

## Janet Hawkins

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**From:** Lisa Helps (Mayor)  
**Sent:** Thursday, Sep 10, 2015 6:25 AM  
**To:** Public Hearings  
**Subject:** Fwd: Commerce Exchange Building rezoning application

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Lisa Helps, Victoria Mayor  
[www.lisahelpsvictoria.ca](http://www.lisahelpsvictoria.ca)  
[250-661-2708](tel:250-661-2708)  
[@lisahelps](mailto:@lisahelps)

“Cities have the capability of providing something for everybody only because, and only when, they are created by everybody.”

- Jane Jacobs

Begin forwarded message:

**From:** mej powell [REDACTED]  
**Date:** September 10, 2015 at 6:20:14 AM PDT  
**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[malto@victoria.ca](mailto:malto@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>  
**Subject:** Commerce Exchange Building rezoning application

Dear Mayor and Councillors,

Re: Application for rezoning for the Commerce Exchange Building.

Because it is in the inner harbour, and its facade is part of the face of Victoria (along with the parliament and Empress),  
because it is the beginning of the tourist area on Government Street,  
because it is in a commercial district, (already ailing),

I ask the council members to **reject the rezoning application** and ask the developer to return either with a utilization of the present structure or a classical design that will enhance the inner harbour, the post card face of Victoria, and the commercial Government Street entrance.

Yours,

Mark Powell  
in James Bay

PS

I was right about the bridge; this one will be political poison too.

## Janet Hawkins

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**From:** Rob Woodland  
**Sent:** Thursday, Sep 10, 2015 8:30 AM  
**To:** Janet Hawkins  
**Subject:** Fwd: Government Street Development

For PH tonight.

Sent from my iPhone

Begin forwarded message:

**From:** Michael Sharpe [REDACTED] >  
**Date:** September 10, 2015 at 08:09:54 PDT  
**To:** [REDACTED] <[councillors@victoria.ca](mailto:councillors@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[rwoodland@victoria.ca](mailto:rwoodland@victoria.ca)>  
**Subject:** Government Street Development

All-

I am writing this letter in support of the proposed development on Government Street at Wharf and ask that it be entered in to the upcoming meeting.

Let's be honest, this location is the gateway to what should be a vibrant shopping district but is instead a dead corner with an uninviting and vacant structure that only attracts dead leaves, wind blown garbage and places for homeless to urinate.

I know Mayor and Council are interested in proposals and suggestions to revitalize Government Street – here's the perfect opportunity as the city does not have to spend a dime of tax payer money but will give the city unlimited benefit for many years.

I see this as an opportunity to create much needed residential units in the downtown core as well as modern designed retail space. If you want to reduce the amount of petty crime, vagrancy and tagging in the downtown core you need to add residents any way you can. I have a sense of ownership of my neighbourhood in Fairfield and only want the best for my family and my neighbours. The downtown core needs more residents to take ownership of their district.

This development is a visually appealing building and is a draw towards those heading north. As it currently stands, it is partially suffering from what I'll call MEC Syndrome (the pre-Mountain Equipment Co-op building) which essentially created an 'end' to Government Street whereas now has created continuity towards Chinatown with properly planned out retail and residential vibrancy.

Some of the heritage groups are calling foul because of a 25 year ago vision regarding heritage – no change is good change. Like all things in life, direction, focus and priorities need to change. If the city was still operating on bylaws and a vision statement created 25 years ago,

we would not have strata conversions, infill housing, affordable housing, recycling and so on. It is important to be mindful of heritage but give stronger consideration to the positive impact projects like this will have on the city and neighbourhood as a whole – not to mention the city revenues and tax base too.

Who better to give feedback on how to improve their neighbourhood than a bunch of people who live in the area?

Please consider approving this project and showing your support in the revitalization of Government Street.

Best Regards,

Michael Sharpe  
Victoria BC

## Janet Hawkins

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**From:** Jim Gauer [REDACTED]  
**Sent:** Thursday, Sep 10, 2015 8:40 AM  
**To:** Ben Isitt (Councillor); Pam Madoff (Councillor); Marianne Alto (Councillor); Charlayne Thornton-Joe (Councillor); Lisa Helps (Mayor); Chris Coleman (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); Jim Sereda  
**Cc:** Public Hearings  
**Subject:** In support of new development at 816 Government Street

To Mayor Helps and Council:

I am writing to give my enthusiastic support to Cielo Properties' proposal for a new mixed-use development at 816 Government Street. The mix of residential and commercial uses is a good fit for this prominent site. And the architecture is first rate. Among its many excellent features are refined massing modulation, sensitive connections to neighbouring historic buildings and elegant fenestration.

The fenestration is especially noteworthy. The proposed design features vertically proportioned windows set deep into thick walls, which are a hallmark of good classical design, as exemplified by the adjacent heritage building to be retained. The windows of the existing building to be replaced, by contrast, are stubby and horizontal, set almost flush with the walls, revealing the surrounding stone to be little more than a thin veneer. The clumsy applied arches at the top do nothing to ameliorate this.

