

# Open House 1

July 2006

## Feedback Form

### Attendees:

Are you . . .

Total of 142 signed-in visitors to the Open House

• a resident in Steveston	69
• a landowner in Steveston	49
• a business owner in Steveston	6
• an employee in Steveston	7
• a resident of Richmond, but outside of Steveston	16
• other : _____	91
Completed Questionnaires _____	91

## What do you think?

Question 1: (Board 3)

How important is the heritage of Steveston to you?

Very	Somewhat	Not at all	Unsure
<b>70</b>	<b>12</b>	<b>0</b>	<b>1</b>

Comment: \_\_\_\_\_

\_\_\_\_\_

Question 2: (Board 3)

How important is the "grittiness" and openness of working village to you?

Very	Somewhat	Not at all	Unsure
<b>50</b>	<b>31</b>	<b>5</b>	<b>0</b>

Comment: \_\_\_\_\_

\_\_\_\_\_

Question 3: (Board 4)

Did you know only two heritage buildings in Steveston are protected by legislation??

Very	Somewhat	Not at all	Unsure
<b>15</b>	<b>10</b>	<b>42</b>	<b>0</b>

Comment: \_\_\_\_\_

\_\_\_\_\_

Question 4: (Board 4)

Besides its heritage, do the following aspects need to be considered:

- i. streetscape
- ii. building exterior
- iii. diversity of businesses
- iv. scale of development
- v. others?

	Yes	No	Unsure
i	<b>39</b>	<b>0</b>	<b>1</b>
ii	<b>36</b>	<b>1</b>	<b>1</b>
iii	<b>32</b>	<b>5</b>	<b>4</b>
iv	<b>36</b>	<b>1</b>	<b>1</b>
v	<b>15</b>	<b>1</b>	<b>1</b>

Comment: \_\_\_\_\_

\_\_\_\_\_

## Question 5: (Board 5)

Are there other Steveston heritage themes that you can think of that aren't found in the themes on Board 5?

Yes	No	Unsure
14	36	17

Comment:

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## Question 6: (Board 6)

Do you think that we should be designating the following buildings in order to better protect them?

- i. 3580 Moncton St. (Hepworth Block)
- ii. 3480 Moncton St. (Steveston Bookstore)
- iii. 3680 Moncton Street (Marine Grocery)
- iv. 12191 1st Ave (Steva Theatre, Arts Connection)
- v. 3891 Moncton St. (Phoenix Art)
- vi. 3831 Moncton St. (Budget Appliance)

	Yes	No	Unsure
i	76	1	5
ii	67	3	7
iii	60	9	8
iv	59	8	9
v	66	5	8
vi	55	15	12

Comment:

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## Question 7: (Board 7)

Do you think that we should be designating the following buildings in order to better protect them?

- i. 3700 Moncton St (Redden Net)
- ii. 12111 3rd Ave (Steveston Hotel)
- iii. 3691 Broadway St (Beer House, Bull House)
- iv. No. 1 Road Discharge Station
- v. 3711 Chatham St (Steveston Bike Shop)
- vi. 4091 Chatham St (Folk Victoria House)
- vii. 12001 No. 1 Rd (Bill Rigby Memorial Society)

	Yes	No	Unsure
i	65	4	10
ii	69	6	5
iii	58	3	16
iv	46	13	18
v	69	2	10
vi	57	9	15
vii	64	2	15

Comment:

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## Question 8: (Board 8)

Do you think that these features are important to Steveston's heritage?

- i. Fisherman's Wharf and Docks
- ii. Home port docks
- iii. Shady Island
- iv. Roadside ditches
- v. Cannery Channel
- vi. The Dyke (Bayview St.)
- vii. Industrial remnants
- viii. No. 1 Rd. Wharf and Dock

	Yes	No	Unsure
i	81	2	1
ii	76	0	4
iii	80	0	2
iv	32	39	8
v	71	2	6
vi	74	5	2
vii	50	16	10
viii	78	2	3

Comment:

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## Question 9: (Board 9)

Do you think that these features are important to Steveston's heritage?

	Yes	No	Unsure
i	61	8	14
ii	63	6	14
iii	60	6	15

## Three Lanes:

- i. East Lane
- ii. Centre Lane
- iii. West Lane

	Yes	No	Unsure
i	68	3	7
ii	66	2	7
iii	70	4	6

## Three Avenues:

- i. No. 1 Rd
- ii. 1st Avenue
- iii. 2nd Avenue

Comment:

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## Question 10: (Board 10)

Do you think that these features are important to Steveston's heritage?

	Yes	No	Unsure
i	73	3	5
ii	77	2	3
iii	75	4	4

## Three Streets:

- i. Chatham St.
- ii. Moncton St.
- iii. Bayview St

	Yes	No	Unsure
i	58	13	11
ii	60	8	11

## Small Properties:

- i. Remnants of original survey
- ii. Structures on pilings

Comment:

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## Question 11: (Board 11)

Do you think that these features are important to Steveston's heritage?

- i. 3611 Moncton St (Marine Garage)
- ii. 3560 Moncton St (Dave's Fish & Chips)
- iii. 3711 Moncton St (Cannery Café)
- iv. Matures trees in Centre Lane
- v. Industrial infrastructure
- vi. 12060 & 12080 1st Ave (Private house & garden)
- vii. 4111 Chatham St (House)
- viii. 3871 Moncton St (Bare Basics/Oasis Café)

	Yes	No	Unsure
i	72	4	5
ii	70	5	4
iii	73	2	4
iv	70	2	5
v	52	16	10
vi	63	6	11
vii	55	16	14
viii	64	9	7

Comment:

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Question 12: (Board 12)

Do you think that these features are important to Steveston's heritage?

- i. Southwest corner of 3rd Ave & Chatham St
- ii. CPR curve at the Gulf of Georgia Cannery
- iii. Remnants of frontier town
- iv. "Sunken" ground
- v. CPR curve at No. 1 Rd & Bayview St
- vi. The Village road grid
- vii. BC Electric Interurban Tracks & Power Poles

	Yes	No	Unsure
i	50	10	16
ii	71	2	4
iii	55	7	16
iv	25	29	22
v	58	10	9
vi	61	8	9
vii	62	11	6

Comment:

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Question 13: (Board 19)

Do you think that these financial incentives are a good way to encourage the retention of heritage features?

- A. Financial Support
- B. Heritage Property Tax Exemptions
- C. Commercial Property Tax Exemptions
- D. Transfer of Density
- E. Federal Commercial Heritage Property Incentive Fund
- F. Heritage Legacy Fund of BC

	Yes	No	Unsure
i	57	6	10
ii	60	7	6
iii	40	18	14
iv	31	19	20
v	61	5	8
vi	67	4	7

Comment:

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Question 14: (Board 19)

Do you think that these Regulatory incentives are a good way to encourage the retention of heritage features?

