

E.1.a Report from the January 18, 2024 COTW Meeting

Moved By Councillor Dell

Seconded By Councillor Caradonna

That the following recommendations from the January 18, 2024 Committee of the Whole meeting be approved:

E.1.a.a 557-561 Fisgard Street: Heritage Designation Permit No. 000205 (Downtown)

That Council:

1. approve the designation of the property located at 557-561 Fisgard Street pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site; and
2. direct staff to prepare the Heritage Designation Bylaw for introductory readings at a subsequent meeting and a Public Hearing date be set.

E.1.a.b 565 Fisgard Street: Heritage Designation Permit No. 000207 (Downtown)

That Council:

1. approve the designation of the property located at 565 Fisgard Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site; and
2. direct staff to prepare the Heritage Designation Bylaw for introductory readings at a subsequent meeting and a Public Hearing date be set.

E.1.a.c Council Member Motion: Accelerating the Network of Greener, Quieter, Low-Traffic Streets

That Council direct staff to identify, accelerate, and pilot shared street or partial or complete road closures to create or enable new boulevards, community spaces, placemaking initiatives, and green spaces; and that staff use some or all of the following criteria to guide and prioritize pilot projects:

1. identify areas in which overall impacts to traffic flow are marginal;
2. enhance safety for children, pedestrians, seniors, and those with mobility challenges, as well as pilots that enhance liveability and community vibrancy;
3. consider ways of activating streets and supporting small businesses via new pedestrianized zones, with the emphasis on village centres;
4. choose projects that connect green spaces bifurcated by roads and/or connect school grounds to green spaces;

5. ensure prioritization for greenspace, pollinator corridors, biodiverse native plants, shade trees, and, where possible, food-producing plants;
6. where possible, implement bioswales, rainwater gardens, and other green stormwater strategies
7. identify the impact changed vehicle traffic will have on streets affected by road closures.

E.1.a.d Council Member Motion: Greater Transparency of Closed Meeting Matters

- A. That Council direct staff to report back on the implications, if any, of adjusting the existing “rise and report” process following a closed city committee or council meeting by making changes to the process such as:
 1. defaulting to reveal as much information as possible to let the public know issues discussed in closed meetings, as long as they do not breach either the Province’s Community Charter, Victoria’s Code of Conduct Bylaw, or other legal obligations
 2. at the end of each item of every closed meeting, discuss what information will be revealed, with a timeline as soon as possible
 3. where possible, revealing that a meeting took place, even when no other details can be revealed
 4. when an issue is brought into open, revealing that a final vote has been unanimous or not unanimous, and the breakdown of the vote
- B. That Council direct staff to report back on what, if any, existing “rise and report” processes are undertaken, and to what extent and under what circumstances, to publicly report out on matters discussed in a closed city committee or council meeting.

CARRIED UNANIMOUSLY

D. CONSENT AGENDA

Council requested that item **G.4 - *Council Member Motion: Canadian Capital Cities Organization Winter Conference*** be added to the consent agenda.

Council requested that item **G.2 - *Council Member Motion: Greater Transparency of Closed Meeting Matters*** be removed from the consent agenda.

Moved By Councillor Thompson
Seconded By Councillor Coleman

That the following Consent Agenda items be approved:

E.1 557-561 Fisgard Street: Heritage Designation Permit No. 000205 (Downtown)

Committee received a report dated December 19, 2023 from the Director of Sustainable Planning and Community Development regarding a Heritage Designation Application for the property located at 557-561 Fisgard Street in order to designate the exterior of the heritage-registered property, and recommending that it proceed to a Public Hearing.

That Council:

1. approve the designation of the property located at 557-561 Fisgard Street pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site; and
2. direct staff to prepare the Heritage Designation Bylaw for introductory readings at a subsequent meeting and a Public Hearing date be set.

E.2 565 Fisgard Street: Heritage Designation Permit No. 000207 (Downtown)

Committee received a report dated December 19, 2023 from the Director of Sustainable Planning and Community Development regarding the Heritage Designation Application for the property located at 565 Fisgard Street in order to designate the exterior of the heritage-registered property, and recommending that it proceed to a Public Hearing.

