

July 22, 2021

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

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

Letter from the artist selected, Jamin Zuroski, for the proposed project art installation on the North wall of the structure.

This site provides a great opportunity to share my work with the wider Victoria community. Having been a resident for over 35 years, I have watched the City develop and grow. This opportunity is not one that comes by often-the mural space is about 500 sq ft, which is a large canvas for any artist to work on, and a unique opportunity for me to share my work at such a scale. Having had the opportunity to share my work in various community spaces across Victoria, this opportunity to be part of placemaking and the daily lives of the residence around this Wharf Street development is incredible.

As you may know, I had the opportunity in 2015 to create three unique works in the surrounding neighbourhood with the City of Victoria, at the 603 Pandora site, which was an incredible experience. This Northern Junk opportunity is also meaningful to me as those works are no longer accessible due to the fire, and this provides a new way to connect with the wider neighbourhood.

Art can an important role in community conversation, cohesion and growth. I see this opportunity as a significant one: to use design, storytelling, color, and line to share a new way to connect with indigenous culture.

Sincerely,

Jamin Zuroski  
Namgis First Nations Artist, residing in Victoria, BC

Dear Mayor and Council,

I am writing again in support of the most recent proposal by Reliance Properties for the project known as “ 1314-1318 Wharf Street – Northern Junk”.

Reliance Properties have clearly listened to each recommendation made in response to their earlier proposal and have resolved each with clarity and success. I have lived in Victoria for 40 years and watched the old buildings deteriorate year after year. What a pleasure it is to see this creative solution for keeping them visible and renewing them for their new lease on life.

One of the most wonderful things going on in Victoria is the David Foster Walkway and this project has incorporated it very nicely into the design. It will be wonderful to get this portion completed and connected to the other side of the bridge. These are the sort of things that impress tourists - but are also terrific for locals. It just keeps getting better and better.

Having more living accommodation wrapping around that area of Old Town will help to keep the area vibrant year round. Rental accommodation for our downtown workers is much needed. More downtown residents mean more opportunities for local businesses. It will help to keep our Chinatown grocers in business and our restaurants and cafes as well. It's our local community who will benefit primarily - and then it's just icing on the cake for our tourists. Maybe one day, a small dock can be incorporated for the Harbour Ferries to make a stop on their historical

tours. I really enjoy that the older buildings will be visible from the harbour - just as gold rush pioneers would have seen them upon entering many years ago.

I am in favour of the project and hope that Council will pass this very worthwhile project to enhance the beauty of our harbour and city.

Sincerely,  
Karen Brown



July 23, 2020

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Mayor Lisa Helps  
Members of Municipal Council  
City of Victoria

Dear Mayor and Council,

**Re: Letter of support for development application at 1314-1318 Wharf Street, Victoria**

On behalf Modo Co-operative, I would like to express our support for the development application for this site, under consideration at the upcoming public hearing on July 29, 2021.

Modo is a round trip carsharing co-operative, founded in Vancouver in 1997. It exists to transform communities by providing people with an affordable, convenient, inclusive and sustainable alternative to owning a vehicle (or a second one). We support the needs of 20,000+ drivers and 900 organizations who share a diverse fleet of 700 vehicles located throughout Greater Victoria, Metro Vancouver, Nanaimo, Squamish and Kelowna.

We believe that the proposed development will create an opportunity for its residents to reduce their dependency on privately owned vehicles by living in an environment highly conducive for multimodal transportation. One of Modo's shared vehicle is located on the parking lot adjacent to the subject site, and we intend, in collaboration with the applicant, to facilitate access to carsharing for residents of the proposed rental residential units.

Modo encourages the approval of this application, as it will allow more people the ability to reduce their use of and dependency to individually owned vehicles and privilege instead sustainable modes of transportation.

Regards,

A handwritten signature in black ink, appearing to be "Sylvain Celaire". The signature is stylized with a large, sweeping initial "S" and a trailing flourish.

