



City of Richmond

Report to Committee

To: Planning Committee

Date: April 1, 2005

From: Terry Crowe
Manager Policy Planning

File:

Re: HERITAGE DESIGNATION OF 13333 PRINCESS STREET

Staff Recommendation

That,

1. The proposed Heritage Designation Bylaw No. 7701 for the heritage designation of 13333 Princess Street be introduced and given First Reading.
2. The City of Richmond discharge its mortgage on 13333 Princess Lane upon the adoption of Heritage Designation Bylaw No. 7701.

Terry Crowe
Manager Policy Planning

Att. 5

FOR ORIGINATING DIVISION USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
City Clerk	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

This report seeks Council support to:

1. Adopt a Heritage Designation Bylaw to designate 13333 Princess Lane as municipally protected heritage property. (The adoption of the Heritage Designation Bylaw will permit the City of Richmond to discharge its mortgage on this property.)
2. Remove the mortgage on 13333 Princess Lane.

Findings Of Fact

Background

Abercrombie House was originally located at 4860 River Road. Dana Westermarck, developer, relocated the house to a previously City-owned parcel of land at 13333 Princess Lane (see **Attachment 1**).

When the developer purchased this lot, the City discounted the land for an amount of \$50,000 in exchange for an agreement to restore (under a Conservation Plan) and designate the house as a heritage property.

The City secured the agreement with a mortgage on the property of \$50,000 to be removed when the heritage designation process is completed.

Enabling Legislation

Local governments may designate a heritage property under Section 967 of the *Local Government Act* for long-term protection.

The local government must hold a public hearing before a heritage designation bylaw is adopted, to allow affected parties and the general public to make comments.

A report accompanying the bylaw must include information on the:

- heritage values or character of the property;
- compatibility of the proposed conservation with the OCP and other community planning objectives for the area;
- compatibility of conservation with lawful uses of the property and adjoining lands;
- condition and economic viability of the property; and
- possible need for financial or other support to enable appropriate conservation.

Designation

Heritage designation is intended to give long-term protection to a heritage property and is the only form of long-term protection by which a local government can prohibit demolition.

Analysis

Conservation Plan

Nigel Page Architect completed a Conservation Plan for the house. The letter attached from Mr. Page states that the work is Substantially Complete and in conformity with the Conservation Plan (see **Attachment 2**). The outstanding work items are minor and should not delay designation and removal of the mortgage. A letter of assurance from Mr. Westermarck with an appropriate schedule will be required to ensure completion of these items in a timely manner, prior to Bylaw 7701 adoption.

Please note that this Conservation Plan is not a *Heritage Revitalization Agreement*. The Conservation Plan is appended as "Schedule A" to the formerly approved *Offer To Purchase And Agreement For Use of Land* between Marcia Westermarck and the City of Richmond dated February 4, 2002.

Heritage Character

The historical significance of the Abercrombie House is that it:

- exemplifies early agricultural development in Richmond;
- presents a prosperous farm residence incorporating fashionable 'Carpenter Gothic' and 'Arts & Crafts' details; and,
- typifies the riverfront farming configuration of houses ranged along the dyke.

The significant character defining elements include:

- balloon-framed wood structure with studs continuous through two-storeys;
- T-shaped plan and gable roof; and,
- typical residential details including an asymmetrical open porch, horizontal drop-siding, inverted gable-end finials, arcing barge-board motif, and vertically proportioned windows to the second floor.

(Please see **Attachment 3** for Site Plan and Elevations of Abercrombie House.)

Compatibility with the OCP-Steveston Area Plan

The proposed use is consistent with the OCP-Steveston Area Plan as it maintains the single-family heritage residential character of the "London/Princess Node". The adjacent area, dedicated as "Heritage Residential", also includes relocated historic houses and new homes designed to respect the character of the heritage houses.

Compatibility with Zoning

The site was rezoned (RZ 01-188657) to accommodate the relocated heritage house with provision for "Bed & Breakfast" Use (CD/122). This rezoning was approved by Council at Public Hearing on August 28, 2001.

The zoning on the site to the east is CD/115 which enabled the recent development (i.e. heritage-style townhouses) to occur.

The zoning on the site to the west (Light Industrial District 12) is currently industrial. This site may be developed for Mixed Use (in a compatible manner with the adjacent "Heritage Residential") under the area plan in the future.

Richmond Heritage Commission Support

The minuted resolutions of November 25, 2004 and June 26, 2001, from the Richmond Heritage Commission supporting the designation, rezoning and relocation are provided in **Attachment 5**.

