

July 23, 2021

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

Dear Mayor and Council:

RE: Letter of Support for 1314-1318 Wharf Street Proposal: Northern Junk Redevelopment by Reliance Properties

I am writing to voice my support for the Northern Junk proposal submitted by Reliance Properties.

I have lived in Victoria for more than 20 years and for as long as I have been here, I have lamented the waste of space and opportunity illustrated by the Northern Junk buildings. The location is fantastic and the view is spectacular and there are a multitude of better options than the current derelict buildings. They are not only an eyesore, but also a safety issue. They look even more woeful now, compared to the shiny new bridge and carefully manicured lawn directly beside them.

The proposal from Reliance Properties not only solves the issues with the current buildings but also helps to address one of the main problems Victoria has faced for decades; the significant shortage of rental units. I understand this issue firsthand, and like many of my young professional peers, have considered leaving Victoria because of the difficulty in finding suitable housing options. The city can take steps to solve this problem, and approving the project proposed by Reliance Properties is one of those steps.

I hope that the city will approve the Northern Junk Redevelopment proposal from Reliance Properties so that this valuable space can stop detracting and start adding to our beautiful city.

Sincerely,
Brittani Todson

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

- Victoria Resident
- Business Owner
- Other: _____

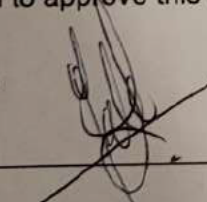
Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

- The preservation and rehabilitation of the heritage structures
- The design of the new structure that respects and fits within Old Town
- The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront
- Accessibility considerations
- Opportunity for indigenous presence with art contribution on the North wall of the structure
- The creation of rental housing for Downtown Victoria
- Increased safety and beautification for the area
- Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,



Alejandra Blaney

Business or Affiliation:

Email:

Address: 1060 Meares St.

[REDACTED]

From: Antoine Foukal [REDACTED]
Sent: Wednesday, July 28, 2021 10:37 PM
To: Public Hearings
Subject: Northern Junk proposal

Dear council,

I'm writing to voice my support for the proposed Northern Junk project 1314-1318 Wharf Street.

I've been a Victoria resident and business owner since 2001, and have often wondered who owned the old dilapidated buildings there, and what would come of them. The development of the Janion building, as well as the new bridge, bike lanes, walk ways and park benches, have done wonders to revitalize a central and historic part of town. In my opinion, the proposal from Reliance properties is a good fit for the area and would serve to complement and even bolster this part of downtown. I would love to see this project go ahead, and more others like it. I believe it would be good for surrounding businesses, tourism, and safety (the area immediately around the proposed site has always been questionable). Thanks for your consideration.

Sincerely,
Antoine Foukal
1486 Derby Rd, Victoria, BC

Get [Outlook for Android](#)

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure


The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

Other: _____

I urge you to approve this application at Thursday's Public Hearing.

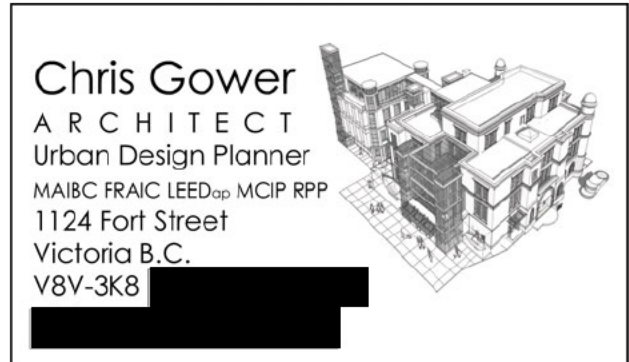
Sincerely,

 _____

Business or Affiliation:

Email: _____

Address: 1720 Fernwood Rd



Attention City of Victoria Mayor Helps and City Councilors.

July 28 2021

Reiteration of Concerns and Opposition for the Proposed Heritage Alteration Permit with Variances, Rezoning application for the properties at 1314 and 1318 Wharf Street

Your Worship, and Councilors,

I write this updated, repeated letter to reiterate my very strong concerns and opposition regarding the proposed Heritage Alteration Permit with Variances, and Rezoning application for the 'Northern Junk' properties at 1314 and 1318 Wharf Street. The proposal is contrary to the conservation of Victoria's urban history, and is in conflict with the City's urban form.

I am very concerned that Victoria not follow the errors of a long sequence of North American cities that have disregarded their built histories, and let out-of-scale modern development encroach on or overtake the vintage fabric of their pasts. It is routine for land development pressures to try to press to consume the most advantaged forefront locations in a city – instead of up-dating more remote, neglected back-quarter areas. This compulsion draws investment to diminish the authentic character of a place, instead of upgrading over-looked areas in a downtown. In an overview of the qualities of great cities – those that maintain their historic character, while guiding good quality new development to augment undistinguished areas – are always the best respected, enduring, and well-visited places. Think of Rome, Barcelona, Florence, Paris – the list provides a template for wise city planning that dependably pays back in the long-term. Cannibalizing a city's built past shortchanges its future.

My personal allegiance to Downtown Victoria - its history, heritage, and long term future

I was born and raised in Victoria, and have spent almost all of my working life employed in or adjacent to the downtown. I continue to practice as an architect and urban design planner based in the City of Victoria. I have long-standing interests in heritage conservation and in urban planning issues for Victoria, particularly for the strategic stewardship of Victoria's historic downtown. Fifty years ago as a young student I was a participant in the original Old Town Study Group of 1971 that first identified this precinct as an important urban asset for our community, and - especially in these uncertain times - continue to see the irreplaceable value of this historic area as only increasing for Victoria's future.

Historic significance of the Gold Rush warehouse buildings.

The two structures at 1314 and 1318 Wharf Street are known to be the oldest standing masonry commercial buildings in Victoria – and reputed to be the oldest west of Winnipeg. These were built c1859-64 and marked Victoria's ascent from the status of a Hudson's Bay Company fur trading fort to become the primary commercial port city for the Pacific Northwest in the late nineteenth century. Along with the 1858 HBC Stores Building further south, these buildings would help enable Victoria to become the principle provisioning and trading port for the Caribou Gold Rush. These seminal buildings also contributed to the development of Wharf Street as the first urban commercial street in the territory that would become British Columbia, and are historically significant to both the City and to the Province.

Intact historic character of Wharf Street, role as a forefront for Victoria's Old Town.

Thus Wharf Street is likely the most historic early street in the City of Victoria, and indeed also so for the early development of the Province of British Columbia. The street retains a remarkably intact period character, with many buildings of the 1860 to 1890 era still standing along its length. The historic sequence of the development of this street, and the scale of the early buildings, set up a forefront for the historic development of Victoria's Old Town, as well as a visual front edge for what is now rare in North America: a largely unified nineteenth century commercial city-scape. The small building scale along the waterfront also helps to set up a tiered layering of building heights rising from a low edge along Victoria's harbour - which is a distinguishing, picturesque urban characteristic, and has long provided a unique and antique image for our City - internationally recognized and enjoyed.

City Heritage and Planning Policies – effective for decades – not to be undermined.

For over fifty years, Victoria community awareness, and City and Heritage and Planning values and policies have evolved to acknowledge, and to carefully protect the historic attributes of our downtown – especially for its harbour-front, Chinatown, and Old Town areas. For decades, density and building height restrictions; as well as carefully-considered and rigorous heritage and restoration planning and design guidelines, have acted to resist economic pressures for the removal and unsympathetic alteration of downtown Victoria's vintage buildings - and worked to conserve and enhance the value of Old Town's authenticity.

Economic and real-estate temptations to redevelop or replace properties in Victoria's Old Town will always be lying in wait. Approval of this rezoning proposal as presented will send a signal which will only act to undermine protective standards throughout the historic quarters of Victoria's downtown. Carelessness for unique historic character would not be countenanced in places such as New Orleans or Quebec City, nor in California's Gold Rush era towns.

Contradiction of long-standing policies on building height, density and urban form.

This proposal contravenes many elements of a long-standing community and City consensus for the conservation of Downtown's historic areas. The proposed rezoning exceeds well-established constraints of height, density, and guidelines for sympathetic building and urban form. The prospect of a contemporary six storey condominium, straddling these delicate

two storey buildings, clashes jarringly with the scale, the ambiance, and the historical integrity of Wharf Street. Approval is unnecessary and will set a damaging precedent for the entirety of Old Town. The intentions of the Victoria Downtown Core Area Plan and its Official Community Plan, which I helped to craft; and its Old Town Guidelines, as well as long-standing criteria for building height, density, and urban form – are all in disregard.

Undermining potential for further formal recognition and benefits of heritage status.

As many on Council are aware, proposals for seeking an elevated formal recognition for Victoria's heritage status are in initial stages of preparation. Approval of this self-interested proposal will act to undermine the historic character at the centre of Victoria's reputation, and to diminish our City's potential claim for a high international heritage ranking.

Viable alternatives to this proposal: use Bonus Density Transfer to Capital Iron area.

City Council has an immediate and enlightened opportunity to initiate and to organize a viable alternative to this proposal. The same proponent property owner has recently acquired a significant cluster of lots in the area of the Capital Iron site, for which he is now entering into initiatives for detailed planning and rezoning. Through the mechanism of a Bonus Density Transfer to properties adjacent to Capital Iron, inland from the harbour, the developer could be encouraged, and rewarded, to scale-down the proposal for this Gold Rush Warehouse location, and thus to implement well-recognized, so often proven-to-be-effective, standards for a historically appropriate restoration of these buildings, with some complementary, sympathetic small additions to assist with accommodating new uses.

