

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, September 21, 2021 9:46 AM
To: Public Hearings
Subject: Fw: Neighbourhood changes

From: The Favorite [REDACTED]
Sent: September 16, 2021 2:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Neighbourhood changes

Dear mayor & council,

I am writing to share my misgivings about the proposed hotel development on the 1300 block of Broad street.

This site was previously proposed to develop into student housing by UVIC who as I understand received the property as part of an endowment from the estate of Michael Williams who was well known for his involvement with preserving historic downtown Victoria.

I believe it appears to many Victorians that UVIC is now trying to leverage this gift into a luxury hotel property while removing existing affordable housing units, forcing the closure of several local businesses, and doing nothing to assist with student housing. It's arguable that Victoria needs another hotel in such a location which is within walking distance of at least 10 substantial hotel properties one of which is directly across the street. The idea that this property will create new jobs is negated by the facts that 8 small local businesses worth of employees are being displaced to create a single hotel during a period where hotel chains have seen year over year layoffs and reduction of staffing in an attempt to maximize profits (even pre pandemic).

Speaking of small business... I think there needs to be concern given to the traffic restrictions that will undoubtedly be caused on Johnson St during the multiple years this project will take to complete and the likelihood of development at the adjacent block of Government St simultaneously. This puts undue stress on the remaining businesses in the area that are already struggling to recover from a massive downturn in business and revenue due to the pandemic restrictions. To limit their ability to rebound and to make a living any further seems unjust and unfair.

The purpose of a hotel is of course to help drive tourism... BUT, the reason so many people visit our city is because of it's historic charm. This proposal does little to enhance the vintage elements of a historic building and seems to only be striving to meet the bare minimum requirements of maintaining a façade while surrounding it with a structure that looks juxdaposd and sorely out of place in this part of town. It seems like another case of the northern junk company where an attempt is being made by an over-zealous architect to swallow up a heritage building. There are many recent restorations in our historic downtown that have managed to keep the charm and maintain the historic nature of these buildings. The same should be expected here.

I believe we should require more from a property owner that has been the benefactor of such a generous gift that was clearly given with the intent of assisting future students and being responsible stewards of the heritage of our city.

Respectfully,
Wallace Grave

Sent from my iPhone

BAY CENTRE

VICTORIA

Bay Centre

Cushman & Wakefield Asset Services ULC
#2 1150 Douglas Street
Victoria, BC V8W 3M9

thebaycentre.ca

September 17, 2021

City of Victoria
Legislative Services Department
#1 Centennial Square
Victoria, BC V8W 1P6
Attention: Mayor Lisa Helps and City of Victoria Council

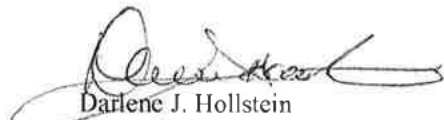
RE: Support for Chard Development Ltd's Redevelopment Proposal - The Duck's Properties

Mayor Helps and City of Victoria 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 and 615-625 Johnson Street. This project, if approved, will bring more than 135 desperately needed hotel rooms plus supporting retail to downtown Victoria, adding further economic vitality by creating 163 full-time jobs for Victoria and adding \$11 million to the local economy each year after construction through hotel operations and tourism visitor spend right in the heart of downtown Victoria which would be a catalyst for economic recovery in our core. 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 the 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.

Yours truly,
TBC Nominee Inc. by its agent and manager
Cushman & Wakefield Asset Services ULC


Darlene J. Hollstein
General Manager
The Bay Centre



**CUSHMAN &
WAKEFIELD**
Asset Services



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



September 17, 2021

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, and we have been writing letters of support since 2018.

This is not inexpensive land, and the heritage restoration of the project will also be very costly as there are many features which have been identified as necessary to preserve. We understand that the initial proposal to convert the space to student housing was rejected as too many heritage compromises were needed to make the project affordable. The latest design painstakingly ensures 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.

This proposal adds 139 necessary hotel rooms to the heart of downtown, which will compensate for the number of hotels which have been converted to temporary supportive housing. 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.

We strongly urge Council to move ahead on this project, before all the heritage aspects become simply too costly to save.

Sincerely,

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

Jeff Bray
DVBA Executive Director



PHUNG HORWOOD
Real Estate Appraisers and Consultants

1161 Fort Street
Victoria, B.C. V8V 3K9

September 17, 2021

Legislative Services

#1 Centennial Square
Victoria, B.C., V8W 1P6

To Whom It May Concern,

RE: Public Hearing Item: 1306-1330 Broad Street and 615-625 Johnson Street

Please consider this letter of support for the proposed redevelopment of 1306-1330 Broad Street and 615-625 Johnson Street by Chard Development. I have been working as a professional in the Real Estate Appraisal Industry since 2000, specializing on a diverse commercial portfolio including hotels, motels, resorts, casinos, office, retail, and multi-residential. It is my opinion that the proposed development of a hotel totaling 135 rooms with supporting retail at the above aforementioned location will significantly benefit the downtown core, and Victoria as a whole. Specifically it would help spur the revitalization of the particular area of Downtown.

In my opinion, many of the hotel supply in the downtown core of Victoria are nearing or at the end of their respective lifespans. This in turn has hindered major business dollars from entering the Victoria economy as there is a shortage of quality accommodations available to visitors. In recent years, major development in the downtown core has centered around condo and apartment buildings, which helps with the affordability and residential vibrancy of the area. However we should look for ways to provide business and employment for the same residents that are now calling the core home.

The proposed redevelopment of 1306-1330 Broad Street and 615-625 Johnson Street by Chard Development would increase foot traffic in the downtown core providing direct and indirect business dollars to one of our City's major commercial centres. In addition, I really appreciate the attempt to preserve the heritage features as this is a definite draw and feature to our beautiful city. As a business owner that operates within Victoria, I am in favour of the economic benefits of a project of this scope, which will include creation of short and long-term jobs and careers and bring much needed local and tourist dollars back to the core.

