

[REDACTED]

From: Bob and Glenis Jackson [REDACTED]
Sent: Monday, July 26, 2021 4:59 PM
To: Public Hearings
Subject: 1314 & 1318 Wharf Northern Junk Buildings

I am against the rezoning & the proposed structures to these historic buildings.
There are alternatives

PLEASE OPPOSE THE PROPOSED REZONING AND BUILDING PLANS.

Thank you
Glenis and Bob Jackson
60 Saghalie Road
Victoria. BC. V9A 0H1

Sent from my iPad

[REDACTED]

From: Gary [REDACTED]
Sent: Monday, July 26, 2021 5:00 PM
To: Public Hearings
Subject: Gold Era warehouses

Greetings

I wish to express my sadness at the Council's inability to preserve our historic waterfront and harbour side; the Gold Era warehouses are an eyesore and they need to be revitalized and they need to be preserved as per Canadian standards and practices for historic places and zones.

As Provincial Archivist Emeritus, I strove to provide a safe and secure home for the province's documentary heritage; often overlooked and undervalued, its importance is recognized only when a tragedy as in the Kamloops and other interior residential schools is uncovered. Build heritage needs the same safe and secure place, in this case, the city itself provides the essential infrastructure. I ask you to choose the longer path, the path for more discussion within the current policies and standards for preserving historic place; our capital city has much to offer our residents and our visitors in terms of historical and heritage tourism.

I ask you to spend the time and drive for a positive and progressive step forward so we can preserve what heritage we have and build upon that.

Gary A Mitchell
1259 Revercomb Place
Victoria

[REDACTED]

From: Helen Edwards [REDACTED]
Sent: Monday, July 26, 2021 10:13 PM
To: Public Hearings
Subject: Variance Application #00701: Proposal regarding: 1312-1318 Wharf Street Gold Rush Warehouses (aka "Northern Junk Buildings")

Dear Mayor and Council

I request that you decline the application for rezoning.

These buildings are among the oldest in Victoria and have been neglected for years. The current owner has performed little or no maintenance and has not been a good steward of these heritage assets.

With their prominent location on the waterfront, these little buildings should be celebrated for their history, not considered a "nuisance" that impedes development. The proposed building is too large for Old Town and does not conform to any of the approved guidelines that were developed with input from the community.

One need only look to successful developments in the area to see that heritage buildings can be treated with respect and produce a financial success. Through the Victoria Civic Heritage Trust, the City has invested considerable funds to aid with the restoration of buildings in Old Town, and more are in progress now. This funding is leveraged many times over by private developers who take pride in their work.

If you approve this project, its terms will become the new baseline, and future developers would want more. Victoria is rare in that it has retained a core of old buildings that celebrate its history and, at one time, was among the leaders in the country in supporting conservation and restoration. Victoria received the Prince of Wales prize in recognition of their efforts, a high honour indeed. Are we now going to turn our backs on what was and still could be a valuable heritage program?

As a person who worked in heritage tourism, I can say without a shadow of a doubt that visitors come here to see what is different from other centres and our heritage buildings are a significant draw. American visitors were in awe of our preserved downtown as theirs had been destroyed when freeways were built. If we wish to continue providing a unique heritage experience, we MUST retain these two little buildings and restore them as they deserve.

Helen Edwards
810 Linden Avenue

[REDACTED]

From: John Lutz [REDACTED]
Sent: Monday, July 26, 2021 11:53 PM
To: Public Hearings
Subject: Northern Junk Rezoning

Dear Council,

I am writing to express my objection to the proposed new construction on the (unfortunately named) Northern Junk site. There are three vital reasons why this proposal needs to be rejected.

1. Old town is framed on the south end by the Inner Harbour and the on the north by the Johnson Street bridge and the Northern Junk site. By burying the historic structures into the multi- story apartment/condos the proposal will erase the heritage structures that are the northern frame and replace it with a modern structure antithetical to the character of old town. From the water or the Vic West side old town will visually shrink by about a fifth because the viewer will see the modern condos proposed and their immediate neighbour to the south, the out of place modernist Victoria Regent. Visually the buildings of old town would then only appear south of Bastion Square.
2. The Northern Junk structures anchor the heritage character of Johnson Street. The street below Government retains so much of its 1890s character that it is sometimes used to film movies. Adding an unsympathetic building at the bottom of the street ruins that feel and look
3. The proposed structure is too high. It exceeds the city's own guidelines for old town and it blocks the view of the harbour from old town.

Old Town was seriously compromised by the flawed approval of the Victoria Regent Buildings which seriously undermine the integrity of Old Town. As the Victoria Regent example shows, one bad choice lives on for generations. Approval of the proposed new structures will compound that travesty.

John Lutz, [REDACTED]
[REDACTED]
Department of History
University of Victoria
PO Box 1700 STN CSC
Victoria, B.C. V8W 3P4



[REDACTED]

From: Karlie Scheifele [REDACTED]
Sent: Monday, July 26, 2021 8:31 PM
To: Public Hearings
Cc: [REDACTED]
Subject: Re: Northern Junk Removal Project, 1314-1318 Wharf St.

To the Mayor & Council,

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

In as far as I am a local Victoria resident, I wholeheartedly support Reliance Properties' proposed development. This Reliance Properties project, which features the restoration of the Northern Junk site, will offer much-needed rental housing supply for the Greater Victoria area, furthering the private sector's efforts to make rental units available for the benefit of the area's rental population.

This project has also incorporated The David Foster Walkway into the design beautifully while respecting the heritage of the site. The conclusion of this part will be wonderful since it will finally link it to the other side of the bridge. This is the kind of thing that is exciting for tourists, while also being advantageous for the local community.

All in all, Reliance Properties is dedicated to helping make the city of Victoria better, as seen by the proposed Northern Junk development project. I like the idea, and I'm certain that Council will vote in favour of it.

Sincerely,

Karlie Scheifele

Dear City of Victoria Mayor & Council and Legislative Services,

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”.

We are a full service interior design studio and creative consultancy that have worked on many multi-family development and hospitality projects in Victoria (Tresah, Parsonage Cafe, Superbaba, Whistlebuoy Brewing). Victoria has become a second home for our design business and we feel honored to have been able to contribute to the cultural fabric of the city. We believe this project by Reliance Properties would be a fantastic addition to the vibrant social fabric of downtown, adding always necessary rental stock and providing unique hospitality and retail spaces along the David Foster Walkway.

Rental developments are one of the best forms of housing to energize a neighborhood and build a strong local economy. Units will be occupied by full time Victoria residents adding a reliable and year round customer base for local businesses. As a cycling and pedestrian oriented project, 1314- 1318 Wharf Street – Northern Junk will have an immediate and positive impact on surrounding businesses as residents will seek out the closest and most convenient options for their day to day needs. There will be more foot traffic on neighboring streets, in parks and along the waterfront adding vibrant energy to the neighborhood.

We believe the proposed design and architectural preservation fit very nicely within the neighborhood, keeping the historic feel of the neighborhood and inner harbour while also providing new and modern rental homes that will benefit Victoria for many years to come. More than just the facade, it is our understanding that this project aims to preserve all interior structural walls ensuring historic architectural elements will be a feature within the retail and hospitality spaces as well. From the materials chosen to the natural landscaping surrounding the development, we believe this project will be a very beautiful and accessible addition to Victoria.

It is our hope that Council will also see the social and economic benefits this project will bring to the neighborhood and city as well as the extraordinary effort the design team have undertaken to ensure this development fits organically within it's historic, natural, and built surroundings.

Respectfully,



Kate Snyder
Principal and Co-Creative Director
Studio Roslyn LTD
1897 Powell Street
Vancouver, BC V5L 1H8

[REDACTED]

From: linda [REDACTED]
Sent: Monday, July 26, 2021 2:30 PM
To: Public Hearings
Subject: Please help save these incredible and historical buildings! They are worth the effort in the long run! Linda Richards

Sent from [Mail](#) for Windows 10

re: Northern Junk Project 1314-1318 Wharf Street

Dear Mayor and Council

For nearly forty years I have been very aware of this abandoned rodent-infested eyesore hoping the city would find better use for this prime central waterfront property. I would expect everyone on council would be very grateful to finally have this excellent and exciting project, as am I. The Northern Junk project is a perfect fit for the area and would be an enormous long-awaited improvement to our city that I fully support.

Thank you.

Sincerely,

Michael Baron
529 Paradise St.
Victoria V9A 5E3



[REDACTED]

From: Michele Neale [REDACTED]
Sent: Monday, July 26, 2021 1:52 PM
To: Public Hearings
Subject: 1314 & 1318 Wharf St. Victoria BC Rezoning No. 00701. PID 031-303-153.
Lot A of Lot 182-F

Dear Council

Re: the Heritage Alteration Permit Variance Application changing height from 8 metres to 21 metres

We are vehemently opposed to increasing the height from 8 metres.

We purchased our unit for retirement.

It looks directly out and over 1314 and 1318 Wharf St., the proposed change will drastically downgrade the view from the living/dining area and master bedroom.

And needless to say should we eventually want to sell, it will also reduce the value.

Thank you for considering our view.

Michele Neale

Sent from my iPhone

[REDACTED]

From: Mike [REDACTED]
Sent: Monday, July 26, 2021 6:29 PM
To: Public Hearings
Subject: Northern junk buildings

I am opposed to the latest design to redevelop this site.
This is the gateway to the old town of Victoria.
We are losing the character of the city by burying historic structures under new development.

Michael Sweet
1016 Pemberton road
[REDACTED]

Sent from [Mail](#) for Windows 10

[REDACTED]

From: Pat Wilson [REDACTED]
Sent: Monday, July 26, 2021 2:01 PM
To: Public Hearings
Subject: Rezoning of the Northern Junk buildings

To Mayor and Council

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

I am opposed to the rezoning and the proposed additions to 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. Surely the proponent for this project can get an architect who can design a sympathetic development.

These buildings should be protected from unreasonable design. Please oppose the proposed rezoning.

Thank You

Patricia Wilson, 1329 St Patrick Street

[REDACTED]

From: Bob and Glenis Jackson [REDACTED]
Sent: Monday, July 26, 2021 5:04 PM
To: Public Hearings
Subject: Northern Junk - Gold Rush Warehouses

I am opposed to the rezoning and the current building plans that do not save the original buildings to compliment the history of the area and Victoria.

PLEASE OPPOSE THE PROPOSED REZONING.
Thank you

R Erin Jackson
2735 Asquith St
Victoria. BC. V8R 3Y6

Sent from my iPad



Garyali Architect Inc.
200C -1815 Blanshard St.
Victoria, B.C. V8T 5A4

GREEN ARCHITECTURE
URBAN PLANNING AND
INTERIOR DESIGN

City of Victoria
1 Centennial Square
Victoria, BC. V8W1P6

Re: 1314-1318 Wharf Street Rezoning Application

Dear Mayor and Council,

We have practiced architecture in Victoria for the last 40 years. Our projects include several historic buildings in the downtown core.

The Northern Junk building and surrounding land is the last remaining part of the historic downtown core and harbour front, and are two of the oldest stone buildings west of Toronto.

The current proposal is a typical for profit development proposal. If there is any intention on the part of the city of Victoria and the community to preserve our oldest historic buildings as well as community use of a spectacular waterfront, a radical solution will be required.

Any revisions to the proposed concept designed within current bylaws will not make much difference, unless there is a basic change in the building programme that makes restoring the two buildings, and community use and enjoyment of the harbour front a priority. Such a proposal may not be economically viable. This corner of the Victoria core is of national importance. Perhaps the combined resources of the city of Victoria, the province of BC, and the federal government can help change the current development strategy. It will be sad to fill this special area with more of the same developer projects currently being built.