That Council:

1. approve the designation of the property located at 565 Fisgard Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site; and
2. direct staff to prepare the Heritage Designation Bylaw for introductory readings at a subsequent meeting and a Public Hearing date be set.

G.4 Council Member Motion: Canadian Capital Cities Organization Winter Conference

1. That Council authorizes the attendance and associated costs for Councillor Loughton to attend the Canadian Capital Cities Organization Winter Conference in Ottawa from January 31 to February 2, 2024.
2. That this motion be forwarded to the daytime Council meeting on January 18, 2024, for Council consideration.

The estimated total cost for attending is:

Accommodation (3 nights)	\$ 797.34
Flights	\$ 708.31
Meals	\$ 275
Ground Transportation (incl Taxis to/from airports)	\$ 250
Carbon offset	\$219
TOTAL	\$2,249.65

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of January 18, 2024

To: Committee of the Whole **Date:** December 19, 2023
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Heritage Designation Application No. 000207 for 565 Fisgard Street

RECOMMENDATION

That Council:

1. approve the designation of the property located at 565 Fisgard Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site; and
2. direct staff to prepare the Heritage Designation Bylaw for introductory readings at a subsequent meeting and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the heritage-registered property located at 565 Fisgard Street. The commercial and residential building was built in the year 1910 and contributes to the historic character of Victoria's Historic Chinatown.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan, 2012 (OCP)*, with Section 7, "*Heritage*" of the *Downtown Core Area Plan*, and with the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its December 12, 2023 meeting and it was recommended that Council consider approving the designation of the heritage-registered property located at 565 Fisgard Street.



