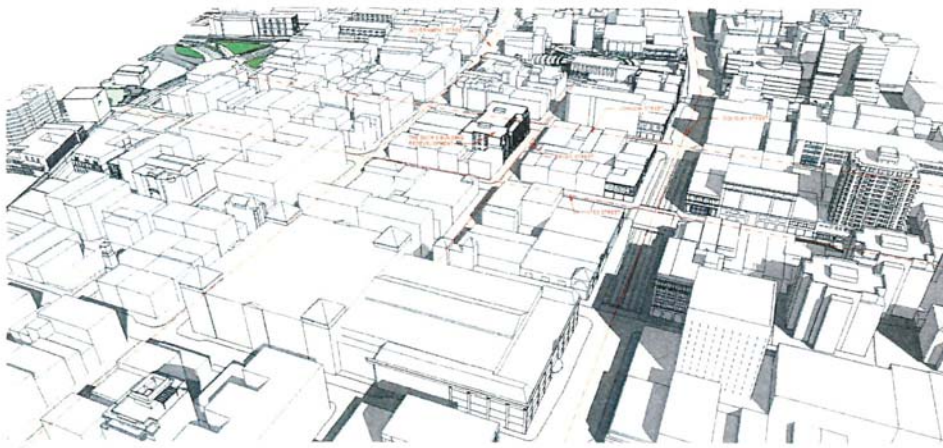


Government &amp; Yates



Broad &amp; Yates

[illegible]



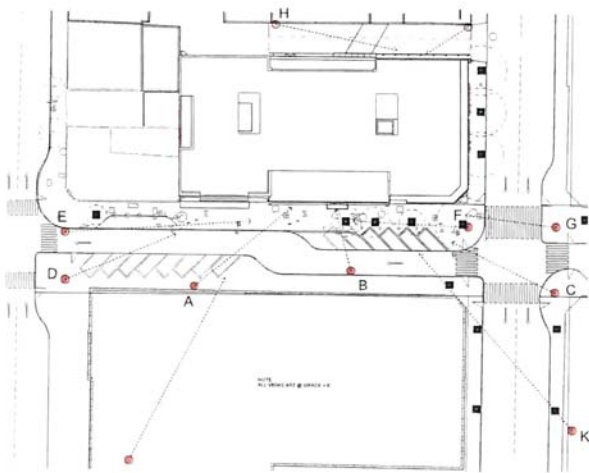
Received  
City of Victoria

JAN 23 2020

Planning & Development Department  
Development Services Division

[illegible]

 <p>dHarcards</p> <p>1000 1000 1000 1000 1000 1000 1000 1000 1000</p>	<p>1000 1000 1000 1000 1000 1000 1000 1000 1000</p>	<p>1000 1000 1000 1000 1000 1000 1000 1000 1000</p>
<p>The Duck's Building 1000 1000 1000 1000 1000 1000</p>	<p>1000 1000 1000 1000 1000 1000 1000 1000 1000</p>	<p>1000 1000 1000 1000 1000 1000 1000 1000 1000</p>
<p>Urban Context</p>	<p>A505</p>	<p>1000 1000 1000 1000 1000 1000 1000 1000 1000</p>



1 Key Plan Sheet View Images  
A506 / SCALE 1:350



3 Broad Street - South Building & Ducks  
A506 B



2 Yates to Johnson East  
A506 A



4 Broad & Johnson  
A506 C

Received  
City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

Item	Description	Quantity	Unit	Notes
1	Site Plan	1	Sheet	
2	Yates to Johnson East	1	Sheet	
3	Broad Street - South Building & Ducks	1	Sheet	
4	Broad & Johnson	1	Sheet	

<b>The Duck's Building</b> 1010 1010 Broad Street Victoria BC V8W 2E1 Tel: 250-363-1234 Fax: 250-363-1235 Email: info@theducksbuilding.com	
Perspective Studies A506 4	





1 Yates & Broad A  
AS07  
D



2 Yates & Broad B  
AS07  
E



3 Broad & Johnson A  
AS07  
F



4 Broad & Johnson B  
AS07  
G



5 Laneway to Johnson  
AS07  
H



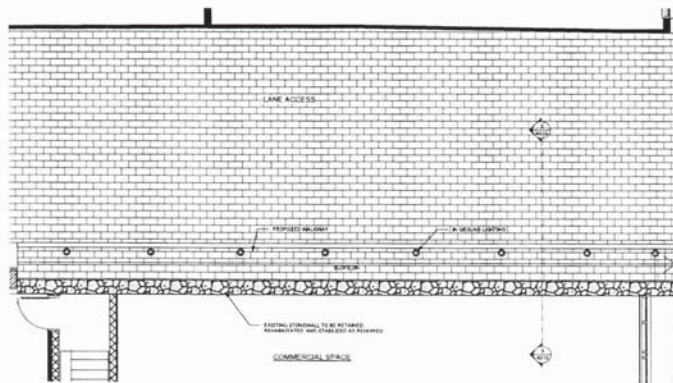
6 Laneway Storewall  
AS07  
I

Received  
City of Victoria  
JAN 23 2020  
Planning & Development Department  
Development Services Division

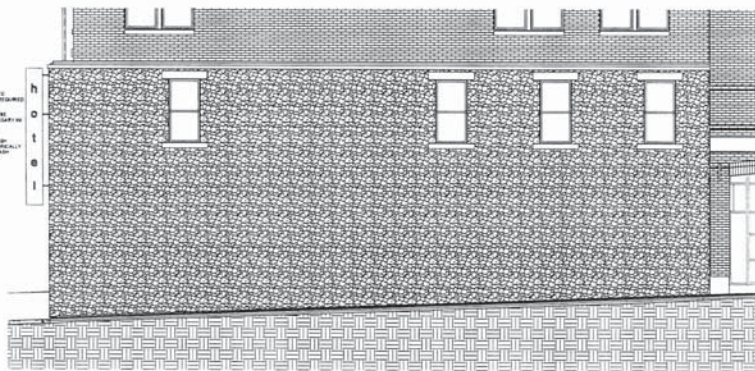
DATE	BY	REVISION
1/23/20	AS07	1

	<b>The Clerk's Building</b> 1111 Guelph Street Victoria, BC V8W 2M1 Tel: 250-383-1234 Fax: 250-383-1235 Email: info@dharc.ca Website: www.dharc.ca
<b>Perspective Studies</b>	AS07 4

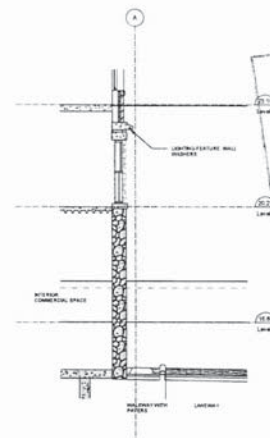




1 Stone Wall  
AS10 SCALE: 1:50



2 Stone Wall - Elevation  
AS10 SCALE: 1:50



3 Stone Wall - Section  
AS10 SCALE: 1:50



NO.	REVISION	DATE	BY	CHECKED	APPROVED
1	ISSUED FOR PERMIT	2019.12.11	W. J. [illegible]		
2	REVISED FOR PERMIT	2019.12.11	W. J. [illegible]		
3	REVISED FOR PERMIT	2019.12.11	W. J. [illegible]		

