



March 8, 2017

City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P5

Attention: Mr. Adrian Brett

Re: Addition of 2021 Douglas Street to the City of Victoria's Register of Heritage Properties

Dear Mr. Brett,

We are the property managers for the above referenced property and have been directed by the owners to respond to the request to include 2021 Douglas Street on the register of heritage properties.

The owners of the property at 2021 Douglas are strong proponents of heritage retention and restoration in Victoria. Properties under their ownership include the building housing the Irish Times and the building at 569 Johnson among others. These buildings are unique in their styling and blend an interesting history and a character that captures the essence of what it was like to live in Victoria in earlier times.

The building at 2021 Douglas is an unremarkable example of an ubiquitous corner store built at moderate cost all over North America. There continues to be hundreds of examples including a few in Victoria that are more interesting. They are in areas where their preservation would be concurrent with the restoration of examples of the nearby historic housing stock giving visitors a sense of what it was like to live in the area and where they would shop. Maintaining a plain façade that leaves no clues to its former use would not enhance a significant redevelopment of the area. The funds that would be made available by the city to accommodate this would be better spent elsewhere.

The Property in question is part of a large land assembly that includes the entire block frontage along Douglas Street. Victoria councils over the years have encouraged a density corridor along Douglas Street to support future growth projections along main transportation corridors. The owners applaud and encourage this approach. This block is a natural extension to the developments occurring along



Douglas, like the Jawl development across from city hall and the Hudson development. These projects required large sites to achieve their landmark status. It would not have added to the appeal of the Pandora property had they been forced to save just another small bank building undistinguishable from many others.

The property is derelict, yet is owned by enthusiastic patrons of Victoria's historic past. This is not through neglect or insensitivity to our rich and interesting past; it is due to a failure to find anything of redeeming value in the building worth preserving. We would strongly recommend to council that this request be denied.

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a series of loops and a long horizontal stroke.

John Hopper, President

TORRENT REAL ESTATE SERVICES INC.

Pamela Martin

From: CPC Victoria [REDACTED]
Sent: Wednesday, March 08, 2017 9:19 PM
To: Victoria Mayor and Council
Cc: Pamela Martin; Vincent Tan; John Lee
Subject: OBJECTION OF: Addition of 812-816 North Park Street to the City of Victoria's Register of Heritage Properties.

Dear Mayor Helps, Council Members, and Heritage Planners.

Thank you for your letter dated February 16, 2017 regarding the addition of 812 -816 North Park Street to the City of Victoria's Register of Heritage Properties. As stated in our letter to you in September 19, 2016 and to Mr. Brett in June 2016, we the congregation of the Chinese Presbyterian Church strongly object to having our property listed in the registry for heritage properties.

Please be advised the we object to any change in the status of 816 North Park Street.

As stated, we are proud of the Church's long history, but the heritage is not in the building. The heritage is in the congregation and in God's love.

We trust that you take our previous correspondence and discussions into account, before a decision is made.

Please do not include our property in the registry.

Sincerely,

Brian Low
Clerk of Session
Victoria Chinese Presbyterian Church

Pamela Martin

From: Dixon Chow [REDACTED]
Sent: Wednesday, March 08, 2017 2:14 PM
To: Victoria Mayor and Council
Subject: Victoria's Register of Heritage Properties - 2500 Douglas Street, Victoria, BC
Categories: Lacey in Progress

Good afternoon Mayor Lisa Helps and Council members,

I am writing to you today in response to the letter we received dated February 16, 2017 regarding our building being identified as a potential property for listing on the City of Victoria's Register of Heritage Properties. I am one of the owners of the Leland Building located at 2500 Douglas Street, Victoria, BC (at corner of Bay Street) and am writing today as unfortunately I will not be available to attend tomorrow evening's meeting to appear before Council.

Upon review and discussion with my partners, it is our preference to not have our property added to the Register of Heritage Properties. While we are committed to retaining the heritage features of the building and applaud Council for their efforts on this regard, at this time we do not find it advantageous to have our property listed on the Register.

Do not hesitate to reach out if you would like to discuss this matter further.