Sylvain Celaire  
Director of Business Development



100-1019 Wharf Street, Victoria, BC V8W 2Y9  
p: 250.383.8300 | tf: 1-800-883-7079  
e: [gvha@gvha.ca](mailto:gvha@gvha.ca) | w: [gvha.ca](http://gvha.ca)

July 23, 2021

Jon Stovell  
Reliance Properties  
305-111 Water Street  
Vancouver, BC V6B 1A7

Sent via email to: [jons@relianceproperties.ca](mailto:jons@relianceproperties.ca)

Dear Mr. Stovell

**RE: LETTER OF SUPPORT – 1314 & 1318 WHARF STREET (NORTHER JUNK) DEVELOPMENT**

On behalf of the Greater Victoria Harbour Authority (GVHA), we would like to extend to you our support for the redevelopment of 1314 and 1318 Wharf Street (also known as Norther Junk).

As your neighbour and owners of the Johnson Street Mareina water lot (west of this property), we are supportive of the recent application you have put forward to the City.

We welcome and look forward to working with you and your team, as GVHA revitalizes its own property in support of a working harbour.

Thank you,

Judith Ethier, CAO  
Greater Victoria Harbour Authority



## Amanda Ferguson

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**From:** Howard Markson [REDACTED]  
**Sent:** July 24, 2021 10:46 AM  
**To:** Public Hearings  
**Subject:** 1314 and 1318 Wharf Street

For years and years, Victorians and visitors would drive or walk by the old Janion Hotel building. We watched as it deteriorated and became dilapidated. City Council after City Council lamented the mere shell of the heritage building and dreamed of one day having it restored. Along came Reliance Properties who came up with a sympathetic and creative way to restore the building while adding modern touches. I'm sure Reliance did well with the project, but I think the city owes them some gratitude for taking up the heritage challenge.

Now that same company is struggling to win approval for their plans for Wharf Street and the so-called Northern Junk property. The first iterations, involving a large chunk of City-owned property, were too massive to be built right on the Inner Harbour. Reliance has tried other approaches, including scaling down their plans to incorporate the historic old buildings into their design. They have hit close to a perfect compromise. This company has been rebuffed, messed around with, and dealt with unfairly. It is time to move on and to approve their plans for this important site.

Please consider that most people want to see the old buildings saved within a sympathetic development. I urge Council to move ahead with this project, and as a valuable aspect of the development, continue the David Foster Walkway past this area.

Thank you for your consideration,  
Howard Markson

## Amanda Ferguson

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**From:** David Anderson [REDACTED]  
**Sent:** July 25, 2021 2:01 PM  
**To:** Public Hearings  
**Subject:** Wharf Street: Gold Rush Warehouses.

To: The Mayor and Council,  
City Hall,  
Victoria, B.C.

Ladies and Gentlemen,

I wish to express my concern over the proposed rezoning in the area of Wharf Street. This area includes the historic warehouses which were in use during the time Victoria was the supply center for the prospectors and miners on their way to the gold fields of the interior of the then separate colony of British Columbia. Wharf Street, its warehouses and the business that were located there also supplied the numerous sealing vessels that worked out of Victoria at the end of the nineteenth century. In those early days of our city my great-grandfather owned and operated a dry goods store on Wharf Street serving the miners and the sealers.

In my view the proposed construction would compromise the existing streetscape and heritage character of the street, which, once lost, will be gone forever. It would be quite contrary to the recently installed plaque of the Historic Sites and Monuments Board.

May I respectfully suggest that the heritage character be protected and the proposal rejected.

Sincerely,

David Anderson

The Hon David Anderson, P.C., O.C., O.B.C.,  
3195 Exeter Road,  
V8R 6H7  
Victoria, B.C.