Corner of Fisgard and Government

BACKGROUND

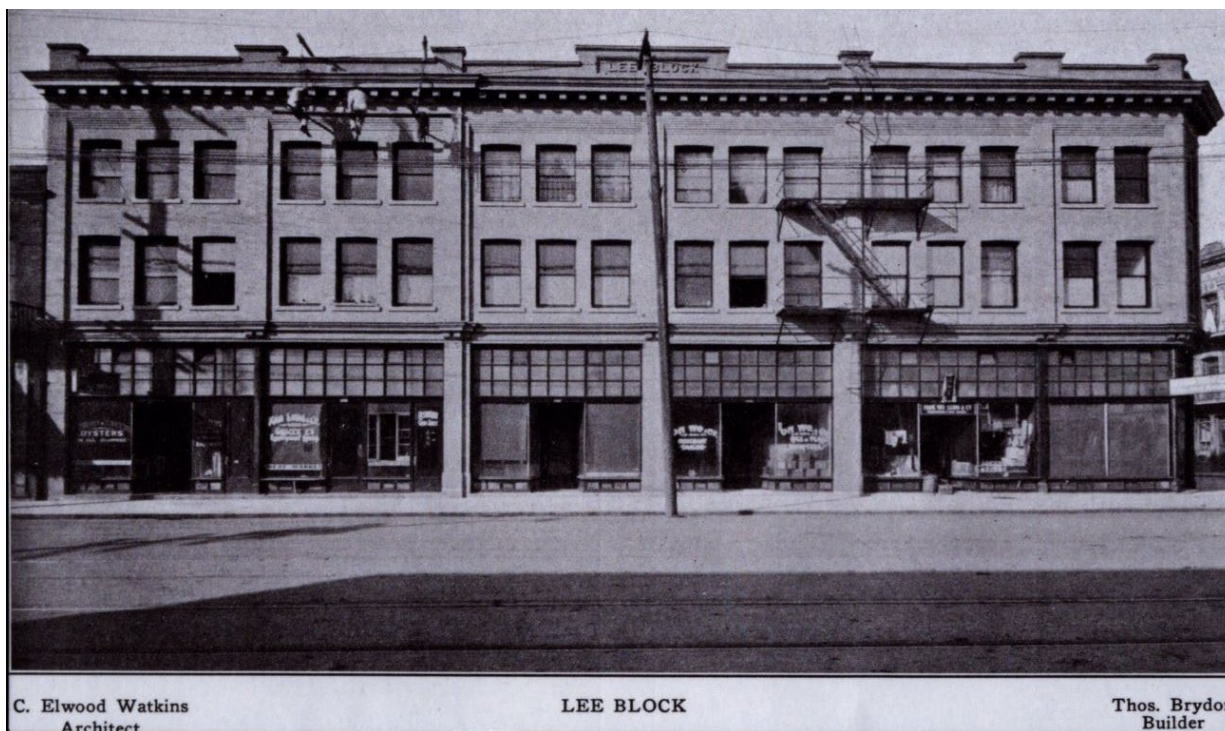
Description of Proposal

The property located at 565 Fisgard, also known as the Lee Block is a prominent building located at the corner of Fisgard and Government streets in the heart of Victoria's Chinatown. The building displays the influence of the Classical Revival style, prevalent during the Edwardian era for commercial buildings. Divided into symmetrical structural bays, with regular fenestration, the Lee Block contains storefronts on the main floor and tenements and space for volunteer associations on the second and third storeys.

The Lee Block is valued as part of a grouping of early buildings that contribute to the historic character and urban pattern of Victoria's Chinatown, the oldest and most intact Chinatown in Canada. This building is also representative of the dominant role Chinese merchants played in Victoria's Chinatown. The Lee Block was a product of the second wave of merchants who immigrated to Victoria's Chinatown in the 1890's to 1910's. Lot 442 was purchased by Lee Woy, Lee Yan and Lee Cheong, who owned Lee Woy & Company, in 1910, and the building was constructed as 'stores and rooms' the same year. The Lees also owned the Lee Woy & Company Building, 557-571 Fisgard Street. In 1954, the Lee Block was sold to the Dart Coon Club.

The Lee Block is also expressive of a degree of duality in its architecture. With its main frontage on Government Street, the Lee Block presents an almost totally western appearance. Designed in a symmetrical fashion and divided into distinct bays, it displays the tripartite articulation that reflects the influence of the Chicago School. The exterior evidence of its Chinese ownership and use is limited to the multiple doorways to the upper floor, which indicate the presence of tenements and meeting rooms for volunteer association on the upper floors.

For a complete description of the heritage value and character-defining elements please refer to Attachment D for the Statement of Significance.



Condition/Economic Viability

The property is in good to fair condition and needs deferred maintenance and seismic upgrading.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan, 2012* (OCP), which in the section entitled "Placemaking (Urban Design and Heritage)" states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

8 (j) *That heritage property is conserved as resources with value for present and future generations.*

8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: “Heritage” of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

Areas and Districts - Policies and Actions

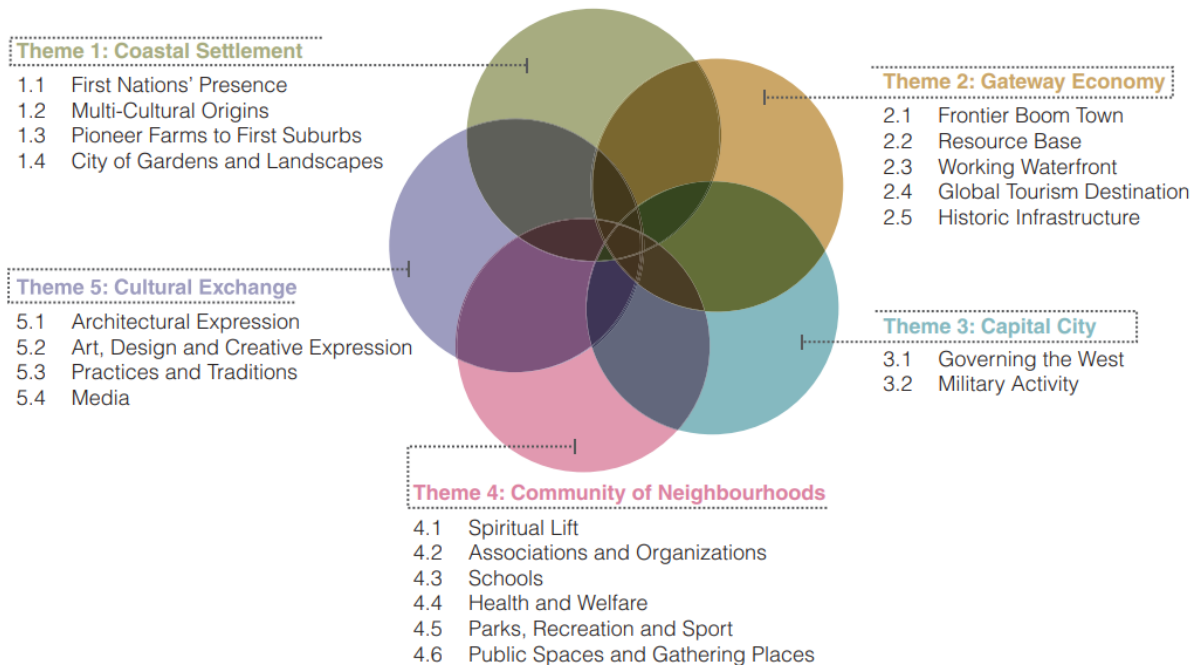
- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a City-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which City-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.



