

[REDACTED]

From: Victoria Mayor and Council
Sent: June 9, 2020 1:56 PM
To: Victoria Mayor and Council
Subject: Fw: 1314 and 1318 Wharf Street - Rezoning Application No. 00701 and Heritage Alteration Permit with Variances No. 00236 (Downtown)
Attachments: Mayor Lisa Helps and Victoria City Council.docx

From: steveandruth [REDACTED]
Sent: June 8, 2020 2:13 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: 1314 and 1318 Wharf Street - Rezoning Application No. 00701 and Heritage Alteration Permit with Variances No. 00236 (Downtown)

Dear Mayor Helps,
Here is a copy of my letter to Mayor and Council concerning the Northern Junk application, on this week's Committee of the Whole agenda.
Yours truly,
Steve Barber

Mayor Lisa Helps and Victoria City Council

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

Heritage Alteration Permit Application No. 00236

Dear Mayor Helps and Members of City Council,

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

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

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

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

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

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

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

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

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

I strongly recommend that you decline this application.

Yours truly,

Steve Barber

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

[REDACTED]

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

June 8, 2010

Dear Mayor and Council:

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

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

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

The buildings are correctly known as:

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

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

To: Mayor and Council

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

The staff report included in the August 7, 2020 agenda states that the Official Community Plan moves away from taking an 'archival' approach to heritage within Old Town and sets out a vision to create a living and breathing Old Town, where buildings, old and new, are occupied, vibrant and are actively contributing to the liveability and well being of the community as a whole.

This statement suggests that prior to the current Official Community Plan being adopted in 2012 that projects that had been developed in Old Town, had not achieved these goals while, at the same time, respecting and responding to the principles related to heritage conservation and rehabilitation.

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

desirable, diverse and attractive areas of the city, where people are able to live, work and recreate. In addition, it enjoys an international reputation for the quality of its heritage buildings and their sensitive rehabilitation - all achieved while respecting and responding to the principles associated with heritage preservation, rehabilitation and adaptive reuse.

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

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

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

Sincerely,
Pamela Madoff

September 16, 2010

Dear Mayor Helps and Members of City Council:

Re: 1314/1316 Wharf Street ('Northern Junk' Proposal) for Caire & Gracini Warehouse (1860) and The Fraser Warehouse (1864):

I am writing again to request that you turn down this proposal to unsympathetically redevelop these properties on Victoria's harbour.

My letter of June 8 (attached below) is still valid. The current proposal for the buildings has not significantly changed, and does the city no favours in managing its successful 40-year Heritage Program. Please read my June 8 letter again.

The current thinking in the planning department that 'Heritage conservation' is one component of the OCP is true.

However. preserving 'Heritage' should be paramount when dealing with Victoria's Old Town neighbourhood, a Heritage Conservation Area for over 30 years.

This proposal overwhelms the two significant historic buildings. The developer knew they were Heritage Designated buildings when they purchased them. They knew there were rules regarding their possible redevelopment from the start. They took a chance. The City is not obligated to grant their request for rezoning to allow this ill-conceived proposal.

Sincerely,

Stuart Stark
Heritage Consultant
Past chair: Heritage Advisory Panel
909 Woodhall Drive,
Victoria B.C.

Prof. Martin Segger

[REDACTED]

[REDACTED]

[REDACTED]

Attn. Mayor Lisa Helps and Victoria City Council

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

Heritage Alteration Permit Application No. 00236

Dear Mayor Helps and Members of City Council,

I urge that you **not support this application** which would seriously compromise the historic sky line of Old Town!

The proposal sets a very dangerous precedent. I have never seen a project so egregiously run counter to both the *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

If, as your Planners now advise, the new Community Plan trumps the current regulatory framework for heritage conservation, I would argue there exists no mandate to do this without serious and extensive community consultation and formal approvals to the effect that this is now the case.

Furthermore, the argument that past heritage conservation practice in Victoria over the past 50 years has been unnecessarily “archival” so somehow now out-of-date, is specious. Does this mean heritage restoration should not be authentic? Past projects and several now underway demonstrate that the current regime works well and has widespread popular support.

Please **decline this application**.

Sincerely,

Martin Segger FRSA (Former Councilor with long-time service on Heritage Advisory, Civic Heritage Trust, Victoria Heritage Foundation, Capital Commission etc.)

Dear Mayor Helps,

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

Yours truly,
Steve Barber

Dear Mayor and Council

Please accept this letter in support of the revised design and rezoning application for the adaptive re-use and redevelopment of the Northern Junk buildings at 1314 and 1318 Wharf Street.

As a passionate owner and developer of many historic buildings in the Lower Mainland as well as in Victoria, I believe that the current proposal does an exceptional job of introducing additions and interventions that are complementary to the humble, yet important, existing buildings. The current proposal enables the celebration and adaptive, relevant re-use of these important buildings, while enabling their integration into the relevant economic evolution of this area.

As a neighbouring property owner, we are greatly appreciative of the efforts that the Northern Junk owner has made to respond to the diverse complexities and demands for their property. Their project will enable the continuation of the David Foster walkway, and will complement the area upgrades that the City has been so carefully undertaking. The vitality added by the residential component proposed by this project is also desperately needed in the area.

We strongly support the current proposal for the rehabilitation and redevelopment of the Northern Junk buildings, and ask council to support moving the project forward to Public Hearing. Please do not hesitate to contact the undersigned should you any questions or require further clarification.

Your truly,

Robert Fung
President

Dear Mayor and Council,

I am writing to express my support for the proposal for the rental project at the Northern Junk property (1314-1318 Wharf Street). These buildings have been sitting vacant on the waterfront for over 40 years and it would be irresponsible to let them deteriorate any longer. This is great addition to the community as it provides a critical link for the David Foster Walkway, would increase the vibrancy of the immediate area, enhance the natural shoreline, brighten up the Old Town skyline as viewed from the Songhees Walkway, provide public art, and increase the supply of rental housing in the area.

I live at 1008 Pandora and walk/cycle in the immediate area almost daily. I was extremely disappointed by the recent 5-4 rejection of the proposal the last time it was presented at a council meeting, but it seems the developers have responded to most of the concerns. I hope to see this one move forward.

Thanks,
Brandon Williamson

Dear Mayor and Council,

Please do not make the same mistake a previous council made when the Regent Hotel was allowed.

This building will further block the harbour views.

He knew what he was getting into when he bought the property.

Just say no.

thank you

Paul Best

Hello to all of you. I would like to renew my opposition to the redevelopment plans for the historic Northern Junk buildings.

Personally , I don't see any redeemable value in them, but at least keep that piece of water front public, create a forum, a maritime museum, an accessible park for all.

Regards , Thierry Keruzoré (Esquimalt)

Dear Mayor Helps,

The Northern Junk Buildings should be restored and preserved as a heritage site. What a wonderful heritage attraction they would make.

The Northern Junk buildings should NOT be turned into condominiums. Façadism is NOT heritage preservation.

Thank you in advance for doing the right thing!

Kind regards,
Kevin Attewell
Director - Victoria Athletic Club

Dear Mayor and Council,

I am writing in support of the "Northern Junk" proposal at 1314 and 1318 Wharf Street. The August 2020 revision is visually attractive, highlights the heritage buildings nicely, and will provide much needed rental housing. Furthermore, the location is a short walk from most of downtown and has good access to transit and car share services, and is therefore compatible with the city's environmental and active transportation goals.

I am concerned, however, about two elements of the staff report.

1. I watched the video of the June 11 Council meeting, and I remember how central concerns about providing better visual access to the heritage building were to Council's decision to send the proposal back to the developer. The developer responded to those concerns, and came up with a proposal to address them by moving the PMT. Now, staff wants to require the application to move the Pad Mounted Transformer (PMT) to a "suitable location on private land."

Unfortunately, BC Hydro requires that the PMT be accessible from a public right of way, and it's clear from looking at the property map that the only locations accessible from a public right of way are in front of heritage building walls. I see no way that the applicant can simultaneously meet Council's direction and staff's request. Therefore, I suggest that Council direct staff to work with the applicant to locate a suitable location in Bridgehead green.

2. The revised proposal decreased the width of the Harbour Pathway by ½ meter in response to an expressed desire to expose more of the natural shore line. It does that, the change is attractive, and the width of the pathway matches the width of the pathway recently built in Reeson Park. In addition, the August 2020 revision already narrowed the restaurant patio area. Narrowing the patio area further makes no sense, so the only possible way to widen the walkway is to cover more shoreline. So, if the priority is to expose the shoreline, then accept the plan as is with a barely adequate patio and a path the same width as in Reeson Park. If the shoreline is subservient to the path width, then allow a wider patio as well, as that will make the restaurant space more attractive and economically viable.

Sincerely,

Jim Mayer
389 Tyee Road, Unit G3, Victoria BC V9A 0A9

Dear Mayor and Council,

I am writing this letter 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.

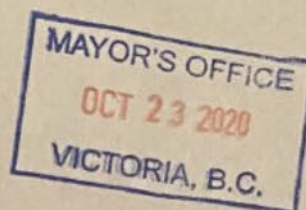
Having more living accommodation wrapping around that area of Old Town will help to keep the area vibrant year round. More downtown residents mean more opportunities for local businesses. It will help to keep our Chinatown grocers in business and our restaurants and cafes as well. It's our local community 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
876 Somenos Street
Victoria, BC. V8S 4A6

3937 Dawe Rd.
Victoria V8N 4H5
October 16, 2020



Mayor Helps and Council

As I prepared to take care of our home's property tax responsibility for this year, I found myself contemplating the city counsel's lack of leadership regarding the development of a particular property that has remained derelict for most of my lifetime. Known as the Northern Junk buildings, they have, as I see it, long been a waste of valuable city space.

These buildings neither serve any useful function nor generate potential tax revenue to a city that needs funds for the common benefit. One result is that home property owners are having to contribute a greater share. Another is that residents of the city don't find this area interesting; equally importantly neither do the tourists that our business community relies on for a sizable part of its revenues. Once the visitors walk along Wharf to this area there is nothing they can see to draw them further north past Yates St. I believe that the walkway along the water should be extended to tie it into a loop for pedestrian traffic on Wharf in a way that would eliminate the present "dead zone" which encourages only unsavoury and unsafe use. I imagine that I am not the only citizen who avoids the area because of that.

I understand that some outspoken citizens believe it is better to leave the buildings as they are to continue their already advanced deterioration unchecked than to incorporate them into a new project. The character of my city is important to me, both for aesthetic reasons and because that is the main reason visitors are drawn to Victoria. However I do not believe that the quality and character of an area need necessarily suffer when change and development occur. It is possible for safely- (earthquakes) and sensitively-designed buildings to enhance both the usefulness and attractiveness of an area. We all need a more vital downtown to draw people in, not a more derelict one! I want to add interest and vitality into the area 24/7 instead of allowing it to deteriorate further. Businesses ie restaurants along the walkway, and more potential customers to frequent them living in the upper floors, just makes more sense.

As for restricting the height of the proposed development: It seems difficult for some to understand that developers are not charities, and that in order to pay for a well constructed project there needs to be enough profit to pay the wages of the people who design and build it, not to mention the cost of purchasing waterfront land. The math seems simple to me. It should be obvious that without entirely demolishing & removing the two existing heritage buildings from that land there is no possible pedestrian view across Wharf street to the historic waterway; one storey blocks that view as well as do 10! I would much prefer to be able to view it safely from a new accessible walkway that invites outdoor social participation from a cross-section of visitors and residents.

A handwritten signature in blue ink, appearing to read "Elizabeth Politano".

Elizabeth Politano

For many years the City of Victoria has had a Heritage Advisory Panel (HAP) mandated to advise the City Council on matters pertaining to heritage. The Panel considers general heritage policies and individual land use applications that involve heritage buildings. The Panel also makes recommendations regarding the heritage designation of houses and buildings.

At the HAP meeting of September 10, 2019, the Panel considered the application for the four-storey addition proposed to be placed over the one-storey Gold Rush Warehouses at 1314 – 1318 Wharf Street (Northern Junk). The Panel was unanimous in recommending that City Council decline the Heritage Alteration Permit requested and stated the reasons:

- does not comply with the design guidelines for rooftop additions
- lack of distinguishability
- too high for this location
- massing is not subordinate to the existing heritage buildings.

Somehow these recommendations seem have escaped the attention of the City Planning Department for, at the September 17, 2020 Committee of the Whole Meeting, they came up with a recommendation that City Council approve the Heritage Alteration Permit and allow the development.

Hidden deep within the 247 pages of Attachment E: Staff Reports Staff is the line: "The application challenges many aspects of City policy pertaining to heritage conservation, which is reflected in the Heritage Advisory Panel's recommendation that City Council decline the application." That's it. Short shrift to hours of discussion at the HAP meeting. A meeting that offered the considered advice of educated and articulate experts on architecture, planning and heritage. Experts with PhDs and master's degrees in architecture and planning, educated the world over, who give up their valuable time and volunteer to counsel the City.

The report to Council does note that "the proposed rooftop addition is inconsistent with sections of the Old Town Design Guidelines for New Buildings and Additions to Existing Buildings (2019) and The Standards and Guidelines for the Conservation of Historic Places in Canada since the additions subordinate the heritage buildings within a much larger new development." But, again, this is hidden deep within the 330 pages City Councillors must read before deciding.

It is little wonder that heritage preservation is low on the list of City Council priorities when staff reports fail to emphasize the Official Community Plan provisions: "Victoria is vibrant and attractive with high quality architecture and urban design that enhances its unique character and sense of place" and "Victoria's cultural and natural heritage resources are protected and celebrated."