Maintaining the authentic historical character and scale at the harbour edge of Victoria's Old Town would be a huge gain, to be secured with little downside, in allowing for some increased quotient of development in the Capital Iron area. As Victoria grows and matures through the twenty-first century, such a trade-off to conserve the City's historic harbour edge and its Old Town character will provide benefits to future Victorians and visitors, for generations to come.

Consider further City participation in alternate uses for these properties.

The City owns significant properties adjacent to 1314 and 1318 Wharf Street.

As an option offering many potential public benefits, City Council might consider acquiring these two lots and their historic structures, and planning for a new public use, which could include adjacent un-used areas of road-right-of-ways. This acquisition could be coupled with negotiations for the rezoning of the properties in the Capital Iron area. It is notable that a number of important cultural, museum, and history-oriented institutions are currently in search of new downtown facilities, particularly for Harbour-oriented sites – here is a rare opportunity to be considered.

Thank-you for reviewing these concerns, and for making optimal decisions for Victoria's future.

Our City centre can hopefully enter a period of long-term recovery and renewal, with long-term planning and strategic measures to help overcome current pandemic, economic, and social

challenges. Wisdom in City stewardship should take care to utilize several of the strongest factors for Victoria's resilience: protecting the City's rich embodied history, and conserving and enhancing its enduring, attractive historic architecture and public spaces.

Thank-you, and Hopeful Regards,

Chris Gower,
Architect, Urban Design Planner
AIBC, FRAIC, MCIP, RPP, Leed ap
1124 Fort Street, Victoria BC

[REDACTED]

From: Christine O'Leary [REDACTED]
Sent: Wednesday, July 28, 2021 12:48 PM
To: Public Hearings
Subject: Re: 1314 and 1318 Wharf Street Northern Junk Buildings:

To Mayor and Council

**Re: 1314 and 1318 Wharf Street
Northern Junk Buildings:**

I am opposed to the rezoning and the proposed additions to these historic buildings because the changes do not comply with the design guidelines for rooftop additions, the new building is too high for this location, and the new building buries the historic buildings

Please oppose the proposed rezoning.

Other options should be considered that would be more effective in preserving the unique historic value and integrity of these buildings.

Thank You

Christine O'Leary
204-2310 Trent St.
Victoria, BC
V8r 1K3

[REDACTED]

From: Don Bourdon [REDACTED]
Sent: Wednesday, July 28, 2021 6:46 PM
To: Public Hearings
Subject: Northern Junk proposal should be scrapped

Dear Councillors and staff:

The most recent Reliance proposal for the Caire & Grancini and Fraser Warehouses and related sites should be scrapped for good. Again, the heritage buildings are overwhelmed, with little certainty of meaningful preservation. They would be completely out of context.

The scale violates the nature of Old Town. And what seems to be overlooked is the value of this park-like historic landscape in relation to the Johnson Street Bridge and harbour. Creating a massive structure blocking Old Town as travellers approach downtown or blocking the view of the bridge and harbour as travellers head west would be a travesty.

Citizens acknowledge that the massive Victoria Regent building was a mistake. They suppressed similar development proposals for the HBC Warehouse site. Let's not make another precedent-setting mistake by approving the Reliance proposal.

The City needs to admit that planning failed despite the long period of neglect of these two gold rush-era buildings. Please vote against this proposal. Look at buying back the property, compensating the developer (I know, that would be a bitter pill to swallow) and starting again so that citizens can look with pride on this important landscape, its significant buildings and vistas of the surrounding area. I urge you to halt this project once and for all.

Sincerely

Don Bourdon
202 75 Songhees Road,
Victoria, BC V9A 7M5

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: North Saanich

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

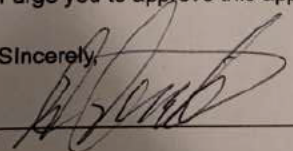
The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

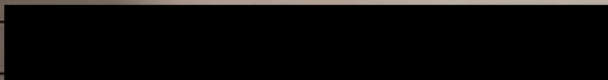
Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,



Business or Affiliation:

Email: 

Address: 8604 Kingcome Cres.

[REDACTED]

From: Deanna Foukal [REDACTED]
Sent: Wednesday, July 28, 2021 2:45 PM
To: Public Hearings
Subject: To the Mayor & Council Re: Northern Junk Removal Project

To the Mayor & Council

Re: Northern Junk Removal Project, 1314-1318 Wharf St.

I am writing this letter to express my wholehearted support of the proposed development known as the Northern Junk Project in downtown Victoria.

As a local Victoria resident for the last 20 years, I have witnessed the positive impact that recent development projects have had with respect to the safety, economic viability and social inclusivity of many neighbourhoods within our community. And yet, Victoria's downtown core remains freckled with empty lots, rundown buildings and underutilized or vacant storefronts. The aesthetic alone arguably impacts the city's vibrancy - diminishing community attachment, compromising safety and stalling economic growth - not to mention the material opportunity cost of lost revenue and much-needed housing within our community,

This Reliance Properties project, which features the restoration of the Northern Junk site, will offer much-needed rental housing supply for the Greater Victoria area, furthering the private sector's efforts to make rental units available for the benefit of the area's rental population.

This project has also incorporated The David Foster Walkway into the design while respecting the heritage of the site itself, and will finally provide a safe and attractive connection to neighbouring communities across the bridge. This is the kind of thing that attracts tourism year-round, while also being advantageous for the local community.

All in all, Reliance Properties is dedicated to helping make the city of Victoria better, as seen by the proposed Northern Junk development project. It respects and preserves important heritage while enhancing the overall livability and maximizing the unique environment of our beautiful public waterfront space.

I am a huge advocate of this project moving forward without haste, and would like to call on Council to provide its full support and vote in favour of it.

Sincerely,

Deanna Foukal

[REDACTED]

From: Don Hutton [REDACTED]
Sent: Wednesday, July 28, 2021 9:47 PM
To: Victoria Mayor and Council; Public Hearings
Subject: 1314 and 1318 Wharf Street - Northern Junk Buildings

Hello Mayor and Council,

I am the owner of an historic house in Victoria and have recently applied for and received Heritage Designation for our historic home.

A few months ago I received a letter from Mayor Helps along with a bronze building plaque which I was encouraged to display next to my front door and do so proudly. The letter congratulates and thanks me for my on-going stewardship of the property. It comments on how historic homes contribute to the vibrancy and beauty of our neighbourhoods and how the City depends on the civic spirit of residents like myself to secure their protection for current and future generations.

This proposal by Reliance Properties to add five storeys on top of these buildings is not a restoration, just as adding five storeys on top of my house would not be considered a restoration.

This proposal destroys the heritage and historic value of these designated buildings and sets a dangerous precedent for the rest of Victoria's Old Town.

If I can secure the protection of my historic home for current and future generations, Mayor and Council should certainly be able to do the same for Old Town and these architecturally significant buildings.

I am strongly opposed to this proposal.

Sincerely,

Don Hutton.

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

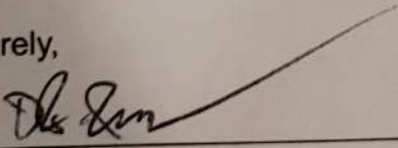
The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,


_____ Doran Johnson

Business or Affiliation:

Email: _____

Address: _____



March 15, 2021

To whom it may concern,

RE: Northern Junk 1314-1318 Wharf Street

I would like to reach out in support of the application being made by Reliance/Crosstown Properties for the 'Northern Junk' site. Born and raised in Fairfield to a real estate focused family from a young age I have been curious as to why these buildings (and the Janion) have been abandoned and vacant my entire life. How could these properties at the base of the Johnson Street bridge just be ignored? I was so happy to see the work that Reliance put into the rehabilitation and remodeling of the Janion site, their use of the heritage elements when able integrated with new materials and building techniques showed an attention to detail and effort not commonly seen in modern development.

I have been following the previous applications for the Northern Junk site, and the multiple times they have been sent back to the drawing board. The developer's commitment to working with the community and municipality over multiple design iterations shows a true desire to partner in a utilization of the site that benefits the community at large. This current design offering commercial activation on the main floor with rental apartments above and the connection of the public foot path is excellent in my opinion. Bringing the street front activation down to the bridge at 1314 -1318 Wharf Street will have the same positive effect that the businesses have brought on the Janion side of the bridge.

As an owner of multiple properties in the downtown area and downtown resident I truly hope that this version of the development proposal is approved. The small child that wondered if these buildings will forever be ignored and abandoned will be thrilled to see the base of the bridge activated and utilized by the community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth J. Mears". The signature is fluid and cursive, with a prominent loop at the end.

Elizabeth J. Mears

Managing Director
Oak Bay Rental Investments Ltd.

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

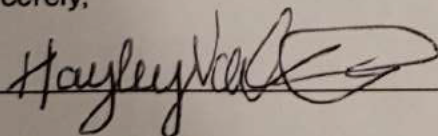
The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,

 Hayley Van Nerum

Business or Affiliation:

Email:

Address:

[REDACTED]

From: Ian Maxwell [REDACTED]
Sent: Wednesday, July 28, 2021 6:04 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf St.

I write in support of the application.

This site has contributed little to our community for a long time.

The buildings were used to store scrap metal until the weight began to compromise the integrity of the structure.

We removed the material in 1992 and they have remained as we left them when we finished our work.

I would like to see a project move forward.

I think the treatment of the area between the water and the building is well done.

I support the idea of a walkway that embraces the views of the ocean and its' activities, the sight of interesting buildings and incorporates commerce and interactive business as well.

I think this site could live up to its' obligation to its' community and contribute to our community in a meaningful way.

This application does that.

I believe the applicant is honourable and genuinely wants to do a good job.

I hope you'll consider the project favourably.

Thank you.

