



**CITY OF RICHMOND**

**REPORT TO COMMITTEE**

**TO:** Planning Committee

**DATE:** June 7, 2001

**FROM:** Joe Erceg  
Manager, Development Applications

**FILE:** 98-153805

**RE: BC HERITAGE TRUST GRANT FOR DOCUMENTATION OF THE IMPERIAL,  
BRUNSWICK AND PHOENIX CANNERIES**

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**STAFF RECOMMENDATION**

That Council endorse the award from the BC Heritage Trust for \$17,500 for the documentation of the Imperial, Brunswick and Phoenix canneries.

Joe Erceg  
Manager, Development Applications

Att. 5

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## STAFF REPORT

### ORIGIN

In August, 1999, the City made application to the BC Heritage Trust for matching funds to document the Imperial, Brunswick and Phoenix canneries on the BC Packers site (Attachment 1). The award was granted in November, 1999, subject to "receipt of a Resolution of endorsement from the Council of the City of Richmond" (Attachment 2). This report recommends that Council endorse this award in order to reimburse BC Packers for a portion of the costs of documentation.

### FINDINGS OF FACT

Documentation of the BC Packers site, including photographs and as-found drawings, was a requirement for final reading of the BC Packers rezoning application (Attachment 3). However, the applicant disagreed with regard to the scope of the work stating that the production of as-found drawings is expensive and should be undertaken in the future on an as-and-when needed basis.

In order to resolve this difference the City applied for and received a BC Heritage Trust grant for \$17,500. In addition, the scope of work was slightly modified to remove the collapsed south side of the Phoenix cannery from the list of required as-found drawings (Attachment 4) to reduce the total cost of the project to \$42,997.

The documentation of the canneries was undertaken by Documenta Architectural Photogrammetry in July, 2000 and resulted in a photographic site survey and as-found architectural drawings. All funding for the project has been provided by BC Packers on the understanding that a resolution of endorsement is still required from Council and, if not received, the entire cost will be borne by BC Packers (Attachment 5).

### ANALYSIS

The issue with regard to the documentation of the BC Packers site related to the level of work that needed to be completed as part of the requirements for the rezoning application. The applicants completed the documentation of the canneries including as-found drawings and used them in the interpretation plan for the site in the hope that Council will ultimately endorse payment of a grant from the BC Heritage Trust to BC Packers.

This award has ensured that the documentation has occurred at an appropriate level to ensure an accurate record of these important buildings.

### FINANCIAL IMPACT

None.

CONCLUSION

By endorsing the award from the BC Heritage Trust, the City will have partnered with BC Packers, without having to spend any City resources, in the important work of documenting these canneries.

Staff recommend that Council endorse the grant by BC Heritage Trust for the documentation of the Imperial, Brunswick and Phoenix canneries in order for BC Packers to be reimbursed for \$17,500 (or approximately 40% of the total cost).

  
Jenny Berah, MCIP  
Planner

JMB:blg



# City of RICHMOND

7577 ELMBRIDGE WAY, RICHMOND, B.C. V6X 2Z8  
(604) 276-4000

URBAN DEVELOPMENT DIVISION  
FAX 276-4177 or 276-4157

August 19, 1999

File: 98-153805

B.C. Heritage Trust  
c/o Mr. Don Tarasoff  
Ministry of Small Business, Tourism and Culture  
Heritage Conservation Branch  
PO Box 9818, Stn Prov Govt  
Victoria, BC V8W 9W3

Dear Mr. Tarasoff:

**Re: Application for Documentation of the Imperial, Brunswick and Phoenix Canneries**

BC Packers in Steveston is in the process of vacating and rezoning a 40 acre site in Richmond on which stand three significant heritage canneries: the Phoenix, Brunswick and Imperial. As Ian Waddell wrote in a April 26, 1999 letter to Mayor Halsey-Brandt and Council, "as part of the heritage of Richmond and British Columbia as a whole, Steveston's Cannery Row contains one of the most valuable remaining rows of historic fish canning buildings in the province."

Plans by BC Packers do not include these three canneries in the future redevelopment of the site. While different preservation efforts are now in progress, this grant application is based on the assumption that viable future uses will not be found for the canneries. Therefore, the City of Richmond, in consultation with the applicants, BC Packers, is requesting matching funds for the photogrammetric documentation of the exterior of the cannery buildings. It is anticipated that the work would be carried out in the fall of 1999.

Documenta Architectural Photogrammetry has submitted a proposal (attached) to carry out the photography of the canneries to prepare "as-built" CAD drawings which will be submitted in CD ROM format as well as in a public friendly, 11 by 17 document. At no additional cost, Documenta will also provide a digital document on basic HTML format which will be able to be easily incorporated into an Internet site.

