



To: Planning Committee

Date: June 25, 2018

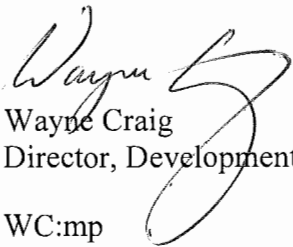
From: Wayne Craig
Director, Development

File: HA 18 - 818781


Re: **Application by Kanaris Demetre Lazos for a Heritage Alteration Permit at
12111 3rd Avenue (Steveston Hotel)**

Staff Recommendation

That a Heritage Alteration Permit which would permit the installation of a new storefront door and replacement of two windows in the front (east) elevation of the protected heritage building at 12111 3rd Avenue be issued.


Wayne Craig
Director, Development

WC:mp
Att. 9

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Kanaris Demetre Lazos has applied for a Heritage Alteration Permit to add a new storefront door and replace two storefront windows of a commercial property at 12111 3rd Avenue, known as the Steveston Hotel. The location maps are included in Attachment 1.

The Steveston Hotel is one of the identified heritage resources in the Steveston Village Heritage Conservation Area. A Heritage Alteration Permit is required for any exterior alterations to a property that is located within the Heritage Conservation Area.

Background

In 2017, a Heritage Alteration Permit (HA16-723477) was approved for the subject property to allow a reconfiguration of lot lines to create two new lots that can function independently of each other in terms of access and parking. The southern lot contains the Steveston Hotel and associated parking, and the northern lot contains a heritage-designated building known as the Steveston Courthouse and a one-storey, non-heritage commercial building and associated parking. The subdivision has been completed.

Also, two additional Heritage Alteration Permits were issued for the subject property in 2017: A Heritage Alteration Permit (HA17-766440) was issued on June 12, 2017 to allow the replacement of a window with a new entry door to provide a separate entrance to a restaurant in the hotel, and a Heritage Alteration Permit (HA17-776233) was issued on July 10, 2017 for the painting of a mural on the south elevation of the property as a Canada 150 project. Subsequently, on April 23, 2018, a Heritage Alteration Permit was issued for the replacement of all upper-storey windows (HA18-804880). All the works authorized by these three permits have been completed.

The subject property is designated as “Neighbourhood Service Centre (NSC)” in the 2041 Official Community Plan and “Heritage Mixed Use” in the Steveston Area Plan, and is zoned “Steveston Commercial (CS2)”.

Surrounding Development

The subject property is surrounded by the following sites.

- To the North: A newly created lot which contains the Steveston Courthouse and another non-heritage commercial building. Across Chatham Street is a new three-storey, mixed-use building at 11971 3rd Avenue, on a site zoned “Commercial Mixed Use (ZMU26) – Steveston Village”.
- To the East: A new mix-used building ranging from one to three storeys on the former Rod’s Lumber site at 12088 3rd Avenue zoned “Commercial Mixed Use (ZMU33) – Steveston Village” (RZ15-710852). The associated DP16-753377 has been issued. The building is currently under construction.

To the West and South: The Gulf of Georgia Cannery federal historic site in the “Light Industrial (IL)” zone.

Related Policies & Studies

Official Community Plan

The City’s 2041 Official Community Plan Section 4 “Vibrant Cities” includes city-wide direction and policy to “preserve, promote and celebrate community heritage”.

Steveston Area Plan

The Steveston Area Plan seeks to “conserve significant heritage resources throughout the Steveston area” and “conserve the identified heritage resources within the Steveston Village Node (e.g., as per the Steveston Village Conservation Strategy)”.

The Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. As part of the HCA, 17 buildings are identified as protected heritage resources. The Steveston Hotel is one of the 17 identified heritage resources in the Steveston Village HCA.

The Steveston Area Plan specifies that Heritage Alteration Permits issued for identified Steveston Village heritage resources should be consistent with the Steveston Village Conservation Strategy and the Standards and Guidelines for the Conservation of Historic Places in Canada (“S&Gs”), prepared by Parks Canada. The S&Gs are applied to assess the impact of proposed interventions on the heritage values and character-defining elements of a historic place, as identified in a Statement of Significance. The Steveston Village Conservation Strategy includes heritage conservation policies to manage changes to heritage resources in the Steveston Village and provides Statements of Significance for the significant historic sites and features, including the Statement of Significance for the Steveston Hotel.

On December 18, 2017, Council approved a number of changes to the design, land use and heritage policies in the Steveston Area Plan. One of the changes was to include a copy of the “Sakamoto Guidelines for Design Criteria for the Steveston Revitalization Area” and the “Sakamoto Guidelines for Steveston Downtown Revitalization Area Façade Guidelines”, originally prepared in 1987 and 1989 respectively, in the Steveston Area Plan for reference purposes. These guidelines can be interpreted flexibly and are to be used in coordination with other applicable guidelines when reviewing development proposals.

The relevant policies and guidelines are further detailed in the “Analysis” section of this report.

Public Consultation

A development sign has been installed on the subject property. Staff have not received any comments from the public about the application in response to the placement of the sign on the property.

Richmond Heritage Commission

The application was presented to the Richmond Heritage Commission on June 20, 2018 and was supported. An excerpt from the Commission meeting minutes is included in Attachment 2.

Analysis

The primary heritage values of the Steveston Hotel are its historic association with the development of the Steveston town site and its social and cultural value as a community gathering place. Architecturally, surviving elements of its two stages of construction, seen in such elements as its flat-roofed form and simple lines, are character-defining elements. The Statement of Significance for the Steveston Hotel is provided in Attachment 3.

