

Thomas Guerrero
2578 Empire Street
Victoria, BC

October 12, 2019

Dear Mayor and Council,

I am writing to you today regarding the Northern Junk buildings, also known as 1314-1324 Wharf Street. It is my understanding that the redevelopment proposal for these buildings is coming to the Committee of the Whole soon and Council will consider forwarding on the project to public hearing.

I am a long-time resident of Victoria and the author behind the blog, Sidewalking Victoria. If you have read my blog, you will know that I have an interest in the Northern Junk buildings, having published two articles on them. They can be found as follows:

1. Northern Junk Buildings – Why are we still waiting?
<https://www.sidewalkingvictoria.com/blog/2019/3/31/northern-junk-buildings-why-are-we-still-waiting?rq=northern%20Junk%20Buildings>
2. Northern Junk Redux Redux Redux
<https://www.sidewalkingvictoria.com/blog/2019/5/22/northern-junk-redux-redux-redux?rq=northern%20Junk%20Buildings>

It will not be a surprise then, that I am writing you in support of the current application by Reliance Properties to save the two buildings and add additional housing above them.

I am the first to admit that what we have here is a compromise solution. I have seen all the iterations brought forward for these buildings and I honestly think that the original proposal was perhaps the best option though folks could not see how that proposal met the Heritage Guidelines, though it clearly did. We have now finally arrived at this compromise solution because the city has decided not to sell the property to the north of the two buildings. It is unclear what the city intends to do with this waterfront parcel, as there are limited uses for it apart from market residential. I just hope the city will neither leave the parcel fallow nor turn it into a park (This would be a further affront to downtown in this location).

So, the property owner now has a limited way to try and recoup their investment and protect the two buildings from falling down. They have presented us with a plan for a single but multi-faceted building giving it the appearance of two buildings. With this plan I think that the architect has both highlighted the heritage aspects of the original buildings while presenting a modern and distinct design for the upper floors. The plan will provide animation to the harbour frontage with waterfront commercial space and provide eyes on the neglected and seldom used, Reeson Park, with large windows from the residential foyer. The upper floors allow the industrial beauty of the original buildings to stand out while also being modern take on the heritage form of Old Town. I would be the first one to have concerns about a proposal like this if I hadn't seen it first, but it is an elegant solution to a problem that saves the buildings and elevates the neighbourhood.

I did read the recent response to the proposal from the Hallmark Society in the Times Colonist and was sad to see them try and focus the blame for the possible collapse of the two decaying buildings on the developer. Even going so far as to allude to the possibility that the developer should have been aware that putting forward numerous significant design changes over a decade would not be enough and that they should have instead focused that money into a smaller scale redevelopment of the buildings. I truly hope that is not the type of message we are trying to put out to companies trying to invest their time

Thomas Guerrero
2578 Empire Street
Victoria, BC

and money into reinvigorating heritage buildings in Victoria. One needs only look across to the success of the Janion building (which received an award from the Hallmark Society) that was redeveloped by the same company, the animation of the plaza along Pandora gets better every time I go by there and they saved a building that seemed to be certain to collapse.

The proposal before you now is likely the last chance before we will simply be putting up a plaque over some jumbled pile of stone, to both save the buildings and have a place that contributes positively to the urban fabric of Victoria. I truly look forward to seeing your support in moving this project to public hearing and allowing the city at large to provide you comment on the current proposal.

Sincerely,

Thomas Guerrero

Heather McIntyre

From: Jim Mayer [REDACTED] >
Sent: October 15, 2019 4:29 PM
To: Victoria Mayor and Council
Cc: Miko Betanzo; [REDACTED]
Subject: 1314-1318 Wharf St - "Northern Junk" buildings

Dear Mayor and Council,

I am writing to express my support for the proposed development and rezoning of the "Northern Junk" buildings at 1314-1318 Wharf Street.

While I strongly support the Reliance Properties proposal for this site, I am quite upset about the processes that got us to this point and, even now, continue to threaten doing anything with this valuable property. In particular, while the current proposal appears to be a creative solution given the constraints put on the developer, practically any of the earlier proposals, and especially the 2012 proposal, would have been far better for the city.

Rather than go into details, I would like to refer you to the October 12, 2019 open letter to Council and the May 23 and March 30, 2019 posts by Thomas Guerrero on the "Sidewalking Victoria" blog:

- [OPEN LETTER TO COUNCIL - NORTHERN JUNK BUILDINGS](#)
- [NORTHERN JUNK REDUX REDUX REDUX](#)
- [NORTHERN JUNK BUILDINGS - WHY ARE WE STILL WAITING?](#)

All of the posts are available through the open letter link (<https://www.sidewalkingvictoria.com/blog/2019/10/12/open-letter-to-council-northern-junk-buildings>).