Ken Johnson

Dear Mayor and Council- We are concerned about the height and scale as reported in the *Times Colonist* of the proposed development of these Old Town buildings. The fortunate continued existence of many original buildings and the sensitive manner in which much of Old Town has been developed give our downtown core a unique character. It is obvious preservation of this area while making necessary changes to old structures is the result of sustained work by creative planners, architects and developers in the fairly recent past. We urge you not to approve any project whose scale is not in keeping with the existing surrounding structures. Whatever is eventually built on this high-traffic and very visible corner will obviously be very significant for our downtown. Good luck in your deliberations. Jan and Janice Drent 1720 Rockland Avenue.

Jan and Janice Drent

[REDACTED]

From: Brandon Williamson [REDACTED]
Sent: Saturday, March 13, 2021 5:40 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Hello Mayor and Council,

I am writing to express my support for the proposal at 1314-1318 Wharf Street.

The current buildings as they stand are an embarrassment on our waterfront (that, and the waterfront parking lots). They've continued to deteriorate for over 40 years. We really shouldn't waste any more time in restoring them. The current proposal is quite a stunning design that I think does a fine job of blending the old and new. It represents a vital link for the long-promised David Foster Walkway, would enhance safety and vibrancy around Reeson Park, bring much needed rental stock to our city, and would help support nearby local businesses.

I am particularly excited by the fact that the building includes ZERO car parking. This location could not be more perfect for individuals looking to live a car-free lifestyle, given the wealth of active transportation options in the immediate vicinity. Let's build housing for people, not cars. It also includes several 2-3 bedroom units, something that is increasingly lacking in the City, as you all know. I think this proposal is such a creative and beautiful way to bring these buildings back to life. The building is not just housing, but also an important waterfront amenity for the public.

Thank you,
Brandon Williamson
1008 Pandora Ave

[REDACTED]

From: Adrian Lowe [REDACTED]
Sent: Monday, March 15, 2021 6:21 PM
To: Public Hearings
Subject: Proposal to Redevelop "Northern Junk" Properties (1314-1318 Wharf Street)

To Victoria Council and Staff,

In advance of the public hearing, I write to express my complete support for the most recent proposal submitted by Reliance Properties to redevelop the lands referenced in the subject line. It is an absolute scandal that these lands, and the buildings that occupy them currently, have been trapped in the development approval process for ELEVEN YEARS, through one proposal after another. Whatever the merits of those earlier proposals (and every one of them would have been an exponential improvement over the state of the properties as they sit now) this latest vision is an especially fine one, that promises to completely reinvigorate one of the most high-profile corners of the city.

Enough hand-wringing; enough pandering to the carpers and the nit-pickers and all the other forces that claim to be defending Victoria's "heritage" as these two actual pieces of our heritage progressively fall closer to ruin. This Reliance proposal to save the old while simultaneously building something new deserves our complete and total support.

Sincerely,

Adrian Lowe
311-535 Manchester Road



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,

Elizabeth J. Mears

Managing Director
Oak Bay Rental Investments Ltd.

[REDACTED]

From: Marc-Antoine Dufault [REDACTED]
Sent: Monday, March 15, 2021 11:20 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Categories: Madison - In Progress

Dear Mayor and Council,

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

The current architectural proposal is completely dwarfing the existing buildings to the extent of not being able to see those anymore. I understand the economics behind this proposal and I feel like we would have a winning proposal with a few architectural tweaks.

I am not against this proposal ‘per se’ but I feel like the architectural treatment of the addition should be revised to differentiate the old and the new more clearly. It’s hard to differentiate old stone and brick buildings with brick additions, even if the colours are different. This is a basic principle of conservation in architecture. Please refer to The Venice Charter for the Conservation and Restoration of Monuments and Sites for more information on the subject.

The first story of the addition could be set back from the original façades so our eyes can clearly understand what is old and what is new. Another simple solution would be to use a more contrasting material like zinc or corroded steel on the addition. This was successfully done at the Caixa Forum in Madrid, repurposed by Swiss architects Herzog & DeMeuron. This material has been used recently in the city by Lefèvre for their Ironworks housing project.

The balconies at the back façade of the addition are exacerbating the dwarfing situation and should be omitted. I understand this is a selling point for the developer but the addition looks bigger than it should be with those protuberances. They should be carved out of the new façades so they are not so distracting to the eyes.

The new proposal looks like one big ‘blocky’ building but the Northern Junk is comprised of two distinct buildings. We should not forget that. The additions should reference this condition. Maybe the grey part of the addition over one of the old building should have one more story than the red part so we can clearly acknowledge this and break out the shape of the overall proposal.

It is not clear if the path between the two existing buildings will still be open to the public but this should be a ‘sine qua non’ condition for the approval of the project by City Council. Please refer to the ‘Musée des Civilisations’ in Quebec City by Moshe Safdie Architects for a great project who kept a public pathway between two historic buildings.

I understand that we are currently in a housing crisis and that each housing units count but this particular project should still be refined before it is approved by council. This is an iconic location and this call for a project with a more sophisticated approach to conservation.

Best,

Marc-Antoine Dufault
Architect MRAIC, MOAQ
2103 Fernwood Road
Victoria BC V8T 2Z1

[REDACTED]

From: Francisco Arellano [REDACTED]
Sent: Saturday, March 20, 2021 1:54 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street - Positive Support for Application

Dear Mayor and Council,

I am writing this letter in support of the most recent proposal by Reliance Properties for the project known as " 1314- 1318 Wharf Street – Northern Junk. I'm rather astonished that it has taken 11 years for this development to come together, and yet council feels that it is okay to allow further delays that only contributes to the degradation of these historical buildings. Currently, the development is needed. We are in the middle of housing crisis, and any housing at this point is good news for Victoria. My only feedback is that council remove all parking requirements from the development. Toronto City Council has done this in the past, why can't Victoria? Moreover, this development should have ZERO street parking. There are plenty of parking lots available in the surrounding area. If you want to reduce congestion, you have to be bold and remove parking parking minimums.

In terms of the architecture, I feel it's respectful of the surrounding buildings and works well with the recent Janion development. The height and density are appropriate, although I wish it was taller and more dense. This is an important intersection, I see no issue with building an iconic slim point tower in the 10 to 20 storey range.

I want to express that I am a resident of Victoria, and I fully support this application and that it should proceed as quickly as possible.

Juan Francisco Arellano - 408 Wilson St.

Re GoldRush buildings

To the City of Victoria Mayor and Council

As a signatory of the letter of January 17th 2019 commenting on the success of the Old Town preservation mandate of City Hall I wish to reiterate my opposition to the absurd proposal from Reliance Properties.

It is hard for me to even imagine what kind of thinking could lead to such a grotesque project. I can remember when Victoria made a mistake like this when Sam Bawlf built the Regent Hotel. Fortunately that blot on our harbour galvanized our community to say 'no more'.

I am sure that you will be overwhelmed by opposition to the project but just in case the thinking behind Reliances proposal is shock and awe to be followed up with something that seems reasonable by comparison know that any project based solely on greed with absolutely no thought given to the city is going to be stopped.

I pass by regularly and this is not just some random site to be thrown open to the developer community to fight over. This is a precious community asset. I can see the two jewels in a repaired environment with community assets NOT condos.

Perhaps the maritime museum as suggested today by a TC letter writer.

Kind Regards

Martin Golder
Retired Architect.

Dear Mayor Helps - I am adding my voice to the concerns and opposition expressed by many citizens of Victoria about the development proposed by Reliance Properties for the Northern Junk/ Gold Rush Warehouse buildings which is being advanced to a rezoning public hearing this month. It is difficult to understand how Mayor and Council can support this proposal in that it does not meet the City's own recently adopted *Old Town Design Guidelines for New Buildings and Additions to Existing Buildings*, and it flies in the face of the *City's Downtown Core Area Plan* and the *Official Community Plan*. It also does not comply with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. In fact there is nothing in the City's current policies, regulations and plans that indicate that a proposal of this kind should be supported at this important waterfront and historic site.

In their latest application for a rezoning and heritage alteration permit at 1314 and 1318 Wharf Street, Reliance Properties proposes to subsume two of the City's oldest (1860 and 1864) extant heritage buildings into a massively over-scaled development. The requested rezoning would increase the allowable density from 1.1 to 3.39 FSR (floor space ratio), and would increase height from the present one storey - the maximum permitted under the current Inner Harbour Heritage District zone - to five stories, Not only would we lose the historic scale and sky/water views if this were to proceed but this is more bonus density and additional height than any other heritage conservation project in the 50-year history of Old Town's redevelopment.

The application would radically alter two of the most historically significant heritage buildings on Victoria's Inner Harbour. The heritage value of these buildings lies in their modest scale, their vernacular construction, and their appearance as freestanding structures which contribute to the diversity of the City's historic shoreline as viewed from the Inner Harbour. These elements need to be preserved and continue to contribute to Victoria's unique and treasured historic character. If this proposal is accepted it would set a precedent that would see the demise of the historic character of our City.

We sometimes forget that it is the extraordinary historic character of this City that makes Victoria a place we and many others want to live in. This character is a non-renewable resource and only exists because of the preservation of historic buildings such as the Gold Rush Warehouses. Given the intense development pressure, this special character can only be preserved with the attention, care and support from City Council.

I ask you to firmly reject this unacceptable rezoning application.

Sincerely

Jennifer Iredale, CAHP
Historian / Curator / Heritage Preservation

Dear Mayor and Councillors,

This latest proposal for the Northern Junk site is just so wrong! The two buildings, to be sure, are not fine examples of late 19th C. architecture. But they are the last remaining, honest representatives of the very beginnings of Victoria's Harbour, and thus, the very beginnings of our City itself. These two simple buildings continue to stand alone, in peril, after all these years, still hoping to be able to tell the story of the very origins of our City. And that's important! That's very important! They must not be draped in silence in a shroud!!!

I don't have any suggestions to "tweak" improvements to the current proposal. There are none. The properties should be purchased by the public sector, restored and readapted in a use that ensures a meaningful stroll between our "Gold Rush" beginnings and our "Blue Bridge " future. The thing is...."There is time!". As always in Victoria...there is time to get it right.

Kind regards,
Len Vopnfjord

[REDACTED]

From: Tessa McLoughlin [REDACTED]
Sent: Friday, April 9, 2021 4:09 PM
To: Public Hearings
Subject: Reliance Northern Junk

Dear Mayor and Council,

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

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

Sincerely,

Tessa McLoughlin



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

April 12, 2021

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P7

Re: Reliance redevelopment of Northern Junk property

To whom it may concern,

I am pleased to reiterate the Downtown Victoria Business Association's support for the redevelopment of the Northern Junk property. Those buildings have languished in disrepair for far too long and are decaying ever more quickly. They are currently an eyesore instead of the historic reminder they could become.

We have long felt that this location needs to be redeveloped and we are excited to think this could become a reality soon. The revisions to Reliance's plans have been made because of feedback from the community and from City Council, and these revisions seem only to enhance what was already an appealing proposal. The changes which have been made will better showcase the heritage aspects of the renovation project and allow greater exposure of the natural shoreline. The addition of a rooftop common space seems like a thoughtful consideration of tenant needs. The addition of rental residential space is a much-needed priority downtown which will help expand the range of housing options available to Victorians.

Please proceed with this proposal before the buildings degrade completely. This is a project which would add to the vitality of downtown in a notable way.

Sincerely,

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

Jeff Bray
DVBA Executive Director

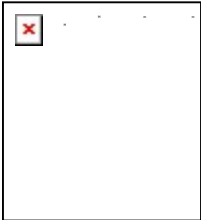
[REDACTED]

From: Paul Long [REDACTED]
Sent: Monday, April 12, 2021 9:28 PM
To: Public Hearings
Subject: Northern Junk

Hello,

I am writing on behalf of the Whole of anian, we are a team of 6 staff. We have all lived and worked down town although most of our team has moved out of the core. I do still live down town on Johnson Street on the 700 Block. I work down town and live town town so I have a very real understanding of what goes on in this city. When most workers leave the core to go home I walk home & I love this- it is one of the reasons I have lived down town for the last ten years. During this time I have seen developments try and try again to get the Northern Junk going, every time shut down. This needs to stop, we need housing, we need to bring people down town, we need to get people back down here. As a resident of Victoria I ask you to allow this development, as a local business owner I can tell you we need this development.

Please take this development serious & understand that I have been dreaming of the day I can see the wonderful space be used again.



Paul Long
President
[REDACTED]
575 Johnson Street Victoria BC Canada, V8W 1M2
[REDACTED]



April 13, 2021

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

Delivered by email: mayorandcouncil@victoria.ca

RE: Rezoning Application REZ00701 - 1314 and 1318 Wharf Street

Dear Mayor Helps and Councillors,

We are writing, in part, to express our opposition to the proposed development of the “Northern Junk” buildings, but also to urge the City of Victoria to take the lead in finding an acceptable heritage solution.

The design concept is not sympathetic to the City’s *Downtown Core Area Plan*, *Old Town Design Guidelines*, the *Official Community Plan*, and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. We encourage you to stand by the vision of previous Councils and the community and reject the proposed as it is currently presented.

We do not say this lightly, as we recognize the developer is working with a difficult situation and with limiting constraints. We therefore urge the City of Victoria to review its options and explore creative planning approaches that could include density transfer (which has precedence in Victoria) and the adjacent land.

It is in no one’s interest to allow the two structures to suffer further neglect. The site deserves the full support from the City to achieve a sensitive and economically feasible conservation and development.

Thank you for your consideration,

A handwritten signature in dark ink, appearing to read 'P. Gravett', with a stylized, flowing script.