Respectfully Submitted,

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

My Phung, AACI, P. App.
Owner and Senior Appraiser

September 17, 2021

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

Via: MayorandCouncil@victoria.ca

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

Dear Mayor and Council,

I wish to express our continued support for the above note project as proposed by Chard Development Ltd. As I have previously commented, this project would contribute greatly to the revitalization and vibrancy of the downtown core. The infill hotel is a much-needed amenity within downtown Victoria, facilitating additional tourism and injecting considerable funds to the local economy. Simply from a construction perspective, this project is poised to result in approximately 345 jobs over a two-year period with nearly \$38 million in contribution to the GDP. Chard have put in great efforts into this application to meet, and I would argue exceed, the City's requirements and I urge council to support their application so that they may proceed with the next steps as soon as possible. As our downtown core is in desperate need of rejuvenation and investment, developers like Chard Development Ltd. are willing to invest to ensure our downtown core remains vibrant, safe and accessible.

This project is quite unique and being proposed during one of the most challenging times to construct in BC. It celebrates and preserves the historical significance of the Duck's Building and Duck's Alley, while respecting the Old Town context. Moreover, the proposal ensures that the new building is 100% BCBC 2018 compliant. This is no small feat. As buildings age, particularly as The Duck has, the heritage aspects make major renovations near impossible both economically and practically. For instance, there is very little of the building that could meet current code requirements, including seismic resiliency, it does not meet current fire ratings, and is not adaptable to the new purpose being proposed. Chard has embraced a best-case option by retaining significant elements of the existing building such as retaining the remaining historically significant components of the Duck's Building – including the east and west walls – as well as the largely obscured Duck's Carriage Factory rubble stone wall (1874); which will be rehabilitated and celebrated as a part of Victoria's history.

There are many other elements of their proposal that make this an ideal project to support, such as;

- The Duck's Building will remain the dominant feature along Broad Street, with design of the new construction to the north and south being both sympathetic and subordinate.
- Design of the North Building has been inspired by the limited historical evidence as to the design of the original Duck's Carriage Factory, with bay windows, a soft palette and a chamfered corner.

- A team of salvage experts will responsibly disassemble the buildings in a manner that allows for salvage and reuse of materials including brick, timber floor joists, subfloors, flooring, doors, trim work and decorative elements such as the “Madam’s Room” fireplace. As a hotel – rather than a condo development – salvaged materials will be broadly enjoyed by the public in the lobby.
- A Heritage Acknowledgement Program will document the salvage and reuse of materials; plaques and educational installments will communicate the historic significance of these elements and the site – both before and after colonization – to future hotel guests and area residents.
- Throughout community consultant, the design was significantly refined to increase setbacks, prioritize deconstruction over demolition, redesign the north and south buildings to be sympathetic and subordinate, and create opportunities to share the story and educate the public as to the history of the site.

The merits of this project are well demonstrated and conforms to current OCP and zoning requirements while prioritizing structural resilience and seismic safety.

Please feel free to contact me at [REDACTED] should you wish to discuss this matter.

Sincerely,



Rory Kulmala
Chief Executive Officer

Cc: David Chard, Chard Developments

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, September 21, 2021 11:13 AM
To: Public Hearings
Subject: Fw: Support for the Broad Street Hotel Redevelopment from adjacent commercial property owner.

From: Brenda Louie [REDACTED]
Sent: September 18, 2021 1:33 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Cc: [REDACTED]
Subject: Support for the Broad Street Hotel Redevelopment from adjacent commercial property owner.

Dear Mayor and Council Members:

I am writing in support of the proposed hotel redevelopment of the 1300 block Broad Street by Chard Development and the University of Victoria.

My wife and I have been owners of an adjacent commercial property at 1315 Government Street (the Spank Ladies Fashion Store) for the past 18 years and are familiar with the activities in the neighborhood, and have always endeavored to make the downtown area an attractive place for everyone.

However, the back alley space between our respective properties which is a gazetted alleyway owned by the City of Victoria has been an area of ongoing substantial negative civic activity. This includes drug activity, graffiti, urination, defecation, searching through garbage bins, setting fires at the rear entrances to commercial buildings, break ins to parked vehicles at the parking lot owned by the university, and on one occasion a year ago, an overdose death. Such activities are monitored on closed circuit cameras in the event that the police require information on such activities. The alleyway is also patrolled at our cost by Themis Security. This city owned alleyway is regularly cleaned by our maintenance staff.

About 25 years ago, I attended a redevelopment hearing at City Hall. Michael Williams stood up and made a comment that may have applications today. "I like heritage buildings. But I also like good modern design." Perhaps he may have a similar view on this project.

Of particular interest is the plan to open up and improve the ambience of the alleyway. Our opinion is that this hotel development will revitalize and improve this area of Downtown Victoria.

With respect,

Bob Louie, South Bay Properties Ltd.,
Owner of five commercial properties in Downtown Victoria, three of which are classified heritage, and past director of the Victoria Business Improvement Association and Bastion Square Revitalization Association

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, September 21, 2021 11:13 AM
To: Public Hearings
Subject: Fw: Broad Street - Public Hearing September 23

From: Frank Bourree [REDACTED]
Sent: September 19, 2021 10:23 AM
To: Byron Chard [REDACTED]
Cc: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Broad Street - Public Hearing September 23

Dear Mayor and Council,

I am writing to express support for Chard Development's proposed development on the 1300 block of Broad Street.

It is my understanding that the proposed development will result in a purpose-built lifestyle hotel with 135 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.

As the co-founder of Chemistry Consulting Group – an organization dedicated to collecting, analyzing and distributing tourism statistics for Greater Victoria's tourism industry for over 30 years– I understand the importance of tourism to our region. I am also aware that since 2007, the City has lost more than 1,400 hotel rooms due to closure or change of use with not one purpose-built hotel constructed in the core since 2004.

