

Richard Elliott

From: Victoria Mayor and Council
Sent: June 9, 2020 1:57 PM
To: Victoria Mayor and Council
Subject: Fw: Northern Junk Proposal
Attachments: Northern Junk letter to council2.docx; Reliance564Beatty_0172_Low-Res-768x1152.jpg

From: Martin Segger [REDACTED]
Sent: June 8, 2020 2:15 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Northern Junk Proposal

Hi Lisa,
I have formally resubmitted my earlier letter objecting to the Reliance proposal for redevelopment of this site (attached).

But I note Reliance has used this formula (massive increase in density and height smothering a heritage building) in Vancouver for a number of projects, including their own head office (see image). And now I note they have picked up more Old Town properties including the Board of Trade Building in Bastion Square, McQuades on Wharf, the Fairfield Block, and was negotiating purchase of Capital Iron.

I find this deeply troubling as Victoria's Old Town is not downtown Vancouver.

Best,
Martin (Segger)

Open Letter to Victoria City Council from Martin Segger. Attn: City Clerk

Variance Application #00701: Proposal regarding: 1312-1318 Wharf Street “Northern Junk Building”

Dear Mayor and Council

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 no 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 financial investments by leading Victoria families including those of Mayor Peter Pollen, Hans Hartwick, Michael Williams, Ron Greene, as well as the Province and the City.

This proposal should be nipped in the bud.

Sincerely,
Martin Segger
1760 Patly Place, Victoria



Richard Elliott

From: Pamela Madoff [REDACTED]
Sent: June 8, 2020 1:29 PM
To: Lisa Helps (Mayor)
Cc: Victoria Mayor and Council
Subject: Northern Junk - CoW - June 11th, 2020
Attachments: Northern Junk June 11.pdf

Attached please find a letter specific to the proposal for 1314-1318 Wharf Street that will be considered at Committee of the Whole on Thursday, June 11th, 2020.

Thank you.
Pamela Madoff

1314-1318 Wharf Street
Rezoning Application No. 00701 and Heritage
Alteration Permit with Variances No.00236
Committee of the Whole
June 11, 2020

Dear Mayor and Council,

At Committee of the Whole on June 11, 2020 you will be making a decision that will strike at the heart of the City's heritage policies that have, for decades, delivered successful and desirable projects .

While the staff recommendation for support is, in itself, concerning, of even greater concern are the points that are brought forward to justify the recommendation to support.

- “The current Official Community Plan moves away from taking an archival approach to heritage within Old Town and sets out a vision to create a living and breathing Old Town, where buildings, old and new, are occupied, vibrant and are actively contributing to the liveability and well being of the community as a whole.”

This statement suggests that projects that have been developed in Old Town over the past many decades have not achieved these goals while, at the same time, respecting and responding to the principles related to heritage conservation and rehabilitation.

In fact, projects that were developed in compliance with the guidelines, over many decades, have already created a ‘living and breathing Old Town where buildings, old and new, are occupied, vibrant and are actively contributing to the liveability and well being of the community of the whole’.

Victoria's Old Town area is considered one of the most vibrant, desirable and attractive areas of the city where people are able to live, work and recreate. In addition, it enjoys an international reputation for the quality of its heritage buildings and their sensitive rehabilitation - all achieved while respecting and responding to the principles associated with heritage preservation, rehabilitation and adaptive reuse.

The range of projects, and their diverse uses, found in Old Town is truly impressive.

Over the years, at a time when few, if any, residential units were being built in downtown Victoria housing projects were consistently being developed, through the conversion of heritage buildings, or infill developments, in Old Town.

The following are just a few examples of housing located in Old Town.

- Streetlink - Cool Aid's Non-Market Housing
- Chinatown Care Centre
- Chung Wah Mansions - Non-Market Housing
- Masonic Temple - Non-Market Housing
- Hoy Sun Nin Yung Benevolent Association
- Wilson Brothers Warehouse
- Oriental Hotel
- New England Hotel
- Prior Building
- Morley's Soda Works
- Leiser Building
- Thomas Earle Warehouse
- Pearson and Co.
- Colonial Metropole
- Dragon Alley
- Victoria House
- Wilson Dalby Block

In addition to these rehabilitated buildings providing housing on their upper storeys, their main floor spaces house such uses as retail, restaurant or entertainment venues.