Paul Gravett
Executive Director



Katy Hutchison
1218A Wharf Street



14 April 2021

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

by email to publichearings@victoria.ca

Re: Northern Junk Development 1314-1318 Wharf Street

I am keen supporter of the Reliance Properties proposal to develop the Northern Junk site at 1314-1318 Wharf Street. Having attended every public meeting over the years and familiarized myself with each plan put forward by Reliance, I am eager to see council support this latest iteration and break ground.

As the owner of both residential and commercial space in a Heritage building at 1218 Wharf Street, this project will have a significant impact on my experience living and running a business in Old Town.

Since I last wrote in support of the development, there have been robust changes to the Old Town area with the beautification of the public space around the Janion, completion of the Iron Works building, news of the development of the Capital Iron lands, the opening of Triangle Green Plaza and ground breaking of the Pearl. This area is markedly more vibrant as a result; new businesses are thriving and the streets are filled with pedestrians and cyclists.

In contrast, there is an increasingly negative dynamic growing in the disconnected space that runs from the Johnson Street Bridge, south through Reeson Park, around the Victoria Regent Hotel and along the derelict portion of the David Foster Walkway in front of the Wharf Street parking lot. I used to take my dogs out in this area day and night. I no longer feel safe to do so. Clients of our firm are apprehensive to walk to our office. The marginalized youth and street-involved adults that prey on them, occupy Reeson Park and the surrounding area around the clock. There is a dramatic uptick in calls for police and EHS, significantly more noise at night and garbage strewn all over our neighbourhood. The longer the Northern Junk buildings remain undeveloped the more entrenched these problems are going to be.

I am grateful to Reliance Properties for their unflagging dedication to the project. They have responded to every concern with innovative design concepts that respect the history of Old Town while celebrating the future of a dynamic and growing neighbourhood of the future. By providing much-needed rental units and thoughtful public spaces, the Northern Junk Building will enhance Old Town and fill in the unsightly and dangerous gap that currently exists along the waterfront; creating connection and community.

I urge counsel to approve this proposal and move towards a public hearing.

Yours truly

Katy Hutchison

Dear Mayor and Council,

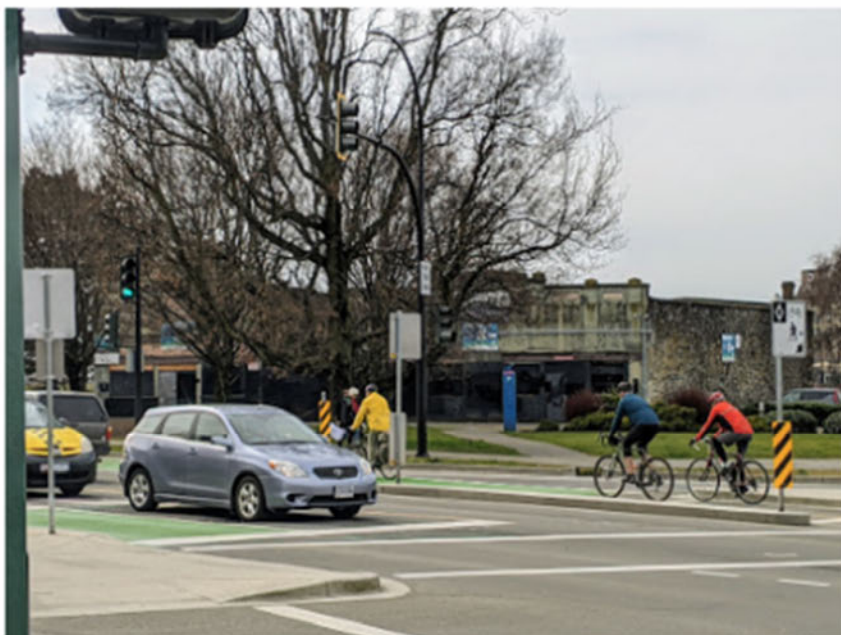
Please advance Rezoning Application No. 00701 for 1314 and 1318 Wharf Street to a public hearing.

The proposal is attractive, highlights the heritage buildings, and provides rental housing that the city desperately needs. Because the proposal is close to downtown and has excellent access to transit and car share services, it is a good fit with the city's active transportation and other environmental goals.

The biggest remaining issue after the September 2020 COTW meeting was the placement of the PMT, and the new location clearly addresses the concerns that Council expressed then. Moving it to the park and providing new landscaping and benches seems like a good solution given the city's desire to preserve the facade of the heritage buildings and not have the pad in the front. It has to go somewhere.

I believe that the most important design element for a building is the way that it interacts with the pedestrian realm, and this proposal does a good job. Wharf street will be a better place, and I am looking forward to the completion of one more segment of the David Foster Harbour Pathway.

Interestingly, one of the persistent criticisms of the project is that it is "too tall" and will block views of the harbour, the hills, and the bridge. My wife, Irene, was wondering about this, so she took some pictures:



As you can see, the existing, historic, buildings already block any view of the harbour and adding stories will make no difference. Similarly, additional stories will block neither hill nor bridge views. This concern is unfounded.

The 1314 and 1318 Wharf Street proposal is solid, and I can't see how anything much better could be done given the natural constraints of the site and the city's decision not to sell the fragment of land next to the bridge.

Sincerely,

Jim Mayer
G3-389 Tyee Road, Victoria BC V9A 0A9

Jim,

Once again what a nice support action, you made strong points in there.

Hopefully one step closer to PH and final approval.

What a tortuous long process that I am positive is worth at the end. Thanks for your continuous support.

Thanks,

JUAN G. PEREIRA PROJECT MANAGER

On May 1, 2021, at 11:19 AM, Jim Mayer [REDACTED] wrote:

Dear Mayor and Council,

Please advance Rezoning Application No. 00701 for 1314 and 1318 Wharf Street to a public hearing.

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The 1314 and 1318 Wharf Street proposal is solid, and I can't see how anything much better could be done given the natural constraints of the site and the city's decision not to sell the fragment of land next to the bridge.

Sincerely,

Jim Mayer
G3-389 Tyee Road, Victoria BC V9A 0A9

Dear Mayor and Council

I'm writing about the latest proposal in the seemingly endless Northern Junk saga. I support this proposal.

The developer has responded to an ever-increasing set of constraints, with an attractive design that

- Does not incorporate any adjacent property
- Limits the development to the existing footprint, and keeps all historic walls visible
- Retains natural shoreline
- Delivers much-needed rental housing

The stream of objections to a wide array of quite good designs proposed over the last decade is infuriating

- Claims that this latest proposal blocks views of the harbor, hills, or bridge are utter nonsense, and irritated me so much that I walked over to Northern Junk for the express purpose of taking photos to debunk these claims (see below).
- Demands that a private developer rehab these buildings without adding any square footage above or beside them are financially naive.
- Suggestions that public funds be used to rehab these buildings, for an undefined use, or for uses that clearly won't fit in the limited square footage of these buildings, are irresponsible. If this type of public funding were available, we should lobby for it to be used on the Bastion Square Courthouse.

These buildings have stood vacant for 42 years! I walk across the bridge to downtown and pass these buildings nearly every day, and every time I am saddened and upset by the negative impact this site has on our beautiful city. Rejecting the latest in a long line of proposals is not simply deferring a decision - it is making the decision to keep a key Victoria site anchored by graffiti-covered boarded-up buildings, litter, fights, and open drug use.

I urge you to accept this proposal!

Sincerely,

Irene Allen

G3-389 Tyee Rd, Victoria BC

Photo 1: Existing buildings already block harbor views, so adding on top won't make any difference. Also note how tall the trees are compared to the existing buildings. In my opinion, adding stories on top isn't going to make the feel from the street very different.



Photo 2: The sliver of view of the hills on the right of the photo is not going to be blocked by additional stories.



Photo 3: The view of the bridge on the right will not be affected by adding stories on top of the existing buildings.



May 3rd, 2021

Mayor and Council City of Victoria

1 Centennial Square Victoria, BC

Mayor and Members of Council,

Subject: Redevelopment of 1314 – 1318 Wharf Street – Northern Junk

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

As a City of Victoria resident, homeowner, and downtown office worker, I would like to offer my full support for this development project proposed by Reliance Properties. Not only does Reliance Properties have an impeccable track record with developments projects in the City of Victoria, but they are also offering this city so much needed rental housing.

It is my opinion that this proposed development will be a tremendous win for our city by creating a vibrant corner with ground floor commercial units, while at the same time replacing two derelict buildings that are currently a stain on our beautiful waterfront.

I hope to see this proposed development approved in due course.

Sincerely,

A handwritten signature in black ink, appearing to be 'M Foucher', with a long horizontal stroke extending to the right.

Marc Foucher

#2-1137 Meares Street

Victoria, BC, V8V 3J9

Good morning, I am writing to you today to express my support for moving the Northern Junk (1314 and 1318 Wharf Street) application through to Public Hearing. This application has exceeded many expectations to create a space on the waterfront that serves Victoria - its residents and its visitors alike.

I am a Victoria resident and own a business located just a few steps from the site. I have been very pleased with the amendments made to the iterations of the application and think that the integration with the part, the adjustments to the facade exposures and the work that the developer is doing with the City to considerately place the PMT and any concessions for the park have been well considered.

I would like to see this go to Public Hearing, and ultimately be approved, as I feel that this development is an incredible step forward in the Victoria landscape, honouring its heritage while also celebrating its future.

Please advance this application at the COTW meeting on May 6th.

Sincerely

Lena Stachiw
Victoria, BC.

Reference: Public hearing support

Item: Northern Junk 1314 & 1318 Wharf Street

I am writing with my support for the redevelopment / enhancement of The Northern Junk properties 1314 & 1318 Wharf Street. My name is John G. Boehme Victoria resident, property owner and executor of the Estate of my late Father John L. Boehme's heritage designated property "seaman's institute" at 106 Superior St in James Bay.

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

I would like to voice my support for the recently adjusted redevelopment & enhancement of two [Northern Junk](https://northernjunkvictoria.ca/) properties at 1314 & 1318 Wharf Street. <https://northernjunkvictoria.ca/>

I have reviewed the plans and thoroughly believe that this development by multi award winning Reliance Properties Ltd. development will not only add much needed housing and "walk ability" with the David Foster boardwalk extension but it will also revitalize the adjacent commercial properties that continue to struggle all while enhancing the lower Yates area which is the confluence and major hub of Victoria. I have followed the process of approval over the last decade and with each of the numerous adjustments and believe this the final and fifth plan meets and far exceeds all expectations in making the waterfront and surrounding area an internationally recognized twenty first century example of urban renewal while maintaining an emphasis on the heritage architecture and meeting future needs of the city and this proposal accomplishes that and more.

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

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

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

562 Selkirk Ave, Victoria BC, V9A2T1

May 05,2021

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

Dear Mayor & Council,

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

I live at 27 Songhees Road in Vic West. I walk or drive past the Northern Junk Property at least twice per day, often many times more. I work in commercial real estate and speak with downtown business owners daily. From this reference point, I am in strong support of the proposal to redevelop the “Northern Junk Properties” and believe I would echo the sentiment of the downtown business community.

The Northern Junk Property is located at a very visual and interactive location intersecting Wharf, Store, Johnston, Pandora and Yates Streets, arguably 5 of the most heavily travelled streets in the core. The under utilization of the Northern Junk Property has created a “dead zone.” As a result, it is now a congregating point for the growing transient population. This is a growing deterrent that impacts all of the streets mentioned above.

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

In what feels like uncertain times and what many would call a rapidly changing economic environment, delaying the project further puts at risk any betterment taking place at the Northern Junk.

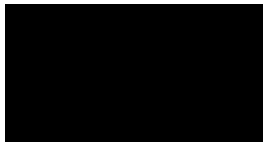
I strongly encourage the City of Victoria to permit the proposal to move forward bringing revitalization to this strategically important location and continue the City’s strong track record of making Victoria a vibrant, walkable city that residents are proud to call home.

Thank you for your consideration,

Sincerely,



Matt Fraleigh
306 - 27 Songhees Road, Victoria



Reference: Public hearing support

Item: Northern Junk 1314 & 1318 Wharf Street

mayorandcouncil@victoria.ca and publichearings@victoria.ca

I am writing with my support for the redevelopment / enhancement of The Northern Junk properties 1314 & 1318 Wharf Street. My name is John G. Boehme Victoria resident, property owner and executor of the Estate of my late Father John L. Boehme's heritage designated property "seaman's institute" at 106 Superior St in James Bay.

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A handwritten signature in black ink, appearing to read "John G. Boehme". The signature is fluid and cursive, with the first name "John" being the most prominent.

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

e-mai

562 Selkirk Ave, Victoria BC, V9A2T1

phone:

"Yours, as always in perpetual service"

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

Huy ch q'u (Thank you)

May 5, 2021

Dear City of Victoria Mayor & Council and Legislative Services:

I am writing to you in support of Reliance Properties' proposed development of the Northern Junk Building 1314-1318 Wharf Street. Please add this to the COTW report.

I have owned and operated businesses in the City of Victoria since 1965 and it is so exciting to see Reliance Properties' plans for the Northern Junk Building. The stamina they have shown to keep working with City since 2010 to come up with this excellent plan is nothing short of amazing and will fit the Victoria waterfront so well!

Every time I drive across the Johnson Street Bridge and see their transformation of the Janion, that really made that site great, I am pleased to see companies with new and exciting ideas for the waterfront. Northern Junk is another one I look forward to seeing in the future.

Please give approval so we can clean up the other side of the bridge with a world-class development. It is time to move forward on this.

Sincerely,



Keith Dagg, President
Keith Dagg Consulting Inc.