Economic Viability

The adaptive reuse of the relocated Abercrombie House as a "Bed & Breakfast" enables the house to be economically viable. The developer has fully upgraded and rehabilitated the house to ensure its compliance with building code standards and its long term economic viability.

Financial Support

The property owner (Marcia Westermarck) may apply for compensation within one year of designation under the provisions of the Local Government Act unless a waiver is signed. (**Attachment 4** contains a signed *Agreement To Designate and Waiver of Compensation*, whereby the property owner waives the right for compensation.)

Financial Impact

Following heritage designation of the site, the City will release the mortgage held on the property in the amount of \$50,000.

Procedure

April 19, 2005	Planning Committee
April 25, 2005	Council 1 st Reading
May 16, 2005	Public Hearing (typically 2 nd and 3 rd Reading)

Conclusion

The restoration work on the historic Abercrombie House has been certified as complete as per the Conservation Plan. The designation is compatible with the Area Plan and zoning. The owners of the house have waived any right to financial compensation. The use is expected to be financially viable. The long-term protection of a significant heritage resource is achieved.

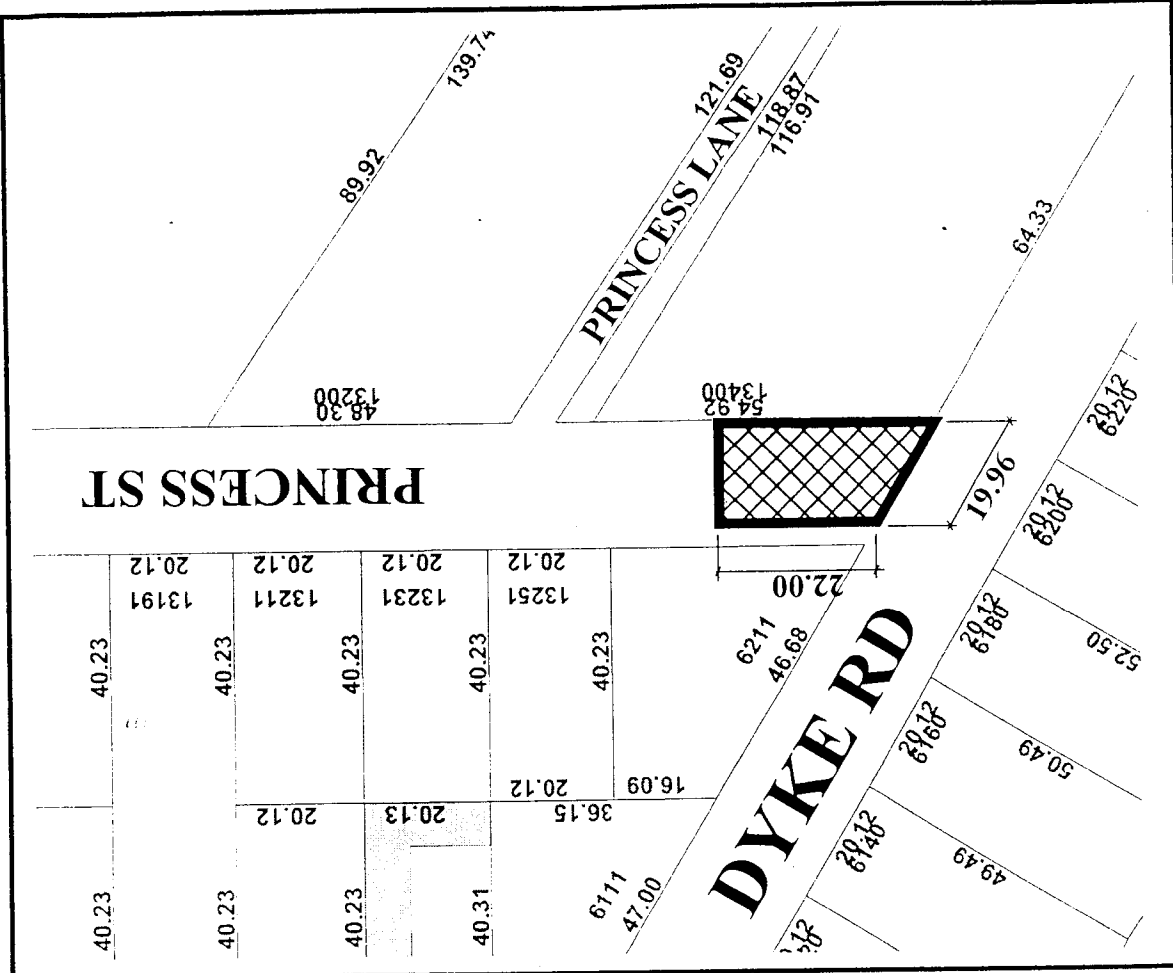
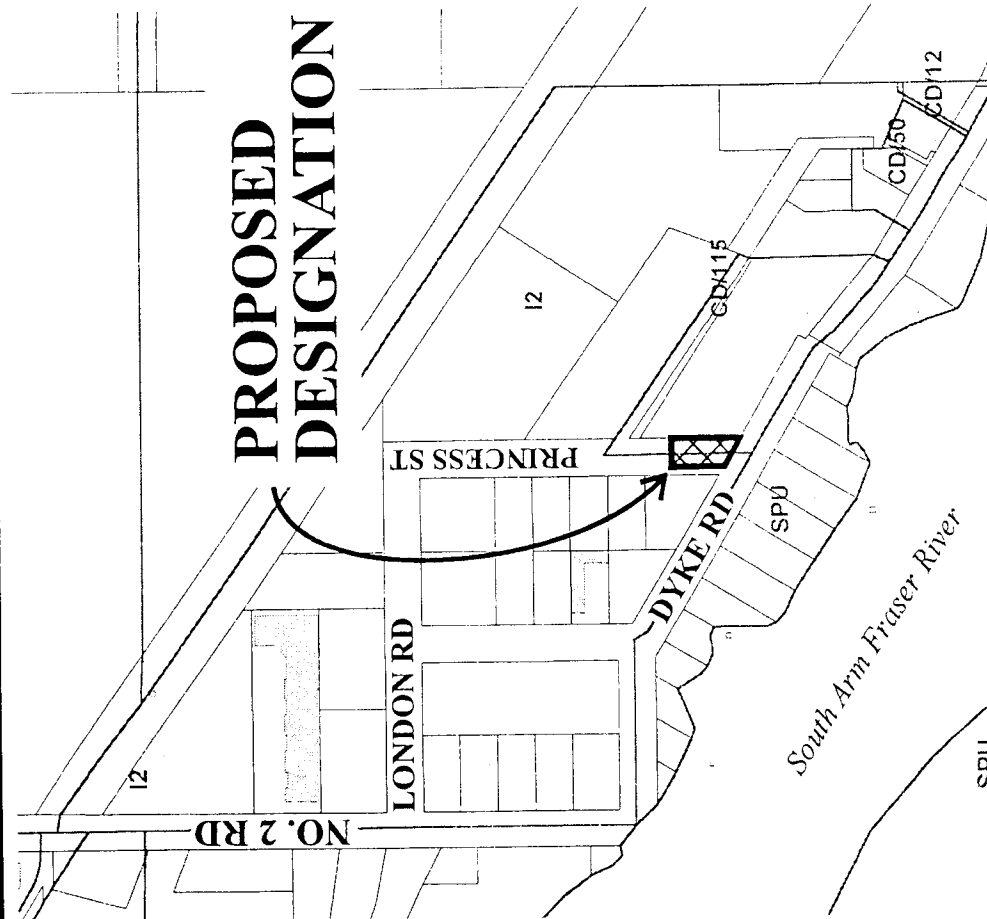
The designation of the site will thus fulfil the terms of the agreement, ensure the long term protection of the Abercrombie House and enable the City's mortgage to be removed from the property. Staff recommend Council support for the Heritage Designation Bylaw.



Terence Brunette
Planner (Temp.)
(4279)
TCB:cas



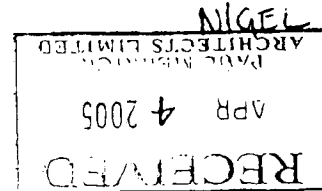
City of Richmond



NIGEL PAGE ARCHITECT

March 29th 2004

City of Richmond,
6911 #3 Road,
Richmond B.C.
V6Y 2C1.



Attention Jenny Beran - Heritage Planner

Letter of Substantial Performance re Abercrombie House

This is to confirm that the restoration of the Abercrombie house as defined by the Heritage Conservation Plan is substantially performed.

