



## **Report accepted and recommended by the City Manager**

### **List of Attachments**

Appendix A – Silver Threads Additional Request

Appendix B – Victoria Civic Heritage Trust Additional Request



December 5th, 2023

Mayor Marianne Alto  
Members of Council  
City of Victoria  
#1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Alto and Members of Council:

On behalf of the Silver Threads Service Board of Directors we kindly request an update on a letter sent by our organization to City Staff in January 2023, regarding the City lease grant funding and our payment of property taxes.

The City of Victoria supports a decentralized model of recreation service delivery by way of 8 Community Centres and 3 Senior Centres, all operate in City owned buildings with Silver Threads being the exception. Since 2014 Silver Threads Service has received \$122,389 annually from the City of Victoria and we are the lease holder of the Centre space located at 1911 Quadra Street.

In 2022 our property taxes were \$22,944 which was paid back to the City of Victoria from the annual grant received from the City. **We are requesting an annual grant in lieu of the property tax.** As Silver Threads Service is not the Building Owner, we are not eligible for Tax-Exemption Status. It is disheartening to receive a generous grant of \$122,380 from the City, only to have to allocate a significant portion of it, \$21,944, towards taxes.

From 1965 to 2004 Silver Threads Service operated in a facility owned by the City at Centennial Square. However, the City later sold the building for the current CRD Building. Throughout our longstanding partnership of over 58 years, we have consistently delivered cooperative and trusted services to seniors. It has been a challenging journey to achieve stability for the Victoria Centre, but we have successfully positioned ourselves to continue serving older adults in the community, just as we have done for over 67 years.

I would be pleased to provide any further information and look forward to your response. Thank you for your consideration.

Sincerely,

*M. Moulton*

Marjorie Moulton  
President

Cc: Jocelyn Jenkyns, City Manager

Saanich Centre  
286 Hampton Road  
Victoria, BC V8Z 1H1  
Tel. 250.382.3151  
Fax. 250.382.3386

*stay active • stay healthy • stay connected*

[www.silverthreads.ca](http://www.silverthreads.ca)

Charitable registration no. 107981037RR0001

**Victoria Centre**  
1911 Quadra Street  
Victoria, BC V8T 4C1  
Tel. 250.388.4268  
Fax. 250.388.7579



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

15 December 2023

### **2024 Operating + Capital Direct-Award Funding Requests**

Dear Mayor Alto and Council Members:

The VCHT Board of Directors offers many thanks to Council for its support of Victoria's diverse multicultural and built heritage. We particularly acknowledge the support of our Council Appointee, Councillor Matt Dell.

Our Board and staff are keenly aware that Council must make very difficult budget decisions now and in the next few years to focus valuable tax payer dollars on municipal infrastructure and staffing. We realize Council faces public concern over tax increases, while addressing a housing crisis and rising costs for most City funded entities.

#### **2024 CAPITAL REQUEST INCREASE: Council's Strategic Priorities + Public Benefits**

After VCHT's presentation to Council in June 2023, Councillor Dell advised our Board that Council wants heritage programs administered by VCHT expanded to enhance Council's priorities, especially for **downtown revitalization**. VCHT consulted with many downtown heritage property owners (see letters of support) and City heritage staff, along with construction cost research, that resulted in various budget options for Board review.

After much debate the Board voted to ask for an extra increase in Capital funds based on the very strong case that it will create provable business, public, and community benefits that align with many City strategic priorities:

- **Enhance Downtown Revitalization** Conserve more heritage buildings to improve the business vitality and appearance of downtown, particularly on Douglas / Yates / Johnson / Broad Streets and in Chinatown;
- **Sustain Victoria's Tourism Success** Upgrade and maintain Victoria's distinctive downtown heritage buildings and heritage character as an important component of the region's estimated \$1.9 billion dollar tourism industry with over three million visitors annually; see attached tourism info sheets;
- **Economic Return on Investment** Create better occupancies for more real life benefits to businesses, and ensure ongoing private investment through the Building Incentive Program (BIP) currently averaged at \$22.29 in private investment for every \$1 in public funds invested by the City of Victoria for BIP;
- **City Tax Base** Contribute to the City of Victoria's tax base by upgrading downtown heritage properties;
- **Urgent Infrastructure Upgrades** Substantively rehabilitate and complete urgent upgrades to Victoria's irreplaceable commercial, industrial, and institutional heritage buildings to retain their physical, social, and economic infrastructure as a public benefit; this is more urgent than ever due to BC Building Code changes and rising construction costs; delayed response will only result in increased infrastructure costs later on;
- **Increase Public Safety** Improve public safety by: 1) voluntary seismic upgrading of exterior falling hazards on eligible downtown heritage buildings through the Parapet Incentive Program (PIP), and 2) making various Code upgrades and increasing fire protection on eligible heritage buildings through BIP;
- **Develop Community Heritage** Preserve and adaptively reuse Victoria's built heritage as a public benefit to express the city's diverse multicultural heritage and character;
- **More Downtown Housing** Increase downtown residential units in underutilized upper storeys of heritage buildings by assisting the City with its Tax Incentive Program for Residential Uses.

The reasons cited by the VCHT Board for requesting an extra increase in Capital funds are to:

- Align with Council's strategic priorities, especially relating to Downtown Revitalization;
- Meet increased demand in 2024-2026 as identified on pages 2-4 of the attached Expenditure Budget;
- Keep pace with the original incentive value for BIP, which started in 1990 at a maximum of \$50,000.00 and its equivalent value is now \$150,000.00 based on Stats Canada Building Construction Price Index data;
- Keep up with increased construction costs and inflation – see attached Stats Canada data 1990-2024.



## 2024 OPERATING + CAPITAL REQUESTS

VCHT respectfully submits our **2024 Expenditure Budget** approved by the Board on 6 November 2023. The 2024 Operating direct-award request is for **\$128,600.00** which is the amount received in 2023 plus a 4% cost of living adjustment for 2024. Note: with the amount requested, the VCHT will continue to operate on a deficit basis as it has for a number of years.

The 2024 Capital direct-award request is for **\$950,000.00** as provided in 2023, **plus an additional \$950,000.00** for a total of **\$1,900,000.00** for the purposes of BIP and PIP, and to assist with the City of Victoria's Heritage Tax Incentive Program. The total Capital request will enable VCHT to support downtown revitalization, meet increased demand, and raise the BIP maximum from \$100,000.00 to \$150,000.00 per building to keep pace with the incentive's real value impacted by increased construction costs and inflation.

## MULTI-YEAR PROJECTIONS: 2024-2026

Potential applications for 2023 and 2024 are listed on pages 2-4 of the attached 2024 Expenditure Budget. This list includes heritage buildings located mostly in downtown, with many notably in the Douglas Street area and in Victoria's Chinatown National Historic Site, Canada's oldest and most intact Chinatown. VCHT anticipates high demand in 2024 and 2025 based on enquiries to VCHT and the City's Senior Heritage Planner. In 2024 the VCHT projects **\$2,812,276.51** in funding awards based on approximately twenty-seven applications. In 2025 a further **\$2,323,572.53** is projected for approximately twenty-five applications.