In addition, more than 1,000 B&B units have also exited the business due to changing business environment.

With the rebound of Tourism and our economic recovery there will be a serious shortage of hotel rooms in which to accommodate the demand for rooms in the region.

I am excited by the opportunity this proposed development presents and the vitality it is sure to bring to Old Town.

I believe that Chard has brought forth a proposal that realistically balances the importance of heritage retention with structural resilience and safety in a manner that will bring economic benefit to the City. I strongly encourage Mayor and Council to support this proposal.

Yours truly,

Frank Bourree FCMC



780 Murphy Place
Victoria B.C.
V8W-3H4



[REDACTED]

From: Joseph E. L. Gollner [REDACTED]
Sent: Sunday, September 19, 2021 4:10 PM
To: Public Hearings
Subject: Chard Development Ltd Project Proposal for 1306-1330 Broad St. & 615-625 Johnson St. Victoria

449 Victoria Ave.
Victoria, V8S-4M7
19 Sept 2021

Chard Development Ltd Project Proposal for 1306-1330 Broad St. & 615-625 Johnson St. Victoria

Dear Mayor Helps and Council Members:

For several years Chard Development Ltd has sought to gain Council approval of its proposal to redevelop the subject property. I assume that Council is familiar with Chard's reasonable and responsible proposal and appreciates its merits. I understand that some Council members may still have concerns about approving another project in Victoria's Old Town District. The reality is that this district is changing.

We often visit and shop in the Old Town District. We are aware of the significant Capital Iron re-development project, the new Iron Works complex, and the successful conversion of the former HBC property. These properties are within easy walking distance to the Chard's proposed site. The visitors to their proposed hotel will likely be attracted to these properties as well as some of the nearby heritage sites such as Fan Tan Alley, cafes, shops, and tourist attractions.

In the last eighteen months several hotels and motels in downtown Victoria have been purchased, by our Government, to address the pressing demand to house displaced individuals. This essential activity has reduced the amount of hotel space in the Old Town District. Now there is a flurry of new planned or underway re-development projects in the same district.

Chard Development Ltd is a proven corporation that is well known to Council given its previous successful and on-going condominium and/or affordable housing projects in Victoria. This reasonable and responsible proposal will provide needed new hotel space in Victoria, significant economic stimulus and benefits, and income to the University of Victoria. This is a worthy proposal and I recommend Council's approval because the benefits now outweigh the previous concerns given the revitalization interest and focus upon Victoria's Old Town District.

Yours truly,

Joseph Gollner

Mayor and Council Members
Victoria City Council

[REDACTED]

From: Luke Mills [REDACTED]
Sent: Sunday, September 19, 2021 10:34 AM
To: Public Hearings
Subject: Letter of Support: Public Hearing Item: 1306-1324 Broad Street + 615-625 Johnson Street

Dear Mayor and Council of the City of Victoria,

My name is Luke Mills and my home address is 2973 Ashdowne Road. I am writing in support of Chard Development's proposed development at 306-1324 Broad Street + 615-625 Johnson Street. While I do not live in the immediate vicinity of the proposed development, I am a frequent visitor to our Old Town and am very encouraged by this project and what it could mean to our community. The proposal would breathe life into a historic property, bring much needed hotel accommodation to the heart of Old Town and hopefully encourage further rejuvenation of the area.

With uncertainty surrounding the full return of the cruise ship industry to our City, our tourism sector will increasingly depend on "stay-over" visitors, who need a variety of accommodation options. Visitors to the proposed hotel would spend money that supports all of the surrounding businesses from food and beverage to retail and recreation operators.

As an employer in the City of Victoria, I am also encouraged by the jobs the project would create (both during construction and when operational) the much needed contribution to our municipal tax base.

Chard Developments seems like ideal developer of this property given their demonstrated investment in, and long-term commitment to, the City of Victoria.

There seems to be tremendous up-side to the project in exchange for the relatively minor height and parking variance requests. I strongly encourage Mayor and Council to approve the proposal.

Thank you for the opportunity to be heard,

Luke

Luke Mills, BA, CIP, CRM, CAIB | Partner & Account Executive

[REDACTED]
[1ST FLOOR, 710 REDBRICK STREET | VICTORIA BC | V8T 5J3 | MEGSONFITZPATRICK.COM](#)

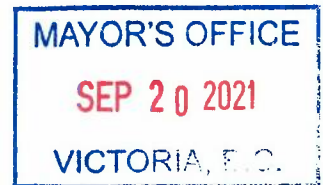
"Improving the lives of our Clients, Team and Community"



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TERRY FARMER
1030 21 Dallas Road
Victoria , BC
V8V 4Z9



19 September 2021

MAYOR AND COUNCIL
CITY OF VICTORIA

RE: REZONING 1306-1330 BROAD STREET AND 615-625 JOHNSON STREET

Ladies and Gentlemen

I am writing to support Chard Developments rezoning of the above property.

Victoria has lost a large number of downtown hotel rooms due to restructuring the purpose of the existing hotel rooms to rental apartments and to change other hotels and motels to housing for the unfortunate and the homeless

The above new development will bring in a huge new benefit to the city during the construction period plus a large boost to the City's tax base due to the introduction of 135 QUALITY new hotel rooms to the cities tax base

We do need new development to bring more people working and living downtown. The recent violence in downtown is outrageous and has to be addressed immediately . We have to increase our police etc. presence downtown and therefore we have to increase our tax base to afford extra officers etc. We need to increase our population downtown to discourage violence and panhandling and the above will bring a new quality building to our City centre

Respectfully Submitted

Terry Farmer

A handwritten signature in blue ink that reads "Terry Farmer". The signature is stylized with a large "T" and a long horizontal stroke at the end.