Mr. Guerrero captures my feelings about this almost perfectly. Please read what he has to say and take it to heart. There is no reason for me to repeat the same points here.

A step Council could take that would demonstrate courage and commitment to making Victoria a better city would be to step back and re-evaluate what should be done at the Northern Junk site. If you do this, I would recommend:

1. Offer to sell Reliance Properties the property to the north of the two existing buildings.
2. Indicate that you look favorably on supporting the 2012 proposal.
3. Take a clear position that input from groups like the Downtown Victoria Residents Association and the Heritage Advisory Panel will be considered as one part of your decision making process. Too often they appear to be given a near veto over projects. These groups are special interests, nothing more, and they do not represent the bulk of the people who live, or would like to live, near the heart of our city.

If Council feels limited to acting on the proposal before it, then I strongly recommend approving Reliance Properties' request for rezoning.

If we don't take action now, those buildings are likely to remain eyesores for a few more years and then, some unfortunate day, collapse or be destroyed, just like the old Plaza Hotel around the corner from City Hall.

Thank you.

Jim Mayer

G3-389 Tyee Rd
Victoria, BC V9A 0A9



Heather McIntyre

From: Nell Ross [REDACTED]
Sent: October 30, 2019 4:59 PM
To: Victoria Mayor and Council
Subject: Re: Application by Reliance Properties to restore and redevelop the Northern Junk Property at 1314-1318 Wharf Street.

Dear Mayor Helps and Esteemed City Council Members,

I am writing today to City Council regarding the application by Reliance Properties to restore and redevelop the Northern Junk Property at 1314-1318 Wharf Street.

Together with two friends, also downtown residents, I attended the Reliance Properties Open House on May 22nd 2019, and I am writing to provide a local resident perspective and express enthusiastic support for the planned development proposal. The new plans presented at the May 22nd 2019 Open House are such an improvement from the original plans we viewed at a much earlier presentation! We love the new plan and are very keen to see the building phase of this project get underway very soon.

I, indeed we all, particularly have appreciated the new design's sensitivity to and compatible mix of 'old town' design on the north face of the development and 'modern, forward-looking design and vitality' of recent Inner Harbour developments presented on the south side of the development; that is, we love the old/new architectural mix. So cleverly integrated!

We also love the way the developers have provided access from Wharf Street to the waterfront walkway by way of building detail that incorporates a path through the new structure between the two current Northern Junk buildings; and we love how the design facilitates both stroll-ability and opportunity to pause and relax along our beautiful Inner Harbour waterfront.

As members of the Downtown Residents Association, we are aware of some of the reservations expressed by the organization, however we do not feel that any of the objections raised by the DRA are insurmountable. We would like to see our City Council and support staff work together with the developer to resolve any and all remaining issues that are currently holding up the realization of what we believe to be a beautiful - and from our perspective - a very welcome addition to our neighbourhood.

Respectfully,

Nell Ross (Resident Owner)
Mermaid Wharf
421- 409 Swift Street
Victoria, BC
V8W 1S2

Telephone 2 [REDACTED]

Katy Hutchison
1218A Wharf Street
Victoria, BC V8W 1T8

[REDACTED]

5 November 2019

Dear Mayor & Council,

I write to you with respect to the proposed redevelopment of the Northern Junk buildings located at 1314-1324 Wharf Street. I own two Strata units at 1218 Wharf Street; a residential unit on the top of the building and a commercial unit on the lower, harbour-side where I manage my husband's law practice, Smith Hutchison Law Corporation. Our building, designated heritage by the City of Victoria was built by James Yates in 1853 and was for a brief time known as the Ship Inn.

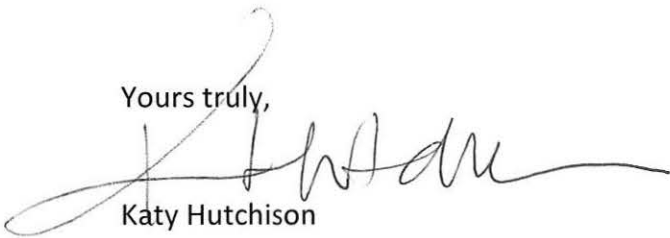
Having attended every information session conducted over the years by Reliance Properties in their valiant efforts to get the Northern Junk development off the ground where it belongs, I implore you to get behind this project. The City's foot-dragging in their handling of this endeavour has been beyond frustrating.

