

[REDACTED]

From: Dave Craig [REDACTED]
Sent: Wednesday, September 22, 2021 2:54 PM
To: Public Hearings
Cc: Dave Craig
Subject: 1324 Broad Street - letter of support

Dear Mayor and Council,

I am writing in support of the proposed project at 1324 Broad Street.

In Devon properties capacity as property manager, we have had the pleasure of managing the suites at 1324 Broad Street on behalf of UVic Properties.

Relocation of the remaining tenants from these suites will be a necessary result of this redevelopment, and I wish to acknowledge the work of UVic Properties to minimize the challenge that relocation may present to occupants. As part of the rezoning application in question, UVic Properties has committed to a detailed Tenant Assistance Plan that has been deemed to exceed the minimum requirements with regard to tenant compensation, moving expense compensation and relocation assistance. Fifty percent of the building residents have already taken advantage of this program and UVic Properties continues to work with those who remain to ensure they are appropriately re-housed.

Finding housing in our City is a major challenge, and I applaud the work that Chard Development is doing throughout the City to help combat that problem by adding much needed housing supply. I trust that Chard's knowledge and understanding of residential development in Victoria has helped to inform the decision to put forward a proposal for a hotel development in this location. I also understand that this proposal will result in an \$80,000 contribution to the City's Housing Reserve Fund, and I hope that these funds will be used by the City to help support the development of additional housing elsewhere.

The fact is that the condition of this building needs to be addressed and is largely at the end of its physical life. A minor earthquake in this region would likely result in significant damage to the building and potential loss of life. It is my understanding that the proposed development would see the best parts of the heritage structures retained within a structure that would meet 100% of the current BC Building Codes. This would be a responsible and forward-thinking approach that will ensure that our City retains its character beyond a moderate to severe earthquake.


To those who say the City doesn't need more hotel rooms, ? More supply of quality hotel rooms will hopefully see a return of some condo units to the long-term rental pool that we have lost to Air BNB style rentals over the last several years due to lack of supply and quality Every unit helps.

I believe that the proposed development balances the many challenges presented by this site to bring economic vitality, generate employment and generally improve the livability of our City. As a Victoria resident and business owner, I encourage Mayor and Council to support it.

Sincerely,

Dave Craig - President
DEVON PROPERTIES LTD.

990 Fort Street, Suite #100 | Victoria, BC V8V 3K2
[REDACTED]

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- Personal Home Address - 1240 Oxford Street, Victoria BC.

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From: Eric Findlay [REDACTED]
Sent: Wednesday, September 22, 2021 3:46 PM
To: Public Hearings
Subject: Submission for Public Hearing

Victoria City Council Meeting, Thursday September 23, 2021

Eric Findlay

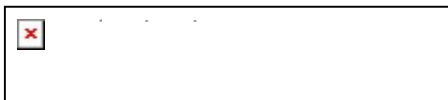
401 - 740 Hillside Ave,
Victoria, BC V8T 1Z4

Dear Mayor and Council,

I write with support for the project identified as 1306-1330 Broad Street, Re-zoning Application No. 00699 and Heritage Alteration Permit Application No. 00018 / 000179.

It is my opinion that Council move this application forward in its current form. The applicant has gone above and beyond to balance Heritage Designated aspects of this building, with the need to meet modern building codes. This development will be a significant improvement for this area, while maintaining the important heritage design aspects of old Victoria. In addition, this new development and operation of a hotel will provide greater employment opportunities, and improved economic benefit to the community through support for the tourism sector. As a fourth generation family business operator in Victoria who's family has constructed notable buildings in the city over the past 100 years, including the Heritage Registered Montrose Building, this application has my full support.

Thank you,
Eric Findlay



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[REDACTED]

From: Jessica Pryde [REDACTED]
Sent: Wednesday, September 22, 2021 1:32 PM
To: Public Hearings
Subject: Duck's Building

Respectfully To Victoria City Council and Mayor Helps,

I am a downtown resident and young professional woman living and working two blocks from the 1300 block of Broad Street. It has come to my attention that you will soon be voting on the Chard Development project proposal for the redevelopment of these rapidly deteriorating buildings.

I am strongly in favor of this new development and I ask you to approve the proposal.

In addition to providing the community with much needed hotel space, these plans support our tourism economy, ideally free condos for residents and promote city vibrancy.