- A. Regulatory Relaxations
- B. Regulatory Streamlining
- C. Support Services
- D. BC Building Code Heritage Building Supplement

	Yes	No	Unsure
A	34	11	24
B	47	5	22
C	52	5	18
D	59	0	16

Comment:

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Question 15: (Board 19)

Do you think that these Partnership incentives are a good way to encourage the retention of heritage features?

- A. Regulations Enabling Partnering
- B. Area Based Revitalization Initiatives

	Yes	No	Unsure
A	51	6	12
B	53	3	14

Comment:

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Question 16: (Board 19)

Do you think that these Conservation Tools are a good way to encourage the retention of heritage features?

- A. Heritage Conservation Covenant
- B. Heritage Revitalization Agreement
- C. Heritage Designation
- D. Heritage Conservation Area

	Yes	No	Unsure
A	55	2	16
B	58	3	14
C	61	2	11
D	59	2	12

Comment:

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Comment:

Question 17:

Do you want to tell us about anything else?

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THANK YOU for attending the Open House and providing your feedback!

Your feedback is required by **Saturday, July 29, 2006 at 4:00 PM**

Your comments are appreciated and will be considered in preparing the Conservation Strategy and Implementation Program.

Contact Terry Brunette, Planner  
City of Richmond  
604-276-4279

BIRMINGHAM & WOOD  
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Ducote • Jonker • LetSimmer



# Steveston Village Conservation Strategy

## Public Open House Comments – July 28 – 29, 2007

### Question 1:

How important is the heritage of Steveston to you?

### Comments:

The Lower Mainland is losing too much of its heritage to high-rises. Steveston still offers a glimpse of the past.

There is enough heritage around here now with the Cannery, Britannia and a lot of other things, what more do we need?

My grandfather was an Interurban conductor.

People want to visit and live in interesting places. Many love history.

Have lost too much of our original Steveston community.

The future depends on the past. It is critical to preserve heritage.

The heritage is its uniqueness.

Let's not get carried away with 'gentrification' and yuppie housing.

This is a key priority.

Weighing heritage with modernity very important.

I like how the village is now.

Maintenance and well kept look important.

It's one of the defining elements of our community.

Why is the northeast corner of No. 1 Road and Moncton excluded? It includes a key element of Richmond's history.

Every area of the country needs to retain its heritage sites otherwise the next generation do not know where they came from.

We should try to conserve and retain the heritage as much as possible.

Virtually the only heritage site in Richmond of any size.

Non of the existing buildings should be allowed to be torn down, renovation only.

**Question 1:**

How important is the heritage of Steveston to you?

**Comments:**

The village needs to keep its heritage to attract people to the village and support local tourism.

However a lot has been overdeveloped.

Depends on the building. BC Packers building should have been preserved and used as a library.

We must remember and save out history.

I like it where presentable at reasonable cost. It is tourism marketable too.

I would like what is left of heritage to remain.

Heritage is vital to the life of the community but should not stop sensible development.

It should be a priority, and the natural areas as well.

**Question 2:**

How important is the 'grittiness' and openness of the working village to you?

**Comments:**

What grittiness, what openness, I just don't see it.

It is a working village. It's the encroaching residential we should worry about.

Marine industries define Steveston.

Grittiness not important, working village is. Prefer cleaner, more updated village yet still maintains heritage aspect.

Important to keep it small community feel, not bombarded with chain stores and fast food places. Don't be like White Rock.

I don't want to become a suburb, a working village is very important to me.

Key element is its history.

The mix of industrial, fishing, shopping and residential is why I wanted to live here.

Save the character which includes grittiness.

I like it the way it is.

**Question 2:**

How important is the 'grittiness' and openness of the working village to you?

**Comments:**

Not if it is monotonous or messy.

Without the grit it's not really Steveston.

This is what people who have just moved here like. A small town feeling that they can belong to.

Gives Steveston its own character.

Very important. Once you lose that it's gone forever. I'm speaking with experience.

Do not lose the grittiness by putting up pretty banners and flower baskets. That is not Steveston.

At the heart of the uniqueness of the town.

Must remain as a working village or it will turn into a fake tourist destination.

Grittiness keeps the heritage alive and attracts tourists.

Character is important.

That is what Steveston is.

Desirable to maintain authentic industries. Better if people can interact and learn about them.

I would like to see the fishing industry, small businesses, post office and museum remain.

True grit but not gritty. Working people are the heritage too.

The grittiness makes it unique.

Keep the fishing industry.



**Question 3:**

Did you know that only two heritage buildings in Steveston are protected?

**Comments:**

It's time people moved on and stopped living in the past.

That is a shame.

All of the old buildings should be protected.

What is taking so long?

There are many heritage buildings that should be seriously considered.

We need to protect more heritage buildings and not build box style condos.

I think we have already lost the real village feel with our "condoization".

Surprisingly few.

I did not know. This is very important.

I thought the post office was and should continue to be not taken away because not making money. Post office needed in Steveston.

I thought there was more with all the heritage buffs and years of working on saving Steveston.

No I didn't. Some buildings need to be added.

Hepworth Building, Prickly Pear need to be put on a list now.

All current buildings need protecting. Look to the east coast and their towns. No repeat of Robson St. and 4<sup>th</sup> Avenue (Vancouver) with its international chain stores. Fort Langley is another example.

That's not very good.

Older buildings should have preservation orders on them.

Once was telephone building at No. 1 and Chatham. Lawyers building at 3<sup>rd</sup> Avenue and Chatham was municipal building and Red Cross building.

I have a question, who is making the heritage decisions?

I would like most of the heritage buildings on Moncton designated as such.

**Question 3:**

Did you know that only two heritage buildings in Steveston are protected?

**Comments:**

I agree more should be protected.

Heritage buildings are essential to providing clues to the past. History dies without our roots.

**Question 4:**

Besides its heritage, do the following aspects need to be considered? Streetscape, building exterior, diversity of business, scale of development, other

**Comments:**

Keep to local small businesses, not chain stores.

Let's get moving and make Steveston a model village and not a bunch of old shacks. e.g. look at Nelson.

Must be people-friendly first.

Streetscape most important. Building exteriors can be improved to look less cheap in some cases. Diversity of business important, we live and shop here.

Scale of development is too much too quickly, not enough larger view.

The feel of the Steveston community needs to be preserved and promoted.

Businesses such as McDonald's and Starbucks do not honour the Steveston heritage.