Sincerely,
Dixon Chow

Dixon Chow
Director, Real Estate Investment Group

Suite 1050 - 475 West Georgia Street
Vancouver, BC V6B 4M9

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May 17, 2016

By Courier

Our File: 18814-000

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

Attention: Adrian Brett, RPP, MCIP, LEED GA

Dear Sirs/Mesdames:

Civic: The addition of property owned by Dimma Pacific Properties Ltd. located at 1702 Quadra Street/862 Fisgard Street, Victoria BC (the "Property") to the City of Victoria Register of Heritage Properties

We act as counsel generally for Dimma Pacific Properties Ltd. ("Dimma Pacific"). Our client has provided us with a copy of your April 20, 2016 letter concerning the above matter.

Please be advised that Dimma Pacific does not consent to the City of Victoria adding the Property to the City's Register of Heritage Properties.

Our client instructs us that the Property is a two storey- mixed office and residential rental property, consisting of one commercial office and 15 self-contained residential rental units.

The building on the Property was built in the 1920's and converted to its current use in the mid 1930's. The building is not remarkable in any sense as a heritage property.

With this letter I have enclosed three photographs of the exterior of the Property, all taken on May 16, 2016. The external cladding of the building is both brick and stucco. Presently, the building cannot be insured for earthquake coverage given the age of its construction and its current legal non-conforming status with the BC Building Code.

This building is coming to the end of its highest and best use. The Property is currently zoned R3C Central Area Residential District and is within the City of Victoria Official Community Plan as DPA 3 (HC), Core

Mixed-Use Residential and designated as a Core Business area on Map 20 of the current Official Community Plan.

Yours truly,

JAWL BUNDON LLP

R. C. (Tino) Di Bella

RCD/act

Enclosures

729079.2



DIMMA PACIFIC PROPERTIES LTD

Suite 1 – 1702 Quadra St, Victoria, B.C. Canada V8W 2L8 • Tel: 250-388-9904 • Fax: 250-385-9902 • Email: rentbpm@pacificcoast.net

March 6, 2017

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

Dear Mayor and Council;

RE: 1702 Quadra Street / 862 Fisgard Street, Victoria B.C. ('Property') Register of Heritage Properties

We are the owners of the noted address and are writing the City of Victoria ('City') again to the caption.

We were contacted by the City's letter of April 20, 2016 asking if we wished to have the property registered. We expressed our clear position by way of letter of May 17, 2016, (copy attached).

We received a similar letter from the City on September 8, 2016 for a Council meeting of September 22, 2016 for council to consider fifty (50) properties for the heritage registry. This matter was removed from the City's agenda the day of the Council hearing, and we understand due to the many responses of property owners expressing their concern of their property be registered.

Such a significant impact will negatively affect the property value and will constitute a substantial hardship for us. This is not fair. If one wishes to apply for a register, then let it be dealt with on a case by case basis. And, given the extremely short notice we have been given we do not have adequate time to conduct any required studies into the little information submitted by the City.

This building, built circa 1920 as a two storey warehouse was converted to a residential apartment of 12 suites in the 1930's and received an addition to the building of four suites later in the late 1930's, early 1940s'. It has received many alterations to the exterior of the building mainly to temporarily cure the damage to the structure of the building. The masonry and brick have been subject to decades of construction surrounding the building as the area has been transforming into new buildings. This included metal/concrete foundation piles been pile driven for several new buildings surrounding the building due to unstable soil matter in the immediate area. This also had a direct effect on the building exterior including the concrete / granite slab pieces that make up portions of the foundations. The upgrades to the infrastructure of the City streets at this corner also have negatively affected the brick façade structure.

As previously noted in our correspondence no earthquake insurance is available due to the building's age and exterior condition.



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Page 2

March 6, 2017

Lastly, we have prior to any contact from the City, been working on this site for future housing. This would increase the amount of units and add to the future stability of the city for people to live near downtown.

As stated previously, we do not wish to have this property designated at this time.

Thank you.

Yours truly,
Dimma Pacific Properties Ltd.

Robert Travis

Chris Travis

/tc

Enclosure