Ian Maxwell

Ralmax Group

My work address is 343-a Bay St.



July 28, 2021

To the Mayor & Council
Re: Northern Junk Project, 1314-1318 Wharf St.

I am writing this letter in full support of the proposed development known as the Northern Junk Project in downtown Victoria.

As a new business that uses old cooking traditions, MAiiz Nixtamal Tortilleria is the perfect example of how combining heritage with the future can build something really special. That is what we believe can be done with the Northern Junk buildings on Wharf Street. Reliance Properties' proposed development showcases the beauty and charm of the current heritage properties, while rejuvenating the waterfront area and bringing it into the 21st century.

Currently, the properties do not do justice to the natural beauty found along Victoria's waterfront. We urge the council to approve the development of this land and bring more vibrancy and excitement to Old Town.

In addition, the rental properties in the proposed development will bring more local life and activity to the area. More locals living downtown will surely help boost the economy as they will have immediate access to local shops, restaurants, cafes and more. Local businesses are the lifeline of this city and we should all be encouraged to shop and eat locally. The pandemic has been difficult for everyone and more local activity is exactly what the city needs right now.

Since establishing our business nearby, we have watched with a keen eye as the proposed development area has increasingly become more unsafe and dysfunctional. Even with the city's recent rejuvenation of the park next door, nothing has changed. Reliance Properties proposed development will breathe fresh life into an integral part of Old Town. The addition of rental properties, restaurant and retail spaces is a sure-fire way to minimize some of the more dangerous and unsightly activities that currently go on in the area.

Tradition is important. Nobody knows that better than Chef Israel Alvarez Molina. But we also need to look towards a brighter future for all residents and businesses in Victoria. The Northern Junk project will combine the best parts of heritage and progress, and is sure to be something we can all be proud of. Please accept this letter as an endorsement of the redevelopment at 1314-1318 Wharf St.

Thank you kindly,

A handwritten signature in black ink, appearing to read "Israel", is written over the typed name below.

Chef Israel Alvarez Molina

[REDACTED]

From: Jane Hall [REDACTED]
Sent: Wednesday, July 28, 2021 10:28 PM
To: Victoria Mayor and Council; Public Hearings
Subject: 1314 and 1318 Wharf Street Northern Junk Buildings

I am opposed to the rezoning and the proposed additions to the Northern Junk Buildings. The character of Old Town over the years is to restore and preserve historical architectural buildings such as these and not to destroy the ambience. This is a wonderful opportunity to showcase the waterfront and restoration of the Northern Junk buildings alone in a redesign proposal for Old Town.

Please oppose the proposed rezoning and additions.

Thank You

**Jane Hall
929 Island Rd
Victoria, BC
V8S 2V1**

[REDACTED]

From: Jean Johnson [REDACTED]
Sent: Wednesday, July 28, 2021 1:22 PM
To: Public Hearings
Subject: 1314 and 1318 Wharf Street...Northern Junk Buildings

Mayor and Council:

I am opposed to the rezoning and the proposed additions to these historic buildings because the changes do not comply with the design guidelines for rooftop additions, the new building is too high for this location, and the new building buries the historic buildings.

Please oppose the proposed rezoning.

Thank you,
Jean Johnson
1766 Haultain Street, Victoria, B.C.

[REDACTED]

From: Jayesh Vekariya [REDACTED]
Sent: Wednesday, July 28, 2021 1:48 PM
To: Public Hearings
Subject: Northern Junk Removal Project, 1314-1318 Wharf St.

Dear Mayor and City Council,

I wholeheartedly endorse the Northern Junk Project in Victoria.

Reliance Properties has handled any concerns regarding historic preservation with clarity and creativity.

The development's plan to include the David Foster pathway is interesting. For now, both locals and tourists must return to street level through a small park that shelters many of Victoria's homeless. It will allow pedestrians to spend more time on the river and near Victoria's most appealing restaurants and terraces.

The proposed development's rental apartments are another great way to promote local consumption. Residents will enjoy easy access to Chinatown, Market Square, and the Inner Harbour! Everyone has had a tough few years, and patronising local businesses helps keep our town alive.

I support this initiative and encourage the council to assist make this a community asset.

Best,
Jayesh Vekariya
Victoria Resident

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, July 28, 2021 1:20 PM
To: Public Hearings
Subject: FW: General - City of Victoria Feedback Form

From: webforms@victoria.ca <webforms@victoria.ca>
Sent: July 28, 2021 1:03 PM
To: Public Service Centre - Internet email <publicservice@victoria.ca>
Subject: General - City of Victoria Feedback Form

You have received an email from Kathleen G. Arnason via the City of Victoria website feedback form

Name: Kathleen G. Arnason

Email [REDACTED]

Topic: General

Phone [REDACTED]

Address: 202-1122 McKenzie Street

Message: RE: Northern Junk Buildings to Mayor and Council,

This location central and historically significant to our city and the Mayor and Council have a number of issues that are not being address like Parking. It is a shame these heritage buildings are not being restored as free standing structures. It also appears the development does not tie in with the Waterfront. This property should be available for water use and park space or Maritime Museum. Please do not vote for this development proposal to go to public hearing.

Kathleen Arnason

Date: Wednesday, July 28, 2021 1:03:25 PM

From: Kirk Kuester [REDACTED]
Sent: Wednesday, July 28, 2021 1:57 PM
To: Public Hearings
Subject: Northern Junk Warehouse Property | 1314 - 1318 Wharf Street

Dear Mayor and Council.

As a long time property owner in Victoria, I am writing this letter in full support of Reliance Properties proposal for the redevelopment of the Northern Junk Warehouse property as situated at 1314 – 1318 Wharf Street.

These properties are an eye sore and are holding back the improvement and revitalization of Victoria's downtown core and waterfront. The developer has listened to the considerable feedback on their last proposal and gone above and beyond in incorporating these changes into the current proposal. I am excited about the project for the following reasons:

- The buildings will finally be brought back to life after 43 years of decay.
- Over 40 units of secured market rental apartments.
- David Foster walkway extension
- The ability to reactivate Reeson park
- Public access to the waterfront.
- Indigenous public art opportunities

Doing nothing is not an option at this point. The density being sought is critical to funding the restoration of the heritage space. The utilization of the density also fully aligns with the need for more market rental housing. The density also unlocks all the associated opportunities with the adjoining lands.

Reliance Properties are committed to heritage restoration and have a proven track record of success with these types of projects. The positive impact that these projects have had on their communities is evident everywhere. The City is fortunate to have a developer of this calibre advocating for this project and we should all be thankful that they haven't walked away after 11 years of holding this asset.

Please do the right thing for the City and approve this proposal.

Regards,

Kirk Kuester



28 July 2021

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

Re: Proposed Re-Development of 'Northern Junk' by Reliance Properties

To the members of City Council:

I write this letter in support of Reliance Properties and their current plan to redevelop the derelict properties commonly known as 'Northern Junk' at 1314-1318 Wharf Street. Though we are not currently in negotiations or other business dealings with Reliance Properties, we know them to have had a profound impact on the arts community in Vancouver, as well as key revitalization of historic buildings here in Victoria.

As one of the longest-running non-profit arts groups in this region, the Victoria Arts Council is sensitive to the balance of development while maintaining accessible and viable public space for our community.

I served as a consultant, along with Lorilee Wastasecoot, UVic Legacy Gallery's Curator of Indigenous Art and Engagement, on the recent selection of an artist to produce a mural for the site in question. We were pleased to see Jon Stovell and Reliance Properties were considering an impressive roster of Indigenous artists from this region, out of which Jamin Zuroski was selected. This is a good sign that Reliance Properties is invested in supporting local artists, as well as promoting the vitality of Indigenous producers.

I recognize that much of the opposition to the current plan has to do with the "historical significance" the two buildings in question represent to our city. To that I ask: *How does the ongoing legacy of settler-colonialism, which these buildings embody, reflect the current values of our citizens and our city as we delve into the difficult work of conciliation?*

I fear the city is toying with this developer and runs the risk of alienating them to the point of exhaustion, when what is needed is clarity of vision and a reciprocal courtship that would assist in supporting more spaces for non-profit arts organizations towards a sustainable vital city.

Sincerely,

Kegan McFadden
Executive Director

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, July 29, 2021 8:42 AM
To: Public Hearings
Subject: Fw: Northern Junk Buildings Proposal

From: Marion Cumming [REDACTED]
Sent: July 28, 2021 7:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Marion Cumming [REDACTED]
Subject: Northern Junk Buildings Proposal

Your Worship, Lisa Helps and Council, Victoria is described as being at a "watershed moment" in its history. That calls for a cascade of creative decisions.

I recall Reliance Properties in 2012 proposing a worthy effort at authentic restoration of the free-standing Northern Junk Buildings. The proposal was rejected mainly because of an overwhelmingly large, intrusive adjacent tower. The inclusion, in that early proposal, of docking space for small boats could be reconsidered if supported by First Nations whose canoes plied that waterfront over the centuries.

Unfortunately about 10 years have passed since that neglected site went up for sale, to be purchased by Reliance who continued to rely on plans to overburden the site to the point where this presentation is an absurd mockup of fragments of the historic buildings. They are unrecognizable, having lost character, context and proportion. Embalmed in plate-glass, they are presented as a monument to profit-taking rather than a community-building reflection of Old Town.

This should not provide a precedent to enable Reliance Properties to over-develop the venerated Capital Iron precinct, where they have purchased over 6 acres of waterfront nearby.

I respectfully request that this proposal not be approved for Public Hearing and that creative ways be explored for alternatives that enable the developer to live up to his stated ideals.