(Honorary Chair, Victoria World Heritage Committee)

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Sent from [Mail](#) for Windows 10

## Amanda Ferguson

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**From:** Jim Kerr [REDACTED]  
**Sent:** July 25, 2021 7:39 PM  
**To:** Public Hearings  
**Subject:** FW: 1314-1318 Wharf Street Rezoning Application

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**From:** Jim Kerr [mailto:[jim@kerrarchitect.ca](mailto:jim@kerrarchitect.ca)]  
**Sent:** July-25-21 5:57 PM  
**To:** '[malto@victoria.ca](mailto:malto@victoria.ca)' <[malto@victoria.ca](mailto:malto@victoria.ca)>; '[stephen.andrew@victoria.ca](mailto:stephen.andrew@victoria.ca)' <[stephen.andrew@victoria.ca](mailto:stephen.andrew@victoria.ca)>; '[sdubow@victoria.ca](mailto:sdubow@victoria.ca)' <[sdubow@victoria.ca](mailto:sdubow@victoria.ca)>; '[bisitt@victoria.ca](mailto:bisitt@victoria.ca)' <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>; '[jloveday@victoria.ca](mailto:jloveday@victoria.ca)' <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>; '[spotts@victoria.ca](mailto:spotts@victoria.ca)' <[spotts@victoria.ca](mailto:spotts@victoria.ca)>; '[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)' <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>; '[gyoung@victoria.ca](mailto:gyoung@victoria.ca)' <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>; '[mayor@victoria.ca](mailto:mayor@victoria.ca)' <[mayor@victoria.ca](mailto:mayor@victoria.ca)>  
**Subject:** 1314-1318 Wharf Street Rezoning Application

Dear Mayor & Council,

As an architect and 30 year resident of Victoria, I wish to express my concern regarding the current redevelopment and rezoning application for the Gold Rush Warehouses (aka Northern Junk) site.

While acknowledging the proposed design may appear architecturally seductive to some and could bring welcome revitalization of a long abandoned property, I submit that, if approved, it will make a mockery of well established heritage principles and policies that have guided the successful conservation approach to Victoria's Old Town for over 50 years. Together these have placed the highest value on Old Town's pedestrian scale and the authenticity of its historic buildings, streets and spaces as a coherent whole rather than a series of individual pieces.

One such policy is the City's commitment to following the Standards & Guidelines for the Conservation of Historic Places In Canada. Standard 11 states "*Conserve the heritage value and character defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*" By stacking 4 new floors over both historic single storey warehouses, the proposed "addition" will not be "subordinate to" but rather "entirely dominant". The scale and massing of the original buildings will be completely lost as a result.

Another is the City's recently adopted Downtown Core Area Plan, Old Town Design Guidelines which includes #5 "Heritage Buildings – Additions And Adjacencies". Item 5.2.f. states "*Rooftop Additions should be stepped back no less than 3m from the façade of the building that faces a street in order to reduce the impact of the additional building mass on the public street, improve sunlight access on the public street and better distinguish the form and scale of the original heritage building(s)*". Notwithstanding its extreme height relative to the original buildings, the proposed "addition" offers no meaningful setbacks on any of the facade elevations. You'll note I'm using italics for the word addition because in fact it isn't an addition in the conventional sense. It is instead an entirely new building which has incorporated salvaged facades. As a result, I suggest the original buildings' authenticity has literally "left the building".

Most importantly, the Official Community Plan notes that a key objective of Old Town's heritage designation is "*to conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area*". Consequently, extreme redevelopment and densification in Old Town has been wisely constrained in favour of a nuanced and incremental approach. With this proposal and others, however, it appears a more cavalier attitude towards densification is gaining traction, particularly in the guise of providing new rental housing. While this may be appropriate in other areas of downtown, it should not be allowed to infiltrate Old Town while well considered heritage principles are discarded.



For these reasons I believe the proposed design and density lift for this site is not supportable and urge you to reject the application.

Thank you for your consideration.