Scale of development is greatest concern and should be limited.

Concern with traffic flow.

Dress up what we have to maintain heritage.

It's already too [indecipherable] with development everywhere.

The private garden of Mrs. Sakata is important.

I would like to see us steer away from chain stores, too generic. I would like to see this effect expanded to include everything to Garry Point, e.g. Scotch Creek [Scotch Pond] in the village proper.

**Question 4:**

Besides its heritage, do the following aspects need to be considered? Streetscape, building exterior, diversity of business, scale of development, other

**Comments:**

Moncton Street should stay the same look as it has today.

No more chains (McDonald's, Starbucks, Blenz). Support Mom and Pop family owned businesses, otherwise the village isn't much different than any other plastic area.

Keep Steveston's soul, leave it alone.

Yes. Too much duplication, hidden stores, need plants, more colour.

Especially business which service the fishing industry. Must remember that canneries are also large buildings.

No high rises, steel and glass.

More awareness for public of what exists in commercial areas.

I am concerned that land owners will want to build large buildings to more out of their investment.

Originality and quality of the lifestyle in Steveston is most important.

Do not allow Chatham Street type development to occur on Moncton Street. Leave Moncton as it is regarding buildings.

No more new developments in Steveston. Adapt existing buildings.

It's a bit late for some of these. e.g. scale of development.

No more chain stores or restaurants.

Village character should be preserved, it is unique in the area.

Other types of business uses.

Anything which led to significant variation of current look of village buildings should be avoided. The low to the ground, traditional streetscape should be maintained.

Access and walkability.

**Question 4:**

Besides its heritage, do the following aspects need to be considered? Streetscape, building exterior, diversity of business, scale of development, other

**Comments:**

Businesses like McDonald's, Starbucks, Macs, leave the community a mess. They should be somewhat accountable for the trash they create.

Keep the fishing industry.

Add residential roads.

**Question 5:**

Are there other Steveston heritage themes that you can think of that aren't found on Board 5?

**Comments:**

There's enough already.

The river joins the ocean.

Japanese heritage and roots.

It's a great pity to have let the rails go.

Other historical aspects.

Some of the core heritage themes are being overpowered at the expense of tourism and development.

Place the tram at the corner of Moncton and No. 1 Road and build a heritage trolley station as a tourist information building.

The Buddhists have a strong presence and deserve mention under religion.

Direct connection with water, river, Gulf.

Themes? Display tokens of what we once had, e.g. a few feet of tram track and the crossing signs, that is all that is left. The pond at Moncton and [indecipherable], the canneries gone?

Public marina in City water lots, Imperial Landing area.

Prickly Pear building.

**Question 5:**

Are there other Steveston heritage themes that you can think of that aren't found on Board 5?

**Comments:**

I don't know that its just the working atmosphere. I believe the quaintness and age of the buildings along Moncton are a bigger draw.

Locational qualities re: the river, view, access, multi-use.

Boardwalk needs a bike lane.

Preserve the small town atmosphere with low density.

I know the tram is sitting in a shed. It should be publicly displayed but not necessarily running.

Environment – the Fraser is a heritage river.

Let's give the Fraser River some credit and identity as a resource.

**Question 6:**

Do you think we should be designating the following buildings in order to better protect them?

**Comments:**

3580 Moncton St. (Hepworth Block)

What is the cost of designation?

3480 Moncton St. (Steveston Bookstore)

The owners should be forced to restore them or told to move out.

3680 Moncton St. (Marine Grocery)

Need to know costs associated.

12191 - 1st Avenue (Steva Theatre/Arts Connection)

Why so late doing this?

3891 Moncton St. (Phoenix Art)

A heritage designation and viable business can be viable if both parties have vision.

3831 Moncton St. (Budget Appliance)

These buildings make the village.

If you don't they'll be sold and redeveloped like 'Nobby's'.

Like the unique feel.

Many don't have strong character and I'm not sure protecting serves a strong enough purpose.

3831 building needs a facelift.

**Question 6:**

Do you think we should be designating the following buildings in order to better protect them?

**Comments:**

Yes but paint and spruce up.

This business [Budget Appliance] doesn't fit, is a blemish on Moncton.

The whole of Moncton streetscape should be designated.

These old buildings should be protected.

All are part of the historical aspect of the village which should be preserved.

Improve branding with descriptive heritage plaques. Keep exterior front and west side of 3580 Moncton, front and east side of 3680 Moncton, front exterior of 3831 Moncton.

Add Herringers Meats and Prickly Pear.

Not all heritage sites should be saved.

Buildings should stay, stores need to change.

Stores need to change but buildings need to stay to keep the look.

You'd have to preserve the entire Moncton streetscape for context.

**Question 7:**

Do you think we should be designating the following buildings in order to better protect them?

**Comments:**

3700 Moncton St. (Redden Net)

What is the cost of designation?

12111 - 3rd Avenue (Steveston Hotel)

You have got to be kidding.

3691 Broadway St. (Beer House, Bull House)

Is raw sewage being dumped here [at the discharge station]. It often smells like it.

No. 1 Road Discharge Station

If a building is designated an interpretive sign/plaque should be used to advise visitors of the building's significance.

3711 Chatham St. (Steveston Bike Shop)

Protect what we have now.

**Question 7:**

Do you think we should be designating the following buildings in order to better protect them?

**Comments:**

4091 Chatham St. (Folk Victorian House)

Stronger architectural character, more visual value and clearer that they are heritage.

12001 No. 1 Road (Bill Rigby Memorial Society)

Folk house was built in the 40s, not old.

These are the bones of Steveston.

Should designate the northeast corner of No. 1 Road and Moncton to retain evidence of 1902 tram line which served the community.

12111 house has already been changed, added on to and windows changed.

Folk house was built in the 1940s.

All are part of the historical aspect of the village which should be preserved.

The discharge station is already destroyed by the structure above it. OK to restore to original type of pump house. Move it further out. 4091 Chatham was Japanese hospital nurses residence. Okay to move it.

Improve visibility for heritage [discharge station]. Interior and south face of 3711 Chatham. Transfer density elsewhere within 3 km where buildings preserved.

You'd have to preserve the entire Moncton streetscape for context.

**Question 8:**

Do you think that these features are important to Steveston's heritage?

**Comments:**

Fisherman's Wharf and Docks

Ditches would be nice if kept clean but they're usually a garbage dumping ground for many.

Home Port Docks

Roadside ditches? Unbelievable.

Shady Island

Roadside Ditches

Protect what we have now except for roadside ditches.

Cannery Channel

**Question 8:**

Do you think that these features are important to Steveston's heritage?

