



Total project Cost: \$1,262,000

Seismic Upgrading Cost : \$344,000

Incentives provided: \$51,000 Grant

Tax Exemption: 10 years

Residential Units:12

**Dragon Alley**  
**532 1/2 Fisgard St.**

**Tax Incentive Program**

Before



After



Designed by Moore Paterson Architects, this project involved 3 Chinese tenement buildings which had been derelict for 20 years. The solution was the insertion of 12 new "live-work" townhouses behind the exterior brick facades. A new interior narrow alley was created to allow natural light to penetrate the complex. This feature evokes the historic character of Chinatown which is a national historic site whose significance is in part derived from its distinctive layout of alleys and passageways. The project was awarded the AIBC's Lieutenant-Governor's award as well as awards from the Hallmark Society, the Heritage Society of B.C., and the Greater Victoria Real Estate Board



Completed Live work townhouses

# Tax Incentive Program

**Dragon Alley**  
**532 1/2 Fisgard St.**