James Kerr, Architect AIBC  
1423 Haultain Street  
Victoria BC

July 26, 2021

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

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

Dear Mayor and Council,

Thank you for your consideration of the public input for the proposal at 1314-1318 Wharf Street. I am a Victoria resident and own and run a company within proximity of the site. I am an urban designer and am passionate about placemaking, community and the public realm. I have been following the progression of these buildings over the past 12 years. When I first observed the buildings 12 years ago, these abandoned buildings told a story of a changing city that left these buildings frozen in time, no longer connected to the growing and exciting community that was bustling around them. The buildings as they stand, no longer fit into what Victoria has become and need to be enhanced to support the economy, the public realm, and the housing needs of our city. This proposal does this.

The Victoria waterfront, specifically along Wharf towards the Empress, has always left me wondering what the motivation is for its future. The waterway has largely been inaccessible to the public and Wharf street is very uninviting for pedestrians. This area has been vastly underutilized with a prominent part being parking lots and the derelict Northern Junk buildings. With the completion of the Johnson street bridge and the public gathering places on either side, as well as cycling routes connecting the city and beyond, this sense of community, sense of place and activity is starting to emerge. This is drastically interrupted by the state of these two existing structures. In urban design, there is a necessity of considering the scale of a structure from the greater context within the city but also from the pedestrian vantage point. It is my opinion that these buildings disappear with their current stature. This site has great potential to draw people in, to connect the community, to create a space where people want to spend time whether in Reesen Park or along the proposed walkway. The proposed design, including the addition on top of the existing structures is exactly what this site needs to create a prominence for this space and to create a visual identification that will draw people in. The buildings are often forgotten, they have become a blind spot to residents, their eye does not stop at these buildings as there is 1) no reason and no desire to walk along that part of wharf and 2) their stature is dwarfed and hidden by the landscaping and the vehicular traffic. The designs perfectly integrate the pedestrian scale as well as the greater contextual scale and prominence.

The proposed is tastefully designed to create structures that draw people in with the appropriate scale and pedestrian experience while fitting in with the surrounding structures. The design respects the historic character of Victoria while also considering and respecting where Victoria is going. This proposal will ensure that this area will thrive as an integral piece of our history, our future and ultimately our community. As someone who wishes to grow my business, raise my family and continue to support the City, this is the kind of development that I want to see. This is how I want my community to develop and it's time to say yes to this development so that it can become part of our future and not just a memory of what used to be.

Sincerely,

*Lena Stachiw*

Victoria resident and local business owner.

## Amanda Ferguson

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**From:** marie elliot [REDACTED]  
**Sent:** July 25, 2021 11:18 AM  
**To:** Public Hearings  
**Subject:** Redevelopment of the Baire & Grancini Warehouse and The Fraser Warehouse

Old Town Victoria architecture is very special not only because of its Chinese heritage but because of contributions from other entrepreneurs.

The influence of people from San Francisco sits high on the list. These warehouses were used to distribute supplies to the interior of BC during the 1862-65 Gold Rush. Please do not allow these buildings and historic evidence to be sacrificed to developers.

Marie Elliott, author "Gold in British Columbia from Discovery to Confederation".  
1745 Taylor Street  
Victoria, B.C.

## Amanda Ferguson

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**From:** Martin Segger [REDACTED]  
**Sent:** July 25, 2021 8:39 PM  
**To:** Public Hearings  
**Subject:** Variance Application #00701: Proposal regarding: 1312-1318 Wharf Street Gold Rush Warehouse (aka "Northern Junk Building")

*[Open Letter to Victoria City Council from Martin Segger. Attn: City Clerk](#)*

**Variance Application #00701: Proposal regarding: 1312-1318 Wharf Street Gold Rush Warehouse (aka "Northern Junk Building")**

Dear Mayor and Council

I wholeheartedly concur with the recommendation of the Heritage Advisory Committee, that Council decline this application for rezoning.