**Comments:**

The Dyke (Bayview Street)  
Industrial Remnants  
No. 1 Road Wharf and Dock

Love the dock.

Everything that supports the fishermen. People come to Steveston because of them.

As long as good looking and neat.

Fisherman's Wharf is not part of the past but it does convey an aura of the past and encourages visitors to enjoy the heritage aspects.

Ditches serve an important drainage function, they are more efficient than pipes and lawn basins.

Ditches only breed mosquitoes.

Shady Island should be protected from development. Some industrial remnants could be retained particularly where there is some practical use or strong historical connection.

Extend No. 1 Road dock east to Phoenix Pond.

Dyke needed for parking. Try to maintain appearance and interpretive plaque but use space for parking. Explain industrial remnants.

Need to make a connection to the dyke and its functions.

Need more waterfront dock east of No. 1 Road.

Do not allow development on Shady Island.

Remember Steveston does not end at No. 1 Road, it goes east at least to Gilbert.

Ditches are dangerous and unsightly should be covered for safety.

Build a bridge to get to Shady Island.



**Question 9:**

Do you think that these features are important to Steveston's heritage?

Three Lanes: East Lane, Centre Lane, West Lane

Three Avenues: No. 1 Road, 1<sup>st</sup> Avenue, 2<sup>nd</sup> Avenue

**Comments:**

Just get on with restoring and modernizing the town.

Lanes need to be regulated re garbage, cleanliness and safety of pedestrians.

Better use of the lanes with designated and marked parking, and the tow the law breakers.

The lanes and avenues [indecipherable] a village feel. Makes exploring the area more interesting.

Leave the high rise buildings in downtown Richmond.

Keeping lanes is essential.

I like a clear view down each avenue.

Lanes could be beautified. Wasted space.

They establish the grid of the commercial core.

Keep the village open, prevent over development of centre.

The lanes are part of the original townsite plan and are important for access to businesses, e.g. deliveries, etc.

Lanes are quite unique. Good for parking cars so streets are less crowded.

Use the lanes to walk home.

Put in lights for safety at Moncton and No. 1 Road.

Streets and lanes give sitelines to the mountains and water and add to the village atmosphere.

Add Third Avenue.

Lanes are economically sensible as well as the original plan.

No. 1 Road and Moncton is a highly volatile intersection. It will not be long before a fatality occurs.

Fix up lanes to make them look cleaner.

**Question 10:**

Do you think that these features are important to Steveston's heritage?

Three Streets: Chatham Street, Bayview Street, Moncton Street

Small Properties: Remnants of original survey; structures on pilings

**Comments:**

It's important to protect small properties and not give way to large developments.

Let's use some areas between buildings. Really blah right now.

Defines Steveston's connection with the river.

Buildings on pilings are part of our history.

All of these make it what it is.

Continue areas that should be evaluated – Bayview to Britannia.

**Question 11:**

Do you think that these features are important to Steveston's heritage?

3611 Moncton St. (Marine Garage)

3560 Moncton St. (Dave's Fish and Chips)

3711 Moncton St. (Cannery Cafe)

Mature trees in Centre Lane

Industrial infrastructure

12060 & 12080 1st Avenue (Private house and garden)

4111 Chatham St. (House)

3871 Moncton St. (Bare Basics, Oasis Café)

**Comments:**

Knock them all down and build again.

New buildings should look like old style heritage.

Marine Garage could have another use. Industrial infrastructure should be clean and neat.

Mrs. Sakata's house and garden are a treasure in the midst of our commercial village.

Industrial infrastructure looks old and cheap. Needs to be spruced up.

The mixture is what makes it a village.

Industrial build-up could be redeveloped but retain industrial features.

4111 could be moved to a better site if someone wanted it.

But add more [indecipherable] to these.

It will be a sad day when this property [house and garden] changes hands.

If they can be saved as each building has so much history on its own.

This is why Steveston is Steveston.

**Question 11:**

Do you think that these features are important to Steveston's heritage?

**Comments:**

They are all important because they are what makes Steveston "Steveston".

Industrial infrastructure could be cleaned up a bit.

Facades yes, use no [of industrial infrastructure].

Save the First Avenue garden.

**Question 12:**

Do you think that these features are important to Steveston's heritage?

**Comments:**

Southwest corner of 3<sup>rd</sup> Ave. and Chatham St.

What is the cost?

CPR curve at the Gulf of Georgia Cannery

Get rid of Interurban and power poles.

Remnants of frontier town

Leave it the way it is.

Sunken ground

Good place for tram to sit as heritage.

CPR curve at No. 1 Road and Bayview St.

Tracks yes, power poles maybe.

Village road grid

Put tram on tracks as a station and permanent display.

BC Electric Interurban tracks and power poles

Only if we can have the tram to Richmond Centre.

Add pedestrian routes to the list. Include the tram on original tracks with ability to view.

Poles nice to leave as remnant and tracks converted to trail.

Just leave a little bit of rail and info the history but the power poles are an eyesore.

A mini train or something in the tracks would be nice.

It may be the only thing that reminds us of the Interurban.

All part of Steveston as it was laid out, should keep.

Tram should run where it used to on the old Interurban tracks and not on Bayview.

Tracks okay, power poles to go underground.

Power poles could be buried underground.

**Question 12:**

Do you think that these features are important to Steveston's heritage?

**Comments:**

The Interurban tracks should have been preserved all the way to Richmond Centre. We would have had light rail transit.

Tracks and power poles are unattractive and an eyesore.

Power poles yes. Don't know how to save the original ground level. This is the only original (1890 or earlier) house left, the O'Neil house, stage coach driver.

Add tram to tracks and power poles all items must be listed on streetside plaques.

Why did the City decide to develop Railway and destroy train tracks access?

We need a working train on the tracks too. The tram should be running.

Only the original courthouse is important.

**Question 13:**

Do you think that these financial incentives are a good way to encourage the retention of heritage features?

**Comments:**

- Financial support
- Heritage property tax exemptions
- Commercial property tax exemptions
- Transfer of density
- Federal Commercial Heritage Property Incentive Fund
- Heritage Legacy Fund of BC

(Commercial property tax exemptions) Depends on the commercial property involved.

A partnership with a developer who has an interest in heritage would be successful, for example, the development of London Landing by Dana Westermark.

If it pays people will keep heritage.

Legislate development covenant.

In reality however, financial support, commercial property tax exemptions and Heritage Legacy Fund are difficult to access. Transfer of density is a very good potential tool.

**Question 13:**

Do you think that these financial incentives are a good way to encourage the retention of heritage features?

**Comments:**

Financial support needs to be well thought out, same with heritage property tax exemptions.

Transfer of density would have to be transferred outside of Steveston village.