<b>The City of Victoria</b> Planning & Development Department Development Services Division	
Project Name: <b>Stone Wall</b>	Project No.: <b>A510</b>
Project Location: <b>3100-3110 [illegible]</b>	Project Status: <b>3</b>



Reedman  
City of Victoria

JAN 23 2020

Planning & Development Department  
Development Services Division

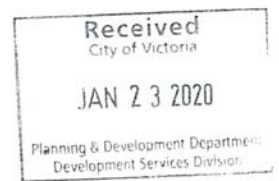




Received  
City of Victoria

JAN 23 2020

Planning & Development Department  
Development Services Division





**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 Trounce, 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](mailto: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](http://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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Frank Bourree, FCMC  
Partner

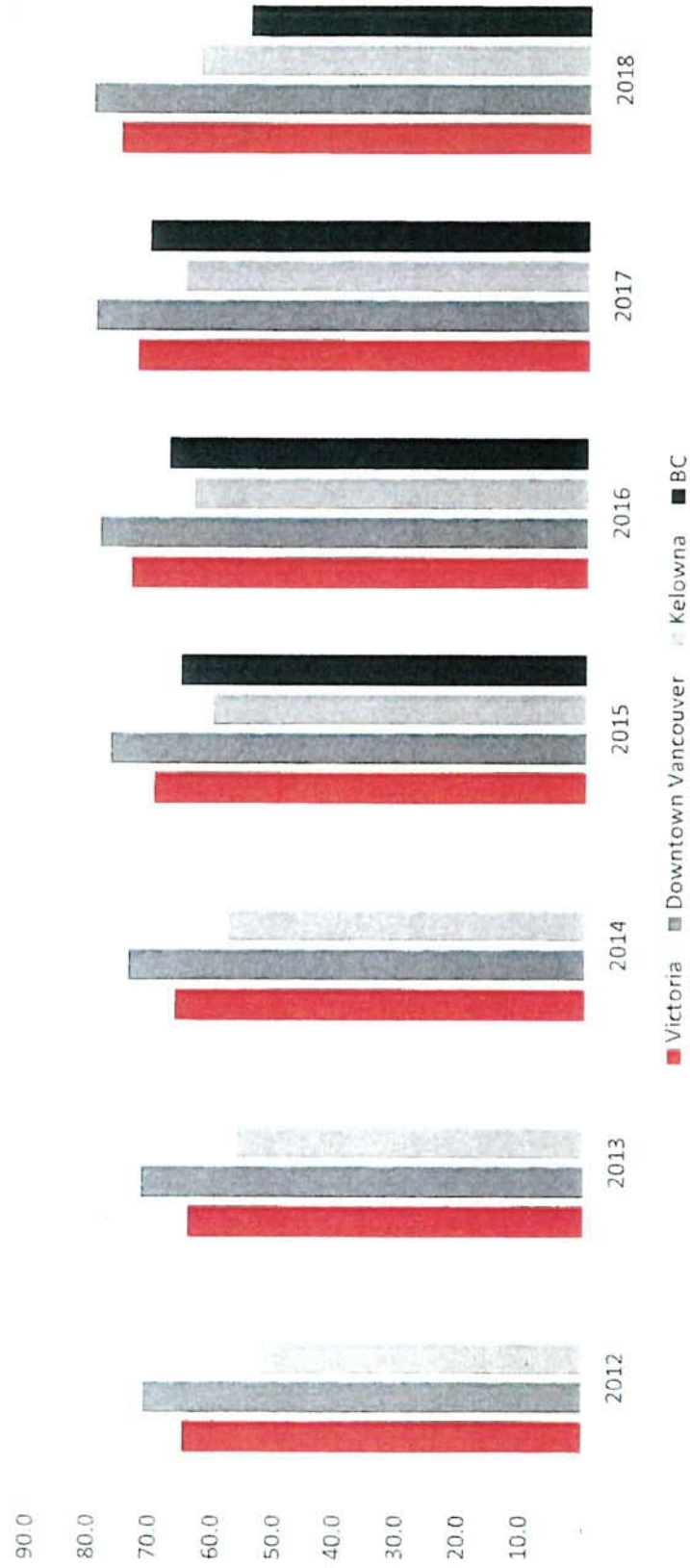


Hotel/Motel Inventory Changes since 2007			
Hotel/Motel	Address	When closed?	# of Rooms
<b>Closed</b>			
Crystal Court Motel	701 Belleville Street	2007	20
Dalton Hotel (previously Dominion Hotel)	759 Yates Street	2012	50
Econolodge	101 Island Highway	2016	122
Harbour Towers Hotel	345 Quebec Street	2017	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
			<b>1050</b>

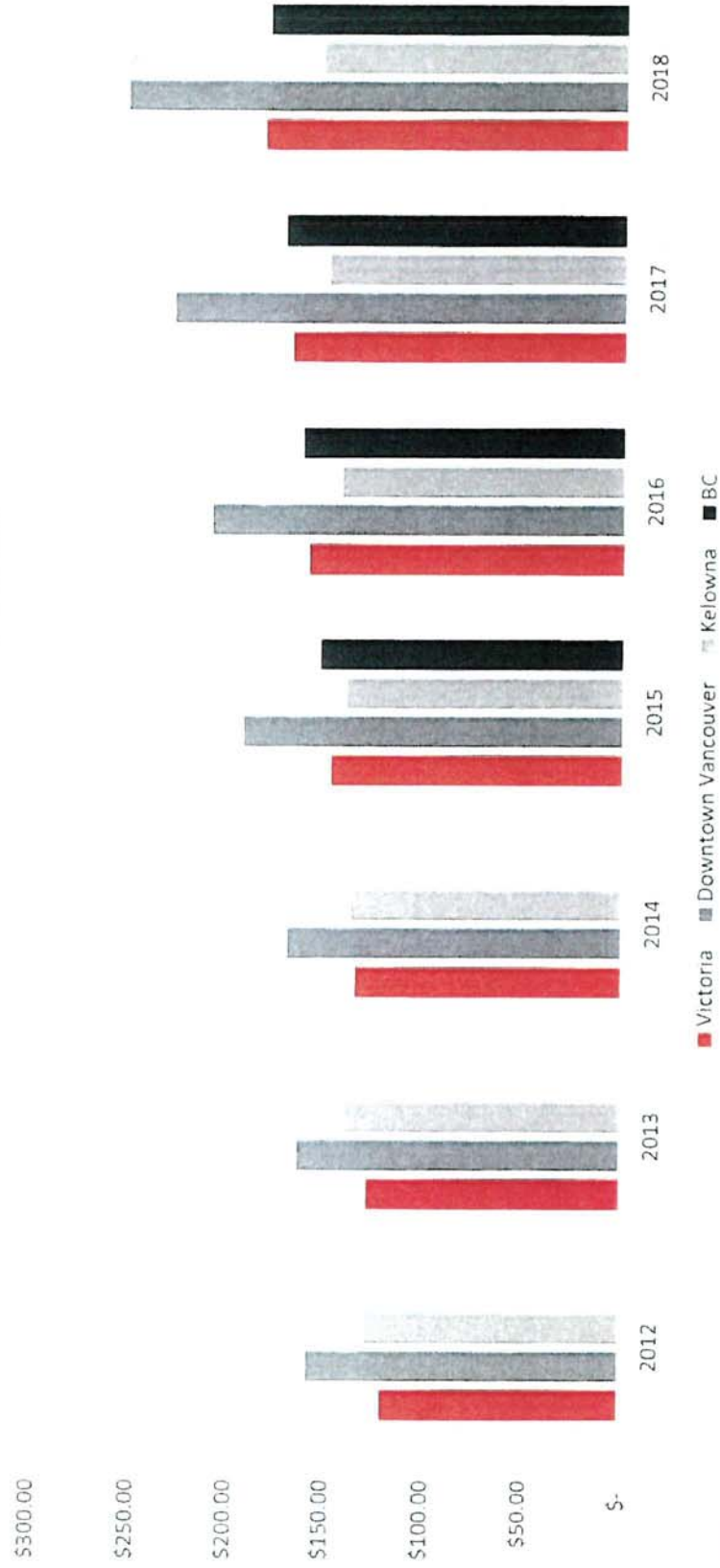
<b>Opened Outside the Core Area</b>			
Holiday Inn Express	318 Wale Road, Colwood	Nov. 2015	80
Prestige Oceanfront Resort (Best Western)	6929 W. Coast Road, Sooke	Feb. 2011	122
Four Points by Sheraton Victoria Gateway	829 McCallum Road, Langford	2007	117
Sidney Pier Hotel and Spa	9805 Seaport Place, 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
			<b>632</b>