The staff report is not only misleading in characterizing heritage policies as promoting an 'archival' approach that has not contributed to the vibrancy, liveability and well being of the community as a whole but, of even more concern, is that it is factually incorrect.

Please support the City policies related to heritage preservation, rehabilitation and adaptive reuse and ensure that Old Town continues to be a vibrant neighbourhood that is internationally admired for both the quality of its heritage buildings and its diverse and inclusive nature.

Sincerely,
Pamela Madoff
642 Battery Street
Victoria, B.C.

Richard Elliott

From: Stuart Stark & Associates [REDACTED]
Sent: June 9, 2020 12:52 PM
To: Victoria Mayor and Council
Subject: 1314 and 1318 Wharf Street - Rezoning Application No. 00701 and Heritage Alteration Permit with Variances No. 00236 (Downtown)

June 8, 2010

Dear Mayor and Council:

Re: 1314 and 1318 Wharf Street - Rezoning Application No. 00701 and Heritage Alteration Permit with Variances No. 00236 (Downtown)

I am writing to request that you turn down any further advancement of this proposal for the two Heritage Buildings commonly referred to as the 'Northern Junk' property.

Both buildings were designated as Heritage Buildings by Victoria Council in 1975.

The buildings are correctly known as:

1. **The Caire & Gracini Warehouse**, 1314 Wharf Street; designed by architect John Wright. Built 1860.
2. **The Fraser Warehouse**, 1316 Wharf Street, designed by architect/builder Thomas Trounce. Built 1860.

These two heritage Designated Buildings are among the very earliest of the city's surviving heritage buildings, and are extremely rare examples of the work of these two pioneer architects. The highly-visible location of the two buildings on Victoria's Inner Harbour make them key components of Victoria's heritage Old Town.

The long-running proposals to include these key heritage properties into some sort of development have been ill-conceived from the beginning. At no point have the goals of heritage preservation been embraced. Instead, all the proposals have been about maximising profit for the developers. The developers may certainly present such proposals, but conversely, the City has no obligation to allow them.

Victoria's Old Town Heritage Conservation Area includes the waterfront buildings. When the area was included into a Development Permit Area, the primary goals of heritage conservation started to become fuzzy. New planning staff, unfamiliar with the reasons why the Heritage Conservation Areas were established, started to consider different sorts of proposals.

Everyone wants all the buildings in Old Town to be restored and used, to contribute to the liveliness and prosperity that Victoria desires. Over the past forty years of the Heritage Program, those goals have been consistently and successfully met. There are examples throughout Old Town of restored, renovated and renewed Heritage Buildings that have met the city's goals for a vibrant community, but they have all been met within the framework of strict heritage conservation guidelines.

Preserving Old Town has been a key component for Victoria's important tourist industry being able to offer to the world a distinctive destination for visitors. Every tourist walks up Government Street, and visits the waterfront and Chinatown, enjoying the special ambience that Old Town presents. They do *not* come to gaze at the high-rises of upper Yates Street.

A proposal such as the one currently on the table for the **Caire & Gracini Warehouse** and the **Fraser Warehouse** is wrong for Victoria and its long-term economic health as a tourist destination. The two buildings should be restored as is, with possible modest, new interventions.

The Standards and Guidelines for the Conservation of Historic Places in Canada states:

Find a use for a historic place that requires minimal or no change to its character-defining elements.

The current proposal does not attempt this. Rather, they request variances, and an abandonment of the principles of Heritage Conservation.

Council needs to stand up for Victoria's successful, award-winning, forty-year Heritage Program, and make sure that Old Town does not get watered down by ill-conceived proposals such as this.

Sincerely,

Stuart Stark
Heritage Consultant
Past chair: Heritage Advisory Panel
909 Woodhall Drive
[REDACTED]