Commercial heritage tax exemptions unless on heritage property.

Take whatever available from province or federal government. Allow density transfer within a few km. Steveston marketability benefits from this heritage, Steveston should return the benefit.

Whatever it takes to preserve the little that remains.

It seems like the City of Richmond does not do enough for its jewel, Steveston. If I owned a jewel I would polish it.

In part or combination.

No more density.

Use if use is appropriate to the building.

**Question 14:**

Do you think that these regulatory incentives are a good way to encourage the retention of heritage features?

**Comments:**

Regulatory relaxations

Regulatory streamlining

Support services

BC Building Code Heritage Building Supplement

No more tax dollars.

This board needs more information.

There is lots of flat empty ground in Richmond to develop without destroying our village.

Don't understand question.

As long as the City of Richmond taxpayers are not paying for support services.

Only if regulatory relaxation enhance the heritage character of Steveston. Encourage owners to keep heritage buildings viable.

**Question 14:**

Do you think that these regulatory incentives are a good way to encourage the retention of heritage features?

**Comments:**

Do not give tax exemptions along with bylaw relaxations.

Must be done by professionals.

No setbacks, need buildings right at the sidewalk streetscape. Have difficulty convincing the City to use the building code exemptions.

Older non compliant structures need special handling.

City must be careful not to make owners of heritage status buildings burdened by regulations or extra costs.

Don't relax setbacks.

**Question 15:**

Do you think that these partnership incentives are a good way to encourage the retention of heritage features?

**Comments:**

Regulations enabling partnering  
Area based revitalization initiatives

No more tax dollars.

Only if there is a lot of local input.

There should be a new library in Steveston as promised by the BC Packers development. Where is it? We also need an new community centre as there are all these hundreds of new people in condos.

Have had difficulty convincing Steveston businesses to work together.

No highrises. Architecture needs to reflect the heritage.

**Question 16:**

Do you think that these partnership incentives are a good way to encourage the retention of heritage features?

**Comments:**

Heritage Conservation Covenant  
Heritage Revitalization Agreement  
Heritage Designation  
Heritage Conservation Area

Heritage designation is just a way of getting out of spending money on the buildings, or not paying taxes.

Don't quite understand the difference. Developers not allowed.

Don't understand question or explanation.

I would like to see a strong [indecipherable] put on landowners in the name of heritage.

Which level of government on the info board are you talking about?

But must be careful that covenants not be too restrictive. Designation and HCA should be coupled with incentives.

Which government has to agree?

**Question 17:**

Do you want to tell us about anything else?

**Comments:**

Please do not introduce decorative theme park, Coney Island type changes. It is a heritage village. Keep it simple.

I always thought Steveston could maintain its charm but now I realize how easily it could be lost. I hope that the buildings/structures in Steveston may be maintained so it is possible to save some of the past for future generations. There isn't much left around here and we sure don't need any more condos.

Generally want the character to remain the same. Buildings should be protected. Mix of businesses, not all for tourists. I should be able to walk to the core and have access to most services I need.

How can we become more involved in decisions and input being made? Are there any volunteer opportunities we can be made aware of?

**Question 17:**

Do you want to tell us about anything else?

**Comments:**

I think its time for Steveston to have another go at forming a BIA.

Consult old and new residents including Japanese Canadians.

Upgrade the community centre and library. Maintain parkland areas as-is.

High density residential must be closely screened. Quality plans, designs, materials. Upgrade is not updating. Raise the level, not update the level.

I've been in Steveston since 1954 and have seen bad choices by municipal people.

Culture and arts also need preservation.

How can council have so little vision? How could you even think of pulling down buildings and raising heights? People want interesting places to visit, don't we want the tourist dollars over rich developers? I have lived in many European countries and for many years had visions of a more beautiful Steveston. It was so wasted, now you want to waste it. Ban cars on Moncton Street. People the world over are building lovely walking zones, it is much loved and used. Cobbles, trees, old buildings, cafes, sitting out, is sadly missing, especially as Richmond is so ugly. Beauty, history, fun and money in the pockets of the locals.

Steveston is the soul of Richmond, older than Vancouver and was more exciting than New

Westminster at the turn of the century. Our waterfront boardwalk on the Packers property and the dyking system are treasures. We should be cognizant of what we have and not to ruin it or our heritage buildings by overzealous developers who more interest in their dollar return than to assist in retaining and making better our many heritage buildings.

Would just like to see Steveston get a facelift and refreshing, looks a little run down.

Keep more open houses ongoing. Lots of communication.



**Question 17:**

Do you want to tell us about anything else?

**Comments:**

Steveston's charm is what draws tourism. Maintain heritage factor. Don't move the tram, use it as a static display at Moncton and No. 1 Road.

I feel the development of the Packer's site significantly destroyed the village, bulldozed important industrial marine land and over built and densified. The same is occurring at London Landing. The streets are full of commuter traffic, densification is destroying quality of life. It is time to consolidate and not densify. Let's get on with keeping the village and protect what we have now.

Need as many tools as possible. Heritage is a public good and public support is appropriate.

When we bought property at Imperial Landing almost 3 years ago I thought that the town was in transition from cannery/fishing village to model village with 'fishing themes', but that appears not to be the case. I have seen no change in the village whatsoever. I am (and there are lots of newcomers like me) getting frustrated with the slowness of change. Imperial Landing brought a lot more people to Steveston and a lot more taxes, and I have seen nothing to improve the quality of life in the village. Examples: inadequate library, community centre is too small and badly in need of renovation or a new one built. No diversity of business, no ICBC office, no [indecipherable], nowhere to photocopy, no [indecipherable] grocery store, the list goes on. People are tired of lack of progress and will move out, and the village will be a ghost town as it used to be. It's obvious that some people are stuck in a time warp and are resentful of the new developments. Get over it. We do not want to live in a museum.

It's important that Steveston remember its past and preserve it in order for it to be viable in the future. If the reason we live here goes and it just becomes like anywhere else, why live here or visit?

Thank you. This is very valuable. I have long feared our jewel will become another Yaletown. We can't let this happen. The grit, the saltwater tang in the air, the jumble of buildings and housing, it's so [indecipherable].

**Question 17:**

Do you want to tell us about anything else?

**Comments:**

Why are we looking into heritage? Is it for the heritage buffs who have a lot of time on their hands, or for the people who use heritage as a hobby. Or for the one day visitors who spend a couple of hours in Steveston? Heritage should not be a great cost to the residents of Richmond.