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

# Comparative Hotel Occupancy % Victoria-Vancouver-Kelowna-BC



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  
[Redacted]

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

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**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**

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**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

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**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

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**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**

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**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

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**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

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**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

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**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

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**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]

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# TAIT

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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

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**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

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**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**

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**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

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**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:

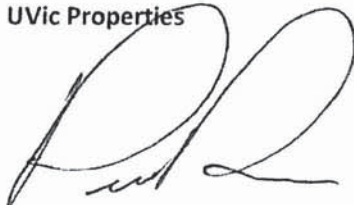
- Assign a ***commercial real estate representative*** for the commercial tenants. The representative will work with the tenants through the transition by meeting with each one to understand their requirements and provide tailored advice based on available product in the market and possible suitable 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

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**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

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**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

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**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

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**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

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**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

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**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

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**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](http://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

27<sup>th</sup> November 2019

Her Worship **Mayor Lisa Helps & Councillors**

[mayorandcouncil@victoria.ca](mailto: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 28<sup>th</sup> 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

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**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 reasons.

Thank you for your consideration,

Rob Reid  
business owner  
property owner  
downtown supporter  
[REDACTED]

## Lucas De Amaral

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**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.

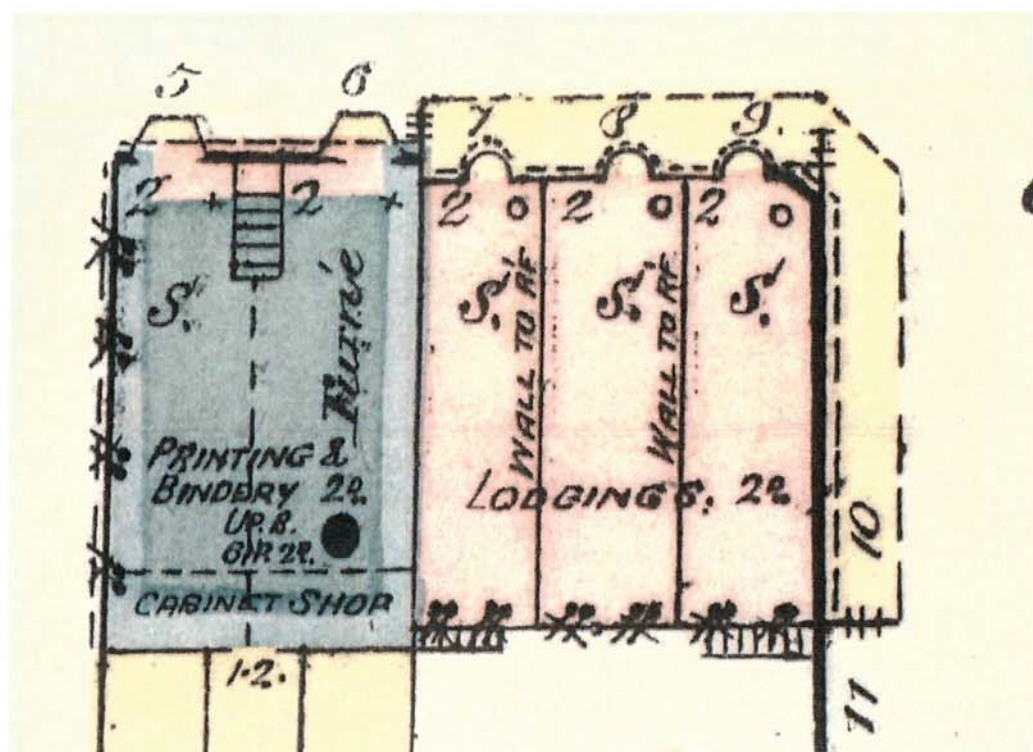
Sincerely,

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

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**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

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**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

<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](http://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](http://www.timescolonist.com)

## Lucas De Amaral

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**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

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**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

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**From:** Adrianna Saboreda [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 Saboreda, 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 Saboreda

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

**Wherever Life Takes You, Best Western Is There.®**

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

## Heather McIntyre

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**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

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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](mailto: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

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**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

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**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](mailto:darlene.hollstein@cushwake.com)

# BAY CENTRE

VICTORIA

#2-1150 Douglas Street  
Victoria, BC V8W 3M9 | CANADA  
[thebaycentre.ca](http://thebaycentre.ca) | [cushmanwakefield.com](http://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

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**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 Woodwards 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

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**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  
  
AMEgroup.ca | LinkedIn

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Any engineering opinions included within this document will be captured in our final signed and sealed design documentation.

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# TAIT

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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





## Committee of the Whole Report

For the Meeting of November 21, 2019

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**To:** Committee of the Whole **Date:** November 7, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street

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### RECOMMENDATION

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street; that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and that a Public Hearing date be set once the following conditions are met:
  - a. Minor plan revisions to correct inconsistencies, to the satisfaction of the Director of Sustainable Planning and Community Development.
  - b. Preparation and execution of legal agreements to secure 2.98 metres of the western portion of 1314 to 1330 Broad Street and 615 to 625 Johnson Street, adjacent to the existing "lane," to the satisfaction of the Director of Engineering and Public Works;
  - c. Preparation and execution of a legal agreement securing public realm improvements to the "lane" and adjacent streets, including the provision of bicycle parking stalls, to the satisfaction of the Director of Engineering and Public Works;
  - d. Preparation and execution of a legal agreement securing interpretive signage that will be displayed both during construction and over the long term, to the satisfaction of the Director of Sustainable Planning and Community Development; and
  - e. Preparation of bylaws to reserve or dedicate the area that currently functions as a lane at the rear of the properties as a lane, subject to the satisfaction of the City Solicitor and the Director of Engineering and Public Works, and that Council consider approving these bylaws subject to Council approving Rezoning Application No.00699.
2. That Council consider the Heritage Designation of 1314-1324 Broad Street (the Duck's Building) and the western rubble wall of 615 to 625 Johnson Street, consistent with plans date stamped November 6, 2019, and concurrent with final consideration of Rezoning Application No. 00699, if it is approved.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary



approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:

- a. building encroachments adjacent to Broad Street, Johnson Street and the Duck's Building Lane; and
- b. anchor-pinning in the City Right-Of-Way.

## LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone; one generally applicable for the zone and the others to apply if certain conditions are met.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street. The proposal is to rezone the Old Town District 1 Zone (OTD-1) to add site-specific regulations, which would allow an increase in density. The application would result in the heritage designation of the Duck's Building, located in the centre of the site, as well as the rubble wall located near the laneway at the rear of the property. There is also a request to increase the height and to vary the on-site bicycle and vehicle parking requirements, which will be discussed with the concurrent Heritage Alteration Permit Application.

A third-party economic analysis of the lift in land value resulting from the proposed increase in density has been undertaken. As detailed in the report (attached), the economic analysis determined that there is no lift from the proposed rezoning due to a drop in supported land value with a commercial land use and heritage restoration commitment as compared to a residential use, permitted under the existing zoning.

The following points were considered in assessing this application:

- the application is consistent with the *Official Community Plan* (OCP, 2012) and the *Downtown Core Area Plan* (2011) in terms of securing heritage designation and advancing public realm improvements as a trade-off for higher densities and heights
- the proposed overall density of 4.37:1 Floor Space Ratio (FSR) can be accommodated on the site in a way that is respectful of the heritage context of the area; additionally, due to the narrow street widths in the immediate vicinity, the additional density located above the fifth storey is rarely visible from closer vantage points
- in order to facilitate enhanced public access and views of the significant heritage façades at the rear of the property, the lane at the rear of the property would be widened and upgraded with a new surface
- the applicant has indicated a willingness to provide interpretive signage on the site to both highlight the engineering methods used to stabilize and seismically upgrade the Duck's Building during construction, as well as to identify, on a permanent basis, the historical significance of the Duck's Building and the rubble wall.



## **BACKGROUND**

### **Description of Proposal**

The purpose of this application is to rezone the property known as 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street to add site-specific regulations which would allow an increase in density within the Old Town District 1 Zone (OTD-1). The proposal is for the rehabilitation of a heritage-registered building to be converted into a 134-room hotel along with the construction of two additions at the north and south ends of the existing building, across a consolidated development site.

The proposal includes the following major design components:

- seismic upgrading and rehabilitation of the façade of the heritage Duck's Building
- two distinct additions (5 and 6 storeys) responding to the two different streetscapes of Broad Street and Johnson Street, respectively
- rear laneway vehicle access and a car elevator at the rear of the building to access one level of underground parking with 18 stalls (which meet City regulations or 36 tandem stalls)
- Predominantly brick cladding on the new additions facing Johnson and Broad Streets with metal panel accents
- a stepped back sixth storey on the Johnson Street addition and a stepped back fifth storey on the Broad Street addition
- a massing reveal between the south addition and the Duck's Building.

The primary difference from the existing zone, which would be accommodated in site-specific regulations, would be an increase in density from 3.0:1 Floor Space Ratio (FSR) to 4.37:1 FSR (across the site). It is recommended that the requested increase in height and the modification to bicycle and vehicle parking standards be managed as variances, in association with the concurrent Heritage Alteration Permit application. This would ensure that the variances would not become an entitlement built into the zone, precluding future consultation and Council consideration in the event that this application was approved by Council but not built.

### **Affordable Housing Impacts**

The existing building located at the corner of Johnson and Broad Streets currently contains eight residential one-bedroom units, which are occupied by tenants. A Tenant Assistance Plan has been submitted, and while it does not currently meet the Tenant Assistance Policy, the applicant has provided rationale for an alternative approach which staff support. For more details, see Attachment F.

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal; however, it is noted that the existing Duck's Building would be retained and repurposed.

### **Active Transportation Impacts**

End of trip cycling facilities are proposed on the ground floor of the proposed Hotel to encourage and support active transportation. Minor plan amendments are required to meet the long term bicycle parking requirements and Hotel loading zone criteria.



## Public Realm Improvements

The following public realm improvements are proposed in association with this Rezoning Application:

- improvements to the rear laneway to create a publicly accessible area, including in-ground lighting, pavers, bollards and a defined walkway.

These improvements would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment. Through the legal agreement, public access will be secured for all times of the day. Additionally, maintenance and liability would fall to the land owner.

## Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. At the ground level of the building, all entries are wheelchair accessible and convenient drop off locations are proposed at-grade within the building. Additionally, the main floor within the building provides ramped accesses to access all amenity spaces.

## Land Use Context

The area is characterized by a range of commercial, mixed-use residential, office and transient accommodation uses.

## Existing Site Development and Development Potential

The site presently contains a number of ground-floor commercial uses, entertainment uses on the upper storeys of the Duck's Building and eight residential rental units on the second storey of the building located at the corner of Johnson and Broad Streets. The site also contains a surface parking lot and a tattoo parlour. Additionally, a small rear area of the commercial properties located at 622 and 630 Yates Street are subject to this Rezoning Application.

Under the current Old Town District 1 Zone (OTD-1), the property could be developed for a range of commercial, hotel and residential uses up to a density of 3:1 floor space ratio (FSR) at a height of 15m.

## Data Table

The following data table compares the proposal with the existing Old Town District 1 Zone (OTD-1). An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	OTD-1 Zone
Site area (m <sup>2</sup> ) – minimum	1889	n/a
Number of units	134 (hotel)	n/a
Density (Floor Space Ratio) – maximum	<b>4.37:1 *</b>	3:1

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>OTD-1 Zone</b>
Height (m) – maximum	<b>18.81 *</b>	15
Storeys – maximum	<b>6 *</b>	5
<b>Setbacks (m) – minimum</b>		
Front (Broad Street)	0 4.0 (lane)	0
Rear (lane)	0	0
Side (north)	0	0
Side (south)	0	0
Parking – minimum	<b>20 *</b>	35
<b>Bicycle parking stalls – minimum</b>		
Long term	10	9
Short term	<b>0 * on site</b>	9

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Downtown Residents Association CALUC at a Community Meeting held on May 14, 2019. A letter dated July 30, 2019 is attached to this report.

### ANALYSIS

#### Official Community Plan

The *Official Community Plan* (OCP, 2012) designates the site within the Core Historic Urban Place designation which anticipates total floor space ratios (FSR) ranging up to approximately 3:1. Uses are anticipated to include multi-unit residential and mixed-use commercial buildings including retail, office and visitor accommodation. In terms of built form, the OCP notes that buildings will be up to approximately five storeys and set close to the sidewalk with high site coverage.

The OCP also contains policies which state that the above-noted policies “may be varied to achieve heritage conservation objectives where alternative guidelines are established for a heritage property or properties or a Heritage Conservation Area.” Additionally, in Section 8: Placemaking - Urban Design and Heritage, the OCP includes policies which state, “Continue to enable and support heritage conservation through incentives and allowances including ... bonus density provisions and zoning variances.” As such, staff are satisfied that an Official Community Plan amendment is not required.



The proposal is to increase the density to 4.37:1 FSR across the site as a whole. Currently the existing Duck's Building sits at a density of 3.47:1 FSR. The proposed overall density of 4.37:1 can be accommodated on the site in a way that respects the heritage context of the area; additionally, due to the narrow street widths in the immediate vicinity, the additional density located above the fifth-storey is rarely visible from closer vantage points and would not be visible from more distant public vantage points around the harbour.

