



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council

DATE: July 4, 2000

FROM: Terry Crowe
Manager, Land Use

FILE: -

RE: **Demolition of the Phoenix, Brunswick and Imperial Canneries**

STAFF RECOMMENDATION

That Council receive the following information, as requested by Community Services Committee.

Terry Crowe
Manager, Land Use

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

At the June 27, 2000 Community Services Committee meeting the following resolution was adopted:

“That the process for demolition of the Phoenix, Brunswick and Imperial canneries, which are located primarily on Crown land, be referred to staff for a report to the July 10, 2000 Council meeting, on whether a permit is required for the demolition of these buildings.”

FINDINGS OF FACT

Demolition Process

The process for demolition of the three cannery building is as follows:

1. **Fraserport provides letter of permission to BC Packers to apply to the City for a demolition permit.**

The tenure documents that are held by BC Packers were issued by Fraserport and require that permission be granted from Fraserport prior to BC Packers applying to demolish any portions of the buildings that are over a water lot. The majority of the Brunswick and Imperial canneries are over a water lot. Approximately 25% of the Phoenix cannery is over a water lot.

Prior to Fraserport issuing a letter of permission, they will seek approvals from other FREMP agencies (ie, Department of Fisheries of Oceans, Ministry of Environment, Lands and Parks, Coast Guard) and from BC Assets and Lands Corporation (as holders of the head lease) to ensure issues such as public safety and the environment are addressed.

2. **BC Packers makes application to the City to demolish the three canneries.**

Staff confirm that the applicant is the property owner or has authorization to apply to demolish the building as set out in Building Bylaw #6920. Staff also check the Amanda property system for any concerns on the property (ie, heritage).

3. **The City issues a demolition permit.**

The permit is issued with the conditions that the work is conducted in a manner consistent with WCB regulations.

Once the demolition is complete, a final inspection is made to ensure that the site is made safe (ie, water shut off, debris cleared).

Delay of Demolition

In terms of the three cannery buildings, BC Packers has agreed that they will not apply to demolish the buildings prior to September 17th, 2000.

However, prior to, or following this date, as long as a letter of authorization is provided from Fraserport, an application could be made and would be granted by the City as currently, there is no legal means for the City to delay or deny demolition (ie, Heritage Designation). On the other hand, it is likely to be some time before the letter of authorization to BC Packers is provided from Fraserport as they would normally wait for all agencies to be satisfied, including the Ministry of Environment Lands and Parks who are responsible for the environmental review process. Factors which could come into play to accelerate the approval process would include public safety.

Nevertheless, if Council felt it was warranted, there are methods for delaying the demolition of the buildings for a limited period of time. The Municipal Act provides several tools for temporary Heritage Protection. In this case the following tools could be used:

- "Temporary Protection Order" to give up to 60 days temporary protection; or
- "Temporary Protection Control Period" of up to one year to allow for heritage planning.

These options have not been considered previously as Council has no stated intent to save the buildings.

FINANCIAL IMPACT

None.

CONCLUSION

A permit is required for the demolition of the three cannery buildings on the BC Packers site. BC Packers must first obtain authorization from Fraserport in order for the City to process the applications.

Jenny Beran, MCIP
Planner

JMB:jmb