Victoria Heritage Thematic Framework, OCP

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its December 12, 2023 meeting and was recommended for approval. Minutes from the meeting are attached as Appendix F.

Resource Impacts

Heritage Designation will enable the property owner to be eligible for heritage grants and incentives for the ongoing maintenance, and potential seismic upgrading of the heritage building.

CONCLUSIONS

This application for the heritage designation of the property located at 565 Fisgard Street as a Municipal Heritage Site is for a building that is an excellent example of Victoria's Chinatown commercial and institutional development from the Edwardian era and is part of an intact grouping of late nineteenth and early twentieth century historic masonry buildings. It is therefore recommended that Council consider approving the Heritage Designation Application for the heritage-registered building located at 565 Fisgard Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000207 for the property located at 565 Fisgard Street.

Respectfully submitted,

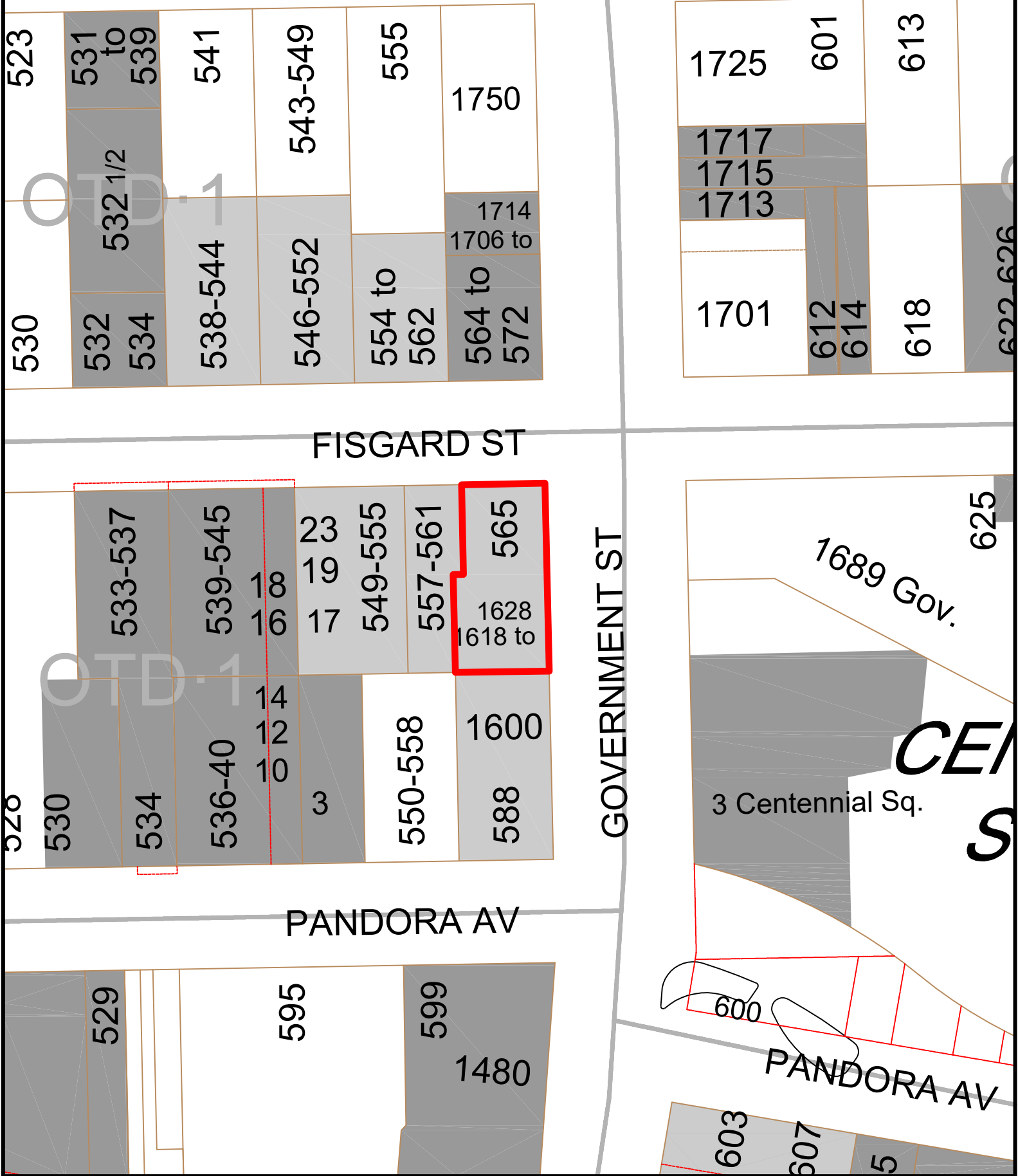
Kristal Stevenot
Senior Heritage Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

