

Draft Steveston Village Conservation Program



Conservation Strategy – Managing Change

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Steveston Village Conservation Program
Conservation Strategy – Managing Change



“For well over a century Steveston has held the promise that British Columbia gives.”

From the Steveston Village Conservation Program
Historical Context Statement



“The Conservation Strategy is to carefully identify the valued heritage character of Steveston Village, and then establish policies that will manage change while enabling the conservation of that character.”

Purpose statement from Conservation Strategy - Managing Change

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Map of Study Area

The Study Area is within the Central Business Node as defined in the current Steveston Area Plan.

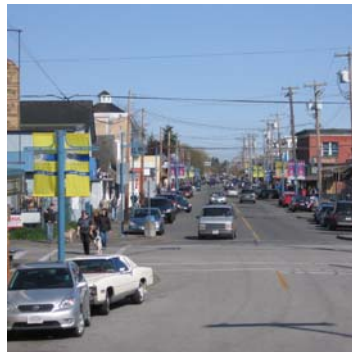


Executive Summary



Introduction

If something isn't done now to conserve the heritage character of Steveston Village, precious little of it will be left to conserve. The old wood-frame buildings, and newer buildings of modest scale, which are key to the character of the Village, are vulnerable to the pressures of change and densification, and they are generally in need of repair. Landscape and non-building heritage elements will be changed beyond recognition if attention is not given to their conservation.



The Conservation Strategy identifies what ideally is to be conserved. The process of identification is based on the Strategic Planning Program advocated by the Heritage Branch, Ministry of Tourism, Sport & the Arts, which in summary addresses the following questions:

1. Where are we now?
2. Where do we want to get to?
3. How do we get there?
4. What resources do we need to get there?
5. How do we know if we got there?

1. **Where are we now?**

The state of affairs in Steveston is precarious: While residents, newcomers, business people, property owners, and visitors are attracted to the Village as it is, and generally do not want the Village to change dramatically or quickly, very little of the Village is actually protected from demolition. Nor is there a single clear documented listing of resources that, together, embodies Steveston's heritage character.

2. **Where do we want to get to?**

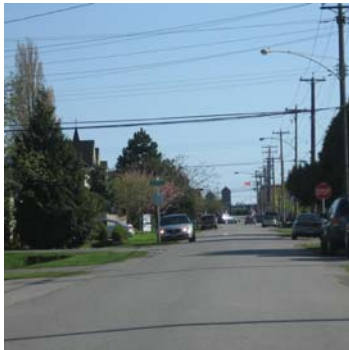
The Strategy proposes a heritage conservation-based Vision Statement for Steveston that is a minor reworking of the statement already found in Steveston Area Plan for the whole of Steveston. The revised vision

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reflects a desire not to lose what is unique and characterful, and clearly states the importance of maintaining the present mix of activities.

The Strategy implicitly recognizes the inevitability and necessity of the re-development of many properties within its boundaries that are now either single-storied or vacant. The challenge expressed in the Vision is to also maintain and build on the heritage character.



3. How do we get there?

The Steveston Village Conservation Program involves:

- Part A: A Conservation Strategy, which identifies what is of significance to the heritage character of Steveston, and presents heritage conservation policies;
- Part B: An Implementation Program, which sets out policies for action, financial incentives, and regulations governing zoning density and design guidelines



Vision – The Strategy Vision is based on input from all those with a stake in the future of Steveston: Steveston residents, citizens of Richmond, business and property owners in the Village, major players such as the Steveston Harbour Authority, Fisheries and Oceans Canada, and City of Richmond departments whose jurisdictions have impact on the Village.

Consultation – The Strategy reflects community wishes. An Open House was conducted late in July 2006, asking for feedback on the Program process, and a workshop was held with key Staff, stakeholders, and members of the Richmond Heritage Commission. It was a chance for participants to freely explore in a non-binding process which physical resources in the Village they deemed critical to the heritage and character of Steveston. It allowed participants to see the value of both building and non-building resources as well as what was not critical to the interpretation of Steveston's history.



4. What resources do we need to get there?

Core Themes and Criteria – Steveston's history is the basis upon which resources are proposed for conservation. Statements of Significance for individual resources and for the Village as a whole are prepared with this history in mind (individual resource Statements are found in Appendix A). Together these resources embody as best as is now possible the heritage themes of the Village.

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Policies – Conservation policies are needed to steer the stewardship of Steveston’s heritage resources. They guide the policies and incentives that will protect the heritage character of Steveston.

Properties with identified heritage resources on site are not subject to a blanket development freeze. Alterations to these sites will be considered on the merits of their conservation of heritage values.

Conservation policies must be balanced with incentives (Appendix B contains a list of possible incentives under consideration). It is imperative to acknowledge the principle that sufficient incentive(s) must be provided to property owners to achieve conservation.

Products – An updated Design Guidelines document will be a central product of the Steveston Village Conservation Program. Just as is presently the case, regulations will require that development within the bounds of Steveston Village are to follow the Guidelines, whether that development be alterations to identified heritage resources or new development on a site without an identified heritage building.

The Design Guidelines shall reflect an understanding of what will be termed the ‘Steveston Style’: that is, the key physical ways in which the heritage character of the Village is manifest in its properties and buildings:

Siting and open space

- narrow frontage relating to small lots
- building fronts that contribute to continuous street walls
- little or no manipulation of ground level
- informal, site-specific open spaces

Buildings and structures

- mostly windows on ground floor frontages
- simple ornamentation of plain structures
- modest materials used economically
- utilitarian physical infrastructure

Updating – Over time, the Strategy may be updated to include additional resources.

5. How do we know if we got there?

The Implementation Program includes a section on monitoring the results of the new policies, incentives, and regulations.



Definitions



The following terms, widely recognized in the heritage conservation literature, are used in this document and here defined:

Heritage Value

Heritage value is what a community recognizes as significant about its history. Heritage value statements answer the question “why is this important to our heritage?” by identifying aesthetic, historic, scientific, cultural, social or spiritual values which are important for past, present, and future generations (e.g. to appreciate, learn from, connect to, and study). Identifying heritage values can ensure the appropriate conservation of a place, which in turn protects its heritage character.

Heritage Resource

A heritage resource can be a structure, building, group of buildings, district, landscape, artifact, archaeological site or other place or feature that is recognized as having heritage value, contributing to the historical significance of the place.

Character Defining Elements

The character defining elements of a heritage resource are the physical qualities that are valued (e.g. its materials, forms, location, spatial configurations, uses, cultural associations, and/or meanings) and which are integral to displaying those values.

Heritage Character

The heritage character of a place is comprised of all valued heritage features which give that place its distinctive quality, appearance and sense of place that distinguishes it from other places.

1 Purpose and Assumptions



1 (1) Purpose of Conservation Strategy

The purpose of the Conservation Strategy is to:

1. identify a heritage conservation vision;
2. identify features contributing to Steveston's heritage character, including:
 - buildings
 - landscapes
 - views
 - miscellaneous physical elements;
3. establish policies to manage change while enabling the conservation of that heritage character.



1 (2) Assumptions behind the Conservation Strategy

1. The ownership of buildings and properties is not to be managed; current and changing ownership is respected.
2. The occupancy of buildings will not be directly regulated. However, the rehabilitation of buildings can, for example, be regulated, thus indirectly affecting its occupancy.
3. The use of buildings and properties is managed by the Steveston Area Plan and the applicable zoning by-laws.
4. The Conservation Strategy does not compile all heritage documentation for Steveston, but rather uses relevant sources to identify resources to be conserved.
5. If a resource (e.g. a building, landscape, view, or element) is not identified in the Strategy as contributing to Steveston's heritage character, it will not be protected.
6. Over time, as-yet unidentified resources can be found to have heritage value and given protection.

1 (3) Principles underlying the Conservation Strategy

It is important to establish an incentives-based, positive environment that will facilitate the conservation of Steveston's heritage resources. The conservation of the heritage character of Steveston is to be guided by the following principles:

- Conservation
- Incentives
- Partnerships
- Cost-effectiveness
- Balance

2 Heritage Conservation



2 (1) Vision for Steveston Village

The Vision Statement is derived from the Steveston Waterfront Neighbourhood Vision and Goals statement in the Steveston Area Plan, from the public feedback during Part 1 of this Study conducted in February 2005, and from this study's July 2006 Open House:

"In the year 2021, Steveston Village will be an unique and integrated community which:

- Supports a "homeport" for the commercial fishing fleet,
- Actively conserves its heritage;
- Provides a place where people can live, work and play;
- Ensures public access along the waterfront;
- Enables residents and visitors to shop and enjoy the heritage, recreation, commercial fishing fleet, private moorage where appropriate, natural amenities and waterfront activities".



More specifically, the Vision includes the following elements:

- A viable waterfront "homeport", atmosphere and grit;
- Commercial fishing moorage, and supportive waterfront and upland functions;
- Significant heritage (e.g., buildings, landscapes, views, elements) which will be:
 - Recognized, conserved and managed for the enjoyment of all;
 - Integrated with existing resources and new development where feasible;
- A diversity of viable existing and adaptive uses (e.g., industrial, commercial, recreational) which serve:
 - Residents by providing employment, shelter, commerce, community services and recreation uses;
 - Visitors and tourists by providing a wide range of commerce, recreation, tourism and entertainment uses;
- Where appropriate, private marine uses and activities;
- Strong connections to the foreshore;
- Safe vehicular access;
- Sound environmental and ecological practices;
- Sensitive links to the rest of the Steveston community.

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2 (2) Premises

Current Premises

1. The existing policies and regulations do not conserve the heritage of the Village;
2. Residents, newcomers, business people, property owners, and visitors are attracted to the Village as it is, and generally do not want the Village to change dramatically or quickly.



Future Premises

1. The Strategy Vision, policies, incentives and regulations conserve the heritage character of the Village;
2. The public is aware that these new policies, incentives and regulations exist to protect the heritage character of the Village area;
3. The policies, incentives and regulations facilitate reasonably-paced development.

2 (3) Goals and Objectives

Goal 1: Conserve the unique heritage character of Steveston.

Objective 1.1

Apply best-practices for conserving Steveston's heritage resources.

Objective 1.2

Add effective interpretation as a conservation tool to be used when physical conservation is not feasible, or where heritage values are intangible, or the heritage fabric is missing.

Objective 1.3

Apply revised policy and design guideline wording for the Steveston Area Plan.

Objective 1.4

Apply new District Zoning requirements.

Goal 2: Provide clear, simple, and equitable heritage policies, incentives, and regulations for the development and conservation of Steveston.

Objective 2.1

Apply coordinated Steveston Area Plan, District Zoning Schedule(s), and Design Guidelines.

Objective 2.2

Provide clear information as to the location of identified heritage resources in Steveston Village.



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Objective 2.3

Follow best-practices for conservation.

Objective 2.4

Apply policies, incentives, and regulations to fairly and equitably treat property owners with heritage resources.

Objective 2.5

Apply new policies and regulations to minimize discretionary decisions requiring long Staff reviews.

Goal 3: Maximize interim heritage conservation efforts.

Objective 3.1

Establish interim heritage conservation policies to maximize conservation of heritage character before the Strategy and Implementation Program are approved.



3 Identifying Significance



3 (1) Assessment of Significance

At the core of the Conservation Strategy is the identification of resources which significantly embody the heritage character of Steveston.

Significance may be of a physical, cultural, social, symbolic, educational or scientific nature.

Identifying the key elements in the history of Steveston is the first step towards identifying an inventory of significant resources that tell the story of the Village and hold its unique character. In order to grasp what is of historical significance, this Study includes a brief summary of the history of Steveston, organized into core themes that shaped the assessment of heritage and character resources.



3 (2) Historical Context Statement

The Historical Context Statement below is a summary of the themes found in the historical record. This framework identifies key heritage, social, and urban design values key to Steveston heritage character.

The reader is advised to also pursue additional resources for specific details on ethnic or national communities, property division, forms of development, and other specialty subjects.



Steveston Historical Context Statement

Steveston's core heritage themes have deep roots in the past and in the geography of the area. Since the 1880s, Steveston has served as the social and economic hub for the ever-evolving commercial fishing and fish processing industry located along the waterfront, and for the surrounding community that has evolved from agriculture into a mix of development

Location is the key to Steveston. Communication in British Columbia was long easiest by water, and the Fraser River provided the

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best entryway to the mainland. Two islands split the Fraser River at its mouth. It was on the southwestern edge of the larger of the two, Lulu Island, that Steveston had its beginnings just two decades after the gold rush of 1858 brought the first large influx of outsiders to British Columbia. The steady growth of the municipality of Richmond, incorporated in 1879 as encompassing Lulu Island and smaller Sea Island, has not altered the village's distinctiveness.



Core Heritage Themes

The eight core heritage themes that distinguish Steveston are both unique to the community and reflect the history of the Province as a whole.

1. Aboriginal Use

As happened across British Columbia, the first newcomers did not come to an empty land. Since before contact, the Musqueam people harvested the Steveston area's natural bounty. Contact with Europeans occurred in 1808 with fur trader Simon Fraser, who was exploring the river that bears his name. Fraser and his men were met by a chief named Whattlekainum, who claimed Lulu Island.

The Steveston area possessed at least two settlements of Musqueam, who are part of the Coast Salish people. The principal estuary of the Fraser River, on which Steveston is located, was ideal for fishing and clam digging, as well as gathering berries and other food items.



2. Agricultural Roots

The dream of a farm of one's own, which has animated so much of Canadian history, would prove extraordinarily vexing in British Columbia. One of the major exceptions raising expectations elsewhere was the Fraser delta where Steveston is located.



The arrival of Steveston's namesake, Manoah Steves, in 1877 was part of a boom in agriculture extending along the Fraser River as far east as Hope. Four years later, brothers Charles and William London bought 200 acres at the south end of No. 2 Road at what became known as London's Landing. That same year, 1881, Steves imported his first head of Holstein cattle onto his 400 acres, beginning a dairy industry that would sustain Richmond and Vancouver until the Second World War.

Farmers were responsible for the early dyking. The fertile delta soil required draining and protection from floods for the land to be reliably cultivated. By the beginning of the twentieth century the Steveston area contained about fifty thriving farms averaging five to twenty acres each.

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Some of the bigger farmers leased part of their land to Japanese and several of the largest farms were owned by enterprising Chinese. Eventually most farm land would be subdivided.

From its earliest days, Steveston was a net exporter of foodstuffs. The much larger city of Vancouver, which originated in 1886 as the western terminus of the new transcontinental railway, became a major market. The Steveston area long continued to be important for certain market garden crops.



3. Cannery Legacy

Farming soon had an economic competitor with the development of new technology making it possible to preserve fish in tin cans. The earliest canneries were built in the early 1880s along the foreshore between present-day Steveston and No. 2 Road on pilings driven into the river bed. Planks were laid across the pilings to provide a wharf for receiving fish and dispatching tinned salmon. The river gave a cheap means of disposing of cannery waste.

The first cannery, the Phoenix, was constructed in 1882 and began operation the next summer. The Garry Point, Richmond, and Britannia canneries were built in 1889. The Lulu Island cannery (later the London), Dumfries, and Hume canneries followed in 1891, in 1893 the Pacific Coast, Imperial, Lighthouse, Canadian Pacific, and Brunswick canneries. The Gulf of Georgia cannery, rebuilt in 1894 on the site of the Garry Point cannery, was the largest on the west coast until 1902. The Atlas and Star canneries were constructed in 1895, the Colonial in 1897, the Scottish Canadian cannery in 1899. Three new canneries - Steveston, Burrard, and Great West - were added in 1905-06. Not all were in operation in any given salmon season, and some had fairly short life spans.

It was not only owners, many at a distance, who profited from the cannery boom. In 1895 Hong Wo and Company General Merchants opened a two-story building on wooden piles between two of the major canneries, where fishermen could pick up their supplies. The owner was Ling Chung Lam, who also owned 100 acres of farmland which he planted in vegetables he sold in the store. Lam also had three bunkhouses, each boarding 40 Chinese cannery workers year around. During the winter the men would mostly build roads and dykes.



The growth of canneries created a buoyant economy with the ups-and-downs characteristic of the boom-and-bust history of British Columbia. Cannery consolidation began in 1890 when the Anglo-British Columbia Packing Company, financed in England, bought out the Garry Point, Phoenix, and Britannia canneries, each employing about 80 fishermen and 150 cannery workers. In 1895 a dozen canneries were operating in

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the Steveston area, in 1901 fifteen canneries producing 375,000 cases of salmon. In 1902 BC Packers, incorporated in the United States, purchased eight of the area canneries - Atlas, Brunswick, Canadian Pacific, Colonial, Hume, Imperial, London, and Pacific Coast. By 1911 just seven canneries were operating in the Steveston area. The last of the canneries would close in 1995.

4. Fisheries Tradition

It was fish that had attracted Aboriginal people to the Steveston area and encouraged many newcomers to settle there. With the growth of canneries, fishermen acquired a more secure means of selling their fish, especially the highly valued sockeye salmon which thrived in the Fraser River. A prosperous working community was the result.

Some of the early canneries got their fish from Aboriginal people using dugout canoes to catch them. A fish camp for doing so existed at London's Landing in the early 1880s. When canneries started obtaining their own fishing licenses later in the decade, they provided Aboriginal fishermen with skiffs equipped with sails but also able to be rowed. Aboriginal women made and repaired nets.