Further analysis will be provided in relation to the concurrent Heritage Designation and Heritage Alteration Permit with Variance applications with regard to heritage aspects of this proposal; however, with regard to the above-noted OCP policies, staff recommend that the proposal is consistent with the policy's intent given that the proposal, if approved, would result in the Heritage Designation of both the Duck's Building and the rubble wall adjacent to the lane. Additionally, the removal of the shed addition at the side of 617 Johnson Street (beside the lane) and the opening-up and improvement of the lane will help make the rear elevation of the Duck's Building and rubble wall visible and accessible to the public. The heritage significance of these buildings would be further highlighted with the addition of interpretive signage, provided both during construction as well as over the long term.

It should also be noted that there are a number of other buildings located within the Historic Commercial District that exceed the density and height limits of these policies in nearby locations within the Historic Commercial District. Examples of other buildings exceeding 3:1 FSR and 15 metres in height are outlined below:

Address	Floor Space Ratio	Height (metres)	Number of Storeys
<b>634 Johnson Street</b> (Carlton Hotel)	5.23:1	23m	6
<b>620 View Street</b> (Central Building, adjacent to Trounce Alley)	~5.8:1 (~6.2:1 including rooftop enclosed area)	~20.9m	6 (8 including 2 stories of rooftop amenities)
<b>801 Government Street</b> (Belmont Building)	~6.9:1	~28.5m (at Humboldt Street) ~25.6m (at the north side of the lot)	8 (including rooftop access)
<b>625 Courtney Street</b> (The Magnolia Hotel)	4.6:1	20.3m	7
<b>637 Fort Street</b> (Yarrow Building)	~5:1	~20m	6 (7 including rooftop enclosed area)
<b>1450 Douglas Street</b> (Lim Bang Building (Hotel Rialto))	~4.3	~23m	6 (including rooftop access)
<b>608 Broughton Street</b> (The Sovereign)	5.1:1	34m	11 (13 including rooftop structures)



## **Downtown Core Area Plan**

The Downtown Core Area Plan (DCAP) designates this site as being located within the Historic Commercial District. Key policies within this designation aim to retain and contribute to Victoria's competitive advantage as a destination for retail, entertainment and tourism. The addition of a hotel use at this location serves this objective well. Additionally, the proposal is consistent with objectives which aim to model sensitive integration of new infill and public realm improvements by exposing formerly concealed heritage aspects of the site along the rear laneway. Through the activation of this laneway, a formerly disused alley can provide a discoverable enclave, similar to the unique experience of other heritage assets throughout the City's Historic Commercial District.

The maximum density assigned to this area is 3:1 FSR and the maximum height is identified as 15 metres; however, the OCP in the context of the Density Framework also notes that "the retrofit, re-use and conservation of existing heritage buildings within the Downtown neighbourhood are also identified as integral components in retaining the attractive and unique historic streetscapes that are enjoyed by residents and visitors alike and that serve to enhance the public realm."

Further exploration of the relevant DCAP policies, as they relate to the concurrent Heritage Alteration Permit application, are discussed in the accompanying Heritage Alteration report.

## **Tree Preservation Bylaw and Urban Forest Master Plan**

Minor plan amendments are required to confirm the tree retention and removal details and confirmation of the proposed shoring approach. Currently the plans indicate that three existing Ginkgo street trees, located on the Broad Street frontage, are to be removed as part of this application and replaced with five new Ginkgo street trees. Three Hornbeam trees located along the Johnson Street frontage are proposed for removal as they are currently too close to the building façade and will be negatively impacted by the proposal. The applicant will also be responsible for installing four new replacement street trees in this location. The large Pin oak at the corner of Johnson and Broad Streets is to be retained and protected during construction. However, inconsistencies on the landscape plans and arborist report necessitate plan revisions for confirmation.

## **Other Considerations**

### Dedication of Lane

The recommendation includes language for Council to consider a resolution to dedicate the area of land behind the proposal as an "official" lane. In practice, this resolution would have little effect since the area has functioned as a lane for several decades, and because of this, under the *Local Government Act*, it is considered a lane. The change would help ameliorate a number of potential building code issues related to the presence of windows and doors immediately adjacent to what is, under the building code, a titled piece of property rather than road or lane, allowing for an overall better building design.

### Encroachment Agreements

A number of street level canopies and building cornices are also proposed along Broad and Johnson Streets, which project above the City Right-of-Way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. In order to facilitate these canopies, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.



With any project of this scale that has little to no setbacks and requires excavation, construction methods often require a form of underpinning which can result in material being left in the public Right-of-Way. The resulting material (typically rock anchors) presents no concerns to the public interest and do not impact underground infrastructure; however, an Encroachment Agreement between the City and the developer is required.

### **Density Bonus Policy**

The proposal is within the Core Historic OCP Urban Place Designation and proposes a commercial Hotel project that includes the seismic upgrading and rehabilitation of a heritage building envelope and two additions of five and six storeys. As such, *Victoria's Inclusionary Housing and Community Amenity Policy* (IHP, 2019) does not apply. The proposal is also within an area exempt from the Density Bonus System described within the *Downtown Core Area Plan* (DCAP, 2011), meaning that the policies described in the Density Framework in DCAP are used to evaluate as opposed to the Density Bonus System. Objectives under the Density Framework seek to provide key public amenities that benefit local residents, businesses, visitors and employees to offset increases in density. To this end, a third party land lift analysis was undertaken (Attachment E).

The report provides a residual land value analyses which compares the amount a developer could pay for the land under its current zoning with a strata residential land use and at a density of 3.17:1 FSR, to a land value derived from the proposal with a FSR of 4.37:1 with a commercial hotel land use and heritage restoration commitments. The base density is set at 3.17:1 FSR as opposed to 3:1 FSR because the existing density of the Duck's Building is 3.47:1 FSR. When this density is spread across the site, it lifts the base density to slightly above 3:1 FSR to the 3.17:1 analysed in the lift report.

The report concludes that there is a loss in land value under the proposed development compared to the value under the existing OTD-1 Zone and, as such, it recommends that community amenity contributions would not be supported by this development.

### **CONCLUSIONS**

This proposal advances a number of key objectives of the OCP and DCAP through the addition of an active hotel use to accommodate growth in the tourism sector, the Heritage Designation of the Duck's Building and the rubble wall adjacent to the laneway, as well as laneway improvements that model public realm improvements within an historic environment. Consistent with the OCP, a commensurate consideration of additional density has been made in response to the proposed heritage restoration and rehabilitation, resulting in a density of 4.37:1 FSR and a height of six storeys. Through an analysis of view studies and three dimensional modelling, the retention of the compact, diverse, low-scale and small-lot character of the Heritage Conservation District is apparent.

As noted in the report, there are existing examples of buildings within Old Town that approach similar density and height levels; given this particular context, site configuration, and the constraints and costs associated with retaining the heritage features of the Duck's Building and rubble wall adjacent to the lane as demonstrated by the applicant, the additional density represents a trade off in support of other policy goals. Based on these factors, staff recommend that Council support this application and advance it for further consideration at a Public Hearing.

## ALTERNATE MOTION

That Council decline Rezoning Application No. 00699 for the property located at 1306-1330 Broad Street, 615-625 Johnson Street, and parts of 622 and 630 Yates Street.