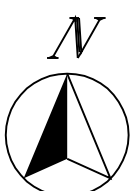
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Letter from the applicant, date stamped October 12, 2023
- Attachment F: Draft Minutes Heritage Advisory Panel, December 12, 2023.



565 Fisgard Street

Heritage Designation #000207

ATTACHMENT A

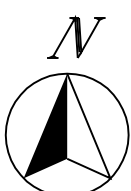


Designated
 Registered





565 Fisgard Street
 Heritage Designation #000207



ATTACHMENT B



Photographs of 565 Fisgard Street



Photographs of 565 Fisgard Street



STATEMENT OF SIGNIFICANCE

LEE BLOCK 565 FISGARD STREET

Updated October 2023, City of Victoria

Civic Address: 565 Fisgard Street, Victoria, BC

Original Owners: Lee Woy, Lee Yan and Lee Chong

Architects: Hooper & Watkins

Builder: Thomas Brydon

Date: 1910



DESCRIPTION OF HISTORIC PLACE

The Lee Block is a prominent building located at the corner of Fisgard and Government Streets in the heart of Victoria's Chinatown. The building displays the influence of the Classical Revival style, prevalent during the Edwardian era for commercial buildings. Divided into symmetrical structural bays, with regular fenestration, the Lee Block contains storefronts on the main floor and tenements and space for volunteer associations on the second and third storeys.