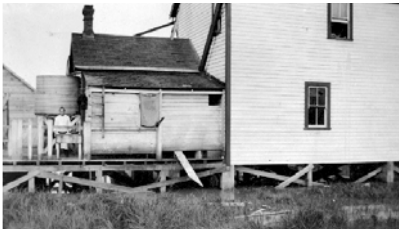
Increasingly, the Japanese came to dominate the fishing industry. The first Japanese man arrived in Steveston in 1887, and he initiated a large migration of several thousand from his home area of Japan. The first Japanese boat builder followed later in the same decade. Japanese men naturalized as soon as they could after the required three-year residence, which meant that as British subjects they could obtain fishing licenses. By 1919 two thirds of the fishing licenses on the Fraser River were held by Japanese, most of whom owned their own boats. Public pressure caused the federal Ministry of Fisheries to reduce the number issued to "other than white resident British subjects and Canadian Indians" in 1924, and again in the next year.



One of the biggest changes affecting all fishermen was the introduction of boat motors, in particular the Easthope engine built in Vancouver from 1913 onwards. It is indicative of Steveston's importance as a fishing centre that in 1918 the Britannia cannery, acquired by the Anglo-British Columbia Packing Company in 1891, was converted into a shipyard, which continued to operate until 1970. An Easthope assembly and repair shop opened in Steveston in 1930.



The evacuation during the Second World War of the many Japanese who fished and lived at Steveston and then the economic boom of the 1950s and 1960s brought great changes to the fishing industry in Steveston. More recently, declines in fishing stocks have adversely affected the industry.



5. Small Frontier Town

Agriculture and then canning and the fisheries brought into being a quintessential British Columbian small town, but with a gritty edge. The village of Steveston's origins go back to 1889 when Manoah Steve's eldest son William Herbert purchased the land lying south of today's Steveston Highway and west of No. 1 Road. There he laid out a town site, first known as Steves, but soon changed to Steveston.



Characteristic of the boomtown ethos of the time, the village of Steveston did all it could to promote itself as a place with great economic potential and fine living conditions. Young Steves foresaw Steveston rivaling Vancouver, and in 1890 constructed a 900-seat opera house, essentially a community hall, and also a sumptuous Victorian house for his bride. The next year Steveston acquired its own post office with Steves the first postmaster. Steves's enthusiasm was such that he hired two steamships with brass bands to entice prospective buyers from Vancouver and New Westminster to the "Coming Town of B.C."

While William Herbert Steves did not achieve his goal for Steveston, he did create a market centre very typical of the times for local farmers and a service centre for the canning and fishing industries. The street patterns and building designs of the townsite were characteristic of most burgeoning small settlements in western Canada. Stores sported the false fronts, glass show windows complete with awnings, and neat wooden boardwalks typical of the time. Amenities ranged from the expected churches, hotels, and telephone office to the Northern Bank building constructed in 1905, which in 1918 became part of the Royal Bank of Canada. The same year fire destroyed three canneries, three hotels, and almost the entire business district south of Moncton Street between No. 1 Road and 3rd Avenue.



Steveston also had a gritty edge. Less than 50 people with Steveston addresses were on the provincial voters' list as of 1898, but as many as 10,000 lived in the area seasonally at the height of the cannery boom. Steveston had the requisite drinking and gambling establishments and houses of prostitution whose customers ranged from men in need of a break over the weekends, when fishing legally stopped, to seamen off merchant ships come to load canned salmon and sealers on their way to or from the Bering Sea, to cannery workers. To add to the celebratory mood, every Saturday night the Salvation Army paraded through the village past Moncton Street's bars and gambling halls to encourage changes of heart.



In 1895 the temperance movement succeeded in restricting the consumption of liquor in Steveston, but principle and practice did not

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correspond. Leading families still had access to the new Steveston Club, incorporated with municipal approval, including the right to buy and consume liquor. Local hotels successfully lobbied two years later for liquor licenses, ending the brief experiment. In 1905 Steveston was said to have 18 gambling houses; in 1910 the town was reported to have 76 gambling houses, brothels, and saloons. Prohibition came into effect provincially in 1916 and lasted to 1921. A new boom ensued, running liquor into the nearby United States, where prohibition lasted to 1933. Steveston long continued to be a frontier town with a gritty edge.

6. Transportation Hub

From its early years Steveston was a transportation hub extending up the Fraser River, around South America to Europe, and across the Pacific to Asia. Pre-cut lumber for construction of the early canneries came by barge from New Westminster sawmills. Ferries linked Steveston to Vancouver's Coal Harbour, Victoria, and New Westminster. Steamers carried canned salmon to Yokohama, Shanghai and London, among other destinations.



The area economy depended on ready access to markets, not just around the world but within British Columbia. Dairy products initially went to nearby New Westminster and, after the mid-1880s, also to Vancouver, along with foodstuffs. Numbered roads began to be built during the 1880s. In 1889 a bridge was constructed from Lulu Island over the middle and north arms of the Fraser River to Vancouver, which by the turn of the century replaced the provincial capital of Victoria as the province's principal metropolis. By then a daily stagecoach carrying passengers and mail ran between Steveston and Vancouver, which had been linked by telephone in 1891.



The completion in 1902 of the Lulu Island interurban rail line running from the corner of No. 1 Road and Moncton Street to Vancouver confirmed Steveston's role as a transportation hub. Three years later the original steam locomotive was replaced by an electric tram, whose by-product was to bring electricity to Steveston. Another consequence was to encourage business development along Moncton Street as far west as Third Avenue, beyond which lay the dyke, and in the side streets off Moncton, all within easy walking distance of the Steveston interurban station. The "Sockeye Limited," which depended on the fares of cannery workers and on farm products such as milk shipped daily from Steveston to Vancouver, ran until 1958, when streetcar lines were being replaced more generally in British Columbia by roads catering to cars.



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7. Cultural Diversity

Typical of cannery and fishing towns, Steveston was culturally diverse, with significant Aboriginal, Chinese, and Japanese populations. Some came and went seasonally, while others lived at Steveston all year round as farmers, shopkeepers, or labourers.

Chinese and Aboriginal people were disenfranchised in British Columbia in 1874, the Japanese in 1895 and South Asians in 1907, which meant they could not enter most of the professions or work for the government. The Steveston area was one of the few locations in British Columbia rewarding initiative.

Cannery jobs tended to be divided between cultural groups. A young man hired in an early Fraser River cannery which that year produced over 50,000 cases of sockeye salmon recalled: “The cannery employed about 300 men and women, 150 inside and the remainder fishing. Chinese, hired on contract through a boss-Chinese, were the backbone of the canning operation - cutting, slitting, firing the retorts and during the winter, even making cans. Tsimshian, Salish, Kwakiutl, and other Indian women filled tins, and a handful of whites supervised, kept books, and managed the plant.” (E.K. DeBeck, in Norman W. Lidster, “Fraser teemed with salmon, the language was Chinook,” *Columbian*, March 11, 1972). A fish butchering machine known as the ‘Iron Chink’ for whose labour it replaced was first used in a Steveston cannery in 1906.

Workers’ living quarters were also separate. Poet Daphne Marlatt evoked Japanese “wooden houses jammed on pilings, close together, leaning, with wooden walks & muddy alleys, laundry, & dry marsh grass that stutters out of silt the dykes retain, from a flowing ever eroding & running river” (Daphne Marlatt, ‘Imperial Cannery, 1913, in her *Steveston* [Edmonton: Longspoon 1984], 16).



Cultural division in the canneries reflected the racism and discrimination of the day, but also gave opportunities for sociability that would otherwise not have been possible. Friendships were made, husband or wives found, and money got to last the coming year. By providing seasonal employment to generations of every cultural background, the canneries created opportunities not possible in other industries and communities. Into the twenty-first century one-time cannery workers and their descendants continue to identify with Steveston and with the sense of community that the cannery experience facilitated.

The opportunity that Steveston gave extended into the village itself. In 1897-98 there were just a handful of Japanese women in the Steveston area, but by 1911 Japanese women had replaced their Aboriginal counterparts in the canneries. The turning point was 1908 when,

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following racially-motivated riots in Vancouver against the Chinese and Japanese, the federal government limited the number of Japanese workers permitted to immigrate, but put no limit on women. As did Japanese elsewhere in British Columbia, area fishermen married wives in absentia who arrived as picture brides.



When fishing licenses available to the Japanese were cut back in the mid-1920s, many families turned to market gardening, others to storekeeping. According to business directories, Japanese operated 13 out of 45 Steveston businesses in 1911, 21 of 41 in 1921, 42 of 63 in 1931, and fully 46 out of 62 in 1941 (Mitsuo Yesaki, *Sutebusuton: A Japanese Village on the British Columbia Coast* [Vancouver: Peninsula Publishing 2003], 43, 83).

Japanese families sustained a good quality of life benefiting the village as a whole. A typhoid outbreak in 1894 turned a just established Japanese Methodist Episcopal mission into a hospital staffed by volunteers. In 1900 the newly organized Japanese Fishermen's Benevolent Society, or Gyosha Dantai, funded the construction of a new hospital. In 1922 the Japanese community raised several thousand dollars to complete a new four-room school in Steveston, and the Richmond School Board agreed to educate Japanese children, who had earlier been banned on the grounds that their families lived in cannery housing and so did not pay school taxes. In 1930 the Japanese community raised \$20,000 to build a new school building and then contributed \$700 a year for light, heat, and janitor services in exchange for being able to hold Japanese-language classes in the building. A Buddhist temple was constructed in the mid-1920s.

The downside of Steveston fulfilling the British Columbian dream for Japanese immigrants and their Nisei offspring was the wrench of forced evacuation during the Second World War. Fully 2,600 Steveston residents, or half of the town, were interned in 1942. The school population dropped from 550 to 137. Not only were persons interned, all of their property, from farms to fish boats to stores, was confiscated and sold off by the Canadian government. One of the consequences of evacuation was to open up jobs to others in fishing and the canneries, especially as demand grew for tinned salmon during the war.

8. Continuing Community

For all of Richmond's growth, Steveston remains distinctive. The village and the surrounding area have maintained a strong identity despite, or perhaps because of, a series of downturns. Revitalization of the cultural diversity that long distinguished Steveston has played a role, so has a turn toward a new economic basis in tourism.

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The boom that gripped the province following the Second World War did not extend to Steveston as fully as to some other areas of British Columbia. One of the fortunate consequences was the physical survival of Steveston village more or less intact amidst new residential developments on subdivided farmland.

Downturns in the Steveston economy were structural in nature. New technology, including refrigeration and freezing, together with corporate concentration, contracted salmon canning. It was no longer necessary for canneries to be located near to their sources of supply. The last area cannery, BC Packers, shut down in 1995. The fisheries also retrenched, due to diminishing numbers and, in the view of some, government policy. As the fishing industry retreated, tourism became viewed as a possible replacement. As early as 1967 the Steveston Community Society launched a campaign to acquire independent moorage for boats and a wharf for selling fish to the public, a project realized in the late 1980s with federal funding. Coming full circle, the reason many tourists come to Steveston is to experience its rich and diverse cannery and fisheries heritage.

From mid-century onwards, the Japanese played an important role in continuing community. Some returned as soon as they were permitted back into British Columbia in 1949, others gradually so that by the mid-1970s about 2,000 Japanese lived in the Steveston area. In 1951 the Kishi family bought back a boat works they had started in 1914. In 1953 the United Church in Steveston, formerly the Methodist Church, was reportedly the first in British Columbia to have a joint Japanese-white congregation. The Japanese community gave financial assistance for a community centre opened in 1957 in exchange for having space for judo and kendo clubs, with a separate martial arts centre built as part of the 1971 Richmond centennial. Following the federal internment compensation package offered to the Japanese across Canada in 1988, a Japanese-Canadian Cultural Centre was constructed. All of these initiatives point to pride in Steveston and to the survival of the dream that is British Columbia.

Facilitated by the changing federal immigration policies of the late twentieth century, the Steveston area, Richmond, and British Columbia more generally have fundamentally altered demographically. The number of British Columbians belonging to a visible minority tripled from one in fifteen in 1971 to one in five in 2001. Richmond had the highest proportion of any census subdivision or municipality in Canada in 2001 at almost 60 per cent, two-thirds of whom, or 40 per cent, were Chinese in background. In the provincial electoral district of Richmond-Steveston (which extends from the Fraser River to Blundell Road and runs south along No. 3 Road, Steveston Highway, and Gilbert Road), the proportion of visible minorities was slightly lower in 2001 at 50 per cent.

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Virtually all were immigrants, over half having arrived since 1991, another 20 per cent since 1981. Over 70 per cent of the electoral district's visible minorities were Chinese by descent. Just under 1,500 were wholly Japanese, another 500 partially so.

Steveston stands at the forefront of the new British Columbia. The recognition of diverse groups is integral to today's Steveston. Most persons walking around the town and its waterfront on a warm Saturday afternoon of 2006 were Asian, many speaking an Asian tongue, and clearly open to new experiences.

For well over a century Steveston has held the promise that British Columbia gives. The village's boom-and-bust cycles reflect the province's history. Steveston's cultural diversity, cutting across every dimension of the economy and society, speaks to all British Columbians. Rooted in Steveston's long history, the eight core heritage themes also resonate for the province as a whole.

End of Historical Context Statement



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3 (3) Core Themes

The Historical Context Statement is comprised of eight broad themes, which together tell the broad story of the history of the Village. Ideally, a future collection of heritage buildings and landscape elements saved for posterity will incorporate these broad themes, and therefore help tell the story of Steveston's past.

Core Themes



1. **Aboriginal Use**

- since before contact the Musqueam people used the area to harvest its natural bounty: fish, shellfish, berries, crabapples

2. **Agricultural Roots**

- The arrival in 1877 of Steveston's namesake, Manoah Steves presaged a boom in agriculture extending along the Fraser River as far east as Port Hope
- The fertile soil required draining, and protection from flood for the land to be reliably useful
- At the dawn of the 20th Century, Steveston boasted about 50 thriving farms of 5 to 20 acres each
- From its earliest days, Steveston became a net exporter of foodstuffs including produce grown in its fertile alluvial soil
- Vancouver proved to be a major market for Steveston's foods, sparking improved infrastructure to that city
- Continued importance of the area for certain market garden crops

3. **Cannery Legacy**

- Farming soon had an economic competitor in Steveston with the development of the technology to can fish
- Once the canning technology was mastered, the ensuing rush to put fish into tins led to a booming economy, a characteristic story in the boom-and-bust history of the province
- At the peak of the early boom, there would be as many as 10,000 people in Steveston for the canning season
- It was the canning industry that put Steveston on the map

4. **Fishery Legacy**

- It was the fish that provided the reason for the Aboriginal people to settle in the Steveston area, and also the many newcomers to British Columbia
- With the growth of the canneries, fishermen acquired a

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- more secure means of selling their fish
- The northern side channel, now called Cannery Channel, provided good moorage near the open water

5. Small Frontier Town

- Characteristic of early settlements, Steveston did all it could to promote itself as a place with great economic potential and fine living conditions
- Street and lane patterns and building design all show characteristics in common with most burgeoning small settlements in the West
- Boomtown features such as the opera house and hotels and bars made for a lively social scene



6. Transportational Hub

- Both to transport food and people, increasing sophisticated modes of transportation converged on the town:
 - The Interurban to Vancouver
 - Ferries to Vancouver's Coal Harbour, and Victoria
 - Steamers to the Orient (Yokohama, Shanghai)



7. Cultural Diversity

- Typical of canning towns, the population was multicultural, with significant Aboriginal, Caucasian, Chinese, Japanese and South Asian populations
- While multi-cultural, the ethnic groups were housed in separate quarters, and kept somewhat to themselves
- By giving seasonal employment to generations of every background, the canneries created inter-cultural means of communication not possible in other industries and communities



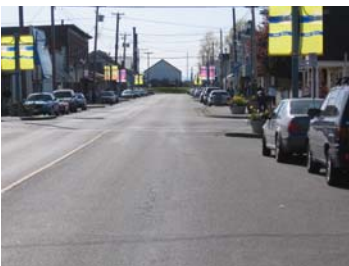
8. Continuing Community: Joining Richmond, Economic Restructuring, and Tourism

- The story of Steveston is in part one of being the pre-eminent settlement on Lulu Island to being slowly subsumed by the growth of the City of Richmond
- Economic upheaval as a result of the forced evacuation of the Japanese in 1942
- Steveston's multi-cultural roots presage today's multi-cultural Richmond
- As the fishing industry slows, tourism's economic potential is viewed by some as a partial replacement
- Tourists come to Steveston to experience the working atmosphere of the fishing industry, and its food products

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3 (4) Statements of Significance

1. The Statements of Significance for Steveston as a whole and of the individual resources contributing to its heritage character together identify aesthetic, historic, scientific, cultural, social or spiritual values of the Village, and embody its unique character.