Dear Mayor and Victoria City Councillors,

Wandering down Wharf Street one day per-pandemic gazing wistfully up at the Northern Junk buildings, my husband and I were joined warily by a single young man who had drawn away from the group of young people gathered nearby. He asked what we were doing, and we responded we were contemplating the possible burying of these old historic buildings in a new six-storey offering of high-priced rental units and restaurant that unfortunately people like him wouldn't be able to afford, much less gather near. He seemed genuinely interested in the story and joined in our sad lament.

On that day the three of us agreed that City Council has a moral imperative to preserve waterfront for public use. Providing a walkway in front of a private residential/commercial space, doesn't help the rest of us to feel comfortable or at-home in its use.

Countless other urban centres have devoted their waterfronts to becoming publicly accessible and educating us about their histories – Halifax, Lunenburg and Shelburne in Nova Scotia, and hundreds of others around the world have prospered from doing so. New York City has a program called “Rocking the Boat” (<https://rockingtheboat.org/>) which dedicates itself to helping disadvantaged children and youths who learn trades and skills associated with the ocean. We have a Maritime Museum here in search of a home.

There are many rental developments in the works. However, there is only one pair of these warehouse buildings left on the waterfront. It is up to City Council to stand up for their preservation. Ask for a development that does not relegate history to forgotten photos in an archive. The proposed six-storey building dwarfs and engulfs the original structures to the point that they may as well not be there.

A little imagination could incorporate a “Rocking the Boat”, a Maritime Museum, and/or other historically significant educational opportunities as well as rental units and a restaurant – increasing the public's right to use the waterfront and not diminish the reason we are there in the first place – which are the Caire and Grancini warehouses built in 1860.

If the City goes ahead with the plans as presented, where do those young people go next and what will you give them to do? Providing a vibrant, socially-interactive waterfront would be a legacy this City Council could be proud of.

Sincerely,

Sheena Bellingham and Don Hutton.

[REDACTED]

From: [REDACTED]
Sent: May 6, 2021 9:21 AM
To: Victoria Mayor and Council; Development Services email inquiries; John O'Reilly
Subject: Northern Junk Buildings COW meeting May 6

Dear Mayor and Victoria City Councillors,

Wandering down Wharf Street one day per-pandemic gazing wistfully up at the Northern Junk buildings, my husband and I were joined warily by a single young man who had drawn away from the group of young people gathered nearby. He asked what we were doing, and we responded we were contemplating the possible burying of these old historic buildings in a new six-storey offering of high-priced rental units and restaurant that unfortunately people like him wouldn't be able to afford, much less gather near. He seemed genuinely interested in the story and joined in our sad lament.

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If the City goes ahead with the plans as presented, where do those young people go next and what will you give them to do? Providing a vibrant, socially-interactive waterfront would be a legacy this City Council could be proud of.

Sincerely,

[REDACTED]

Mayor Lisa Helps and the City Council,

It was with a sinking heart that I read the news and saw the rendering of the Reliance Property proposed design going forward to a public hearing. And no, it is not because it does not incorporate the heritage buildings into the design. In my opinion, they are far from salvageable and should not be curtailing using this site as it is meant to be; part of an important hub in our downtown.

For me, it is a much larger issue of an overall poorly designed building that is not suited to the location or the specific site and does nothing to enhance this very prominent and important piece of our city center. I have concluded that Victoria's planning department has absolutely no vision when it comes to building a beautiful and cohesive core to our city, nor does Council seem to understand the long-term importance of ensuring this occurs.

The rendering shows a 6 storey box that looks like it could have been built 20 or 30 years ago (not for today, not to reflect the Junk Yard days, not look to the future). It will block any kind of an expansive view to the Johnson street bridge, is not integrated into the slope of the site nor the curve of the bridge, and its approach, and pays no attention to the fact that it is right beside the water. All very disappointing after many tries by this developer.

This land cries out for a lower building with softer curves that flow into its surroundings, not a cookie-cutter box that will look completely out of place. **It must add to its surroundings not take away from them.**

I plan to exercise my civic right and attend the Public Hearing in June. I believe that the majority of Victoria residents feel as I do and I urge all of Council to be more forward-thinking and ensure this project does not go ahead as proposed.

For your consideration,
Marie Robinson
Fairfield, Victoria



CREASE HARMAN LLP
Barristers & Solicitors Since 1866

R. B. E. HALLSOR, Q.C.*
D. AUJLA
M. E. SEIDEL
G. M. JACKS
H. FELIX
P. W. KLASSEN†

M. J. WATSON*
J. J. MCLEAN
J. WANG
A. M. MUJTABAH
S. SOHN

T. M. SUMMERS*
DR. C. I. LUGOSI
S. N. GOODMAN
D. P. HARRY
J. A. BLOOMENTHAL

*Denotes Personal Law Corporation

†Denotes Associate Counsel

REPLY ATTENTION OF: R.B.E. Hallsor, Q.C.
EMAIL: [REDACTED]
FILE NO.: 1070

LOCATED AT:
800-1070 DOUGLAS STREET
VICTORIA, B.C., CANADA
V8W 2C4

MAILING ADDRESS:
P.O. BOX 997
VICTORIA MAIN PO
VICTORIA, B.C., CANADA
V8W 2S8

WEBSITE: www.crease.com

City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

May 10, 2021

Attention: Legislative Services

Dear Mayor and Council:

Re: Northern Junk Building 1314-1318 Wharf Street

I am writing to you in support of Reliance Properties' proposed development of the Northern Junk Building 1314-1318 Wharf Street. Please add this to the COTW report.

Our firm has a long history with this property, as Sir Henry Crease acted for Thomas Trounce, builder of the Fraser Warehouse, which represents half of the current Northern Junk property. We also recently acted for the Kramer family in the sale of this property to Reliance Properties. Moreover, we act for several other clients in the area who all have an interest in seeing this property developed and revitalized.

As you may be aware, our law firm that has been in this city for more than 150 years. We are keenly interested in the preservation of its historic architecture, as well as the growth and renewal of its downtown core. Our firm employs 36 people in downtown Victoria, many of whom want to work in this location because of the diverse offerings of restaurants, commercial spaces, and other public spaces, that this part of the city provides. We have all witnessed in the last 20 years how adding residential vitality to the downtown core has enhanced the city's offering of commercial and public spaces, and the proposed redevelopment of the Northern Junk property is an important

keystone in fulfilling this goal. This property has been an unfortunately eyesore at an important junction for far too long.

Given the enormous amount of time the current owners have put into creating a sensitive and positive redevelopment, that respects the heritage aspects of the property and brings new life to a part of our city that needs more residential anchors, we hope that city council will approve the proposal that is now before you.

Yours very truly,

CREASE HARMAN LLP

Per:



R. BRUCE E. HALLSOR, Q.C.

Dear Mayor Helps and council members

I am writing to convey my absolute and complete objections to the proposed development of these buildings. I understand there will be revenue to the city from this development, but nothing is worth the desecration of the history behind this site and the amazing potential of a sensitive renovation of the buildings into a waterfront park complex.

Sticking them into a corner of a large arguably six storey complex will almost totally obliterate them. They are so evocative of early Victoria.

It would be a perfect place for a new maritime museum or performing arts venue, both of which are sorely needed.

Sincerely, in desperation,
Andrea Ashton
Victoria

I sincerely hope you will give due consideration to preserving the Northern Junk Buildings, the oldest stone commercial buildings in Western Canada. What is Victoria without its history?

In our neighbourhood we were thrilled to see the publication about the historic homes in North Gonzales. Thanks to all who supported that project. History is essential to preserve.

Thank you,

Monique

Monique Genton
1947 Brighton Avenue
Victoria BC.



Giving
Hope
Today

The Salvation Army

Canada and Bermuda
British Columbia Division

Public Relations & Development

645 Fort St., unit 201, Victoria, BC V8W 1G2

Tel: [REDACTED]

Fax: [REDACTED]

www.SalvationArmy.ca/BritishColumbia

City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

May 12, 2021

Attention: Legislative Services

Dear Mayor Helps and Council,

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

Please accept this letter towards our support of Reliance Properties proposal to develop the Northern Junk warehouses near the Johnson Street Bridge.

Our property is located directly adjacent to the Northern Junk warehouses and we have operated vital community social services from our building at the corner of Johnson and Wharf since 1918. Our proximity places us in the unique position of being directly affected by the development of this property.

The developer, Reliance Properties, has demonstrated commitment and corporate investment towards enhancing and supporting our community, and the rehabilitation of these two warehouses for much needed city housing, enhancement of sidewalks and public infrastructure would be a welcome addition to our neighbourhood. This new development alongside our active community social services demonstrates a diverse and inclusive city, a city which blends borders of economic and social disparities, and maintains heritage property visually while maximizing practicality and appeal.

The Salvation Army began our work in the City of Victoria on Cormorant Street in 1897, when the need for social services was growing rapidly. As our city's needs continue to evolve, we very much appreciate the opportunity to participate in progressive changes and thank you for noting our vote in support of this development.

Sincerely,

Patricia Mamic

Public and Government Affairs Director – BC Division

I would like it put into the record that as a member of the public and the recipient of an award for house restoration, and an admirer of the buildings that set Victoria apart from other cities, that I am totally opposed to the existing proposed redevelopment of the Northern Junk Buildings. The proposed structure is too high and once again cuts off visual access to the harbour, too many tall buildings already block the views and this structure continues this sorry pattern. The design of the proposed building and the scale and the supposed nods to heritage have resulted in another prosaic structure that dwarfs and submerges the heritage it is claiming to protect and enhance. One has only to look at the mishmash of design elements that are tacked onto the rear of the Janion to get some ideas of what Northern Junk will look like.

It appears Victoria is continuing to sell its soul to developers who are, structure by towering, mediocre structure, ripping the character out of the City, adding to its congestion, and urban isolation and, despite fine words, trashing history and beauty.

Most developers develop for profit, other motives are subsidiary and they will use every technique at their disposal to ensure their investment provides a good return. I am not so sure that the guardians of the public good are as understanding of this or wary enough to provide the filtering system that ensures a real win-win.

I say back to the drawing boards and give us something we can all be proud of, not something that splits the community, as this proposal has done so adroitly.

Tom Palfrey
203 Government St.
Victoria BC
V8V 2K8

Your Worship, and Councilors,

I write you this note as I am dismayed by the possibility of a large building blocking the historically significant view, disrupting the visual flow from downtown of the harbour South of the blue bridge. Residents of Victoria look to you all to safeguard the atmosphere of downtown Victoria and its rapport with our waterway.

Please consider a zone of exclusion from radical new building which will essentially change the character of the beginnings of the Gorge. This character historically being public, not private, and possible to be appreciated from the street by pedestrians, citizens and visitors to Victoria alike. Renew - of course, but keep the sense of present day Victoria, valued for what it is.

Respectfully,

Pierre MacKenzie
1346 Thurlow Road,
Victoria, B.C.

Mayor Lisa Helps and City Council: May 16, 2021

Re: MAY 6TH Council approval of Northern Junk Buildings proposal

I have watched the various proposals by Reliance Properties presented for this Northern Junk property over my 10 years of living in Victoria, and I'm sorry it has taken me this long to finally document my concerns...however, I feel this is the worse proposal of any made and so have to 'say my piece'.

I think of this parcel of land on Wharf Street, adjacent to the new Johnson St. bridge, as integral to the entrance into Victoria's old town. Therefore, I think whatever structure(s) there should fit with the bridge, the topography of the land and the shoreline and 'welcome' people as they arrive at this spot.

Therefore, I am struggling with the image of the new Northern Junk buildings that has received council approval to go forward for a public hearing. The mass of the buildings, their 6 storey height, the rigidity of the brick materials do not enhance this site. I feel whatever the structure there should be more organic and display the two heritage structures. To incorporate the two existing heritage buildings is definitely a feat...however, this proposal makes it difficult to even determine where these existing buildings are – they are engulfed with other solid materials and have no presence.

Perhaps it's late in the day to suggest this alternative, but why does the City not own this land and turn it into something befitting its' significance? Of course, any developer wants to maximise the return on their dollar and maximise the building on the site, but 6 stories is not appropriate here.

I will most definitely be present at this public hearing to voice my concern and displeasure with this proposal as it is being presented.

Sandra Warr

Resident of Burnside Gorge

[REDACTED]

From: Cedric Steele [REDACTED]
Sent: Tuesday, May 25, 2021 10:35 AM
To: Public Hearings
Subject: 1244,1250 and 1252 Wharf Street.