In previous correspondence to you, and publicly, I have argued this proposal is not appropriate to Old Town Victoria. (See: <https://www.timescolonist.com/islander/comment-a-building-that-isn-t-there-threatens-a-skyline-that-is-1.24247092> )

In documents submitted to you, and opinions generally expressed, it is often intimated that various elements of Victoria's heritage protection regime for Old Town, such as height and density restrictions, stymie the redevelopment of Old Town.

But recent history shows this not to be the case.

According to reports of the Victoria Civic Heritage Trust, over the last 30 years the City has shown leadership by investing nearly 7 million in heritage conservation assistance grants. The local development industry has responded by investing **nearly half a billion dollars** which has seen over **100 buildings** restored, many seismic upgrades, and 800 residential units created. Numerous other residential and retail projects are in various stages of planning and approval at the moment. In good faith local owners and developers have played by the rules.

And unlike the proposal in front of you today, all these have been completed and proven sustainable under the current regulatory regime

If approved, this project would set a dangerous precedent and threaten a heritage conservation regime which has been recognized as standard setting across the country, preserving Old Town for the use and enjoyment of us all.

Sincerely,  
Martin Segger  
1760 Patly Place, Victoria

## Amanda Ferguson

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**From:** [REDACTED]  
**Sent:** July 25, 2021 8:46 PM  
**To:** Public Hearings  
**Subject:** Variance Application #00701: Proposal regarding: 1312-1318 Wharf Street Gold Rush Warehouse (aka "Northern Junk Building")

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

### **Variance Application #00701: Proposal regarding: 1312-1318 Wharf Street Gold Rush Warehouse (aka "Northern Junk Building")**

Dear Mayor and Council

I wholeheartedly concur with the recommendation of the Heritage Advisory Committee, that Council decline this application for rezoning.

In previous correspondence to you, and publicly, I have argued this proposal is not appropriate to Old Town Victoria. (See: <https://www.timescolonist.com/islander/comment-a-building-that-isn-t-there-threatens-a-skyline-that-is-1.24247092> )

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And unlike the proposal in front of you today, all these have been completed and proven sustainable under the current regulatory regime

If approved, this project would set a dangerous precedent and threaten a heritage conservation regime which has been recognized as standard setting across the country, preserving Old Town for the use and enjoyment of us all.

Sincerely,

Martin Segger

1760 Patly Place, Victoria

July 23, 2021

Mayor Lisa Helps & Members of Council  
City of Victoria  
City Hall  
1 Centennial Square  
Victoria BC

**Re: Application for rezoning 566 - 568 St. to permit a retail cannabis store and rezoning to remove a cannabis retail store as a permitted use at 546 Yates St.**

Dear Mayor and Council,

Jima Cannabis is a member in good standing with the Greater Victoria Chamber of Commerce. We support the inclusion of this emerging industry as part of our region's business community, and we advocate for business innovation to help keep our community vibrant.

As such, we support our member's initiative to improve customer service and the economic vitality of their downtown neighbourhood. The proposal to relocate from 546 Yates Street to 566-568 Yates Street is being done to reduce storefront visibility, which has been an important consideration for businesses in the cannabis industry.

We also believe that serving market demand is an important function for private sector businesses. The proposal to turn the space at 546 Yates into a restaurant and market offering alternative products will provide a unique service for consumers.

The investments being made by Jima Cannabis will create jobs and economic activity to an area that can benefit from both.

Sincerely,



Bruce Williams  
CEO, Greater Victoria Chamber of Commerce

## Amanda Ferguson

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**From:** Eric Bramble [REDACTED]  
**Sent:** July 26, 2021 12:10 PM  
**To:** Public Hearings  
**Subject:** Northern Junk 1314 1318 Wharf Street

To Whom It May Concern

My name is Eric Bramble and I am writing in support of the proposed "Northern Junk" development in the 1300 block of Wharf St in Victoria

For a long time, I have been embarrassed as a long time citizen of Victoria by the eye sore that is the current situation on the "Northern Junk" site which unfortunately has been living up to its name.