3 (5) Steveston as a Heritage Resource

1. The evolution of Steveston's cultural landscape:
 - Geomorphologic development of the Fraser Delta as large volumes of river sediments, mostly sand, silt, and mud, accumulated on the flats and a large delta eventually emerged above the sea
 - Use of the landscape by the Musqueam people who had two salmon fishing villages in the vicinity of Steveston
 - First surveyed in 1858 and the establishment of boundaries based on historic maps which show the acquisition and development of two Crown Grant sections in the 1880s
 - Settlement by farmers in the 1860's and 1870's and the grid development pattern overlaid on the flat landscape
 - Use of the river as a transportation corridor by First Nations and early settlers
 - Initial development on stilts did not affect the original level of the land; the construction dykes for protection from the river and the draining of the land with ditches for farming impacted the land levels and disrupted the ecological balance
 - Construction of docks, canneries, farmsteads and homes, continued infill of the uplands and extension of the shoreline; development of circulation patterns based on the road grid and the British Columbia Electric Railway rights-of-way
 - Development of distinct patterns in the commercial and residential areas of Steveston; planting of crops and hay and the development of gardens contributed to the cultural landscape
 - Continued infill and development post-war; in 1988, the development of the Steveston Landing property, owned by the federal government as part of Canada Department

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- of Fisheries and Oceans
2. Area-wide Statement of Significance:

Steveston Townsite

Description of Historic Place

The area currently under study is located within the Steveston town site, a small commercial and residential village located near the mouth of the Fraser River at the southwest corner of Lulu Island.

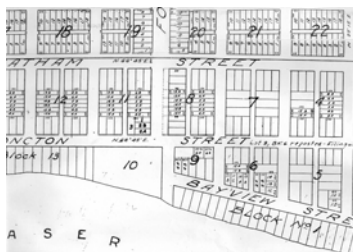
This specific area of the town comprises approximately nine blocks with commercial streets and service lanes, strong landscape features, and an immediate physical and economic relationship to the Fraser River.



Values

The heritage value of Steveston lies in the complex threads of its history which, combined with the integration of its natural landscape and resources with human activity, have determined its form, character and cultural associations. This history is embodied in Steveston's historic, aesthetic, social, associative, and natural values.

Steveston is significant as a Fraser River settlement which is representative of British Columbia's natural resource-based development since the 1880s. Its heritage values lie in the evidence it retains of the influences of the agriculture and fishing industries on its growth over time, which enabled it to become one of the most important early West Coast towns. True to William Herbert Steves's vision to make this settlement a major economic centre, destination, and terminus when he pre-empted the land in 1880, Steveston's history and intrinsic heritage resonate across the province and beyond.



Steveston is valued as Richmond's earliest example of city planning. Its grid pattern layout, characterized by small blocks, narrow lots, and rear service lanes, dates to 1888 and reflects the original survey which focused the town site on the river and ensured that the local infrastructure accommodated the needs of both fishing fleets and canneries which were abundant here at the time and continued to thrive until the mid twentieth century. The location of the commercial core of the village is also significant, as it reflects the importance of the interrelationship between water, rail, and road which played a crucial role in the economic and physical development of the town in the late nineteenth and early twentieth centuries.



Steveston is valued for the extent of its historic character and intrinsic heritage values, seen less in individual buildings than in the cumulative effect its physical and intangible elements have had on its heritage significance since 1880. Its unpretentious working environment and aesthetic character provide an important counterpoint

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to its traces of urban complexity, diverse commercial service and retail uses, and range of building types which embody the complexity and vitality of its economic and social history. It evokes a sense of a bygone era, and most significantly retains the character of an early twentieth century small town in an area that is surrounded by major urban development.

Steveston's social values are reflected through its use over almost a century as a community gathering place for residents and business people from the surrounding area. Moncton Street in particular is a testament to the importance of the commercial core of small-town British Columbia; it continues to evolve as the economic and social heart of the village and the primary local source for goods and services, much as it was historically.

Steveston's associative values make it an excellent representative example of the effects of boom-and-bust cycles in British Columbia's economic and cultural development since the late nineteenth century. A significant contributor to the social value of the town site is the multi-cultural nature of the residential community and the work force, brought into existence because of the early canneries and fishing fleets. It is significant that Steveston resonates throughout British Columbia, both for its role as an inter-racial community and as a central place of prosperity and promise.



Steveston exists in its current form in part because of the physical and natural environment found in its location at the mouth of the Fraser River. The town site reflects significant natural heritage values; these values are embodied in the ecology of the Fraser River, traces of surviving indigenous vegetation, riverine and terrestrial habitat values, and open spaces such as nearby Garry Point Park. It is also important that the town site is visually connected to its surrounding natural landscapes, with views of Shady Island in the Fraser River and the North Shore Mountains.

Character-Defining Elements

The character-defining elements of the study area include:

Built/Planned Environment

- Small commercial buildings with wood framed facades and false fronts
- Building details including cornices, brackets
- Strong street wall edges created by the buildings at Moncton Street
- Pedestrian scale
- Commercial streets parallel to the water
- Cross-grid of north/south streets
- North/south streets with visual access to the dyke
- Associative gathering places (Net Shed, hotel)

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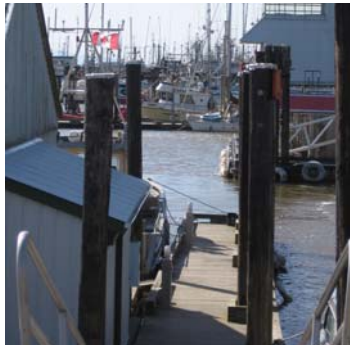
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- Historical patterns and buildings on the north side of Chatham
- Proximity of the residential area to the commercial area
- Residential components of the streets:
- Varying street widths
- Original grid layout
- Exposed drainage ditches
- Lack of street curbs in lanes
- Way in which the site reflects original development
- Archetypal main street pattern of Moncton Street:
- Multi-use utilitarian lanes and alleyways
- Variety of building styles and construction types
- Evidence of multi-culturalism in the town
- Industrial traces such as the railway tracks

Landscape

- Landscape elements including ditches, bridges, fences, lawn areas and planted areas
- Mature trees which differentiate the residential area north of Chatham
- Containment of the place by the physical landscape feature of the ocean to the west and river to the south
- Slope of the land down from the dyke
- Location of the site 5 kilometres from the mouth of the South Arm of the Fraser River
- Traces of residential gardens
- Significant open spaces that frame the townsite such as Steveston Park, Garry Point Park
- Views from the townsite to the Gulf of Georgia to the south and west, and to the north shore mountains to the north
- Roughness and unfinished nature of parts of the site



Waterfront

- Direct connection to the waterfront
- Small scale elements including pilings and wharves, rip-rap river edges, fences, signs
- Presence of marine industrial heritage – boats, masts, rigging, wharves, fish sales, fish store
- Sounds, smells of the waterfront
- Relationship of the site to the waterfront
- Evidence of the use of the waterfront
- Clean water and the natural landscape of the river

Uses

- Diverse business activity – you can get most everything you need
- Working nature of the town reflected by commercial and industrial businesses and businesses related to the fishing

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industry

- Informal pedestrian use of the streets (eg. jaywalking)
- Ability to access the waterfront and the wharves on foot
- Sense of being in a small town, characterized by such elements as diagonal parking on the street, informal lane parking, shortcuts through properties, small scale building, limited area overall.



3 (6) Summary of Individual Resources

.1 Criteria for identifying resources:

Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston.

Criterion 2: The ability of the resource to represent a certain historical process, philosophy, design, function, technique, or style

Criterion 3: The level of importance of associations with an era, event or person important in Steveston’s history and development

Criterion 4: The intactness, evocative qualities and unity in scale, form, materials, texture and colour.



.2 Statements of Significance have been written for individual resources that are identified as worthy of conservation.

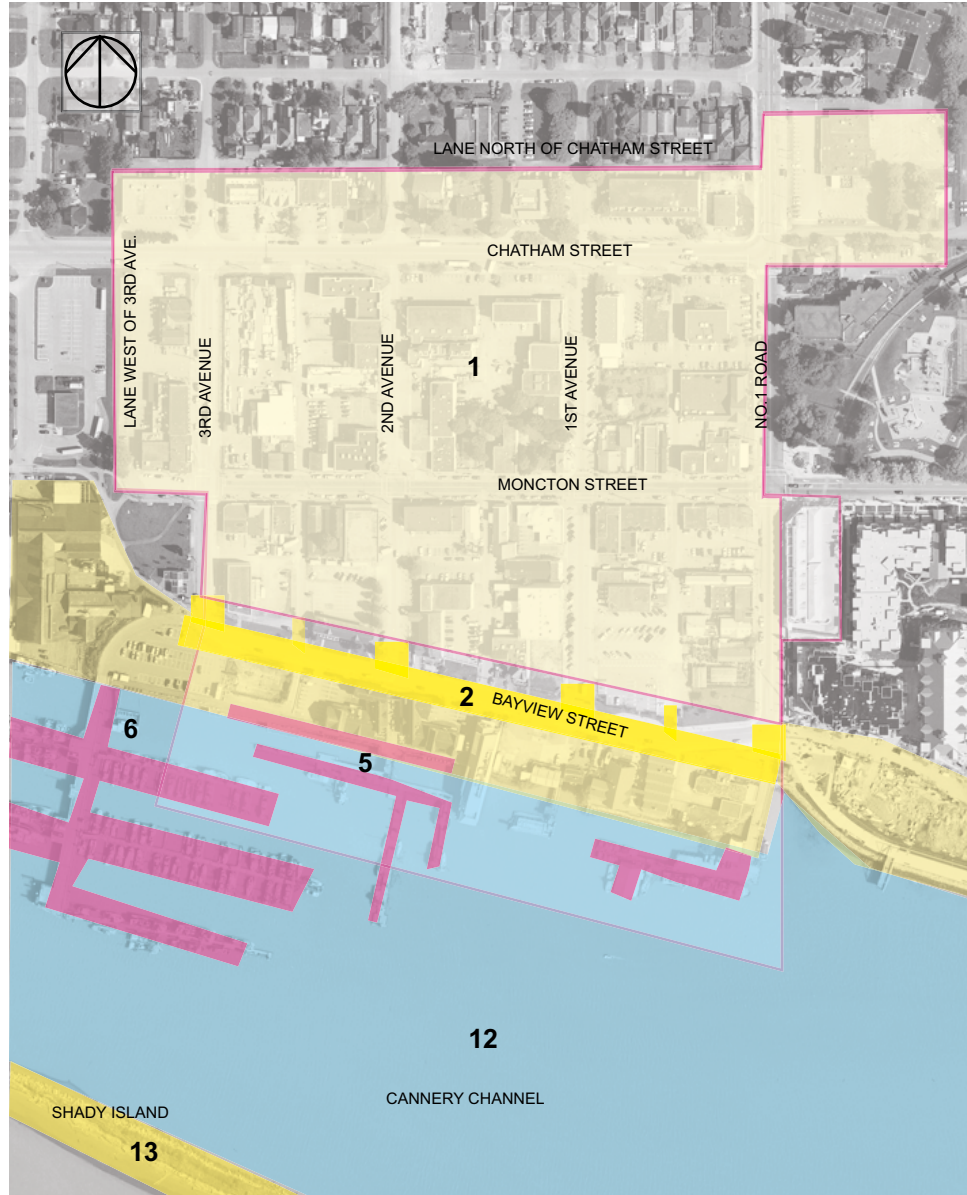
- Village-wide resources
- Moncton Street resources
- Chatham Street resources
- Bayview Street resources
- No.1 Road resources
- 1st Avenue resources
- 2nd Avenue resources
- 3rd Avenue resources
- East Lane resources
- Centre lane resources
- West Lane resources



3 (7) Location Maps for Identified Heritage Resources

The following maps identifies 54 individual heritage resources in the Village.

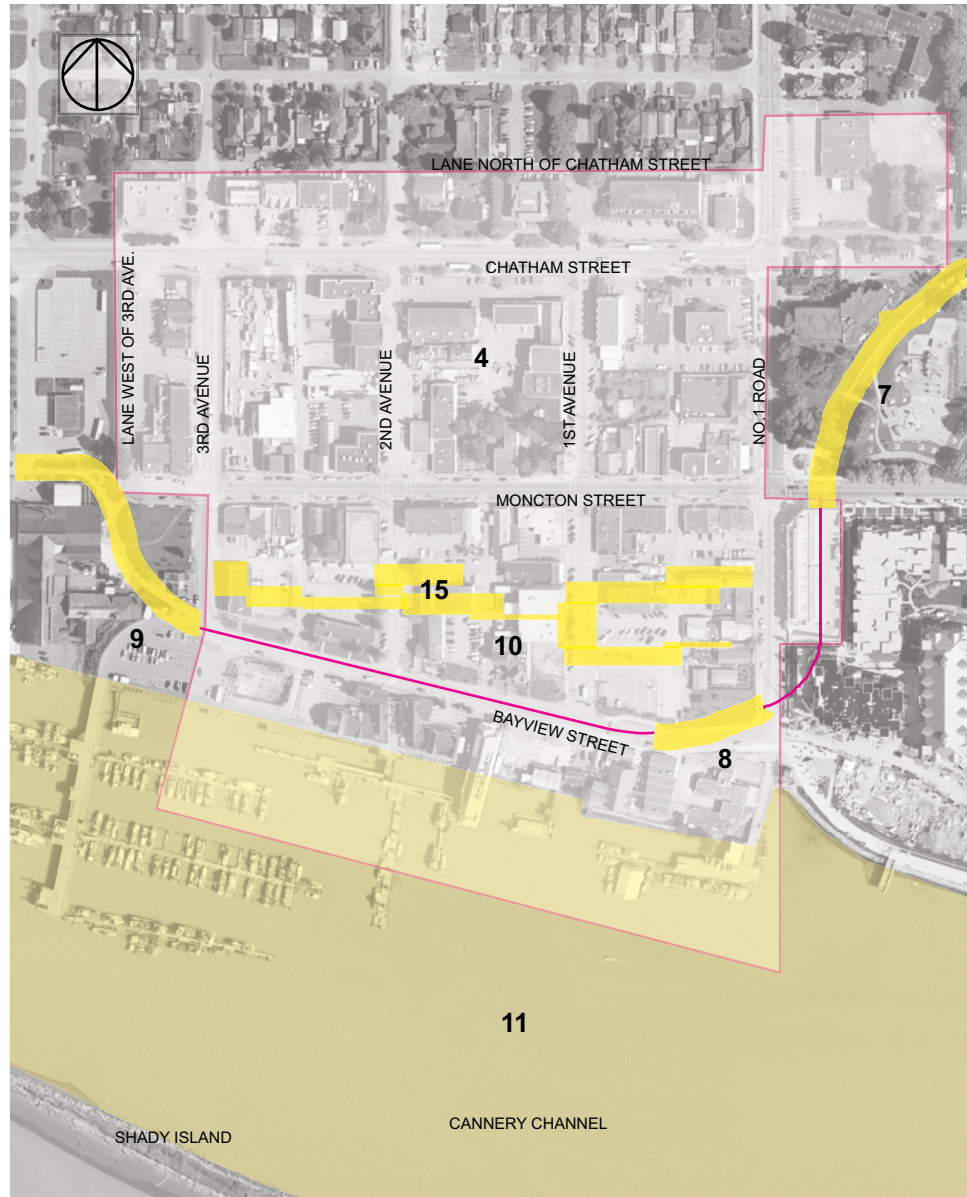
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Village-wide resources

1. Present Ground Level
2. The Dyke
5. Fisherman's Wharf and Docks
6. Home Port Docks
12. Cannery Channel
13. Shady Island

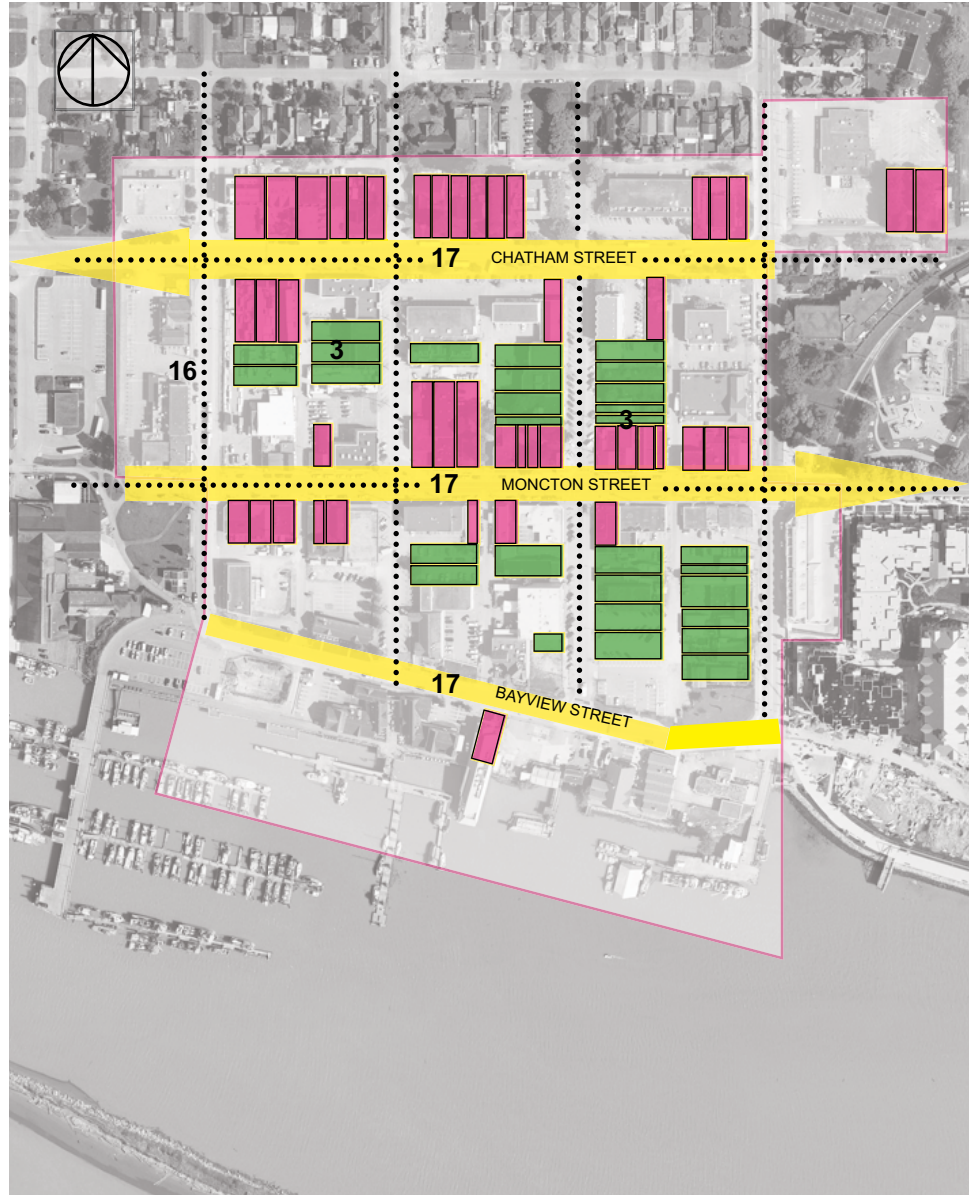
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Village-wide resources