VCHT presents the multi-year projections in support of the 2024 direct-award Capital fund request of **\$950,000.00** plus an extra increase of **\$950,000.00** for a total of **\$1,900,000.00** to meet potential demand and to maintain a workable balance in the uncommitted BIP fund.

## BACKGROUND

The VCHT was established by the City of Victoria in 1989 as a civic vehicle to administer BIP (now includes PIP) funding for heritage designated commercial, industrial, institutional, and apartment buildings, and since 1998 to assist with the City's Tax Incentive Program, for the conservation and rehabilitation of downtown heritage buildings and to preserve Victoria's community heritage. Modeled on Civic Trusts that are financially supported by the local municipality, the VCHT is a nationally recognized organization that has produced impressive results for the City of Victoria which could not have been achieved without these programs:

- **\$167.95 million** in private investment in **160 eligible heritage buildings** through **\$8,768,929** for **383 BIP + PIP awards** provided by City Capital funds;
- **90 Heritage Designations** directly related to funding applications, resulting in significantly increased protection of heritage buildings and an improved downtown environment since 1990.

The VCHT is proud of our ongoing relationship with the City of Victoria and our record of service on behalf of the City and its residents. We look forward to continuing to work with Council to further its strategic priorities through heritage incentive programs administered by the VCHT. These programs successfully address significant community issues on multiple levels using highly cost-effective resources.

On behalf of the Board, I'd like to express our gratitude again to the City for its ongoing financial commitment to Victoria's excellent heritage programs. It is because of Council's consistent support that the City of Victoria continues to be widely recognized as a leader in municipal heritage conservation in Canada.

We look forward to providing more detailed information if required.

Sincerely,



Suzanne Powell  
President

*attachments: Building owner letters of support for increased Capital funding for BIP  
VCHT 2024 Expenditure Budget + BIP Fund Projections 2024-2026 (with notes)  
Statistics Canada: 1990-2024 Building Construction Price Index for Non-Residential Buildings  
Victoria Tourism Information – compiled by VCHT  
Photos – cross section of recent projects*

January 2<sup>nd</sup>, 2024

To Mayor and Council,

**Subject: Letter of Recommendation for the Victoria Civic Heritage Trust**

I am writing on behalf of GMC Projects to share our wholehearted support of the invaluable work and service that the Victoria Civic Heritage Trust (VCHT), provides to the local building and development industry through their administering of the City's various Incentive programs, created in efforts to encourage the conservation of Victoria's heritage buildings.

The Trust's efforts have led to significant business benefits including.

- increased occupancies in preserved buildings thereby enhancing the revenue potential of property owners and contributing to the economic vibrancy in the downtown core.
- increase in public safety through the incentive to upgrade and make safe the building operating systems of heritage buildings, whilst also supporting and encouraging the voluntary seismic upgrading of buildings, especially parapets.
- and supporting the rehabilitation and retention of residential spaces, usually found on the upper storeys of heritage buildings, which are much needed in this supply constraint market.

VCHT was instrumental in our successful rehabilitation and conservation of the Adelphi buildings in downtown Victoria on Yates and Government Street. The incentive program contributed significantly to the viability of our project and their team's deep understanding of the importance of heritage preservation and adaptive reuse was crucial in navigating the complex process of restoring the historic properties. Their involvement ensured that the rehabilitation was not just a renovation but a careful preservation of history, allowing the property to retain its unique character, adding to the market much needed rental housing, while being equipped for future use.



VISION. EXCELLENCE. RESULTS.

We, at GMC, highly recommend that Mayor and Council consider their request for an increase in their contributions to better align with the current construction costs. We believe that every dollar entrusted to them contributes meaningfully to the City's preservation efforts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tonny Kiptoo', with a stylized flourish at the end.

Tonny Kiptoo  
Vice President, Development.  
GMC Projects Inc



November 2<sup>nd</sup> 2023

### **535 Yates St and the Victoria Civic Heritage Trust**

The Victoria Heritage Civic Trust (VCHT) has provided invaluable support and assistance to 535 Yates St Inc in preserving and maintaining the heritage location of 535 Yates Street. The organization's commitment to the preservation of our city's historical landmarks is truly commendable, and the impact of your programs on our recent restoration efforts cannot be overstated.

We support VCHT in their request for a budget increase which would allow them to increase the maximum amount available for eligible property owners through the Building Incentive Program.

An increase in funding would enable us to pursue masonry repointing at 535 Yates St to further enhance façade and longevity of the historical building.

Without the VCHT's guidance and financial support, we would not be able to undertake a seismic bracing upgrade to the building, a crucial step in safeguarding this heritage site from potential seismic risks. The seismic bracing upgrade not only ensures the safety of the building's occupants but also helps in preserving its structural integrity to ensure its preservation for future generations.

Additionally, the installation of a new fire suppression sprinkler system on the 4th floor of 535 Yates Street would not have been possible without the support of the VCHT. This enhancement significantly enhances the fire safety of the building, protecting both the historical building and the surrounding community.

The partnership and collaboration with the VCHT have proven to be instrumental in carrying out these essential projects. The organization's dedication to heritage preservation, along with their financial assistance and expert guidance, has made a significant difference in our ability to protect and maintain the historical integrity of 535 Yates Street.

The VCHT's support has not only benefited 535 Yates St Inc but has had a positive impact on Victoria community by ensuring the longevity of this significant heritage location.

The budget increase would help ensure that the VCHT can continue their excellent work to provide support to heritage buildings and preserve the traditional architecture, charm, and rich history of the Victoria area.

**CMF HOLDINGS LTD. / 535 YATES ST INC.**

Per: 

Chris Franiek

Director

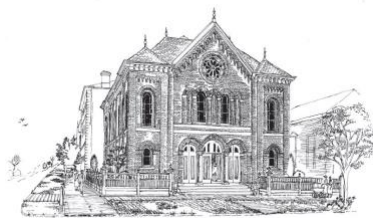
# Congregation Emanu-El

1461 BLANSHARD STREET, VICTORIA, BC, V8W 2J3

Phone: (250) 382-0615 Fax: (250) 380-3553

Email: [info@congregationemanuel.ca](mailto:info@congregationemanuel.ca)

Website: [www.congregationemanuel.ca](http://www.congregationemanuel.ca)



To: Mayor and Council, City of Victoria, BC [[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)]

Cc: Catherine Umland, Exec Dir, VCHT [[vcht@shaw.ca](mailto:vcht@shaw.ca)]

Subject: Letter of Support for THE VICTORIA CIVIC HERITAGE TRUST (VCHT)

Dear Mayor and Council,

As President of Congregation Emanu-El, Canada's oldest synagogue in continuous use, I write to express my support and the support of the entire Emanu-El community for the important work done by Victoria Civic Heritage Trust (VCHT).

Ten years ago, as Congregation Emanu-El approached its 150th anniversary, we became aware that our historic sanctuary needed critical repairs. VCHT came to our assistance, helping us to secure an initial \$2000 planning grant in November 2012 followed by the maximum \$50,000 restoration grant in February 2013.