Yours truly,
Shiv Garyali MRAIC,AIBC

GARYALI ARCHITECT INC.
Victoria BC

Re: Northern Junk 1314-1318 Wharf Street

Dear Mayor and Council

As a long-time resident of Victoria I have walked (cautiously) through the Northern Junk area for the last 40 years always with a sense of disbelief that this area was seemingly just left to deteriorate. It's an amazing location, both as a destination and as a walkway for downtown and the Causeway and beyond and deserves to be cherished and enhanced. I am excited that Reliance/Crosstown Properties have taken such care and thoughtfulness in incorporating the original heritage buildings into their very modern vision and I look forward to seeing what Jamin Zuroski creates on the North wall. The addition of more residential units in the downtown area will go a long way to keeping the area safe and vibrant. I support this revitalization project.

Sincerely

Wendy Baron



[REDACTED]

From: ANDREW BECKERMAN [REDACTED]
Sent: Tuesday, July 27, 2021 12:08 PM
To: Public Hearings
Subject: Rezoning Application and Heritage Alteration Permit with Variance for the Property Known as 1314 and 1318 Wharf Street

Dear Mayor and City Councillors,

While i did not find an easy link from links provided in the advertisement of this hearing in the TC July 23, 2021, i can recall what the developer is proposing for this site perhaps in conjunction with 1324 Wharf Street).

I find nothing in the proposal to recommend your approval. Sadly the current City Council and those both well before and since my 2005 immigration have not treated the historic built environment with the respect it deserved. With so few physical reminders of the relatively brief history of our City, greater attention is focused on these two structures that remain from 1860 and 1864.

While Historic Preservation Standards locally, Provincially and Federally are not particularly robust, surely the applicant and/or owner of this property dba Reliance Properties knew of it's historical significance when they purchased it. I understand they have been trying for at least 11 years to develop/redevelop these Heritage buildings with a variety of schemes that do little to protect the integrity and visibility of these landmarks.

This proposal and the variances it is requesting should not merit your approval. While my own personal history of historic structure redevelopment comes from a municipality with much greater protections than those that exist here, I cannot see how i could have justified submerging the Landmark property i purchased. I knew, as i assume Reliance Properties knew, when they purchased these structures and property known as 1314 and 1318 Wharf Street, that i was purchasing a Landmark whose integrity would have to be respected.

The Variance they are requesting and the latest version of their proposed re-development and any minor refinement they might propose in the future, would, in fact bury these 2 buildings which are among the very few remaining from the early history of Victoria.

I believe you should deny these variances which would reduce bicycle parking (adjacent to a constructed 2 way bicycle lane) from 10 spaces to zero and almost triple the height allowable from 8 meters to 21 meters.

Instead you should encourage them to return with a scheme that keeps a respectful distance from these two Historic structures.

While it is not appropriate for me or any resident of our City to provide alternatives to Reliance Properties current plan, i can see multiple alternatives for development that do not encroach upon these two small but significant remnants of our past. I assume since the developer has been trying to develop the properties for 11 years that they purchased them at least 11 years ago. if my assumption of the life of their ownership, is correct, the amount of development necessary to make a profit is less than a later purchase date.

The Council, as guardians of the public interest should be able to discriminate between a reasonable profit as opposed to a very big profit. In this case Council can comfortably deny the changes/variances requested as they can assume any developer in their due diligence would have known these 2 small Landmarks from our past would mandate development plans that emphasized them as opposed to any plan that would bury them in new structure on top of or actually abutting them.

sincerely

Andrew Beckerman

[REDACTED]

Vic West

PS: perhaps in the future your required public announcements of hearings like these could include an easier link to allow the Public to see any drawings that have been submitted in support of Variance requests. I tried a few indicated on the announcement in the TC, but was not successful. thanks

perhaps future public announcements could provide a link so the public can via just one click or two see the drawings and illustrations of what is being proposed

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 27, 2021 12:09 PM
To: Public Hearings
Subject: Fw: Northern Gold Rush buildings

From: Allan Gallupe [REDACTED]
Sent: July 27, 2021 11:46 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Northern Gold Rush buildings

Dear Mayor and Council,

Regarding the proposal coming to public hearing this Thursday by developer Reliance, I ask that you decline this proposal. Although the developer characterizes its proposal as a compromise, it is in effect the destruction of two of the oldest and most historic buildings in our city. The fragments of facade that will be left will no longer be evocative of Victoria's genesis as a gold rush town, but will be a reminder that all of Victoria's heritage building legacy is vulnerable to being replaced by small visual tokens of what was there before.

At a time of massive redevelopment of our inner core we must not get carried away and allow them to take away our historic buildings. Victoria's charm and its tourism draw has always depended on its historic district. All the tourist destination cities in the world have protected their historic districts because they know that their future success depends on it. They protect their heritage buildings by sensitively rehabilitating them. This has a big payoff that can last for generations. We must not be lulled into the misguided notion that facading an historic building is the same as rehabilitating it.

Please do not let the profit of a developer override our obligation to protect these 1860's era buildings. I propose that the City of Victoria end this ridiculous dance with developers and partner with government to purchase the buildings to highlight our shared history from those truly exciting times.

Thank you,

Allan Gallupe
3050 Jackson St.
Victoria

July 26, 2021

Dear Mayor and Council, please accept my support for this project.

I strongly support Reliance Properties' proposed development proposal as a Victoria resident. The current plan for the redevelopment of the Northern Junk site by Reliance Properties is a well-designed project that would provide much-needed rental housing supply, continuing the larger theme of the private sector bringing rental units to market for the benefit of Greater Victoria renters.

After reviewing many other letters submitted to Council, I can see a trend where some wish to see the buildings remain as is or be owned by the City, with suggested use as a museum. This does not seem like the conversation that should be had at this stage in the process. I have seen the efforts that Reliance properties has made over the years and even this past year through the iterations of this proposal. They have made every effort to meet all asks from council and have made a successful design that aligns with the historic design characteristics. While this design does include an ask for additional stories, I feel that it is appropriate for this location and would like to see this be approved.

The David Foster Walkway is also one of Victoria's greatest future assets and I am so happy to see this be incorporated into this design. Finishing this section and connecting it to the opposite side of the bridge will be a much needed improvement to the public realm. This kind of development and consideration for the pedestrian network that attracts locals and visitors to the area.

Please accept my enthusiastic support for this project as proposed. Please consider the words of the Public within the context of what this Public Hearing is about - does the proposed align with the future of Victoria. To me, this design respects the past and aligns with our future. This project should be approved.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bridget Connors', with a stylized flourish at the end.

Bridget Connors
Victoria Resident
103-919 Market St.

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 27, 2021 11:35 AM
To: Public Hearings
Subject: Fw: Northern Junk

From: [REDACTED]
Sent: July 27, 2021 8:52 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Northern Junk

Dear Mayor Helps and Councilors,

I have been following the slow progress of Northern Junk Property since 1966. I knew Mr. and Mrs. Kramer and their family. Many architects over the last 50 years have considered this property. I worked with Architect Peter Cotton in 1966 bringing the OLD TOWN VICTORIA to the forefront and Victoria has successfully saved many buildings. Times have changed as the Old Town has rejuvenated. These two sad buildings are in great need of redevelopment. The city needs to move forward. It is my opinion that the type of redevelopment that should proceed is the imagined design that architect Trounce and architect Wright would have proposed if they were here today. I think that given all of the parameters of todays demands and the advancement in materials and uses for todays building they would have ended up with a design very similar to that of This Reliance Project.

Maybe my opinion will help you to decide.

Ben Levinson, Member for Life AIBC, Life Member RAIC, B. Arch., BEP, Retired Architect

[REDACTED]

From: Brad [REDACTED]
Sent: Tuesday, July 27, 2021 10:09 AM
To: Public Hearings
Subject: Re: Northern Junk buildings

Just do the right thing and preserve these buildings. The current plans for development should be rejected. Heritage before profit. Too much of this city is being destroyed. The Custom building is a great example of poor preservation. City Council should have demanded more architectural imitation of the original building. It's a disgrace. And so is the development plan for the NJB.

Re: Support for the Northern Junk Project

July 26, 2021

Dear Mayor and Council
Victoria, B.C.

I am writing to show my support behind the Northern Junk Project at 1314-1318 Wharf Street that is aiming to revitalize the area near the Johnson Street Bridge. What is currently there at the location now is derelict and does nothing for the beautification of our wonderful city. In fact, it makes the area look and feel like a slum that is not safe for families of tourists or locals.

The project would allow for an easy extension of the David Foster walkway which provides great views of the activity of the Inner Harbour and Gorge Waterway including incoming/outgoing boat traffic, Harbour Air planes, and a variety of paddlers enjoying our ocean.

As mentioned earlier, the existing location has provided the opportunity for nefarious crowds to form making the surrounding region a less than desirable place for others to enjoy. A revitalization project such as this one would allow for honorable citizens and their loved ones to take back a portion of the city which has been slowly overrun by the plague of drug use and criminal activity (see Pandora Street and Beacon Hill Park for example).

The proposal set forth by the Northern Junk Project states that 47 new rental units will become available once completed, in addition to multiple commercial units for local small businesses. As Victoria grows, it is important to provide housing that is close to the business hub that is downtown while also promoting shopping local to support these homegrown small businesses. They also pledge to preserve the exterior walls and aesthetic of the current heritage building to keep with the feel of “Old Town” that the project is located in.

In summary, as someone who works and operates a business in the tourism industry of downtown Victoria, I strongly recommend and support this Northern Junk Project which would not only provide an economic boost to the area and provide much needed additional housing downtown, but most importantly, improve the beauty of the location which currently is an eye sore to locals and is most definitely off-putting to tourists who come to see the charm and

quaintness of downtown Victoria. Supporting this project is the smart thing for Victoria City Council to do.

Sincerely,

Colin Hawes (Manager of The Rolling Barrel Tours)

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 27, 2021 4:38 PM
To: Public Hearings
Subject: Fw: Thursday meeting and Northern Junk Bldgs

From: cal robertson colleen wadden [REDACTED]
Sent: July 27, 2021 4:20 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Thursday meeting and Northern Junk Bldgs

Hello Mayor and Council;

After reading todays letter in the TC from Reliance Properties Jon Stovell I can't see why the approval of his plan for the Northern Junk site should not be granted. His previous heritage restorations in Victoria are testament to the quality of his work. The plan for NJ looks awesome, accessible, low rise and rental housing. Please vote for this to go ahead.....before these old buildings collapse onto themselves.

Thank you.
Cal Robertson
Fairfield

[REDACTED]

From: Catherine Stone [REDACTED]
Sent: Tuesday, July 27, 2021 10:27 AM
To: Public Hearings
Subject: 1314 and 1318 Wharf Street Northern Junk Buildings:

To Mayor and Council

Re: 1314 and 1318 Wharf Street
Northern Junk Buildings:

I am opposed to the rezoning and the proposed additions to 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.

A further concern is obstruction of the viewscape by a four storey development of the property. Once gone, it's gone for good. Visual respite from the canyon effect of our increasingly tall cityscape is always welcome and should not be undervalued. This is especially valuable on the waterfront.

Please oppose the proposed rezoning.

Thank you for your consideration.

Catherine Stone

1936 Ashgrove Street

Victoria V8R 4N7

[REDACTED]

From: Deacon Duncan [REDACTED]
Sent: Tuesday, July 27, 2021 7:59 AM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Dear Mayor and Council,

I am writing this letter in opposition to the development at 1314-1318 Wharf Street. Please add this piece of correspondence to the COTW report. I believe a number of the statements made by the developer in favour of this development are inaccurate, and rather than bringing life and vibrancy to our city, the development will reduce it.