- | | |
|--|---------------------------------------|
| 4. Remnants of Frontier Town | 10. Industrial Infrastructure |
| 7. BC Electric Interurban and Power Poles | 11. Pilings and structures on pilings |
| 8. CPR Curve at No.1 Road and Bayview Street | 15. Pedestrian Shortcuts |
| 9. CPR Curve at the Gulf of Georgia Cannery site | |

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Village-wide resources

3. Remnants of original survey

- pink: lots with frontages on Streets
- green: lots with frontages on Avenues

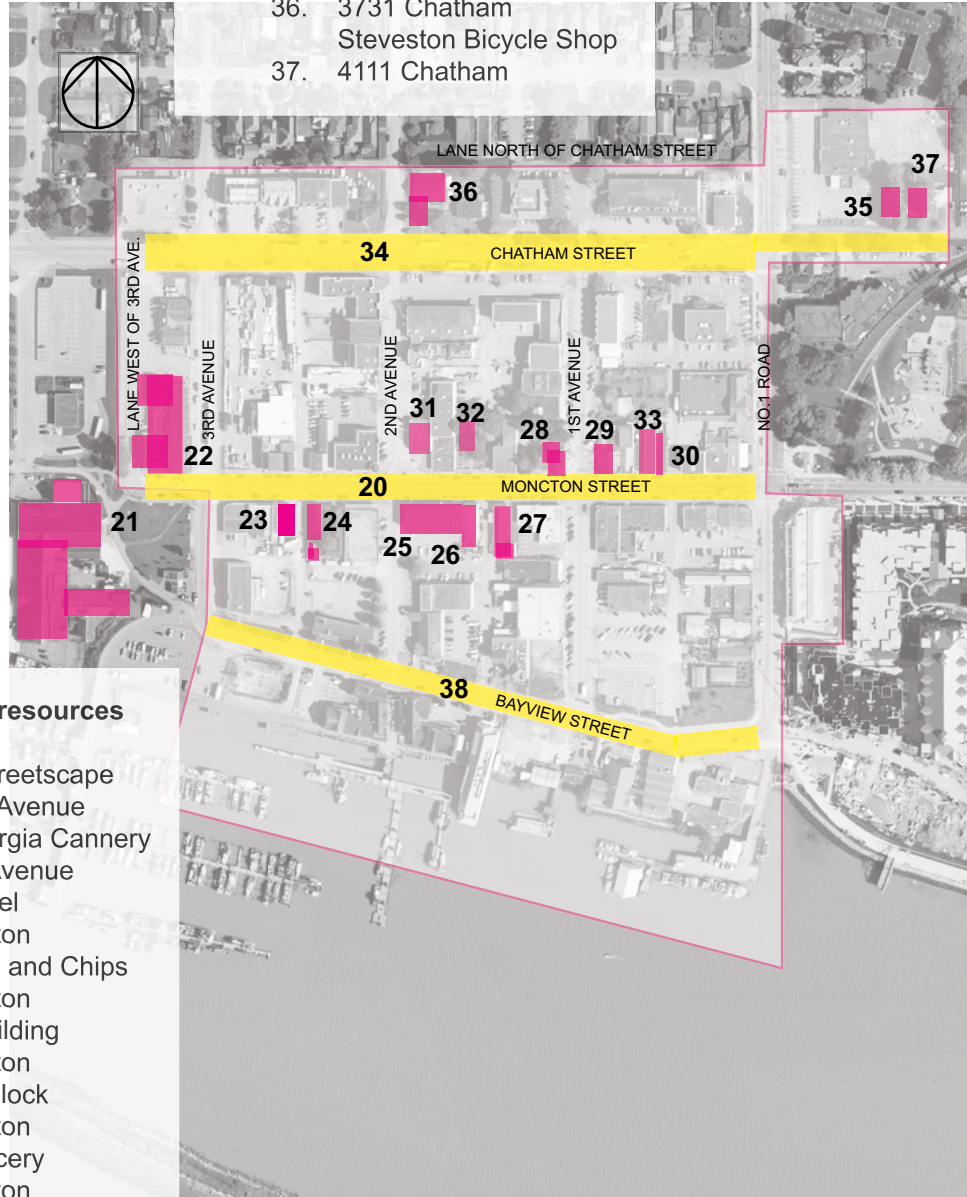
16. The Village road and lane grid

17. Three Streets

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Chatham Street resources

- 34. Chatham Street
- 35. 4091 Chatham
- 36. 3731 Chatham
Steveston Bicycle Shop
- 37. 4111 Chatham



Moncton Street resources

- 20. Moncton Streetscape
- 21. 12138 3rd Avenue
Gulf of Georgia Cannery
- 22. 12111 3rd Avenue
Sockey Hotel
- 23. 3460 Moncton
Dave's Fish and Chips
- 24. 3480 Moncton
Watsida Building
- 25. 3580 Moncton
Hepworth Block
- 26. 3680 Moncton
Wakita Grocery
- 27. 3700 Moncton
Atagi Building/Redden Net
- 28. 3811 Moncton
Northern Bank/Museum
- 29. 3831 Moncton
Ray's Drygoods/Budget
- 30. 389 Moncton
Tasaka Barbershop
- 31. 3611 Moncton
Marine Garage
- 32. 3711 Moncton
Cannery Cafe
- 33. 3871 Moncton
Bare Basics/Oasis Cafe

Bayview Street resources

- 38. Bayview Street

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Village-wide resources

- 14. Views of North Shore Mountains
- 18. Three Avenues
- 19. Three Lanes

1st Avenue resources

- 43. 1st Avenue
- 44. 12191 1st Avenue Steva Theatre
- 45. Private house and garden

2nd Avenue resources

- 46. 2nd Avenue

3rd Avenue resources

- 47. 3rd Avenue
- 48. 12011 3rd Avenue Steveston Courthouse
- 49. Southwest corner of 3rd and Chatham

East Lane resources

- 50. East Lane

Centre Lane resources

- 51. Centre Lane
- 52. Mature Trees in Centre Lane

West Lane resources

- 53. West Lane

No.1 Road resources

- 39. No.1 Road
- 40. No.1 Road Wharf and Docks
- 41. No.1 Road South Discharge Station
- 42. 12001 No.1 Road Steveston Telephone Exchange
- 54. Prickly Pear



4 Heritage Conservation Policies

4 (1) General Policies for Steveston

Properties with identified heritage resources on site are not subject to a blanket development freeze. Alterations to these sites will be considered on the merits of their conservation of heritage values.

Conservation policies must be balanced with incentives (Appendix B contains a list of possible incentives under consideration). It is imperative to acknowledge the principle that sufficient incentive(s) must be provided to property owners to achieve conservation.

The City of Richmond acknowledges that Steveston’s historic resources are central to its economic, cultural, and social well-being.

1. General:

- (a) The City of Richmond is committed to protecting the heritage character of Steveston, by considering it a top priority among other considerations
- (b) Facilitate the conservation of its heritage resources by making use of them
- (c) Strive to retain or recover the cultural significance of historic resources, by providing for their security, maintenance, and future
- (d) Promote the appreciation of valued heritage resources and the importance of their conservation
- (e) Monitor progress to maintain an effective Strategy

2. Assessment:

- (a) Assess any proposed change within the Study Area for its impact on the heritage character of Steveston
- (b) Existing material, use, associations and meanings of valued resources should be adequately recorded before any changes are made
- (c) The impact of proposed changes on the cultural significance of a place should be assessed with reference to the Steveston Statement of Significance and the historical Core Themes



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3. Standards and Guidelines:
 - (a) Formally adopt the Standards and Guidelines for the Conservation of Historic Places in Canada to guide all heritage conservation activities
 - (b) All heritage conservation work should be based upon research, site analysis, and documentation to identify and safeguard fully the heritage values to be conserved
 - (c) The evolution of the resource should be respected. The contributions of all periods are important to the historical development and may merit retention
 - (d) Long-term protection of the historic resource should be balanced with user requirements, and future resource management goals should be identified prior to undertaking any work
 - (e) The approach to all heritage conservation projects should be one of minimal intervention to ensure the maximum preservation of the existing and authentic physical fabric and the retention of the signs of age
 - (f) Conjecture and the falsification of building elements should be avoided in all heritage conservation projects
 - (g) A well-defined maintenance plan should be clearly established in order to ensure an appropriate level of maintenance and care upon completion

4. Database including Heritage Register:
 - (a) Include identified Steveston heritage buildings and places and list them on the appropriate registered inventories:
 1. Richmond Community Heritage Register
 2. BC Register of Historic Places
 3. Canadian Register of Historic Places
 - (b) Update as necessary the Heritage Register listing of any building or place following a major alteration or relocation
 - (c) Facilitate future heritage conservation efforts by documenting information on all new construction in Steveston Village
 - (d) Develop a pro-active heritage review and evaluation process which will identify City-owned heritage property at a time when the structure is still in use

5. Bylaws:
 - (a) Consider implementing a Heritage Conservation By-law to protect its listed heritage buildings and places

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6. Partnerships:
 - (a) Work with building owners, developers and community groups to find compatible new uses for under-utilised heritage buildings and heritage buildings at risk of demolition
 - (b) Identify as necessary qualified consultants to assist owners of heritage buildings in development, redevelopment, and alterations
7. Funding:
 - (a) Consider funding a yearly heritage grant allocation to qualified owners of listed heritage buildings and places, to enable them to plan and conserve Strategy heritage resources
 - (b) Assist building owners and developers in identifying other potential sources of funding from other levels of government and non-governmental organizations



4 (2) Policies that control development by guiding change

Acknowledging that change is a given, these policies will assist in the conservation of Steveston's heritage resources by directing ways in which community change is assessed, managed and implemented:

1. Establish Steveston Village as a heritage conservation area in the Official Community Plan to facilitate the conservation of identified Strategy resources
2. Manage change incrementally (e.g. re-zonings)



4 (3) Policies regarding treatment of physical aspects of historic resources

1. Setting and context:
 - (a) Identified Strategy heritage resources should be unobstructed or retained. These may be built or landscape features, including relationships between spaces, landscape and garden layouts, planting, views, fences and walls
 - (b) The siting and design of new elements should be done based on consideration of the impact on the large-scale and immediate setting and context
 - (c) The removal or mitigation of visual and non-visual elements that do not contribute to the value of the place should be undertaken
2. Building and structures:
 - (a) Identified Strategy buildings and structures that reflect original development and urban design

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- (b) Elements identified as detracting from the heritage character or value of a building or structure should be removed unless they are necessary to their function; new development or change of use may warrant the removal of an intrusive element
- (c) Changes or additions to a building or structure should be made only as necessary for the function of an establishment; changes should be documented and additions should be in character with, yet distinguishable from the original fabric

3. Landscape

- (a) Identified Strategy cultural landscape features that exemplify the evolution of Steveston's cultural landscape should be retained
- (b) New landscape development in Steveston should be designed to be compatible with, yet distinguishable from, the identified Strategy heritage landscape of the Village
- (c) New landscape features and plant material that reflect the original development and planting patterns and varieties as identified in the Strategy may be reinstated based on adequate research and documentation in order to conserve the heritage character of Steveston
- (d) Identified Strategy landscape features may be retained or replaced for interpretive purposes



4 (4) Policies regarding interpretation as a conservation measure

Interpretation:

- (a) can be used as a way of conserving an historic place through an understanding of the historic values
- (b) is a way of commemorating heritage values and fostering community pride, tourism and business opportunities
- (c) presents intangible heritage values, such as memories, associations, events and stories not covered in treatment of physical aspects of historic resources

1. City of Richmond initiatives:

- (a) The City should adopt an ongoing, evolving interpretive program for Steveston
- (b) Interpretive programs in Steveston should provide

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- (c) memorable educational and recreational experiences that will help the public understand the meaning and relevance of Steveston's heritage resources, and foster a sense of stewardship
 - (c) Comprehensive interpretive plans with community input should serve as the backbone of interpretive and educational program planning and direction
 - (d) Opportunities for the interpretation, commemoration and celebration of significant associations between people and a place should be investigated and implemented
2. Private Initiatives:
- (a) Where conservation of the physical fabric is not feasible, where heritage values are intangible, or where heritage fabric is missing, a program of recording, commemoration and interpretation should be implemented as a way of preserving and presenting the tangible and intangible heritage values of the place

4 (5) Policies regarding feasible and compatible uses

1. The general land uses that have been determined to be compatible in Steveston include industrial, commercial, residential, water based, and public open space.
2. Policies governing industrial uses:
 - (a) Allow the continuation of industrial uses in their present location (e.g. grandfather in any non-conforming industrial uses)
 - (b) Encourage all existing industrial zoning
 - (c) Encourage forms of residential use that would be more compatible with the noise, odour and other related impacts of industrial activities
 - (d) Encourage developers/property owners to educate their purchasers/renters that adjacent properties are heritage industrial sites; consider disclosure statements and consent forms to formalize that education
3. Policies governing commercial uses:
 - (a) Encourage a mix of commercial uses that contribute to the vitality of Steveston Village
 - (b) Encourage businesses that support water based uses such as the commercial fishing fleet, fish stores, marine supply stores and water-related tourist activities

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4. Policies governing residential uses:
 - (a) Encourage a variety of residential uses and tenures to ensure a broad population mix that will also support the community

5. Policies regarding recreational and open space uses:
 - (a) Retain recreational and open space uses and seek opportunities for enhancing linkages through integrated heritage-related interpretation



5 Urban Design Policies



5 (1) Policies regarding retention and enhancement of significant aspects of the urban setting:

The urban design policies for Steveston are to encourage the conservation the Village's heritage character.

1. Encourage the retention of the Village precinct while acknowledging unique edge conditions and parcel orientation.
2. Encourage the retention of the existing grade, both on privately-held property and public land (roads and park land), except for the dyke (Bayview Street right-of-way), which is significant for its ever-increasing height.
3. Encourage the retention of identified view corridors.
 - (a) Views to the North Shore Mountains from the Avenues and Lanes;
 - (b) Views to Shady Island and to Mt. Baker from places along Bayview Street and the Wharfs.
4. Encourage the retention of the identified distinct character of each Lane, each Street, each Avenue, and No.1 Road.
5. Conserve the small-town character of the Village:
 - (a) Increase the availability of street surface diagonal parking where feasible and where there are no impacts to existing character;
 - (b) Resist the installation of traffic signals at intersections (e.g. consider providing a traffic control officer at No. 1 Road and Moncton Street during summer weekends instead of signalization);
 - (c) Encourage the retention of the existing street grid and traffic orientation, which feels easily accessible;
 - (d) Continue to allow informal pedestrian and vehicular traffic in the lanes; continue to allow loading in these lanes;
 - (e) Encourage the retention of the existing small sites of privately-held property. Small lot sizes are central to the unique variety and richness of

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- (f) the experience of Steveston's streets;
 - (f) Encourage the retention of remnants in the landscape of historical transportation corridors;
 - (g) Encourage the retention of east/west pedestrian shortcuts though privately held properties north and south of Moncton Street.
6. Managing Building Heights:
- (a) Building height increases are allowed, consistent with the Zoning Bylaw (e.g., 2-3 stories), to allow development, heritage conservation and financial flexibility.
 - (b) On a case to case basis, it may be determined that increases to existing building heights are not to be allowed, and appropriate incentives and regulations are to be applied (e.g., tax exemptions, density transfer [if feasible]).
7. Managing Streetscape:
- Steveston Village streetscape conservation will be achieved by requiring:
- (a) Identified heritage resources to be conserved as per the Conservation Strategy; and
 - (b) Non-heritage resources to be maintained or re-developed according to the Strategy (e.g., Core Themes, the Steveston Style and Urban Design Guidelines).