Preserve the heritage. Don't allow it to look plastic. Please don't tax me out of here. Soon it will only be for the rich. Keep it a place where real people can live and where others can see real people at work. Richmond uses the harbour and village as a draw for tourism. "Stevestonites" have had to fight many times. Luckily we have what we have. It late, all of this planning. A town plan was done about 10 years ago. Residents were involved in almost three years of work. What happened to what was agreed on? Most of that has been undone, too much development has affected everyone. Preserve the skyline, the waterfront belongs to everyone as well as the sky. There is no such thing as a view corridor. No one should have to walk to the other side of a building etc. to see the real world, e.g. the harbour block by Shady Island etc. Who is going to pay for all of this? It's harder and harder to be able to survive.

I have only lived in Steveston 2.5 years. I love it. One thing that I feel is needed in the village is more diversity. Too much repetition e.g. second hand shops. Looking a little grungy too. Nice antique lamp posts and hanging baskets. More live entertainment in the summer. Very large lawn area in Moncton Park, could have a music bandstand.

Fresh paint. It is not inviting to the public to walk down side streets of Moncton. Better signage. In summer shops encouraged to stay open but we need people to walk by the stores to encourage business. I do appreciate having input.

I can't believe the unwillingness of the City to respect its own OCP and support the development of the Interurban tram line through Steveston are examples of the City's poor leadership in this regard. It shouldn't be a matter of 'do as I say, not as I do'.

**Question 17:**

Do you want to tell us about anything else?

**Comments:**

It's easy to change heritage bylaws. Down the road can they be easy to overturn, and all the hard work that is put into it today, and new people might think otherwise.

All ideas on Board 19 [Question 16] are good in themselves but a lot of thought into their implications needs to be given, particularly with financial incentives.

Remember that future development does not mean that we have to sacrifice all the original buildings. They can blend nicely together with proper planning. We should never destroy or demolish the beauty and serenity of the village which have captivated visitors from all over the world. I have brought many visitors from Asia and Europe to the village and they're simply amazed and captivated by the characteristics of the village. It should be retained and marked as heritage, if possible the whole village before further development engulfs them. Regrets will be too late then.

If you are really serious about keeping Steveston "Steveston", don't "Chathamize" Moncton Street, try to make it something it isn't and don't copy other areas. Don't make a theme, an artificial one, Steveston is the them. Don't hang banners and flower baskets that take away the grittiness. Retain original buildings, they are all unique and this is what makes Steveston. Don't contaminate the skyline of Steveston, we don't want to be Yaletown. We should not change Steveston to accommodate an increased population. When we are full we are full. We don't need 17 storey buildings just to accommodate people who want to be here. Then its not Steveston anymore.

We feel that maximum upwards development should be no more than two stories.

No more Imperial Landing fiascos. Our village has enough residents already.

Everything seems to be covered in this survey.

It is my understanding that other communities in BC have taken advantage of funding from the Devonian legacy fund or organization to undertake downtown

**Question 17:**

Do you want to tell us about anything else?

**Comments:**

revitalization initiatives or heritage preservation (e.g. Sidney on Vancouver Island). You may wish to pursue this avenue. We should preserve the little we have left and enhance it and make Steveston a truly people place. A destination for locals and visitors and tourists.

To keep Steveston's heritage and character the existing village will have to be protected and possibly enhanced. But no or very few changes.

I moved to Steveston from Kitsilano 5 years ago because Kitsilano lost its appeal. Steveston was lovely but the development is overwhelming and the quaintness is quickly disappearing. I really don't know if I want to continue living in this community.

I find the approach to heritage conservation a bit piecemeal. Ties might be made to tourism or film opportunities that provide a more integrated historical/heritage look and feel and links it to various forms of encouragement.

Keep Steveston as a working village. No franchises in village. Further development to the Steveston community centre. Would love to see a larger Steveston Museum.

I think Council did Steveston village real disfavoured by changing the BC Packers plan and letting all those condos to be built right across from the community centre. There were supposed to be town houses. Where is the library? Steveston has the worst and smallest library for the number of people living here. We should be getting one paid for and promised by the developer of the BC Packers land.

Why were the people that this meeting is directly affecting not given a personal invitation. The open house was poorly advertised. Businesses didn't know. The post office would have been a tool. Again the City will be imposing guidelines on businesses and wonder why businesses are upset with the City. I think you have set this all up in a poor manner. I hope you will make an effort to fix it.

Ensure there is adequate parking for fishermen. I think this survey was very poorly conveyed to the general public in the Steveston area. In less than 24

**Question 17:**

Do you want to tell us about anything else?

**Comments:**

hours the survey needed to be considered and voted upon when it has taken months to prepare. Many residents didn't know of the survey.

Fishing village (working town) atmosphere should be maintained. It is unique in the Lower Mainland. Avoid getting too touristy with boutiques and gift shops. Also it is a great area for walking everywhere. This should be encouraged.

I am disappointed that McDonald's was allowed to take hold in our village and in such a prominent spot. This opened the door to others. Hopefully it is not too late. Please stop the big chains and support independent business ventures. This survey did not allow for thinking time. Too much information, confusing presentation. How about an interactive computer program? What can an ESL resident do with this text-based presentation? How about at least one week to digest and respond?

Steveston extends at the very least, to the end of the Britannia Shipyard regardless of official designation and this should be recognized.

Steveston is unique and let's keep it that way please. Steveston is not bounded on the east by No. 1 Road, it goes to at least Gilbert. The increased density affects all residents.

Consider better notification re this process. More time to complete survey, e.g. internet response option. More up to date method – computer or interactive program. This is a very complicated text for anyone with limited English. Have display (computer option) available over a week minimum.

One area that seems to have been overlooked is the proposed development on Bayview Street along the boardwalk. The developer, Onni, has slated fairly high density. Further development of this land is a huge short sighted vision of the future. The City of Richmond is simply missing a great opportunity. We can build a memorial park that pays homage to one of the most vital pieces of BC history ever. A marine park with minimal density is a great way to remind us of history, and preserve the legacy that these pioneers left us. Selling out to a developer (a poor

**Question 17:**

Do you want to tell us about anything else?

**Comments:**

one at that) is simply unbelievable.

I would like to see a small sample of heritage buildings/areas restored and kept up. I would then like to see a museum storing heritage items, models of history etc. We do not need to keep every old building or piece of wood to keep the history alive, but rather a well designed attractive museum type facility which could tell that whole story.

We should have preserved the waterfront as a working waterfront and a heritage waterfront. Save the eastern end of Steveston Island and preserve the fishing industry.

I can't believe you wouldn't include the Imperial Landing waterfront, tram, Britannia heritage areas in this study. A false interpretation of studying Steveston's heritage without the vital issues/input from the public to consider. I hope you include these in your study with an open house, otherwise this input is incomplete.