Respectfully submitted,

Miko Betanzo  
Senior Planner, Urban Design  
Development Services

Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date: \_\_\_\_\_

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 6, 2019
- Attachment D: Letter from the applicant to Mayor and Council dated November 5, 2019
- Attachment E: Land Lift and Amenity Contribution Analysis dated November 4, 2019
- Attachment F: Tenant Assistance Plan dated November 6, 2019
- Attachment G: Community Association Land Use Committee Comments dated July 30, 2019
- Attachment H: Correspondence.



# Rezoning and Heritage Alteration Application with Variances

for

1306-1331 Broad Street, 615-625  
Johnson Street and parts of 622 and  
630 Yates Street



1

## Aerial Image



2

## Ground Floor Plan



3

## Ground Floor Plan



4

## Ground Floor Plan



5

## Level 4/5



6



## Level 4/5



7

## Level 5/6



8

## Level 5/6



9

## Broad St. Elevation (East)



10

## Render



Previous



Revised

11

End

12



## Rear Elevation (West)



13

## South Elevation



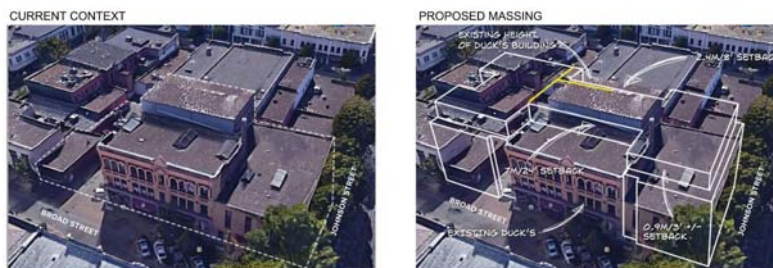
14

## North Elevation

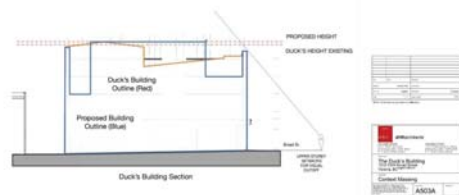


15

## Massing



Building Section Comparison - Existing and Proposed

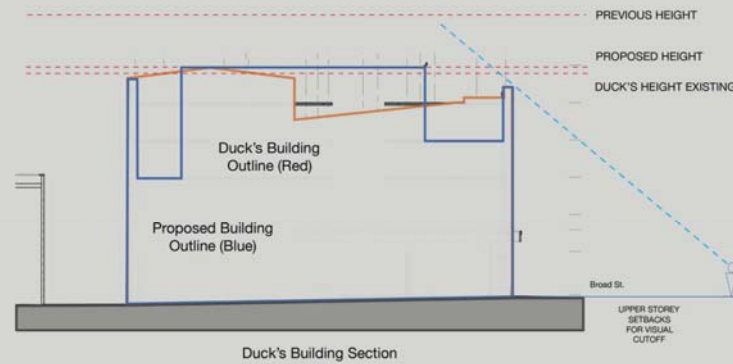


16

## Massing

### BUILDING SECTION

Building Section Comparison - Existing and Proposed

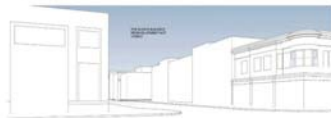


17

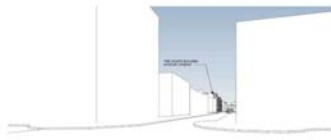
## View Study



Douglas & Johnson



Douglas & Yates



Broad & View



Government & Johnson



Government & Yates



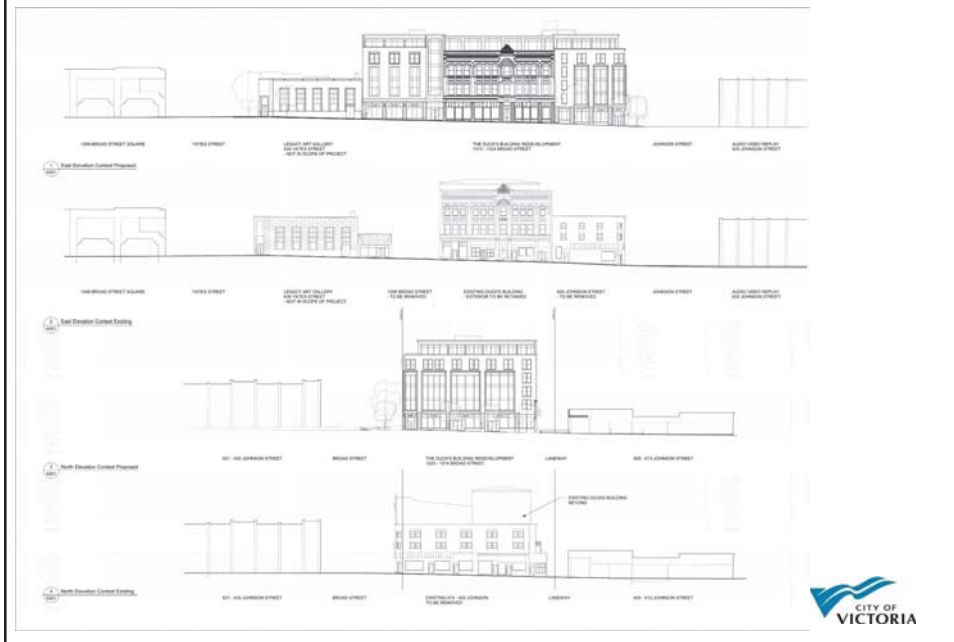
Broad & Yates



18

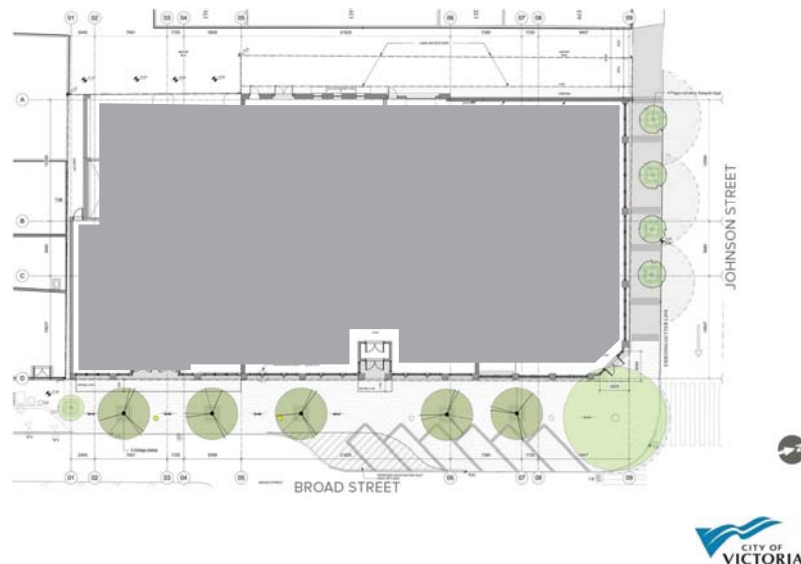


## Street Context



19

## Landscape plan



20

## Render

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21

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## Heritage Alteration Application with Variances

for

1306-1331 Broad Street, 615-625  
Johnson Street and parts of 622 and  
630 Yates Street



22

## Removals- 1306 Broad Street



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## Removals- 1324 Broad Street



