

Richard Elliott

From: Victoria Mayor and Council
Sent: June 18, 2020 8:54 AM
To: Victoria Mayor and Council
Subject: Fw: Northern Junk to Council
Attachments: The Guild, Victoria.pdf; image001.png

From: Jon Stovell [REDACTED]
Sent: June 17, 2020 12:27 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Cc: Juan Pereira [REDACTED]
Subject: Northern Junk to Council

Hi Lisa

Thanks for reminding me that there will be another consideration of Northern Junk at Council Tomorrow.

It would be amazing if the vote was reconsidered as there is otherwise very little future for this site. We really are at a loss.

Also we had 21 letters of support and 3 letters of opposition. One of the opposition letters was from a former Councilor and one from the former Heritage Planner which are both unfair to the current Council and the Current Heritage staff. Is the high level of support and idiosyncratic opposition not a strong mandate for a Public Hearing.

There is a long history of Heritage Buildings being living buildings and adapting to needs over time.

Take a look at the attached past additions to the Guild Building that is right next door to the South of Northern Junk.

The Dashed area was the original building and everything else was added.

Kind regards.

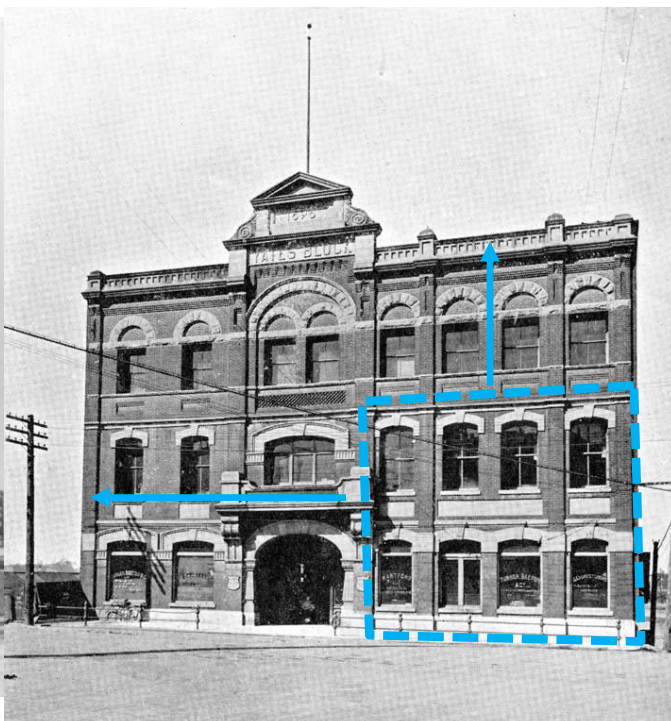


JON STOVELL PRESIDENT

305 - 111 WATER STREET
VANCOUVER, BC CANADA V6B 1A7

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RELIANCEPROPERTIES.CA





Richard Elliott

From: Matt Woodland [REDACTED]
Sent: September 12, 2020 5:29 PM
To: Victoria Mayor and Council
Subject: Northern Junk

Dear Mayor and Council

I'm writing to offer my support for the latest proposal for the Northern Junk lot.

The drawn out process on this site has resulted in what I believe to be a highly supportable design that blends into old town with an element of modernity.

The project will serve to enhance the harbor walkway and foreshore on a private developers account and provide both jobs and homes - two things the city is desperately in need of as evidenced by the current economic and housing crisis. While these homes will be higher end, people in older housing and seeking newer accommodation will move in, creating more opportunity in more affordable houses as the ripple effects of new supply are felt throughout the housing stock. The current buildings are an eye sore and personally I question any heritage value. However, the current design preserves their facade - the interior is functionally obsolete so I don't see why we would keep it.

What happens if this is rejected? At some point me Stovell will give up. Maybe he'll sell the site. But who would take it on and try to develop it after what he's been through? Maybe he keeps it and does nothing as a big f@ck you to the city. Neither seem great options.

It's time to approve the design. through a far too arduous process we have arrived at a design that adds housing, enhances the harbor, preserves the heritage and will create meaningful jobs in the short and medium term. What else are we looking for?

Matt Woodland

Sent from my iPhone

Richard Elliott

From: John G. Boehme [REDACTED]
Sent: September 13, 2020 4:08 PM
To: Victoria Mayor and Council
Cc: Public Hearings
Subject: RE: Item E5 1314 &1318 Wharf Street

Reference:Committee of the Whole
September 17, 2020
Item E5 1314 &1318 Wharf Street

I am writing in regards to Committee of the Whole meeting this Thursday September 17, 2020 pertaining to the redevelopment / enhancement of 1314 &1318 Wharf Street.

My name is John G. Boehme Victoria resident, property owner and executor of the Estate of my late Father John L. Boehme's heritage designated property "seaman's institute" at 106 Superior St in James Bay.