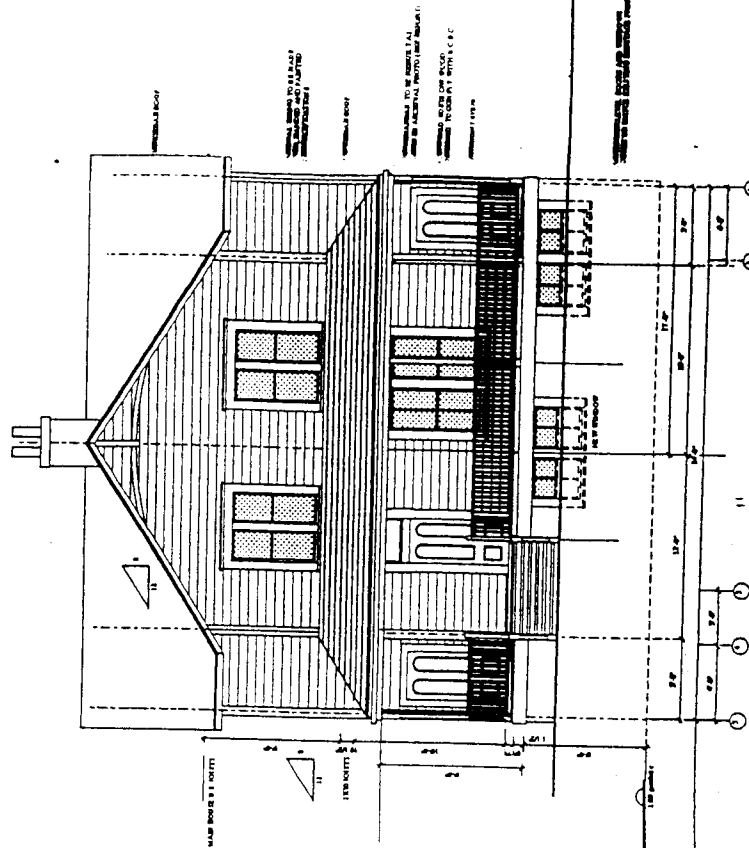
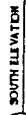
see deficiency list below

Nigel Page Architect

MAIBC

Deficiency list

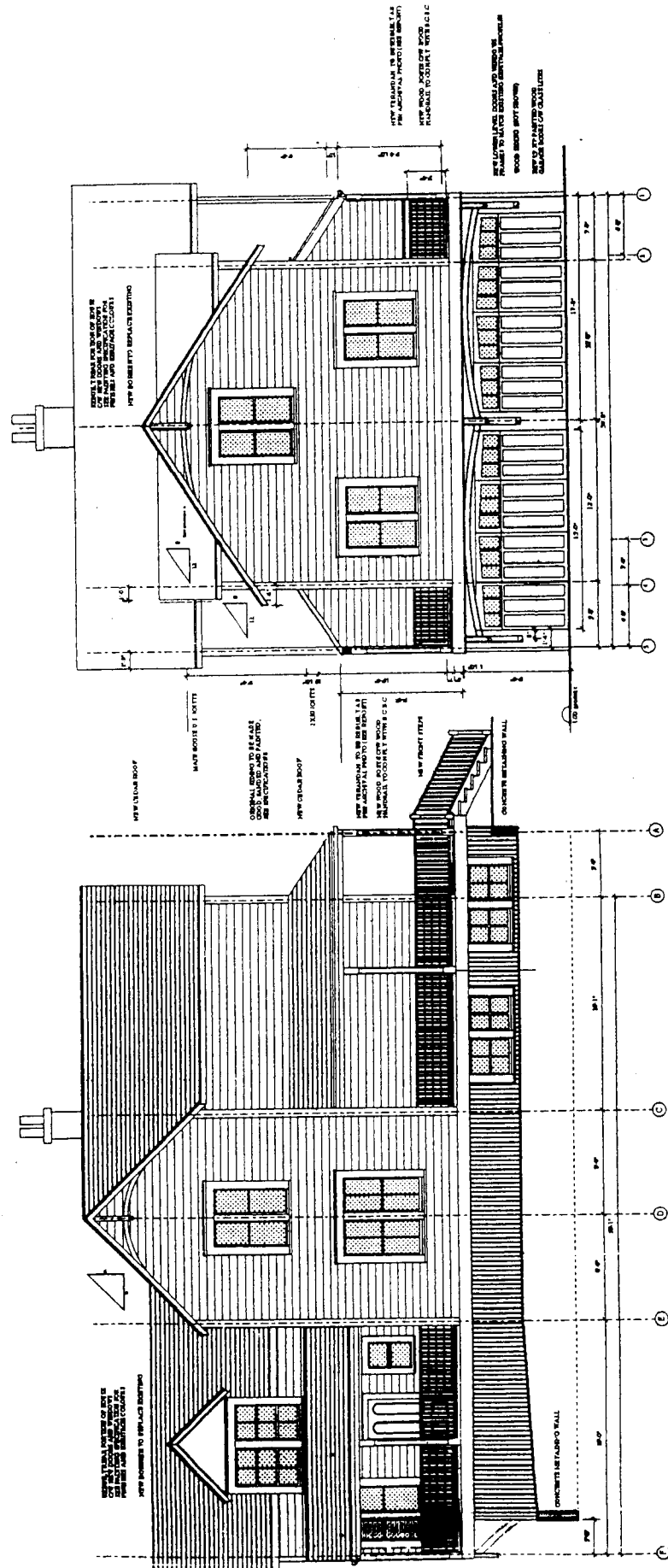
- Complete Installation of brick around chimney
- Complete painting of garage doors