We regard the new bridge is a stunning gateway to and from Old Town. The award-winning Janion Building beautifully brackets the bridge with an aesthetically appropriate combination of Heritage and modern design; robust commercial activity and lively community space. Sadly, the other side of the span; where the Northern Junk buildings are situated, is an unfortunate mess. There is the eyesore of shipping containers, heavy equipment and miscellaneous construction materials coupled with a persistent sense of diminished safety for those of us that call this neighbourhood home. I walk our dog between our home and the bridge every evening, and the area between Yates Street and the bridge is a dead zone that is beyond unpleasant. If Reliance could move forward with this development I am certain the entire corridor would see an uptick in commercial and community activity as the connection is properly made between the north and south sides of the bridge.

Reeson Park is of course another crucial consideration. In the six years that we have owned property on Wharf Street we have witnessed the ongoing challenges in a green space that feels more like a back alley than a park. First responders spend an inordinate amount of time dealing with threats to public safety as locals give the park a wide berth because of the intimidating regulars that populate the steps leading to the grassed area. Until the Northern Junk property is brought back to life this precious bit of urban green space in Old Town will never reach its potential as a safe and vibrant place to gather and enjoy the harbour.

While I regret that one of the larger condominium incarnations of this development was never approved, I am in support of this latest, albeit smaller proposal. Hoping of course, that the City would not drop the ball by leaving the land no longer part of the project up to the bridge in the sad state that it is currently in. Reliance Properties has been more than patient with the endless roadblocks erected before them at every turn. They have proven themselves as visionary developers in other projects in Victoria. They deserve to be given the opportunity to realize on the substantial investment they have made in this project and get the green light to move to a public hearing.

Yours truly,

A handwritten signature in dark ink, appearing to read 'K. Hutchison', with a long, sweeping horizontal line extending to the right.

Katy Hutchison

November 5th, 2019

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

Dear Mayor & Council,

Re: 1314-1318 Wharf Street - Northern Junk Redevelopment by Reliance Properties

Please accept this letter in strong support of the proposal to redevelop the historic property at 1314-1318 Wharf Street, known as the "Northern Junk buildings." We are the new owners of the neighbouring property at 1244-1252 Wharf Street, immediately to the south of the subject site.

It is our understanding that the proposal is consistent with the City's OCP and DCAP guidelines for height, use and form. We believe that the proposal to retain and restore elements of the historic buildings while adding new area to them in a complementary way enables the City to retain the character of the existing historic buildings while adding new housing and commercial space. This is in support of Council's strategic plan for strong, livable neighborhoods and a vibrant historic core.

The existing buildings are in critically poor condition and unsafe for any type of occupancy without substantial renovation. They are also very small. Simply restoring the buildings themselves without the addition of new residential or commercial space would be a significant underutilization of this property, and would be in direct opposition to the principles espoused by the city in the sustainable growth strategy, the Downtown Core Area plan, and the Official Community Plan.

I thank Council for considering this letter and look forward to working with Reliance as a neighbor. Given their track record with similar properties I have no doubt that these buildings will be beautifully restored and blend in as another beautiful jewel along Victoria's harbor.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Fung', with a long, sweeping underline.

Robert Fung
President, The Salient Group

Heather McIntyre

From: erin glazier [REDACTED]
Sent: November 6, 2019 11:08 AM
To: Victoria Mayor and Council; [REDACTED]
Subject: 1314-1318 Wharf Street - Norther Junk

Please add this correspondence to the report to council for the Nov.8 COTW

Dear Mayor and Council,

I am writing to express my strong support for the proposal submitted by Reliance Properties to redevelop the Northern Junk lands located at 1314-1318 Wharf St.

As a resident of the recently converted Lum Sam/Lee Chong building between Pandora and Fisgard St. I know the neighbourhood well, and have seen firsthand how the revitalization of old decrepit buildings has brought new life and vibrancy to this area of town. From my perspective it's simple, more neighbours, more business = a better Victoria. I've seen the heritage buildings on the property continue to deteriorate year after year from vandalism and graffiti, not to mention the constant homeless camps and subsequent needed Police presence in the face of our vital tourism industry.

The process to get to this current proposal by Reliance Properties has been a failure at the hands of the City both in the time it has taken, and now what I and many others consider to be a total underutilization of the property, hence "what could have been". While the current proposal is consistent with the City's OCP and DCAP guidelines for height, use and form, it does nothing to add much needed density and that's a shame. Too often I am seeing developers have to conform to OCP restraints that do not address the current housing crisis we are encountering, nor take into consideration building for the future for fear of NIMBYISM. Earlier proposals dating back EIGHT years would have been much more conducive to a growing population consisting of both renters and owners, but here we are.