Firstly, to refer to the buildings as moldering for 40 years ignores that they have not been on sale until 2008 - so their lack of development is not a lack of interest or success in designing for the space. There is clearly time for a proposal to be made that preserves the life and character of our inner harbour. Other buildings in the area stood unused for longer, were in greater disrepair, and successfully completed renovations that preserved their visual appeal. Secondly, and relatedly, the developer implies that the only way to ensure a vibrant, living community, and benefit to the city is by obliterating the existing skyline in order to build their proposed condos. This ignores the vast success of developments in the city that have preserved the skyline, facades, and features of historic Victoria. Unlike Vancouver, which is hardly distinguishable from other large cities of the Pacific Northwest, our city is visually distinct - we only have one chance to preserve that, although many to destroy it. Thirdly, the proposed development, which raises the profile of the buildings by four stories, will dramatically change the view and access to the harbour of the city blocks that face towards these buildings. The developer clearly has not planned in a way that accommodates the current shape, visual openness, or pleasure of our city. Instead, they have chosen to maximize the monetary value of the space with regard to little else.

The proposed building is visually unpleasant. It also serves a purpose our city does not need. To add more high-end condos and rental apartments that invariably end up listed on Air BnB while the vast majority of our city looks for affordable housing or struggles to close the middle housing gap would demonstrate a sincere lack of commitment to those who live in our city. The developers say that they are aware of the rental crisis and that their proposed building will help. Our rental crisis, I would like the council to remind them, is not a crisis of 'high-end' apartments. Even with policies against subletting, they can (and will!) end up on Air BnB, driving rental prices higher and making the housing crisis worse. Unfortunately for the developers, one cannot pretend to be serving social needs while simultaneously gouging their square footage for the most revenue possible.

These buildings were built in the gold rush, and preserving them in their current character is only available for as long as they exist in that character. They can successfully be refurbished and provide interesting and vibrant spaces for the city without losing that appeal. I, like most Victorians, welcome tourists, summer-visitors, and those who chose to live here part time. I'm proud that we're attracting people to success and big-city living on the island. But our city has its own visual appeal, based in its beautifully replenished historic architecture - establishing another bland, ugly, blocky building for the wealthy is the last thing it needs. People who come here should look to steward the place that we have - not turn it into Vancouver or Seattle.

To close, with respect to Reliance Properties, their proposal is unfortunately consistent with the current name of the properties - Northern Junk.

Best Regards,
Deacon Duncan,
1306 King's Road, V8R 6S2

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 27, 2021 11:36 AM
To: Public Hearings
Subject: Fw: 1314 & 1318 Wharf Street ("Northern Junk" buildings)

From: Hidden Places [REDACTED]
Sent: July 27, 2021 10:47 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: re: 1314 & 1318 Wharf Street ("Northern Junk" buildings)

Mayor and Council:

As a Victoria resident and downtown business owner I would like to voice my opposition to the proposed redevelopment of the Northern Junk buildings.

As my Tobin Stokes has written, covering and dwarfing them with the proposed new building would be a loss to the old town section of Victoria, and to history. They're pre-confederation, built when Vancouver Island was a colony. They've been standing for about eight generations – it's a miracle they still exist.

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

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

Thank you,

Dr. D. Goering

599 Pandora Ave, Victoria

Dr. D. Goering

[Hidden Places Travel](#)

3 times winner of National Geographic Traveller's 50 Tours of a Lifetime Award

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Get our latest pictures on [Instagram](#).

[REDACTED]

From: deirdre gotto [REDACTED]
Sent: Tuesday, July 27, 2021 4:07 PM
To: Public Hearings
Subject: Fwd: Development proposal for Northern Junk buildings

Begin forwarded message:

From: deirdre gotto [REDACTED]
Subject: Development proposal for Northern Junk buildings
Date: July 27, 2021 at 4:02:37 PM PDT
To: all council <mayorandcouncil@victoria.ca>
Cc: Ben Isitt <bisitt@victoria.ca>, Jeremy Loveday <jloveday@victoria.ca>, Sharmarke Dubow <sdubow@victoria.ca>, Sarah Potts <spotts@victoria.ca>, Geoff Young <gyoung@victoria.ca>, Marianne Alto <malto@victoria.ca>, Stephen Andrew <stephen.andrew@victoria.ca>, Lisa Helps <lhelps@victoria.ca>, Charlene Thornton-Joe <cth Thornton-joe@victoria.ca>

Mayor and council,

We cannot support the proposal for the Northern Junk buildings. It overwhelms and pays scant attention to the historic buildings at its heart, with only a grudging and insignificant recognition. In fact, it is an insult to these heritage structures, a part of Victoria's history from early colonial days.

These iconic buildings deserve better, as does the prime location on the harbour and at the foot of the Johnson Street bridge, a gateway into and out of the city. This site deserves special attention. A maritime museum incorporating the Northern Junk buildings rather minimizing them, for instance, would be so much better a fit.

This proposal is, as usual, all about a developer maxing out profit and paying lip service to heritage. Not all developers in Victoria follow this model. Thankfully some - Chris Lefevre comes to mind - are mindful of historical values and find ways to meld new development with heritage settings, understanding that doing so brings benefits to the city. Reliance should take a page from their book.

It is unfortunate that council has brought this proposal to the public hearing stage. It indicates an indifference to Victoria's unique legacy - a significant heritage downtown - appreciated far beyond our boundaries. Tourists, visitors, businesses and residents alike see Victoria as more than a want-to-be big city. It's charm and character are important values to them.

Please don't put that heritage character into jeopardy. If this Northern Junk proposal is approved, we can be certain that it will signal to developers that heritage is of minor concern. It is not. It would lead down the road to further lost opportunities to the city, its residents, visitors and tourists when, bit by bit, one of our great assets, our preserved built environment, is neglected and eroded to the point of insignificance.

Sincerely,

Deirdre Gotto - 3050 Jackson St, Victoria
Tristan Trotter - 1046 Mason St., Victoria

Yoka van den Berg (Yoka's Coffee) - 1046 Mason St.

[REDACTED]

From: Deb Hull [REDACTED]
Sent: Tuesday, July 27, 2021 7:26 AM
To: Public Hearings
Subject: 1314 and 1318 Wharf Street

Hello,

I wasn't going to write until I saw the article by the developer along with the drawings in today's Times Colonist. What is being proposed is not preserving the heritage of these buildings or a good use of that piece of prime waterfront. It doesn't even look attractive.

I do not support it.

Could the City not buy the land?

Deb Hull
36 Government Street

[REDACTED]

From: Don Lovell [REDACTED]
Sent: Tuesday, July 27, 2021 9:29 AM
To: Public Hearings
Cc: Martin Segger; Chris Gower; Douglas Franklin
Subject: Heritage Gold Rush Warehouses - Northern Junk Buildings

City Of Victoria Council

I am strongly against the Reliance Development Proposal for the Northern Junk Buildings.

The Reliance proposal does not respect the City of Victoria Heritage Old Town Program.

The request for rezoning should be denied.

The requested increase in building area will destroy the historic aspects of these heritage buildings and result in an obscured minimal "facadism" approach.

The proposal is contrary to the City of Victoria Downtown Core Area Plan.

The Reliance Properties proposal is against the approved Official Community Plan.

The Reliance proposal does not follow the Standards and Guidelines for the Conservation of Historic Places in Canada.

There are better options and ideas which have been prepared by others for the future of this site.

Victoria Council should keep this site secure until a better proposal is brought forward. One which would respect the heritage of the site for future generations of Canadians.

It is for the above reasons that I strongly recommend Council to vote against the rezoning request.

respectfully submitted

Donal Loivell, CD, BA, MArch
Retired Architect AIBC
Life Member Heritage Canada
Retired Manager Campus Planning, University of Victoria
Past President, The Friends of Hatley Park Society

[REDACTED]

From: Diana Satok [REDACTED]
Sent: Tuesday, July 27, 2021 8:03 PM
To: Public Hearings
Subject: Regarding development

I am in favour provided the rental housing is going to provide a portion of the housing for those in need are considered in the mix of housing.

Diana Satok
Victoria, BC

Sent from my iPad

[REDACTED]

From: David Schell [REDACTED]
Sent: Tuesday, July 27, 2021 2:23 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Hello,

I am support of this redevelopment project.

I live in Fairfield and go for daily walks into downtown ... I am always saddened to see these building slowly deteriorating into nothing, instead of being a vibrant part of the downtown waterfront walkway.

I have taken a close look at the developers plans and feel they have done a excellent job of incorporating the historical aspects of these building into a liveable commercial space.

Regards,
David Schell.

[REDACTED]

From: Felicity Adams [REDACTED]
Sent: Tuesday, July 27, 2021 9:32 AM
To: Public Hearings
Subject: 1314 & 1318 Wharf Street

Dear Mayor and Council,

I am writing in support of the proposed Bylaw amendments to support the redevelopment of 1314 & 1318 Wharf Street (Northern Junk buildings).

The site has been derelict for many years making it unavailable for use by the community. The proponent has accommodated many of the community's desired goals in the current proposal.

I encourage Council to support the proposed project and move forward with the adoption of the required bylaw amendments.

Kind regards,
Felicity Adams
104-68 Songhees Road
Victoria V9A0A3

[REDACTED]

From: Frank Chan [REDACTED] >
Sent: Tuesday, July 27, 2021 8:45 AM
To: Public Hearings
Cc: Frank Telus
Subject: Northern Junk Buildings

Having been a Greater Victoria area resident of 50 years in particular a City of Victoria property owner & taxpayer of many of those years, I strongly oppose the redevelopment proposal for such historical property.

The property at Wharf Street with its location is an important part of our 'Old Town' history which should be preserved for future generations to come and the argument of the perceived market values for such property as far as the Developer presented should not even be part of the decisions as they know the risks when it was purchased!

Sincerely,

Frank K.C. Chan
113-68 Songhees Road
Victoria, BC
V9A 0A3
[REDACTED]

[REDACTED]

From: Jon Barss [REDACTED]
Sent: Tuesday, July 27, 2021 3:20 PM
To: Public Hearings
Subject: Submission regarding Northern Junk properties Hearing (July 29)

4262 Happy Valley Rd
Victoria, B.C.
V9C 3Y1
July 27, 2021

The Mayor and Council
City of Victoria

Your Honour and Councillors,

Re: Proposed Heritage Alteration Permit and Variances for the “Northern Junk” properties

As a 57-year resident of Greater Victoria, and as a retiree from a 32-year career in the heritage field, I would like to register my opposition to the proposed development of the properties at 1314 and 1318 Wharf Street.

On page 19 of the City’s *Old Town Design Guidelines* (Design Principles/Authenticity) the reader is referred to Standard 11 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*. This Standard reads as follows:

Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place (emphasis added).

Looking at the rendering provided by Reliance Properties, one can hardly say that the proposed addition is *subordinate to* the original buildings.

Moreover, paragraph 5.2.8 of the *Old Town Design Guidelines* (page 23) specifies that waterfront additions should “create a complementary foreground to Old Town by reinforcing the existing scale, pattern, articulation and architectural expression of surrounding heritage buildings that are visible from the water.” I think it is difficult to argue that Reliance’s proposed four-storey addition does this.

In my opinion, the two examples above clearly show that approving Reliance Properties’ proposal would require disregarding the City’s own design guidelines for Old Town.

Thank you for your consideration.

Yours sincerely,

Jon Barss

[REDACTED]

From: TAYLOR AND JANE [REDACTED]
Sent: Tuesday, July 27, 2021 10:20 AM
To: Public Hearings
Subject: Northern Junk Buildings

Mayor and council

I am in support of the proposed plan for these buildings.

This is best use of these buildings.

They have been sitting unused for many years and this plan will make use of the buildings and provide housing in one of the premier locations in Victoria.

Sincerely
Jane Leece
Victoria resident.

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.

The proposed development offers a range of different rental units, from family housing and 3 bedroom units, to studio apartments for those living the bachelor life. These types of accommodations are exactly what the city of Victoria needs to diversify it's downtown residents. I was pleased to hear that all the units would be reserved for rentals, and not for ownership. That means less Airbnb and more locals living in the heart of our city, eating, drinking, shopping and buying from all our small businesses. The city is in desperate need of economic boost after a difficult pair of years during the pandemic. We should be thrilled at the prospect of increasing the population density downtown. Approving this development is another step towards improving our fine city for those who call it home.

