



June 4, 2026

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

Mayor Marianne Alto
Members of City Council
City of Victoria

Dear Mayor and Council,

**Re: 1244 Wharf Street – The Yates Block
Application for Rezoning REZ00869 and HAP HAP00262
Project Update + Response to 2024 TRG Comments**

The Salient Group, represented by Cascadia Architects, is responding to the notice of file closure letter provided on March 7, 2026. A letter from the Salient Group was submitted to the City on March 7, 2025 confirming that the intent of the proposed project is to develop it as a full-service hotel. We confirm that we are committed to moving this project forward and providing this partial submission for review and comment by the city. Below we have outlined our plan to complete the comprehensive restoration and adaptive re-use of the important historic “Yates Block” building into a premier hotel. We are requesting an extension on the file to allow us to move a revised application forward.

Revised Design Concept

The current application proposed a two-storey addition and a 50-room hotel with small restaurant. Given the very small existing building footprint of less than 5000 square feet, hotel rooms were proposed in the existing levels at and below Wharf Street. The configuration and number of the potential rooms in these levels is very much restricted by the existing building and building code constraints. Locating rooms in these spaces also significantly limits the ability to accommodate the “back of house” support uses and the active ground floor restaurant and lobby spaces necessary for a quality hotel. This has prompted us to explore options that better realize the site’s potential.

We are therefore revising our proposal to include a 5-storey addition and a small annex on the west side of the property. The 5-storey addition allows for a substantial seismic and heritage upgrade to the existing building, and to shift from combustible to non-combustible construction. The upper 2-levels of the historic Yates Block building will contain larger, more experiential hotel rooms while the additional floors will enable floor plates that can accommodate various hotel suite configurations that are not possible within the existing building constraints. The 5-storey addition will be complementary and visually compatible with the existing building while also being distinct from the historic building.

The small annex will enclose waste, recycling and other hotel servicing uses and will enable a small patio on the northwest corner of the property with unimpeded views west, to Reeson Park, and to the “Blue Bridge” for the food and beverage space.



The current application included suites on the main floor and level below Wharf Street. Moving suites out of the main floor allows for a hotel lobby, restaurant and lounge and the necessary accessible facilities associated with those uses. Moving suites out of the level below Wharf St (Level 2) enables a connection to the service “annex” for hotel service functions (i.e. storage, recycling/waste management, laundry, housekeeping, etc.), and for amenities required for a quality hotel including the potential for a fitness and wellness centre or meeting rooms.



Concept prepared by Cascadia Architects, May 2026. The revised addition to the building will read as an 8-storey building from Wharf Street and reach a height of 32.5m when calculated from the Wharf Street elevation.

The historic Yates Block will be restored, and the original architectural adornment will be re-instated on the building. This includes the spectacular cornices, pediment, and balcony features that were removed from the building through its history. The original structure of the building is proposed to be retained and integrated into the new non-combustible building structure.



Revised Project Statistics

Project Data	Existing	Current Application	Proposed Revision
Zoning Height (m)	14.4 m	23.0 m*	34.5 m*
Total Floor Area	1,324m2	2,210m2	3,574m2
Lot Coverage	82%	82%	100%
Floor Space Ratio	2.00:1	3.34:1	5.40:1

* From Calculated Average Grade of 7.0m

Rationale for Additional Density and Height

The revised proposal will be classed as a “high building” with a non-combustible structure. Restoring the Yates block with non-combustible construction provides a significantly greater longevity to the preserved heritage structure. The revised structural concept retains much of the existing timber beams, columns and floors that will serve as formwork for concrete diaphragms that seismically connect the massive existing masonry walls to a central concrete core housing two elevators and exit stairs. Various technologies are being explored to facilitate construction of the addition, including modular, prefabricated, or mass timber, or hybrid systems.

A full-service hotel is the highest and best use for this site. This is an opportunity to approach the project correctly and ensure the long-term viability of the building, both economically and in terms of the preservation of its heritage fabric.

The existing Yates Block is the result of several building phases and additions over several decades in the 19th century. The first building, with its rubble masonry foundation, was erected in 1882, followed by an additional storey in 1892 and a large side addition in 1896. By completion of the 1896 addition, it stood as a significant landmark at the foot of Yates Street, blending ornate Italianate and Romanesque elements within a late Victorian vernacular. The Applicant's intent remains to sympathetically rehabilitate this heritage-registered structure, with the new addition expressing the continued evolution of the building's use and occupation from the 19th to the 21st century.

The proposed works will conserve the heritage value of this significant asset while activating it with a new purpose. A full-service hotel will restore the building's prominence on the Inner Harbour waterfront, contribute to the vitality of this important section of Old Town, and ensure the long-term economic viability that is essential to the preservation of the existing building.

Policy Alignment and Economic Impact

The City of Victoria's Official Community Plan calls for a vibrant, diverse, and creative city in a maritime setting — one that attracts jobs, residents, and visitors while honouring its heritage, history, and tradition. This proposal directly advances that vision. By bringing a full-service hotel to one of the Inner Harbour's most historically significant buildings, the project integrates contemporary purpose with heritage conservation, upgrades the building's life safety performance, and reinforces Victoria's identity as a world-class waterfront destination.

The proposed works will restore and enhance the Yates Block's presence on Wharf Street and the Inner Harbour, strengthening both the visual character of the Old Town and the economic vitality of the district.



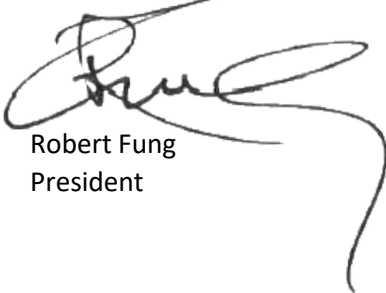
Next Steps and Timeline

We propose the following milestone schedule to move our application forward and understand that the requirement to go back to through a comprehensive staff review, a community meeting and HAPL as part of the process.

June 4	Interim Submission Submitted
July	Concept development and modelling of building addition (tower section and rear annex). Information packages will be provided to the Mayor and members of Council to ensure initial feedback is working into the design.
August	Refine design concept and complete analysis for building servicing and utilities (i.e. sewer attenuation, Hydro requirements, service connection requirements)
Early September	Host CALUC Open House and present design/rationale to community stakeholders
Early October	Submit revised HAP and DP plans to City

The Salient Group is committed to realizing the full potential of the Yates Block — one of Victoria's most storied heritage buildings — and to doing so in a way that serves the city for generations to come. A landmark hotel at 1244 Wharf Street represents a rare convergence of heritage stewardship, economic opportunity, and civic place-making at the heart of the Inner Harbour. We look forward to continuing to work collaboratively with the City and are grateful for Council's consideration of this revised proposal.

Sincerely,
SALIENT (1244 WHARF) PROPERTIES LTD.



Robert Fung
 President