Chair

Accent Inns and Hotel Zed

8 Hotels throughout BC with our start and Head Office in Victoria

[REDACTED]

From: Chris Moore [REDACTED]
Sent: Monday, September 20, 2021 1:18 PM
To: Public Hearings
Subject: Opposition to the proposed changes for 1306-1330 Broad Street - Public Hearing Sep 23

Dear Mayor and Council,

As a Victoria resident, I am writing in opposition to the proposed changes for 1306-1330 Broad Street.

I personally feel that the modern and imposing architectural design of the additions in the proposal does not meet Victoria's Old Town Design Guidelines of "good fit" and "reinforcing existing character". However, I believe the real indecency is the proposal's ignorance, or worse, disregard, of the needs of the community.

Scrapping original plans for student housing to build a boutique hotel, during a housing and affordability crisis, is irresponsible.

Submitting a design with no identified sustainability features, while we exist in the middle of a climate crisis, is thoughtless.

Council should reject this proposal and demand more from developers: that they enhance, not eclipse, historic architecture and that they fully consider their impact on the community and the climate.

Thank you for your time,

Christopher Moore

[REDACTED]

From: James Macauley [REDACTED]
Sent: Monday, September 20, 2021 10:34 AM
To: Public Hearings
Cc: Levi Stoelting
Subject: 1306-1324 Broad Street + 615-625 Johnson Street - Letter of Support and Existing Structure Assessment
Attachments: 1306-1324 Broad Street + 615-625 Johnson Street - Letter of Support and Existing Structure Assessment - Sept 20 2021.pdf

Hello,

Please find attached our letter of support regarding the proposed development at 1306-1324 Broad Street + 615-625 Johnson Street for your consideration ahead of the public hearing on September 23rd.

There are significant structural challenges to the retention of the existing, with specific reference to the capacity of the existing structure to support current building code seismic loading, as well as the feasibility of installing structural retrofit elements. The retention of the front facades are feasible and have been done successfully on other heritage structures.

Please feel free to contact us if you have any questions regarding our structural assessment, are more than happy to discuss.

Thanks,

James Macauley | P Eng, Struct Eng, M Eng
Associate – Victoria Lead



Creative Thinkers, Cleverly Disguised as Engineers.

[REDACTED]
glotmansimpson.com

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September 20, 2021

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

Attention: Victoria City Council
Public Hearing Panel

**RE: 1306-1324 BROAD STREET + 615-625 JOHNSON STREET
PROPOSED DEVELOPMENT LETTER OF SUPPORT**

To whom it may concern:

This letter is in regard to the proposed redevelopment of 1306-1324 Broad Street + 615-625 Johnson Street, with specific reference to the current condition of the structures and retrofit viability. We completed a site condition review for the structures on March 20, 2021 as part of a structural condition investigation report.

The existing structures consists of two portions; a three-storey mixed use portion fronting Johnson Street (the "Carriage Factory") and a taller three-storey mixed use structure front Broad Street (the "Duck's Building"). The original structures consist of mass brick exterior walls and wood interior framing, including built-up laminated dimensional lumber beams and wood columns.

The built-up beams are in deteriorated condition and multiple building modifications have been made over the history of these structures. Elements of the visible portions of the gravity framing appear to be in deteriorated condition. The roof and exterior wall of one of the upper commercial units appears to have significant moisture damage. A 1" to 2" wide diagonal crack in the existing internal mass brick wall is of note.

Mass brick wall structures such as this typically withstand minor seismic events due to the sheer weight of the wall. However, these types of structures are also very brittle and do not dissipate seismic energy in a way that would accommodate significant lateral movements. The fact that some of the existing mass brick walls have substantial pre-existing cracks is evidence of deterioration of the existing lateral system.

With an increase in research and understanding of seismic loading and accelerations in the Vancouver Island region, loading parameters have increased significantly over the last decade. Further, it is our understanding that the current site is founded on very soft soils; soft soils underlying structures amplify seismic shaking for low- and medium-rise structures and is particularly high for this specific structure. We estimate that the existing mass brick walls have a capacity of roughly 10-15% of current British Columbia Building Code 2018 code demands. Bringing this building up to a safe seismic resiliency level would require extensive lateral capacity upgrades either with concrete shearwalls or steel braced frames, both of which require significant intervention to the existing woodframe gravity system to facilitate installation in addition to extensive upgrades to existing floor diaphragm systems.

Vancouver
1661 West 5th Avenue
Vancouver, BC V6J 1N5

Calgary
1025-808 4th Avenue SW
Calgary, AB T2P 3E8

Los Angeles
600 Wilshire Blvd., Suite 650
Los Angeles, CA 90017



The existing Duck's Building gravity framing is in deteriorated condition and the existing mass brick walls acting as lateral force resisting elements are significantly under-capacity for current code requirements. Upgrading the existing structure would require extensive supplemental framing support and upgrades to the current floor systems, which would likely make retrofit economically infeasible. Regardless of the cost of that intervention, a good deal of the interior framing would need to be removed, augmented, or otherwise retrofitted such that its existing character would be significantly altered, or removed entirely. Portions of the historically-significant elements such as existing brick walls and stair framing would need to be altered, hidden, removed or filled-in to accommodate the required upgrades, significantly disrupting the current floorplans.

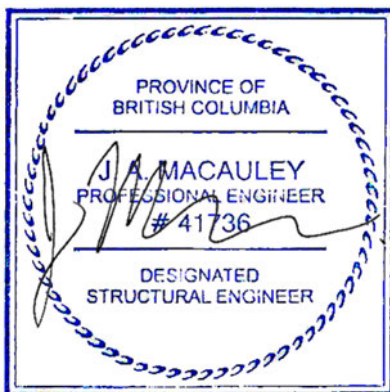
The retention of the historically significant façades is feasible provided they are decoupled from the structural system and treated as architectural façade elements. Another benefit to building a new structure behind the existing façade is that the new structure can be excavated down to bedrock through the top 15-20' of soft soil, further reducing seismic demands to the structure and façade. The new structure would be built to 100% of current code demands, further increasing public safety. This can be done using supplemental back-up framing to increase strength and displacement capacities.