If this current scaled back proposal is approved I would also ask the City to consider an Institutional building at the gateway and not a park, as it's too large of an open space with no activity and I believe we would encounter the same problems that we currently see on the space to the south of Northern Junk.

Reliance Properties continues to be a leader in the redevelopment and revitalization of our heritage buildings in the City, and I strongly urge you help them finally get going on this project for the benefit of all Victorians.

Sincerely,

Erin Glazier
204-535 Fisgard St.
Victoria BC V8M 1R3



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

November 6, 2019

Mayor Lisa Helps and City Council
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P7

Re: Letter of Support – Reliance redevelopment of Northern Junk Property

Dear Mayor Helps and Council,

I am writing on behalf of the Downtown Victoria Business Association to express support of the proposed redevelopment of the Northern Junk Property. The concept that Reliance Properties is bringing to Committee of the Whole this November is an exciting prospect for our waterfront and our downtown.

The Northern Junk buildings have languished for a long time and this concept, connected to the company's larger development plan, creates a new dimension and depth to our downtown. These old buildings, though valuable for their connections to Victoria's heritage, are a decaying eyesore at present; if they are not soon rehabilitated, they will fall into complete ruin and be beyond repair. The proposal from Reliance Properties maintains the heritage facades, considers views of the waterfront, and adds some uniquely exciting venues for hospitality and retail businesses. As well, the proposed 51 residential units are all rental spaces – a much-needed priority downtown which will help to increase the overall range of affordable housing.

We strongly urge the council to proceed with this proposal rather than let the buildings degrade completely. There may be further review required by staff, but this is an appealing prospect and would add vitality to our downtown.

Sincerely,

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

Jeff Bray
Executive Director, Downtown Victoria Business Association

Pierre-Paul Angelblazer

From: CG Morrison <[REDACTED]>
Sent: November 7, 2019 9:52 AM
To: Legislative Services email
Subject: 1314-1318 Wharf St - Northern Junk

Dear Mayor and Council,

I am writing to express my support for the proposed development and rezoning of the "Northern Junk" buildings at 1314-1318 Wharf Street, as it is my understanding that the redevelopment proposal for these buildings is going to Committee of the Whole to be presented to Council.

I strongly support the application by Reliance Properties to save the two buildings and add additional housing above them. The existing buildings are not only an eyesore, but are in critical condition and in need of substantial renovation.

As a life-long Victoria resident and someone who loves the Downtown Core, I look forward to seeing what Reliance Properties does to restore elements of the historic buildings while adding to the already beautiful Victoria Harbour.

Thank you for considering this letter.

Charles (CG) Morrison

November 7, 2019

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

Dear Mayor & Council,

RE: 1314 – 1318 Wharf Street – Northern Junk Redevelopment by Reliance Properties

I am a Victoria resident living 700 meters from the Northern Junk property. I work in the downtown core leasing and selling retail properties, putting me in direct communication with both local businesses and residents. From this reference point I am in strong support of the proposal to redevelop the “Northern Junk Properties”

Currently the Northern Junk properties are in a derelict condition. This is not only aesthetically unappealing, it has also created a congregating point for transient population and illicit activity. As a result this block deters both residents and visitors to our city resulting in a “dead zone” in the pedestrian experience, that the municipality is working so hard to evolve. Restoring the buildings on their own, without the additional density this proposal brings, does not adequately bring the animation the block is so well suited for and deserving of.

The current proposal is compatible with the City of Victoria OCP and DCAP guidelines. The proposal contributes residential homes to a very tight supply, space for new businesses to create jobs, tax dollars, and more importantly the proposal contributes intangibly to the wellbeing of residents and visitors by linking the vibrancy of the inner harbour, Downtown & Old Town by bringing animation and activity to this strategic location and neighborhood.

To see this project held up further would be disappointing for the residents of Victoria and would put at risk any betterment taking place on this property for the foreseeable future.

I strongly encourage the City of Victoria to permit the proposal to move forward bringing revitalization to this key location and continue the City’s outstanding work at making Victoria a vibrant, walkable city that residents are proud to call home.

Thank you for your consideration,

Sincerely,



Matt Fraleigh
306 - 27 Songhees Road, Victoria



Nov 7 2019

Geoff Purdon

Dear Mayor and Council,

I'd like to thank you for taking the time to review this letter and allowing me to voice my support for the Northern Junk redevelopment (1314-1324 Wharf street).

