

Friday, March 5, 2021

WAYMARK

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

**RE: 539-545 1/2 Fisgard Street, 16-18 Fan Tan Alley**

Dear Mayor Helps and members of City of Victoria Council,

On behalf of Fisgard Street Holdings Ltd (a subsidiary of the Salient Group) Waymark Architecture is pleased to submit for your consideration an application for a Heritage Alteration Permit for the property in our Chinatown district at 539-545 1/2 Fisgard and 16-18 Fan Tan Alley. The building is actually comprised of three unique buildings, amalgamated over many years, and the work to be undertaken will occur in various degrees to each of the three.

## DESCRIPTION OF PROPOSAL

The owners of this property have identified a few key items that need to be addressed in order to provide a continued presence for the merchants and residents of this building in Chinatown. The principal concern reflects life safety in the building, in particular the risk of fire from outdated gas and electrical services. There is work already permitted to provide a new electrical and water service to the building (see BP056298), and this will be coordinated with additional upgrades to the individual suites, as they become available. This work also includes upgrades to fire separations, existing tenant washrooms and new replacement washrooms. The owner has committed to supporting the current tenants throughout this process, so the work will need to be staged in a way that will avoid evictions or unfeasible disruption to the occupants. This work surrounding the key building services will be coordinated with the upcoming interior renovations and the work identified below.

The work related to this particular Heritage Permit Application can be identified by the following general scopes of work:

- Level 2 balcony facing Fisgard Street, serving the 543.5 and 545.5 Fisgard residences will be upgraded, using the original steel members
- Storefront restoration of 543 Fisgard. The existing windows and doors serving this ground floor restaurant space will be replaced based on historic photographs and a study of adjacent, original windows in the building
- The courtyard space that is accessed from Fan Tan Alley, will be re-conceived including new covered space in the built on the existing foundation of the Shon Yuen opium factory warehouse. The Shon Yuen courtyard is anticipated to serve as a seating area for a restaurant or similar tenant in the 543 Fisgard suite.
- New washroom space in the restored "shed" area on the south side of 539 Fisgard, to serve the Shon Yuen courtyard





- Upgrades to the existing, original washroom is the rear “shed” of 541 Fisgard, retaining the historic wall and door, while providing privacy and facilities for the tenant
- Reconstruction of the south balconies to suites 539.5, 541.5, and 543.5 Fisgard that face the Shon Yuen Courtyard, with a wood balcony per the balcony that shown on the original building plans
- Restoration of the existing wood windows and doors on all buildings, with the exception of the residential windows facing Fisgard Street in suites 543.5 and 545.5, that were completed recently.
- seismic bracing work on all parapets and other exterior elements that may be dislodged in a seismic event
- new seismic diaphragm replacing the existing roof sheathing on all three buildings
- new roofing and roof insulation on all three buildings
- repointing and general repair to existing masonry as required, especially the areas on the south facing walls in the courtyard.
- repainting of the Fisgard St elevation and accented storefront areas in Fan Tan Alley in accordance with the recommendations of the heritage consultant’s Conservation Plan,

## CONCLUSION

This project involves many steps and the coordination of several related, but distinct scopes of work along with many existing merchants and occupants. It is our goal to rehabilitate this building while maintaining the character of Chinatown, by ensuring that the existing tenants can remain throughout this process, and can afford to remain thereafter.

While the work will be quite monumental, we are hopeful, that with the support of the City, this significant feature of Chinatown can not only be maintained, but can improve upon the vibrant and unique character of our city.

Sincerely,

Waymark Architecture

Will King, Architect AIBC, MRAIC. LEED AP