It is our opinion that retaining the bulk of the interior framing is not practical and that the majority of the interior floor area would need to be abated, removed new, or significantly impacted by any retrofit, even were it to be economically feasible.

Please feel free to contact the undersigned if we can provide any further information or clarification on this matter.

Yours truly,

GLOTMAN•SIMPSON CONSULTING ENGINEERS



Per: James Macauley, P.Eng, Struct.Eng
Associate

Per: Levi Stoelting, P.Eng
Principal

Encl: "1324 Broad Street Building – Structural Condition Report" Glotman•Simpson Consulting Engineers, April 20, 2021

Our ref: f:\2020\220074\general\220074_1324 broad - letter of support - sept 20-final.docx



Chard Development Ltd.
Suite 500 - 509 Richards Street
Vancouver, BC V6B 2Z6

Attention: Mr. Byron Chard,
President

**Re: 1324 BROAD STREET BUILDING
STRUCTURAL CONDITION REPORT**

Dear Mr. Chard,

Following up with our site condition review conducted on March 5, find herein a summary of our condition assessment of the existing “Duck’s Building” located at 1324 Broad Street, at the south-west corner of the intersection of Johnson Street and Broad Street.

1. BUILDING DESCRIPTION AND STRUCTURAL SYSTEMS

The existing structure at 1324 Broad Street consists of two portions; a lower three-storey mixed-use portion fronting onto Johnston Street (originally the “carriage factory”), and the main taller three-storey mixed use structure fronting onto Broad Street (complete with a double-storey tall presentation hall on the west side of the top storey). The original structures were built in 1892, and appears to have consisted of mass brick exterior walls and wood interior framing (including built-up laminated dimensional lumber beams and wood columns); the built-up beams appears to be in deteriorated condition and requires extensive retrofit. The lower and taller adjoining structures appear to be separated by a stone masonry wall. Additionally, the main structure utilizes a full-height interior mass brick bearing wall running parallel to Broad Street.

Multiple building modifications have been made over the history of the structure to repurpose residential and commercial spaces, but this is not surprising given the age of the structure.

2.0 BUILDING ASSESSMENT AND OBSERVATIONS

Our assessment has separated the structural components into gravity and lateral force-resisting systems, with the mass brick walls acting to support gravity loads and resist lateral loading including wind and seismic loads.

2.1 GRAVITY SYSTEM

The existing gravity framing consist of wood-framed floor systems supported by built-up dimensional wood beams (i.e. laminations of 2x framing), which are in turn supported by a mixture of wood columns and a combination of mass brick walls (typically 4 wythes wide) and stone walls (both masonry and rubble stone). The vertical elements are founded on rubble foundations, typical for this era of construction.

While the structure has stood for roughly 130 years, elements of the visible portions of the gravity framing appear to be in deteriorated condition. The roof and exterior wall of one of the upper



commercial units appears to have significant moisture damage, as well as a 1-2"-wide diagonal crack in the existing internal mass brick wall noted previously. Additionally, the existing gravity-support framing elements (including wood framing and brick walls) have not been designed with explicit connection detailing to accommodate large lateral movements. Examples of this include sufficient wall tie-backs to prevent separation of the wall from slab framing, and appropriately designed ledger details to prevent elements from slipping from their supports. Additionally, changes in use may require extensive upgrade to the existing framing unforeseen by the original building code, further exacerbated by the deteriorated condition of the existing framing.

2.2 LATERAL SYSTEM

Given the vintage of the structure, it is unlikely that the original designers considered the lateral capacity of the structure. Mass brick wall structures such as this typically withstand minor seismic events due to the sheer weight of the wall. However, these types of structures are also very brittle and do not dissipate seismic energy well, such that they cannot typically accommodate significant lateral movements; the current BC Building Code allows for lateral interstorey drifts up to 2.5%, whereas unreinforced masonry (URM) walls cannot typically exceed 0.5-1.0% before leading to stability issues and possible failure. The fact that some of the existing mass brick walls have substantial pre-existing cracks is evidence of deterioration of the existing lateral system.

Seismic loading for Vancouver Island has increased significantly over the last decade as the seismicity of the region has become better understood. The National Research Council (NRC) continues to refine their seismic modelling as additional earthquake sources are identified and included, such as the decision to account for the Cascadia fault subduction event (not previously included prior to 2010). The current BC Building Code (BCBC 2018) relies on the National Building Code (NBCC 2015), which in turn increased seismic loading roughly 30-40% for this specific project between NBCC 2010 and NBCC 2015. It is our understanding that the next national building code (NBCC2020) will further increase seismic loads by an additional 35% with the next BC Building Code cycle in a few years. It is our understanding that the current site is founded on very soft soils for a depth between 15-20' below current grade; soft soils underlying structures amplify seismic shaking for low- and medium-rise structures and is particularly high for this specific structure.

From previous similar projects (and accounting for the local conditions), we estimate that the existing mass brick walls have a capacity of roughly 10-15% of current BCBC 2018 code demands; this will be further reduced by any subsequent code changes. NBCC 2015 Commentary L provides minimum upgrade requirements for structures requiring seismic upgrades; major structural upgrades require a minimum seismic capacity of roughly 50-60% of current code demand, or if this is not met, an upgrade to 75% of current code demand. This specific structure would require extensive lateral capacity upgrades either with concrete shearwalls or steel braced frames, both of which require significant intervention to the existing woodframe gravity system to facilitate installation. In addition to minimum strength requirements, the new lateral force resisting system will need to be sufficiently stiff to control interstorey drifts (as mentioned above), more stringently than for a new structure.