With gratitude for your persistence over the years, and high hopes. Marion Cumming, 151 Sunny Lane, Victoria V8S 2K6 PS the Morley Soda Works Co. was in far worse condition than the Northern Junk Buildings, and was wonderfully restored by another developer.

[REDACTED]

From: Margery Hadley [REDACTED]
Sent: Wednesday, July 28, 2021 6:22 PM
To: Public Hearings
Cc: Lisa Helps (Mayor); Marianne Alto (Councillor); Stephen Andrew (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Geoff Young (Councillor)
Subject: Reliance Properties proposal for Northern Junk warehouses

To Mayor, Council and involved committees:

I am totally opposed to the plans submitted by the property developer for the Gold Rush warehouses site adjacent to the Johnson Street Bridge.

The building SIZE AND DESIGN IS NOT SUITABLE for the location or the area. The building is too large, both in height and breadth. It will block light and views and, in no way, does it promote or complement the aesthetic and historic features of Old Town.

The developer promotes this project as providing housing, restaurants, etc. Any housing in this development will be for the well-to-do. We already have enough high-cost housing to effect whatever trickle-down effect there might or could be. And, really, seriously, do we need more restaurants and drinking establishments??? They are everywhere!

The developer also tries to tell us - to threaten us - into believing this is our last chance, our only chance, to do anything meaningful with this site. NOT SO!

I urge the City of Victoria to refuse this development, and any subsequent plans for such large, disconnected developments on this site.

I urge the City of Victoria to purchase this property, as should have been done in the first place, and reserve it for green space and heritage uses that celebrate Victoria's history, the harbour, and the heritage buildings situated there.

Don't miss this opportunity to do something special and meaningful with one of the last remaining upper harbour sites.

Sincerely,

Margery Hadley
202-75 Songhees Road
Victoria, BC

MICHAEL F. H. HALLERAN

Anian 1228 McKenzie Street

VICTORIA BC V8V 2W5



Tel: [REDACTED]

E-mail: [REDACTED]

2021 07 27

Mayor and Council
City Hall
1 Centennial Square
VICTORIA BC V8W 1P6

Dear Sirs and Mesdames:

Re: Northern Junk Buildings

I am opposed to the rezoning and the proposed additions to the Northern Junk Buildings because the changes do not comply with the design guidelines for rooftop additions, the proposed new building is too high for this location, and the structure will bury the historic buildings. These are two of the oldest stone buildings west of Toronto and among the few surviving Gold Rush era buildings in Victoria. Hiding them below the four-storey addition would be terrible. They can be a valuable part of Old Town with a different design.

Please oppose the proposed rezoning.

Thank you,

Michael F. H. Halleran

[REDACTED]

From: Mary Doody Jones [REDACTED]
Sent: Wednesday, July 28, 2021 7:45 PM
To: Public Hearings; Lisa Helps (Mayor); Sarah Potts (Councillor); Ben Isitt (Councillor);
Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young
(Councillor); Sharmarke Dubow (Councillor); Stephen Andrew (Councillor)
Subject: Re the oldest warehouses

To the Victoria decision makers

Here is a wonderful example of heritage structures handled almost as badly as demolishing them, when not demolishing.

The plan entirely breaks the heritage principles in squishing the two historic structures at the bottom of an overlarge, ugly building.

A working definition of heritage is the reality of what was.

The subjects are two simpler utilitarian building, which simplicity does not detract from their preciousness as connected with The Fort.

They deserve proper treatment of having landscaping around as a frame, giving a glimpse of the openness of the early harbour.

They do not have to provide housing, other storeys and large commerce, but some smaller use.

An important point is that this entry to Old Town is disrespectful and would spread through the area beloved for the human scale,

both by tourists and residents who can recognize battered heritage.

It is urgent to reject this proposal

Mary E. Doody Jones

Dip. of Cultural Conservation

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

- The preservation and rehabilitation of the heritage structures
- The design of the new structure that respects and fits within Old Town
- The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront
- Accessibility considerations
- Opportunity for indigenous presence with art contribution on the North wall of the structure
- The creation of rental housing for Downtown Victoria
- Increased safety and beautification for the area
- Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,

Meghan Shields . Megan Shields

Business or Affiliation:

Email: _____

Address: 538 Yates St., Victoria B.C.

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

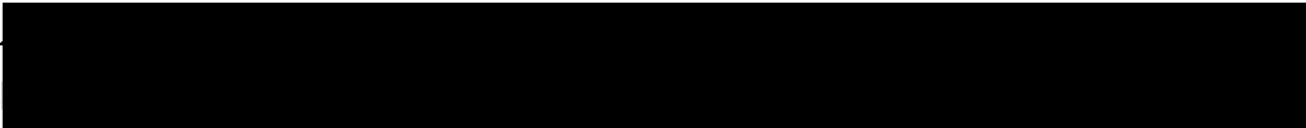
Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,



Business or Affiliation:

Ema 

Address: ~~2701 Forbes St, V8R 4C4~~
Victoria, BC

July 28, 2021

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

Dear Mayor and Council,

**Re: 1314-1318 Wharf Street Proposal
Letter of Support**

I am writing to express my support for the proposal for the Northern Junk buildings. I am the President and CEO of UVIC Properties. We have properties directly adjacent to and nearby the proposed development and are enthusiastic about what has been proposed. This site has negatively contributed to the overall sense of place that this part of our city has. With the rejuvenation of sites like the Union, Janion, the Pearl Residences, and the Johnson Street Bridge, with its associated walkways, bike lanes and parks, this area of town has begun a much-needed restoration and revitalization.

I have had growing concerns over the years regarding the safety and security that these vacant buildings bring to the neighbourhood. The revitalization of the waterfront area will greatly contribute to the community value and the sense of place for residents and visitors. It is of great interest to me as a professional, as well as a local resident that this proposal be approved at this Public Hearing. The developers have demonstrated a commitment to the community, to respecting and enhancing the historic fabric of the city, as well as continuing to contribute to the vibrancy that projects like this deliver to the area.

This is obviously a challenging project and one that has seen several iterations, but it is evident, through those iterations, that Reliance Properties has responded to the asks of council and have worked diligently to meet the needs of residents and the City with this proposal. This plan is in line with how I would like to see the City and this community progress.

I support this development and urge you to approve this proposal.

Sincerely,



Peter Kuran
President & CEO, UVic Properties

B O O M + B A T T E N

July 28, 2021

Mayor & Council
%: publichearings@victoria.ca
1 Centennial Square
Victoria, BC

Re: 1314-1318 Wharf Street Proposal - Letter of Support

Dear Mayor and Council,

I am writing today to express my enthusiastic support for the Northern Junk proposal at 1314-1318 Wharf Street in Downtown Victoria. I am a local business owner and a resident of Victoria and have personally experienced the impacts of the lack of life at this site.

As Managing Partner at Boom and Batten, I understand the value of Victoria's waterfront and the impact that the intentional creation of a vibrant place for people to live, recreate and spend time can have on a community. The connection of the walkway that follows the waterfront from Clover Point, around downtown, and then continues along the Songhees walkway, is interrupted by the lack of activity and the broken David Foster walkway at the Northern Junk Site. The continuation of this pedestrian network would directly impact the vibrancy and activity of the area, and would also directly impact the economic and community ecosystem of not only downtown, but the whole length of the pedestrian network- including the area around Boom and Batten. Much effort has been spent on areas along this walkway such as the revitalization along Dallas Rd, Clover Point, the Johnson St Bridge and surrounding areas, to name a few. Denying the rejuvenation would be a major missed opportunity to create cohesion for our City.

It is evident that the designs take careful consideration of the heritage aspects of these structures and in my opinion, represent an aesthetic and combination of use that is aligned with the direction that Victoria should be going. The History of Victoria is an important element of our past, and I feel that the design respects this without compromising the need for density and vibrancy in that location. The design and implementation of the Janion, also developed by Reliance Properties, is an excellent example of the impact that a building can have by bringing new activity and 'eyes-on-the-street' to a neighbourhood.

This proposal needs to be approved so that we can grow out of the past year and a half of economic and community impact from the pandemic and emerge with vibrancy and emphasis on a renewed city.

Thank you,

Paul Simpson

To the Mayor & Council

Re: Northern Junk Removal Project, 1314-1318 Wharf St.

Hello there,

I am writing this letter in full support of the proposed development known as the Northern Junk Removal Project in downtown Victoria.

As someone who has worked with Reliance Properties over the years, I can say with confidence that they take the necessary steps to be sensitive to community recommendations.

They have resolved most issues with confidence and clarity, and maintain the integrity of historical building sites.

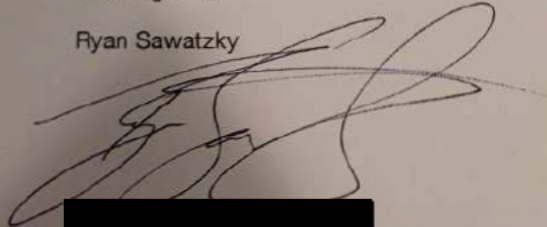
I am both a downtown business owner and a homeowner in the Janion building, next door to the proposed development. The extension of the David Foster Walkway would mean better accessibility to my condominium, as well an increase in foot traffic along the waterway. With increased foot traffic will come a reduction in drug use and disarray in the park next door. More eyes on the park will surely result in less illegal activity.

In addition, the proposed restaurant and shops will be beneficial for everyone in the area. More amenities within walking distance should result in a more hospitable downtown Victoria.

For these reasons, I am in support of Reliance Properties proposal to develop 1314-1318 Wharf St. into something we can all be proud of! Let's bring back the vibrancy to this area that has been suffering for far too long now.

With regards,

Ryan Sawatzky

A handwritten signature in black ink, appearing to read 'Ryan Sawatzky', written over a black rectangular redaction box.