I was also fortunate to have been both a partner and employee with the late Tom Ferris at Ferris restaurant on lower Yates & Zombies Pizza Wharf St. Our Family also transformed the Heritage Willy's bakery building into the first Café/Tapas restaurant *La Boheme* on Lower Johnson St.

I would like to voice my support for the recently adjusted redevelopment & enhancement of two Northern Junk properties at 1314 & 1318 Wharf Street. I have reviewed the plans and thoroughly believe that this development by multi award winning Reliance Properties Ltd. development will not only add much needed housing and "walk ability" with the boardwalk extension but it will also revitalize the adjacent commercial properties that continue to struggle all while enhancing the lower Yates area which is the confluence and major hub of Victoria. I have followed the process of approval over the last decade and with each of the numerous adjustments and believe this the final and fifth plan meets and far exceeds all expectations in making the waterfront and surrounding area and internationally recognized twenty first century example of urban renewal while also keeping an emphasis on the heritage architecture.

In closing I would like to offer kudos to Reliance Properties for investing significant energy, time and monies in the revitalization of Victoria during these unprecedented, uncertain and unsettling times.

I would also like to commend Reliance Properties for its resilience, perseverance and positive contributions in making current & future positive cultural, civic and architectural impacts on the City.

John G. Boehme Dip Visual Art,BFA(VAL),MFA

e-mail: [REDACTED]

Websites:

<http://johngboehme.weebly.com/>

Vimeo: <https://vimeo.com/user7683852>

Youtube:<http://www.youtube.com/user/johngboehme>

phone [REDACTED]

"Yours, as always in perpetual service"

John G. Boehme acknowledges the homeland of the Lkwungen speaking peoples of the (Esquimalt and Songhees), Malahat, Pacheedaht, Scia'new, T'Sou-ke and W̱SÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples. I acknowledge their welcome and graciousness to work and seek knowledge here.

Huy ch q'u (Thank you),

Amanda Ferguson

From: Merinda Conley [REDACTED]
Sent: September 16, 2020 10:37 AM
To: Legislative Services email
Cc: John O'Reilly; Miko Betanzo
Subject: RE: September 17, 2020 REZ & HAP with Variances Applications - 1314 and 1318 Wharf Street (Northern Junk)

Importance: High

Please add the following correspondence below to the report to Council at the COTW scheduled for September 17, 2020.

Thank you.
Merinda Conley

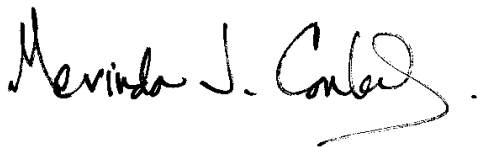
From: Merinda Conley [REDACTED]
Sent: Monday, September 14, 2020 6:08 PM
To: 'mayorandcouncil@victoria.ca' <mayorandcouncil@victoria.ca>
Cc: 'John O'Reilly' <joreilly@victoria.ca>; 'mbetanzo@victoria.ca' <mbetanzo@victoria.ca>
Subject: September 17, 2020 REZ & HAP with Variances Applications - 1314 and 1318 Wharf Street (Northern Junk)

September 17, 2020 Rezoning Application No. 00701 and Heritage Alteration Permit with Variances Application No. 00236 for 1314 and 1318 Wharf Street (Northern Junk)

Dear Mayor and Council,

As the former Senior Heritage Planner for the City of Victoria from July 2016 to June 2019, I would like to express my strong support for the revised Northern Junk application that you are reconsidering on September 17, 2020. The revised design is very refined, and it embraces the historical integrity of the Fraser Warehouse, and the Caire and Grancini Warehouse, in a respectful and elegant manner. The historic fabric of these two warehouses as a foundational imprint of Commercial Row's early harbour streetscape is not compromised, and the vertical emphasis these warehouses may support provides a more contextual balance in scale with their current setting. In essence, the contemporary layer emphasizes the presence of these historic warehouses rather than diminishing it, secures their ongoing integration into the streetscape rather than erasing it, and celebrates their contribution to Victoria's history rather than leaving them to fade further into perilous disrepair.

Respectfully yours,



Merinda Conley
MRAIC, MAAA (IA), CET
M.E.Des.(Arch), Dip.Arch,Tech., NCI Certified

Amanda Ferguson

From: steveandruth [REDACTED]
Sent: September 16, 2020 11:28 AM
To: Legislative Services email
Subject: RE: 1314 and 1318 Wharf Street - Rezoning Application No. 00701 and Heritage Alteration Permit with Variances No. 00236 (Downtown)
Attachments: Mayor Lisa Helps and Victoria City Council.docx

Dear Legislative Services,

Attached is a copy of a letter to Mayor and Council concerning the Northern Junk application, on this week's Committee of the Whole agenda.

The following message has been e-mailed to all members of Council.