5 (2) Design Guidelines Policies

An updated Design Guidelines document will be a central product of the Steveston Village Conservation Program. Just as is presently the case, regulations will require that development within the bounds of Steveston Village are to follow the Guidelines, whether that development be alterations to identified heritage resources or new development on a site without an identified heritage building.

The Design Guidelines shall reflect an understanding of what will be termed the 'Steveston Style': that is, the physical ways in which the heritage character of the Village is manifest in its properties and buildings:

Siting and open space

- **narrow frontage relating to small lots**
- **building fronts that contribute to continuous street walls**
- **little or no manipulation of ground level**
- **informal, site-specific open spaces**



Conservation Strategy – Managing Change

Structures

- **mostly windows on ground floor frontages**
- **simple ornamentation of plain structures**
- **modest materials used economically**
- **utilitarian physical infrastructure**

Following best-practices in conservation, the twin goals in the Village are for compatibility and distinguishability between new work and the existing heritage.

1. Guidelines for new buildings are to be contextual: inspiration for form and materials are to come from the character of its surroundings.
2. Guidelines should be straightforward, not requiring extensive discretionary decisions.

5 (3) Policies regarding zoning amendments

1. Zoning amendments are to assist in increasing the retention of heritage character.

6 Conservation Implementation Program

6 (1) Implementation Program

The second phase of the Steveston Village Conservation Program is the Conservation Implementation Program. The Program will involve the establishment of an appropriate set of governance tools and supporting incentives to implement this Conservation Strategy.

A list of possible tools is included in Appendix B of this report.

The Implementation Program will emphasize incentives and consider policy, regulatory, financial and partnership tools to achieve conservation objectives and assist property owners in achieving them. It will also review the approval and permits process to determine where efficiencies may be gained. The objective will be to balance any additional requirements with incentives to encourage property owners to invest in their properties and contribute to the overall development of Steveston as a successful community. Proposed incentives will be tested to ensure financial viability and potential sources of funding.

Appendices

- A Individual Statements of Significance**
- B Possible Tools for Conservation Implementation**
- C Pros, cons, and financial implications of the application
Standards and Guidelines**
- D Pros, cons, and implications of creating a heritage
conservation area**

Appendix A

Individual Statements of Significance

Village-wide resources



1. Present Ground Level

Description

This historic feature consists of the present ground level throughout the Village.

Values

The present ground level throughout the Village is an important remnant of grade that, if built up, would obscure the history of grade at one time being lower than present design levels.

Contrasting this existing grade level with levels in surrounding areas highlights the history of raising grade to guard against flooding.

Character Defining Elements

The character-defining elements of present ground level include:

- Current street and ground levels
- Structures associated with the existing grade that date from an earlier time period

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Steveston Village Conservation Program

Village-wide resources



2. The Dyke (Bayview Street)

Description

This historic place comprises the rise in the land at the river's edge, along which runs Bayview Street, between No. 1 Road and 3rd Avenue.

Values

The dyke along Bayview Street is valued as a part of the historic efforts undertaken to drain the land, which facilitated both farming and the development of the village of Steveston. As the historical line of defense against high water, this important cultural landscape feature acts as the southern visual boundary to Steveston Village.

Physically, the dyke is notable for its association with a major water collection channel (now a culvert) on its north side, which reflects the historic and ongoing need for water management in the area. It is also significant for its relative narrowness as compared to the dykes both east and west of Bayview Street.

Character-Defining Elements

The character-defining elements of the dyke include:

- Abrupt rise up from Village to top of dyke (particularly felt where the lanes meet)
- Narrowness in vicinity of No.1 Road
- Unbuilt-upon land land-side of the dyke (covering major water collection culvert)
- Openness for views to both the River to the south, and the landscape to the north

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process
- Criterion 3: The level of importance of associations with an era and events in Steveston's history and development
- Criterion 4: The intactness, evocative qualities, and unity in scale and form

Village-wide resources



3. Remnants of Original Survey

Description

The historic feature includes small parcels of property located throughout the Village.

Values

The small parcels, remnants of the original 19th Century survey, are an integral part of the heritage character and values of the village. As the key surviving evidence of the original parceling out of the village land for non-agricultural use, they provide a record of the importance of attracting investors with limited means, during the early years of local development. The small lots, and their orientation to the landscape, continue the traditional ideals of small ownership and add aesthetic value to the village core as a means of affecting a rich and varied streetscape. The historic layout of the village also reveals a pre-eminence of streets over avenues, which is important as a example of the planning implicit in the surveys of frontier townsites.

Character-Defining Elements

The character-defining elements of the remnants of the original survey include:

- Small frontages – 50’ and narrower
- Preference given to narrow frontages to properties along Streets (as opposed to the Avenues)

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process
- Criterion 3: The level of importance of associations with an era and event in Steveston’s history and development
- Criterion 4: The intactness, evocative qualities, and unity in scale

Village-wide resources



4. Remnants of the Frontier Town

Description

These historical elements relate to the various traces that remain in Steveston as evidence of its roots as an early frontier townscape.

Values

As traces in the landscape and built environment of original patterns of development, the remnants of Steveston's frontier-town history reveal the evolution of the village over time. These remnants are further valued for their association with the defining historical themes of Steveston.

Character-Defining Elements

The character-defining elements of the remnants of the frontier town include:

- Change in building forms at edges of the townsite that include Bayview Street, Chatham Street, 4th Avenue and No.1 Road
- Power poles on Moncton Street as an indicator of early development and provision of electricity
- Varying street widths

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain function
- Criterion 4: The evocative qualities

Steveston Village Conservation Program

Village-wide resources



5. Fisherman's Wharf and Docks

Description

The historic place comprises the boardwalk at the foot of 2nd Avenue and its associated docks.

Values

Docks:

The Fisherman's Wharf docks possess historical value for their continued use as part of the home port for Pacific Fishing Fleet on the South Coast of Lulu Island. The adaptive re-use of the docks for fish sales to the public reflect the cultural evolution of the economy of the village over time. The docks are also valued for their economic contribution to the village in their continued use as infrastructure for boat moorage.

Wharf:

Fisherman's Wharf is valued as a publicly accessible space adjacent to the working waterfront. Constructed of timber members, the wharf is reflective of the traditional boardwalks which were once prevalent throughout the village. The recent construction of the boardwalk along the harbour edge west from the foot of 2nd Avenue is of cultural significance as model partnership project: wherein the City of Richmond is joined by other parties to bring about urban improvements to Steveston.

Character-Defining Elements

The character-defining elements of Fisherman's Wharf and docks include:

Docks

- The elements that make the docks a working functioning whole, including the adjustable ramp connection between wharf and tidal docks; the anchoring pilings, piping, wiring, lighting
- Ramp connecting wharf with floating tidal docks
- The public accessibility to the docks
- Associated fishing fleet boats and fish sales activity

Wharf

- Timber surfacing
- Piling structure extending over the river and dyke

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources



6. Home Port Docks

Description

This historic place comprises the docks accessed from the foot of 3rd Avenue.

Values

The home port docks possess historical value for their continued use as part of the home port for Pacific Fishing Fleet on the South Coast of Lulu Island. The adaptive re-use of the docks for recreational boat moorage reflect the cultural evolution of the economy of the village over time.

Character-Defining Elements

The character-defining elements of the home port docks include:

- The elements that make the docks a working functioning whole, including the adjustable ramp connection between wharf and tidal docks; the anchoring pilings, piping, wiring, lighting
- Associated fishing fleet and recreational boats
- Ramp connecting wharf with tidal docks

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Steveston Village Conservation Program

Village-wide resources



7. BC Electric Interurban Tracks and Power Poles

Description

This historic feature consists of a section of curved railway tracks and associated electrical power poles at Moncton Street and Steveston Park.

Values

The BC Electric Interurban tracks and power poles are valued for their significance as part of Richmond's overall transportation system that included bridges across the North Arm, the Canadian Pacific Railway, and ferry systems on the Fraser River. They are a reminder of the evolution of the Interurban railway from the original CPR line to Richmond, and its provision of a rail link for the movement of people and agricultural produce between Steveston and Vancouver.

The tracks and power poles are important for their association with Steveston's growing importance as a townsite and supply centre, and with the transition from steam to electrically powered trains. The physical remains of the Interurban tracks and power poles are significant as symbols of the importance of Steveston as the last stop on the tram line from Vancouver.

Their presence in the village contributes to the social values of the community, and supports community efforts to resurrect the Interurban line.

Character-Defining Elements

The character-defining elements of the BC Electric Interurban tracks and power poles include:

- Curved tracks and wooden power poles in their original locations along the BC Electric Railroad right-of-way
- Physical relationship between the railway tracks and power poles

This resource met the following criteria:

Criterion 2: The ability of the resource to represent a certain historical process and function

Criterion 3: The level of importance of associations with an era in Steveston's history and development

Criterion 4: The intactness and evocative qualities

Village-wide resources



8. CPR Curve at No. 1 Road and Bayview Street

Description

This historic place consists of the curved portion of the No.1 Road right-of-way as it turns west along Bayview Avenue.

Values

This roadway pattern has value as a trace in the landscape of the original Canadian Pacific Railway track, constructed in 1902, that extended along the waterfront to the Gulf of Georgia Cannery. The roadway represents the evolution of rail transportation in Richmond which began with the CPR and developed into the BC Electric Railway, and the pattern of transport systems that occurred on top of the dykes. This historic feature has value in its reflection of Steveston as an important centre for the production of goods, including fishery, agricultural and lumber products, and the need for canneries such as the Gulf of Georgia to have access to the rail lines. The roadway represents the connection of Steveston internationally in its historic relationship to the CPR ferries that operated out of Steveston.

Character-Defining Elements

The character-defining elements of the CPR curve at No. 1 Road and Bayview Street include:

- Curve as still visible off-street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources



9. CPR Curve at the Gulf of Georgia Cannery Site

Description

This historic feature consists of the curved path connecting Bayview Street with the passageway through the Cannery site to points west.

Values

This road and pathway pattern have value as a trace in the landscape of the original Canadian Pacific Railway track, constructed in 1902, that extended along the waterfront to the Gulf of Georgia Cannery.

The roadway represents the evolution of rail transportation in Richmond which began with the CPR and developed into the BC Electric Railway, and the pattern of transport systems that occurred on top of the dykes. This historic landscape feature has value in its reflection of Steveston as an important centre for the production of goods, including fishery, agricultural and lumber products, and the need for canneries such as the Gulf of Georgia to have access to the rail lines. The roadway also represents the connection of the village internationally in its historic relationship to the CPR ferries that operated out of Steveston.

Character-Defining Elements

The character-defining elements of the CPR curve at the Gulf of Georgia Cannery site include:

- Curve as still visible off-street, now the pedestrian walkway and roadway through the Gulf of Georgia Cannery site

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources

10. Industrial infrastructure



Description

This historic feature includes the significant stock of industrial buildings that historically have supported the home fleet. These elements are interspersed throughout much of the village, but exist most apparently south of Moncton Street.

Values

Steveston's historic industrial infrastructure possesses value as a link to the traditional local fishing industry. As a record of the construction "boom" following the Second World War, and the lucrative times in the fishing industry in the several decades following the War, these historic buildings contribute to the historic mixed-use, "working-town" character of the commercial core of the village, and provide an important social counterpoint to the modern development of the village as a tourism destination.

Character-Defining Elements

The character-defining elements of industrial infrastructure include:

- Unadorned industrial construction - concrete blocks, big windows, flat roofs, big opening doors
- Associated yards with industrial equipment, and products (boat parts, engines, etc.)

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources

11. Pilings and Structures on Pilings



Description

This historic feature comprises historic pilings, and old and new buildings, wharves, and miscellaneous structures supported on pilings at the river's edge.

Values

This historic feature is valued as an important characteristic of Steveston's relationship with the Fraser River over time. Reflecting building methods typical for a waterfront fishing village, the pilings and structures built thereon illustrate how access to the river was, and is, exploited to maximum capacity. This characteristic form of building reflects the ideal connection to the waterfront, which supported the fishing industry in the past, and mixed-use commerce today.

This historic feature is reflective of the need for productive and useful construction which accommodates the tidal waters in this part of the river.

Character-Defining Elements

The character-defining elements of the pilings and structures on pilings include:

- Lone pilings used as anchors for a variety of floats, and structures
- Ganged pilings forming a grid for major building foundations

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources

12. Cannery Channel



Description

The historic place comprises the channel bounded by the Steveston waterfront and Shady Island.

Values

Cannery Channel is important to the heritage of Steveston because it is an evolving cultural landscape – a waterway bounded by decaying industrial elements – which illustrates and accommodates the historic development of the fishing fleet home port and the cannery industry. It possesses significant cultural value in its continued use as a working waterway for the local fishing fleet. The adaptive reuse of the waterway for recreational boating reflects the changing economic and social norm associated with Steveston as it evolves over time. Cannery Channel is also valued for its historic association with important role that No. 1 Road Wharf played in the social and economic life of Steveston and Lulu Island.

Character-Defining Elements

The character-defining elements of Cannery Channel include:

- Home port wharves and docks
- Home port fishing boats and marine support facilities (e.g. gas barges, net lofts etc.)
- Remnants of past cannery development along shoreline, particularly remnants of cannery buildings built over the water
- Sundry pilings and other elements associated with past and present industrial activity

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources

13. Shady Island



Description

This historic place is the long low island separating the Cannery Channel from the South Arm of the Fraser River.

Values

Shady Island is valued as a record of the evolving nature of this part of the Fraser River, reflecting the changing relationship between human activities and the natural landscape. Its physical location and presence in this area to the south of Steveston Village provide valuable insight into the history of dredging for the maintenance of Cannery Channel. The decaying industrial elements on the island reflect how the island was once used to support the local fishing industry, and how the local commercial activities have changed over time.

Shady Island also possesses value as a visual boundary to the vista of Cannery Channel when viewed from the Steveston waterfront. It is important to the natural history of the area as a good of the naturalization of the riparian shoreline.

Character-Defining Elements

The character-defining elements of Shady Island include:

- Undeveloped naturalized landscape and shoreline
- The island's length and lowness, forming a continuous fence-like visual barrier in the middle distance as viewed from the Steveston waterfront
- Decaying barges on the harbour side of the island
- Sundry pilings associated with past and present industrial activity

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources

14. Views of North Shore Mountains



Description

This historic feature comprises the views of the North Shore Mountains at the end of most north / south avenues and lanes, and No.1 Road.

Values

The views of the North Shore Mountains from within Steveston's commercial core are important because they provide a sense of the orientation of the village planning and development in relationship to the landscape, which relate to the original townsite survey of 1859. The unobstructed views to the north provide a significant visual counterpoint to the flat delta land in the foreground, reflecting the natural qualities of the landscape which inspired the earliest layout and development of the townsite.

Character-Defining Elements

- Clear corridors for views to the North Shore Mountains at the north end of Steveston's Avenues and Lanes

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 4: The intactness and evocative qualities

Village-wide resources

15. Pedestrian Shortcuts



Description

This historic feature includes informal passageways running through private property connecting the avenues and the lanes in the commercial core of the village.

Values

Steveston's informal east/west pedestrian routes are an important feature of the cultural landscape. They provide economic value to the village in their contribution to the ease of linkage between parking areas and destinations such as the commercial streets and waterfront. Contributing to the informal nature of the village, they add to the small-town sense of place and provide an inherent sense of belonging when used.

Aesthetically these pedestrian routes are valued as visual links in the east/west direction, particularly to new development on the BC Packers site.

Character-Defining Elements

The character-defining elements of the pedestrian shortcuts include:

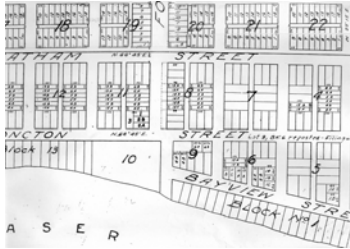
- Informal gaps between buildings
- Gaps of varying width
- Association with informal and formal parking
- Association with undifferentiated paved public and private property

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 4: The intactness and evocative qualities

Village-wide resources

16. The Village Road Grid



Description

The historic feature consists of the current pattern and layout of Steveston townsite which is an east-west grid pattern of small blocks and varying road widths.

Values

Steveston's grid system is valued as a reflection of the original Crown Grant of section 3-7-10 in 1859, resulting in its layout in a grid pattern of small blocks which were divided into long thin lots between 25-30 feet in width. The grid is valued for its relationship to the original survey of Richmond conducted in 1859, which included sections, ranges and blocks, and was used only once on Sea and Lulu Islands.

There is value in the deflection of the grid as it reaches the edge of the South Arm of the Fraser River and ends at the dyke, illustrating the integral relationship between land and water and the effect thereof on land use and development. It is significant that development in Steveston has respected the grid, both in consolidation into larger parcels for agricultural purposes and subdivision into smaller lots. The grid represents the quintessential small town layout in British Columbia in the late nineteenth century and is a key element of Steveston's character and sense of place.

Character-Defining Elements

The character-defining elements of the Village road grid include:

- North-south oriented grid ending at the river
- Varying street widths
- Orthogonal layout, except where the Fraser River shoreline demands angled street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources

17. Three Streets



Description

This historic place comprises the sections of the Chatham, Moncton, and Bayview Streets oriented east/west, roughly parallel to the Fraser River shoreline, situated between No. 1 Road and 3rd Avenue.