Make the Steveston experience unique. Create or keep an identity all its own. Don't copy other areas even if they were successful somewhere else. No street banners, no flower baskets on poles reminiscent of Victoria, no murals reminiscent of Chemainus. Keep Steveston original and working. Don't create a theme park. Don't densify Moncton Street. Retain the low profile of buildings. Create a total conservation area. Retain the tram in Steveston Park.

## Part B Conservation Implementation

Purpose as defined here means: to set out how to achieve the goals and objectives of the Conservation Strategy

### Purpose of Conservation Implementation

#### 1.0 Implementation Program

- 1.2 Goals and Objectives
- 1.3 Priorities for Action

#### 2.0 Implementation Policies for Steveston

- 2.1 Planning Policies
  - .1 Policy directions on overall planning for the village
- 2.2 Financial Policies
  - .1 Policies to address financial support for heritage conservation measures
- 2.3 Regulatory Policies
  - .1 Policies to ensure regulations meet conservation goals and objectives
- 2.4 Partnership Policies
  - .1 Policies to engage agencies and stakeholders

Implementation Policies are broad and flexible statements that provide a framework for implementation. Policies are succinct, general, and suited to formal adoption

#### 3.0 Recommended Implementation Tools and Incentives

- 3.1 Planning and Regulatory tools
  - .1 References to best practice models
  - .2 Tools to implement Heritage Conservation Strategy
    - .1 By-law Tools
      - .1 OCP
      - .2 Area Plan (including Heritage Conservation Area)
      - .3 Zoning By-law
      - .4 Sign By-law
      - .5 Subdivision By-law
    - .2 Heritage Protection Tools
      - .1 Heritage Register
      - .2 Heritage Designation
      - .3 Heritage Revitalization Agreement
      - .4 Covenants
      - .5 Heritage Alteration Permit
  - .3 Permits and Approvals – consider and discuss also referencing relaxations, streamlining and support services
    - .1 Rezoning permits
    - .2 Development permits
    - .3 Subdivision permits
    - .4 Building permits
    - .5 Building Variance permits
    - .6 Demolition permits

Implementation Tools and Incentives describe each tool that may be available for enabling conservation

### 3.2 Financial Tools

- .1 References to best-practice models
- .2 Monetary incentives for owners to support conservation efforts.
  - .1 Monetary Grants
  - .2 Heritage Property Tax Exemptions
  - .3 Commercial Property Tax Exemptions
  - .4 Transfer of Density
  - .5 Federal Commercial Heritage Property Incentive Fund
  - .6 Heritage Legacy Fund of BC

### 3.3 Partnership Tools

- .1 Working with agencies and organizations toward conservation efforts.
- .2 Regulations to enable partnerships
  - .1 Area Based Revitalization Initiatives
  - .2 Streamline Processing for Heritage Applications
  - .3 Fundraising

## 4.0 Documents for Program Implementation

- 4.1 Steveston Area Plan Amendment
- 4.2 Zoning Bylaw
  - .1 By-law
  - .2 Heritage Conservation Areas
- 4.3 Sign Bylaw
- 4.4 Design Guidelines
  - .1 Buildings
  - .2 Public realm
  - .3 Landscape
  - .4 Interpretive design
  - .5 Signage
- 4.5 Model Agreements
  - .1 Heritage Revitalization Agreement
  - .2 Covenants
  - .3 Caveats

## 5.0 Evaluation

- 5.1 Evaluation (how do we know when we've gotten there)
  - .1 Review of plan on an annual basis
- 5.2 Monitoring



# ATTACHMENT 5

## Work Program Timeline STEVESTON VILLAGE CONSERVATION PROGRAM

### PROPOSED WORK PROGRAM – STEVESTON VILLAGE CONSERVATION PROGRAM

Note: This program may change based on City of Richmond priorities and actions.

DATE	PURPOSE	ATTENDEES
September 21/06	<ul style="list-style-type: none"> <li>RHC Meeting with SVCP Updates</li> </ul>	Staff, RHC, Consultants
September 28/06	<ul style="list-style-type: none"> <li>Progress Meeting with RHC to discuss draft Table of Contents</li> <li>Courier Interim Conservation Strategy to RHC Oct 06/06</li> </ul>	Staff, RHC, Consultants
October 12/06	<ul style="list-style-type: none"> <li>Progress Meeting with RHC to discuss draft Interim Conservation Strategy</li> </ul>	Staff, RHC
October 26/06	<ul style="list-style-type: none"> <li>Progress Meeting with RHC to discuss RHC Comments and Senior Staff Comments</li> </ul>	Staff, RHC
October 26/06	<ul style="list-style-type: none"> <li>RHC Meeting with SVCP Updates – Discussion of Comments</li> </ul>	Staff, RHC
November 23/07	<ul style="list-style-type: none"> <li>Staff review of consolidated comments from RHC and Senior Staff</li> <li>Format to be revised – action/consideration</li> </ul>	Staff
December 5/07	<ul style="list-style-type: none"> <li>Consolidated Comments provided to Consultants</li> </ul>	Staff
December 13/06	<ul style="list-style-type: none"> <li>Progress Meeting with RHC Chair and Consultants to discuss consolidated Comments</li> <li>Comments reviewed with Consultants to revise draft Interim Conservation Strategy</li> <li>Electronic file of Draft Conservation Strategy incorporating all Staff &amp; RHC comments to be sent to COR on January 3/07</li> </ul>	Staff, RHC, Consultants
January 4/07	<ul style="list-style-type: none"> <li>Courier Draft Conservation Strategy to RHC</li> </ul>	Staff, RHC
February 15/07	<ul style="list-style-type: none"> <li>RHC Meeting - Strategy status</li> </ul>	Staff, RHC
February 16/07	<ul style="list-style-type: none"> <li>Consolidated edit comments to RHC.</li> </ul>	Staff, RHC
February 22/07	<ul style="list-style-type: none"> <li>RHC reviews proposed changes</li> </ul>	Staff, RHC, Consultants
March 1, 07	<ul style="list-style-type: none"> <li>Requested Strategy revisions sent to consultant</li> </ul>	
March 16/07	<ul style="list-style-type: none"> <li>Consultant sends revised Strategy to City</li> </ul>	
March 23, 2007	<ul style="list-style-type: none"> <li>City / RHC Chair check for completeness</li> <li>Revisions made</li> <li>Strategy send to RHC</li> </ul>	
May 3/07	<ul style="list-style-type: none"> <li>RHC /City meet to discuss revisions</li> </ul>	
May 18, 07	<ul style="list-style-type: none"> <li>Strategy revised</li> <li>RHC check</li> <li>Final Strategy.</li> </ul>	Staff, RHC, Consultants
May 18/07	<ul style="list-style-type: none"> <li>BEGIN PREPARING IMPLEMENTATION PROGRAM</li> </ul>	
July 17/07	<ul style="list-style-type: none"> <li>PLANNING COMMITTEE – Presentation of Draft Conservation Strategy</li> </ul>	Staff, RHC, Consultants
July 23/07	<ul style="list-style-type: none"> <li>COUNCIL – Presentation of Draft Conservation Strategy</li> </ul>	Staff, RHC, Consultants
September 13/07	<ul style="list-style-type: none"> <li>1<sup>st</sup> Draft: Consultant sends City 1<sup>st</sup> draft of Implementation Program;               <ul style="list-style-type: none"> <li>Planning policy incentives</li> <li>Financial incentives</li> <li>Regulation incentives</li> <li>Partnerships</li> </ul> </li> </ul>	Consultants
September 20/07	<ul style="list-style-type: none"> <li>RHC and City staff discuss draft Implementation Program</li> <li>Send consultant request to changes</li> </ul>	Staff, RHC
October 11/07	<ul style="list-style-type: none"> <li>2<sup>nd</sup> Draft: Consultant sends City 2<sup>nd</sup> draft of Implementation Program               <ul style="list-style-type: none"> <li>Planning policy incentives</li> <li>Financial incentives</li> <li>Regulation incentives</li> <li>Partnerships</li> </ul> </li> </ul>	