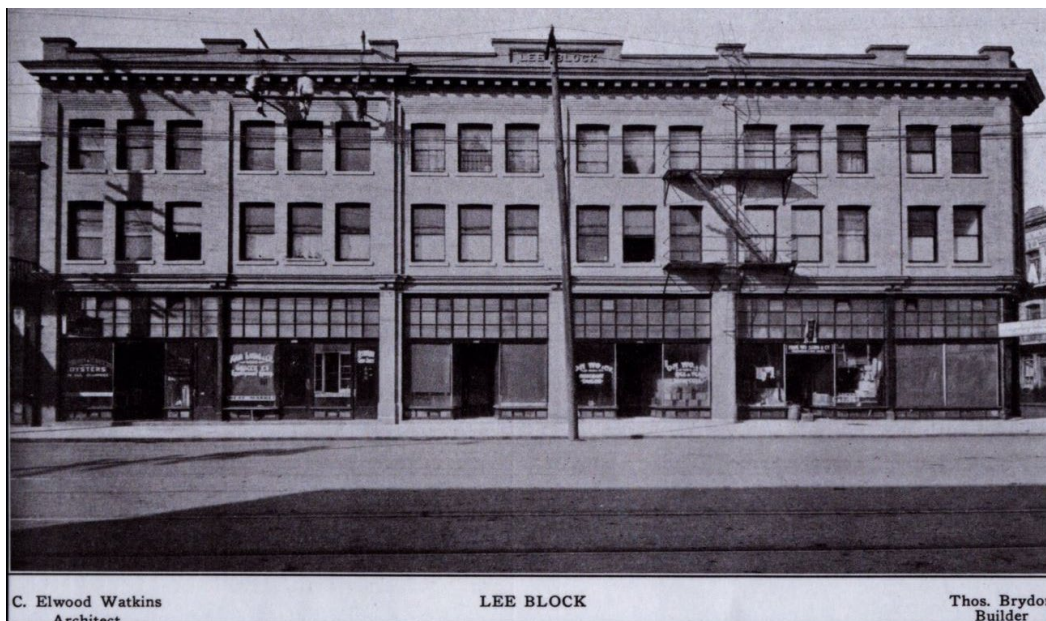
HERITAGE VALUE

The Lee Block is valued as part of a grouping of early buildings that contribute to the historic character and urban pattern of Victoria's Chinatown, the oldest and most intact Chinatown in Canada. In the 1850s, exacerbated by political and social turmoil in China, thousands of Chinese migrated from a small region in the southern province of Guangdong to frontier gold rush sites in California, setting up a permanent base in San Francisco. In 1858, the Fraser Gold Rush spurred the growth of Victoria as a significant port town, and prompted the movement of many Chinese into the province. Victoria was the primary point of entry for Chinese into Canada until the early twentieth century.

The buildings are also representative of the dominant role Chinese merchants played in Victoria's Chinatown. Chinese merchants, already established in San Francisco, moved to Victoria and purchased lots as early as 1858, opening stores backed by funding from San Francisco headquarters. The Lee Block was a product of the second wave of merchants who immigrated to Victoria's Chinatown in the 1890s to 1910s. Lot 442 was purchased by Lee Woy, Lee Yan and Lee Cheong, who owned Lee Woy & Company, in 1910, and the building was constructed as 'stores and rooms' the same year. The Lees also owned the Lee Woy & Company Building, 557-571 Fisgard Street. In 1954, the Lee Block was sold to the Dart Coon Club.

The Lee Block is also expressive of a degree of duality in its architecture. With its main frontage on Government Street, the Lee Block presents an almost totally Western appearance. Designed in a symmetrical fashion and divided into distinct bays, it displays the tripartite articulation that reflects the influence of the Chicago School. The exterior evidence of its Chinese ownership and use is limited to the multiple doorways to the upper floor, which indicate the presence of tenements and meeting rooms for volunteer association on the upper floors. Western architects were hired to design buildings throughout Chinatown, as the Chinese were shunned as professionals in the building trades. Charles Elwood Watkins (1875-1942), a prolific Victoria architect, designed the Lee Block. In addition to his many commercial, institutional and residential projects, Watkins had a number of clients in the Chinese community.

Contractor Thomas Anderson Brydon (b. Selkirk, SCT, 1855-1920) was prominent both professionally and politically. He apprenticed in Edinburgh as a carpenter and joiner. He married his wife Mary Ann there in 1884. They came to Victoria in 1885 and by 1889 Brydon was Clerk of Works for the construction of St. Andrew's Presbyterian Church (924 Douglas St, Downtown). He constructed many buildings, including the family home at 1264 Denman St, the Janion Block and the Chinese School (636 Fisgard St, Downtown). Brydon served on Victoria City Council from 1899-1901. About 1900 Thomas and Mary Ann moved to Glanford Av, where they established an orchard, and in 1906 Thomas became the first Reeve of the newly formed Saanich Municipality.



CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Lee Block include its:

- location on Government Street, at the corner of Fisgard Street, part of a grouping of late-nineteenth and early-twentieth century historic masonry buildings in Victoria's Chinatown
- continuous commercial, residential tenement and institutional use
- siting on the front and side property lines, with no setbacks
- commercial form, scale and massing as expressed by its three-storey height, with 'cheater' mezzanine, bevelled corner with storefront entry; rectangular plan, flat roof, series of doorways leading to the upper floors, and storefronts facing Government Street
- construction materials, including pressed tan-brick cladding with red mortar on the two main facades, common red-brick side and rear walls, and cast-iron storefront columns
- influence of the Chicago School including: tripartite façade articulation; symmetrical structural bays separated by brick pilasters; pressed metal cornices with metal modillions and corbels; and side entry on Fisgard Street with a sheet metal pediment
- multiple doorways leading to the upper storey tenements and meeting rooms
- sidewall chimneys indicating upper floor occupation
- original windows including one-over-one double-hung wooden-sash windows facing Fisgard Street, storefront transoms facing Government Street and multi-paned wooden-sash windows above the side and corner entries
- interior elements, such as the 'cheater' mezzanine

Victoria Heritage Thematic Framework

565 Fisgard fits within a few different themes of Victoria's Heritage Thematic Framework. Firstly, this building represents Theme 1.2 Multi-Cultural Origins and 2.1 Frontier Boom Town as in the 1850s, due to political and social turmoil in China, thousands of Chinese migrated from a small region in the southern province of Guangdong to frontier gold rush sites in California, setting up a permanent base in San Francisco. In 1858, the Fraser Gold Rush spurred the growth of Victoria as a significant port town and prompted the movement of many Chinese into the province. The building is also representative of the dominant role Chinese merchants played in Victoria's Chinatown and the Lee Block was a product of the second wave of merchants who immigrated to Victoria's Chinatown in the 1890s to 1910s. Lastly, the aesthetic value of the building is a good example of a commercial building that shows influence of the Classical Revival style, prevalent during the Edwardian era and an architectural expression that reflects the influence of the Chicago school, so this aligns with theme 5.1 Architectural Expression.





Dart Coon Club of Victoria

557 Fisgard St.

Victoria, B.C.

May 18, 2023

City of Victoria

Mayor, Marianne Alto

Councillors

Dear Mayor Alto and City Councillors:

The Dart Coon Club of Victoria is the parent society for the Chee Kong Tong society and the Victoria chapter of the Chinese Freemasons. We are requesting to have our two buildings at 557 and 565 designated as Heritage for the city. The building at 565 is a landmark for the city and anchors Chinatown next to the Gate of Harmonious Interest. The building adjacent is the home of the Chinese Freemasons, oldest chapter of the Freemasons in Canada. We are very interested in preserving these buildings as it has so much history in Victoria's Chinatown. As our membership is getting older, we want to ensure that the next generation will respect the heritage and preserve what these buildings stand for. Therefore, we respectfully request that our buildings will be granted heritage designation. If you have any question, do not hesitate to contact me.

Sincerely,

Theresa Chen, President, Dart Coon Club.

5. **HD000207 for 565 Fisgard Street and HD000205 for 557-561 Fisgard Street (Downtown)** Applicant Meeting Attendees: Nora Butz (Applicant) and Theresa Chen on-behalf of Dart Coon Club (Owner) And Victoria Chee Kong Tong Society (Owner). Nora Butz and Terresa Chen were present at the meeting.

HD000207 for 565 Fisgard Street

Kristal Stevenot provided a brief description and presentation.

Panel Questions and Comments

Are there Financial Incentives for heritage designation? *Yes, financial incentives are associated with heritage designation to assist with restoration and upkeep of the building.*

How will the designation impact existing signs and organization of the space? *Most signage has been replaced in an in-kind manner.*

Would changes to the exterior signage require permits once the building is designated? *Yes, any exterior changes would require permits, would this include signage? Signage changes would need to meet the Sign Bylaw No. 14-097 and be in the same location. If changes are required a delegated permit would be required.*

The metal railing may have been added later on second floor balcony, can this be confirmed? Found reference to this in another book stating intact. Applicant responded that: *under the balcony is wood frame that is new to affix the signage but balcony and above has not been changed in a long time. Staff will look further into the balcony and whether it is original.*

Motion:

That the Heritage Advisory Panel recommend that Council approve the Heritage Designation Application No.000207 for 565 Fisgard Street.