In addition to the lateral force resisting system, the existing floor levels do not have sufficient diaphragm capacity to collect seismic loading to the lateral force resisting elements, requiring extensive upgrades to the existing floor systems, new and augmented floor framing, topping concrete and reinforcing or supplemental framing by other means. This is further exacerbated by ad-hoc tenant improvements completed over the life of the structure, creating discontinuous diaphragms that will be very difficult to reinforce.



3.0 FAÇADE

It is our understanding that the historically-significant façade elevations for the Duck's Building are the west elevation along the current alley access (including an existing rubble wall) and the east elevation along Broad Street including a 4-8'-wide return on the north and south faces for continuity. From a structural engineer prospective, these elevations are in decent condition besides requiring nominal brick repointing and patching. If necessary, these façade elevations could be de-coupled from the existing structure and treated as an architectural façade in front of new structural back-up framing. Our understanding is that the façade will require extensive rehabilitation work per historical conservation requirements, but this is beyond the scope of this review.

Façade retention for structures like this are common and allow for retention of historically-significant architectural elements while vastly increasing the safety to the general public. Back-up framing behind the brick façade will provide supplemental capacity to allow for increased lateral displacements to current code limits; possible back-up systems include shotcrete walls with embedded drilled dowel tie-backs, or structural steel stud framing with drilled anchors.

4.0 DISCUSSION

The existing Duck's Building gravity framing is in deteriorated condition and the existing mass brick walls acting as lateral force resisting elements are significantly under-capacity for current code requirements. Upgrading the existing structure will require extensive supplemental framing support and upgrades to the current floor systems, which may make retrofit economically infeasible. Regardless of the cost of that intervention, a good deal of the interior framing will need to be removed, augmented or otherwise retrofit such that it's existing character will be significantly altered. Portions of the historically-significant elements such as existing brick walls and stair framing will need to be altered, hidden, removed or filled-in to accommodate the required upgrades, significantly disrupting the current floorplans.

The retention of the historically-significant façades is feasible provided they are decoupled from the structural system and treated as architectural façade elements. Another benefit to building a new structure behind the existing façade is that the new structure can be excavated down to bedrock through the top 15-20' of soft soil, further reducing seismic demands to the structure and façade. The new structure would be built to 100% of current code demands, further increasing public safety. As described previously, this can be done using supplemental back-up framing to increase strength and displacement capacities.

It is our opinion that retaining the bulk of the interior framing is not practical and that the majority of the interior floor area would need to be abated, removed and provided as new, or otherwise significantly impacted by any retrofit, even were it to be economically feasible.



5.0 LIMIT OF LIABILITY

It should be noted that this Building Assessment Report is based on a desktop review of the available and drawing information. No testing or dismantling of any architectural cladding was performed and inspections were made on a random basis with no attempt to review or inspect every element or portion of the building. The intent of the inspections was to determine areas of visually obvious deterioration and to generally determine the overall quality and sufficiency of the work, but not to ascertain the quality or sufficiency of any specific aspect of the development. Furthermore, we have carried out a preliminary review of the gravity resisting system of the building. A preliminary seismic capacity assessment of the existing structures has been done for the purposes of this report. Our comments are not a guarantee or warranty of any aspect of the condition of the development whatsoever.

This report was prepared by Glotman•Simpson Consulting Engineers for the account of Chard Development Ltd. The material in it reflects the existing structural condition of the existing buildings to our best judgment considering the information available to us at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Glotman•Simpson Consulting Engineers accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

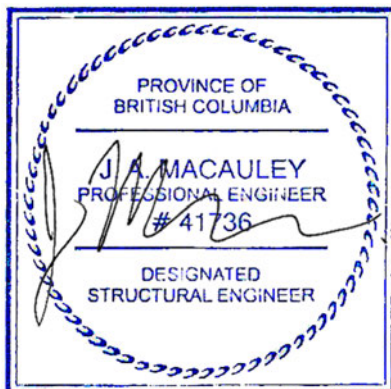
The following items were not examined by us nor were they considered as part of the structural survey of the building:

- condition of the roofing system and any leakage concerns;
- building envelope design and condition issues;
- moisture considerations at exterior walls;
- plumbing, mechanical or electrical considerations;
- fire prevention requirements or condition of existing equipment and systems; and
- presence of hazardous materials such as asbestos, PCB's or toxic industrial waste.

We trust the above is satisfactory for your needs at this time. Please feel free to contact the undersigned if we can provide any further information or clarification on this matter.

Yours truly,

GLOTMAN•SIMPSON CONSULTING ENGINEERS



Per: James Macauley, P.Eng, Struct.Eng
Project Engineer

Per: Levi Stoelting, P.Eng
Principal

September 20th, 2021

Mayor & Council
City of Victoria

Dear Mayor & Council:

Re: Duck's Building – Proposed Hotel Development

This letter is to express our support for the proposed Duck's Building Restoration and proposed Hotel development.

I personally had the privilege, as a Hotel General Manager, to be a part of the team that restored the beautiful heritage building at 1450 Douglas Street, that we now know as the Hotel Rialto. The Duck's building project is equally exciting and will bring the many benefits to the Duck's block that was experienced by the restoration of the Hotel Rialto.

Heritage building restorations bring significant challenges and financial costs. But never so much as today as the new BC building and seismic code is much more stringent and challenging on a brick structure. We need to support and respect developers who take on these Heritage building as we know that many of these building have remained vacant and become almost impossible to restore over many years of being vacant. The developer intends to restore significant components of the Duck's building, disassemble the building in a manner that will allow for reuse of the materials and share the story of the historic significance of this building.

The City of Victoria requires more hotel rooms to adequately support the number of tourists that visit our beautiful City. Over the last 5 – 7 years we have lost a significant number of hotel rooms. When we do not have sufficient hotel rooms, tourists book Airbnb's, and that impacts local and new residents ability to source housing and rentals.