Those VCHT grants, the first government funding procured, were absolutely critical. The early planning grant helped build momentum by documenting the unique nature of our heritage sanctuary and the restoration work required. The restoration grant provided necessary funds as well as strengthening our applications for further provincial and federal funding. In short, VCHT was essential to the rescue of our heritage sanctuary, ensuring its continuity as a unique historic landmark in Victoria and Western Canada.

Ten years after the structural work and reroofing have been completed, our community is preparing for another cycle of critical renovations – repointing, sealing and restoring our original 19<sup>th</sup> century exterior brickwork. Due to the age of the sanctuary, and that this work was never done before, there is moisture and water ingress in multiple locations, impacting the integrity of existing plaster, window frames and overall air quality—all of which make interior restoration work a necessity as well. This is a major undertaking for our community due to the rising costs of design and labor, so securing whatever funds are available is essential to this effort.

Congregation Emanu-El believes that VCHT's funding mechanism will be a critical tool in our ability to execute this renovation, and, in doing so, ensure the ongoing integrity of our heritage property. We would like to take this opportunity to thank the City of Victoria and VCHT for past support and urge Mayor and Council to maintain heritage granting to enable future preservation of Victoria's architectural and urban history.

Sincerely,

Ilana Stanger-Ross, RM

President, Congregation Emanu-El

Avishai Gilad, Architect AIBC

Chair, Emanu-El House Committee



## 加拿大鐵城崇義會域多利支會

**Shon Yee Benevolent Association of Canada, Victoria Branch**

612 Fisgard Street 3<sup>rd</sup> floor, Victoria BC V8W1R6

To: Mayor and Council:

On behalf of Shon Yee Benevolent Association of Canada, Victoria Branch. I'm writing to request increase fundings for the Building Incentive Program (BIP) to revitalize Chinatown and Downtown area.

Our Heritage building on 612 Fisgard Street was built in 1910, 113 years old now and it require on-going restoration and maintenance to keep up with the building codes.

Our Board of Directors are planning to restore the facade, replace the windows, secure falling objects, restore rear deck for fire escape, repaint and waterproofing outside walls.

We had been applying the BIP through Victoria Civic Heritage Trust for the last several years, but due to the increasing materials, labour costs, inflation and limited amount of funds available to our building. At this time, we are falling behind on the restoration and repairs.

It is vital that City of Victoria substantially increase additional fundings for the Building Incentive Program to keep up the rising construction costs to assist us to restore the building, so we can contribute to revitalize Chinatown and Downtown area.

If you require additional information, please do not hesitate to contact me directly. I can be reached at (250) 818-3338.

Board of Directors signatures on page 2.

Sincerely,

NOV 5, 2023

Ken Lee

President

Shon Yee Benevolent Association of Canada, Victoria Branch





# 加拿大鐵城崇義會域多利支會

Shon Yee Benevolent Association of Canada, Victoria Branch

612 Fisgard Street 3<sup>rd</sup> floor, Victoria BC V8W1R6

Print name

Signature

Gordon  
O'Young

Gordon O'Young

KEITH LEE

Keith Lee

HERMON LEUNG

Hermon Leung

ANDREW LEE

Andrew Lee

TERRY LEE

Terry Lee

BRIAN TONG

Brian Tong

PAUL LUM

Paul Lum

JACK LAMIE

Jack Lamie

Allan Sue

Allan Sue

Kurt Ng

Kurt Ng

Chris Chen

Chris Chen

ERWIN LEE

Erwin Lee

PETER WONG

Peter Wong

MIKE CHAN

Mike Chan

Michael Fong

Michael Fong

Chu

Colin Chen

Hugh Yang

Hugh Yang

GARY LEE NG

Jack Lamie

Wah

Ken L.



The Lees Benevolent Association  
614 ½ Fisgard Street  
Victoria, BC V8W 1R6  
November 6, 2023

The Worshipful Mayor of Victoria  
Marianne Alto and City Councilors  
1 Centennial Square  
Victoria, BC V8W 1PG

Dear Mayor Alto & Councilors

The Lees Benevolent Association is the owner of 614 1/2 Fisgard Street, a heritage designated 1911 building & part of Victoria's Chinatown, a Federally designated National Historic Site.

Over the past year, with the generous financial assistance from the Victoria Civic Heritage Trust (VCHT) work on the roof, parapet, masonry & exterior to restore, conserve & improve safety has been done. This was achieved through the Building Incentive & Parapet Incentive Programs (BIP & PIP). Without the support from VCHT our association would not have been able to get all of this work done.

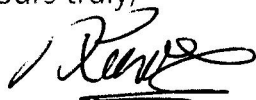
It is our hope to continue to upgrade & improve on the safety & restoration of our building, including the electrical service, plumbing & painting. Support from VCHT will be critical in achieving this.

The east wall facing the parking lot will require work on the parging but with assistance from the City, the Downtown Victoria Business Association (DVBA) & other organizations, our association hopes to repair the parging & have a Chinese themed mural painted on that large wall. As one approaches Fisgard Street from Douglas heading west towards the Chinese school & the Gate of Harmonious Interest, a mural on this wall would enhance our Chinatown as a National Historic Site. This would be similar to the recently completed mural on the wall at 1713 Government Street.

Our Chinatown is unique with historical & cultural significance. The VCHT is critical for the revitalization & preservation of Chinatown as well as Old Town & other century old buildings in our downtown core. Our Association supports the 2024 funding requests by VCHT & DVBA and consideration in the preliminary budget for the City.

In summary, our Association supports 2024 funding requests by the VCHT & DVBA and consideration in the preliminary 2024 budgets for the revitalizations of the City of Victoria.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kent Lee', with a horizontal line drawn underneath the signature.

The Lees Benevolent Association  
Kent Lee, President



## MERCHANT HOUSE CAPITAL

November 8, 2023

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

Dear Mayor Alto and Members of Council:

RE: Letter in Support of Increased Funding Request from Victoria Civic Heritage Trust

The City of Victoria's stock of heritage buildings tell a dramatic tale of a remote frontier camp climbing out of the mud and building at a breakneck pace as the demand for resources fuel economic growth. As rail and steamship arrive, Victoria connects Canada to the far east and becomes a destination for world travelers. While other communities rushed to pull down heritage quality buildings in an desire for progress, part by circumstance and luck, but fully part by intention, Victoria has preserved its storied past and reaped the benefit of praise and admiration for it.

But in this post-colonial environment, Heritage Buildings must be more than emblems of the past. They must function and work for purposes that we need as a modern society. As a City with limited growing space, historic districts with preservation covenants risk falling into stagnation as the costs to maintain such buildings grow over time and renovation plans become more and more expensive as building code changes raise the bar for upgrades. This is particularly important for Victoria, where earthquake risks are among the highest in North America.