Being a long term resident of Victoria and part of a younger, forward thinking generation, It's exciting to see the downtown skyline and core really take shape over the past 10 years. With the new Brewpubs in Old Town and Market Square, the beautiful new Blue Bridge and adjacent award winning redevelopment project the Janion. It only makes sense to complement such great forward motion with Reliance's Northern Junk proposal.

I've seen many articles on Reliance over the last few years. What they have accomplished in Vancouver and their investment in our downtown is exactly what Victoria needs. If not now...when?. Aside from just restoring and maintaining the exterior facade, our generation would also like to see the incorporation of clean modern lines, More hip World Class Restaurants and spaces to create memories and experiences during all four of our seasons.

Above all I will be excited to see a light at the end of the tunnel when it comes to safety. The area currently is not. Once complete we (My family and I) look forward to using the proposed patios and enjoying the amazing views that have been otherwise too dangerous to visit.

Sincerely,

Geoff Purdon



Pierre-Paul Angelblazer

From: Sean McCaffrey [REDACTED]
Sent: November 7, 2019 5:24 PM
To: Legislative Services email
Subject: RE: 1314-1318 Wharf Street – Northern Junk for COTW

To the Planning Committee,

Please find below a letter of support for the development proposal for 1314-1318 Wharf Street, known as "Northern Junk buildings". I would appreciate it if this letter would be added to the Planning report to be presented to the Committee of the Whole.

Should any clarification be required, please do not hesitate to contact me at this email address or at the phone number below.

Kind regards,
Sean McCaffrey
[REDACTED]

Dear Mayor & Council,

Please accept this letter in strong support of the proposal to redevelop the historic property at 1314-1318 Wharf Street, known as the "Northern Junk buildings".

As a long time resident of Victoria, I have watched the city evolve from a sleepy provincial burg to a bustling, truly world-class destination. Managing the growth to meet the needs of a changing demographic, while respecting the heritage that gives the city so much of its appeal, is admittedly, tricky business. I have experienced this personally, as a public servant with the City of Ottawa for close to a decade.

This experience has sensitized me to the challenges associated with managing growth and services to an increasingly diverse and sophisticated client base, while facing often significant financial constraints. To this end, new, creative solutions to managed growth are required. In my opinion, the proposal by Reliance for the Northern Junk buildings responds to the needs of the community while respecting the "feel" the city needs to maintain.

While I do not follow development activities in the city as closely as some, I am very sensitive to the marquee place that these two buildings hold in Victoria. With the renewal of lower Pandora via the new bridge and the elegant development of the Janion building, it seems the key remaining piece is the development site in question. I would hate to see what appears to be a solution as elegant as others in this immediate zone, continue to be picked apart, diminishing goodwill with private sector partners, rendering a bland, "design by committee" (no pun intended) solution.

Thank you very much for your consideration on this matter. I wish you well in your deliberations and look forward to watching our fair city grow!

Kind regards,
Sean McCaffrey

Heather McIntyre

From: Reed Kipp <[REDACTED]>
Sent: November 14, 2019 11:17 PM
To: Victoria Mayor and Council; Legislative Services email
Subject: Letter of Support: 1314-1318 Wharf Street – Northern Junk

Dear City of Victoria Mayor & Council and Legislative Services,

Please receive this email as my formal letter of support for the development project: 1314-1318 Wharf Street – Northern Junk. Please add this piece of correspondence to the COTW report.

As a City of Victoria resident, homeowner, business owner and commercial real estate owner, I would like to whole heartedly support this development project proposed by Reliance Properties. The redevelopment of the Northern Junk location and the latest proposal by Reliance Properties (dated October 11, 2019) is a thoughtful, well-designed project that will add vibrancy through creative design and development in a special Downtown Core location which is in desperate need of revitalization. In addition, we are well aware of the rental housing supply 'crisis' throughout Greater Victoria, the City of Victoria and within the Downtown Core – of which the Northern Junk project will provide much-needed rental housing supply to continue with the broader theme of the private sector bringing rental homes to market for the benefit of the broader rental community in Greater Victoria.

To close, Reliance Properties is focused on enhancing the urban experience in the City of Victoria through creative solutions to development challenges – as illustrated by the proposed Northern Junk development project. I fully support this project and I cannot help but be excited for its future after reviewing the latest proposal and digital renderings.

