



TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

		INT
✓	DW	DW
	GJ	
	KY	
	DB	
	WB	

**City of Richmond**  
Planning and Development Department

**Memorandum**

**To:** Mayor & City Councillors  
**From:** Terry Crowe  
Manager, Policy Planning  
**Date:** July 16, 2007  
**File:** Steveston Village  
Conservation Strategy  
**Re:** Steveston Village: Development Applications - Conservation Strategy Implications

08-4200-09

Purpose

The purpose of this memo is to provide information as to whether or not the proposed Steveston Village Conservation Strategy (SVCS) identifies that any of the buildings affected by a current development application be conserved in some way.

Current Development Applications in Steveston Village

Currently, there are four (4) Development Applications "In Circulation" in Steveston Village. Three (3) of these applications will likely involve Demolition Permits.

Steveston Village Development Application – Proposed Conservation Strategy Implications						
Address	Type	Proposal	Permit Status	Demolition Required?	Demolition Permit Needed?	Any Identified Heritage Value In The Draft Conservation Strategy?
12020 1 <sup>st</sup> Ave	DP 06-345763	Note: Vacant Site 3-storey Mixed Use: Commercial at Grade with 2 Residential Floors Above	In Circulation	NO	No	None
3900 Moncton St	DP 06-352004	2-storey Mixed Use: Commercial at Grade with 1 Residential Floor Above	In Circulation	YES	YES	None
11991 No 1 Rd/ 3931 Chatham St	RZ 05-296951 DP07-363084	3-storey Mixed Use: Commercial at Grade with 2 Residential Floors Above	RZ-Pending DP – In circulation	YES	YES	None
3731 Chatham St	RZ 07-355548	3-storey Mixed Use: Commercial integrated with Residential including the restoration of the Chapel portion of the existing building	In Circulation	YES (Partial)	YES	Yes

Note: "DP" refers to Development Permit Application and "RZ" refers to Rezoning Permit Application.

**Summary**

- Those Buildings with No Heritage Merit
  - The SVCS indicates that the following buildings have no heritage merit and may be demolished:
    - 3900 Moncton Street, and
    - 11991 No 1 Road/3931 Chatham Street.
    - [Note: 12020 1<sup>st</sup> Ave is a vacant site];
  - The redevelopment of these sites will be guided by the existing Steveston Area Plan, the draft SCVS and City - developer co-operation.



- The Building with Heritage Merit
  - The existing Richmond Heritage Inventory and the proposed SVCS indicate that the existing chapel, at 3731 Chatham Street, has heritage merit (e.g., the SVCS Significance No 36).
  - Selective demolition of the existing church hall is proposed by the applicant, to enable the restoration of the oldest portion – the chapel;
  - The redevelopment of the site will be guided by the existing Richmond Heritage Inventory, the existing Steveston Area Plan, the draft SVCS (e.g., the Statement of Significance No 36) and City - developer co-operation.

For clarification, please contact me at 4139.



Terry Crowe  
Manager, Policy Planning

TTC:tcb

pc:

- Joe Erceg, MCIP, General Manager, Planning and Development
- Jean Lamontagne, Director of Development
- John Irving, P.Eng., Director, Building Approvals
- Wayne Craig, Program Coordinator – Development
- Diana Nikolic, MCIP, Planner II (Urban Design)
- Sara Badyal, M. Arch., Planner I