Speaking as a person who has managed the renovation of many Heritage Buildings over many years, the cost and constraints of renovating these old buildings has become increasingly challenging. Construction risks exceed those that occur under typical development because so much of the renovation work is unknowable. A dedicated approach to the process with careful planning and a realistic budget are essential, but so too is the need for additional public support for this worthy enterprise.

I write today to emphasize that without the support of increased grants amounts available under the programs guided by the Victoria Civic Heritage Trust, projects for renovation of heritage buildings will effectively cease. It is my growing concern that the gap between the project cost and project value are increasing at a pace that makes renovating Heritage Buildings unrealistic. The City of Victoria and Province of BC must find other meaningful mechanisms to encourage property owners of Heritage Buildings to renovate and restore their buildings. Whether it be more expansive programs for property tax abatements, or programs which cap property taxes for non-seismically upgraded renovations, it is imperative that government stay current with the market forces directing heritage renovations, because as time passes and the



forces of depreciation occur, more and more of these buildings risk passing the point of feasible restoration.

Sincerely,  
Merchant House Capital

A handwritten signature in black ink, appearing to read 'David Fullbrook', written over a horizontal line.

David Fullbrook, CEO

1600-1602 Quadra St.  
Victoria, BC

November 19, 2023

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

Re: Proposed Increase of Upper Limit - Building Incentive Program (BIP)

Dear Mayor and Council,

I am writing this letter on behalf of the Strata Council of 1600-1602 Quadra St with regard to the proposed increase of the grants available through the Building Incentive Program (BIP), administered by the Victoria Civic Heritage Trust, from \$100,000 to \$150,000 within a ten year period for eligible conservation work on heritage buildings.

Our strata building is a 110-year old institutional building converted from a church to a condominium complex, named The Palladian. We have used the Building Incentive Program for several projects over the past few years, such as brick repointing (2020/2021), repairing and replacing the roof slope and parapet coping (2019), repainting of exterior windows, doors and railings (2019) - total cost: \$130,000; upcoming repairs include: podium slab repairs and resloping of membrane above (2024) - total estimated cost: \$110,000.

Victoria's historical buildings and sites contribute significantly to the distinctiveness and identity of the city by reflecting cultural, social, economic, political, or architectural history. Therefore, we firmly believe that the proposed increase will be a vital contribution to the retention and preservation of Victoria's irreplaceable historic building stock by assisting owners of Heritage Designated buildings, such as ours which contains housing, with the costs of rehabilitation and maintenance.

Thank you for your consideration,

Yours sincerely,

The Palladian - VIS 6626



Daniel Nowak, President

---

Catherine Umland  
Executive Director  
Victoria Civic Heritage Trust  
PO Box 8388 Station Central  
Victoria, BC V8W 3R9

2023 May 11<sup>th</sup>

Dear Catherine,

**RE: Tax Incentive Program**

I confirm that I have been privileged to have been an approved recipient of both funds from VCHT and benefitted from approval of tax deferral under the T.I.P. program.

---

I have been a recipient since the first day of the inception of the T.I.P.

---

The project includes the following:

1. 536 Herald Street "B Wilson"
2. 532 Herald Street "Biggerstaff"
3. 1312 Government Street "New England"
4. 550 – 552 Yates Street "Oriental Hotel"
5. 1315 – 1317 Waddington Alley "Morley Soda"
6. 534 Pandora & 533 Fisgard Street "Lum Sam & Lee Chong"
7. 524 Yates Street "The Leiser"
8. 2110 Store Street "Powerhouse"
9. 502 Pembroke Street "Admin Building"

Over 180,000 square feet of heritage building regeneration, including seismic upgrades and conversion, to create 153 residential units in existing heritage spaces.

I confirm that the experience that I have enjoyed and cooperation from the VCHT Board and the staff assisting to operate that program from day one has been:

- Exemplary in the extreme
- Helpful in every way
- The grants and follow-up have been timely and met the needs for approval of all project elements, including financing.

I further confirm that the programs have provided a most significant economic "nudge" to the developments. It has provided an incentive to viability, an encouragement of courage to proceed, and, without question, some of the above projects would not have proceeded without the program's help.

---

The precious heritage elements of the City of Victoria are part of its fabric, and I hope this commentary assists any review undertaken.

I stand prepared to answer all or any questions flowing from this meeting.

Yours,

Chris Le Fevre  
Le Fevre & Company

502-B Pembroke Street

Victoria BC

V8T 1H4

lefevregroup.com



**VICTORIA CIVIC HERITAGE TRUST**  
**2024 EXPENDITURE BUDGET**

Approved by VCHT Board  
6 November 2023

EXPENDITURES				REVENUE	
BUDGET ITEM	EXPENDITURE BUDGET			CITY OF VICTORIA	
	Priority / Explanatory Notes	APPROVED 2023 BUDGET	PROPOSED 2024 BUDGET 4% COL Increase	OPERATING FUNDS 4% COL Increase	CAPITAL FUNDS
<b>TOTAL BREAKDOWN</b>		<b>1,074,000.00</b>	<b>3,030,490.00</b>	<b>128,600.00</b>	<b>1,900,000.00</b>
<b>CORE OPERATIONS</b>					
Board Management Contract (50%)	Contract	49,380.00	51,355.00	51,355.00	
ACC Management Contract (50%)	Contract	49,380.00	51,355.00	51,355.00	
Office & Equipment Rent	Contract	12,635.00	13,140.00	13,140.00	
Office Expenses	Contract	4,790.00	4,980.00	4,775.00	
Telephone / Internet / Computer/ MS Teams	Core	2,360.00	3,500.00	2,500.00	
Catering & Meeting Costs	Core	2,000.00	2,000.00	2,000.00	
Insurance + Audit Fees + Bank Charges	Core	9,555.00	11,160.00	2,875.00	
Reserve for Projects + Miscellaneous Costs	Core	10,800.00	21,000.00		
Heritage Directory Website	2	600.00	1,000.00	600.00	
<b>Subtotal for Core Operations</b>		<b>141,500.00</b>	<b>159,490.00</b>	<b>128,600.00</b>	
<b>MANAGEMENT REVENUE / EXPENSES</b>					
Interest Earned	Core	-22,000.00	-50,000.00		
Net Cost Estimate for 5% GST	Core	3,500.00	6,000.00		
Special Projects/Events/as approved by Board	2	1,000.00	15,000.00		
<b>Total Core Operations + Mgmt + Projects</b>		<b>124,000.00</b>	<b>130,490.00</b>		
<b>CAPITAL INCENTIVE PROGRAMS</b>					
<b>2024 POTENTIAL BIP+PIP PROJECTS</b>					
Est'd Uncommitted BIP Balance 31 Dec 2023		2,336,425.35			
2024 Potential BIP+PIP Projects <i>from page 2</i>		-2,812,276.51			
2024 Program Expenses <i>see below</i>		-100,000.00			
<b>Est'd BIP Deficit before City Capital Funds</b>		<b>-575,851.16</b>			
2024 City Capital Funding Contribution for BIP		1,900,000.00			
<b>Est'd Uncommitted BIP Balance 31 Dec 2024</b>		<b>1,324,148.84</b>			
<b>2025 POTENTIAL BIP+PIP PROJECTS</b>					
2025 Potential BIP+PIP Projects <i>from page 3</i>		-2,323,572.53			
2025 Program Expenses <i>see below</i>		-100,000.00			
<b>Est'd BIP Deficit before City Capital Funds</b>		<b>-1,099,423.69</b>			
2025 City Capital Funding Contribution for BIP		1,900,000.00			
<b>Est'd Uncommitted BIP Balance 31 Dec 2025</b>		<b>800,576.31</b>			
<b>2026 POTENTIAL BIP+PIP PROJECTS</b>					
2026 Potential BIP+PIP Projects <i>from page 4</i>		-2,090,000.00			
2026 Program Expenses <i>see below</i>		-100,000.00			
<b>Est'd BIP Deficit before City Capital Funds</b>		<b>-1,389,423.69</b>			
2026 City Capital Funding Contribution for BIP		1,900,000.00			
<b>Est'd Uncommitted BIP Balance 31 Dec 2026</b>		<b>510,576.31</b>			
<b>BUILDING INCENTIVE PROGRAM</b>					
2024 Estimated BIP Project Funds	Core	660,000.00	2,000,000.00		1,350,000.00
BIP Brochure / Banners	Core	5,000.00	5,000.00		5,000.00
Pgm Management/Expenses <i>by demand</i>			50,000.00		50,000.00
2024 Estimated Seismic PIP Project Funds		215,000.00	800,000.00		450,000.00
Pgm Management/Expenses <i>by demand</i>	Core	18,000.00	20,000.00		20,000.00
<b>TAX INCENTIVE PROGRAM <i>by demand</i></b>	Core	18,000.00	20,000.00		20,000.00
BIP/TIP Promotion / Communications	Core	4,000.00	5,000.00		5,000.00
<b>TOTAL Capital Incentive Programs</b>		<b>950,000.00</b>	<b>2,900,000.00</b>		<b>1,900,000.00</b>
<b>GRAND TOTALS</b>		<b>1,074,000.00</b>	<b>3,030,490.00</b>	<b>128,600.00</b>	<b>1,900,000.00</b>
<b>CITY DIRECT-AWARD REQUEST</b>				<b>2,028,600.00</b>	