In addition, the area in question is currently severely underutilized due to its unsightly nature. As it stands today, many locals and tourists alike will avoid the area altogether based on the condition of the buildings and the people who choose to reside there. Redeveloping these buildings will breathe new life into an area of Old Town that seemed almost forgotten. The addition of an elevator for waterfront access ensures that we maximize the amount of people who now have access to the area, who might not have before. Locals (and tourists) should be encouraged to explore every inch of our waterfront, and this project is a surefire way to maximize the traffic in an important area of town.

Reliance Properties has been attentive and sympathetic to all issues regarding the preservation of historical sites, and have resolved all concerns raised with clarity and creativity. I am inspired by their work both in Vancouver and Victoria, and am patiently awaiting their next project. 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,

A handwritten signature in dark ink, appearing to read 'Jean-Marc Perelmutter', with a stylized flourish extending to the right.

Jean-Marc Perelmutter

[REDACTED]

From: Jeremy Schmidt [REDACTED]
Sent: Tuesday, July 27, 2021 12:27 PM
To: Public Hearings
Subject: Public Hearing for 1314 and 1318 Wharf Street | CALUC letter feedback

Dear Mayor and Council,

I wish to draw your attention to the Downtown Residents Association ("DRA") Land Use Committee ("CALUC") submission relating to 1314 Wharf Street.

The City of Victoria sets out that one of the main roles of the CALUC is to facilitate the dialogue between applicants and the community in order to identify and resolve issues regarding land use applications. The Terms of Reference make it clear that the CALUC is to facilitate and provide information to residents, and not to take positions and opine on applications as a committee. David Thompson, a member of the Fairfield Gonzales CALUC, [wrote the following in the Times Colonist recently](#):

The boards have community association land use committees (CALUCs). The CALUC role within the city's development review process is clear. A CALUC holds a public meeting where a developer (homeowner or company) presents their proposal, and community members ask questions and provide their views. The CALUC volunteers then summarize the meeting in a report, and provide it to the city.
It's that simple.

...

A well-run CALUC welcomes all residents to meetings, regardless of their views on development or local politics. It runs a civil, professional meeting where comments are summarized accurately, and the report provided to the city is unbiased (as near as possible).

The commentary was a response to [criticism from Jeremy Caradonna about the role of CALUCs in general](#). There was [tremendous pushback](#) in addition to the commentary by Dave Thompson, all of which appears to paint the role of CALUCs as simply facilitators and not advocates for particular positions on land use. In June 2021, the DRA executive committee ["\[Submitted a letter\] on behalf of the DRA to the Capital Daily and the Times Colonist in response to Caradonna's questioning of the role of neighbourhood associations. While Caradonna's article focused on Fernwood, there were comments made about land use that needed clarification."](#)

It is clear that existing resident associations and LUC members vehemently disagree with Mr. Caradonna's view that CALUCs are themselves an impediment to development and affordable housing, and not just a neutral body relaying information.

With that in mind, I find it important to draw your attention to the significant lengths the DRA LUC has gone to in this case, on what appears to be their own volition, to seek out professional opinions to support their opposition to the Northern Junk development and to challenge the staff reports. This seems to go beyond their purview of advocating for what they hear from their community and instead appears that they took investigative steps of their own to try to formulate a basis for opposition. They disagree with the City of Victoria's staff interpretation of the application on the basis of the external expert report they commissioned; it does not appear the basis is design concerns coming from residents following the latest revisions to the application.

In the final few paragraphs of their updated correspondence to you, Ian Sutherland, DRA LUC Chair, goes even beyond the professional opinions they received and speculates on his own what impact your decision on this application will have on future developments in Old Town. It is not clear that this is the position of DRA residents, but only that of Mr.

Sutherland. This does not appear to me to be within the spirit of the role of CALUC Chair, who many of CALUC members in the community assure us is a neutral role that only relays resident feedback and does not inject themselves into the process.

Given the adversarial role taken by the DRA LUC in this case, I sought to research their historical positions on applications that come before them over the previous two years. A summary is below:

836 Yates: Did not support the application in its current form

1150 Douglas: Did not support the rezoning

560 Johnson: Concerns regarding the liquor licence

560 Johnson: Support change to manufacturers licence

714 Cormorant: Did not support the application in its current form

767 Douglas: Strongly advise council to decline the project

1106 Blanshard: Strong opposition to the application

1140 Government: Find it difficult to justify the approval of any applications during the pandemic that seek substantial changes to their operations

510 Pandora: request city to defer the application until issues are resolved

611 Chatham: Request that the proposal be reconfigured b/c not compliant with existing policy and no in public interest to be approved

535 Yates: Does not support application

1244 Wharf Street: Identified problems with the consultation process

506 Herald: Numerous concerns and does not sound like a community asset

1150 Cook: Application undermines core planning documents

1400 Quadra: Support the staff recommendation to decline the application

1010 Fort Street: support the staff recommendation to decline the revised application b/c of deep concerns and opposition from the community

506 Herald: Oppose insertion of liquor establishment

777 Douglas: Support the liquor primary licence (which already existed at the same size)

1205 Quadra/910 View: Overwhelmingly oppose the rezoning

1306-1424 Broad: Do not support application in current form and believe it would set dangerous precedents that would see the destruction of heritage buildings and character

937 View: R-48 zone has been "egregiously gamed"; council needs to decline any height variance. Application undermines core planning documents and is the wrong kind of development for community.

1820 Government: food primary liquor licence will destroy the liveability of the residential units.

941 View et al: Need for a third CALUC raised b/c of issues identified

1700 Blanshard: No public consultation

975-983 Pandora: Many concerns raised; position unclear

45 Bastion Square: Concerns raised

440 Swift: Changes will degrade the veritage value

The DRA also opposed "circumventing" the normal CALUC meeting process during the pandemic by not holding in-person meetings.

In my review of the 27 CALUC letters above since the start of 2020, the CALUC expressed support once for a change to a manufacturers licence and support once for a liquor licence that largely already existed in the exact same configuration. The rest of the letter stated explicit opposition from the CALUC itself, laid out only concerns, asked that the application be reconfigured, and/or took issue with lack of consultation.

What I found interesting in reviewing the last two years of CALUC letters to Mayor and Council is the evolution of how their content has changed. When Mathew Yee signed the letters, it looks like they largely ONLY set out a summary of resident comments and went no further. When Wendy Bowker signed the letters, there was some additional commentary added by the CALUC in addition to laying out resident feedback. Under the current signer, Ian Sutherland, it

appears that the letters are significantly more extensive and seem focused on the CALUC itself opining on the applications as an interested party.

I ask that you take this information into consideration when weighing the value of the CALUC submissions in this case.

Thanks,
Jeremy Schmidt
160 Wilson St, Victoria, BC

[REDACTED]

From: Jon Stovell [REDACTED]
Sent: Tuesday, July 27, 2021 8:51 AM
To: Public Hearings
Subject: 1314 and 1318 Wharf Street: Rezoning Application No. 00701 and Heritage Alteration Permit with Variances Application No. 00236
Attachments: image001.png; Northern July TC July 27.PDF; Northern Junk TC #2.PDF; Northern Junk #3.PDF

Mayor and Council

Please see in the links below and attached the most the recent coverage of this project by the Times Colonist.

Article: <https://www.timescolonist.com/news/local/public-gets-say-thursday-on-redeveloping-two-of-city-s-oldest-buildings-1.24346466>

Op-Ed: <https://www.timescolonist.com/opinion/op-ed/comment-northern-junk-after-43-years-the-time-is-now-1.24346459>

Kind regards.



JON STOVELL PRESIDENT

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

[REDACTED]



TIMES COLONIST

Tuesday, July 27, 2021

Victoria, British Columbia

Mainly sunny. High 24. Low 15. Details, A12 timescolonist.com

Royal B.C. Museum asking for public help to identify historic photos >A3

Canada's Kylie Masse wins silver in 100-metre backstroke at Olympics >B1



Terry Michell of Michell Farms in his carrot-crop field with a handful of dry soil. The family is drawing thousands of gallons of water a day from its wells to keep crops alive amid drought conditions. "Without irrigation we'd be finished," Michell says. ADRIAN LAM, TIMES COLONIST

Drought: Farmers fight to save crops, tourists urged to bring water

DARRON KLOSTER
Times Colonist

At Michell Farms on the Saanich Peninsula, the pumps are working 24/7.

Water is rushing out of wells at about 600 gallons a minute into a series of ponds, and then pushed through pipes to irrigation systems to keep the family's crops alive and growing.

With no measurable rain for nearly two months now, and nothing but heat in the forecast, water is becoming a precious resource.

On many of the Gulf Islands, visitors are being asked to bring their own water. Residents are urged to do everything to preserve wells, aquifers and natural bodies of water. Some marinas aren't filling water tanks for boaters.

"We need to do everything, everything we can to preserve our water," said Peter Luckham, chair of the Islands Trust council. "We're already in [late] July ... and we could go the whole summer and even into October without any rain."

The province has already declared the eastern side of Vancouver Island and the southern Gulf Islands at Level 4 on its drought warning system, where the lack of rain is starting to hurt fish stocks and ecosystems, and water shortages in private wells are being reported.

Drought Level 5 is rated as the most severe, where adverse

impacts to socioeconomic or ecosystem values are deemed "almost certain."

Luckham said unlike those in cities, most residents and businesses on the Gulf Islands rely on well water or catchment tanks for everyday use. He's heard of waterlines on the ground at some residences "simply exploding" in the heat wave. Residents are rushing to fix leaks or drips to save every drop.

Luckham said dry wells have the potential to affect entire communities. "The health and integrity of wells and the aquifers not only sustains people and businesses, but also the natural ecosystems."

He's noticed oceanspray, also known as crebbush, which grows on coastal bluffs on the Gulf Islands, that is dead or dying.

Bryce Rashleigh, who has about 1,000 acres in wheat, barley and hay crops on the south Island, said the drought will bring an earlier harvest with smaller grain kernels and reduced yields.

Rashleigh's wheat is used in Island bakeries and the entire barley crop goes to Phillips Brewing.

"It's day 41 without any rain ... it's dry out here and it's definitely had an effect," Rashleigh said.

The ongoing dry spell is drastically cutting beef and dairy herds on the Island and across Canada, Rashleigh said, which has led to a major prob-

lem for his hay operation.

Rashleigh produces hay on about 700 acres. He cuts it in late spring, bails and wraps it with a 40% moisture content for cattle and horse feed.

The problem is that herds are being reduced. There is now only one dairy herd south of the Malahat and 34 on the Island. In the 1980s, there were 16 on the Saanich Peninsula alone.

The pandemic also wiped out demand from his major customer — tourism's horse-carriage industry. So he's sitting on about 5,000 big round bales without any buyers.

Rashleigh contacted Agriculture Minister Lana Popham last week, saying he needed help getting feed to producers elsewhere in the province who need it. She visited the farm and listened to his concerns about food security on the Island.

He said the Island still heavily relies on importing much of its food from the U.S. and the Lower Mainland, and has a three- to five-day supply in the event of a catastrophic event that impedes transportation.

Popham declined an interview request, but said in a statement the province is working with producers. "The ministry has a dedicated team of staff working closely with our sector during emergencies like drought and wildfires."

>See WATER, A2
>Drought raises fire danger, A4



The Gold Rush warehouses near the Johnson Street Bridge. As part of its redevelopment plans, Reliance Properties says it will reproduce what their new stucco-covered facade is believed to have looked like originally. ADRIAN LAM, TIMES COLONIST

Public gets say Thursday on redevelopment of two of city's oldest buildings

ROXANNE EGAN-ELLIOTT
Times Colonist

After 11 years and about \$1 million, a Vancouver developer is days away from a public hearing to decide the future of two of Victoria's oldest buildings, which have been sitting vacant on the waterfront for more than 40 years.