Values

Steveston's three streets are valued as a product of the earliest townsite survey dating to 1859. Typical of town planning and layouts of the time, they represent an important hierarchy of streets paralleling the shoreline: a working street at the shoreline, with high streets inland.

Geographically the three streets are of value for being coordinated with the overall grid for Lulu Island.

Character-Defining Elements

The character-defining elements of the three streets include:

- Straight streets coordinated with No.1 Road
- Names of streets from Steves' ancestral roots in New Brunswick

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources

18. Three Avenues



General

Description

The historic feature consists of 1st, 2nd, and 3rd Avenues within the Steveston town site running north/south, between Chatham and Bayview Streets.

Values

Steveston's three avenues are valued for their physical contribution to the village. They reflect the orientation of the village planning and development to the landscape, and provide view corridors to the North Shore Mountains and Shady Island. With their openness, and layout which reflects the original survey of the townsite, they make a significant contribution to the small-town sense of place which characterizes Steveston's heritage.

Character-Defining Elements

The character-defining elements of the three avenues include:

- Clear corridor for view to mountains
- Lack of traffic lights
- Angled parking in places

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Village-wide resources

19. Three Lanes



Description

This historic place comprises the three lanes running north / south between Chatham and Bayview Streets.

Values

The lanes in Steveston possess historical value as products of the initial subdivision of Steveston in 1888. They reflect the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner.

The village lanes are also important as informal spaces which connect residential and commercial areas with the dyke and shoreline both physically and visually. Providing informal parking opportunities within the village, they contribute significantly to the cultural value of the small-town sense of place which characterizes Steveston's heritage.

Character-Defining Elements

The character-defining elements of the three lanes include:

- 33 foot width
- Amorphous paved ground plane
- Little differentiation between public and private property

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

**Moncton Street
resources**



20. Moncton Streetscape

Description

The historic place consists of the three Blocks of Moncton Street situated between No. 1 Road and 3rd Avenue. Moncton Street is the central east/west street in the Village, and its primary commercial street.

Values

Moncton Street is valued as the continuing pre-eminent commercial street in the village, having retained the historic elements of scale and use of its earliest design throughout its development over time. Its role as the traditional main street to points east of the Village (road runs behind the canneries that once lined the shore to the east of the Village) Continuing presence of traditional infrastructure relate to the flow of pedestrian traffic, which would have been prevalent early in the twentieth century along Steveston's main street.

Character-Defining Elements

The character-defining elements of the Moncton streetscape include:

- Aesthetics found in the richness and variety of buildings on properties with narrow frontages
- Cultural value as a predominantly commercial street
- Lines of power poles and wires
- Geographical value as part of orthogonal road grid on Lulu Island

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

**Moncton Street
resources**

**21. 12138 3rd Avenue
Gulf of Georgia Cannery**



This resource met the following criteria:

Criterion 1:
The overall contribution of the resource to the heritage value and character of Steveston

Criterion 2:
The ability of the resource to represent a certain historical process and function

Criterion 3:
The level of importance of associations with an era important in Steveston's history and development

Criterion 4:
The intactness, evocative qualities and unity in scale, form, materials, texture and colour

Description

The Gulf of Georgia Cannery forms the western boundary of Cannery Row, an historic grouping of canneries which once existed along the Steveston Riverfront. The cannery building is part of a complex of buildings and is a large structure constructed in an L shape, with a wood piling foundation and associated wharves. The cannery is a landmark at the western terminus of Moncton Street.

Values

The Gulf of Georgia Cannery is valued as a monument to the history of West Coast fishery resources, documenting and communicating their history and promoting their stewardship. As the most westerly surviving fish canning and processing plant in a series that once stretched along Steveston's riverfront, the Gulf of Georgia Cannery provides valuable insight into the bygone economic and developmental norms upon which Steveston was built. It is significant that this historic place is one of the few cannery complexes still intact, having retained its village roots and independent status during the B.C. Packers sweep of 1902.

The style and massing of the buildings relate directly to their function as a cannery and processing plant, and additions to the buildings over time are significant in that they reflect changes in fishing and processing on the west coast. The cannery also possesses historic associations with other structures on the site, such as the net lofts, which are still in active use by the fishing industry. This historic place is a landmark in Steveston, and punctuates the western end of Moncton Street both visually and physically.

The Gulf of Georgia Cannery is valued for its social contribution to Steveston's heritage; as a cultural site and museum it serves to inform and communicate the rich and evolutionary history of the village to a broad audience. This historic place is also recognized as a National Historic Site of Canada.

Character-Defining Elements

The character-defining elements of the Gulf of Georgia Cannery include:

- The plan of the building in an L shape reflecting its use in canning and fish processing
- The form and details of the building, including a variety of cladding materials indicating changes to the structure, multi-pane wooden sash windows varying in size, and the roofline which is a complex mix of gables and gable dormers
- The construction of the building on wooden pilings extending into the river
- The relationship of the cannery structure to the river as an important component of the landscape

**Moncton Street
resources**



**22. 12111 3rd Avenue
Steveston Hotel/Sockeye Hotel**

Description

The Steveston Hotel (Sockeye Hotel) takes up the west side of a full block along Third Avenue. The historic place is a two-storey, utilitarian structure with a flat, unarticulated façade and a flat roof. It directly fronts the street, without transition or landscaping.

Values

The Steveston Hotel is valued for its historic association with the development of the Steveston townsite and its social and cultural value as a community gathering place and local business. Constructed in 1894, the hotel represents the economic infrastructure which supported the local fishing and canning industries historically, and the tourism industry today. As an historic and longstanding fixture in the community, it is significant that this historic place has had continuing use as a gathering place for the town's citizens, and continues to operate in its original function today.

Architecturally, the Steveston Hotel is an excellent example of a building which predates the fire of 1918. A significant landmark building in the commercial downtown of the village, it represents the growth of Steveston as a prosperous frontier town in the late nineteenth and early twentieth centuries. It is also important to note the role of this building as a refuge for many after the fire, and its contribution to rebuilding the town seen in its temporary housing of the Steveston Post Office for a time.

Character-Defining Elements

The character-defining elements of the Steveston Hotel include:

- The hotel's landmark status at the terminus of Steveston's main street
- Its prominent location at the corner of Moncton Street and 3rd Avenue
- The liveliness and diversity the establishment lends to the street edge along 3rd Avenue
- Surviving elements of its two stages of construction, seen in such elements as its flat-roofed form and simple lines

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process, function and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

**Moncton Street
resources**

**23. 3460 Moncton Street
Dave's Fish and Chips**



Description

Dave's Fish and Chips is a small wooden commercial building with a gable roof and a false-front façade located on the main commercial street in the village.

Values

Dave's Fish and Chips is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing. Dave's Fish and Chips is one of a number of buildings which stand as symbols of the efforts to rebuild Steveston after the waterfront fire of 1918.

Character-Defining Elements

The character-defining elements of Dave's Fish and Chips include:

- Its small-scale form
- Its key elements which identify it as an early-twentieth century commercial building, including its false-front, its relationship to the street
- Its contribution to the historic streetscape of contiguous buildings of a similar nature

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Steveston Village Conservation Program

Moncton Street resources



24. 3480 Moncton Street Riverside Art Gallery/Watsida Building

Description

The Riverside Art Gallery (Watsida Building) is part of a row of commercial buildings along Moncton Street in downtown Steveston. All of the buildings are of a similar age and scale, and present a continuous façade of small retail shops flush to the sidewalk.

Values

The building is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. The Riverside Art Gallery building was reconstructed after Steveston's waterfront fire of 1918, reflecting the effort made to rebuild the townsite.

The building represents the pattern of commercial development which characterized Steveston in the early part of the twentieth century. Its location along a north/south lane emphasizes its narrow street frontage, horizontal scale and modular construction.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

Character-Defining Elements

The character-defining elements of the Watsida Building include:

- Design details typical of early commercial buildings including a front gable roof, square false front with a decorative cornice and brackets, typical rectangular building behind, and horizontal wood clapboard cladding
- The height, scale, and massing of the building typical of the streetscape
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure
- Its association with Mr. I. Watsida, who constructed the building and conducted business there in the 1920s and 30

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Moncton Street resources



25. 3580 Moncton Street Hepworth Block

Description

The Hepworth Block is a three-storey, rectangular brick building sited flush to commercial buildings on Moncton Street the sidewalk on a prominent corner of Steveston's commercial district at Moncton and Second Avenue. The building encompasses three storefronts along Moncton Street. The neighbouring buildings are smaller-scaled and contrast with the massing of the Hepworth Block.

Values

The Hepworth Block is valued as a Steveston landmark and is a good example of a simple commercial and residential building of the early twentieth century. Its brick construction gives it a functional and aesthetic durability which has endured through various periods of change within the Steveston town centre, and enabled the building to survive the 1918 fire. Its landmark status is emphasized by its juxtaposition with the scale and material of surrounding buildings, all of which are smaller and primarily wood frame.

As a mixed used commercial and residential building, the Hepworth Block is reflective of the need for commercial diversity in the community. A rare three storey brick building in Steveston, the Hepworth Block is associated with an early prominent professional in the Village.

Character-Defining Elements

The character-defining elements of the Hepworth Block include:

- Its prominent location at the intersection of Moncton Street and 2nd Avenue
- Its significant contribution to the historic commercial streetscape
- Its multi-purpose form, with storefronts at street level and residential space above
- Its commercial building style as demonstrated by its elegant brick
- building material, horizontal massing, windows, its size and its height, all contributing to its landmark status on Moncton Street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Moncton Street resources



26. 3680 Moncton Street Wakita Grocery

Description

The Wakita Grocery store is a rectangular, wood framed, false fronted building, part of a row of commercial buildings facing Moncton Street in downtown Steveston. The building is located on a north/south lane.

Values

The Wakita Grocery building is valued for being one of several buildings that create the characteristic almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street.

It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing. Wakita Grocery is one of a number of buildings which stand as symbols of the efforts to rebuild Steveston after the waterfront fire of 1918.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

Character-Defining Elements

The character-defining elements of Wakita Grocery include:

- The building's front gable roof and the false front typical of many of Steveston's commercial buildings constructed early in the century, and its typical rectangular building form behind
- The height, scale and massing of the building typical of the streetscape
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical development form of the street, which creates a diverse, articulated edge and a sense of enclosure
- Its association with K. Nakashima's Marine Grocery (1927-1930) and with the Wakita Grocery (1930-1947), and surviving evidence thereof

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

**Moncton Street
resources**



**27. 3700 Moncton Street
Redden Net Company/Atagi Building**

Description

The Redden Net Company (Atagi Building) is part of a row of commercial buildings along Moncton Street in downtown Steveston. It is a rectangular, wood framed, false fronted building facing Moncton Street and located on a north/south lane.

Values

The Redden Net Company building is historically important for having survived the 1918 Steveston fire, making it one of the original and earliest commercial buildings on Moncton Street. As a survivor of the fire, it is important as a model for the rebuilding of Moncton Street which created a façade of similarly scaled wood frame, false front style commercial buildings. It is a significant part of the early pattern of commercial development which characterized Steveston in the early part of the 20th century.

Oriented towards, and built flush to the street, the Atagi Building emphasizes the flow of pedestrian traffic along the village's main commercial thoroughfare. Its location adjacent a north/south laneway emphasizes the buildings horizontal massing and narrow street frontage.

Character-Defining Elements

The character-defining elements of the Atagi Building include:

- The building's front gable roof and distinctive stepped parapet false front, and its typical rectangular building form behind
- The height, scale and massing of the building typical of the streetscape
- Its location as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure
- Commercial glazed windows and recessed entry
- Horizontal narrow wood cladding

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Moncton Street resources

28. 3811 Moncton Street Steveston Museum/Northern Bank



Description

The Steveston Museum building is a two-storey front gabled structure that sits flush with the street. Located on a prominent corner in the busy commercial area of Steveston, the former bank is now home to the Steveston Museum and a post office outlet.

Values

Constructed in 1906, the Steveston Museum is valued for its pre-fabricated design and construction and its classical detailing which identify it as an early building of permanence and importance. Its style reflect its suitability to house the Northern Bank for which it was built, and later, a medical office. As one of the earliest surviving institutional buildings in the area, it forms part of the pattern of commercial development which characterized Steveston in the early part of the twentieth century, as the area boomed in population and economic wealth from farming and fishing.

This historic building is valued for the contribution it makes to an almost continuous façade of simple, wood frame buildings along Moncton Street. It stands as a physical and symbolic landmark on a prominent corner of the village's main commercial street.

Operating as the Steveston Museum since 1979, this historic building possesses significant social value in communicating local heritage and history to the public.

Character-Defining Elements

The character-defining elements of the Steveston Museum include:

- Characteristics of its style, including a front gable bellcast roof, hip dormers with bellcast roof, turned columns at the street edge, wood shingles on gable ends and dormer, and the beveled siding
- The nature of its construction, a prefabricated building ordered and assembled on site
- The height, scale, colour and massing of the building
- Its orientation to Moncton Street and 1st Avenue and the boardwalk surface at the sidewalk edge
- Its landmark status in a prominent corner location
- Its presence as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure
- Its historic association with the Northern Bank, and surviving physical evidence thereof
- Its historic association with the Steveston Museum

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Moncton Street resources



29. 3831 Moncton Street Budget Appliance Store/Ray's Drygoods

Description

The Budget Appliance store (Ray's Drygoods) is a gable roofed, false fronted rectangular building forming part of a row of commercial buildings along Moncton Street in Steveston. It is located along a north/south lane, and is part of a row of similarly scaled commercial buildings.

Values

The Budget Appliance building is historically important for having survived the 1918 Steveston fire. Its presence after the fire set the tone for the construction of the Moncton Street façade of similarly scaled wood frame, false front style commercial buildings. It is one of the original and earliest commercial buildings on Moncton Street.

The building is valued for the physical contribution it makes to Moncton Street's façade of simple, wood frame, false front style commercial buildings. Typical of the scale of most of the buildings in this area, it is oriented and built flush to the street. The building is valued as part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century.

Having survived the fire of 1918, this is a good example of an early false-fronted commercial structure, prominently located at the corner of Moncton Street and First Avenue.

Character-Defining Elements

The character-defining elements of the Budget Appliance store include:

- The building's front gable roof and the distinctive stepped parapet false front, and its typical rectangular building form behind
- The height, scale, colour and massing of the building typical of the streetscape
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure
- Commercial glazed windows
- Elements of the building which identify it as pre-1918
- Its association with the earlier Ray's Drygoods store

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development

Steveston Village Conservation Program

Moncton Street resources



30. 3891 Moncton Street Tasaka Barbershop

Description

Constructed in 1938, the Tasaka Barbershop building is a one-storey false front wooden structure that sits flush with the street, part of a row of similar commercial buildings along Moncton Street in Steveston.

Values

The Tasaka Barbershop is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. Constructed in 1930, it is typical of the scale of the majority of the buildings in this area, oriented and built flush to the street.

It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing.

Architecturally, the Tasaka Barbershop is significant as a fine example of an early, wood frame, false front building. Its design, with an angled entrance facing the intersection, emphasizes the importance of its prominent location on the main commercial street in the village.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

Character-Defining Elements

The character-defining elements of the Tasaka Barbershop include:

- Design details typical of early commercial buildings including a front gable roof, square false front with a double-hung window and decorative moulded cornice, typical rectangular building behind, side shed gable window and brick chimneys
- The height, scale, colour and massing of the building typical of the street
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical form of the street
- Its association with the Tasaka Barber Shop and surviving evidence thereof

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

**Moncton Street
resources**



**31. 3611 Moncton Street
Marine Garage**

Description

The Marine Garage is a one-storey horizontally massed Art Deco building constructed to provide fuel and servicing for vehicles. It is located on a prominent corner of Moncton Street.

Values

The Marine Garage is valued as a unique reflection of the mixed-use nature of both Moncton Street and Steveston itself, which accommodated businesses, residences, and professional and industrial uses, the latter mostly associated with the canning and fishing industries. The building is valuable as an indicator of the evolution of Steveston from a frontier town, and the changes that came with the wider-spread use of the automobile, reflecting social changes over time. Its role in providing fuel and repairs for vehicles in Steveston is indicative of the self-sufficient functioning of the town, which provided the community with everything it needed.

It is significant that the garage is situated on Moncton Street, historically the primary commercial street in Steveston.

Character-Defining Elements

The character-defining elements of the Marine Garage include:

- The corner location typical of early garages
- The setback from the corner leaving space for vehicles and fuel pumps
- The streamlined form of the building
- The functional yet stylistic details of the building including the angled building corner and entry doorway, horizontal canopy, large plate glass windows and multi-paned garage door

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique, and style
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form, materials

**Moncton Street
resources**

**32. 3711 Moncton Street
Cannery Cafe**



An earlier incarnation

Description

The Cannery Café is a two level, gabled roofed structure with shed extensions on each side, located on the on the main commercial street in the village, and slightly set back from the street.