Dear Maddison Heiser, thanks for your response, I would like to add some thoughts to my earlier submission. We have owned Hartwig Court at 1208 Wharf Street since 1980. Substantial funds have been spent to repair and protect our Heritage building. We support the application by Reliance Properties for rezoning as we feel that this development will upgrade the area considerably. The existing buildings do not do the area justice. Wharf Street has become a major access point to downtown from Esquimalt and VicWest and the dilapidated buildings are an eyesore for those arriving over the Johnson Street bridge. We admire the tenacity of the developer in trying to satisfy Council and the Community by proposing a worthwhile solution for this site. Respectfully,
Cedric Steele

President
Cedric Steele Realty Ltd
207 - 1208 Wharf Street
Victoria BC
V8W3B9
[REDACTED]

[REDACTED]

From: Cedric Steele [REDACTED]
Sent: Tuesday, May 25, 2021 8:14 PM
To: Public Hearings
Subject: 1314-1318 Wharf Street- Rezoning application 00701

Categories: [REDACTED]

Dear Maddison Heiser, I have made a mistake.
I thought that the public hearing was being held for rezoning the Northern Junk buildings. Therefore, please disregard the message I sent for the rezoning hearing on May 27th 2021, for the 1244,1250 and 1252 Wharf Street, as the intention was to support the other buildings at 1314-1318 Wharf Street.
Please retain my support for the meeting, when the Public Hearing for 1314-1318 Wharf Street is held.
Sorry for the confusion,
Cedric Steele
Cedric Steele Realty Ltd
1208 Wharf Street
Victoria
[REDACTED]

----- Original Message -----

Subject: 1244,1250 and 1252 Wharf Street.
Date: Tue, 25 May 2021 13:35:16 -0400
From: Cedric Steele
To: publichearings@victoria.ca

Dear Maddison Heiser, thanks for your response, I would like to add some thoughts to my earlier submission.
We have owned Hartwig Court at 1208 Wharf Street since 1980.
Substantial funds have been spent to repair and protect our Heritage building.
We support the application by Reliance Properties for rezoning as we feel that this development will upgrade the area considerably.
The existing buildings do not do the area justice.
Wharf Street has become a major access point to downtown from Esquimalt and VicWest and the dilapidated buildings are an eyesore for those arriving over the Johnson Street bridge.
We admire the tenacity of the developer in trying to satisfy Council and the Community by proposing a worthwhile solution for this site.
Respectfully,
Cedric Steele

President
Cedric Steele Realty Ltd
207 - 1208 Wharf Street
Victoria BC
V8W3B9
[REDACTED]

[REDACTED]

From: Cedric Steele [REDACTED]
Sent: Tuesday, May 25, 2021 9:27 AM
To: Public Hearings
Subject: Rezoning 1244,1250 and 1252 Wharf Street

We are the owners of Hartwig Court at 1202 -1214 Wharf Street, through our wholly owned subsidiary Kingsley Enterprises Ltd.
The development looks good for the area.
We have no objections to the proposed development.
Respectfully,
Cedric Steele

President
Cedric Steele Realty Ltd
207 - 1208 Wharf Street
Victoria BC
V8W3B9
[REDACTED]



ALLARD CONTRACTORS Ltd.
P.O. Box 47, Port Coquitlam, B.C. V3C 3V5



May 27, 2021

City of Victoria Mayor, Council and Legislative Services:

I am writing to you today in support of Reliance Properties' proposed development of the Northern Junk Buildings at 1314-1318 Wharf Street. Please add this letter to your Committee of the Whole report.

I am the former owner and operator of Hyack Air, located in front of the Victoria Regent Hotel and next to Reeson Park. My wife, my brother and I also all own units in the Regent, and we are elated to finally see something good happening with the Northern Junk buildings.

The Reeson Park area has been a concern for the Regent and for Hyack Air for many decades, and the disgusting state of the area around the Northern Junk buildings, and specifically Reeson Park, has increasingly contributed to the reputation of the area as a hotspot for open drug use, petty theft, violence and general mischief. Hyack employees regularly had to clean graffiti on windows and walls, and especially on the mural of the DeHavilland Beaver on the north side of the Regent, and also had to do daily needle checks to make sure the area was safe for tourists to exit the waterfront.

In short, the area has festered far too long. Having spent many years dealing with the effects of the city turning a blind eye to the area, I am glad to see an opportunity arise through the hard work of Reliance (despite a strong headwind from City Hall, it seems) and believe strongly that their proposal will revitalize an area which has long been ignored. The proponent has apparently put forth three proposals over the past ten years - please give your approval this time so this wrong can be righted.

Sincerely,

James T. Allard, B.Sc.
Vice President
Allard Contractors

July 9, 2021

Mayor & Council
1 Centennial Square
Victoria, BC

Submitted by email: PublicHearings@victoria.ca
CC: Miko Betanzo – mbetanzo@victoria.ca

RE: Northern Junk Re-Development – 1314-1318 Wharf Street

To Whom It May Concern,

I write to submit my enthusiastic support of the proposal known as Northern Junk Re-Development – 1314-1318 Wharf Street, Victoria, BC, located on the traditional and unceded territory of the Lekwungen people, today known as the Esquimalt and Songhees First Nations.

Downtown Victoria desperately needs high quality, diverse rental housing which offers mid-income earners an opportunity to live near the local businesses which make Victoria the special place it is. Especially in light of declining tourism and other pandemic pressures, our local businesses cannot rely on seasonal tourism alone, and the heartbeat of our city needs an infusion of year-round neighbors and patrons to keep businesses and jobs intact. The proposed development offers a mix of unit types, positioned for people who are willing and able to pay market rates to live near downtown. Missing Middle housing is still haplessly absent from our vibrant core and employment center. **Failure to incorporate market rental housing in the city centre will result in the loss of the independent businesses that make Downtown and the Inner Harbour a special place to live, work and play.**

Ahead of the July 1, 2021 holiday, City and council made the decision to cancel “Canada Day” celebrations and mourn alongside the Songhees and Esquimalt Nations, as well as with all Indigenous people, with regards to the unmarked graves of Indigenous children being found at government sanctioned sites across the country. This action pairs with Mayor and Council’s stated objectives of Reconciliation. We are no longer in the age of the Doctrine of Discovery – Mayor and Council must, in compliment of their reconciliation efforts, set examples with projects that repurpose colonial relics as something for the greater good. The Northern Junk buildings are decrepit, dangerous and derelict, and allowing the failing structures to hold space instead of allowing a qualified developer to build badly needed housing is a thumb in the eye of creating a more equitable society for all. We must ask the uncomfortable question: **Whose “heritage” are we protecting? And at what costs?**

As new rental stock such as that which is being proposed becomes available, owners of existing rental buildings are incentivized to make repairs and upgrades to keep their buildings competitive, resulting in safer, cleaner rental housing for everyone. When we consider the environmental impacts of our city, we often hear about cars, highways, cruise ships – but no one talks about the

environmental impacts of operating buildings that were built decades ago, and whose systems may be reaching or past the end of their functional life. Owners of deteriorating buildings, including the to-be demolished building in this development, have two options – to make repairs and pass those costs on to tenants through inflated rents, or to do nothing and allow buildings to fall further into disrepair. **By encouraging new rental stock, City Council will be taking a quiet but important step towards keeping tenants safe and reaching our municipal climate goals.** The proposed development will provide quality housing near jobs, services, retail, recreation and nature – a truly comprehensive 15 minute neighborhood. This is a particularly viable project for residents (such as myself) who may currently live in one of the innumerable older rental buildings (pre-1960s) – prominent in areas like Fairfield and Vic West – but who wish to remain able to walk, bike or take public transit in to the Downtown core.

Reliance Properties has demonstrated their commitment to heritage preservation, community and quality with The Janion. This is a developer who clearly believes in Victoria, as demonstrated by their recent acquisitions, and if development of Northern Junk was simply an issue of cash contributions in exchange for height or density, a less discerning developer would have simply paid the money and got the permits years ago. Reliance Properties have consulted, communicated, listened and amended their plan many times out of respect for the process, the neighborhood and the city overall.

Downtown Victoria can be a place for folks who wish to better their community by being responsible citizens, good neighbors and frequent patrons of local businesses. **It is my sincere hope that Council acknowledges that the responsible re-development of 1314-1318 Wharf Street, as presented, is an important part of bringing a diverse, conscientious, economically secure contingent of citizens into Downtown Victoria.**

Respectfully submitted to Mayor & City Council on Friday, July 9, 2021.

Sincerely,

A handwritten signature in black ink, reading "Jessi-Anne Reeves". The signature is fluid and cursive, with the first name "Jessi" and last name "Reeves" clearly legible.

Jessi-Anne Reeves

1041 Fairfield Road

Victoria, BC V8V3A6

(unceded Coast Salish Territory of the Lekwungen and W̱SÁNEĆ nations)

[REDACTED]

From: Travis Koivula [REDACTED]
Sent: Wednesday, July 7, 2021 2:36 PM
To: Public Hearings
Subject: Northern Junk

I would like to put my support towards this project. I regularly visit this area and the building has been an eye sore for many years. Also in it's current state it attracts an undesirable element and fosters mischief in the area. Having the project developed would provide a signal to developers that sad state buildings like that can be redone and countless hours and dollars of consultation and revision aren't going to be wasted.

Travis

You can listen to me on [WealthBeing](#) anytime on: [Apple Podcasts](#) | [Google Podcasts](#) | [Spotify](#) | or simply search for WealthBeing.

Please note investment trades cannot be accepted by email or through voicemail. All trade instructions must be confirmed either in person or by telephone with your advisor.

TRAVIS KOIVULA B.Eng, CFA, CFP®, CIM, FCSI, CIWM

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Wealth [REDACTED]

[REDACTED]

From: Jack Sandor [REDACTED]
Sent: Monday, July 12, 2021 7:56 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Dear City of Victoria Mayor & Council and Legislative Services,

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

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

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

Best Regards,

Jack Sandor

[REDACTED]

From: [REDACTED]
Sent: Tuesday, July 13, 2021 9:45 AM
To: Public Hearings
Subject: Northern Junk

I support moving ahead with the Reliance proposal for Northern Junk. The buildings need to be preserved, and this is a responsible proposal for doing so. Additionally, I'd like to see the David Foster Way be completed, and this is an important step in that direction. This approval has already taken too long. No more delays, please.

Greg Johnson

[REDACTED]

From: Courtney Kala [REDACTED]
Sent: Wednesday, July 14, 2021 10:00 AM
To: Public Hearings
Subject: Please Support our Proposal

[REDACTED] [REDACTED]

Dear Mayor & Council,

I am writing this email to support the development proposal at 1314-1318 Wharf Street – Northern Junk.

As a Victoria local and real estate business owner, I enthusiastically endorse Reliance Properties' planned development proposal for this site. Reliance Properties' current plan for the restoration and enhancement of the Northern Junk site is a smart, well-designed project that would provide much-needed rental housing supply, continuing the larger theme of the private sector bringing rental homes to market for the benefit of the Greater Victoria rental community.

The use of the existing heritage structures in this thoughtful and tastefully designed proposal creates a future for Victoria's harbour that honours our historic character while continuing to enhance for our future. The mix of rental and commercial space will ensure that these spaces are well used throughout the day and evening, creating spaces that are safe and vibrant.

I support the proposal and hope that Council will approve it so that we can boost the charm of our harbour and city. This is the future of Victoria that I want to see come to life.

Best Regards,

Courtney Kala

[REDACTED]

From: [REDACTED]
Sent: Tuesday, July 13, 2021 2:23 PM
To: Public Hearings
Subject: Just build the [REDACTED] building
Categories: Madison - In Progress

TThe site has been an eyesore for 30 plus years because of people like Isit the new building looks great. If city council rejects the newest proposal please demolish the eyesore

Sent from my iPad

To the 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.

As a realtor in Victoria, it has pained me to watch an area with so much potential deteriorate into what it is today. The proposed development by Reliance Properties will rejuvenate an area which has become an unfortunate blemish on downtown's core. What a pleasure it would be to see that area grow into its vibrant potential.

Reliance Properties' plan to incorporate the David Foster walkway into the project is one of the most exciting aspects of the development. Currently, locals and tourists alike are forced to cut their walk short and return to street level through a small park that currently plays host to many of Victoria's homeless population. The continuation of the walkway will allow pedestrians more time along the water's edge, as well as lead them towards some of Victoria's most beautiful local restaurants and patios.

The addition of rental properties on the proposed development is another great way to encourage locals to eat, shop, and buy locally. Residents of the building will have access to all of downtown's amenities including Chinatown, Market Square, the Inner Harbour and so much more! The last few years have been challenging for everyone and supporting local businesses is necessary to preserve the colorful integrity of our city.

Reliance Properties has been sympathetic and compassionate to all issues regarding the preservation of historical sites, and have resolved all concerns raised with clarity and creativity. I am in favor of this project, and urge the council to help turn this site into something the locals can be proud of.

Sincerely,



Thomas Kala

[REDACTED]

From: John G. Boehme [REDACTED]
Sent: Friday, July 16, 2021 8:39 PM
To: Victoria Mayor and Council
Cc: Public Hearings
Subject: renewed support for the redevelopment / enhancement of The Northern Junk properties 1314 & 1318 Wharf Street

Reference: Public hearing support July 29 2021

Item: Northern Junk 1314 & 1318 Wharf Street
mayorandcouncil@victoria.ca and publichearings@victoria.ca

I am writing with renewed support for the redevelopment / enhancement of The Northern Junk properties 1314 & 1318 Wharf Street. My name is John G. Boehme Victoria resident, property owner and previous owner of heritage designated property "seaman's institute" at 106 Superior St in James Bay. With the horrifying awareness of the un-marked graves found at numerous residential schools across BC & Canada perpetrated under colonization these "Colonial Heritage" buildings like the "Northern Junk" and "Seaman's Institute" bring awareness daily to an appalling colonial history. With the announcement Reliance Properties very visible public artwork on the Northern Junk building by [Jamin Zuroski](#) a Namgis First Nations Artist who resides in Victoria, BC. "I'm forever grateful to learn and share my culture, build partnerships within community and make new ways of connecting culture into our daily lives." Reliance Properties announcement that the Salvation Army is the chief charity beneficiary of the opening golf tournament to the Canadian Open with contribution over \$600,000 to the most vulnerable a great community fit.

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

I would like to voice my support for the recently adjusted redevelopment & enhancement of two [Northern Junk](#) properties at 1314 & 1318 Wharf Street. <https://northernjunkvictoria.ca/>

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

I would also like to commend Reliance Properties for its resilience, perseverance and positive contributions in making current & future positive cultural, civic and architectural impacts on the City while also re-purposing and re-thinking how to create a positive inclusive community with a horrific colonial past.