WEST ELEVATION



NORTH ELEVATION

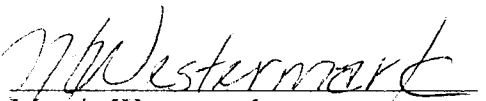



RELEASE

I, Marcia Westermarck, agree that the City of Richmond has facilitated the restoration of the house I now own, known as the Abercrombre House, and located at 13333 Princess Street and legally described as PID 025-114-794 Lot 1 (Bylaw Plan LMP 51058) Section 18 Block 3 North Range 6 West New Westminster District Plan 693. and am fully in agreement with the City of Richmond taking such steps that are necessary to designate the House as "Heritage".

In consideration of the City's facilitating the restoration I, for myself, my heirs and assigns waive any rights I have for compensation under the Local Government Act or the Heritage Conservation Act for the declaration of the house as "Heritage", and declare further that the value of the property has not been and will not be diminished by the declaration.

Signed this 8th day of June, 2004


Marcia Westermarck


Witness

ATTACHMENT 5

Minuted Resolution of the Richmond Heritage Commission concerning Thompson/Abercrombie House dated November 25, 2004:

4. Abercrombie House Designation

Terry reported that the designation of Abercrombie House was moving forward and that a resolution from the Commission was required prior to the item going to Planning Committee.

It was moved and seconded

That the Heritage Commission was in support of the Abercrombie House receiving an official Heritage designation.

CARRIED

Minuted Resolution of the Richmond Heritage Commission concerning Thompson/Abercrombie House dated June 26, 2001:

5. Thompson/Abercrombie House Update

Jenny advised that Dana would participate, as the applicant, in the initial discussion but that he would leave the meeting during the heritage discussion. The conservation plan requested by the City, minus the maintenance aspect which was still being prepared, was made available for the members to view. It was noted that the plan primarily dealt with exterior issues, however, some interior plans were included.

Dana said that the application would go to Public Hearing (a land deal had been worked out with the City and he was in the process of applying for a rezoning) in August and that he planned to move the house in September.

Jenny said that the Conservation Plan was tied to the property deal and not the rezoning. The primary purpose of the Conservation Plan, which would be administered by a third party, was to ensure the scope and quality of work was maintained.

Dana advised the Commission that he had a particular interest in attaining a landmark quality building as it would be a promotion of the development he is doing in the area.

Dana left the meeting.

It was moved and seconded

That the Commission supports the preservation of the Abercrombie House despite the fact that it is being relocated. We further support the efforts detailed in the Conservation Plan submitted by Oris Development River Road Corporation. The Commission believes the proposed rezoning of the subject site will enable achievement of the objectives in the Conservation Plan on this appropriate site and will benefit the community.

CARRIED



City of Richmond

Abercrombie House Heritage Designation Bylaw 7701

Abercrombie House Heritage Designation Bylaw 7701 Designation of 13333 Princess Street, 'Abercrombie House'

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The building, described as the 'Abercrombie House' and located on the lands described below, is hereby designated a heritage building pursuant to the provisions of the Local Government Act:

P.I.D. 025-114-794

Lot 1 (Bylaw Plan LMP51058) Section 18 Block 3 North Range 6 West New Westminster District Plan 693

2. This Bylaw may be cited as "**Abercrombie House Heritage Designation Bylaw 7701**".



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY CLERK