Equally as important, Chard Development has proven consistently and unwaveringly to exemplify the highest standard of building in our beloved city. Through their lengthy history of significantly transforming many worn out and underused lots in the downtown core they have unequivocally demonstrated a commitment to upholding the integrity of each distinct area, as well as a clear dedication to build quality and the improvement of our community through development. The future of this block is in the utmost care with their organization and I am confident they will provide a wonderful and welcomed addition to our neighborhood.

Thank you for considering my perspective.

Best,

Jessica Pryde
Resident, 595 Pandora Avenue

September 22, 2022

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

Dear Mayor and Council,

Re: 1312-1324 Broad Street and 615-625 Johnson Street Proposal, Victoria, BC

For more than 50 years, the University of Victoria has worked together with the community, private sector, non-profit organizations, local governments and other educational institutions to bring social, economic and environmental benefit to the south island. The development being proposed by Chard Development and UVic Properties will deliver a direct economic impact that would greatly support the capital's post-pandemic recovery, add to the vibrancy of the downtown core and advance Council's vision for Victoria to create a strong and resilient economy.

The properties being proposed for development were bequeathed to University of Victoria by Michael Williams upon his sudden death in 2000. Michael Williams was a businessman, property developer, heritage conservationist, art collector and philanthropist. The proposed development meets Williams' expressed desire that UVic manage his portfolio of donations in a way that would provide an ongoing and increasing source of income to the university for the benefit of students and academic programming.

UVic looked to partner on the redevelopment of these properties and chose Chard Development based on the company's well-earned reputation for thoughtful engagement leading to sensitive redevelopment in the downtown core. After much consultation, a completely re-imagined and thoughtful approach has brought a plan that incorporates feedback from community and Council.

This project is fully supported by the university through approval by its Board of Governors. The revenue generated from the land lease to Chard would support UVic's

academic mission including providing academic programming, student services and supports. Co-op opportunities could result from the project through the strengthened relationships with our local economic partners.

Mayor and Council support of this project will ensure numerous economic benefits are brought to bear on the region and their support will directly support UVic students through added programs and services resulting from an annuity to UVic. This initiative moving ahead as planned will honour the wishes of Michael Williams and contribute to a vibrant downtown core while supporting the regional economy recovery and resilience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristi Simpson', with a stylized flourish at the end.

Kristi Simpson,
Acting Vice-President Finance & Operations
University of Victoria

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



[REDACTED]

From: Sulaiman Pensene [REDACTED]
Sent: Wednesday, September 22, 2021 2:24 PM
To: Public Hearings
Subject: Proposed demolition of 5 heritage buildings including 1324 Broad St to make way for a new hotel in Victoria's Old Town - comments

Recognizing the need to revitalize the heritage core post COVID, nevertheless in replacing lost hotel rooms care must be taken not to overwhelm the major resident and tourist hub-attraction and architectural heritage treasure that is Victoria's Old Town

This is a relatively large site (comprising 5 buildings fronting 3 core heritage streets), to demolish and repurpose in the midst of Victoria's heritage Old Town.

The developer proposes only to retain two minor facades (including parts of The Ducks Building and Canada hotel) and erect a 6 storey concrete/steel frame hotel that will overwhelm the existing surrounding 2-4 storey brick and iron heritage buildings on Broad, Johnson and View.

There has been only a limited proposal to restore and repurpose the existing collection of 1890s-1930s buildings ie as a boutique hotel with repurposed small scale commercial enterprises at street level.

This proposed development near an existing mid market brand hotel on the north side of Johnson St., is relatively large and may be too destructive of heritage buildings to be allowed to proceed in this agglomerated 6-storey box site redevelopment format.

The design of the proposed modernist dark pink Johnson St.frontage could be improved to better reflect surrounding heritage features and colours on Broad and View Streets. The distinctive Victorian Ducks, Canada hotel and late Deco UVic gallery frontages should be fully retained over the new hotel framework.

Message to the Chard/UVic.developers:

Further refine your hotel facades/hotel cladding as a heritage inspired 6-storey boutique hotel + repurposed small businesses, shops, restaurants cafes etc.