The feverish opposition of heritage advocates to this fine new building baffles me. We can all agree on the importance of preserving older buildings that are significant for architectural, cultural or historical reasons. The existing building to be replaced falls into none of these categories. It was built in 1956 and reclad in laughably mediocre "historical" drag in 1991. It is not an historical treasure, and heritage advocates damage their credibility by claiming otherwise.

The proposed new building, with its skillful, subtle and sensitive design, will finally provide the southern gateway to Old Town and the northern edge of the Inner Harbour with the handsome architecture they deserve.

Jim Gauer, architect and former member of the City of Victoria Advisory Design Panel

315-68 Songhees Road  
Victoria BC V9A 0A3  
[REDACTED]

# **THE INNER HARBOUR, A SPECIAL PLACE CHARACTERIZED BY THE PRESENCE OF ICONIC ARCHITECTURE.**

OCP - PLACEMAKING – URBAN DESIGN AND HERITAGE







Gabriola Island sandstone. Post-office, Victoria, B.C.





**THE NEW BUILDING WAS  
RECOGNIZED AS AN ARCHITECTURAL  
MISTAKE.**

**CITIZENS AND LOCAL POLITICIANS  
CAME OUT DEMANDING CHANGES.**

## MUNRO BURNS OVER BOX

Jim Munro intends to apply "what ever pressure is necessary" to ensure the federal Customs Building is restored to at least a portion of its original splendor.

Munro, together with the Friends of Victoria, has condemned Public Works Canada's proposal to mass the present boxy shape with the addition of retail space on the street level.

Keeping in mind the high cost of restoring the building to its original 1890s splendor, Friends of Victoria propose to construct a fiberglass facade to replicate the building's original grandeur.

Friends of Victoria estimate this work would cost approximately \$1.5 million.

It is especially important to preserve this building, said Munro because it acts as a gateway to the city's commercial core for tourists arriving through the Inner Harbour and Ogden Point.

City council agreed with Munro and passed a unanimous motion Thursday night supporting the action taken by Friends of Victoria. It has also written Ottawa requesting the Public Works Canada of its support.

The Customs Building acted as the old post office building when it was torn down in 1950s.

Friends of Victoria has commissioned drawings from local architect David Jambleton. These have been sent to Public Works Canada for consideration.



Jim Munro shows his indignation over Public Works Canada's plan to leave the old Customs Building as an ugly block.



■ FRIENDS OF VICTORIA favor original facade.







## **ISSUES WITH HEIGHT AND WITH DENSITY**

**PROPOSED HEIGHT - 30.23 M. - 98 FEET**  
**ALLOWED HEIGHT - 15.0 M. – 49 FEET.**

**PROPOSED DENSITY – 3.99 TO 1**  
**ALLOWED DENSITY – 3.00 TO 1**

**THE BUILDING IS TOO HIGH AND EXCEEDS  
THE ALLOWANCE UNDER THE OCP AND  
THE ZONING BYLAW.**

**WHY IS THERE A 15 M. HEIGHT  
RESTRICTION IN OLD TOWN?**

**DEVELOPMENT PERMIT AREA 1  
OLD TOWN AND CHINATOWN**

**OBJECTIVES -**

- **CONSERVATION OF HERITAGE BUILDINGS**
- **CONTROL OF DESIGN OF NEW INFILL BUILDINGS**
- **TO CONTROL FUTURE DEVELOPMENTS TO ENSURE CONSISTENCY WITH THE ESTABLISHED FORM AND CHARACTER OF THE AREA.**

**TO HELP US DETERMINE DESIGN  
CONSISTENCY THE CITY DEVELOPED:**

**DESIGN GUIDELINES  
OLD TOWN**

**DESIGN GUIDELINES URGE THE APPLICANT TO  
DESIGN A NEW BUILDING THAT:**

- **IS “IN HARMONY WITH THEIR SURROUNDINGS”**
- **REINTERPRET OLD FORMS IN NEW MATERIALS**
- **USE NEW FORMS AND MATERIALS THAT  
COMPLEMENT OR ENHANCE WHAT IS ALREADY  
THERE**
- **“DESIGN IS SKILLFULLY EXECUTED”**

**DENSITY:**

- **3.99 TO 1**
- **19,500 SF OF RETAIL SPACE**
- **61,000 SF OF OFFICE SPACE**
- **29,000 SF OF RESIDENTIAL  
SPACE. (39 UNITS)**

**RESIDENTIAL VALUE:**

**AS RENTALS – OVER A  
\$100,000 PER MONTH.**

**VALUE TO THE CITY OF VICTORIA AND TO  
OLD TOWN?**

- **DOES NOT CREATE AN ICONIC ADDITION TO  
THE INNER HARBOUR.**
- **SETS A DISTURBING PRECEDENT FOR THE  
BALANCE OF OLD TOWN.**
- **OR?**
- **ARE OUR COMMUNITY VALUES SO EASILY  
DISPOSED OF?**



**HEAT**

**PRESSURE**