(he/him/his)

e-mail [REDACTED]

Websites:

[REDACTED]

"Yours, as always in perpetual service"

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

Huy ch q'u (Thank you).

[REDACTED]

From: linda [REDACTED]
Sent: Monday, July 19, 2021 5:33 PM
To: Public Hearings
Subject: Goldrush Warehouses

Please do NOT let the wonderful examples of Gold Rush Days be buried under another 4 storey building!

They are magnificent examples of what makes Victoria such a incredible place to visit! We need more of these type of things being saved and plaques put up to explain them.

These buildings are a part of Victoria's Gold Rush History and to hide them under 4 stories of building would be tragic!

Thank You!

E. L Richards

Sent from [Mail](#) for Windows 10

[REDACTED]

From: Nancy H [REDACTED]
Sent: Monday, July 19, 2021 10:05 PM
To: Public Hearings
Subject: Goldrush Warehouses

To whom it may concern,

I support the Victoria Heritage Society's position that the heritage value and appeal of the Goldrush Warehouses will be lost in the proposed development and they should not be rezoned

Nancy Harrison
95 Moss St, Victoria BC

[REDACTED]

From: Taylor, Rob & Anne [REDACTED]
Sent: Monday, July 19, 2021 8:45 AM
To: Public Hearings
Subject: 1314 and 1318 Wharf Street

To Mayor and Council

Re: 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.

Along with being two of the oldest structures in Victoria, these warehouses reflect a vital part of our city's history.

Please oppose the proposed rezoning.

Thank You

Robert Ratcliffe Taylor
#311-1560 Hillside Avenue

To : Victoria City Council

Re: Waterfront and Heritage Revitalization Proposal

I am writing in regards to the proposal for the Northern Junk Buildings at 1314 -1318 Wharf St.

I have operated a boutique on Wharf St. less than a block away from this area for 17 years. I have seen much change in the downtown core that has had a direct impact on my business. From bike lanes, beautification projects, enhanced downtown promotions and contests and most recently, street closures and extended patios for pedestrians to bring the excitement and people back to our city.

This area, which is prime waterfront, can only benefit from this proposal. The Heritage building facade will remain intact which well represents the look of "Old Town". It is not a high rise and in keeping, will be fitting for the area and esthetically pleasing from land and sea. The addition of retail space and a restaurant will generate foot traffic benefiting businesses and residents alike. This proposal will bring a vibrancy to the area and hopefully encourage more development along this corridor in the future.

This proposal is crucial to the city and represents a portal into the future planning of what the downtown can maintain and offer. With more people leaning towards walking, riding and leaving vehicles behind, projects like this allow the city to keep up with the demand. As the downtown continues to evolve and develop it is becoming a destination to live and work. More projects of this proportion are needed to maintain the integrity of our city as well as protect our waterfront and harbor from becoming too commercialized saving our heritage look and feel that all of our locals and tourists enjoy.

This area has been undeveloped for far too long and the proposal can only benefit the look and feel of downtown. As a business owner I implore you to accept the proposal so we can move forward in a timely manner that will add to our beautiful city.

Sincerely Yours,

Tammy Flynn

Owner / Operator
Catawampus Fudge and Funk
1208 Wharf St.
Victoria B.C



To Victoria City Council,

Re: 1314-1318 Wharf St, Northern Junk Project

My name is Arnold Martillana and as the GM of Canoe Brew Pub on 450 Swift Street, I believe the addition of the Northern Junk Project will signal to guests and locals in Victoria the desire to keep modern character buildings as a key part of the Downtown Victoria cityscape.

The beauty of working at Canoe, and seeing the potential of the Northern Junk Project, is that we in Victoria have a real opportunity to set a tone with what kind of buildings we choose to provide the visitors and locals of our fine city. Choosing the Northern Junk Project, as well as other heritage builds, signals our desire to respect our history, as well as pursue the future and potential of our city.

I am happy to endorse the Northern Junk Project as another great heritage edition to Victoria's Downtown Core.

If you have any questions, please do not hesitate to contact me at

[REDACTED]

Thank you for your time,

Arnold Martillana

General Manager

Canoe Brew Pub

[REDACTED]

[REDACTED]

From: Lucas Hung [REDACTED]
Sent: Wednesday, July 21, 2021 9:04 AM
To: Public Hearings
Subject: RE: Proposed redevelopment of the historic Wharf Street "Gold Rush" Warehouses

3472 Henderson Rd.
Victoria, BC
V8P5A9

To whom it may concern,

My name is Lucas Hung. I am a 19 year old UVic student and have been involved in Victoria's heritage landscape for nine years.

I have always been fascinated by Victoria's unique position in Canada and the world. There is no place like Victoria - no place with such a convergence of identities, histories and stories. As a history lover, I am always enthralled by the endless treasure trove that is Victoria and its past. Moreover, as the son of immigrants, I find safety, comfort, and hope when I see buildings in Chinatown that have stood the test of time. I stare at dockyards and old warehouses and wonder what it must have felt like to arrive on a boat 150 years ago. I stand on the waterfront, staring into a brilliant sunset, knowing that peoples who thrived on this land thousands of years before settlers arrived also saw the same view. When you consider projects like this, you slam shut the door for stories to emerge - stories that reflect our past, encourage our present, and inform our future. Yes, my feelings cannot be turned into cash flow. But I know that myself and countless others who love Victoria precisely because of its *living historical atmosphere*. This is not politics. This is about identity and values; heart and home.

I hope you will consider preserving these buildings and allow their stories to be told.

Thank you for your time.

Lucas Hung

--

I acknowledge and respect the lək'wəŋən peoples on whose traditional territory the University of Victoria stands and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day.

314 and 318 Wharf Street
Public Hearing Presentation
City of Victoria, July 29, 2021
Rick Goodacre, Past Chair, HPA

Two years ago, an ad hoc group, known informally as “The Friends of Old Town”, made a presentation to Council entitled “the Future of Old Town”. A copy submitted by email contained the signatures of over 50 individuals.

The gist of the presentation was that Victoria’s successful Old Town heritage program was slipping out of the critical balance between attracting essential investment and absorbing the impact of that investment in the form of rehabilitation and new construction. The presentation noted that the over-heated real estate market and almost limitless demand for residential accommodation was the primary cause of this imbalance, saying:

Our concern is that in return for limited conservation of heritage fabric, these new additions and structures threaten to overwhelm the character of Old Town. Their excessive density and height are well outside the limits set down in the Official Community Plan and other fundamental planning regulations.

Two years later, these concerns are illustrated to the highest degree in the plans for 314 and 318 Wharf Street.

A City staff report dated May 14, 2020, describes the application as heritage revitalization with a four-storey addition. Even a cursory look at the architects’ plans contradicts such a characterization. Under this proposal, where there are now two historic buildings there will be a single new one. Where there is one storey at Wharf Street, there will be five. The two heritage buildings will be reduced to the function of pedestal for what plainly reads as an entirely new edifice. This is not a case of addition to a heritage building, but of heritage replacement. It is not an example of heritage rehabilitation, but of heritage assimilation.

The application fails to adequately address many of the regulations and guidelines that have been established by the City to conserve the unique character of Old Town. Worse, the application fails totally to reflect and respect their underlying intent and spirit.

The faults of this application are not subtle. It is surprising that it has progressed as far as a public hearing. So what is the underlying problem?

Immediately to the north of the application site is the Janion Hotel, another significant heritage building. Like 314 and 318 Wharf Street, it stood derelict for decades. Yet the Janion was recently rehabilitated successfully, by the same developer making the application for the Wharf Street sites. While considerable modifications were necessary

314 and 318 Wharf Street
Public Hearing Presentation
City of Victoria, July 29, 2021
Rick Goodacre, Past Chair, HPA

to make the Janion a viable commercial project, there were no visible additions to the roof. New construction was largely accommodated on adjacent property to the west. The Janion itself, as seen from the street, remains largely the same in form, outline and appearance. Revitalized, this heritage landmark makes an important contribution to the ambience of Old Town, and anchors the entrance to the historic city centre from the Johnson Street Bridge.

Here, then, is the essential problem for 314 and 318 Wharf Street. With the site footprint of each building covered by existing construction, the only way to go is up. While current zoning and guidelines allow for an additional storey, the proponent's position is that this is insufficient to compensate for the costs of rehabilitating the heritage buildings and other amenities.

This is not news. The City has long recognized that the site limitations as they currently stand severely limit development options. According to a 2020 staff report:

In 2010, the City granted the applicant permission to submit a rezoning application for a comprehensive development that utilized adjacent City-owned lands, subject to a successful rezoning. Several different development proposals have been pursued by the applicant since then, but none advanced to a public hearing for the necessary rezoning.

If the City accepts the applicant's estimate of costs for rehabilitation, and if the option of blending the site with adjacent, City-owned properties is not brought back into the mix, an acceptable proposal for the Wharf Street heritage buildings is very unlikely to be forthcoming from the current

applicant. This suggests a complete re-think of approach to these lands and historic buildings at the entrance to Old Town is necessary if there is to be a successful and acceptable outcome for the City, the Council and the proponent.



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 brew pub in Victoria, Moon Under Water 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. 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 build something that locals can be proud of.

One of the most exciting aspects of this development is the plan to incorporate the David Foster Walkway into the build. The walkway is a key connector from Dallas road and Downtown to Vic West, Esquimalt and the Songhees. Currently, it feels unfinished. Being forced to cut your harbour walk short and return to street level by way of a derelict park is less than ideal and not entirely safe. The extended walkway will give locals, tourists, cyclists and more the opportunity to enjoy Victoria's scenic waterfront without interruption or trepidation.

Lastly, 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,

Anne Farmer - Moon Under Water Brewery - Pub - Distillery

[REDACTED]

From: Adrian Small [REDACTED]
Sent: Thursday, July 22, 2021 5:02 PM
To: Public Hearings
Subject: Northern Junk - 1314-1318 Wharf St - Public Hearing

Dear Mayor and Council,
I am writing in support of the proposal to restore the heritage buildings as part of a high quality residential development by Reliance Properties.

These important heritage buildings have been badly neglected, and the City of Victoria has not been proactive in any meaningful way to urgently preserve the buildings.
The Maritime Museum of BC has stated that it is an unsuitable location to accommodate the museum which constituted the only competing use for the buildings.

The proposed architectural form, scale and detailing are generally sympathetic to the heritage component and I would worry that alternative forms of redevelopment proposed by less experienced and less enlightened developers would only further erode the quality of the harbour character.

I have no professional involvement in this project.

sincerely

Adrian Small

Adrian Small, MA, BCSLA, CSLA.
Small & Rossell Landscape Architects
3012 Manzer Road
Sooke, BC
V9Z 0C9

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Selina, Brandon [REDACTED]
Sent: Thursday, July 22, 2021 9:34 AM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Dear Mayor and Council,

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

In particular, I support this development because Greater Victoria is in a housing crisis and simple economics indicate that increasing the supply of housing will reduce this. As Reliance Properties plans to provide 47 new rental units to the downtown core, this is much needed housing and will have a positive impact on expanding our rental inventory in the core. Reliance Properties will also be providing various unit types so that the project will be appealing to a variety of demographics, which I am pleased to see. It is apparent that Reliance Properties has spent considerable time, effort and thought into this project from a planning perspective as the project is esthetically pleasing architectural features will restoring the existing heritage structures on site.

Reliance Properties' project goes well above and beyond compared to most developers' projects in other regions of Greater Victoria as they have also incorporated the waterfront walkway as part of "David Foster Way" shoreline walkway, sustainable housing and enhancing our Inner Harbour area that currently is well underutilized. Reliance Properties has clearly listened to recommendations from staff and council over the years, as I have seen numerous reiterations of the project plans. This project is exactly what we need in this location to improve the vibrancy of the Inner Harbour on the east side of the new bridge.

As we are in a housing and affordability crisis, these rental units are crucial to our overall housing inventory and I'm pleased to see that they will be in perpetuity. Reliance Properties is committed to improving our Old Town District by their numerous restoration and revitalization projects and I would like to see Reliance Properties continue to invest in the City of Victoria with other future projects vs. in other municipalities.

I am in favor of the project and I encourage Council to **APPROVE** this project so that we can finally see this project come to fruition for the betterment of our harbour and city.

Kind regards,

Brandon Selina

Brandon Selina

Vice President
[REDACTED]
[REDACTED]

1175 Douglas Street, Suite 1110 | Victoria, BC V8W 2E1 | Canada
[REDACTED]

[REDACTED]

From: Cedric Steele [REDACTED]
Sent: Thursday, July 22, 2021 8:52 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Dear Mayor and Council,

We write in support of the Reliance Properties Ltd (Crosstown Properties Ltd) rezoning application for the Northern Junk Buildings.

We are owners of 1208 Wharf Street, Hartwig Court. We bought the building in 1980 and have spent considerable funds to repair and upgrade the building as well paid for a staircase from Wharf Street to the waterfront. at our cost of \$100,000.

We feel that the proposed development will upgrade our area significantly.

Wharf Street has become a major access point to downtown, from Esquimalt and VicWest.

The dilapidated Northern Junk buildings are an eyesore and an embarrassment to the neighborhood.

We admire the tenacity of the developer for trying to satisfy Council and the Community all these years and once again proposing an excellent solution for our area.

Please approve their application.

Respectfully,

Cedric Steele

Cedric Steele Realty Ltd
207 - 1208 Wharf Street
Victoria BC
V8W3B9
[REDACTED]



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

July 22, 2021

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC , V8W 1P7

Re: 1314-1318 Wharf St: Reliance redevelopment of Northern Junk property

To whom it may concern,

I am pleased to reiterate the Downtown Victoria Business Association's support for the redevelopment of the Northern Junk property. Those buildings have languished in disrepair for far too long and are decaying ever more quickly. They are currently an eyesore instead of the historic reminder they could become.