Luke Pensene MSc planning, CMC strategic consulting, BA.hons.economic geography

Cook St.village resident
[REDACTED]

[REDACTED]

From: Roxanna Feraru [REDACTED]
Sent: Thursday, September 23, 2021 12:50 AM
To: Public Hearings; Victoria Mayor and Council
Subject: 1320 Broad street

To whom it may concern:

Hello,

I am writing this email in regards to the proposed demolition and rebuilding of the 1300 block on Broad street in downtown Victoria.

I am appalled and repulsed with the proposed plan to evict local businesses and low income housing for a "hotel boutique" that Victoria does NOT need, nor will benefit from. Our city, amongst many others, are experiencing immense inflation and a never ending housing crisis which started many years ago. We will not see the end of Inflation or a housing crisis on the west coast. So why is the solution here to displace our low income community, and encourage homelessness which is already an epidemic in Victoria? Not to mention students are also having the most difficult time finding housing as they have no source of income but are paying ridiculous prices for homes to study. Education is no longer a privilege in this city. It's now only accessible to people who have money. Anyone who wants to go to UVIC has to come from an affluent family or background, as the cost of programs on top of living for a student or anyone who works a regular job is not achievable.

There are many air bnb's and hotels that tourists (and the air bnb community) can benefit from that will give them the experience they keep coming back for.

The traffic that the construction would then cause on Johnson street is another issue the locals of Victoria would become infuriated with. There is enough demolition and construction all over our city. We're changing the face of Victoria and are becoming no different than Vancouver. Our charming little city is no longer serving its locals. But yet, those who have money. The rich get richer.

Why not make affordable housing above the local businesses? Let's give our head a shake and actually do something conducive and beneficial to the community.

Roxanna Feraru

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, September 23, 2021 8:49 AM
To: Public Hearings
Subject: Fw: Regarding The Duck Building in 1300 Broad st block.

From: Robyn Stevenson [REDACTED]
Sent: September 22, 2021 4:41 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Regarding The Duck Building in 1300 Broad st block.

Hello,

I am writing this letter to you in regards to the proposed demolition and re building of several buildings along the 1300 block of Broad street. I strongly oppose the plans put forward to council to build a multi story "boutique" hotel. Last I checked our city is experiencing a phenomenal housing crisis that started many years ago and continues to persist. Do we really need another hotel in the downtown core of Victoria for people who do not in any way feed our economy on a yearly basis? Why is it even a consideration to build yet another monstrosity in our downtown that will do nothing but pander to the 1% and displace the many? I can't even fathom why anyone thinks this is a viable long term plan for our city. Students are scrambling for places to live this year and there is zero affordable options for them. Tear it down, pave it, build it back up in 4 years seems to be the norm in Victoria.

I am a business owner and operator in downtown Victoria. I am increasingly dismayed by the direction our city is taking. There is no city block in the downtown core that isn't experiencing some kind of construction and traffic is a nightmare. I can't imagine that this project will do anything but cause a huge bottleneck on Johnson street for the entire time it is being built.

Displacing the current occupants of the building next to the Duck building is legitimately brutal. Where are they going to go? Who will be able to afford the retail spaces if there are any attached to this hotel? Why aren't we looking at building affordable downtown living spaces? This whole project is a joke. The rich getting richer and lining their pockets with real estate. It's beyond frustrating. People don't need another hotel.... they need homes.

Please do not let this project move forward.

Sincerely,
Robyn Stevenson

[REDACTED]

From: Dubie Tube [REDACTED]
Sent: Thursday, September 23, 2021 12:53 PM
To: Public Hearings
Subject: Regarding the Development of Duck's Building and surrounding buildings

Hello. Regarding The Duck's Building and surrounding buildings to be demolished, We have to enforce protection of all of our Heritage Buildings in Victoria. These buildings are the heart and soul of our beautiful city. Destroying these buildings and leaving a facade is not an option. These buildings can be and must be restored to original form. Developers do not have the right to take away our inherited Old Town from us and future generations. Our tourism industry is key to life in Victoria and must not be infringed upon. City benefactor Michael Williams, who purchased and restored many of the buildings on the waterfront in the 1970's as well as the Duck's building and others, saving them from destruction, donated these Heritage Buildings to U.V.I.C. upon his death. He would be turning over in his grave if he knew that his building was to be demolished. Stop the destruction of our Old Town ! Enforce bold restrictions for development in our Heritage Conservation Area. Sheldon Toop