Values

Originally constructed c.1900 as the cookhouse for the Lighthouse Cannery at the foot of 1st Avenue, the building is significant as an early example of a cannery support facilities; it is an expression of the social and economic operations of the canneries in which workers lived in bunkhouses and ate communally. In contrast to the historic street-wall, made up of a number of similar simple, small-scale, wood-frame, false front commercial buildings, the building is important for its gable-roofed form and its front to back, one and two-storey massing which speaks to its original function and location.

Its adaptive reuse as a modern commercial building is an important reflection of the continued evolution of the village, and the ways in which cannery and other buildings in Steveston have been modified to other uses in other locations over time.

Character-Defining Elements

The character-defining elements of the Cannery Café include:

- Domestic form and one and two-storey massing, front to back, more in keeping with buildings associated with the canneries than the Moncton Street commercial buildings.
- Setback from Moncton Street in a contrast to most of the other buildings on the block similar nature
- Shed extensions to the sides of the building

This resource met the following criteria:

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with eras in Steveston's history and development
- Criterion 4: The scale, form and materials

**Moncton Street
resources**



**33. 3871 Moncton Street
Bare Basics (Oasis Cafe)**

Description

The Bare Basics (Oasis Cafe) building is a small wooden commercial building with a gable roof and a false-front façade located on the main commercial street in Steveston.

Values

The Bare Basics building is valued primarily for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street.

Typical of the scale of the majority of the buildings on Moncton Street, the building is oriented and built flush to the street. It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing.

Character-Defining Elements

The character-defining elements of the Bare Basics building include:

- Its small-scale form, horizontal massing and its contribution to the historic streetscape of contiguous buildings of a similar nature
- Key elements which identify it as an early-20th Century commercial building, including its false-front, its relationship to the street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

**Chatham Street
resources**



34. Chatham Street

Description

As the northernmost street in the study area, Chatham Street separates the commercial village from the residential neighbourhood. This historic place comprises the section of Chatham Street between No. 1 Road and 3rd Avenue.

Value

Chatham Street is valued for the qualities of traditional infrastructure which distinguishes it as the dividing line between the commercial and residential sections of the village. It is valued for its broadness, which is reflective of the residential streets to the north, and for its role as the traditional main thoroughfare to points west of the village.

Character-Defining Elements

The character-defining elements of Chatham Street include:

- Its geographical value as part of the orthogonal road grid on Lulu Island
- The broadness or width of the street
- Its development which is predominantly residential on the north side and commercial on the south side
- Horizontal lines of power poles and wires

This resource met the following criteria:

Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston

Criterion 4: The scale of the historic resource

Steveston Village Conservation Program

Chatham Street resources

35. 4091 Chatham Street

Description



Often referred to as the Folk Victorian House, this building is a one-storey rectangular residential structure with a hipped roof. It is located on a small lot on an extension of Chatham Street to the east of No. 1 Road. It is one of two small homes located side by side on this short, narrow street which was formerly a private road.

Values



Originally the Doctor's Office and Nurses Residence associated with the Steveston Fisherman's Hospital, this building is valued for its historical association to the history of the Japanese in Richmond. The building was originally located in the Fisherman's Hospital complex at the north-east corner of No. 1 Road facing Chatham Street, a site operated by the Fisherman's Benevolent Society.

The house was moved to its present location and used as a private residence following the forced evacuation of the Japanese population during the Second World War, and is representative of the general reorganization of this once-predominantly Japanese precinct following expropriation.

Its location in this particular area of the Village reflects the growth in the Japanese population in the core of Steveston as families began to join the young men working in the local fishery and canneries in the early decades of the 20th Century. Along with other nearby buildings, such as the Japanese School and the Fishermen's Hospital, the Office/Residence characterized this area as a precinct of Japanese culture and services.

This building is also valued as an architectural example of its type, a 1920s residence, which is an important characteristic of the Japanese cultural background in this area of Steveston.

Character-Defining Elements

The character-defining elements of 4091 Chatham Street include:

- The remaining characteristic elements of the 1920s style
- Large trees, both evergreen and deciduous, that surround the house and which speak to its residential character
- The location of the house on this short narrow portion of Chatham Street, almost a back lane, which recalls the historical orientation of the buildings in the area

This resource met the following criteria:

Criterion 3: The level of importance of associations with an era important in Steveston's history and development

Criterion 4: The intactness, scale, form and materials

**Chatham Street
resources**



**36. 3731 Chatham Street
Steveston Bicycle Shop**

Description

The Steveston Bicycle Shop is situated on a prominent corner lot on Chatham Street and Second Avenue. The building is T-shaped with a front gable facing the street and a side gable behind. It has a steeple and an entry porch with a gable roof.

Values

Built by volunteer labour in 1894, this is the oldest extant church building on its original site in Richmond. Its architectural style reflects the modest early church structures which serviced the populations of Steveston, particularly those working in the canning and fishing industries.

This historic place is also valued for its connections with the First Nations and culturally diverse populations of the Steveston community, seen in its historic associations with the Methodist Indian Mission and Steveston Methodist Church, and its later function as the first United Church in Canada to amalgamate Japanese and Caucasian congregations after WW II.

The location of this building on Chatham Street is important, as it reflects the need to accommodate what was once a primarily residential area, yet has a reasonably close proximity to the commercial core and waterfront of the village.

Character-Defining Elements

The character-defining elements of the Steveston Bicycle Shop include:

- Its location on Chatham Street, and its relationship to the commercial core and waterfront
- Its historic associations with the Steveston Methodist Church, the Methodist Indian Mission, and the Steveston United Church, and any surviving evidence thereof
- Its simple wooden construction and church form, including its cross-gable form, its cupola, and historic arched windows and window openings.
- Its architectural style that reflects its original use as a church, including its T-shaped plan, front gable roof and façade, arched windows, steeple, and gable-roofed entry porch

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Chatham Street resources

37. 4111 Chatham Street

Description

The historic place is a one-storey rectangular residential building with a hipped roof located on a small lot on an extension of Chatham Street to the east of No. 1 Road. It is one of two small homes located side by side on this short, narrow street which was formerly a private road.

Values

The building at 4111 Chatham Street is valued for its historical association to the history of Steveston after World War II and of the Japanese in Richmond. Moved to its present location following the forced evacuation of the Japanese population during the Second World War, this house is representative of the general reorganization of this once-predominantly Japanese precinct following expropriation.

This building is valued as an architectural example of its type, a basic 1920s residence, which is an important characteristic of the houses built between the wars in this area of Steveston.

Character-Defining Elements

The character-defining elements of 4111 Chatham Street include:

- Characteristic elements of the 1920s style, such as a rectangular shape, hipped roof with central chimney and shed dormer
- The location of the house on this short narrow portion of Chatham Street, formerly a private road, which recalls the historical orientation of the buildings in the area

This resource met the following criteria:

Criterion 3: The level of importance of associations with an era important in Steveston's history and development

Criterion 4: The intactness, scale, form and materials



**Bayview Street
resources**

38. Bayview Street

Description

Bayview Street is the southernmost Street in Steveston. Located on top of the dyke at the river's edge, and running parallel to the Fraser River, this historic place comprises the section of Bayview Street between No. 1 Road and 3rd Avenue.

Values

Bayview Street is valued both geographically and aesthetically, as it follows the geometry of the Fraser River shoreline rather than the orthogonal grid used to lay out roads on Lulu Island. Situated atop the dyke, Bayview Street reflects the adaptation of the cultural landscape to suit changing needs over time; from integral infrastructure associated with the retention and sustainability of the physical development of the village, to prime transportation route supporting commercial activities on both land and water. Bayview Street is also valued for its aesthetic qualities which provide views from the street both north to the North Shore Mountains and south to Cannery Channel and Shady Island.

Character-Defining Elements

The character-defining elements of Bayview Street include:

- Its location on top of the dyke, and its physical relationship to the Fraser River, and the commercial village
- The slope from the street, at times steep, down to the flatter area of Steveston Village
- The angle of the street which parallels the Fraser river shoreline
- Open views from the street to the North Shore Mountains, Cannery Channel, and Shady Island

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain function
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development



Bayview uphill from Village (on the dyke)

Steveston Village Conservation Program

No.1 Road resources



39. No. 1 Road

Description

This historic place is the few blocks of No. 1 Road which run north-south broadly defining the eastern fringe of the Village.

Values

No. 1 Road possesses geographical value as the eastern edge and a major thoroughfare in Steveston, connecting Steveston to Terra Nova on the Middle Arm. Historically it is significant for its evolution from one of the original survey lines that separated Richmond into sections, to part of the north-south large canal drainage system, and then to a roadway constructed on the resulting dyke.

Character-Defining Elements

The character-defining elements of No. 1 Road include:

- The road width reflecting its origins as one of the original survey lines
- Associated ditches reflecting the north-south system of major canals
- The No.1 Road Discharge Station at the south end
- The lack of street light at No. 1 Road and Moncton Street
- Role as the edge of Steveston Townsite to the east

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness and scale

Steveston Village Conservation Program

No.1 Road resources



40. No.1 Road Wharf and Dock

Description

This historic place comprises the wharf and dock at the end of No.1 Road.

Values

The No. 1 Road Wharf and Dock are important for their physical presence within Steveston village. The Dock and Wharf possess historical and social values as a prime place of access to the shore of the Fraser River, providing a rare public space that extends out over the river on pilings. This historic place is symbolic of the ever-important connection between land and water, the historic foundation upon which Steveston was built.

With an adjustable ramp to the dock, the wharf plays an active role in connecting the village to the river, while the close proximity to fishing vessels emphasizes the importance of the fishing industry in Steveston's history.

The No. 1 Road Wharf and Dock are valued for the views over Cannery Channel to Shady Island, and an eastern vista which encompasses Mt. Baker.

Character-Defining Elements

The character-defining elements of the No. 1 Road Wharf and Dock include:

- The presence of the wood structure on pilings
- The ramp leading down to the dock, and dock itself
- The views from the dock of Cannery Channel, Shady Island and distant vista to Mt. Baker

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

**No.1 Road
resources**

41. No.1 Road South Discharge Station

Description



The No. 1 Road South Discharge Station is located at the south foot of No. 1 Road at Bayview Street and consists of below-grade pumps and drainage pipes beneath a new structure which features stairs to a lookout platform. By necessity, it is located on the edge of the South Arm, above a riprap shoreline. These stations are sited where they are needed and create an organized pattern around the city.

Values



The No. 1 Road South Discharge Station is representative of Richmond's city-wide storm drainage system. The Station is valued as a visual and technological reminder of the historic efforts undertaken to dyke and drain the land which facilitated the development of the village of Steveston. As a significant local landmark and cultural landscape feature, this discharge station punctuates the end of No. 1 Road, and reflects important historic patterns of human interaction with the land.



Although the form of this discharge station has been altered from the original, it is significant that it exists today in the same location as the original drainage works. As the main destination for storm water through the southwest section of Lulu Island, which flows through the main drainage canal south along No. 1 Road, this historic structure also serves to identify drainage patterns in the neighbourhood, which play a vital role in Steveston's long-term physical sustainability.

Character-Defining Elements

The character-defining elements of the No. 1 Road Discharge Station include:

- Its role as part of the pattern of discharge stations located at regular intervals around the perimeter of Lulu and Sea Islands
- Its location and symbolism as a representation of the first flood box in this location and of the historic need to drain the land
- The working parts of the structure and the drainage pump which operates below grade and out of sight

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain function, technique and style

Steveston Village Conservation Program

No.1 Road resources



42. 12001 No. 1 Road Steveston Telephone Exchange

Description

This small, unobtrusive building is a simple, one-storey hipped roof structure with a corner porch. Due to the widening of No. 1 Road, the building now sits slightly below the road grade, with a small tree in front and shrubs to one side.

Values

This historic place is valued for its historical use as the first telephone exchange and office for the Steveston area. The prominence of this building in its original location at one of Steveston's main intersections indicates the importance of the telephone service when it arrived here in 1914. It is also notable as a pre-World War I utilitarian communications building with design features more residential than commercial.

Character-Defining Elements

The character-defining elements of the Steveston Telephone Exchange include:

- Its location at a prominent intersection in Steveston reflecting its important historical use
- Design details of the structure including a corner porch with columns, hipped roof with a hipped gable, front dormer window and exposed rafter ends

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, and style
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

**1st Avenue
resources**



43. First Avenue

Description

First Avenue is the easternmost avenue in the Village. The historic place consists of the two blocks of First Avenue which run north-south between Chatham and Bayview Streets.

Values

First Avenue is valued for its contribution to the small-town aesthetic of the village, and for its still-evident mix of commercial and residential uses such as the Sakata House and the Steva Theatre on First Avenue, and the important Steveston Museum (Northern Bank) on the prominent corner of First Avenue and Moncton Street.

The north/south orientation of First Avenue, and its relationship to the flat natural geography of this area is an important reflection of the early planning which created Steveston Village at this location.

There is historical value in the name First Avenue, as a reflection of the original small-grained survey of the townsite within the larger survey grid of Richmond.

Character-Defining Elements

The character-defining elements of First Avenue include:

- The absence of traffic lights and the casual flow of pedestrian and vehicle traffic
- The views north to the North Shore Mountains, and south to the dyke and the waterfront
- Angled parking along the avenue
- The north/south orientation typical of Steveston's avenues

This resource met the following criteria:

Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston

Criterion 4: The intactness, scale and form

1st Avenue resources



44. 12191 1st Avenue Steva Theatre/Japanese Buddhist Temple

Description

The Japanese Buddhist Temple is a rectangular one and one-half storey gabled structure with a small front yard area fronting First Avenue in Steveston. A two-storey false front addition built over the front yard now meets the edge of the sidewalk.

Values

Constructed in 1924, the Japanese Buddhist Temple is valued for its associations to the history of the Japanese in Richmond. The presence of the temple in Steveston Village reflects the growing Japanese population in the core of Steveston as families began to join the young men working in the local fishery and canneries. This temple remained in active use as a place of worship until 1941 and the internment of the Japanese during World War II. An important part of Steveston's culturally diverse heritage, it is symbolic of Japanese culture, religion and community. The rectangular shape of the building with its short façade facing the street reflects the building's use as a place of worship.

The alteration and adaptive reuse of the building as the Steva Theatre in 1947 reflects the changes in social norms and demographics which occurred in Steveston after WWII.

Character-Defining Elements

The character-defining elements of the Japanese Buddhist Temple include:

- The design elements of the original temple building including its
- rectangular shape, gable roof, and horizontal row of windows on the long side of the building
- The location of the temple in the heart of Steveston
- The siting of the building on its lot, with the original front facade set back from the edge of the sidewalk
- Its association with the Japanese Buddhist Temple, and any
- surviving physical evidence thereof
- Its association with the Steva Theatre, and any surviving physical elements thereof, including the two-storey false-front addition facing the street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

**1st Avenue
resources**



**45. Sakata House and Garden
Between First Ave. and East Lane north of Moncton**

Description

This historic place is a house and cultivated garden situated on two lots between 1st Avenue and the East Lane north of Moncton Street in the commercial core of Steveston Village.

Values

The Sakata House and Garden is important to the heritage of Steveston because it is a unique reflection of the historic mixed use of the commercial core of the village, which included residential development. The single family house on the property provides a valuable indicator of what might have been typical residential development in the area. The cultivated vegetable and flower gardens illustrate the one-time norm of self-sustainability in daily life, and reflect the historic suitability of the fertile land to support agricultural activities. The size of the property, which occupies two city lots, is also important as an indicator of how the land was used and developed, in a residential context, to make ideal use of the streets and lanes in the village core.

Character-Defining Elements

The character-defining elements of the Sakata House and Garden include:

- The presence of the house within the commercial core of the village
- The situation of the house and gardens on two lots between the street and the lane
- The two-storey scale and design of the house
- The cultivated garden of flowers and vegetables

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain function and style
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

2nd Avenue resources



46. Second Avenue

Description

Second Avenue is the middle of the three avenues in the Village. This historic place consists of the two blocks of Second Avenue which run north-south between Chatham and Bayview Streets.

Values

Second Avenue is valued as a thoroughfare in the village, which runs between the residential neighbourhood to the north and the boardwalk associated with Fisherman's Wharf to the south. Second Avenue is also valued for its contribution to the small-town aesthetic of the village, and for its still-evident commercial uses.

Its north/south orientation within the original small-grained survey of Steveston townsite reflects a response to the flat natural geography of this area.

There is historical value in the name Second Avenue, as a reflection of the original layout and early planning which created Steveston Village at this location, within the larger survey grid of Richmond.

Character-Defining Elements

The character-defining elements of Second Avenue include:

- Its physical relationships to the residential neighbourhood north of Chatham Street, and the boardwalk at Fisherman's Wharf
- The absence of traffic lights and the casual flow of pedestrian and vehicle traffic
- The views north to the North Shore Mountains, and south to the dyke and the waterfront
- Angled parking
- The north/south orientation

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale and form

**3rd Avenue
resources**



47. Third Avenue

Description

Third Avenue is the westernmost avenue in the Village. This historic place is two blocks of Third Avenue which run north-south between Chatham and Bayview Streets.

Values

First Avenue is valued for its contribution to the small-town aesthetic of the village, and for its still-evident traces of civic and commercial uses such as the Steveston Courthouse, the associative values of the former civic precinct at Third Avenue and Chatham Street, and the Steveston Hotel. Third Avenue is also notable as one of the few streets in the commercial part of Steveston to have formal street tree planting, reflecting these important uses.