24

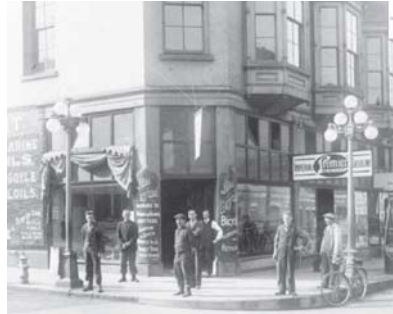


## Removals- 1324 Broad Street



1324 Broad Street (the "Canada Hotel")-  
Heritage Register status

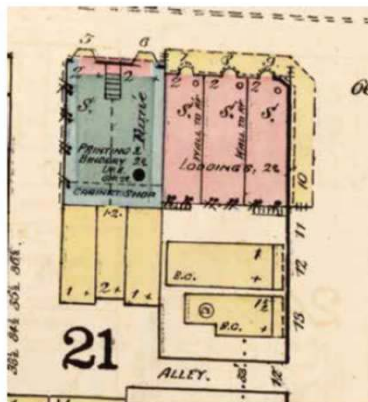
- Scale altered
- Stucco cladding covers original finishes, which may or may not exist underneath
- Storefronts altered and reconfigured
- Cornices removed
- Restoration would require substantial interior/exterior reconstruction based on guesswork and partial photographs



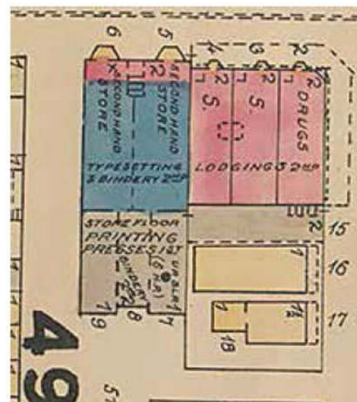
CITY OF  
VICTORIA

25

## Removals- 1324 Broad Street



Fire Insurance Map, 1885. The Duck's Carriage Factory (in blue) is now a Printing & Bindery shop; the front of the building has been changed to brick, and has bay windows. Note the wooden arcade on the First Duck's Carriage Factory at the corner of Johnson and Broad Streets.

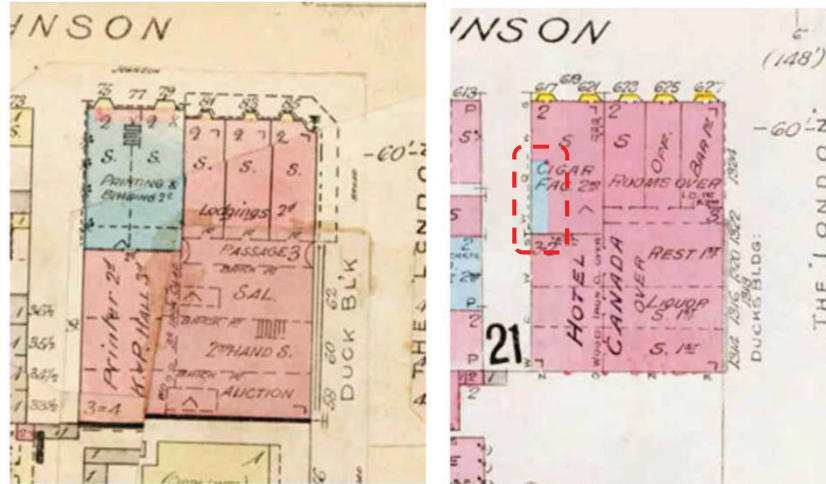


Fire Insurance Map, 1887

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## Removals- 1324 Broad Street



Storefront reconfigured between 1903 and 1911, eliminating setback between two originally separate buildings. Only a portion of the stone carriage factory remains



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## Removals



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## Existing Site



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## Conservation- the Rubble Wall



Windows rehabilitated  
and openings retained

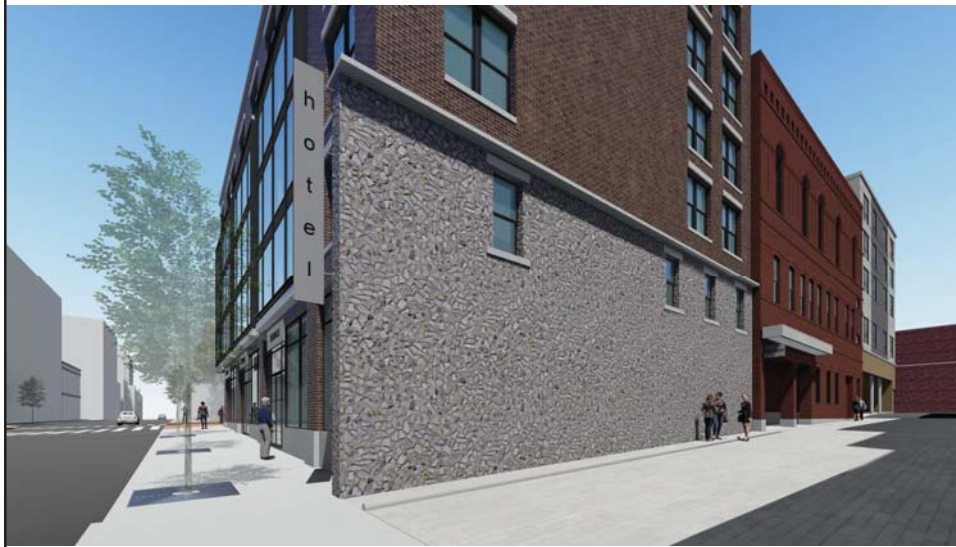
Mortar repointing and  
stone repair



30



Render (rear laneway)



31

Render (looking south west)



32

## Render (looking north west)



33

## Materials



34

## Massing

### CONTEXT RENDERING



35

## Heritage Significance- Duck's building

- Heritage register status
- Built in 1892 for Simeon Duck, an entrepreneur, MLA and former Minister of Finance for BC
- Heritage value for aesthetic qualities including bold decoration and detailing and dominant presence on Broad Street's narrow streetscape, and associations



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## Photographs



Front (east) and side (south) elevations of the Duck's Building

Building has been unsympathetically painted, concealing contrasts between materials such as the rusticated stone lintels against the brickwork



37

## Photographs



Paint hides different materials



Blocked windows



38

## Photographs



Retail unit frontages are inconsistent and not historically accurate



39

## Photographs



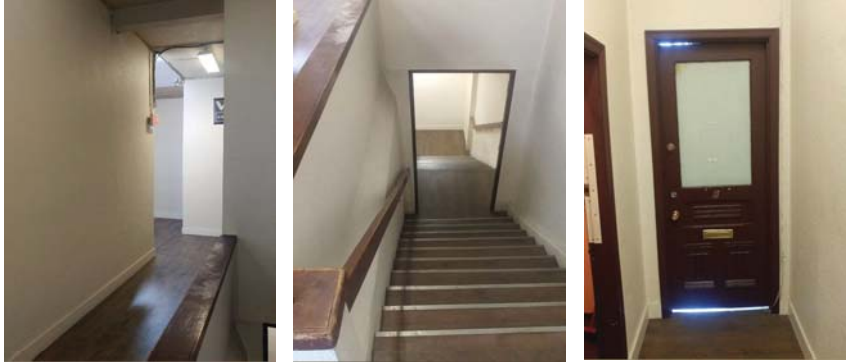
Rear (west) elevation of the Duck's Building