[REDACTED]

From: sheena bellingham [REDACTED]
Sent: Wednesday, July 28, 2021 10:10 PM
To: Victoria Mayor and Council; Public Hearings
Subject: 1314/1318 Wharf Street - Northern Junk Buildings

Dear Mayor and Council,

I am strongly opposed to this Reliance Properties proposal.

Burying the oldest stone buildings west of Toronto under 5-storeys of bland modern architecture for the sake of a few high-end apartments shows a real lack of imagination. These historic buildings are on the waterfront and present an opportunity for the developer to preserve and promote waterfront usage for public use here in our City. Simply inserting a walkway into the plan while residents of the building enjoy private waterfront views rather emphasizes class differences.

And most egregiously, approval of the height and facadism of these very prominently placed historic buildings would set a precedent and completely erode the hard work that previous Councils have put in to try preserve Victoria's iconic Old Town for future generations.

All for money and profit.

Sincerely,
Sheena Bellingham
Resident of Victoria

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, July 29, 2021 10:05 AM
To: Public Hearings
Subject: Fw: Development Proposal — Northern Junk Buildings

From: Alan and Jessica Clark [REDACTED]
Sent: July 29, 2021 8:53 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Development Proposal — Northern Junk Buildings

Dear Councillors,

As the proposed Northern Junk development is examined by council, will the harbour sightlines and scale of the surrounding Old Town be considered?

The development proposal appears to outsize this important heritage property and its surrounding neighbourhood.

I am lucky enough to cycle or run past this site nearly every day and appreciate the views that it affords.

Thank you for taking the time to read this note and also for the work you do on behalf of our community.

Sincerely,

Alan Clark
1865 Fairfield Road

Sent from my iPad

[REDACTED]

From: Cameron Robertson [REDACTED]
Sent: Thursday, July 29, 2021 8:38 AM
To: Public Hearings
Subject: Re: 1314 and 1318 Wharf Street Northern Junk Buildings:

I am concerned about the rezoning and the proposed additions to the Northern Junk Buildings. These are two of the oldest stone buildings in Victoria and have important heritage value. I understand that they can't stay the way they are, however, if they can't be saved and turned into stand alone units in their present form, I encourage council to push the developer to consider doing everything they can to save what they can. Other projects in other parts of the world have been able to retain the important historical significance of buildings like this, without simply keeping the 'facade.'

Please consider asking the developer to support a complete archaeological and architectural investigation and recording of the buildings prior to construction. I'd also like to see public access to the buildings after construction.

Thank you for your consideration.

Cameron Robertson
2898 Murray Drive
Victoria, BC

From: Victoria Mayor and Council
Sent: Thursday, July 29, 2021 1:04 PM
To: Public Hearings
Subject: Fw: Reliance Properties - Northern Junk Building

From: cara segger [REDACTED]
Sent: July 29, 2021 11:55 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Reliance Properties - Northern Junk Building

Dear Mayor Lisa Helps,

I hope you are well!

I am absolutely against the Reliance Properties proposal to redevelop the Northern Junk building. As you know, I'm typically pro-density, pro-height, pro-housing, and pro-revitalization.

Not this time.

In fact, I consider this plan a betrayal of the good faith trade-off that was represented in the conversations around the Cross-Town plan and before that, the Downtown 2020 project. As a community, we decided to focus height and density higher in the cross-town corridors. In return, we understood we were keeping that wonderful, fine-grained, terrace structure that slopes our skyline to meet the water. We were keeping Old Town, the ambiance, the magic.

The developer was quoted in the paper saying "Really, all that's left in these buildings is the structure." He is so wrong.

In this location allowing a build to bulk up like this right next to the waterfront is squandering a precious amenity. What's at stake is more than giving luxury condominium owners and AirB&B guests dominion over a space that was once public. More than robbing each and every downtown apartment dweller of one of the last remaining places for a quiet moment with the waves. There is more at stake than destroying sight-lines across Old Town to the water. It's more than encasing in concrete and glass and steel one of the best and last remaining relics from our decades as a gold rush city – those wonderful ballast walls. And it's certainly more than a structure. We need a developer who understands this.

When you are out on the water, approaching the harbour, look at the way the slope of our skyline descends gently to this focal point. This is the pleat in the fabric of our city, the pattern that makes us, us. These last undeveloped waterfront spaces have been languishing for decades, the jewels in our crown waiting first for the property to become available, and then for the right architect to take it on. If we let the wrong development happen here, we waste that long wait.

The Old Town Design Guidelines are there to protect Victoria's special sauce; the heritage feel and human scale of our Old Town. This development goes against both the spirit and the letter of those Guidelines. I hope you will vote to uphold them, respect the work that went into crafting them, and protect this precious asset. I've heard the proponent and friends insist that if this development doesn't go through, nothing ever will. That's faulty logic, and a terrible reason to push any development through. If this developer had respected 'no' the first few times, they would not have been trying to find new ways of forcing us into a 'yes' for 11 years.

I hope you are willing to wait just a bit longer until the right architect presents the right vision, a vision that aligns with the Old Town Guidelines.

Warm wishes,

Cara Segger

#1 – 1617 Rockland Ave

Victoria BC

V8S 1W6

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

July 29, 2021

Letter of Support
Crosstown Properties: Norther Junk 1314 – 1318 Wharf Street
Rezoning & Heritage Alteration Permit Application

Later today, Victoria City Council will have the opportunity to decide on the future of two small buildings which represent derelict, historical relics from our city's early settlement. Abandoned and left vacant for over 40 years, The Caire & Grancini Warehouse and The Fraser Warehouse buildings might be significant examples of late 1800 architecture which play a role in the historic foundation of our City. However, the true significance of these buildings and the site they occupy, and the legacy they will offer, lies in the preservation and redevelopment of this valuable urban gem.

I supported Crosstown Properties' last application (November 2019) for the rezoning and heritage alteration permit for the Northern Junk properties for the same reasons I write this letter of support for the current application. I urge Council to finally vote in favour of Crosstown and Reliance Property's thoughtful, comprehensive and sensitive restoration and redevelopment application.

The design and redevelopment of the Caire, Grancini and Fraser Warehouse buildings and property will provide of the permanent restoration of seriously dilapidated historic structures which have been an eyesore and embarrassment on Victoria's picturesque Inner Harbour for over 4 decades. Crosstown Property's redevelopment plans include 47 rental housing units which will be professionally managed in perpetuity and provide the full spectrum of studio, one and two bedroom and even 3 bedroom family rental accommodation. Designed without onsite vehicle parking, the Northern Junk project will provide 62 bicycle parking spaces...features which are almost unheard of in other urban development projects. The integration of high utility retail space at both the Wharf Street and waterfront exposures will draw people to this location, adding to the resident population of tenants who will support the local businesses who invest in our downtown and Old Town community. What more could the city ask for?...a revitalized urban gem of a site, restoration of 2 heritage structures, 47 rental housing units, indigenous public art, commercial and retail space providing services and employment opportunities, traffic calming as a biproduct of no on-site vehicle parking, dedication of land for the continuation of the David Foster Walkway, and a proponent who has worked for over 10 years with the City, heritage community and local neighbourhood associations on refining the final design and rezoning application which is now before Council for approval.

The City, Council and neighbours should be aware of the challenges developers continue to face in the development and delivery of rental housing which remains at an acute level of short supply. I know of several purpose built rental projects which have been recently approved in a number of municipalities which will not proceed given the recent increases in construction and labour costs.

In spite of all these challenges, Crosstown Properties and Reliance Properties are committed to delivering 47 high quality rental housing units in the Northern Junk Project. The applicant will be retaining ownership of these rental units thereby maintaining an active participation and vested interest in the long term success and management of a truly exceptional project.

In closing, it is time for The City to join with a committed and highly reputable developer in building for the future of Old Town, the downtown core, and the residents/future residents and visitors to our wonderful city. I support this rezoning and heritage alteration permit application and I encourage Council to do the same.

Respectfully submitted.


Dave Ganong
378 Sparton Road



Brokerage
Advisory
Consulting

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

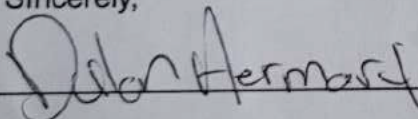
The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

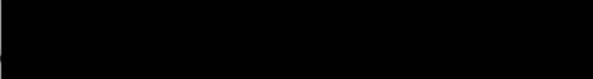
Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,

 _____

Business or Affiliation:

Email: 

Address: 3301 Browning Street

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, July 29, 2021 10:54 AM
To: Public Hearings
Subject: Fw: preservation of the Northern Gold Rush Buildings

From: David Spence [REDACTED]
Sent: July 29, 2021 9:51 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; David Spence [REDACTED]
Cc: Kelly-Anne Malcomson <kmalcomson@victoria.ca>; Justin Dykstra <jdykstra@victoria.ca>; Derrick Newman <dnewman@victoria.ca>; Thomas Soulliere <TSoulliere@victoria.ca>; Jon Stovell [REDACTED]
Subject: re: preservation of the Northern Gold Rush Buildings

Mayor Helps, Victoria Council, et al

As the Royal Commonwealth Society Vancouver Island (RCS VI) has previously made a contribution to the revitalization of the "Old Town" with the purchase of the seven *Nyssa sylvatica* trees for the Triangle Green, the Society is equally enthused about the Reliance Properties development proposal to further the revitalization, and at the same time, the preservation of the Northern (Junk) Gold Rush Buildings.

This is a unique opportunity that, after a long waiting period, progress can move forward to enhance the liveability and viability of the intersection that brings people and commerce together with greater appeal.