# BIP FUND PROJECTIONS: 2024 + 2025 + 2026

\$50K Increase

\$150,000 Max/Building

Within a 10-Year Period page 2

*Projects may apply for more than 100K*

## Uncommitted BIP BALANCE 30 Sept 2023

**3,253,589.97**

1	1600 Government St	Kinemacolour Theatre Apts	-81,150.00	BIP	New- Masonry, exterior finishes	
2	1600-1602 Quadra Street	Palladian	-16,364.50	BIP remaining	New- Balcony remediation	\$16,364.50 + 50K?
3	1461 Blanshard Street	Congregation Emanu-El	-100,000.00	BIP remaining	New- Masonry, exterior finishes	\$100K + \$50K?
4	539-541 1/2 Fisgard Street	Lee Mong Kow Bldg #1	-200,000.00	PIP	Amount still to be determined	
5	543-545 1/2 Fisgard Street	Sheam & Low Bldg #2	-200,000.00	PIP	Amount still to be determined	
6	16-20 Fisgard Street	Sing Lee Bldg #3	-150,000.00	PIP	Amount still to be determined	
7	539-541 1/2 Fisgard Street	Lee Mong Kow Bldg #1	-88,815.12	BIP remaining	Amount still to be determined	Need more BIP funds within 10 yrs?
8	543-545 1/2 Fisgard Street	Sheam & Low Bldg #2	-75,835.00	BIP remaining	Amount still to be determined	Need more BIP funds within 10 yrs?
9	557-561 Fisgard Street	Lee Woy & Co/Chee Kong Ton	-5,000.00	DAG	New- Electrical upgrades	

Oct-Dec 2023 Potential Applications Subtotal **-917,164.62**

Estimated Uncommitted BIP BALANCE 31 Dec 2023 **2,336,425.35** *carry to page 1*

## 2024 POTENTIAL BIP + PIP APPLICATIONS

1	1600-1602 Quadra Street	Palladian	-50,000.00	BIP	New- Balcony remediation	\$50K added to 2023 pending approval
2	1461 Blanshard Street	Congregation Emanu-El	-50,000.00	BIP	New- Masonry	\$50K added to 2023 pending approval
3	1400 Vancouver / 952 Johnson	McCall's Chapel	-150,000.00	DAG+BIP	New- Roof + ext conservation	Need more BIP funds
4	557-561 Fisgard Street	Lee Woy & Co/Chee Kong Ton	-50,000.00	BIP	New- Electrical upgrades	\$25K + \$25K
5	1308 Douglas Street	Cross' Meats Building	-55,400.00	BIP remaining	New- Exterior painting	Need more BIP funds + DVBA
6	924 Douglas St	St Andrews Presbyterian Church	-204,500.00	PIP-DAG +PIP	New- Tower in 2024	
7	Market Square Buildings		-100,000.00	BIP	Chimney remediation	Various buildings
8	535 Yates Street	Pither & Leiser Building	-79,750.00	BIP remaining	New- Masonry	Need more BIP funds within 10 yrs
9	612 1/2 Fisgard St	Shon Yee Benevolent Assoc	-82,315.87	BIP remaining	New- Painting, stair	
10	614 Fisgard Street	Lee's Benevolent Assoc	-100,000.00	BIP	New- Stucco, painting, stair	Need more BIP funds within 10 yrs
11	1713 Government St	Yen Wo Society Building	-100,000.00	BIP	New- Remaining works	Need more BIP funds within 10 yrs
12	1205 Pandora Ave	First Church of Christ Scientist	-80,000.00	BIP	New- Dome roof replacement	Issue of fundraising
13	649 Gorge Rd East	Centennial United Church	-99,304.07	BIP	Exterior conservation	\$49,304.07 + \$50K + need more BIP
14	1291 Gladstone Avenue	Belfry Theatre	-114,719.07	DAG+BIP	New- Ext painting + roof	\$64,719.07 + \$50K + need \$280K BIP
15	660 Herald Street	Hook Sin Tong Building	-155,000.00	DAG+BIP	New- Skylight dome	\$100K + \$50K Needed
16	660 Herald Street	Hook Sin Tong Building	-204,500.00	PIP-DAG/PIP	New- Roof, parapets	Need more PIP funds \$200K
17	159 Cook St	Hampton Court	-81,562.50	BIP remaining	New- Painting, access lift	Need more BIP funds within 10 yrs
18	159 Cook St	Hampton Court	-5,000.00	DAG	New- Painting	
19	202 Linden Avenue	Linden Building	-5,000.00	DAG	New- Conservation Rowland	
20	579-581 Johnson Street	Cameron Building	-155,000.00	BIP	New- Exterior conservation	Assume \$100K + \$50K
21	511 Michigan Street	James Bay United Church	-105,000.00	DAG+BIP	New- Exterior conservation	Need more BIP funds within 10 yrs
22	554-562 Fisgard St	CCBA Building	-150,000.00	BIP	New- Balconies	\$100K + \$50K Needed
23	1244-1252 Wharf St	Yates Block	-105,000.00	DAG/BIP	New- Exterior conservation	
24	626 Blanshard Street	Church of Our Lord	-20,725.00	BIP	New- Painting	\$20,725 + \$50K Need \$150K BIP
25	1114 Blanshard Street	Montrose Building	-155,000.00	DAG+BIP	New- Exterior conservation	Assume \$100K + \$50K
26	1114 Blanshard Street	Montrose Building	-204,500.00	PIP	New- Roof, parapets	
27	Unknown Applications		-150,000.00	BIP		