Best Regards,

Reed

Reed B. Kipp - CEO
DEVON PROPERTIES LTD.
990 Fort Street, Suite #100 | Victoria, BC V8V 3K2

[REDACTED]
[REDACTED]

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Pierre-Paul Angelblazer

From: Eric Bramble <[REDACTED]>
Sent: November 20, 2019 2:42 PM
To: Legislative Services email
Subject: Project 1314-1318 Wharft St-Northern Junk

To Whom It May Concern

I am writing to add my support for the latest drawings submitted by Reliance Properties for 1314-1318 Wharf Street. Please refrain from delaying this project any further as continued delays can only add to the cost of the project and make the provision of housing in our downtown core even more uneconomical for our local citizens.

Eric Bramble
Geerjo Development Services
[REDACTED]



November 20, 2019

Mayor and Council
City of Victoria

RE: 1314-1318 Wharf Street – Northern Junk, Victoria, BC

Please accept this letter as my strong support for and endorsement of the proposed heritage restoration and development by Reliance Properties Ltd. ("Reliance") of the "Northern Junk" property at 1314-1318 Wharf Street.

What Reliance is proposing will not only bring these long-neglected buildings back to life and add a vibrancy to this area; it will also add badly needed rental housing to the City. The lack of housing options in the City is having a detrimental impact on labour and employment so any increase in the housing stock should be seen as a positive. If Council is truly committed to increasing housing availability, you should unanimously support this project.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Miller".

Michael Miller
Executive Vice President
Colliers International

Pierre-Paul Angelblazer

From: Brandon Williamson [REDACTED]
Sent: November 21, 2019 7:23 AM
To: Legislative Services email
Subject: 1314-1318 Wharf Street

To Mayor and City Council,

I am writing a letter of support for the development at 1314-1318 Wharf Street (The Northern Junk properties). I think that approximately a decade's worth of rejection of the redevelopment of this site is unacceptable during a housing crisis. We need to move on and get this project done. I fear delaying this project any longer could cause further deterioration of the Northern Junk buildings and they could be lost forever. The buildings as they stand in their current condition are an eyesore along our harbour, particularly next to the new Johnson Street Bridge. I believe this current iteration is the most attractive design I've seen yet and is in keeping with the scale and appearance of the neighbourhood. Inclusion of public art on the north-facing facade is a bonus. I hope the lack of parking is not seen as an issue, but as a benefit to the community, given its proximity to the nexus of the Pandora and Wharf bike lanes, The Galloping Goose, multiple bus routes and its downtown location.

Approval of this project is also needed to provide a critical link for the David Foster Harbour Walkway and landscape improvements needed southeast of the JSB. both of which seem far behind schedule (It's been nearly two years since the JSB was finished and only a small fraction of landscaping is done!). Please approve this project. I can think of no other proposal in Victoria that would have a greater impact to its immediate surroundings than this one.

I would like this added to the report to council at the COTW.

Brandon Williamson
Victoria resident

Pierre-Paul Angelblazer

From: Adrian Lowe <[REDACTED]>
Sent: November 21, 2019 6:05 PM
To: Legislative Services email
Subject: 1314-1318 Wharf Street – Northern Junk

To all members of Victoria City Council,

I would like to express my strong support for the latest proposal to redevelop the "Northern Junk" property at 1314-1318 Wharf Street, a proposal which will be considered at the Committee of the Whole on December 12, 2019. This property and these buildings have sat idle and decaying for far too long; indeed, it is something of an embarrassment that redevelopment is still in question so many years after it was first mooted. As a property owner and resident of the City of Victoria, I urge Council to approve this proposal without further delay.

Sincerely,

Adrian Lowe
311-535 Manchester Road

Pierre-Paul Angelblazer

From: DAVID SCHELL <[REDACTED]>
Sent: November 23, 2019 7:29 PM
To: Legislative Services email
Subject: 1314-1318 Wharf Street – Northern Junk

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I live in Fairfield and every Sunday morning for years I take a very long walk downtown and the past couple of years I stop at the coffee shop located at the Janion and stair at the eye sore across from me and wonder why counsel continues to reject what I have thought in the past were quite reasonable proposals.

So now we have yet another reasonable proposal, which seems to address all identifiable requirements and I encourage you to support this application and look at what is good for the city overall and stop putting so much weight into what the special interest groups have to say.

Regards,
David Schell.

Pierre-Paul Angelblazer

From: Howard Markson <[REDACTED]>
Sent: November 24, 2019 10:02 AM
To: Legislative Services email
Subject: 1314-1318 Wharf Street – Northern Junk

Follow Up Flag: Follow up
Flag Status: Flagged

Hello. I have been watching the various iterations for the 'Northern Junk' property on Wharf Street for years. I have listened to the discussions, heard some concerns and praises, and seen how the project has morphed. The current iteration as proposed by the development company is the most fitting and appropriate one of the plans that have so far been proposed.