Reliance Properties wants to rehabilitate the Northern Junk (or Gold Rush) warehouses, near the Johnson Street Bridge, and incorporate them into a six-storey mixed-use building with commercial space — likely food or beverage outlets — 47 rental residential units, an internal alleyway and a waterfront walkway. No parking is included in the project, which is on a protected bike lane and at the start of the Galloping Goose trail.

The Cairn & Grancini Warehouse, built in 1860, was designed by San Francisco-based architect John Wright, while the Fraser Warehouse, built in 1864, was designed by Thomas Trowne, who arrived in Victoria during the Fraser

River gold rush era.

Reliance has spent \$1 million over 11 years trying to win approval to develop the landmark property, in the face of opposition from heritage advocates concerned the buildings will be dwarfed by the additional five storeys.

At a public hearing Thursday evening, Victoria residents will have a chance to provide input on the plans before councillors vote on whether to move the project forward.

The company plans to keep the buildings' outer walls and an inner wall, all made of a mix of brick and stone rubble, while replacing the rotted floors and ceilings. The walls would be reinforced and seismically upgraded to support additional storeys.

"Really, all that's left in these buildings is the structure. And that's the part that we're proposing to hopefully retain," said Reliance president Jon Stovell.

>See HEARING, A2
>Comment: Time to move on Northern Junk is now, A10

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UN adopts first resolution on vision, aims to help one billion

UNITED NATIONS — The UN General Assembly approved its first-ever resolution on vision, calling on its 193 member nations to ensure access to eye care for everyone in their countries which would contribute to a global effort to help at least 1.1 billion people with vision impairment who currently lack eye services by 2030.

The "Vision for Everyone" resolution, sponsored by Bangladesh, Antigua and Ireland, and co-sponsored by more than 100 countries, was adopted Friday by consensus by the world body.

It encourages countries to institute a "whole of government approach to eye care." And it calls on international financial institutions and donors to provide targeted financing, especially for developing countries, to address the increasing impact of vision loss on economic and social development.

According to the resolution, "at least 2 billion people are living with vision impairment or blindness and 1.1 billion people have vision impairment that could have been prevented or is yet to be addressed."

"Global eye care needs are projected to increase substantially, with half the global population expected to be living with a vision impairment by 2050," the resolution says.

Bangladesh's UN Ambassador Rabab Fatima introduced the resolution.

—The Associated Press

Downtown association supports proposal, heritage advocate wants plan rejected

>FROM A1: HEARING

Stovell gave a tour of the buildings to media members on Monday.

The front of both buildings was covered in stucco over the years. Reliance plans to reproduce what the facades are believed to have looked like originally, based on the advice of heritage consultants and photographs of a neighbouring building thought to be in the same style, Stovell said.

The interiors of the one-storey buildings are largely empty, aside from debris, and in poor condition, with sloping, uneven floors with large holes. Broken windows are boarded up.

Reliance plans to build a waterfront walkway that would connect to a path to the south. A remaining short section on city property to the north would create a continuous waterfront path from about the legislature to Swift Street.

Restaurant groups interested in operating out of the ground-floor waterfront space have already contacted Reliance, Stovell said.

If the project moves ahead after Thursday's public hearing, it would take about three years to complete, he said.

He hopes city councillors will see value in bringing housing and a commercial space to a



Reliance Properties CEO Jon Stovell says the plan is to keep the historic warehouses' outer walls and an inner wall, made of a mix of brick and stone rubble, while replacing the rotted floors and ceilings. The walls would be reinforced and seismically upgraded to support added stores. ADRIAN LAM, TIMES COLONIST

property that has been sitting vacant for more than four decades.

"There's no no-compromise options for this property. Compromises have to be made for it to move ahead. I mean, that's evident by the fact that it's been vacant for 43 years. If it was easy, it would have been done by now," he said.

The proposal has the support of the Downtown Victoria Business Association. Execu-

tive director Jeff Bray said the waterfront space has been "languishing" and redevelopment would bring vibrancy and vitality to the area. He said any new housing downtown is welcomed, as it means more people shopping and dining.

Heritage advocate and former city councillor Pam Madoff is one of many involved in heritage preservation who have written to the city urging councillors to decline the proposal. Madoff

said adding stores on top of the one-storey warehouses will overwhelm the heritage buildings.

She said she's concerned that moving forward would make it difficult for council to decline other similar projects, calling it "a watershed moment."

"It really could have a tremendously lasting legacy, where we will just lose that form of character of Old Town," she said.

regan-elliott@timescolonist.com

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10:00 am	4:00 pm	10:00 pm
11:00 am	5:00 pm	

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6:00 am	12:00 pm	6:00 pm
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9:00 am	3:00 pm	9:00 pm
10:00 am	4:00 pm	10:00 pm
11:00 am	5:00 pm	

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● Sun, & Jul 10, Aug 2, Sep 6 only
● Except Aug 1
● Sun, & Aug 2, Sep 6 only

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LEAVE DUKE POINT

5:15 am	12:45 pm	8:35 pm
7:45 am	3:15 pm	10:45 pm
10:15 am	5:45 pm	

LEAVE TSANWASSEN

5:15 am	12:45 pm	8:35 pm
7:45 am	3:15 pm	10:45 pm
10:15 am	5:45 pm	

NANAIMO (DEPARTURE BAY) - HORSESHOE BAY

LEAVE DEPARTURE BAY

6:25 am	12:25 pm	6:15 pm
7:40 am	1:25 pm	8:30 pm
8:45 am	3:55 pm	9:30 pm
11:05 am	5:00 pm	10:40 pm

LEAVE HORSESHOE BAY

6:25 am	1:25 pm	7:20 pm
8:45 am	2:45 pm	8:30 pm
10:00 am	3:55 pm	10:40 pm
11:05 am	5:00 pm	11:40 pm

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LEAVE BRENTWOOD BAY

7:30 am	11:00 am	3:35 pm
8:40 am	1:15 pm	4:45 pm
9:50 am	2:25 pm	5:55 pm

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Sooke, Goldstream reservoirs at normal capacity: CRD

>FROM A1: WATER

"Ministry specialists are continuing to monitor the impacts of the losses, and depending on the extent of damages, we are looking at what forms of support may be needed beyond our existing program supports," the statement said.

According to the Agriculture Ministry, growers have filed 811 production-insurance claims related to extreme heat. Of those, 122 are from Lower Mainland berry farmers and 689 are from tree-fruit growers in the Okanagan Valley.

While losses for extreme heat are unusual and significantly higher than in previous years, the total number of claims is similar to previous years, it said.

The Capital Regional District said the Sooke and Goldstream reservoirs are at 79.5% capacity,

which is normal for this time of year. Stage 1 water restrictions remain in effect.

However, water use is increasing. For the week ending July 25, 224.3 million litres per day was being used, up from the five-year daily demand of 197.3 million litres per day from 2016 to 2020.

Michell said he is no longer irrigating hay fields. He's cut enough to feed the family's own beef herd, and is focusing all the water — including connections to CRD water supplies — on vegetables and orchards.

The Michell family has been farming on the Saanich Peninsula since 1862 through six generations, and weathered droughts before.

Michell said historically, it has almost always rained on Labour Day to push the crops through.

"There's no question we're in a drying trend," he said. "Without irrigation we'd be finished." dkelster@timescolonist.com

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Dave Obice
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Phillip Jang
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News Editors

Northern Junk: After 43 years, the time is now

JON STEVELL

A commentary by the president and CEO of Reliance Properties, owner of the Northern Junk buildings.

Downtown Victoria has seen significant changes in the past decade, many for the better. The ongoing revitalization of Old Town coupled with the new Johnson Street Bridge are among the many projects that have made for a more vibrant and appealing urban centre.

But there are also parts of the waterfront that time forgot. The so-called Northern Junk buildings were built in 1860 and 1864, two of the original commercial buildings when the city's waterfront was experiencing growth due to the Fraser River gold rush. Built for Cairne and Grancini as a hardware store, one building is a rare example of work by John Wright, a San Francisco-based architect. The other building was designed by Thomas Trowne who arrived in Victoria during the gold rush.

Today, the warehouses are derelict historical fragments that have been vacant for 43 years.

When Reliance Properties bought the Northern Junk site in 2010, it surprised and saddened us to know that the buildings had languished under the previous ownership since 1978.

We have more than 60 years of dedication and leadership in heritage revitalization, including winning multiple awards for adaptive reuse of cherished old buildings, and we have the pride of owning Western Canada's largest heritage portfolio, including notable buildings in Victoria, such as Capital Iron and The Janion, which we redeveloped in 2013.

We knew that we were the best company to turn Northern Junk into a waterfront gem once

again. What we didn't know is that it would be such a battle to achieve a vision that satisfies everyone.

Over the past 10-plus years, we drafted a dozen proposals — two in the past year alone — at a cost to us of more than \$1 million.

We did years of community consultation, including hosting public open houses. We did significant redesigns. We changed course from proposing market condominiums to all-rental homes with retail at the base.

On Thursday, Victoria city council and the community have a hearing to support a relevant future for this site. This iteration of our proposal once again responds to the concerns of planners, interest groups and the community.

It is a proposal that calls for significantly lower density than what the city allows, and it satisfies all concerns and ensures the development fits at the nexus of Old Town, the waterfront and downtown, including:

- A six-storey form (five storeys from Wharf Street) in keeping with the Official Community Plan, historic skyline of the city, particularly Old Town

- 47 secured rental homes that meet the urgent need for additional rental housing in downtown

- Density within the Official Community Plan limits
- 9,000 square feet of commercial/restaurant space with additional space for outdoor patios

- Public access via elevator from Wharf Street to the waterfront

- Retention and stabilization of the original facades, interior and structural walls, plus integration of the site with public access to the waterfront and an extension of David Foster Way

- More than 4,500 square feet of open area (about 35 per cent

of the site), including public dedication of more than 2,500 square feet for the pathway connection and the continuation of the pedestrian walkway

- An opportunity for an Indigenous art mural facing the Johnson Street Bridge to recognize the site's pre- and post-colonial history

- A pedestrian-oriented street frontage revitalizing the Old Wharf Street

- "Eyes on the street" from the south elevation for improved safety of Reeson Park and the neighbourhood

Getting a date for a public hearing didn't have to take so long. Put into context, in 2012 we acquired The Janion, another derelict Victoria heritage property that sat vacant on the opposite side of the Johnson Street Bridge for nearly 50 years.

We completed that project four years after purchasing it. Our restoration protected The Janion's heritage and added 122 homes, plus new plaza retail. We won multiple regional and national heritage awards.

We have completed three other heritage projects in Victoria within a few years of purchasing the sites, including the award-winning Fairfield Block.

For every Victoria project, we preserved the heritage value and character of the original structure while revitalizing and converting the buildings to usable forms once again. We essentially saved these historic buildings.

For too long, critics of the revitalization and restoration of Northern Junk have opposed every effort to bring it back to life.

We have long feared that a small earthquake could destroy the two buildings. This would be a tragedy for the community.

After facing risk and ruin for more than four decades, our collective chance to save Northern Junk is now.



Artist's renderings of the proposed redevelopment of the Northern Junk buildings on Wharf Street. RELIANCE PROPERTIES

Family doctors deserve better income

As a now 14-year-retired family doctor, I am responding to recent letters on these pages.

For me, general practice was my specialty of choice. It allowed me such privileges that I could not see featured in other careers.

I was lucky always to be the first medical person to see the patient. I had the training to be reasonably comfortable with a wide range of diagnoses.

