



**City of Richmond**

**Report to Committee**

**To:** Planning Committee

**Date:** September 20, 2005

**From:** Terry Crowe, Manager, Policy Planning

**File:**

**Re:** **CITY FUNDING: STEVESTON VILLAGE HERITAGE URBAN DESIGN STUDY  
VANCOUVER REAL ESTATE FOUNDATION FUNDING APPLICATION**

**Staff Recommendation**

That, as per the report dated September 20, 2005 from the Manager, Policy Planning Department, \$50,000 be allocated, as the City's financial contribution to the City's Real Estate Foundation of British Columbia (REFBC) grant application, to undertake the *Steveston Village Conservation Program* including a Heritage Urban Design Study and Implementation/Incentives Program.

Terry Crowe, Manager  
Policy Planning Department  
(4139)

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FOR ORIGINATING DIVISION USE ONLY					
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>	
Budgets .....		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
Richmond Museum & Heritage Services..		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
<b>REVIEWED BY TAG</b>			YES	NO	
		<input checked="" type="checkbox"/>		<input type="checkbox"/>	
			<b>REVIEWED BY CAO</b>		
			YES	NO	
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## Staff Report

### Origin

On October 12, 2004, Council directed (R04/18-17 &18) staff to:

- better define the Village vision, character, guidelines, heritage protection measures, and incentives, and
- report on the feasibility of designating the Steveston Town site as a heritage district.

### Purpose

The purpose of this report is to request \$50,000 in City funding to be allocated, as the City's financial contribution to the City's Real Estate Foundation of British Columbia (REFBC) grant application, to undertake the *Steveston Village Conservation Program* including a Heritage Urban Design Study and Implementation/Incentives Program.

### Findings Of Fact

On August 9, 2005, the City submitted an application to the Real Estate Foundation of British Columbia for \$210,000 (over two years), to undertake the *Steveston Village Conservation Program* including a Heritage Urban Design Study and Implementation/Incentives Program. This proposal included \$60,000 of in-kind City staff assistance and \$150,000 cash funding from the REFBC.

The REFBC has responded that without actual City funding, it will not cost-share in the Study, as the City's request is larger than usual for the REFBC and most REFBC funded projects involve applicant funding.

In response, it is proposed that the City provide \$50,000 towards the Study and the REFBC provide \$100,000. (This is in addition to the \$60,000 of in-kind City staff assistance.) This proposal is under discussion. The REFBC considers this arrangement a more appropriate application and will make its decision on Thursday, September 22, 2005, but does not guarantee a \$100,000 grant.

### Study Purpose

The purpose of the Study is to better define what is valued in Steveston Village and the elements (e.g. streetscape, building architecture and design, landscapes) which are to be preserved and incorporated in Village re-development.

### Study Need

Currently, of the 90 buildings in the Village, only 12 have a heritage designation, which indicate that they are valued and are to be preserved in various ways. For the remaining 78 buildings and the overall Village area, it is not clear what is valued and should be preserved during private redevelopment and City improvements.

The current *Steveston Area Plan* urban design guidelines were recently updated to:

- improve what redevelopment would require a Development Permit, and
- partially improve the urban design guidelines.

While the Sakamoto guidelines have been incorporated into the *Steveston Area Plan* urban design guidelines, they are based on *Design Criteria for the Steveston Revitalization Area (1987)* and *Steveston Downtown Revitalization: Façade Guidelines (1989)*. These guidelines enabled the BC Downtown Revitalization Program (administered by the Municipality) to provide Façade Improvement Grants. These Guidelines were administered in conjunction with a Development Permit in the Steveston Revitalization Area. The Sakamoto Guidelines were formulated before the *Official Community Plan (1999 adoption)* and *Steveston Area Plan (1985, 2002 adoption)*. The Sakamoto Guidelines responded to a particular need at a particular time for clear design guidance for revitalization (not conservation). Subsequently, they do not comprehensively identify all the valued elements of the Village which are to be protected.

In 2003, Parks Canada published the *Standards and Guidelines for the Conservation of Historic Places in Canada*. These standards and principles have established the current “best practice” model for Canadian conservation initiatives. The *Steveston Village Conservation Program*, including a Heritage Urban Design Study and Implementation/Incentives Program, will follow these standards.

If the proposed Study is not undertaken, the current Area Plan urban development guidelines will not reflect and ensure that the valued heritage and non-heritage elements in the Village are protected, rehabilitated or replicated in new development over time. Consequently, during Village redevelopment, the Village character could change in unacceptable ways.

#### Richmond Heritage Commission

The Richmond Heritage Commission fully supports the Study and the \$50,000 allocation. It is prepared to take a lead role in managing the Study. In 2005, it has been preparing to undertake the Study by holding several Village heritage workshops with Village stakeholders and the BC Heritage Conservation Branch.

#### Real Estate Foundation of British Columbia (REFBC)

The REFBC Board Of Governors will make its decision on September 22, 2005 and hopefully review the City’s application more favourably with a City commitment of \$50,000.

Staff has informed the REFBC that it is expected that Council will make its decision on September 26, 2005.

#### **Financial Implications**

Recently, the Planning Committee requested staff to investigate whether or not the City had a set aside funding for heritage projects. At various times, the City has established and funded both a Heritage Trust Fund and a Heritage Restoration Society under the auspices of the Richmond Heritage Commission. Upon review, Finance has determined that \$82,000 remains in a City Heritage Trust account originating from the amalgamated funds of the Heritage Trust Fund and the Restoration Society (on its dissolution in 2001). The purpose of these funds was to fund heritage projects both studies and material restorations.

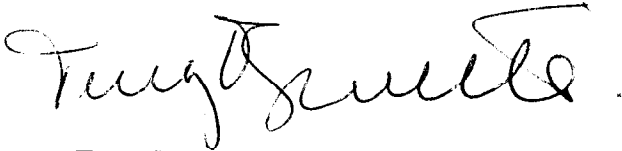
As this money is not currently allocated to any projects, staff recommend that \$50,000 be allocated to the *Steveston Village Conservation Program* including a Heritage Urban Design Study and Implementation/Incentives Program.

Heritage Account

- \$82,000
- - \$50,000 to the Steveston Village Heritage Urban Design Study
- \$32,000 remaining.

**Conclusion**

To make a more viable funding application to the Real Estate Foundation of British Columbia, to undertake the *Steveston Village Conservation Program* including a Heritage Urban Design Study and Implementation/Incentives Program, it is recommended that \$50,000 be approved.



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