We have long felt that this location needs to be redeveloped and we are excited to think this could become a reality soon. The revisions to Reliance's plans have been made because of feedback from the community and from City Council, and these revisions seem only to enhance what was already an appealing proposal. The changes which have been made will better showcase the heritage aspects of the renovation project and allow greater exposure of the natural shoreline. The addition of a rooftop common space seems like a thoughtful consideration of tenant needs. The addition of rental residential space is a much-needed priority downtown which will help expand the range of housing options available to Victorians.

Please proceed with this proposal before the buildings degrade completely. This is a project which would add to the vitality of downtown in a notable way.

Sincerely,

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

Jeff Bray
DVBA Executive Director

[REDACTED]

From: Glazier, Erin [REDACTED]
Sent: Thursday, July 22, 2021 10:57 AM
To: Public Hearings
Subject: 1324-1318 Wharf Street Letter of Support

Dear Mayor and Council,

I am writing in support of the development proposal from Reliance Properties for the Norther Junk site.

This site in particular has sat vacant for far too long causing an eye sore to the entrance of downtown, and many problems with homeless encampments, drug use and crime.

I believe Reliance has been extremely patient and diligent in their approach to once again propose a re-development plan which works on this site and adds to the skyline of the inner harbour.

It is unconscionable to continue to let these buildings deteriorate and not be restored as part of a better modern building while not displacing the heritage component.

As a City of Victoria resident I am in full support of the application to be heard on July 29, 2021 at public hearing.

Thank you,

Erin

Erin Glazier

Senior Associate

[REDACTED]

[REDACTED]

1175 Douglas Street, Suite 1110 | Victoria, BC V8W 2E1 | Canada

[REDACTED]

    collierscanada.com | [View Privacy Policy](#)



[REDACTED]

From: James Hoffman [REDACTED]
Sent: Thursday, July 22, 2021 11:12 AM
To: Public Hearings
Cc: Segger, Martin
Subject: Rezoning in Heritage Victoria

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

I am opposed to the rezoning and the proposed additions to the Northern Junk Buildings. These are two of the oldest stone buildings west of Toronto and hiding them below the four-story addition would be terrible. They can be a valuable part of Old Town with a different design.

Please oppose the proposed rezoning.

Thank You

James Hoffman,
#205 1420 Beach Drive
Victoria, BC, V8S 2N8

[REDACTED]

James Hoffman
Professor Emeritus, Theatre
Thompson Rivers University
Research Affiliate, University of Victoria
Mobile: [REDACTED]

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. I am a member of the Hallmark Society and the Victoria Historical Society, both of which work hard to protect the history of Victoria. I have lived in Victoria for 70 years and remember many of the buildings, homes and sites no longer in existence. I realize the need for Victoria to grow and prosper, but done properly we can retain the flowers, the parks and most importantly the old iconic buildings. City Council has failed us again!

Please oppose the proposed rezoning
Thank You
Joyce Mackie - 427 Arnold Ave Victoria BC
V8S 3L9

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, July 21, 2021 4:35 PM
To: Public Hearings
Subject: Fw: 1314-1318 Wharf St - Northern Junk - Public Art Contribution - Update
Attachments: 2021.07.05_1314-1318 Wharf St - Artist Selection_Summary.pdf

From: Juan Pereira [REDACTED]
Sent: July 21, 2021 4:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1314-1318 Wharf St - Northern Junk - Public Art Contribution - Update

Dear Mayor and Council,

*Re: Rezoning Application No. 00701 and Heritage Alteration Permit with Variances
Application No. 00236 (Northern Junk) - Downtown -*

Further to the Art Contribution Plan submitted with the application, in consideration of the motion that relates to the Heritage Alteration Permit item 6, excerpt below:

6. The applicant provide details regarding their intended process for commissioning a story wall for the north elevation of the building, including an artist selection process, scope and content, and an explanation for how their project will consider the Indigenous cultural heritage of the waterfront public realm, to the satisfaction of the Director of Sustainable Planning and Community Development.

... and as part of our commitment to deliver the Public Art contribution for this project, we have advanced the artist selection process.

We have shared with City staff, Planning Department where we are in the process, how we have arrived to the selection and all variables that have been considered throughout; this includes involvement of the Advisory Group into the long/short list of artists and related considerations as part of the process.

Please refer to attached Summary Update report with further details along with a visual synopsis of the artist profile.

It is our desire to share this to you in anticipation of the Public Hearing, we additionally we will include a summary of this as part of our brief presentation.

Feel free to ask any questions or let us know if any clarifications are required at this time.

Thanks,



JUAN G. PEREIRA PROJECT MANAGER

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

E & O E: All information contained herein is from sources we deem reliable; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

July 5 2021

1314-1318 Wharf Street

**Rezoning Application No. 00701 and Heritage Alteration Permit with Variances
Application No. 00236 (Northern Junk) - Downtown -**

PUBLIC ART CONTRIBUTION

Artist Selection:

Late 2020, Expanded Field became engaged with Reliance Properties to support the development of a public art contribution for the 1314-1318 Wharf Street development. To commence this project, the advisory group explored the development of the area, the site and its role within the developing community, and further explored the history and heritage of the region. Much of this work was captured in the Letter to the Mayor package provided in December 2020.

Through this process, the consulting firm advised an informed art selection process, to support the selection of an emerging indigenous artist to develop an art expression on a designated high visually exposed elevation of the proposed building addition. This artist selection would be supported and informed by two cultural professionals with substantial experience and knowledge of the region and the wider arts community.

Lorilee Wastasecoot, Curator of Indigenous Art and Engagement, University of Victoria

Lorilee Wastasecoot identifies as an Ininew iskwew (Cree woman) with ancestral roots stemming from Peguis First Nation, York Factory in northern Manitoba and in the Red River. She grew up in Winnipeg. Lorilee re-located to Victoria in 2010.

Lorilee has worked at Legacy for more than four years in various grant funded positions during which she has contributed much to the gallery and our efforts to decolonize our programs and practices. She has collaborated on numerous school tours focusing on educating school-aged and post-secondary students about Indigenous knowledge and residential schools, curated major exhibitions such as *We Carry our Ancestors* (2019) and *On Beaded Ground* (on now), and curated the UVic Indigenous Art on Campus Tour and website, among many other things.

Kegan McFadden, Executive Director at Victoria Arts Council

McFadden is an active writer, publisher, curator, and artist. Living on Vancouver Island since late 2017, McFadden has organized exhibitions and contributed texts to various nonprofit galleries across Canada (and beyond) over the past twenty years.

The Process:

Together with Expanded Field, the advisory group would guide a short-list approach and provide a suggested selection for the site. This process would be guided by four key areas:

1. **Appropriate For Public Space:** the artist reflects a broad range of imagery and styles appropriate for a public place. Imagery including artwork with religious and sexually explicit content is ineligible.
2. **Artistic Excellence:** The artist's portfolio reflects professional quality of craftsmanship, mastery of skills and techniques, and/or communication of a unique vision or perspective.
3. **Professional Experience:** consideration will be given to 'arts' with professional practice and experience including education or training as an artist, exhibition record, previous commissions, participation in artist-in-residence programs, and other professional activities.
4. The advisory panel also suggests exploring and adjudicating how this opportunity would impact the artist. They aimed to understand how this opportunity may benefit an artist in their career.
5. The advisory panel also suggested exploring and understanding the community significance in the selection of the artist as a key reason behind the artist selection.

The advisory group reviewed a wider long-list and created a short-list of 4 local indigenous artists and assessed the artists based on the above criteria. It should be noted all four artists were strong candidates for the opportunity, but together with investigation across these areas, an artist was selected as the strongest fit for the opportunity.

It is with great pleasure that the Advisory Group along with Expanded Field recommends Jamin Zuroski for this project. Given his 25+ years of experience, extensive history working and teaching in the city, and his knowledge of the site, its goals and his personal interest in this project, our team finds him to be the ideal candidate for this special initiative. His interest in learning more about the project, and his ability to tie his previous experience directly to the needs of the project opens many doors that would be key for this project.

The following are key Professional factors in our decision:

1. This would be a significant work for him, that builds on his direct painting practice which includes substantial mural experience with an artistic practice over 20+ years.
2. He is an educator working with young children to teens, and creates work that is expressive and specifically interested in engaging individuals of all ages, creating inclusive, colorful and created in mind with an inclusive audience base.
3. His focused practice in carving and painting directly relate to the opportunity presented.

Community and Opportunity Factors:

As outlined by the advisors, opportunity and community factors were two key factors in the selection of Jamin Zuroski.

Community Factor:

Jamin Zuroski participated in a mural opportunity at 603 Pandora Ave, facilitated by the City of Victoria. Through his project, Zuroski worked directly with two youth to develop two unique works. Sadly, one of these works was lost in the fire. The other carving work was restored and will be rehoused in a Boys and Girls Club of Victoria at the behest of the City of Victoria. Restoration was completed late last year, but this work will not be as readily accessible to the community.

Given the proximity to the Pandora site, this site and the opportunity could provide a great way for an artist whose work was recognized in the wider neighbourhood to return in a larger and more significant fashion. This site would be meaningful to the artist and allow them to re-contribute to an area he is familiar with.

Cultural Significance:

Zuroski's work continuously seeks to create important ways for people to connect as a community; he has been selected for a number of smaller opportunities within the indigenous community. Locally, He has completed two important mural works within the Victoria Friendship Centre, located on Regina Street. Selected as the artist for the Elder's Room, Zuroski's piece is called "Gilakasla", meaning "Thank You", made as a gesture of thanks to the older generations who have built the community. This work featured a number of traditional images pointing reference to diverse symbols of wisdom, courage, strength and unity.

In 2019, One Feather, a Victoria-based indigenous technology company commissioned another mural for the Victoria Friendship Centre by Zuroski, for the new technology and learning centre, the mural is part of a larger partnership and collaboration with the multiple Rotary Clubs and Rotary International.

This opportunity is seen as a wider, more accessible opportunity for the public to engage, enjoy and connect with Zuroski's work. This work could introduce the wider public to his work and encourage the exploration of his work across the City in spaces like the Victoria Friendship Centre.

Opportunity Factor:

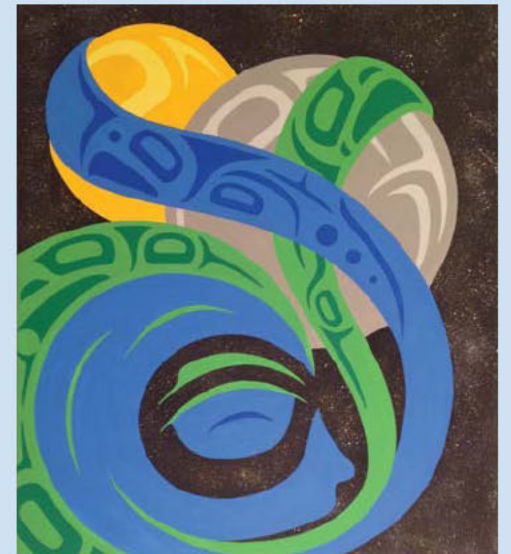
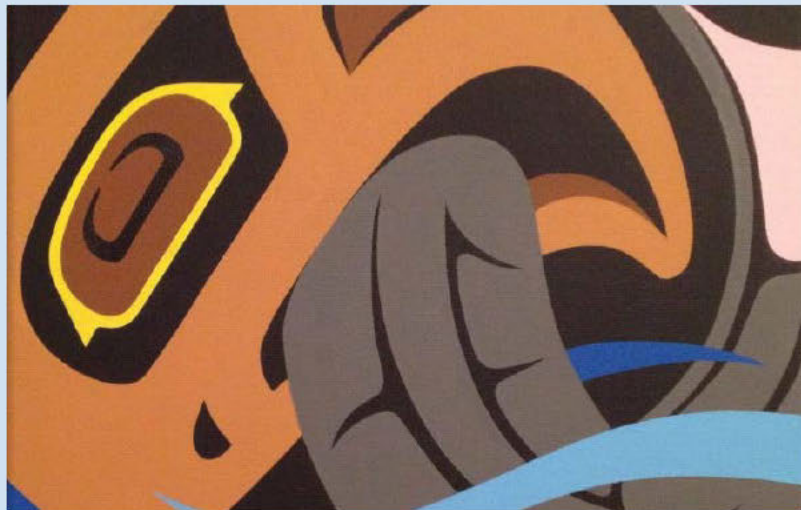
As previously outlined, the advisory panel explored what the opportunity would mean for the artist's wider career as well as what the opportunity would mean as far as significance for the artist as an opportunity. The advisory panel agreed this opportunity would be significant for Zuroski, this opportunity a stepping stone from his previous mural work that can be found in Friendship Centres in Victoria as well as commercial sites. *This opportunity would be a meaningful opportunity, presenting a larger space, and more prominent site for his work to be celebrated in the City.*



JAMIN ZUROSKI

Since 1985, Jamin has lived in Victoria, BC, on the lands of the Coast Salish Peoples. When available, Jamin continues to visit Alert Bay to attend cultural ceremonies and events. He was first introduced to learn and practice a variety of West Coast Indigenous design styles in grade seven at James Bay Elementary School. During this time of artistic learning, he instantly became spiritually, mentally, physically, and emotionally connected to the stories and legends of West Coast Indigenous Peoples.

As Jamin navigated and practiced art throughout junior high and high school, he was honoured numerous art awards. During his teenage years, he was offered after hours opportunities to continue his practice and artistic learning under the mentorship and guidance of Victor Newman, Carey Newman and Rande Cook.