Approving this development proposal to me suggests that finally persons in a position of power are willing to look to the future, rather than harking to a long ago past. I feel that perhaps our city has finally accepted a reality that provides more room for people born and raised in our region or are moving to Victoria.

This proposal will enhance our community by providing an opportunity for young and old to reside and hopefully work downtown which is a crucial component to any city's economic and lifestyle stability. As it stands it currently does nothing on either of these fronts and it is a shame that council has spent so many years wringing their hands seeking perfection from a private developer whilst their public sector infrastructure projects have been FAR from perfect.

Victoria's future rests on the bravery of private groups investing in our community and it is up to our community to embrace change. Not for changes sake, but to prepare for the future which is never served by a stagnant state of being. We must require our civic leaders and community associations to think about our children and their children and so forth. I pray that our council allows this proposal to move forward so I will not have to pray that my grand children can actually live in Victoria.

Sincerely  
Eric Bramble  
160 Eberts Street  
Victoria, BC

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Virus-free. [www.avast.com](http://www.avast.com)



## Amanda Ferguson

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**From:** Graham & Susan Ross [REDACTED]  
**Sent:** July 26, 2021 12:08 PM  
**To:** Public Hearings  
**Subject:** Northern Junk Buildings

Dear Mayor and Council,

I am appalled at the plans to renovate the area containing two of the oldest buildings left from the Gold Rush era. As a Victoria-born resident, I firmly believe that the heritage of my city is one of its main attractions. The renovation would obliterate what is there now and destroy even more evidence of our increasing loss of cherished heritage. Surely there is a creative idea to repurpose these two buildings as opposed to a developer's concept of a modern structure. Other cities can do this, how about Victoria.

Thank you for consideration of my thoughts.

Sincerely,  
Susan Ross  
3523 Redwood Avenue

**Amanda Ferguson**

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**From:** Humfrey Melling [REDACTED]  
**Sent:** July 26, 2021 7:37 AM  
**To:** Public Hearings  
**Subject:** Re: 1314 and 1318 Wharf Street

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

**Dear Mayor Helps and Council**

I have long been distressed by the continued loss of Victoria's heritage of architecture, sanctioned by Council's spot re-zoning and permissions for demolition. I am particularly opposed to the rezoning of and proposed additions to the Northern Junk Buildings. These are two of the oldest stone buildings in Canada west of Toronto. If retained, restored and re-purposed (a Gold Rush museum, perhaps?) they could be a valuable reminder of our cultural history, an asset to our city-scape, a means to preserve the present beautiful view from Wharf Street and thereby a strong draw for visitors to our city. Hiding them below a four-story addition essentially destroys their character and historic significance - equivalent to demolition - and the proposal further blocks our view of the harbour and distant hills.

I will be very disappointed if you do not vote to oppose the proposed rezoning.

Thank You

**Humfrey Melling  
240 Memorial Crescent, Victoria BC. V8S 3J2**

## Amanda Ferguson

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**From:** John Adams [REDACTED]  
**Sent:** July 26, 2021 9:09 AM  
**To:** Public Hearings  
**Subject:** Northern Junk buildings

Dear Mayor Helps and Councillors,

Please do not approve the proposal for the Northern Junk buildings currently being considered.

Of all the possibilities for those buildings, and for that part of the harbourfront in general, the plan to put big boxes on top of the heritage structures is about as bad as can be imagined. Retaining the heritage character while creating new uses and adding modern elements is achievable. The proposal before you is a travesty.

Please reject the proposal and encourage the developer to come up with a more thoughtful, sympathetic design.