The name First Avenue, its north/south orientation, and its relationship to the flat natural geography of this area is an important reflection of the original planning and small-grained survey of the townsite within the larger survey grid of Richmond.

Character-Defining Elements

The character-defining elements of 3rd Avenue include:

- The absence of traffic lights and the casual flow of pedestrian and vehicle traffic
- The views north to the North Shore mountains, and south to the dyke and the waterfront
- The north/south orientation

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The scale and form

3rd Avenue resources



48. 12011 3rd Avenue Steveston Courthouse

Description

The Steveston Courthouse is a simple, rectangular, utilitarian structure with Craftsman influences such as a front gable roof and gable pediment over the entry door. Its entry directly fronts the sidewalk of Third Avenue.

Values

The Steveston Courthouse is an important monument to the social well-being of the village since the 1890s. It is valued for its historic uses as a judicial and community facility; the building housed court sessions in the 1920s and '30s, the Red Cross during World War II, and became a meeting place and community hall after World War II. As a symbol of early community building and development, the courthouse also possesses important associative values representative of political relationships between the early Richmond Township and the various villages within its jurisdiction.

The association of this site with an earlier courthouse jail, and firehouse originally located next door makes it a monument to civic protection and safety.

Steveston Courthouse is also valued as a fair example of a utilitarian community structure with Craftsman style influences. It is significant that this simple wooden building survived the fire of 1918.

Character-Defining Elements

The character-defining elements of the Steveston Courthouse include:

- Its location on this site, and its relationship to the street
- The utilitarian structure of the courthouse consisting of a simple rectangular plan, lapped wood and shingle siding, wooden sash casement windows, and an entry directly off the street
- Craftsman details such as exposed, painted rafter ends, decorative brackets supporting the eaves of the gabled entry roof, and wood cladding
- The location of the two front doors in the right and left hand walls of the recessed entry
- Its symbolic importance as a courthouse and community hall serving the residents of Steveston

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design and style
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The scale, form and materials

Steveston Village Conservation Program

3rd Avenue resources



49. Southwest corner of 3rd Avenue and Chatham Street

Description

This historic place consists of the area on the southeast corner of Third Avenue and Chatham Street.

Values

The southwest corner of this intersection at 3rd Avenue and Chatham Street is significant for its association with the Steveston Courthouse, the City jail, and a former firehouse, making it a symbolic civic precinct representing community protection and safety.

Character-Defining Elements

The character-defining elements of the southwest corner of 3rd Avenue and Chatham Street include:

- Symbolic value as location at Third and Chatham
- Presence of the previous courthouse building which recalls the earlier civic precinct

This resource met the following criteria:

Criterion 3: The level of importance of associations with an era important in Steveston's history and development

East Lane resources



50. East Lane

Description

The historic place consists of the lane between No.1 Road and First Avenue, bound by Chatham and Bayview Streets.

Values

The East Lane possesses historical value as a product of the initial survey for Steveston, which occurred in 1884. It is also important for its historical and current connections to the still-evident mix of commercial and residential uses along First Avenue and No. 1 Road, such as the Sakata House and garden.

East Lane reflects the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses, and maintains a visual connection of view to north.

Important as an informal space in the village core, the East Lane connects residential and commercial areas with the dyke and shoreline both physically and visually. Providing informal parking opportunities within the village, the East Lane contributes significantly to the small-town sense of place which characterizes Steveston's heritage.

Character-Defining Elements

The character-defining elements of the East Lane include:

- The lane's 33 foot width
- The amorphous paved ground plane
- The lack of differentiation between public and private property
- The abrupt rise to dyke at Bayview Street
- A good view from the southern end to the North Shore Mountains

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale and form

Centre Lane resources

51. Centre Lane

Description

The historic place consists of the lane between 1st and 2nd Avenues, bound by Chatham and Bayview Streets.

Values

The Centre Lane is valued as evidence of the initial survey and layout for Steveston, which was conducted in 1884. It reflects the earliest planning and development of the village, intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner.

Important as an informal space in the village core, it connects the residential area of Steveston with the commercial areas of Bayview Street and the boardwalk associated with Fisherman's Wharf to the south both physically and visually. It is also valued for its connection to both commercial and residential uses in Steveston, particularly by the stand of deciduous ornamental trees between Moncton and Chatham Streets.

Providing informal parking opportunities within the village, the Centre Lane contributes significantly to the small-town sense of place which characterizes Steveston's heritage.

Character-Defining Elements

The character-defining elements of the Centre Lane include:

- The lane's 33 foot width
- The amorphous paved ground plane
- The lack of differentiation between public and private property
- The abrupt rise to dyke at Bayview Street
- The significant planting of deciduous trees in cluster north of Moncton Street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale and form



Centre Lane resources

52. Mature trees in Centre Lane



Description

This historic feature comprises the grouping of mature deciduous trees in the east laneway north of Moncton Street.

Values

This grouping of mature trees is important as a reflection of the historic mixed-use of the commercial core of the village, which incorporated both commercial and residential development. As mature and healthy specimens, these trees illustrate the historic suitability of the fertile land to support agricultural and horticultural activities. The act of planting trees creates a sense of stability and longevity in a community, and this historic grouping is a symbol of the optimism associated with the early development of Steveston. As non-native species, the trees reflect the availability of nursery stock in early agrarian towns.

Character-Defining Elements

The character-defining elements of the mature trees in Centre Lane include:

- The grouping of mature deciduous trees in the laneway
- The planting pattern with trees on either side of the laneway
- The non-native species of trees reflecting an ornamental use

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The scale and form

West Lane resources

53. West Lane



Description

The lane between 2nd and 3rd Avenues, bound by Chatham and Bayview Streets.

Values

The Centre Lane possesses historical value in its reflection of the earliest planning and development of Steveston Village. Intended to accommodate the needs of both commercial and residential uses in an efficient and logistical manner, the lane has an important proximity to the western part of the waterfront and the Home Port Docks.

The West Lane is particularly valued for its character and continued use as a working thoroughfare related to a number of industrial uses, including those servicing the fishing industry. This working character contributes significantly to the cultural value of Steveston's heritage.

Important as an informal space in the village core, it connects residential and commercial areas with the dyke and shoreline both physically and visually and maintains significant views to the north shore mountains.

Character-Defining Elements

The character-defining elements of the West Lane include:

- The lane's 33 foot width
- The amorphous paved ground plane
- The lack of differentiation between public and private property
- The lane's abrupt rise to dyke (Bayview Street)
- The view from southern end to the North Shore Mountains
- Features of industrial and fishing industry use including loading bays and garage doors

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale and form

Steveston Village Conservation Program

No.1 Road resources

54. 12311 No. 1 Road The Prickly Pear Garden Centre



Description

The Prickly Pear Garden Centre is a small, one-storey, freestanding, gable-roofed commercial building with a false front located on No. 1 Road in Steveston's commercial core.

Values

The Prickly Pear Garden Centre is valued as one of the only historic false-front buildings on No. 1 Road in Steveston. Its presence at this location within the townsite extends the historic sense of place to the perimeter of the Steveston commercial core, bordered to the east by No. 1 Road. It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing. It is also significant that this building is freestanding, as it reinforces the historic nature of, and acts as a bookend to, the southern end of the western side of the road.

This historic place helps to define the transition between No. 1 Road and Bayview Avenue, which is notable for the historic CPR curve seen in the layout of the intersection of these two streets.

Character-Defining Elements

The character-defining elements of the Prickly Pear Garden Centre include:

- Its location as the southernmost building on the western side of No. 1 Road
- No. 1 Road
- Its relationship to No. 1 Road and the nearby intersection with Bayview Avenue
- Its relationship to the alleyway at rear, and the business access provided thereby
- Its freestanding nature
- Its key elements which identify it as an early commercial building, including its false-front, and its relationship to the street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, and style
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form, materials and texture

Appendix B

Possible Tools for Conservation Implementation

Conservation Tools

	Type	Description	Enabling Legislation	Examples
1	Heritage Conservation Covenant	<ul style="list-style-type: none"> Allows local government or a heritage organization to negotiate terms of a contractual agreement with a property owner to protect a site Outlines obligations of parties Registered on land title 	s. 219 Land Title Act	Multiple
2	Heritage Revitalization Agreement	<ul style="list-style-type: none"> Allows local government and a property owner to make a formal voluntary written agreement which may specify terms and vary or supplement bylaw and permit conditions including: land use, density, siting and lot size; development cost recovery, subdivision and development requirements; a bylaw or heritage alteration permit Outlines duties, obligations, benefits negotiated by both parties Amended with agreement of both parties and amending by-law 	S. 966 Local Government Act	<ul style="list-style-type: none"> New Westminster Burnaby Vancouver
3	Heritage Designation	<ul style="list-style-type: none"> Provides long term protection for a single property, a portion of a property or more than one property. Local government must provide compensation to property owner for loss in market value as a result of designation. 	s. 967, 968, 969 Local Government Act	Multiple
4	Heritage Conservation Area	<ul style="list-style-type: none"> Special areas can be defined in the OCP to provide long term protection to a distinctive heritage area. May require a heritage alteration permit for subdivision, additions, new construction, alteration of a building, structure, land or feature. Includes character defining elements and usually includes a schedule listing resources 	s. 970, 971 Local Government Act	<ul style="list-style-type: none"> Kelowna - Abbott Street and Marshall Street (single and 2-family residential areas) West Vancouver - Lower Caulfield Area (buildings and landscape and natural features) Victoria (multiple examples) Nanaimo (old downtown)
5	Heritage Alteration Permit	<ul style="list-style-type: none"> Allows changes to a protected heritage property. May not vary use or density, but may vary or supplement rural land use by-laws, land use designation, permits, development cost charge recovery, subdivision and development requirements. 	S. 972, 973 Local Government Act	Multiple

Support Tools

	Type	Description	Enabling Legislation	Examples
1	Monetary Grants	<ul style="list-style-type: none"> • Council can provide direct financial support to heritage properties • Financial support programs through arms length non-profit organizations (funded by municipalities and public fundraising) 	s. 25 Community Charter	<ul style="list-style-type: none"> • Vancouver (Gastown, Chinatown, Victory Square, Hastings Corridor) - matching grants on 50/50 shared basis up to \$50,000 per principal façade • Surrey - 50% of costs up to \$3,000 for up to 3 years • Downtown Nanaimo Partnership (City of Nanaimo, Nanaimo City Centre Assoc., Old City Quarter Assoc.) - 50% of costs up to \$10,000 per façade fronting a street • Victoria Civic Heritage Trust - (downtown) - Building Incentive Program (BIP) matching grants on 50/50 shared basis up to \$50,000 • Kelowna Heritage Foundation - <ul style="list-style-type: none"> ○ For protected buildings 50% of costs up to \$10,000 ○ For heritage register buildings 50% of costs up to \$5,000 • Vancouver Heritage Foundation - <ul style="list-style-type: none"> ○ Restore It - 50% of costs up to \$5,000 for heritage homes ○ True Colours - \$2,000 grant for exterior painting of heritage home in colour that is in keeping with stylistic period
2	Heritage Property tax exemption	<ul style="list-style-type: none"> • Allows a Council to give property owners a partial or total tax exemption of their property taxes for heritage purposes if a property is protected. 	s. 225 Community Charter	<ul style="list-style-type: none"> • Vancouver (Gastown, Chinatown, Victory Square, Hastings Corridor) - property tax exemption to meet "shortfall costs" (costs of project, land,

		<ul style="list-style-type: none"> Exemptions from 1-10 years 		<p>building and profit deducted from projected after market value of renovation)</p> <ul style="list-style-type: none"> Victoria (Downtown)- tax exemption based on cost of seismic upgrading for conversion to residential use Victoria (downtown) total exemption of municipal and school taxes for up to 5 years for non-residential buildings Surrey - relief of 50% of property tax for properties protected through designation; requires by-law to be adopted annually Kamloops - range of exemptions provided based of level of intervention and quality of work Kelowna - exemption of 75% of municipal taxes based on amount of approved work Nanaimo - (downtown residential) - cost of seismic/building code/sprinkler/façade upgrade (up to 35% of total construction cost) Council may also consider other uses based on established criteria
3	Commercial Property tax exemptions	<ul style="list-style-type: none"> Allows exemption of municipal property value tax in a designated revitalization area. Maximum exemption must not exceed increase in assessed value resulting from new construction or improvements. Through OCP or Financial Plan Can also be applied to type of property 5 year term that can be renewed for additional 5 years. 	s. 225, 226 Community Charter	<ul style="list-style-type: none"> Prince George, Merrit, Mission, Chilliwack (OCP) - in support of revitalization and new construction Langford (Financial Plan) - specific to development of commercial hotel and motel facilities
4	Regulatory	Allows for the provision of regulatory relaxations, to siting requirements, parking, additional density, density transfer	- s. 12 Community Charter - part 26 Local Government Act	Various - can be achieved through development variance permits, HRA or rezoning
5	Support Services	Planning, design and technical advice, priority routing of heritage applications		<ul style="list-style-type: none"> Victoria - design assistance grants Revelstoke - Sign & façade

				design program support for heritage consultant to assist with selection of colour schemes and/or façade improvements
6	Area based Revitalization Initiatives	Public works projects, public realm improvements, property purchase, marketing & promotion(BIA)	n/a	Various <ul style="list-style-type: none"> Revelstoke - streetscape enhancement revitalization areas - (2003) policy to upgrade streets in downtown and outlying areas providing specific details for provision of street lighting & trees, sidewalks and roadways (3 treatments levels)
7	BC Building Code Table A-1.1.1.1.1. - Alternate Compliance Methods for Heritage Buildings	Permits alternate compliance methods for buildings listed on a Heritage Register		Various
8	Federal Programs	<ul style="list-style-type: none"> No federal funding programs are currently available, however the March 2007 Budget did include \$5 million over two years toward the establishment of "Canada National Trust" entity 		

Appendix C

Pros, cons, and financial implications of the application Standards and Guidelines

Pros, cons, and financial implications of the application Standards and Guidelines

1. **Objective**
 - Provide results-oriented guidance for sound decision making when planning for, intervening in and using an historic place
2. **Description**
 - Outlines the principles and practices that encourage the long-term conservation of historic places
 - Standards promote responsible conservation practice and a framework for making essential decisions about the maintenance and alteration of heritage places
 - Guidelines provide direction on how the Standards are to be interpreted and applied
3. **Enabling legislation (if applicable)**
 - Council resolution to formally adopt the use of the Standards and Guidelines in community heritage conservation
4. **Method**
 - Community formally adopts the use of the Standards and Guidelines
 - The heritage value of an historic place is recognized through the preparation of a statement of significance
 - Standards are applied to the heritage property to decide what form of intervention will be taken: Preservation, rehabilitation, restoration
 - Guidelines are applied based on the type of intervention using 'recommended' and 'not recommended' format
5. **Pros**
 - Consistent, non-prescriptive and adaptable approach to interventions related to heritage places taking into consideration economic, safety, efficiency, environmental and technical considerations
 - Reflect current values-based management practice in heritage conservation
 - Offers guidance in all categories of heritage places
 - Guidelines provide clarity to property and business owners, community and staff
 - ensures appropriate level conservation is achieved in exchange for incentives from local government
 - applying federal standards would make projects eligible for any federal programs that may emerge in the future
6. **Cons**
 - there may be additional costs for owners to meet standards and guidelines (but these would be balanced with incentives)

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7. **Issues/Policy Questions**

- assess how the additional rigor to regulatory process would affect staffing resources
- assess how critical application of Standards and Guidelines to the cooperation of higher levels of government

8. **Examples**

- Standards and Guidelines were used for projects that received federal assistance through the Commercial Heritage Incentives Program (now ceased)

Appendix D

Pros, cons, and implications of creating a heritage conservation area

Pros, cons, and implications of creating a heritage conservation area

1. **Objective**
 - Provide long term protection to a distinct heritage area
2. **Description**
 - A district with special heritage value and or heritage character identified for heritage conservation purposes in an Official Community Plan
 - Some or all properties and features in the area can be protected
 - Properties and features to be protected are identified by by-law
3. **Enabling legislation (if applicable)**
 - S. 970.1, 971 Local Government Act
4. **Method**
 - A heritage conservation area is designated as part of an Official Community Plan
 - Objectives are stated and special features or characteristics are described
 - Guidelines are required to specify how objectives are to be met
 - A heritage alteration permit is required for:
 - Subdivision of a property
 - An addition to an existing building
 - Construction of a new building
 - Alteration of a building, land or structure
5. **Pros**
 - Provides comprehensive approach to manage heritage area resources and ensuring compatible development
 - Includes built and natural features
 - Guidelines provide clarity to property and business owners, community and staff
 - Implementation of heritage conservation area will enhance unique characteristics of the heritage area by protecting heritage features and ensuring new development is compatible
6. **Cons**
 - Some owners, especially those sites with non-heritage resources, may view any additional requirements as additional costs
7. **Issues/Policy Questions**
 - Should incentives be used to assist non-heritage sites as well as heritage sites/resources?
8. **Examples**
 - West Vancouver – Lower Caulfield
 - Kelowna – Marshall Street and Abbott Street
 - Nanaimo – Old downtown
 - Victoria (multiple examples)