2024 Potential Applications Subtotal **-2,812,276.51** *carry to page 1*

*cont'd page 3*



**2024 Potential TIP Applications - Pending Eligibility**

1	579-581 Johnson Street	Cameron Building	TIP Res
2	1244-1252 Wharf St	Yates Block	TIP Non-Res?
3	1885 Government / 615 Chatham Street		TIP Non-Res?

**2025 POTENTIAL BIP + PIP APPLICATIONS**

1	1308-1312 Douglas St	Lange Block / Victoria House	-50,000.00	DAG+BIP	New- Storefront	\$50K
2	557-561 Fisgard Street	Lee Woy & Co/Chee Kong Tong	-100,000.00	BIP	New- Exterior upgrades	\$75K + \$25K
3	557-561 Fisgard Street	Lee Woy & Co/Chee Kong Tong	-204,500.00	PIP-DAG+PIP	New- Re-roofing + hazards	
4	1618-1628 Government / 565 Fisgard St	Lee Block	-204,500.00	PIP-DAG+PIP	New- Re-roofing + hazards	
5	614 Fisgard Street	Lee's Benevolent Assoc	-50,000.00	BIP	New- Stucco, painting, stair	Need more BIP funds
6	1713 Government St	Yen Wo Society Building	-50,000.00	BIP	New- Remaining works	Need more BIP funds
7	924 Douglas St	St Andrews Presbyterian Church	-155,000.00	DAG +BIP	New- Masonry remediation	\$100K + \$50K
8	202 Linden Avenue	Linden Building	-50,000.00	BIP	New- Exterior conservation	
9	45 Bastion Square	Law Chambers Building	-50,000.00	BIP remaining	New- Masonry + painting	
10	1118 Langley Street	Law Chambers Building	-75,960.30	BIP remaining	New- Masonry + painting	
11	1829-1831 Fern St	Victoria Friends Meeting House	-9,612.23	BIP	Allowance	
12	1009 Southgate Street	Residential Flats Building	-10,000.00	BIP	Allowance	
13	1885 Government / 615 Chatham Street		-105,000.00	DAG+BIP	Status to be confirmed	
14	546 Pandora Ave	Macdonald Building	-105,000.00	DAG+BIP	Status to be confirmed	
15	546 Pandora Ave	Macdonald Building	-104,500.00	PIP or TIP	Status to be confirmed	
16	3 Fan Tan Alley	Lim Ging Building	-105,000.00	DAG+BIP	Status to be confirmed	
17	3 Fan Tan Alley	Lim Ging Building	-104,500.00	PIP or TIP	Status to be confirmed	
18	251-253 Esquimalt Rd	Stores Building	-155,000.00	DAG+BIP	Status to be confirmed	\$100K + \$50K
19	1824 Store Street	Victoria Rice & Flouring Mills	-155,000.00	DAG+BIP	Status to be confirmed	\$100K + \$50K
20	1900 Store Street	Dickson Campbell & Co/Capital Iron	-155,000.00	DAG+BIP	Status to be confirmed	\$100K + \$50K
21	1205 Pandora Ave	First Church of Christ Scientist	-20,000.00	BIP	New- Window conservation	Issue of fundraising
22	1910 Store Street	1896	-155,000.00	DAG+BIP	Status to be confirmed	
23	535 Yates Street	Pither & Leiser Building		DAG+BIP	New- Masonry	
24	649 Gorge Rd East	Centennial United Church		BIP	New- Exterior conservation	Need more BIP funds
25	Unknown Applications		-150,000.00			

**2025 Potential Applications Subtotal** **-2,323,572.53** carry to page 1

**2026 POTENTIAL BIP + PIP APPLICATIONS**

1	251-253 Esquimalt Rd	Car Shop	-155,000.00	DAG+BIP	Status to be confirmed	\$100K + \$50K
2	251-253 Esquimalt Rd	Roundhouse	-155,000.00	DAG+BIP	Status to be confirmed	\$100K + \$50K
3	251-253 Esquimalt Rd	Backshop Building	-155,000.00	DAG+BIP	Status to be confirmed	\$100K + \$50K
4	251-253 Esquimalt Rd	Turntable	-155,000.00	DAG+BIP	Status to be confirmed	\$100K + \$50K
5	911 Quadra Street	Christ Church Cathedral	-200,000.00	PIP	New- Seismic upgrading	Need more PIP funds
6	911 Quadra Street	Christ Church Cathedral	-150,000.00	BIP	New- Exterior conservation	Need more BIP funds
7	912 Vancouver Street	CCC Memorial Hall	-200,000.00	PIP	New- Seismic upgrading	Need more PIP funds
8	912 Vancouver Street	CCC Memorial Hall	-150,000.00	BIP	New- Exterior conservation	Need more BIP funds

9	<b>900 Vancouver Street</b>	Yarrow Chapel	-200,000.00	PIP	<i>New- Seismic upgrading</i>	Need more PIP funds
10	<b>900 Vancouver Street</b>	Yarrow Chapel	-150,000.00	BIP	<i>New- Exterior conservation</i>	Need more BIP funds
11	<b>999 Burdett Street</b>	Chelsea Apartments	-20,000.00	BIP	<i>New- Masonry repointing</i>	
12	<b>1802-1826 Government Street</b>	Lim Dat Building	-100,000.00	BIP remaining	<i>New- Exterior upgrades</i>	
13	<b>649 Gorge Rd East</b>	Centennial United Church		BIP	<i>New- Exterior conservation</i>	Need more BIP funds
14	<b>Unknown Applications</b>	Assume two	-300,000.00			
<b>2026 Potential Applications Subtotal</b>			<b>-2,090,000.00</b>			

## Non-Residential Buildings Vancouver, BC

**1990-2024 Building Construction Price Index**

Year	Price Index
1990	50
1991	49
1992	48
1993	49
1994	50
1995	51
1996	52
1997	53
1998	54
1999	55
2000	56
2001	57
2002	58
2003	59
2004	60
2005	65
2006	70
2007	75
2008	80
2009	95
2010	80
2011	82
2012	84
2013	86
2014	88
2015	90
2016	95
2017	100
2018	105
2019	108
2020	110
2021	115
2022	125
2023	135
2024	142