I would encourage Council to endorse this development proposal which will remember the past and envision a greater future.

Most Sincerely
DAS

David A. Spence
President, RCS VI
Brentwood Bay, B.C. V8M1N8
[REDACTED]

*Residing on the Coast Salish L'Kwungen territory,
a land where all people hold a sacred relationship.*

[REDACTED]

From: Ethan Ashton [REDACTED] >
Sent: Thursday, July 29, 2021 10:34 AM
To: Public Hearings
Subject: Re: 1314-1318 Wharf Street Proposal - Letter of Support

Dear Mayor and Council,

As a supporter of the Northern Junk Project, I want to be sure everyone knows how excited I am about the plans to expand the downtown core of Victoria.

It saddens me to see a community with so much promise degenerate into the state it's in now. The development planned by Reliance Properties would make a longstanding blight in the heart of the city a great improvement. This would be so great to see the promise of that land be recognized.

One of the most intriguing elements of the development is that the David Foster walkway will be included into the project. Because of the existing homeless population, as well as local and foreign visitors, those who want to continue their trek must return to street level via a small park, which presently serves as a temporary home for many of Victoria's homeless people. Once the new pathway is completed, pedestrians will have even more time to enjoy the waterfront, while also moving them closer to some of Victoria's most picturesque patios and restaurants.

Another excellent approach to help residents dine, shop, and purchase locally is to include rental units on the planned development. All of downtown's attractions, including Chinatown, Market Square, the Inner Harbour, and so much more, are all within the building's reach. As much as the past few years have been hard for everyone, businesses in our community must be supported in order to maintain the rich culture of our city.

In all aspects of its approach to preservation of historical monuments, Reliance Properties has been sensitive and caring. It has handled all problems with clarity and ingenuity. I wholeheartedly support this initiative, and encourage the city council to support it so that the people of the town may be proud of what's created.

Sincerely,

Ethan Morley

[REDACTED]

From: Franc D'Ambrosio [REDACTED]
Sent: Thursday, July 29, 2021 12:11 PM
To: Public Hearings
Subject: Public Hearing: 1314 and 1318 Wharf Street. Letter of Support

Dear City of Victoria Mayor & Council c/o Legislative Services,

Please receive this email as a formal letter of support for the project proposed by Reliance Properties: 1314-1318 Wharf Street – Northern Junk.

In the spirit of full disclosure, I am Architect Franc D'Ambrosio and my firm D'Ambrosio architecture + urbanism, while commissioned for other architectural projects by Reliance Properties, has not been involved in the Reliance project for the Northern Junk redevelopment. I am writing as an active and engaged Urban Designer and as a business and commercial property owner in the City of Victoria. (2960 Jutland Road)

I support this development project as designed and proposed by Reliance Properties. The redevelopment strategy for the site and the incorporation of the historic 'Northern Junk' warehouses reflects a thoughtful and sensitive approach. It strikes a balance between the last-chance recovery of a piece of colonial commercial heritage and the natural evolution of the City's urban fabric. Clearly, the proposal addresses the need for rental housing in the City and also importantly, will repair what has been for far too long a rent in the urban fabric and a moribund edge of the harbour.

I understand the level of compromise required to make a viable development project. Designs, while shaped by programs and physical context are significantly guided by the multiple and often conflicting parameters that are applied to urban sites. In Victoria, pre-colonial/ indigenous and the colonial histories of building sites pose different challenges. In the case of Northern Junk, only the period of colonizing history is being valued by the City. From that perspective, the relative importance of the colonial heritage value of Victoria's 'Old Town' and the commemoration of the work of Wright and Saunders Architects, have been respected by the Reliance proposal.

The Northern Junk Project is a positive and optimistic investment in Downtown Victoria. This long-overdue redevelopment is well-integrated and will become a catalyst for the revitalization of the surrounding public realm. I personally and professionally urge Council to approve the project as proposed by Reliance.

Sincerely,

Architect Franc D'Ambrosio FRAIC AIBC
Founding Principal D'Ambrosio architecture + urbanism
DAU•STUDIO Victoria BC



[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, July 29, 2021 10:06 AM
To: Public Hearings
Subject: Fw: Northern Junk proposal

From: gregor campbell [REDACTED]
Sent: July 29, 2021 10:04 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Northern Junk proposal

I have lived 100m from this site for 40 years and it was derelict even before then !
Reliance is investing its own money for an excellent project which will retain the best features of the original buildings.
Going 6 stories up is positive as Victoria still experiences in migration and the downtown needs housing desperately. The new project rising by Janion is great also.
I love the idea of the walkway being completed - that is needed badly.
I fully support private industry paying to upgrade Chinatown and its environs.
Support the project as Reliance HAS made adjustments over the last 11 years. We also have a nice green space before the J St Bridge. It all works continuously. Time to decide. Thank you.
Gregor Campbell
Swift St Victoria BC

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

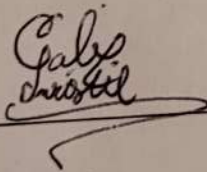
Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

- The preservation and rehabilitation of the heritage structures
- The design of the new structure that respects and fits within Old Town
- The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront
- Accessibility considerations
- Opportunity for indigenous presence with art contribution on the North wall of the structure
- The creation of rental housing for Downtown Victoria
- Increased safety and beautification for the area
- Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,



Business or Affiliation:

Email: _____

Address: 4030 Borden St

[REDACTED]

From: Geoff Owen [REDACTED]
Sent: Thursday, July 29, 2021 11:14 AM
To: Public Hearings
Cc: Geoff Owen; Katita Stark
Subject: Northern Junk 1314-1318 Wharf Street

July 29, 2021

RE: 1314-18 Wharf Street, Victoria

Dear Mayor and Council,

I am writing to express our support for the Reliance proposal for 1314 Wharf St, the Northern Junk buildings. We cannot appear in person as visiting in Ontario at the moment.

My wife Katita and I moved to Victoria last year after several years of visiting and falling in love the city and its neighbourhoods. We attempted to find a quality rental location in the Heritage Area of downtown but were disappointed by the lack of availability.

Through a friend we were able to find a beautiful townhouse on Superior Street near Fishermen's Wharf. We love James Bay but would prefer to be in Downtown Victoria in which we eat and shop and through which we frequently walk and ride our bikes.

We believe that this project embodies many of the elements necessary for the future of Victoria where living, working and pleasure exist in harmony. We do not own a car; living Downtown will put everything we need and want at our fingertips.

We are pleased to see that the outstanding landmark structures will be retained, with sympathetic development suited to the residential, retail and commercial needs of our city.

This development will enhance the waterfront network, increasing public accessibility and bringing life to the area.

As Victoria evolves into a city with a diverse population and economy it will become clear that this proposal is aligned with where the city needs to go: respecting the past while building for the future.

We urge you to approve this proposal.

Sincerely,

Geoffrey Owen and Katharine (Katita) Stark

A-113 Superior St.

Victoria, BC V8V 1T2

Email: [REDACTED]

[REDACTED]

From: Hal Kalman [REDACTED]
Sent: Thursday, July 29, 2021 10:05 AM
To: Public Hearings
Subject: Opposition to the Proposed Heritage Alteration Permit with Variances, and Rezoning application for the properties at 1314 and 1318 Wharf Street

Mayor Helps and Council,

I oppose the application for a heritage alteration permit and rezoning to the 'Gold Rush Warehouses' at 1314 and 1318 Wharf Street.

I will be explaining the reasons for my opposition in an illustrated presentation at your meeting on Thursday evening.

Respectfully yours,

Harold Kalman
1765 Hollywood Crescent

--
Harold Kalman CM, PhD, LLD
Heritage Conservation and Architectural History
412 - 612 View Street
Victoria, BC V8W 1J5 Canada
Phone during the pandemic: [REDACTED]
[REDACTED]

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,

Jeffrey Allam

Business or Affiliation:

Email: [REDACTED] _____

Address: Victoria, BC

[REDACTED]

From: John [REDACTED]
Sent: Thursday, July 29, 2021 11:49 AM
To: Public Hearings
Subject: IN FAVOUR Re Junk Buildings Rezoning Comment Public Hearing July 29 Input

In Favour

While I have opposed past proposals for the development of this site for a variety of reasons and have provided input to that effect, I wish to go on record as fully supporting this newest plan.

It is a Win-Win for the City, for taxpayers and for the developer. It preserves as best it can the historic buildings, it is a reasonable height and ascetically pleasing while blending with other aspects of Old Town, it preserves the public land in front bordering on Wharf Street, It provides easy access to the waterfront, it completes this section of the David Foster Walkway, it provides needed rental housing downtown, and I finally provides a solution to the ugly sight of the exiting buildings that have plagued the area for decades. And as an added bonus it will make Reeson Park more assessible to the general public instead for the exclusive use of vagrants and drug dealers.

My first choice has always been to have the city buy the properties, raze the buildings, and develop the site in conjunction with the adjacent parklands into a beautiful waterfront park on the harbour with magnificent views that, along with the new bridge and other developments, would revitalize this area and be a magnet to bring people downtown. Since that is not something the city chose to do, the current proposal from Reliance Properties is the next best thing. It is time to get on with it.

John Amon
118-50 Songhees Road
Victoria BC, V9A 7J4

July 26, 2021

James Fielding

Dear Mayor and Council,

For starters I'd like to extend my thanks for taking the time to consider each letter that has and will come forth regarding our support for Reliance Properties Northern Junk redevelopment proposal.