This proposed development will increase the number of people within walking distance of downtown shops and businesses and that means a more vibrant, healthy, and stable economy for all.

In conclusion, we urge you to vote YES on this project because it is the kind of redevelopment that is essential for the continued progression of our downtown.

Sincerely,



Margaret Lucas
Executive Director, Business Development

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, September 21, 2021 9:47 AM
To: Public Hearings
Subject: Fw: Chard Developments/University of Victoria – Rezoning for 1306-1424 Broad Street and 615-625 Johnson Street – The Duck’s Block
Attachments: Carlton Plaza Hotel.jpg; Canada Hotel proposed restoration copy.JPG

From: Martin Segger [REDACTED]
Sent: September 20, 2021 7:05 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jerymy Brownridge [REDACTED] Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Re: Chard Developments/University of Victoria – Rezoning for 1306-1424 Broad Street and 615-625 Johnson Street – The Duck’s Block

Dear Mayor and Council:

Should this development proposal garner Council approval I would suggest the City explore with the developer the possibility of reconstructing the lost original street frontage of the Canada Hotel/Duck’s Carriage Factory facing Johnson Street.

The first image (**attached above**) shows the corner elevation of the Carlton Plaza Best Western hotel, kitty-corner to the Duck’s block at Johnson and Broad. This corner was deemed so important to maintaining the heritage values of the locale that in 1991, when the Carleton Hotel was expanded, architects Wagg & Hambleton designed the corner addition replicating the classical style of the earlier 1912 hotel.

Duck’s Carriage Factory/Canada Hotel is a pivotal contextual building anchoring the Southwest intersection of Broad and Johnson. This intersection is one of the few left in Old Town where heritage buildings still mark each corner. In addition it is key to preserving the integrity of two blocks (1300 and 1400) of contiguous heritage buildings on both sides of historic Broad Street, as well as the entire city block bounded by Broad, Johnson, Government and Yates.

The Canada Hotel has awaited restoration since being recommended for façade reconstruction in the 1993 study “Broad Street Design Guidelines” produced by the Victoria Civic Heritage Trust. (**See second image attached**).

This is not “facadism” but rather repairing a long missing piece of four contiguous heritage street fronts, an internationally recognized standard practice within historic place designations.

Early on in the design process such a reconstruction was offered as an alternative street-front design by the developer. Unfortunately, this was rejected in favour of a “contemporary treatment” by the city planners. I believe this was a mistake and unless remedied would mark a major lost opportunity in achieving the overall conservation of Old Town.

For a more in depth discussion of such opportunities for reconstruction in Old Town see my recent TC article
“Missing Bits” <https://www.timescolonist.com/islander/missing-bits-making-good-the-restoration-of-old-town-victoria-1.24311397>

Sincerely yours,
Martin Segger
1760 Patly Place
Victoria, B.C.
V8S 5J5





Sept.20th, 2021

To whom it may concern,

It is with the utmost confidence that I can say that I believe the proposed development of 1306-1330 Broad St and 615-625 Johnson St with Chard would be a successful project for all parties involved. I offer my support for Chard for these reasons: Chard Development ensures the highest quality build, it will work to preserve the historic architecture of the city of Victoria and it will revitalize a forgotten part of town.

Chard Development ensures superb building quality, as seen with its various developments around the city of Victoria. Whether the development is residential or commercial, Chard has upheld a reputation of safety and careful planning. With the seismic capabilities of the building as it stands now hardly passing the 'test', it is safe to say that upgrading the building will result in a successful preservation if there should be a seismic event. Seismically sound developments that are stylish, useful and preserve historic elements of the original building are exactly what a city like Victoria needs going forward.

Chard Development also works to preserve the historical facade of the building, as seen with other projects they have worked on. Chard has an innovative eye for developing older buildings without losing their charm, something which the city of Victoria is known for and why tourists continue to visit. The addition of a stylish boutique hotel that is deeper within the city, and not on the waterfront, will offer visitors a chance to explore the core of our beautiful city.

Lastly, the proposed development will help to revitalize a part of the city that is often overlooked by tourists and residents and is severely underutilized. Not only will the development create jobs in the short and long term, but the presence of a boutique hotel will help draw affluent tourists to a more central part of the city, breathing new life into the surrounding small businesses and shops. Victoria relies on tourism, and with the future of cruise ships seemingly on the rocks, we should be investing in our hotels and downtown core to keep attracting people to our city.

All things considered, Chard Developments' proposed project will be of excellent quality; aesthetically and seismically, will prioritize the preservation of the historical facade of the building and finally, will generate business in the long and short term through the building and operation of the boutique hotel. The alternative is that the historic buildings will continue to sit, unsafe and underused. The potential of this project is a very exciting endeavor for myself as a small business owner operating in downtown Victoria. I would love to see more of our city reach its full potential and I believe that developments such as this one are the key to our community's success.

Sincerely,

Rafal Zebrowski (on behalf of Francis Jewellers)

[REDACTED]

From: Grad Central [REDACTED]
Sent: Monday, September 20, 2021 12:40 PM
To: Public Hearings
Subject: Public Hearing Item: 1306-1324 Broad Street + 615-625 Johnson Street - Chard Developments

20 September, 2021

TO: The Mayor and Members of Council
City of Victoria

FROM: Tom O'Connor
139 Cormorant Cr
Salt Spring Island BC V8K 1G8

I am writing in support of this proposed development.

We own Grad Central, located at 622 Yates Street, directly adjacent to the proposed development. We have been UVic tenants at this location for over 5 years and an Old Town business for over 10 years.

We have no doubt that this will be a quality development. It represents a revitalisation of this part of the community which is respectful of the heritage and the traditional form and character of the district.

In our experience, UVic will ensure that this development will be an asset that all of Victoria can be proud of.

I urge your approval of this project.