The total cost for the work is calculated as follows:

Site	Site Surveys	Photogrammetry and Drawings	Totals
Imperial Cannery	\$6,600	\$9,900	\$16,500
Brunswick Cannery	\$4,720	\$7,080	\$11,800
Phoenix Cannery	\$7,000	\$10,500	\$17,500
<b>Totals</b>	<b>\$18,320</b>	<b>\$27,480</b>	<b>\$45,800</b>

The City requests the maximum amount of program funding available from the Trust, namely \$15,000, plus a \$2,500 Production Assistance Supplement to facilitate preparation of the "public-friendly" documents, for a total project cost of \$17,500. The City and the applicant are still in the process of negotiating the exact contribution for documentation. However, if the funds provided by the applicant are below \$17,500, the grant request would be amended accordingly.

A grant from the heritage trust is a means to stretch the resources that have been provided by the applicant in conjunction with the rezoning application. The documentation will result in records of these important cannery buildings as well as provide material for the heritage interpretation of the site. If you have any questions about the proposal, please call me at 276-4212.

Yours truly,



Jenny Beran, MCIP  
Planner 1

JMB:jmb  
Att.

Steve Zuliani, Moodie Consultants  
Richard Gregory, BC Packers  
Joe Erceg, Manager Development Applications  
Terry Crowe, Manager Land Use



29 November 1999

Jenny Beran, Planner 1  
City of Richmond, Urban Development Division  
7577 Elmbridge Way  
Richmond, BC  
V6X 2Z8

Dear Jenny Beran:

**Re: 00-113 Imperial, Brunswick and Phoenix Canneries Documentation**

The British Columbia Heritage Trust examined your application for financial assistance at its recent meeting. I am pleased to inform you that an award of up to \$17,500 has been approved under the Community Heritage Development Program, to undertake documentation of the Imperial, Brunswick and Phoenix Canneries, Steveston, subject to receipt of a Resolution of endorsement from the Council of the City of Richmond.

This award will be payable to the City of Richmond, Urban Development Division, and will be released upon written request in stages as work progresses. This award is subject to the conditions described in the enclosed Terms of Award document. One signed copy of the document must be returned to the Trust within 90 days. Your contact person is Don Tarasoff, Preservation Consultant (250-356-1038), who will be pleased to address all future correspondence and questions.

On behalf of the Board of Directors, may I congratulate you on your award and wish you continued success with this project. Your commitment to enhancing the heritage of our Province is appreciated.

Yours sincerely,

A handwritten signature in black ink that reads "Anne Edwards". The signature is fluid and cursive, with a long horizontal stroke at the end.

Anne Edwards  
Chair

Enclosures



The applicant, has ensured that a heritage tram route has been accommodated in the plan within the road rights of way.

The following is required prior to adoption of rezoning:

1. A more detailed Heritage Interpretive Plan containing the following:
  - a) Documentation of the exterior of the three cannery complexes (Phoenix, Brunswick and Imperial) through photographs and as-built drawings (photogrammetry);
  - b) Graphics Identification Package for the entire site should be prepared;
  - c) Preparation of concept drawings and detailed design for the Interpretive Displays located in the dyke trail/park area;
  - d) Provision of funding for or the actual fabrication and installation of the Interpretive Displays;
  - e) Detailed designs for the Heritage Precinct and main POPAs within the MMU area; and
  - f) Agreement to store artifacts and objects identified for use in the Interpretive Displays after themes and the storyline for private development portions have been developed and concept drawings for the park portion have been prepared. The agreement will address issues such as ensuring that secure storage is provided until such time as the last interpretive display is developed, that the items are insured and cared for and that City staff will have access to them;
2. A contribution of \$200,000 to the City for heritage interpretation at the Britannia Heritage Shipyard Park or other locations.

#### Heritage Advisory Commission Review

The Heritage Advisory Commission submitted preliminary comments on the proposal to March 25, 1999 - prior to a number of significant changes to the proposal. Their comments appear in Attachment 5(b). Key issues raised by the Commission include the following:

1. Any Heritage Plan for the site should include a timing strategy to provide an understanding of the order in which development will occur and the associated heritage features to be completed at that time;
2. The completion of heritage amenities should be linked to the issuance of building permits;
3. At a minimum, the heritage waterfront walk should be secured and accessible to the public before any new development; and
4. Artifacts storage should be arranged in one of the existing buildings in a phase identified as the last to be "built-out".

Among their other comments the Commission identified a number of principles of heritage treatment and outlined a core plan for heritage interpretation for inclusion in future planning by the applicant. The Commission also expressed their support for the following initiatives:

- a) the adaptive re-use of the compressor building and the Firehall;
- b) a feasibility study to assess the viability of retaining the Imperial Cannery without City resources, and;
- c) the retention of the Phoenix Net Loft to be operated in its current form.

INTER-OFFICE  
CORRESPONDENCE  
MEMO

DATE: March 21, 2000  
TO: Joe Erceg, Urban Development  
CC: Richard Gregory, BC Packers  
FROM: Steve Zuliani, Moodie Consultants  
SUBJECT: IMPERIAL LANDING AT STEVESTON – PHOTOGRAMMETRY

Joe – This is in response to Jenny Beran's correspondence of January 6, 2000, requesting BC Packers' commitment to funding its share of photogrammetric documentation for the Imperial, Brunswick and Phoenix Cannery buildings.