Being often amidst three or four generations of the same family, useful perspectives were allowed me. I enjoyed working through the steps necessary to secure a diagnosis, and having been in my medical community for years, knew the specific assets of specialist colleagues to provide help and reassurance when needed.

My greatest pleasure came from putting preventive care measures at the forefront of my obligations. Over time, my patients became not only my friends, but also very special people to my dedicated office staff.

All this came with some costs, as with many hardworking folk. Long hours, baby deliveries, hospital work, medical association commitments and never-ending paperwork. Holidays coverage was often very difficult to arrange. My wife and sons could sure have seen more of me. And the expenses of running the office, the way I chose to do it, cost me more than 50 per cent of my income.

But I'd do it again in a heartbeat. Times have changed, but patient needs have not. Nobody else in medicine does the job of a well-trained family doctor.

Nobody else is interested in, or trained for it, and tragically, our numbers are dwindling. However, family docs are specialists in their own right, and deserve an income that reflects their responsibilities and essential nature.

Otherwise we will not likely attract vital young new doctors, who instead will shun the joys of family medicine, as joy is simply not enough ... it would seem. And rightly so.

Neil Finnie, MD
Victoria

Young front-line staff are still at risk

We vaccinated people in B.C. mostly based on age, with the oldest first. Then we removed the requirement for people to wear masks in stores, despite most young front-line workers not being fully vaccinated yet.

Shame on the provincial government for putting at risk young front-line retail workers who weren't able to be fully vaccinated, and who are usually too poor to be able to refuse to work.

I own a small local retail business and am protecting my staff by requiring that all customers wear masks until all my

staff are fully vaccinated. Customers who can't or won't wear a mask have the option of being served outside. I encourage all businesses to do what the provincial government won't do right now, and protect young front-line workers.

Steven Hurdle
Langford

Enforce mask rule until we are protected

British Columbians deserve an explanation for the haste with which the John Horgan government removed the mask mandate initially imposed to prevent the spread of COVID-19.

On July 1, when restrictions lifted, we knew the more transmissible Delta variant continued to circulate in the province, we knew a single shot of the most efficacious mRNA vaccines only offers 33 per cent protection against the Delta variant, we knew fully vaccinated British Columbians accounted for less than 30 per cent of the population (a lower number when considering full immunity requires two weeks to develop), and we knew wearing masks and practicing social distancing offers the best measures (short of vaccination) to prevent illness.

With ever-evolving knowledge of the full consequences of the disease including long COVID, the NDP government chose to place millions at risk and we now see the all too predictable number of infections climbing.

Mask mandates have little impact on a re-opening economy, if anything, fewer sick people improves economic output. It cannot be overstated: the government's frivolous decision once again placed precariously paid front-line workers most at risk.

The decision also affected people like myself who booked a shore leave and became eligible, yet who will not have full immunity until early August, more than a month after restrictions lifted.

If we respect the decision of some to remain unvaccinated, surely the province could respect the safety of "the responsible" by enforcing masking until such time as all those willing are fully vaccinated and protected.

Tara Speirs
Victoria

Put Clover Point back to the old way

Living in the Fairfield area of Victoria for more than 50 years, visits to Clover Point have been many.

Visiting this beautiful part of Victoria often recently, it was noticed the picnic tables and benches were never used. It was either too windy, too hot or too cold to sit and watch the great view to the west.

Forced to use the east driveway and make a turnaround has been very difficult especially when traffic builds up

behind you. Let's put it back like it was so we can enjoy the views and winter storms from our vehicles.

Al Clark
Victoria

Cyclists should get tickets as well

I was glad to read recently that Oak Bay police are going to ticket cyclists who blow through stop signs without even slowing down, much less stopping.

Too many cyclists already ride through crosswalks while people are crossing and recently, Steve Wallace seemed to suggest that cyclists wanting to avoid waiting for traffic at an intersection should be able to just ride across the crosswalk as if they were a pedestrian, not a vehicle.

The belief seems to be that cyclists should not have to slow down much less stop for much of anything, as if they are a unique and uncontrollable mode of transportation, unlicensed and largely unaccountable for their actions.

It's about time that adult cyclists who refuse to obey the rules of the road be held accountable, if for no other reason than that children who follow their poor example risk ending up dead or seriously injured.

Elizabeth Causton
Victoria

Hey, you on the e-bike, get off the trails

Enough already! No more motorbikes on the Galloping Goose, Lochside or park trails. Whether electric or gas, it's a motorbike.

The trails (and nature) were never designed nor intended for motor vehicle traffic.

Unless your disability warrants usage of a scooter or wheelchair on the trails, use your e-bikes, e-skateboards and e-unicycles on the roads.

Bonnie Reszel
Victoria

Clinically vulnerable still waiting for vaccines

While I applaud Island Health's initiative to make the COVID vaccine more accessible to those who remain unvaccinated, I am frustrated and frankly at a loss to understand why this program is in place while hundreds of vulnerable people in the region are still waiting their first dose through home care.

My adult son is developmentally disabled and in March was identified by the province as clinically extremely vulnerable to COVID-19, and in April went for his first dose.

The chaos and unfamiliarity of the public clinic was overwhelming for him

and staff were not able to administer his vaccine, and instead recommended arranging for home care to come to his residence and vaccinate him in the calmer, more familiar environment.

Since that time it has been left to me to determine how to access that service, follow up with multiple calls to Island Health, our local health unit, and the COVID-19 main line, and as of today, my son has yet to receive a first dose.

I was told by the COVID centre that there are thousands of people in the Victoria region waiting for vaccinations through home care, and that all we can do is wait.

I am therefore outraged to read about the Vax Van program, which is essentially prioritizing people who have been "dragging their feet" and "haven't gotten around to it" over citizens who the Ministry of Health itself has identified as clinically vulnerable.

Laurel Durriseau
Victoria

Quamichan Lake is not the answer

Moving Canadian rowers to Quamichan Lake will kill rowing excellence in Canada. This plan was poorly conceived by coaches and administrators while ignoring a basic principle and athletes' needs. Yes, being on a lake in an isolated location gives a coach an ideal setting with few distractions, but there is a fundamental problem that has not been considered.

Firstly, in order to expand the data base by attracting talented athletes to the sport of rowing, a rowing facility needs to be in a city with a university and secondary schools in close proximity. Then these rowing role models, through training, attract students to the sport. Often these prospects are from other sports such as basketball and hockey who might never have considered rowing if they hadn't seen it in action.

Secondly, athletes at this level often have partners, sometimes families. Quite often both the rower and partner are still in university or employed. They cannot afford to move away from their resources and income. While these guys and gals are exceptional, they are also human.

To do their best rowing, they need other diversions in their lives, too. Sadly, isolating the team on Quamichan Lake will simply remove the possibility of attracting gifted athletes to our incredible sport of rowing.

Marilyn Copland
Victoria

SEND US YOUR LETTERS

- Email letters to: letters@timescolonist.com
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- Submissions should be no more than 250 words; subject to editing for length and clarity. Provide your contact information.

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 27, 2021 11:35 AM
To: Public Hearings
Subject: Fw: Northern Junk Development

From: Joanne Thibault [REDACTED]
Sent: July 27, 2021 7:11 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Northern Junk Development

Hello There;

This winter I was a rental resident at the Victoria Regent Hotel and Condominiums very close to the Northern Junk Properties. I considered it a great privilege to be able to live in the midst of downtown Victoria, along the waterfront. I often passed by the Northern Junk properties and felt sad for the lost opportunity to give these two buildings a new lease on life. I also rued the lost opportunity for more residential and retail activity to add even more life and vibrancy to this amazing area of Victoria.

My feeling is that the proposed redevelopment of the Northern Junk property is actually heritage in the making. Without a doubt, 100 years from now, the legacy of the original warehouse will still have a prominent and fitting purchase in its continuing presence within a new gem, that will boast a heritage all its own.

Your support for this development is much appreciated. Joanne

Joanne Thibault
401-545 Rithet St
Victoria, BC V8V 1E4
[REDACTED]
[REDACTED]

[REDACTED]

From: Lindsay Cooper [REDACTED]
Sent: Tuesday, July 27, 2021 3:51 PM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

I write in support of the Northern Junk Building proposal on Wharf Street. These existing buildings are an eyesore and deserve to be rebuilt to their former glory. However with the cost of land the only economical way is to do what Reliance Properties proposes which still supports the area in a healthy way. The alternative option is to let the buildings continue to fall into decay or worse one of the numerous homeless who congregate in the area could cause it to burn down.

Lindsay Cooper
Victoria resident
No affiliation with any groups



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[REDACTED]

From: Lynne Rogers [REDACTED]
Sent: Tuesday, July 27, 2021 10:53 AM
To: Public Hearings
Subject: Reliance submission for Northern Junk Buildings

Please do not be railroaded by this company. The newest submission continues to look like a block, and will block all visual site lines which we now enjoy. The open view from wharf street across the waterway, to the new beautiful bridge and the view looking inward to the city and the old buildings surrounding market square. Many new buildings are crowding the sidewalks and the downtown is starting to feel closed in. This area is one of the last visually open areas please do not allow this development to proceed as it is.

Lynne Rogers
1744 Haultain St.

Sent from my iPhone

[REDACTED]

From: Alastair Kerr [REDACTED]
Sent: Tuesday, July 27, 2021 3:06 PM
To: Public Hearings
Cc: lynngsmith
Subject: Wharf Street Development of the Two 1860 Warehouses

Dear Mayor and Council,

My wife and I are downtown residents (no longer Fairfield), living in The Savoy, at the corner of Blanshard and Fairfield Road. We moved here twenty years ago and while some density development has really improved the downtown and is to be applauded, we are wondering if we are witnessing the Manhattanization of the downtown area east of Douglas? When does too much high density development become simply too much?

I spend a lot of time in old town and it is the saving grace of our over-developed downtown, yet this is being chipped away too. Our old town really is a gem and it is only through decades of hard work and patience that the City has been able to retain its charm and revitalize it for citizens and tourists alike. Much has recently been made about the appeal of European cities and how Victoria could emulate more of what have been done in those places. What so many of those cities have and what so many North American cities lack is a human scale - density which is carefully managed and a large stock of old buildings which give those cities visual diversity and which function as time anchors, rooting the present with the past and providing direction for the future. This is not something which can be created; it is either there or it is not. It is a very scarce resource.

I have spent considerable time looking at the two 1860s warehouses on Wharf Street which Reliance Properties is wanting to redevelop. The facades of these buildings are from a much later era than the Gold Rush period and the interiors are derelict. But the wonderful stone walls and the scale of the buildings give the city something unique and beg for something at a human scale which respects the scale of the old town as it is layered back from the waterfront. I looked closely at them over twenty years ago when Mountain Equipment Co-op considered developing its Victoria store at this location. Wisely, MEC realized that what it needed could not respect the character of these two buildings, so it chose its Government Street location instead. It didn't slow other developers because waterfront property in old town is prime property. I have followed Reliance's various proposals over the years and council quite rightly rejected them as not what this city needs. The current proposal is no different from the last ones. It is inappropriate. It makes a mockery of how these two buildings currently anchor the waterfront in time and appearance. Since the city owns the land around these buildings, it can hold out until something more appropriate can be done with this site. I am not keen on the parking lot at the former Reid site below Wharf Street, nor all the parking around Ships Point, but I'd much rather see them than insensitive developments which are completely inappropriate for old town.

I know that Reliance is offering certain amenities for the redevelopment of the site which the city would like to have. But I look at that immense area north of downtown stretching from approximately Discovery Street to Mayfair and beyond and there is so much under-utilized space which can be redeveloped to provide the proposed amenities and a hundred times more. Why does everything have to be crammed into the downtown? Who would have imagined what Vic West has become thirty or more years ago? It's not as if the city is lacking in developable land. We have almost too much of it and perhaps it is time to explore these other areas and leave old town to be the jewel it is.