Artist Biography (From the artist's website)

Jamin Zuroski is a Namgis First Nations Artist, residing in Victoria, BC. Jamin holds mixed ancestry from Ukrainian and Polish on his father's side and Namgis First Nation on his mother's side. Jamin is one of three siblings from his mother, Cindy Cook and is a grandchild to Ruth and George Cook. The Gialgam Cook family comes from Alert Bay, which is located on Cormorant Island. Alert Bay sits on the regional lands of the Kwakwaka'wakw, the Kwak'wala speaking peoples.

Since 1985, Jamin has lived in Victoria, BC, on the lands of the Coast Salish Peoples. When available, Jamin continues to visit Alert Bay to attend cultural ceremonies and events. He was first introduced to learn and practice a variety of West Coast Indigenous design styles in grade seven at James Bay Elementary School. During this time of artistic learning, he instantly became spiritually, mentally, physically, and emotionally connected to the stories and legends of West Coast Indigenous Peoples.

As Jamin navigated and practiced art throughout junior high and high school, he was honoured numerous art awards. During his teenage years, he was offered after hours opportunities to continue his practice and artistic learning under the mentorship and guidance of Victor Newman, Carey Newman and Rande Cook.

For the past 26 years, Jamin has practiced and worked with a variety of artists, community members, organizations, businesses, schools, Friendship Centres and government on a variety of cultural projects and initiatives. Some of the current mediums he works with are cedar wood carving, cedar and glass sandblasting, mural painting, canvas painting, chalk, computer graphics and Indigenous Illuminations.

"I strive to learn and share my culture in various ways as an artist and educator of children and youth, I am driven to build community connections through art, design and storytelling. Artistic expression at Northern Junk represents an opportunity for the public to learn, understand and connect deeply to West Coast Indigenous culture. Through collaborations and group ventures, we can each share our talents, gifts and life purposes. May we come together and create everlasting memories and a sense of community." Jamin Zuroski

[PHOTO LINK OF JAMIN ZUROSKI & HIS WORK](#)

[REDACTED]

From: Jay Pozo [REDACTED]
Sent: Thursday, July 22, 2021 6:39 PM
To: Public Hearings
Cc: [REDACTED]
Subject: Northern Junk 1314-1318 Wharf Street

Dear Mayor and Council,

I am sending you this email as a letter in support of the proposal by Reliance Properties for the project "Northern Junk 1314-1318 Wharf Street".

Over many years I have visited Victoria from Vancouver and watched parts of the city change. The buildings and space in this proposal have long been of interest to me because they are a visible tie to Victoria's history, yet they were always largely unused by the general public despite their proximity to both downtown and the waterfront.

Now that I am a new resident and business owner in Victoria, I appreciate the need for the city to add to the available rental housing inventory. I believe that the preservation of these buildings will help enrich the experience of the city for both residents and visitors. Aesthetically, this project will help bring continuity to the growing downtown and waterfront areas. Culturally it will preserve parts of the story of Victoria's history for everyone to experience.

I am in favour of this exciting and thoughtful project and hope to see it come to life in the near future.

Best Regards
Jay Pozo

Victoria, BC



July 22, 2021

Mayor and Council
City of Victoria

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

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

As someone born and raised in Victoria, I am saddened to see the accelerated deterioration of our downtown core. These buildings were an eyesore long before Reliance took ownership. To see what can be done with thoughtful and respectful gentrification, one only needs to cast their eyes just to the north of these two buildings to the Janion. What Reliance was able to accomplish with the transformation with this national award-winning project should ease any concerns council may have with Reliance's proposed development. The project, as proposed, will greatly enhance this long neglected, but oh so prominent, part of downtown Victoria.

For those professed heritage experts and protectors of heritage buildings who are opposed to this project, I suggest you look to such cities as San Francisco, Toronto, Chicago and New York, to name a few, all of which have richer and longer histories than Victoria, to see how new development can be respectfully integrated into existing heritage structures for the betterment of the community as a whole.

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

Respectfully Submitted,

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

Michael Miller
Executive Vice President
Colliers International

[REDACTED]

From: May Q Wong [REDACTED]
Sent: Wednesday, July 21, 2021 1:02 PM
To: Public Hearings
Subject: Re. the proposed redevelopment of the historic Wharf Street "Gold Rush" Warehouses at 1314 and 1318 Wharf Street

Follow Up Flag: Follow up
Flag Status: Completed

To Mayor Lisa Helps and Council, Victoria, British Columbia

publichearings@victoria.ca

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

I am opposed to the rezoning and the proposed additions to the Northern Junk Buildings. These are two of the oldest stone buildings west of Toronto and hiding them below the four-story addition would be a travesty. They must be preserved. They can be a valuable part of Old Town with a different design.

In addition, this proposal would compromise the historical integrity of the heritage fabric of the most historic part of Old Town Victoria. It would also undermine Victoria's heritage legal protection regime itself, ignoring as it does the City's main policy documents which provide for the protection of Old Town. Specifically: *The Downtown Core Area Plan*, *The Old Town Design Guidelines*, *The Official Community Plan*, and *The Standards and Guidelines for the Conservation of Historic Places in Canada*.

Please oppose the proposed rezoning.

Thank you,

May Q. Wong
4005 Lockehaven Drive
Victoria, BC, V8N 4J4

--

May Q. Wong

Author: "City in Colour: Rediscovered Stories of Victoria's Multicultural Past"
"A Cowherd in Paradise: From China to Canada"
Seen on CHEK TV, Heard on CBC Radio On the Island and NXNW,
Written about in TC and BC BookLook

[REDACTED]

From: Nardi, Natalia [REDACTED]
Sent: Thursday, July 22, 2021 11:35 AM
To: Public Hearings
Subject: 1314 - 1318 Wharf Street

Hi there,

I write to you to advise that I am in support of the proposed development at 1314 - 1318 Wharf Street.

Kind regards,

Natalia

Natalia Nardi

Associate

[REDACTED] | [View my profile](#)

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National Market Snapshot
Q2 2021



Mayor Lisa Helps and Victoria City Council

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

Rezoning Application No. 00701

Dear Mayor Helps and Members of City Council,

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

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

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

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

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

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

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

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

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

I strongly recommend that you decline this application.

Yours truly,

Steve Barber

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

[REDACTED]

From: Dolan, Tyler [REDACTED]
Sent: Thursday, July 22, 2021 11:37 AM
To: Public Hearings
Subject: 1314 - 1318 Wharf Street – Northern Junk

Dear Mayor and Council,

Firstly, I would like to applaud Mayor and Council for making Victoria a greener city that welcomes diversity.

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

In my opinion, the subject is a pronounced example of the nature of development necessary to attract those who will live, work and play in the downtown core. With our chronically low supply of housing - regardless of the level of affordability, and challenges that face our downtown retailers. It is paramount that we continue to support reasonable development proposals, such as 1314-18 Wharf Street, that will continue make Victoria a vibrant, sustainable and livable city.

With kind regards,

Tyler Dolan

Note: This is solely the opinion of the writer only and not of Colliers International

Tyler Dolan

Managing Director, Vancouver Island and Okanagan

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National Market Snapshot
Q2 2021



[REDACTED]

From: Spark, Tristan [REDACTED]
Sent: Thursday, July 22, 2021 9:37 AM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Dear Victoria Council,

I have been working as a commercial realtor in Victoria since 1993 and it has been frustrating to see the buildings previously owned by Trixie Kramer fall into disrepair and be an eyesore to our City. The Janion Building has finally been brought back to life and I don't believe anyone complains about what is there now, and the developer did the building the justice it deserves. The Northern Junk buildings have heritage meaning to most of us in Victoria, but unfortunately, they look like "junk". Please support this development proposal and let's move forward with revitalizing derelict buildings that have been empty for 43 years and add no value to a key piece of downtown Victoria's waterfront.

Thank you.

Tristan Spark

Vice President

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[REDACTED]

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[REDACTED]

From: Whittaker, Ty [REDACTED]
Sent: Thursday, July 22, 2021 9:10 AM
To: Public Hearings
Subject: 1314-1318 Wharf Street

Ty Whittaker, 530 St. Charles Street, Victoria BC

I strongly encourage endorsement of Reliance's latest application for the North Junk property. This has been a 10 year approval process in a city that so critically needs housing inventory. The architectural features look wonderful and the project fits with form and scale with the downtown. It is time to show the business community that we are open for business and supportive of housing inventory growing.

Thank you for your consideration. Ty



VICTORIA REGENT
WATERFRONT HOTEL & SUITES

July 23, 2021

City of Victoria - Legislative Services
#1 Centennial Square
Victoria, BC V8W 1P6

Re: Northern Junk Revitalization Proposal

Dear City Council,

I am the general manager for the Victoria Regent Waterfront Hotel & Suites and would like to show our support to the revitalization of the Northern Junk Buildings and surrounding areas, including Reeson Park.

As both VicPD and your own by-law officers can attest, that area has constantly been a focus of criminal activity and disturbances, which negatively impact both residents and businesses around it. These past few years have been especially bad as police, ambulance services, and by-law enforcement officers had to be called almost daily to deal with fights, drug activity, illegal camping, noise disturbances, littering, vandalism, graffiti, etc. - and at what cost?

I find it unconscionable that such a prime location both in terms of natural beauty and heritage importance is left abandoned. I am hopeful that city council can understand the positive impact that revitalization of the area would have not only on its immediate neighbourhood, but on the city as a whole.

Victoria is one of the most desirable cities to live and visit in Canada. I hope council works with the community to keep it this way.

Sincerely,

Elaine Azevedo

General Manager

THE VICTORIA REGENT HOTEL

1234 WHARF STREET, VICTORIA, BRITISH COLUMBIA, CANADA V8W 3H9



July 22, 2021

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

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

Dear Mayor and Council,

I have written this letter to voice my **strong support** for the Northern Junk proposal located at 1314-1318 Wharf Street that is being submitted by Reliance Properties. I have called Victoria home for over 30 years, and lived in and around the downtown core for over 15. In that time, so much has changed, improved, and grown, however the under-utilized and oft-avoided Northern Junk area along Wharf Street continues to remain under-utilized and oft-avoided.

As we continue to recover and deal with an ever-growing number of local and global crises, leaving abandoned buildings standing in the name of heritage only serves to remind residents of a growing number of lost opportunities for the city to provide its residents with more housing options, commercial opportunities, and important cultural installations.

Reliance Properties' redevelopment of the Northern Junk area of the downtown waterfront will help densify the area, add areas to socialize both distanced and otherwise, and bring more vibrancy and cohesiveness to Wharf and Store Streets. Lastly, but perhaps most importantly, Reliance Properties' proposal includes a public art opportunity on the North wall of the building. What an incredible opportunity for the developer and city to engage a local Indigenous artist to create something that appropriately honours the history of their land, and all of the people who were here before us.

With all that said, I **strongly encourage** the city to approve Reliance Properties' Northern Junk (1314-1318 Wharf Street) proposal.

Thank you,

A handwritten signature in black ink that reads "Jordan Mitchell".

[REDACTED]

From: Rachelle Shearing [REDACTED]
Sent: Friday, July 23, 2021 1:20 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Dear Mayor and Council,

I am writing this letter in support of the most recent proposal by Reliance Properties for the project known as "1314-1318 Wharf Street - Northern Junk".

I believe this would be an excellent opportunity to preserve some of the facade and structure of the heritage buildings on that site. The use of the property as a beautiful addition to the waterfront is surely better than letting those two buildings degrade for another 20 years. This is also only one of the many benefits I see. The addition is housing downtown is desperately needs, and the development of the waterfront will attract more tourists towards that area of downtown.

As a community member and resident of Victoria, this project has my full support. Resorting and expanding on those two buildings would honour their history.

Sincerely,
Rachelle Shearing
#405-1655 Chambers Street
Victoria, BC V8T 3J7

July 22, 2021
Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

To the Mayor and Council,

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

This email is to voice my support for the Northern Junk proposal, located at
1314-1318 Wharf Street.

I'll get right to the points:

- The current space is underutilized for a city that is facing a housing crisis.
- Turning the space into living space will add to the foot traffic downtown, becoming a boon to all the local businesses around it. Localized continual customers will be key to keep our downtown business profitable and vibrant. Over the last few years businesses have seen a drop in customers often citing the difficulty in finding reliable parking downtown. So increasing the amount of people living downtown, who do not need a parking stall is one way to help address this long standing issue.
 - In the last few years there have been recent major renovations to a local, non-downtown mall, that have impacted our local downtown businesses. This mall now has shops (Chapters/Indigo and lululemon) that have historically only been located downtown. Those businesses used to give many non-downtown residents a reason to shop downtown, something that is harder to justify when that mall has more than enough parking, is closer to the highway, has less traffic congestion than downtown, and has all the shops you'd need. For these reasons, increasing foot traffic in the coming years is going to be very important.
- The current space creates an unsafe environment. I myself had incidents down there.
 - I, as a 31 year old male, have felt unsafe walking along that sidewalk at night. I can only imagine how unsafe other less physically imposing members of our community must feel around

there.

- The current space is an eyesore for us as a city and signals a sort of "limit" to our downtown core for many visitors who walk along Wharf Street. If you take the time to watch the street during the peak of cruise season, you'll see visitors who walk down there and see those derelict buildings, often diverting back or up the street to more well-kept areas. This is a huge economic loss for the great businesses in market square, our wonderful Chinatown, and beyond.

Due to the above points, I strongly encourage the city to approve the Reliance Properties' Northern Junk (1314-1318 Wharf Street) proposal.

Cheers
Sean Santin