The context is that BC Packers agreed with the City that a condition of zoning enactment is to enter into an agreement to provide digital photogrammetric records of the three buildings. Our understanding was that this would involve taking digital photographs that could then be used to produce "as-found" drawings of the buildings in the future on an as-and-when needed basis. City staff's understanding is that the requirement included the drawings. Photogrammetric work tends to be very expensive due to the nature of the equipment and process involved, with the majority of the cost related to the computer work to generate the drawings.

In order to resolve this difference in understanding and to produce the drawings at this time, the City applied for and was awarded a BC Heritage Trust grant that would cover part of the cost to produce drawings. We also discussed with staff that it would be of little value to have an "as-found" drawing of the collapsed south side of the Phoenix Cannery as it is no longer recognizable (see attached photograph). Note that we do have good historic photographs of this and the two other buildings,

As agreed, we have obtained the enclosed revised proposal from Documenta Architectural Photogrammetry. The proposal would result in:

1. Approximately 90 – 8"x8" metric colour photographs
2. "As-found" CAD drawings on disk of:
  - South Elevation of the Imperial Cannery
  - West Elevation of the Imperial Cannery
  - North Elevation of the Imperial Cannery
  - (East wall is attached to another building)

Moodie Consultants Ltd.  
590 East Tower  
555 West 12th Ave.  
Vancouver, B.C.  
V5Z 3X7

Tel: (604) 873 6418  
Fax: (604) 873 0855



- South Elevation of the Brunswick Cannery
  - West Elevation of the Brunswick Cannery
  - East Elevation of the Brunswick Cannery
  - (North wall is attached to another building)
  
  - North Elevation of Phoenix Cannery
  - East Elevation of Phoenix Cannery
  - West Elevation of Phoenix Cannery
  - (South side has collapsed and destroyed by fire)
3. Six copies of a document containing all drawings in 11" by 17" format and one computer file copy

It is noted that the computer formats of the drawings and document could be used to incorporate the results in a internet file should the need arise.

The total cost to complete the above noted work is \$42,997 including applicable taxes. We understand that the City of Richmond applied for and received approval of a BC Heritage Trust grant in the amount of \$17,500 to expand the scope of documentation beyond that required for zoning enactment.

To meet the zoning enactment condition of entering into an agreement to document the three buildings, BC Packers is prepared to commit to funding the balance of \$25,497 (which includes applicable taxes on the total of \$40,184) in the form of a payment to Documenta once the photography work (site surveys) is completed. Once this payment is made this particular enactment condition would be achieved.

We suggest that this work proceed as soon as possible since the Phoenix Cannery continues to deteriorate. We have already moved materials from in front of the buildings to allow the photography work.

BC Packers would coordinate Documenta's on-site work and City staff would then coordinate the balance of the work, including obtaining the grant funds from BC Heritage Trust as the award is in the City's name.

Before this work can proceed, we understand that City staff must first obtain Council's resolution of endorsement for the Heritage grant. We will await your confirmation before making arrangements with Documenta to commence the work.

Please call should you have any questions.



Steve Zuliani



# City of RICHMOND

7577 ELMBRIDGE WAY, RICHMOND, B.C. V6X 2Z8  
(604) 276-4000

URBAN DEVELOPMENT DIVISION  
FAX 276-4177 or 276-4157

April 25, 2000

File: RZ 98-153805

Mr. Steve Zuliani  
Moodie Consultants  
590 East Tower  
555 West 12<sup>th</sup> Avenue  
Vancouver, BC V5Z 3X7

## FAXED

Dear Mr. Zuliani:

**Re: BC Heritage Trust Funding for BC Packers Cannery Documentation**

In order to fulfil the BC Heritage Trust requirements for partial funding for documentation of the canneries, the Trust requires a resolution of endorsement from Council. Discussions with the City Clerk and City Solicitor have indicated that it is not possible to take this request forward without creating the possibility of delegations appearing at Council; this could jeopardize the rezoning which is currently at third reading.

In view of the above, the Council resolution will be sought when fourth reading is presented for consideration. It is noted that documentation of the canneries (both photographs and drawings) is identified as a rezoning requirement in the Staff Report.

In the event you wish to proceed with Cannery documentation prior to seeking a Council resolution, please note that BC Packers may be responsible for the entire cost of such work if Council does not endorse the BC Heritage Trust partial funding proposal. Please also note that the BC Heritage Trust funding is available until December 31, 2000, unless an extension of time is requested.

If you have any questions regarding this matter please contact me at 276-4138.

Yours truly,

Joe Erceg  
Manager, Development Applications

JMB:blg

pc: David McLellan, Urban Development General Manager  
Jenny Beran, Planner 1  
Terry Crowe, Manager, Land Use  
David Brownlee, Planner II