I myself am born and raised in this fair city, having spent most of my formative years living in James Bay, Esquimalt, Fernwood, and Oak Bay. Always have I had a fond memory of its quaint charm, its unique history and its bustling yet quiet and peaceful demeanor. But the Victoria as I once knew and loved has grown out of its shell, its skyline has sprouted new life, and the amenities and variety of fare we have at our disposal is second to none. Victoria is changing and albeit I do look back at those simpler years with longing eyes, I can also appreciate the reality of our landlocked situation. We are a city with limited capacity and real estate is at a premium. With an ever-growing population I eagerly welcome all the development this city has seen. Although I can appreciate the value of the historical nature this city has to offer, I truly believe the need for a harmonious redevelopment of the property in question supersedes any questionable harbouring of two derelict buildings to further sink into decrepitude.

In summation once again thank you for taking your time to take my opinion into your collective consideration. I can fully appreciate the need and desire to preserve whatever aspect of our unique history we can, but I feel that these buildings need attention, with the keen understanding that we also need to maximize our footprint efficiency for the needs this growing city requires.

Regards,

James Fielding

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

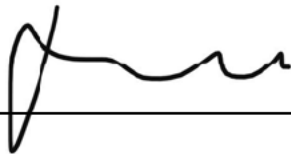
The aspects of this proposal that I believe are most important are:

- The preservation and rehabilitation of the heritage structures
- The design of the new structure that respects and fits within Old Town
- The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront
- Accessibility considerations
- Opportunity for indigenous presence with art contribution on the North wall of the structure
- The creation of rental housing for Downtown Victoria
- Increased safety and beautification for the area
- Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,

Jay Haddow



Business or Affiliation:

Friend/Neighbour

Email: _____

Address: 2701 Forbes st, Victoria BC V8R 4C4

Justine Wendland

From: [REDACTED]
Sent: July 29, 2021 9:53 AM
To: Planning
Subject: Voice Mail (54 seconds)
Attachments: audio.mp3

Hello, my name is [REDACTED]. My wife and I live at [REDACTED] in a townhouse that we rent and I'm calling concerning the application by reliance to develop 1244 Wharf and I wanted to say that we are very much in favor of this type of development. There is a dramatic lack of good mid to high level rentals in Victoria and anything that can be done to improve that. It would be a benefit. So please pass this onto anyone giving it consideration. My name again is [REDACTED], my phone number? Well, it's a Toronto number, but I do live in Victoria, [REDACTED]. Thank you very much. I hope that to this motion goes through by now.

You received a voice mail from [Ontario](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

To Mayor & Council

Re: Northern Junk Removal Project, 1314-1318 Wharf St.

I am writing this letter in full support of the proposed development known as the Northern Junk Project in downtown Victoria.

I am a local Victoria resident who works in a tech company not far from the Northern Junk buildings. I pass these buildings each day as I ride my bike to and from work. I am welcomed by comfortable spaces to take in the beautiful views all along Wharf Street except in this area from Pacific Design academy to the Johnson Street Bridge. I personally spend a lot of time in this area, as I work a few blocks away, but unfortunately I have a difficult time finding space to relax in and enjoy. It's not just a physically unwelcoming space but has become an area that sends the message that this is not a space that the city takes pride in.

Reliance's iterations of their proposal has shown a desire to listen to resident's concerns, and pivot based on their feedback. From a local resident's perspective whose apartment complex is being torn down in less than a few years, I am constantly concerned with finding another affordable place to live within the right proximity to my workplace. I am unsure why some people's voices seem louder or more impactful than others, but the same issues that are contributing to the people who are occupying the space beside Northern Junk are the same issues that should be supporting the realization of this building, and other buildings like it. First and foremost, citizens, all citizens, deserve a place to live and although I am quite aware that these units may not be affordable to every Victorian resident, it does make space. And space is what is required for those that are looking to stay in Victoria, in fact it is the most important thing for someone who has a choice between making Victoria their home or the mainland.

I support this project because I believe Reliance has put in more than the appropriate efforts to meet Heritage preferences, but mostly I support this project because it will make space for people who want to make Victoria their long-term home and I will continue to support projects that make space for residents from all income levels to find housing. We should be supporting projects that make space for people who are alive and well right now and are struggling to find spaces for themselves in this beautiful city. Projects like this trickle down as people move into new places and create vacancies for others and so on. Cities around the world have shown that making space for people is not only humanistic, but financially profits a city that isn't constantly paying the costs of homelessness. I want to live in a city that makes room for people from all walks of life and improves their quality of life through the projects that get approved and policies that are considered. I think that we should be a city who respects heritage, but prioritizes people's most urgent needs first and makes space for those who want to make the city of Victoria their home.

Best Wishes,

Jacqueline Williams



Local Victoria Resident

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

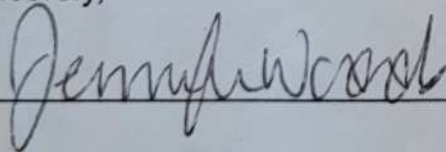
The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,



Business or Affiliation:

Email: _____

Address: 5-217 COOK ST. V8V 3X2.

[REDACTED]

From: Katie McGowan [REDACTED]
Sent: Thursday, July 29, 2021 7:37 AM
To: Public Hearings
Subject: Wharf Street Warehouses

I am writing to express my support for Reliance Properties' latest redevelopment proposal for the Wharf Street Warehouses. Their mixed use plan for the location would bring a much needed face lift to what has too long been a derelict piece of waterfront.

The fact that these properties have sat vacant since 1978 is an embarrassment to competent city planning. For once, I implore the City of Victoria to finally do the right thing and let this corner of downtown join the 21st century.

Thank you

Katie McGowan
[REDACTED]

To the Mayor & Council

Re: Northern Junk Project, 1314-1318 Wharf St.

Hi, my name is Kelli Meredith. I am a resident of Victoria and have lived here my whole life. I would like to voice my support for the proposed development at 1314-1318 Wharf Street.

As my husband is a manager at a local restaurant downtown, I spend a lot of time exploring our city. We recently held our wedding reception at the old 'Guild' at 1250 Wharf street. It is shocking to me that the buildings so close to such beautiful restaurants and shops have been vacant and decrepit for over four decades. It is time for Victoria to step up and turn them into something useful for our city.

I am a middle school teacher and recognize the importance of celebrating local indigenous culture. Thus, I am excited about the indigenous public art installation to be done by Jamin Zuroski.

I am also looking forward to the joining of the many alleys throughout Old Town. My husband and I enjoy walking around downtown and lived downtown for many years. Having another space to explore that also connects with existing urban developments is very appealing. As well, the waterfront walkway is something that I am most excited about as this is a closer-to-home area on the ocean for us to bring our children to as they grow up and really gain an appreciation for what Victoria has to offer.

Please approve this project – it is what we need to bring Victoria further into the future rather than holding it back in the past.

Thank you

Kelli Meredith



To the Mayor & Council

Re: Northern Junk Project, 1314-1318 Wharf St.

I am writing this letter in full support of the proposed development known as the Northern Junk Project in downtown Victoria.

As a locally owned and operated restaurant in Victoria, Tug Eatery takes great pride in both the heritage and the future of our city. The proposed development by Reliance Properties will bring a rejuvenated vibrancy to a vital area of Old Town, while still maintaining the charm of the past. Recently, Tug has undergone some major renovations to build something beautiful along the waterfront. We have breathed new life into Mermaid's Wharf and built something that the locals can truly be proud of. Now it's the city's turn to allow another party to contribute to the beautification and rejuvenation of the area. The property owners have already shown they can lift this city to new heights with their work on the Janion building, for which they were given a National Heritage Award. I am excited to see them reinvigorate this area and capitalize on its true potential.

One of the most exciting aspects of the proposal is the extension of the David Foster Walkway. Currently, there are people working tirelessly to get approval to update the walkway on our side of the bridge. It brings me great pleasure to know that someone else has taken an interest in this project and is offering to help from the otherside of the bridge as well. Business owners working in unison to better our fair city should be celebrated by the council, not suppressed.

Finally, I would like to say that encouraging residents to dine, shop, and buy locally is in all of our best interests. Local businesses are the heart and soul of our communities and we should do anything in our power to support them. The additional rental properties included in the proposal will give our local economy a boost based on proximity alone. More residents downtown means more activity in our restaurants, shops and boutiques. I urge the city council to see the tremendous benefits associated with this project and help Reliance Properties build a window into the future of our city.

Thank you for your consideration,

Kal Suurkask
Owner/Operator - Tug Eatery
407 Swift St, Victoria B.C.