**PROPOSED WORK PROGRAM – STEVESTON VILLAGE CONSERVATION PROGRAM**

Note: This program may change based on City of Richmond priorities and actions.

DATE	PURPOSE	ATTENDEES
October 18/07	<ul style="list-style-type: none"> <li>• RHC and City staff discuss draft of Implementation Program</li> <li>• Send consultant request to change</li> </ul>	STAFF
Oct 25/07	<ul style="list-style-type: none"> <li>• 3rd Draft: Consultant sends City 3rd draft of Implementation Program                             <ul style="list-style-type: none"> <li>- Planning policy incentives</li> <li>- Financial incentives</li> <li>- Regulation incentives</li> <li>- Partnerships</li> </ul> </li> </ul>	Staff, RHC
Nov 6/07	<ul style="list-style-type: none"> <li>• <b>PLANNING COMMITTEE – Presentation o Draft Implementation Program:</b> <ul style="list-style-type: none"> <li>- Planning policy incentives</li> <li>- Financial incentives</li> <li>- Regulation incentives</li> <li>- Partnerships</li> </ul> </li> </ul>	Staff, RHC, Consultants
Nov 13/07	<ul style="list-style-type: none"> <li>• <b>COUNCIL – Presentation of Draft Implementation Program</b> <ul style="list-style-type: none"> <li>- Planning policy incentives</li> <li>- Financial incentives</li> <li>- Regulation incentives</li> <li>- Partnerships</li> </ul> </li> </ul>	Staff, RHC, Consultants
Nov23-24/07	<p><b>Public Open House (2) to present following:</b></p> <ul style="list-style-type: none"> <li>• <b>Conservation Strategy</b></li> <li>• <b>Draft Implementation Program</b> <ul style="list-style-type: none"> <li>- Planning policy incentives</li> <li>- Financial incentives</li> <li>- Regulation incentives</li> <li>- Partnerships</li> </ul> </li> <li>• <b>Mtgs with developers</b></li> </ul>	Staff, RHC, Consultants
Dec 6/07	<ul style="list-style-type: none"> <li>• <b>Consultants analyses feedback</b></li> <li>• <b>Send analysis to City</b></li> <li>• <b>RHC directs changes</b></li> </ul>	
Dec 13/07	<ul style="list-style-type: none"> <li>• <b>RHC, Consultant discuss changes</b></li> </ul>	Staff, RHC, Consultants
Jan 3/08	<ul style="list-style-type: none"> <li>• <b>Revise Draft Implementation Program</b> <ul style="list-style-type: none"> <li>- Planning policy incentives</li> <li>- Financial incentives</li> <li>- Regulation incentives</li> <li>- Partnerships</li> </ul> </li> </ul>	
Jan 8/08	<ul style="list-style-type: none"> <li>• <b>PLANNING COMMITTEE – Presentation of Steveston Village Conservation Program</b> <ul style="list-style-type: none"> <li>- Conservation Strategy</li> <li>- Implementation Program                             <ul style="list-style-type: none"> <li>- <u>Planning policy incentives</u> <ul style="list-style-type: none"> <li>- Area Plan Bylaw + design guidelines</li> <li>- Other</li> </ul> </li> <li>- <u>Financial incentives</u> <ul style="list-style-type: none"> <li>- Density Transfer</li> <li>- Density Bonusing</li> <li>- Tax exemptions</li> <li>- Other</li> </ul> </li> <li>- <u>Regulation incentives</u> <ul style="list-style-type: none"> <li>- Zoning Bylaw</li> <li>- Sign Bylaw</li> <li>- All Draft Heritage Bylaws</li> <li>- Other</li> </ul> </li> <li>- <u>Partnerships</u></li> </ul> </li> </ul> </li> </ul>	Staff, RHC, Consultants

**PROPOSED WORK PROGRAM – STEVESTON VILLAGE CONSERVATION PROGRAM**

Note: This program may change based on City of Richmond priorities and actions.

DATE	PURPOSE	ATTENDEES
Jan 14/08	<ul style="list-style-type: none"> <li>• COUNCIL – Presentation of <i>Steveston Village Conservation Program</i> <ul style="list-style-type: none"> <li>- Conservation Strategy</li> <li>- Implementation Program                             <ul style="list-style-type: none"> <li>- <u>Planning policy incentives</u> <ul style="list-style-type: none"> <li>- Area Plan Bylaw + design guidelines</li> <li>- Other</li> </ul> </li> <li>- <u>Financial incentives</u> <ul style="list-style-type: none"> <li>- Density Transfer</li> <li>- Density Bonusing</li> <li>- Tax exemptions</li> <li>- Other</li> </ul> </li> <li>- <u>Regulation incentives</u> <ul style="list-style-type: none"> <li>- Zoning Bylaw</li> <li>- Sign Bylaw</li> <li>- All Draft Heritage Bylaws</li> <li>- Other</li> </ul> </li> <li>- <u>Partnerships</u></li> </ul> </li> </ul> </li> </ul>	Staff, RHC, Consultants
Jan 22/08	<ul style="list-style-type: none"> <li>• Possible Public Open House (3) TBD</li> <li>• PUBLIC HEARING (Proposed)</li> </ul>	Staff, RHC, Consultants