Windows filled in or removed at the first and second storeys, conspicuous exhaust ducting, paint and efflorescence on the brickwork



40

## Photographs



Interior Photographs

Alterations over time have hidden or removed most original finishes



41

## Photographs



Historic Interior Photo (c. 1907)- Maynard and Sons Auctioneers



42



## Photographs

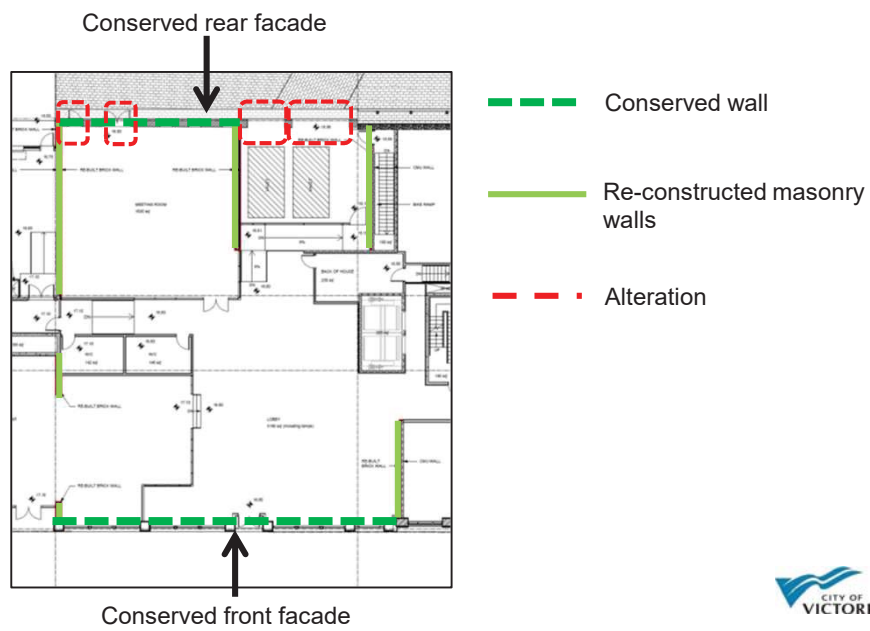


Historic Interior Photo- Former brothel at second storey



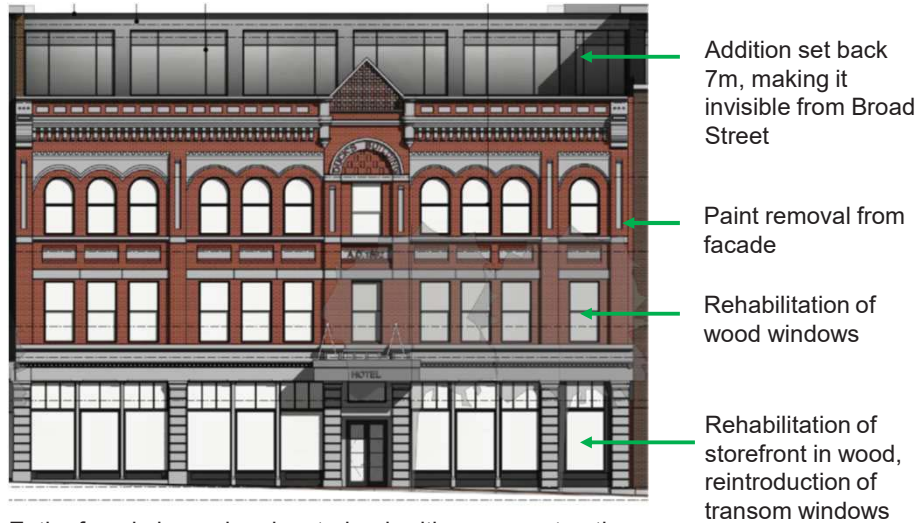
43

## Proposal Ground Floor Plan



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## Proposal Ground Floor Plan

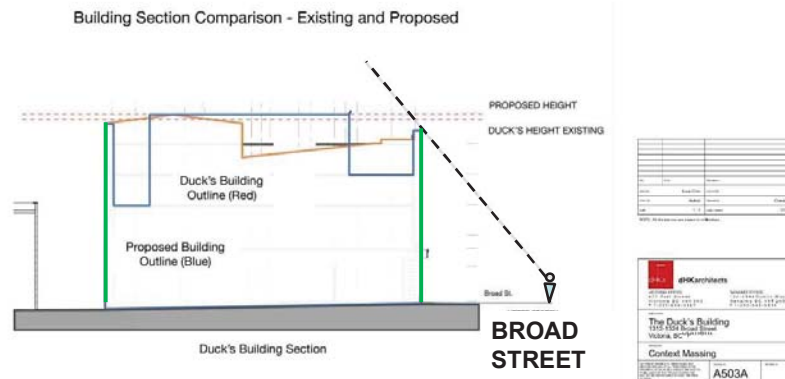


Entire façade braced and restrained, with new construction behind ensuring a life safety standard under upcoming 2022 building code



45

## Cross Section Illustrating Setbacks

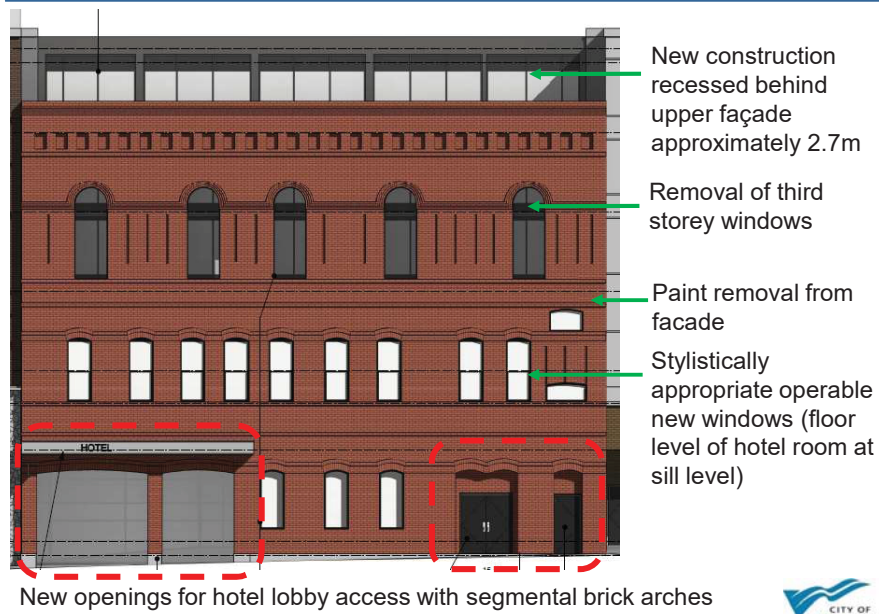


Setback makes addition invisible from Broad Street



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## Proposal Ground Floor Plan



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## Render (laneway)



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## Existing Site



49

## Existing Site



50

## Existing Site



51

## Existing Site



52

## OCP Map

### SUBJECT SITE - LAND USE

Subject site is located in the core historic area.

**CURRENT ZONING**  
• OTD-1

**OCP ALLOWED**  
• Density - 3.0 FSR  
• Height - 15 metres  
• '...approximately 5-storeys...'