John Adams  
634 Battery Street  
Victoria BC V8V 1E5

## Amanda Ferguson

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**From:** Victoria Mayor and Council  
**Sent:** July 26, 2021 9:58 AM  
**To:** Public Hearings  
**Subject:** Fw: 1314-1318 Wharf Street Rezoning Application

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**From:** Jim Kerr [REDACTED]  
**Sent:** July 25, 2021 5:57 PM  
**To:** 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>; Lisa Helps (Mayor) <LHelps@victoria.ca>  
**Subject:** 1314-1318 Wharf Street Rezoning Application

Dear Mayor & Council,

As an architect and 30 year resident of Victoria, I wish to express my concern regarding the current redevelopment and rezoning application for the Gold Rush Warehouses (aka Northern Junk) site.

While acknowledging the proposed design may appear architecturally seductive to some and could bring welcome revitalization of a long abandoned property, I submit that, if approved, it will make a mockery of well established heritage principles and policies that have guided the successful conservation approach to Victoria's Old Town for over 50 years. Together these have placed the highest value on Old Town's pedestrian scale and the authenticity of its historic buildings, streets and spaces as a coherent whole rather than a series of individual pieces.

One such policy is the City's commitment to following the Standards & Guidelines for the Conservation of Historic Places In Canada. Standard 11 states "*Conserve the heritage value and character defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*" By stacking 4 new floors over both historic single storey warehouses, the proposed "addition" will not be "subordinate to" but rather "entirely dominant". The scale and massing of the original buildings will be completely lost as a result.

Another is the City's recently adopted Downtown Core Area Plan, Old Town Design Guidelines which includes #5 "Heritage Buildings – Additions And Adjacencies". Item 5.2.f. states "*Rooftop Additions should be stepped back no less than 3m from the façade of the building that faces a street in order to reduce the impact of the additional building mass on the public street, improve sunlight access on the public street and better distinguish the form and scale of the original heritage building(s)*". Notwithstanding its extreme height relative to the original buildings, the proposed "addition" offers no meaningful setbacks on any of the facade elevations. You'll note I'm using italics for the word addition because in fact it isn't an addition in the conventional sense. It is instead an entirely new building which has incorporated salvaged facades. As a result, I suggest the original buildings' authenticity has literally "left the building".

Most importantly, the Official Community Plan notes that a key objective of Old Town's heritage designation is "*to conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area*". Consequently, extreme redevelopment and densification in Old Town has been wisely constrained in favour of a nuanced and incremental approach. With this proposal and others, however, it appears a more cavalier attitude towards densification is gaining traction, particularly in the guise of providing new rental housing.

While this may be appropriate in other areas of downtown, it should not be allowed to infiltrate Old Town while well considered heritage principles are discarded.

For these reasons I believe the proposed design and density lift for this site is not supportable and urge you to reject the application.

Thank you for your consideration.

James Kerr, Architect AIBC  
1423 Haultain Street  
Victoria BC

## Amanda Ferguson

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**From:** Monique Genton [REDACTED]  
**Sent:** July 26, 2021 10:03 AM  
**To:** Public Hearings  
**Subject:** Northern Junk Buildings

To Mayor and Council

I am opposed to the rezoning and the proposed additions to the Northern Junk Buildings.

Even though I have lived in Victoria for 10 years, I still get a thrill from going downtown and seeing this fabulous architecture. It *defines* Victoria, and recalls all the excitement and fondness I felt, when I first visited this great city.

These buildings are a tribute to craftsmanship, artistry, and labour. Please do not Vancouverize our great city.

Heritage is essential. It's who we are.

[Monique Genton](#)

[1947 Brighton Avenue](#)

[Victoria, B.C. V8S 2E1](#)

## **Amanda Ferguson**

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**From:** Mike Siska [REDACTED]  
**Sent:** July 26, 2021 11:38 AM  
**To:** Public Hearings  
**Subject:** 1314 and 1318 Wharf St, Northern Junk Bldgs.