I would like to offer my support for this project to go ahead. It is past time to rehabilitate the old buildings and to add to the life in the area of the new bridge.

Thank you,
Howard Markson

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

November 28, 2019

**Letter of Support
Crosstown Properties
Rezoning/Heritage Alteration Permit Application
1314-1318 Wharf Street – Northern Junk Buildings**

I am pleased to submit my letter of support and endorsement for Crosstown Property's Rezoning and Heritage Alteration Permit Application for the Caire & Grancini Warehouse and Fraser Warehouse buildings, commonly referred to as the Northern Junk Buildings, located at 1314-1318 Wharf Street. I respectfully ask that my letter be added to the Report to Council at the upcoming Committee of the Whole meeting where the subject application will be discussed.

My support for this rezoning and heritage alteration permit application is based on several key considerations including the provision of much needed rental and family accommodation, a conscious decision by the applicant to only provide bicycle parking/storage, the restoration of two heritage structures and the creation of a mixed use commercial/residential project that fits within the scale of the neighbourhood where it will interact positively. The methods employed by the developer and their design team, which address a number of challenging aspects of the site and the existing structures, are also noteworthy. The fact that Crosstown Properties have persevered with their desire to preserve and enhance these two derelict and abandoned heritage structures which have sat vacant and boarded up for decades deserves commendation on its own.

In redeveloping the "Northern Junk" properties, Crosstown Properties will be delivering much needed rental housing to the downtown core, 28% of which is designed for family use including scarce three bedroom suites. Consciously, the project has been designed to not include vehicle parking which helps address environmental and congestion issues in our central urban neighbourhoods. While I initially questioned the lack of parking, the applicant noted that most of the target market for the subject rental units self-select to not need or want a parking space. While there are design and heritage preservation challenges which make the provision of vehicle parking impractical, the cost savings of not requiring parking will make the rental apartment units more affordable. I note that a total of 69 secured bicycle storage spaces will be provided for both residential and commercial tenants. The proximity of this project to the City's bike lane network and to the Goose make it an ideal location for bicycle commuters and cyclists in general.

My understanding of the subject Rezoning and Heritage Alteration Application is the proposed development does not require any amendment to the OCP and that the applicant is seeking maximum overall density of only 3.39:1.0, whereas a 4.0:1.0 FSR is permitted under the zoning bylaw. I find the scale of the proposed project to be attractive where the developer and Dialog Architecture have moved away from previous plans to create a landmark building (including adjacent properties) and instead have concentrated on designing a project which completely fits in to the scale and streetscape of other buildings along Wharf and Store Streets. The ground level commercial and public realm create a solid base for the project and compliment the heritage restoration and preservation. This character is also incorporated into the middle section, the residential component, again in scale with other buildings. The distinctive roof line, both from the Wharf Street and from the Harbour frontage completes the buildings in an aesthetically pleasing and scalable manner.

Whenever I look at mixed use projects I pay specific attention to how the developer and architect have designed the commercial spaces to ensure they are of a scale and layout that will maximize the utility and function of the highly visible street front, and in the case of the Northern Junk project, the harbour front exposures. All too often I have seen the ground level commercial component of mixed-use projects fail, even in a central urban core, due to poor design and planning for the intended retail or commercial use. Crosstown Properties and Dialog Architecture have created attractive and functional commercial spaces on both the main/Wharf Street level as well as on the lower/Harbour facing level which will be ideally suited for restaurant, café, and retail uses which will offer services to both the resident population within the project and to the growing and vibrant downtown and oldtown population. The alterations to portions of the heritage structure, including new window and doorway opening, further enhance the functional design of the commercial and common areas of the project.

Speaking of the heritage aspects of this development, Crosstown Properties will be restoring and seismically upgrading two vintage warehouse structures which are isolated and have been left derelict for decades in a highly visible and bustling district in our City. Incorporating heritage buildings or structures into new mixed use projects can be challenging. Often, attempts to include components of authentic heritage structures with new development ends up with a faux-heritage appearance. In redeveloping the Caire & Grancini and Fraser Warehouse structures, which were modest and architecturally underwhelming in their original design, Crosstown and Analog Architecture have been respectful in both restoring and altering the most essential heritage elements of both buildings. Opening these elements and incorporating a covered glazing section, with integrated public access from the Wharf Street through to the Inner Harbour and the David Foster walkway, activates the public and ground level commercial component of the Northern Junk project. As noted in the Architect's submission, *'the heritage building becomes an artifact within a controlled environment'*.