Respectfully submitted,

Alastair Kerr and Lynn Smith

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 27, 2021 3:33 PM
To: Public Hearings
Subject: Fw: Northern Junk

From: Michael Doherty [REDACTED]
Sent: July 27, 2021 2:03 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Northern Junk

Dear Mayor Helps and Members of Council,

I urge you to reject the current proposal for the Northern Junk site.

More and more, I find that I value the genuine and unique and try to avoid the fake and the generic. Why are the Las Vegas versions of the Eiffel Tower or Michelangelo's David less satisfying than the originals in Europe? I can't tell you, but I know that they are.

Why would a new multi-story building that incorporates the facade of the Northern Junk buildings be a terribly sad replacement for the original Gold Rush-era buildings? Again, if you don't already know, I couldn't explain it to you. I expect, however, that you do already know, so that the only question is: must this proposal be approved despite it being completely unsatisfactory? The answer, of course, is "no". Reject this proposal, give the developer the opportunity to come up with a proposal with greater integrity, but make it clear that the City is prepared to exercise its power under Part 8 of the *Municipal Act* if necessary.

Sincerely,

Michael Doherty
402 - 848 Yates Street
Victoria, BC V8W 0G2

[REDACTED]

From: Martha McNeely [REDACTED]
Sent: Tuesday, July 27, 2021 5:00 PM
To: Public Hearings
Subject: Northern Junk Buildings 1314 and 1318 Wharf Street

To Mayor and Council:

I am opposed to the rezoning and the proposed additions to these historic buildings. 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. We have lost too much of Victoria to over development. We are enriching the developers, and burying our heritage.

Please oppose the proposed rezoning.

Thank You.

Martha McNeely

939 Foul Bay Road

Victoria, BC

V8S 4H9

[REDACTED]

From: Mike [REDACTED]
Sent: Tuesday, July 27, 2021 9:13 AM
To: Public Hearings
Subject: Support for the development of 1314 and 1318

My name is Mike O'Neill, and I operate FX Connectors Ltd Currency Exchange at suite 106 - 1208 Wharf St. I have been in business at 1208 Wharf St. for over 24 years. During this time, I have watched the slow decline and degradation of the Northern Junk Buildings along with the surrounding area. I would very much like to see the proposed development by Reliance Properties go forward and get approved. Like the Janion building, this development will very much revitalize the area and will significantly improve the downtown core. This development will also see an improvement to Reeson Park and the continuation of the David Foster Walkway.

It's time for positive change for the Northern Junk buildings on Wharf St. and this development will truly bring this.

Very much in support.

Mike O'Neill
President of FX Connectors Ltd.

FX Connectors Ltd
Suite 106-1208 Wharf St.
Victoria B.C. V8W 3B9
[REDACTED]

[REDACTED]

From: Monica Palcic [REDACTED]
Sent: Tuesday, July 27, 2021 11:07 AM
To: Public Hearings
Subject: Opposition to Current Northern Junk Buildings Redevelopment

I totally oppose the current application for redevelopment of the Northern Junk Building. The proposed height is excessive and will ruin the character of Old Town since these historic buildings will be overshadowed.

Monica Palcic
#611 845 Yates Street, Victoria

[REDACTED]

From: Marg Palmer [REDACTED]
Sent: Tuesday, July 27, 2021 5:01 PM
To: Public Hearings
Subject: Northern Junk buildings 1314 and 1318 Wharf Street

To Mayor and Council
publichearings@victoria.ca

July 27, 2021

Re: 1314 and 1318 Wharf Street
Northern Junk Buildings:

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

Apparently they are two of the oldest stone buildings west of Toronto and hiding them below the four-story addition would be very unsuitable, basically putting them out of sight. The Old Town is a treasure for local residents and visitors. Heritage buildings are not created anymore...they need to be saved and 'shown off' for passersby.

They can be a valuable part of Old Town with a different design which would also comply with City of Victoria current guidelines for rooftop additions, which this proposal does not do.

The new building proposal really buries these historic buildings.

Please oppose the proposed rezoning.

Thank You

Margaret Palmer

2519 Orchard Avenue, Victoria , B.C. V8S 3A9

[REDACTED]

From: Mike Siska [REDACTED]
Sent: Tuesday, July 27, 2021 6:44 PM
To: Public Hearings
Subject: Re: 1314 and 1318 Wharf St, Northern Junk Bldgs.

Mayor and Council,

On further review and reflection of the proposal by Reliance Properties, I wish to fully support the Downtown Victoria Business Association in their support of this development of 1314 and 1318 Wharf St; it will bring vibrancy and revitalization to this important area. I believe that the building's heritage aspects can best be restored as embodied within the overall development.

With thanks to the Council for their support and courage to move forward with this important development.

Mike Siska

1076 davie St,

[REDACTED]

On Mon, Jul 26, 2021 at 11:38 AM Mike Siska [REDACTED] wrote:

Mayor and Council,

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

Mike Siska

1076 davie Street,

[REDACTED]

[REDACTED]

From: Matt Woodland [REDACTED]
Sent: Tuesday, July 27, 2021 8:20 AM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Dear Council Members

I am writing to offer my support for Reliance Properties proposed development of the aforementioned properties. Reliance has gone above and beyond to come back to council and the citizenry with a design and vision that enhances Victoria's waterfront, preserves the history of the existing buildings and delivers much needed rental housing. With the latest changes, I don't really see how anyone could expect anything more. This is a 10 year project to date. That's 10 years of a derelict view. 10 years of not having an additional 47 rental homes in downtown. The current status quo is the preservation of dilapidation. There's no improvement of the current buildings. They continue to degrade all while a sensible development proposal from a fantastic developer sits on the side going nowhere. Councils role is to balance the various needs of the city and the citizenry. Given these buildings' location, they sit in a prominent place within the city and the needs of a heritage or residents association need to be balanced against the needs of all citizens and users of this realm. The needs of the city as a whole are: improved infrastructure, further housing, and where relevant - sensitivity to the city's past and architecture. What is missing from that in the current proposal?

Matt Woodland

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[REDACTED]

From: Robert Randall [REDACTED]
Sent: Tuesday, July 27, 2021 7:23 PM
To: Public Hearings
Subject: Response to Gold Rush (Northern Junk) buildings - 1314 Wharf Street - Rezoning Application

Hello,

My name is Robert Randall, a Saanich resident. and I am speaking in a personal capacity. I am a former Downtown resident and current Downtown worker and I am writing in support of the current proposal for 1314 Wharf.

It was April of 2010, over 11 years ago, when I met with the developer in my former role with the Downtown Residents' Association and was shown their plans for the site. Since my term as Chair ended and I moved to Saanich I continued to follow the saga as various massings were presented and rejected. There have been at least seven or eight redesigns and if I recall correctly my favourites were two, four and six, while three was pretty good and five wasn't bad either and the current design seems to me to meet the needs the City and residents asked for. I hope I don't have to tell my yet-to-be-born grandchildren design thirty-seven was pretty good, too.

The current proposal is attractive and conforms to the OCP keeping in mind that document is somewhat dated and open to wide variations in interpretation. Keeping the buildings as is with no additional construction was never intended at the time this property was marketed with the blessing of the City.

It was always anticipated additional density would be built on the site in a way that respected the unique warehouses. Designs featuring adjacent new construction was proposed and rejected on several occasions.

I conclude the current proposal is the best compromise and responds favourably to the concerns expressed by the City and residents over the years. I urge Council to vote yes on this proposal.

Regards,

Robert Randall
Former Important Downtown Person

Madison Heiser

From: Tony Cary-Barnard <tonycarybarnard@gmail.com>
Sent: Tuesday, July 27, 2021 5:23 PM
To: Public Hearings
Subject: Northern Junk Buildings

We support Reliance Properties development proposal for the Northern Junk buildings. After 43 years it is high time to move this project forward.
One note of feedback: The waterfront walkway should be well lit and safe to avoid becoming a new hang out for druggies as has happened under the Johnson Bridge dark walkway.

Tony Cary-Barnard
Victoria, BC
tonycarybarnard@gmail.com
Sent from my iPhone

[REDACTED]

From: Tim Quirk [REDACTED]
Sent: Tuesday, July 27, 2021 9:38 AM
To: Public Hearings
Subject: Northern Junk 1314-1318 Wharf Street

Dear Mayor and counselors,

I write to support the proposed redevelopment of the Northern Junk properties. I have reviewed the developers' full proposal and see many positives.

I currently live on the border of Fernwood and Harris Green and work at Douglas and Fisgard. I regularly walk through downtown and go out for lunch and dinners in Old Town. I moved to Victoria in 2010 and one of my first memories is the discordant feel of the whole area around the old blue bridge. What was once embarrassing blight is becoming a jewel in the city. The slow but steady redevelopment of neighbouring sites continues to bring new life into downtown. It showcases the city as progressive and modern, while retaining key heritage aspects that provide form and character that visitors and local love.

The proposal laid out by Reliance, to my mind, does a very good job of capturing these elements. The massing and renderings showcase, rather than hide, the heritage buildings. The proposal links walkways and neighbouring buildings. The form and mass will fit in comfortably with neighbouring buildings and provide badly needed additional housing.

The arguments I've heard for denying this proposal are naysaying with no vision. Unless the heritage association itself, or the city, intends to acquire or expropriate the buildings there is no developer in the land that will acquire and rebuild these units as one story commercial spaces. The time for that has come and gone decades ago. The city badly needs additional, properly formatted density, both for commercial and residential use.

I strongly encourage the counsellors to support this project.

Thank you for all your hard work on behalf of the city.

Regards,

Tim Quirk
1232 Rudlin St

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 27, 2021 11:35 AM
To: Public Hearings
Subject: Fw: 1314 & 1318 Wharf Street - Rezoning Application

From: Wendy Bowkett [REDACTED]
Sent: July 26, 2021 10:55 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Sharmarke Dubow (Councillor) <sDubow@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Marianne Alto (Councillor) <MALto@victoria.ca>
Subject: 1314 & 1318 Wharf Street - Rezoning Application

Re: 1314 & 1318 Wharf Street - Rezoning Application

Dear Mayor Helps and Council,

I wish to register my strong opposition to the current redevelopment and rezoning application for the Gold Rush Warehouses (aka Northern Junk).

I know I'm not alone in feeling regret watching these key historic buildings being neglected decade after decade and appreciate that the impetus to do "something" rather than nothing can be tempting. But I also know I'm not alone in asking our mayor and council to wait for an application that not only respects the historical significance of these buildings, buildings that reach back to the very foundation of our City, but also one that conforms to the national and municipal policies, guidelines and plans that should inform any proposal on this site. We need a plan that proposes to fold itself into the existing form and character of our Old Town, much like many of the heritage restoration projects that have been supported by the City over the previous decades and continue to be completed today.

On 26 July 2021, Jon Stovell commented on this proposal in an interview on ChekNews. In part, he said; "We're kinda at the end of the road for these buildings. We really don't see a future for them if it's not this."

I support Mr. Stovell in his statements in that if he is unable to recognise the value of the Caire & Grancini Warehouse and the Fraser Warehouse Buildings and does not see a future for them, then he, the buildings, our architectural history, and the community would be better served if he were to consider the last decade of trying to bring a Vancouver-style treatment of heritage to Victoria as a sunk cost and divest himself of the property and leave it to another developer with the technical skills to meet the benchmarks reflected in policy and the creativity to revitalize the buildings to be another strong thread in the fabric of our City's highly-esteemed and highly-valued Old Town. Our city has benefited from the dedication, detailed and painstaking work of those who undertake heritage restoration projects and there's no need to put an end to our successes because one developer is stumped.

I believe the proposed design and density lift for this site are inappropriate and not supportable and I urge you to reject the application.