*Mayor and Council,*

*I am in favour of the redevelopment of 1314 and 1318 Wharf street...it is long overdue as they can be a valuable part of Old Town and not an eyesore that it presently is. The designs should generally follow the design guidelines for this area and foster a design that doesn't wholly bury the historic buildings...please ensure the redevelopment is completed in a proper manner compatible with the overall objectives for this treasured area.*

*Mike Siska*

*1076 davie Street,*

[REDACTED]

## Amanda Ferguson

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**From:** Patrick Skillings [REDACTED]  
**Sent:** July 26, 2021 7:17 AM  
**To:** Public Hearings  
**Subject:** Gold Rush

Development is always a tricky decision to balance the past, present, & future. By virtually eliminating these two historic buildings and creating a large seemingly blank wall cutting off the views of the harbour you are choosing overwhelming size over beauty. This project is especially damaging to our shared history.

Not.

Patrick Skillings

[REDACTED]



## Amanda Ferguson

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**From:** Ruth Suter [REDACTED]  
**Sent:** July 26, 2021 9:41 AM  
**To:** Public Hearings  
**Subject:** Northern Junk Buildings, 1314 & 1318 Wharf Street, Victoria

To 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 essentially buries these important historic buildings.

Please oppose the proposed rezoning.

Thank you.

Gerhard Suter

601-1204 Fairfield Road

Victoria, V8V 3B2

Sent from my iPad

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

This letter is to voice my **support** for the Northern Junk proposal located at 1314-1318 Wharf Street that is being submitted by Reliance Properties. I work along Store street, and have been a resident of a wide range of neighbourhoods surrounding the Northern Junk Buildings: Victoria West, Esquimalt, James Bay. Every day, whether it be as a resident or a business owner, I see the dead space at the foot of a bridge in our downtown core that does not represent the vision of heritage that I value.

The proposal from Reliance Properties strives to take something vacant and uninviting, and use high-quality architectural elements to enhance Victoria's heritage fabric by restoring/honouring the old while creating new uses that bring new life to the buildings. As a city, we need to look forward and make a better effort to design a community that people want. People want diverse housing stock in the downtown core. People want public access to a waterfront that feels inviting and safe. People, including myself, want to honour the heritage and history of our city by meaningfully revitalizing and contributing to the pedestrian experience along Wharf Street.

Reliance Properties has also created an Indigenous public art opportunity on the North wall of the building, which will have prominent views from the Johnson Street Bridge. A Victoria-based Indigenous artist has been selected to honour the history of the land that the Northern Junk buildings reside on, and do this storytelling through public art. I'm thoroughly pleased with the integration and acknowledgement of Indigenous Nations into this proposal. It is incredibly important that we continue to honour those who resided here long before Northern Junk was built. I encourage those who oppose this project because of their heritage concerns to understand that there is a deep history of these lands that existed long before the erection of the currently vacant heritage buildings.

I strongly believe that the City should **approve** the Reliance Properties' Northern Junk (1314-1318 Wharf Street) proposal. As a City, we need to move forward, and honour our heritage by bringing new life to these buildings.

Sincerely,  
Roxanne van Gemert (Local Resident and Business Owner at 2031 Store Street)

## Amanda Ferguson

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**From:** Tobin Stokes [REDACTED]  
**Sent:** July 26, 2021 10:29 AM  
**To:** Victoria Mayor and Council  
**Cc:** Public Hearings  
**Subject:** 1314 and 1318 Wharf St

re: 1314 & 1318 Wharf Street  
("Northern Junk" buildings)

Mayor and Council:

I'm opposed to the redevelopment of the Northern Junk buildings. Covering and dwarfing them with the proposed new building would be a loss to the old town section of Victoria, and to history. They're pre-confederation, built when Vancouver Island was a colony. They've been standing for about eight generations – it's a miracle they still exist.

I acknowledge the developer has put time and resources into various redesigns, and I acknowledge our city needs more housing. But let's not conflate these two issues to reach a quick, lazy conclusion that this is the best we can do with such a rare, unique site.

I oppose this proposed rezoning and development, and I trust you will too.

Thank you,

Tobin Stokes  
731 Vancouver St, Victoria BC