Dear Mayor Helps and Members of Council;

I have reviewed the revised proposal for 1314-1318 Wharf Street from Crosstown Properties/Reliance Properties dated August 7, 2020, which is scheduled for consideration by Committee of the Whole this Thursday, September 17, 2020. In my view, the changes proposed are minor and do nothing to address the substantial issues contained in my original letter to Mayor and Council dated June 5, 2020. This proposal **does not** meet the City's recently adopted Old Town Design Guidelines for New Buildings and Additions to Existing Buildings **nor does it comply** with the Standards and Guidelines for the Conservation of Historic Places in Canada. It overwhelms the modest scale of these important heritage buildings and threatens the integrity of one of the most significant heritage districts in the province. **I urge you to decline this application.**

Yours truly,
Steve Barber

Mayor Lisa Helps and Victoria City Council

Re: Northern Junk Project/Caire and Grancini & Fraser Warehouses

Heritage Alteration Permit Application No. 00236

Dear Mayor Helps and Members of City Council,

Please **do not support this application** which would severely damage the character of Old Town!

The application would radically alter two of the most historically significant heritage buildings on Victoria's Inner Harbour. These warehouses, dating to 1860, are two of the oldest historic commercial buildings in downtown Victoria. The heritage value of these buildings lies in their modest scale, their vernacular construction, and their appearance as freestanding structures which contribute to the diversity of the City's historic shoreline as viewed from the Inner Harbour.

This proposal **does not** meet the City's recently adopted *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings* **nor does it comply** with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Specifically, the *Old Town Design Guidelines* state:

- *A new rooftop addition should not compete with a historic building in size, scale or design, and should maintain the visual significance of the historic building within the streetscape. **An addition that radically exceeds the size and scale of a historic building, or has a visually dominant design undermines the heritage value of the building and district.** Old Town has a uniquely cohesive historic character that new additions should respect. In a heritage conservation area, the success of an addition will be measured by its compatibility both with the building itself and the district as a whole. A rooftop addition that is subordinate to an individual historic building will be subordinate to the district by extension.*

This proposal also violates the following principles of the *Standards and Guidelines for the Conservation of Historic Places in Canada* which **recommends against**:

- *Constructing a new addition that obscures damages or destroys character defining features of the building.*
- *Designing a new addition that has a negative impact on the heritage value of the building.*

Other heritage buildings on the harbor have been successfully rehabilitated without resorting to oversized additions. Examples include the Canoe Club restaurant and pub, Capital Iron, Hartwig Court, and the recent rehabilitation for Phillips Brewery (a modest rooftop addition to

the former BC Electric Railway Car Depot buildings at Discovery and Store Streets, (former Sportstrader's store).

The City of Victoria has a long, distinguished history of leadership in the heritage conservation of its historic downtown core. This was recognized in 2001 by the Heritage Canada Foundation, when it awarded the Prince of Wales Prize for "the long record of achievement by the City of Victoria in preserving its heritage buildings and historic districts." The past 25 years have seen a huge investment by the private sector in sensitive rehabilitation of its commercial heritage buildings. This proposal, on the other hand, would set a dangerous precedent which will undermine future efforts to conserve the scale and character of one of the finest heritage districts in Canada.

I strongly recommend that you decline this application.

Yours truly,

Steve Barber

Senior Heritage Planner, City of Victoria (1986 – 2014)

**Northern Junk Properties
1314-1318 Wharf Street
Committee of the Whole
September 17th, 2020**

To: Mayor and Council

The proposal for the Northern Junk properties will be considered at the September 17th Committee of the Whole meeting. Committee had previously referred the application back to staff with the directive to work with the applicant to bring the proposal more into compliance with the Design Guidelines for Old Town. In reviewing the resubmitted application it is very disappointing to see that little change has been undertaken and the proposal is still significantly at odds with the Design Guidelines as well as the Standards and Guidelines for the Conservation of Historic Places in Canada.

The staff report included in the August 7, 2020 agenda states that the 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 prior to the current Official Community Plan being adopted in 2012 that projects that had been developed in Old Town, had not achieved these goals while, at the same time, respecting and responding to the principles related to heritage conservation and rehabilitation.

This is a very puzzling, and factually incorrect, conclusion since Victoria's Old Town is considered one of the most vibrant,

desirable, diverse 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.

Far from taking an archival approach to heritage in Old Town past practices have resulted in creating a vibrant and diverse neighbourhood that includes non-profit housing, seniors' housing, apartments, condominiums, retail outlets and entertainment venues. Hardly a neighbourhood that would be described as suffering from an "archival" approach to heritage.

Both new construction and rehabilitation projects have moved forward successfully in Old Town over many decades while complying with the applicable guidelines. The Northern Junk property is no different from many of those properties that were purchased at market rate and constrained by the size of the existing building.

I hope that Council will consider the long and successful track record of development in Old Town and decline moving this application forward to a public hearing.

Sincerely,
Pamela Madoff