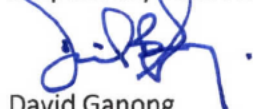
The history of the subject heritage buildings and the Janion Hotel property, located further to the north, are important in the context of the history, development and growth of the City of Victoria. These buildings, through redevelopment, will continue to provide historical reference to our past while also offering vibrant and architecturally pleasing residential and commercial development for the future.

Victoria is not without its share of qualified and talented developers. However, with respect to the Northern Junk and Janion Hotel properties, any previous attempts to acquire and redevelop these key properties failed. Enter Reliance Properties, an award-winning Vancouver-based developer known for their successful restoration, redevelopment and gentrification of countless heritage properties in the Gastown district. Reliance Properties have and continue to invest significantly in the City of Victoria and have proven to be thoughtful, creative, respectful and innovative developers. The entire acquisition, design and redevelopment process of the Janion Hotel speaks to the patience and resolve of this prominent owner and developer of exception properties. With the Janion Hotel restoration and redevelopment, Reliance Properties were recognized with three heritage awards, including a prestigious Nation Trust Heritage Award. Reliance Properties are highly regarded in the development community and in the City of Vancouver and now the City of Victoria. We should be pleased our City had attracted such a prominent and respected development company who have and will continue to invest in and create truly special places to live, work and recreate.

While I now reside in Saanich, I have worked and invested in downtown Victoria for over 35 years. Through my experience from chairing the City of Victoria's Housing Advisory Committee, the Capital Region Housing Corporation and the Urban Development Institute, I have followed and been involved in all types and scales of development projects. With the Northern Junk redevelopment, Crosstown Properties/ Reliance and Analog Architecture are creating a respectful yet stunning mixed-use project which will be one of the jewels in the crown of our urban fabric and landscape.

I strongly recommend and urge Council to give favourable consideration to this thoughtful and well-planned project and to the related rezoning and heritage alteration permit application.

Respectfully submitted,



David Ganong





November 7th, 2019

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

Dear Mayor & Council,

Re: 1314-1318 Wharf Street - Northern Junk Redevelopment by Reliance Properties

Please accept this letter in support of the proposal to redevelop the property at 1314-1318 Wharf Street, the "Northern Junk buildings."

It is my belief that the Northern Junk development is in line with the City of Victoria's OCP and DCAP guidelines for usage, form and character.

I believe given Reliance's track record and professionalism the Northern Junk development will be a huge asset to the community.

I thank Mayor and Council for their consideration.

Sincerely,



Iwan Williams
Operations Manager



Lucas De Amaral

From: Martin Segger [REDACTED]
Sent: December 9, 2019 6:52 PM
To: Lisa Helps (Mayor)
Subject: Proposal regarding: 1312-1318 Wharf Street "Northern Junk Building"

Variance Application #00701

Proposal regarding: 1312-1318 Wharf Street "Northern Junk Building"

Hi Lisa,

I wholeheartedly concur with the recommendation of the Heritage Advisory Committee, that Council decline this application. It should not proceed to public hearing.

The Design Panel report should be disregarded on a point of flawed process as the Panel did not have access to the Heritage Advisory Committee's deliberations in this matter.

In addition, there are serious errors in the Heritage Consultants Report for the project, both in the application of Federal heritage conservation guidelines and disregard of the City's own Old Town Design Guidelines.

As proposed the project exhibits a flagrant disregard of both the letter and intent of the City's strategic objectives in heritage conservation as articulated in numerous policies: height, density, character, heritage integrity, view-scapes, among others.

Furthermore, approval would be a profound disservice to our many local heritage property developers who diligently respected the historic fabric of old town and have played by the rules!

The project proponent acquired these buildings as designated heritage assets. The structure and envelope of each is therefore protected. Therefore there are not inherent development or additional height/density rights.

My personal interest in this project runs deep. These two building are among the oldest in the City, defining the edge of its most historic quarter. They were part of the first group of the buildings to be designated by the City in 1974 when I served on the City's first Heritage Advisory Committee with Alderman Sam Bawlf under Mayor Peter Pollen. Indeed, the first legislation empowering municipalities to designate heritage properties was enacted by the Dave Barrett government to secure the preservation of historic Wharf Street! During my two terms on City Council (1988-1993) the Wharf Street/Store Street heritage precinct was substantially restored with substantial financial investments by leading Victoria families including those of Mayor Peter Pollen, Hans Hartwick, Michael Williams, Ron Green, as well as the Province and the City.

This proposal should be nipped in the bud.

Martin Segger
1760 Patly Place