Sincerely,

Tom O'Connor

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, September 22, 2021 9:42 AM
To: Public Hearings
Subject: Fw: Letter of Support for 1300 Broad St Development
Attachments: 1300 Block Broad Development.pdf

From: Chris Watson [REDACTED]
Sent: September 21, 2021 4:38 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Letter of Support for 1300 Broad St Development

Dear Honorable Mayor Helps and Council,

Please consider the attached when reviewing the Broad St Development. Considering the development is to our direct South West, and the nature of our business and that of the proposed development, I feel our support should go a long way to ensuring this development moves forward. It is great for the city!

Sincerely,

Chris Watson
General Manager
Best Western Plus Carlton Plaza Hotel
642 Johnson St. Victoria, B.C., V8W 1M6

Direct Phone: [REDACTED]
[REDACTED]


Carlton Plaza Hotel
*108 newly refreshed rooms and suites
in the heart of downtown Victoria*





September 21st 2021

Re: Approval of Chard Development Ltd 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 the development proposal for a hotel at the 1300 Block of Broad Street. The Best Western Plus Carlton Plaza Hotel has no affiliation with this project, the only thing we stand to gain is a construction site kitty corner to us and later a competitor.

Nonetheless, we support this project, because we support Victoria. The Chard's have engaged with us extensively and we believe this project would be a significant plus for our city.

The vibrancy of our community is key. Vibrancy can be tricky, it needs to highlight the old, while thoughtfully tying in with all the modern amenities we have all become accustomed to. This project beautifully ties in the wonderful LOJO shopping district to other areas of downtown. The proposed hotel, along with retail and eatery would no doubt be a welcome addition to the neighborhood.

We also support Victoria's long term sustainability as a destination. Over the past decade more than 1,000 hotel rooms have been lost in the city. Although the hotel rooms have left the city, the demand has not. Most of this demand has shifted to buildings or residential neighborhoods you live in through short term vacation rentals. This can reduce the sense of community and drive up housing costs.

In addition to the many construction jobs this project will support, it will have a lasting legacy of over 70 direct jobs, not to mention many more indirect jobs in the visitor economy.

I will close with one final comment for you to consider. If there is opposition to this project, wouldn't you think it should be from us?

Sincerely,

A handwritten signature in dark ink, appearing to read 'Chris Watson'.

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.

[REDACTED]

From: Howard Pryde [REDACTED]
Sent: Tuesday, September 21, 2021 3:33 PM
To: Public Hearings
Subject: Duck's development by Chard

Council

I am a long time downtown resident and want to express my support for the development Chard is proposing for the Duck's and neighbouring building.

In the last several years a significant number of hotel rooms have been converted for use by Victoria's homeless population, which is a good thing. The problem is there have been no additional hotel rooms added to the City's inventory to accommodate the very important tourist industry. This development does add to the inventory.

The existing buildings included in the Chard proposal are continuing to deteriorate. They have now passed the point of no return and cannot be saved. If the City had genuinely wanted to retain the existing structures, action should have been taken years ago by the Councils of those days. That action was not taken and the current Council is left with the unenviable task of agreeing to salvage only the façade. If Council waits much longer, there will be nothing to save. I vote for saving the façade.

Finally, this development will improve the rental market by adding inventory. People currently offering rooms in their homes will notice there are fewer people looking for those rooms because there is additional hotel room inventory. They will offer those rooms to longer term renters like students taking some pressure off the rental market.

Thanks for the opportunity to voice my support for this project. I strongly encourage you to vote in favour of the development.

Sincerely

Howard Pryde
801 – 608 Broughton Street, Victoria, BC

Sent from [Mail](#) for Windows

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, September 22, 2021 9:44 AM
To: Public Hearings
Subject: Fw: Broad Street Development

From: Mel Prince [REDACTED]
Sent: September 21, 2021 4:23 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Broad Street Development

I'm writing to voice my opposition to the development of Broad Street and the subsequent eviction of dozens of low income residents and local small businesses. Was the fact that the University of Victoria has a serious housing problem thought of at all when considering this? I would love to see the City of Victoria step up and put a stop to this.

Thank you for your time

[REDACTED]

From: Stephen Gorman [REDACTED]
Sent: Friday, September 10, 2021 4:45 PM
To: Public Hearings
Subject: 1300 Block Broad St Hotel Proposal

Greetings,

To think this city is considering redeveloping a heritage building in our old town into an American owned hotel chain is pathetic. This is akin to visiting Las Vegas thinking you've seen Paris or Venice.

This new proposal does nothing for the actual heritage for the building, other than a sad remodeled fascia, this will become another bland, overpriced hotel and even more expensive commercial space (which will probably become more American chains with little to no unique small local business, which should be why people visit this city in the first place).

If other developers can take older heritage buildings and keep their original charm then what is the issue here? No creativity or simply finding the simplest way to destroy our already shrinking old town.

Please, we can do better!!!

ps. Not sure if anyone is paying attention but more affordable housing should take precedent over foreign owned hotel chains.

[REDACTED]

From: Thea Lawrance [REDACTED]
Sent: Thursday, September 9, 2021 1:07 PM
To: Public Hearings
Subject: I am against the Duck Heritage Building redevelopment

Hello Mayor and Council members,

Let me first say I am against the redevelopment of the Duck Building with the current proposal.

According to the available renderings, the Johnson Street side of the building looks bland, modern and lacking any real character. The facade that will remain will unfortunately be nothing more than a sad mask with a very modern building underneath in what is supposed to be our old town.

I am not impressed with "car garages" or apiaries, they seem to be selling points to get the attention of those on the fence about this development. The fact that the new "hotel" will have little resemblance to anything that is standing now just makes my heart sad.

I am not against thoughtful redevelopment of dilapidated older buildings, but this is nothing more than a bland fascia with very little creativity into keeping what already exists.

Please mark my name down as one of those residents who oppose this design.

Thank you for your time,
Thea Lawrance