Moved by Liberty Brears

Seconded by John Boehme

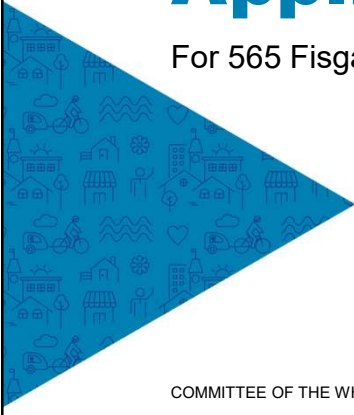
Carried Unanimously

2024

CITY OF VICTORIA | Sustainable Planning & Community Development

Heritage Designation Application No.00207

For 565 Fisgard Street



COMMITTEE OF THE WHOLE | January 18, 2024



1



Aerial Photo



2



East Façade along Government St.



North Façade along Fisgard St.

Subject Property

3



3



557 Fisgard St.



North corner at Fisgard & Government

Neighbouring Properties

4



East side of Government



Pandora & Government



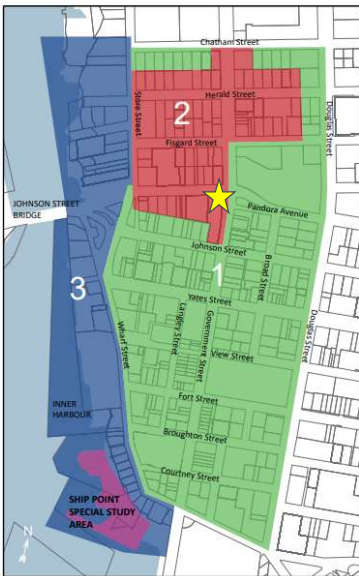
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Legislative Authority

- In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.



Old Town Sub Areas



Legend
 1 Old Commercial District 2 Chinatown 3 Waterfront

Map 2: Old Town Sub Areas

Old Town Heritage Properties



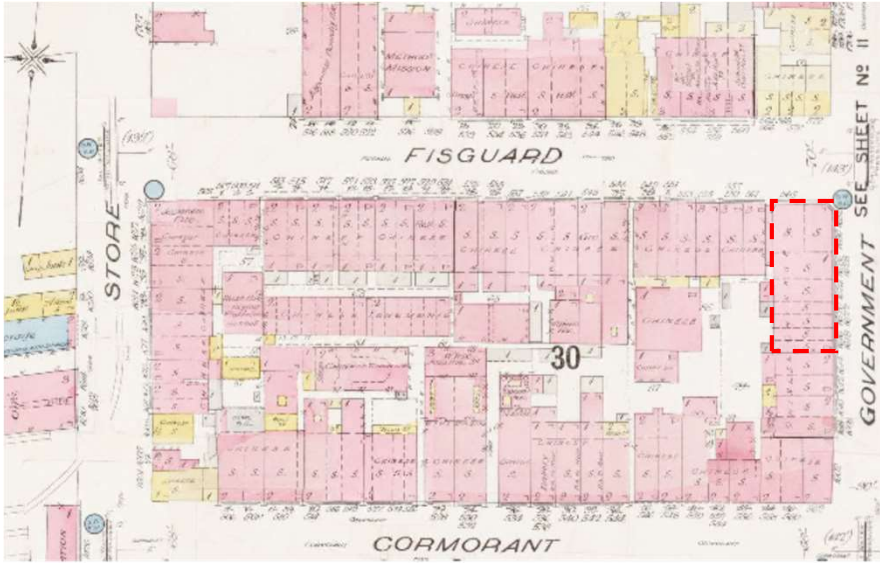
Legend
 This map is based on information as of November 2018
 Designated Heritage Property
 Registered Heritage Property

Map 4: Old Town Heritage Properties

OCP Designation



7



Historic Plan



7

8



Description of Place

565 Fisgard - Lee Block
Original Owners: Lee Woy, Lee Yan and Lee Chong
Date of Construction: 1910
Status: Heritage Register
Architect: Hooper & Watkins
Builder: Thomas Brydon

C. Elwood Watkins
Architect

LEE BLOCK

Thos. Brydon
Builder



8

9

Heritage Value



9

10

Character-Defining Elements

- location
- late-19th and early-20th century historic masonry buildings in Chinatown
- continuous use
- three-storey height, with 'cheater' mezzanine
- bevelled corner with storefront entry
- storefronts facing Government Street
- construction materials.



10