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,

Lee Barron

Business or Affiliation:

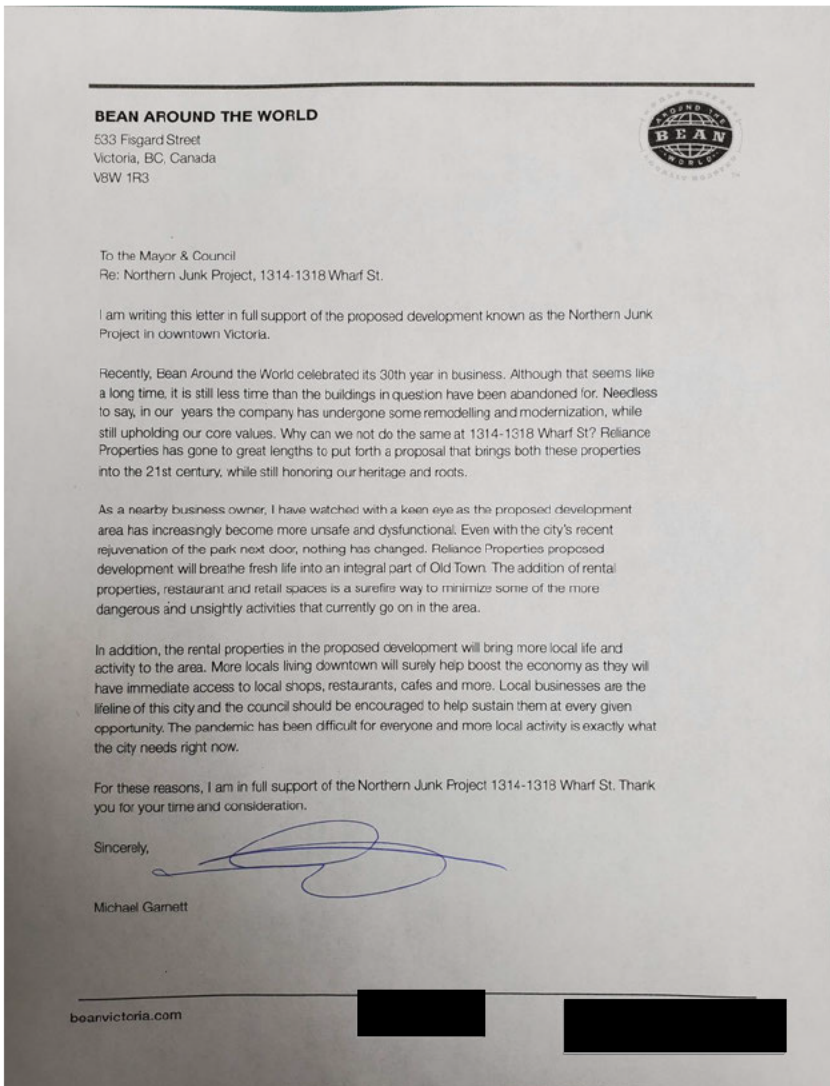
Email: _____

Address: 3301 Browning St

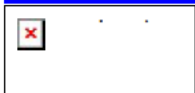
From: Lena Stachiw [REDACTED]
Sent: Thursday, July 29, 2021 1:09 PM
To: Public Hearings
Subject: 1314-1318 Wharf St - letter of support

Please accept the letter on behalf of Michael Garnett of Bean Around the World for today's public hearing for 1314-1318 Wharf St.

Thank you,



Lena Stachiw
Disco Innovation Studio (Co-Founder)
www.discostudio.ca



From: [REDACTED]
Sent: Thursday, July 29, 2021 10:10 AM
To: Public Hearings
Subject: Re: 1314/1318 Wharf St - Rezoning Application No. 00701

July 28, 2021

Re: 1314 & 1318 Wharf St – Rezoning Application No. 00701

Mayor and Council,

The development proposed at this site does not fit with the height of the neighboring old town buildings and six stories will make irrelevant any of the site's heritage aspects. Regardless of the developer's investment, an average of \$100K per year to get to this point I will assure all that any developer will make considerable profit as that is why they are in the business. Developers who have owned property in Victoria have experienced a considerable increase in land value over the past many decades.

It was also very generous of the Times Colonist to include the developer's advertorial comments prior to this hearing. No bias there for sure.

I found the public notice in the Times Colonist interesting in that the number of bike parking stalls was being reduced from 10 to zero. If we consider the location of this site amongst the many older buildings in the area, most with no bike facilities, why would council permit this change?

This site is at the very juncture of Mayor and Council's significant commuter bike lane infrastructure. Pandora, Wharf, Fort St, the Bridge and trails to the Goose and rest of the Greater Victoria area. In my opinion this site would make a great place for commuter bike storage, repair and other related active transportation services.

I completely expect that the developer has dropped the bike parking element to distract council and will ultimately compromise on this item to get the zoning changes and density for the rest of the development which is the true objective.

In the end this zoning application is a minor one when compared to the initiatives of the Starlight development group. Starlight's proposed 30 story towers will render Victoria into another Calgary-like city with extreme negative long-term consequences for our municipal water and utilities infrastructure. Starlight is in it for the money. Once they have their baseline established on Yates St., they will no doubt re-zone all of their recently acquired "excellent rental properties", as detailed in yet another Times Colonist developer advertorial, between Cook St and Vancouver St for 30 stories all the way to "Picnic Park" and the Dallas Road waterfront.

Hopefully the Starlight initiative will not be approved until after the next municipal election.

If you allow the development at Wharf St, at least get some decent bike facilities as a minor amenity.

Regards,

R. Steven Jones

1541 Rockland Ave.

Victoria BC

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, July 29, 2021 10:54 AM
To: Public Hearings
Subject: Fw: The Gold Rush Buildings

From: Talbot Consultants [REDACTED]
Sent: July 29, 2021 10:39 AM
To: '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>; 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: The Gold Rush Buildings

Your Worship & Members of Council:

As one of the initial re-developers of heritage buildings in Victoria's Old Town (Counting House, Hook & Ladder Building, Bastion Arcade, Mariners' Club (Keg), The Bay Centre etc.) and as a member of the Canadian Association of Heritage Professionals (CAHP) I wish to state that I am appalled by the latest design proposed by Reliance Properties for "The Gold Rush Buildings" on Wharf Street. The renderings show absolutely no sympathy for some of our oldest heritage buildings or the magnificent prime waterfront site. These buildings must not only be preserved intact but should be incorporated into the new location for The Maritime Museum. If Council want to see what a much smaller municipality can do with a project like this then they can do no better than to visit another heritage project I was involved with – The Muskoka Discovery Centre in Gravenhurst, Ontario.

Yours sincerely:

Richard Talbot

Richard Talbot, CAHP
2430 Whidby Lane
Sidney, British Columbia.
Canada, V8L 2K3.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Roger Wheelock [REDACTED]
Sent: Thursday, July 29, 2021 11:10 AM
To: Public Hearings
Cc: Colin Browne; Martin Segger; [REDACTED] Michael
Subject: "Northern Junk" - Heritage

Dear Members Of Council:

In 1998, I was honoured by being named as an "Honorary Citizen" of Victoria. Part of the commendation was "for heritage". I write now on behalf of two of the built-heritage buildings, the 'Northern Junk' warehouses, two remaining examples of Victoria's 19th century status as an important maritime trading hub; both Gold Rush and trans-Pacific.

This is a serious plea to the City to transfer ownership from Reliance Properties to yourselves. Reliance will have requirements from the City for their Capital Iron area properties. A land transfer should not be impossible.

I have written elsewhere as to benefits to, and possibilities derived from, the City of owning and preserving these buildings - some members of Council may even have read that Times-Colonist article?

As a former President of the Victoria Heritage Foundation and former Chair of the BC Heritage Trust, I am fearful of Victoria's heritage precincts suffering the death of a thousand cuts. I do not see any way of "preserving" those two historic warehouses by piggybacking a large building atop them. Whatever terms one might want to call the result, "heritage" would not be one of them.

It is just this sort of development that has prompted UNESCO to **de-list** Dresden and, this week, Liverpool, as World Heritage Sites! Liverpool's designation had listed it as "Maritime Mercantile City". The UNESCO Committee wrote, "The Committee considers that these [new] constructions are detrimental to the site's authenticity and integrity.") Does that ring any faint bells with Council regarding our two historic warehouses, perhaps?

Part of the "soul" of Victoria is surely its historic architecture, both commercial and residential (along with its landscapes and coastline), beloved by residents and admired by visitors, without which it would just be yet another faceless 'burb'.

You can preserve these two historic landmarks of early Victoria; I plead with you to do so.

Thank you.

Roger Wheelock
House 3, 849 Dunsmuir
[REDACTED]

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

The preservation and rehabilitation of the heritage structures

The design of the new structure that respects and fits within Old Town

The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront

Accessibility considerations

Opportunity for indigenous presence with art contribution on the North wall of the structure

The creation of rental housing for Downtown Victoria

Increased safety and beautification for the area

Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,



Business or Affiliation:

Email: _____

Address: 4450 Tyndall Ave

Re: 1314 - 1318 Wharf Street - Northern Junk Buildings Proposal

Dear Mayor and Council (Publichearings@victoria.ca)

I am a:

Victoria Resident

Business Owner

Other: _____

Please accept this letter as an expression of support for the Proposal for 1314-1318 Wharf street - Northern Junk Buildings. The proposal has been submitted by Reliance Properties and has gone through many iterations to come to what I feel is an appropriate and necessary use for that space.

The aspects of this proposal that I believe are most important are:

- The preservation and rehabilitation of the heritage structures
- The design of the new structure that respects and fits within Old Town
- The creation of public amenities including the continuation of the David Foster Walkway and a connection to the waterfront
- Accessibility considerations
- Opportunity for indigenous presence with art contribution on the North wall of the structure
- The creation of rental housing for Downtown Victoria
- Increased safety and beautification for the area
- Other: _____

I urge you to approve this application at Thursday's Public Hearing.

Sincerely,

Wade [Signature]

Business or Affiliation:

Email: _____

Address: 3301 Browning St. Victoria, BC.

[REDACTED]

From: [REDACTED]
Sent: Thursday, July 29, 2021 1:34 PM
To: Public Hearings
Subject: Northern Junk Removal Project, 1314-1318 Wharf St.

To Mayor and Council,

As a resident and citizen of the city of Victoria I'd like to endorse the upcoming proposal for the project based at 1314-1318 Wharf Street known as the Northern Junk Removal Project.

I am a sincere advocate for the heritage of the city of Victoria and after review of the proposed project I feel that the heritage of the site is enhanced by the cleanup and additions to the building. The area would see increased interest, traffic, and with all the positive changes to the property, the heritage which is preserved can be better appreciated by both those who already know the building and a larger audience.

The maintenance of the city, heritage and modern alike, should always be an active movement toward providing a better city for citizens and visitors and I believe that both would be served by the project put forward.

Thank you for taking the time to read my thoughts on the matter.

Sincerely,

J Milah