Regards,
Wendy Bowkett
1715 Government Street

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, July 28, 2021 12:19 PM
To: Public Hearings
Subject: FW: General - City of Victoria Feedback Form

From: webforms@victoria.ca <webforms@victoria.ca>
Sent: July 28, 2021 12:01 PM
To: Public Service Centre - Internet email <publicservice@victoria.ca>
Subject: General - City of Victoria Feedback Form

You have received an email from A via the City of Victoria website feedback form

Name: A

Email: [REDACTED]

Topic: General

Phone: [REDACTED]

Address: 16, 3281 Maplewood Road

Message: It appears that a very wealthy developer will have his way with the Wharf St development.

This seems to be the way of Victoria.....to grant all the wishes of developers and planners , paying lip-service to citizens and taxpayers.

AND THE LOSS OF THE WHARF STREET PROPERTY FURTHERS SHUTS DOWN ANY HOPE OF HAVING A FIRST CLASS MARITIME MUSEUM ON THE WATERFRONT.

Victoria really needs a change in leadership.

Date: Wednesday, July 28, 2021 12:01:08 PM

[REDACTED]

From: Brittany King [REDACTED]
Sent: Wednesday, July 28, 2021 12:14 PM
To: Public Hearings
Subject: Northern Junk Project

Dear Mayor and Council,

I would like to submit my perspective on the proposed Northern Junk project in Victoria's by Reliance properties.

To give context on my perspective I am a 26 year old, Pharmacy student born and raised in Victoria, BC. I have always loved Victorias heritage and charm. I also enjoy being able to incorporate modern designs with heritage to revitalize and update spaces for the next generations to enjoy.

I am in favour of the Northern Junk project due to the following reasons:

- I will not be able to afford to get into the housing market after I graduate from UBC, therefore increasing the number of rentals in Victoria's downtown core is extremely valuable for myself as a prospective renter.
- The park near the Northern Junk buildings makes me feel uncomfortable and unsafe due to the types of people who hangout in that park area. This development will enhance this area of town and bring vibrancy to a current run down area while also making the public feel more safe.
- The extension of the David Foster parkway will allow people who live downtown to have a more active and healthier lifestyle. It is vitally important to ensure there are walking and running trails for people living downtown so they can have an escape from busy streets and cement buildings. Also for dog owners having a walking trail nearby is very important and appreciated. Also tourists would enjoy an extended walkway, maybe some kind of art project could be added along the trail as well!
- I would love to be able to experience and see the heritage buildings but when they sit vacant no one gets to enjoy them. Reliance properties did a great job on the Janion building and I would love to see them work on revitalizing this heritage site as well.

Thanks for taking the time to read my perspective.

Brittany King

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, July 28, 2021 9:34 AM
To: Public Hearings
Subject: Fw: Northern Junk Building

From: Joan Peggs [REDACTED]
Sent: July 27, 2021 5:38 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fwd: Northern Junk Building

Mayor and Council,

You will read that I sent the letter below to Reliance Properties. I am sending this all of you for the Thursday July 29th meeting

Dear Sirs,

I read with interest your article in TC, Tuesday July 27th 2021. In the article you mention The Janion Building and the award winning The Fairfield Block (I could not locate this on the Reliance Property website). I also located The Guild (1244 Wharf Street) and The Board of Trade Building (31 Bastion Square) on the website. Reliance Properties has, from my point of view and eye, completed a remarkable task of upgrading and re-pointing and many other exterior updates of these buildings. The integrity of each of the buildings remain; one look at The Janion Building makes it very obvious which is the original building and which is the new addition

In the TC article on Northern Junk, you mention:

[Retention and stabilization of the original facades, interior and structural walls.](#)

There is no mention of the complete camouflage of the original buildings. Where are these two historic and significant buildings within the new building presented using photographs in the TC article? Yes, I see the stone and bricks on the lower level. 'Reliance plans to reproduce what the facades are believed to look like originally' The two historic 1860/1864 buildings in the centre of Old Towne are non-existent.

On Yonge Street (Toronto) there is an historic church with an addition; unfortunately I have deleted the photo. This adaptive use of the historic church used the same development principle that Reliance Properties used with The Janion Building, leaving the church intact and adding on at the rear of the building.

If Reliance Properties can use this principle for one historic building in Victoria, can it not use it for another?

Joan Peggs,

cc Mayor and Council, Victoria



Virus-free. www.avast.com

[REDACTED]

From: Martina McComb [REDACTED]
Sent: Wednesday, July 28, 2021 12:05 PM
To: Public Hearings
Subject: Northern Junk buildings

Members of Council;

We are in favor of the development proposal by Reliance Properties as proposed and are not in favor of further delays on the basis of architectural arguments or other unrealistic expectations.

Maureen and Larry McComb
1401 60 Saghalie Road
Victoria

[REDACTED]

From: Bjorn Simonsen [REDACTED]
Sent: Wednesday, July 28, 2021 10:15 AM
To: Public Hearings
Subject: Goldrush Warehouses Public Hearing Matter. Please do not allow the proposed development to proceed any further. This abomination and misuse of established Old Town, I do not support any further non-heritage related development that involves the two orig...

Bjorn and Linda Simonsen
105 - 1419 Stadacona Ave.
Victoria B.C.

From: Merinda Conley [REDACTED] on behalf of Merinda Conley
Sent: Wednesday, September 16, 2020 10:37 AM
To: legislativeservices@victoria.ca
Cc: 'John O'Reilly'; mbetanzo@victoria.ca
Subject: RE: September 17, 2020 REZ & HAP with Variances Applications - 1314 and 1318 Wharf Street (Northern Junk)

Importance: High

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

Thank you.
Merinda Conley

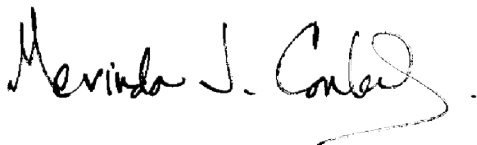
From: Merinda Conley [REDACTED]
Sent: Monday, September 14, 2020 6:08 PM
To: 'mayorandcouncil@victoria.ca' <mayorandcouncil@victoria.ca>
Cc: 'John O'Reilly' <joreilly@victoria.ca>; 'mbetanzo@victoria.ca' <mbetanzo@victoria.ca>
Subject: September 17, 2020 REZ & HAP with Variances Applications - 1314 and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

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

Dear Mayor and Council,

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

Respectfully yours,



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

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, July 28, 2021 9:35 AM
To: Public Hearings
Subject: Fw: Northern Junk buildings

From: m n [REDACTED]
Sent: July 27, 2021 8:23 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Northern Junk buildings

To Mayor and Council
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 terrible. They can be a valuable part of Old Town with a different design. In other words, there are options other than burying them in another false front. Please oppose the proposed rezoning.

Thank You
Monica nelson
201, 1955 Ashgrove str,
Victoria, BC
V8R 4N8

Sent from [Mail](#) for Windows 10

[REDACTED]

From: Madelynn Sherwood [REDACTED]
Sent: Wednesday, July 28, 2021 12:14 PM
To: Public Hearings
Subject: Support for Northern Junk 1314-1318 Wharf Street

Hello,

I'm writing this email in full support of the proposed development of 1314 and 1318 Wharf street.
In my opinion, the vacancy of those buildings, and that prime location for homes and commercial space is such a waste.
Literally anything built there would be better than letting the weeds run wild and buildings crumble.
I am a resident of downtown Victoria, and would be very happy to see Reliance Property's current submission come to fruition. Please do not let this application continue to drag on, we desperately need more housing for all income levels.

With respect,
Madelynn Sherwood

[REDACTED]

From: Mitchell Temkin [REDACTED]
Sent: Wednesday, July 28, 2021 12:24 PM
To: Public Hearings
Subject: Northern Junk Hearing

I am writing to express my support for the currently proposed project by Reliance Properties for the Northern Junk site.

I feel on balance that the proposal provides an excellent compromise between heritage preservation and downtown renewal. It is clear that the corner of Johnson and Wharf is rapidly becoming an iconic Victoria location - with its proximity to the waterfront and a working harbour, approach to the Johnson Street bridge, emerging importance as a public space, and central location in old Victoria. On any fair weekend already you can find the corner full of pedestrian life, and I expect that that will only increase as new developments and public spaces are completed. I can envision the day when the area once fully renewed will have something of the quality of a lively public square and meeting place, and will feature as prominently in the imagery of Victoria as do Bastien Square or the Empress. People will simply say, "meet me by the bridge," and it will be understood that *this* is the place they mean.

In short, it is a mission critical space for the new Victoria downtown, and therefore it is imperative that any development within it satisfy or exceed multiple critical criteria. I feel the Reliance proposal does this admirably. The features that particularly appeal to me are the multi-use integration of rental housing and commercial space, the consistency with proximal development, the preservation and restoration of historical facades, and most especially the contribution the project is making to an accessible, lively, and fully connected waterfront.

With respect to the latter, as a manager of a disabilities organization, I especially appreciate the elevator that will allow wheelchair access from Wharf Street to the waterfront walkway. This is a thoughtful contribution which I suspect simply reflects the developer's genuine values.

I urge Council to give the project its warm approval.

Kind regards

Mitchell Temkin
[REDACTED]

Gold Rush Warehouses:

Five or six storeys for this location is absolutely wrong: It's wrong for Old Town. It's wrong for the streetscape. It's totally wrong for these historic warehouses. These are the city's oldest commercial buildings, and they should be celebrated as such, instead of diminished by wrapping them in a vast modern façade. Look at the developer's drawings. (Hint: You'll need a magnifying-glass to find the warehouses.)

Jon Stovell, head of Reliance Properties –which has owned the two warehouses for more than a decade—said recently he was “surprised and saddened” to learn they had been neglected for the previous 30 years. But any of us who live in Victoria could have told him that, as we can tell him that his own firm has done virtually nothing to protect the buildings over the subsequent decade: downspouts to nowhere; open windows letting in the winter weather. Now he's warning what would happen if there was a small earthquake? Good point! What seismic upgrading has Reliance done to protect its investment?

Of course, Reliance **needs** to earn a profit for its investors. But a more important question for the people of Victoria is what does **Victoria need**?

Do Victoria citizens really need more Air B&Bs? Or more restaurants? Yet that seems to be the likely outcome of this proposal. For most of *my* neighbours, luxury waterfront accommodation is not top-of-list. But the look and feel and use of this site will affect them and future generations. Future citizens would really benefit if we had a City Museum, telling the story of the First Nations and of the Gold Rush, of John Wright, Mifflin Gibbs, Samuel Maclure, Nellie Cashman, and the many pioneer women. Or if we created a waterfront base for a Maritime Museum. Or a new home for Victoria's tiny City Archives that could host exhibits and welcome children and school groups. In other words, give two historic buildings a role in telling our history, both to residents and to visitors.

Why not offer Reliance some concessions on building elsewhere –in parts of the city that have been designated for high-rise development-- in return for transferring the Gold Rush warehouses to the city?

But if Council is determined to assist this developer, then it should be on condition the new build loses at least two storeys and is stepped back significantly from the warehouse façade. If this proposal is rubber-stamped, it bodes ill for the plans that Reliance is now preparing for the Capital Iron site.

Let's remind ourselves that these two buildings are on Canada's national Register of Historic Places –not because they were briefly home to a junk store, but because they were among the very first buildings built on the waterfront and they both –in the Register's words-- “contribute significantly to the historic commercial landscape.” The Gold Rush shaped Victoria: Let's celebrate that, not disguise it.

Thank you, Nick Russell

1609 Pembroke St, Fernwood.



[REDACTED]

From: Ruth Suter [REDACTED]
Sent: Wednesday, July 28, 2021 6:57 AM
To: Public Hearings
Subject: Fwd: Northern Junk Buildings, 1314 & 1318 Wharf Street, Victoria

To Mayor and Council

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

> Please oppose the proposed rezoning.

> Thank you.

> Ruth Suter

> 601-1204 Fairfield Road

> Victoria, V8V 3B2

>

>