### Q3

**Add 5% labour + inflation costs; see *CPI* below**

CPI 12-month change = **3.8%** Sept 2022-Sept 2023

**\$50,000 BIP Maximum in 1990; Equivalent Value in 2024 = \$151,500.00**

2023 Building Construction Price Index = **137.9**  
2024 Add 5% BCPI = **142.9**

Index 2024	<b><u>142.9</u></b>	=	<b>2.83</b>	x	<b>\$50,000</b>	=	<b>\$141,500.00</b>	Construction Costs
Index 1990	<b><u>50.5</u></b>						<b><u>\$10,000.00</u></b>	Consultant Fee Allowance

**2024 BIP Equivalent Value of \$50K in 1990 = \$151,500.00**

## Awards + Rankings

### 3 October 2023

- **Reader's Choice Award** ranked **Victoria #1** in **Best Cities in the World** by Conde Nast Traveller. [The Best Cities in the World: 2023 Readers' Choice Awards | Condé Nast Traveler \(cntraveler.com\)](https://cntraveler.com/story/best-cities-in-the-world-2023-readers-choice-awards)

### 30 March 2023

- **Forbes list** ranks **Victoria** in "**The 23 Best Places To Travel Around The World In 2023, Chosen By The Experts.**" Just one of two Canadian cities along with Edmonton, Alberta. [Victoria makes list of top 23 places in the world, according to Forbes | CTV News](https://www.forbes.com/travel/article/best-places-to-travel-around-the-world-in-2023/)

### 2 November 2022

- **Victoria** among the **Top 7 Most Underrated Cities in Canada** by Conde Nast Traveller. [The Best Cities in Canada to Visit in 2023 | Condé Nast Traveler \(cntraveler.com\)](https://cntraveler.com/story/best-cities-in-canada-to-visit-in-2023)

### 4 October 2022

- **Victoria ranked #2** in the **Top 10 Best Small Cities in the World** by Conde Nast Traveller. [Victoria ranked as one of the world's best small cities: Condé Nast Traveler \(victoriabuzz.com\)](https://victoriabuzz.com/victoria-ranked-as-one-of-the-worlds-best-small-cities-cond-nast-traveler/)

### 2022 Report

- BC's capital **Victoria** named the **Best Small City in Canada**, according to a new report by bestcities.org. **Victoria** in **Top 5** of the **Diverse Category** of bestcities.org. [Canada's Best Small Cities - Best Cities \(worldsbestcities.com\)](https://www.worldsbestcities.com/canada/best-small-cities-in-canada-2022/)

### January 2020

- **CNN** describes **Victoria** as a "**city of stately Edwardian architecture**" and "**a Cosmopolitan Capital City,**" one of the **Top 20 places in the world to visit** | CTV News. [CNN declares Vancouver Island one of top 20 places in world to visit | CTV News](https://www.ctvnews.ca/cnn-declares-vancouver-island-one-of-top-20-places-in-world-to-visit-1.5144444)

## Tourism Victoria Data

---

### December 2019 Exit Survey

- Across all seasons respondents engaged in a wide range of activities while visiting Greater Victoria and the most frequent were **walking, general sightseeing, shopping, or visiting a park or attraction** (Figure 13), page 22-23  
[dgv 2019 visitor survey report final.pdf \(tourismvictoria.com\)](https://www.tourismvictoria.com/dgv-2019-visitor-survey-report-final.pdf)

### 2018 Economic Impact of Tourism (Pre-Covid)

The value of tourism to Greater Victoria's economy:

- \$1.3 Billion – Visitor Spending / 22,300 BC Jobs / \$376 Million – Total Taxes / \$2.3 Billion – Total Economic Output



# Victoria Press Building

2621 Douglas Street

Mid-century modern  
industrial / offices

Tax Incentive Program  
Non-Residential Use



# Interior upgraded + reconfigured

mid-century modern  
industrial / offices

seismic upgrading

building code upgrades

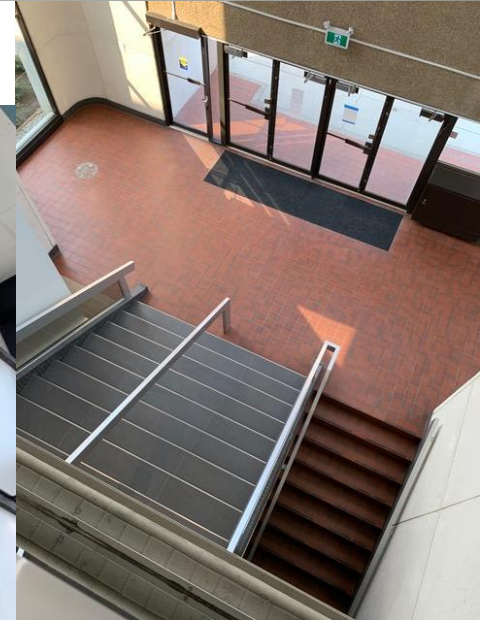
mechanical + electrical

open office layout

press room re-used

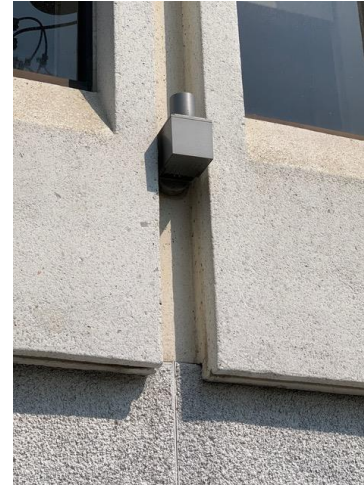
entrance restored

rooftop amenities next  
phase





# Exterior rehabilitated



entrance  
barrier free access  
concrete cladding  
windows  
lighting







# Three Chinatown Buildings

612 Fisgard Street

614 Fisgard Street

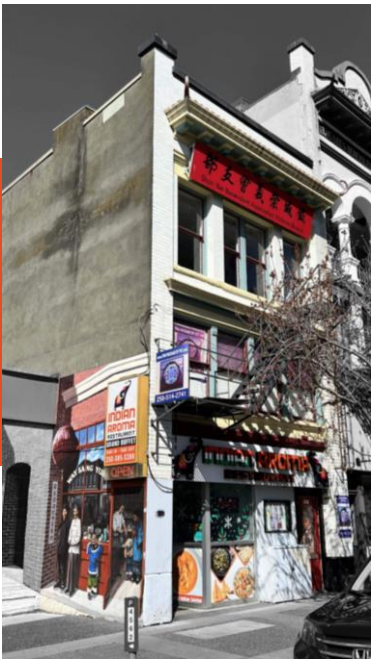
1713 Government Street

Seismic upgrading of roofs  
+ exterior falling hazards

Parapet Incentive Program





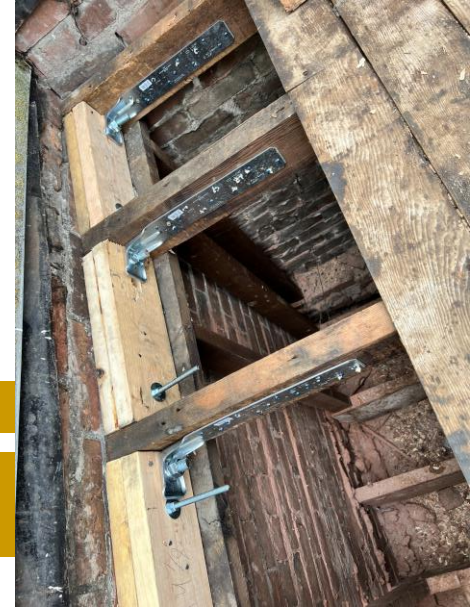


# 612 Fisgard Street

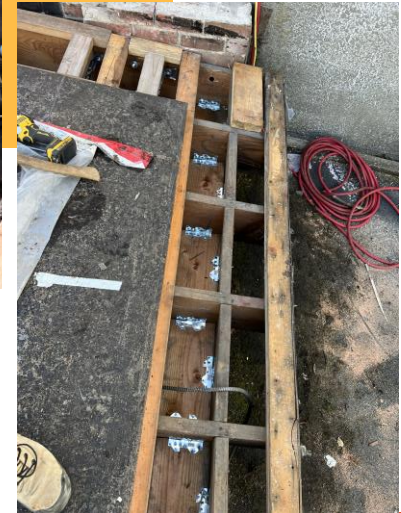
## Shon Yee Benevolent Association Building

PIP seismic re-roofing / anchor to walls  
exterior falling hazards + parapet upgrades  
anchor fire escape to wall

re-roofing,  
chimneys +  
parapets



roof to wall  
anchors







# 614 Fisgard Street

## Lee's Association Building

PIP seismic upgrading of:

re-roofing / anchor to walls

parapet upgrades + falling hazards

roof to wall  
anchors



re-roofing

parapet

anchor fire escape



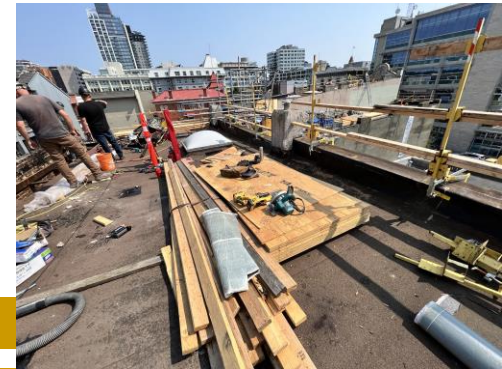




# 1713 Government Street Yen Wo Society Building

PIP seismic upgrading:  
re-roofing / anchor to walls  
parapet upgrades  
exterior falling hazards  
anchor fire escape to wall

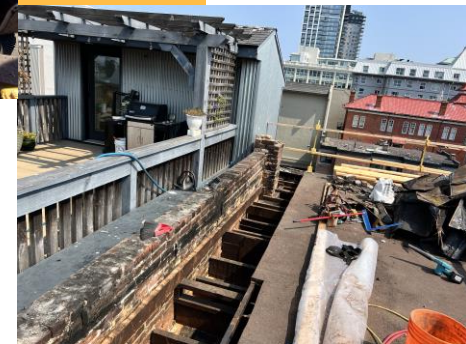
re-roofing



cornices,  
flag pole +  
anchor fire  
escape



chimneys,  
parapets +  
roof to wall  
anchors



# Painted wall mural 1713 Government St

Painted by:

- Carolyn Wong, artist

Funded by:

- City of Victoria  
OUR DWNTN
- Downtown Victoria  
Business Association
- Sunbelt Rentals

TIMES COLONIST

JOIN OUR NEWSLETTER

## Birth of a colourful mural signals a refresh for Chinatown

Michael John Lo  
Sep 17, 2023 5:51 AM



Artist Carolyn Wong takes a break from working on a mural on the Yen Wo Society Building in Chinatown. DARREN STONE, TIMES COLONIST VICTORIA, B.C.: SEPTEMBER 15, 2023— Artist Carolyn Wong takes a break from working on a mural on the Yen Wo Society Building in Victoria, B.C. September 15, 2023. (DARREN STONE, TIMES COLONIST). For City story by Michael John Lo.

[Listen to this article](#)



1970's



2023



# Market Square



## Strand Hotel 550 Johnson Street

Parapet Incentive Program  
parapet + chimney bracing  
+ BIP brick masonry





## PIP seismic bracing

Front wall parapet

8 character defining chimneys





# Strand Hotel

## PIP seismic bracing + BIP brick masonry

parapet wall before +  
after PIP bracing



chimney before +  
after PIP bracing



# Law Chambers Buildings

45 Bastion Square +  
1118 Langley Street

Exterior restoration

Building Incentive  
Program



# Exterior restoration rooftop elements



parapet  
reconstructed



historically  
appropriate  
skylights



re-roofing



# Exterior restoration windows



Law Chamber Buildings



# Adelphi Block

## Government + Yates

### 3 Buildings

578 Yates Street

1300 Government St

1306 Government St

**\$ 271,270.16**

Total BIP + PIP funds

**\$ 750,000.00**

Project budget



## HERITAGE REVITALIZATION

**BIP**

## Adelphi Block

3 commercial heritage buildings rehabilitated with upper storey residential units in 1300 Government St

Total BIP funds  
**\$ 137,527.91**

Project budget  
**\$ 750,000.00**

Before

BUILDING INCENTIVE PROGRAM



ADELPHI  
BLOCK

gmc  
PROJECTS INC.

## HERITAGE REVITALIZATION

## BIP work

Exterior revitalization + interior electrical upgrade + residential units in 1300 Govt St

NEW EXTERIOR LIGHTING



NEW WINDOWS + STOREFRONTS

ADELPHI  
BUILDING GROUP

gmc  
PROJECTS INC.

# HERITAGE REVITALIZATION



**PIP work**

**PIP**

## Adelphi Block

Parapet bracing +  
roof diaphragm  
upgrade

Special basement  
wall upgrade

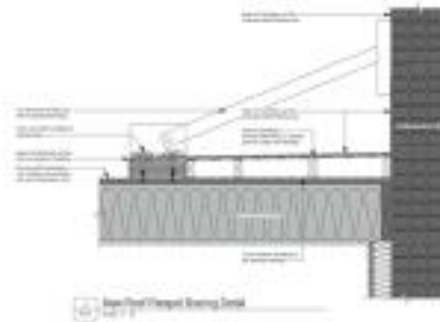
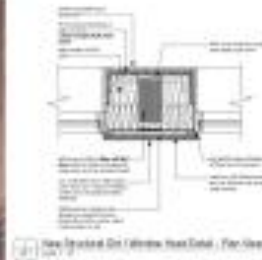
Total PIP funds  
**\$ 133,742.25**

Project budget  
**\$ 750,000.00**

Public safety including parapet bracing +  
foundation upgrade for City sidewalk infill



### TARGETED SEISMIC IMPROVEMENTS



PARAPET  
INCENTIVE  
PROGRAM

ADELPHI  
BLOCK

gmc  
PROJECTS INC.

## HERITAGE REVITALIZATION

BEFORE



AFTER