The Steveston Hotel has undergone significant exterior alterations since the time of construction in the 1890s. Attachment 4 includes photos of the Steveston Hotel from various eras. Original windows openings have been changed with respect to their location and size, and original windows have been replaced with a mix of aluminum and vinyl windows.

Details of Proposed Work

The applicant has proposed to add an additional entrance on the east façade to provide a dedicated access to the existing liquor store, and replace the two existing storefront windows, which currently have frosted glass. A photo of the existing front elevation is included in Attachment 5. The proposed double door and windows match the existing storefront doors and windows in the same façade (i.e., aluminum frame and clear-glazing).

Currently, the liquor store shares the existing door and entrance area with the hotel. The applicant proposes to build a hotel lobby with a reception counter on the main floor and an interior wall and a door to separate the hotel lobby area from the liquor store.

National Standards

The following are excerpts from the S&G standards that are most relevant to the proposed exterior alterations to the Steveston Hotel (Attachment 6).

- | | |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard #1 | Do not remove, replace or substantially alter its intact or repairable character-defining elements. |
| Standard #2 | Conserve changes to a historic place that, over time, have become character-defining elements in their own right. |
| Standard #3 | Conserve heritage value by adopting an approach calling for minimal intervention. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never existed. |
| Standard #4 | |

The existing doors, windows are not original and are not identified as character-defining elements in the Statement of Significance. The exterior of the building has been significantly altered from the

time of the original construction and many of the historic elements have been lost. The Statement of Significance identifies the building's current flat-roofed form and simple lines as character-defining elements. The proposal would not have adverse impacts on the heritage value and character-defining elements of the building, and would not create a false sense of historical development by adding new elements and features.

National Guidelines

The following are excerpts from the S&G guidelines that are most relevant to the proposed exterior alterations to the Steveston Hotel (Attachment 7).

Section 4.3.5 Windows, Doors and Storefronts

- | | |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Guideline #2 | Understanding the properties, operation and characteristics of the windows, doors and storefronts as well as changes and previous maintenance practices. |
| Guideline #18 | Designing and construction a new window, door or storefront when it is completely missing, with a new design that is compatible with the style, era and character of the historic place, or a replica based on documentary evidence. |

Section 4.3.6 Entrances, Porches and Balconies

- | | |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Guideline #17 | Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building's style, era and character. |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The design of the proposed door and windows is compatible with the style, era and character of the building. The overall appearance of the building would not be substantially altered.

Steveston Village Conservation Strategy

The following are the standards and guidelines that are most relevant to the proposed exterior alterations to the Steveston Hotel from the Steveston Village Conservation Strategy (Attachment 8).

- The evolution of the resource should be respected. The contribution of all periods is important to the historic development and may merit retention.
- 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.

The proposed door and window design complements the existing character and style of the building, and the proposed alterations would not substantially alter the building while meeting the operational need of the existing user (i.e., liquor store).

Sakamoto Guidelines

The "Sakamoto Guidelines for Steveston Downtown Revitalization Area Façade Guidelines" were prepared in 1989 to provide design guides and standards for maintaining continuity in the improvements being carried out.

The following guidelines are most relevant to the proposed exterior alterations.

- In the storefront improvement, the display window should be designed to respect the historic rhythm and be part of the overall façade.
- Doors should be designed to be part of the overall storefront character and should have glass panels.
- Acceptable doors are solid wood, wood panel and aluminum frame. Doors without glazing and metal doors are not acceptable.

The Guidelines note that the store fronts should be designed to display the business with the “picture” windows being an important feature to show the merchandise and allow visual access into the shop. The proposed aluminum-framed door and windows with clear glazing meet the objective of the above-noted guidelines.

An excerpt from the “Sakamoto Guidelines for Steveston Downtown Revitalization Area Façade Guidelines” is included in Attachment 9.

Financial Impact or Economic Impact

None.

Conclusion

The proposed new door and windows are compatible with the existing character of the building, and would not adversely affect the heritage value and character-defining elements of the protected heritage property. The proposal is consistent with the Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada, Steveston Village Conservation Strategy and the Sakamoto Guidelines for Steveston Downtown Revitalization Area Façade Guidelines.

Staff recommend that the Heritage Alteration Permit be endorsed, and issuance by Council be recommend.



Minhee Park
Planner 2

MP:cas

Attachment 1: Location Maps

Attachment 2: Excerpt from the June 20, 2018 Richmond Heritage Commission Minutes

Attachment 3: Statement of Significance for the Steveston Hotel

Attachment 4: Historic Photos of the Steveston Hotel

Attachment 5: Photos of the Steveston Hotel

Attachment 6: Excerpt from the Steveston Village Conservation Strategy

Attachment 7: Excerpt from the National Standards

Attachment 8: Excerpt from the National Guidelines

Attachment 9: Excerpt from the Sakamoto Guidelines



City of
Richmond



HA 18-818781

Original Date: 04/17/18

Revision Date: 07/03/18

Note: Dimensions are in METRES

CNCL - 183

Excerpt of Minutes
Richmond Heritage Commission
Held Wednesday, June 20, 2018 (7:00 pm)
M.2.004
Richmond City Hall

Development Proposal – Heritage Alteration Permit (HA18-818781) 12111 3rd Avenue (Steveston Hotel)

The Heritage Alteration Permit application for 12111 3rd Ave (the Steveston Hotel) was presented to the Commission. The applicant would like to add a new door and replace two storefront windows. This application will not be changing any character-defining elements of the building.

Members referred to the national standards and guidelines and noted that the alterations are compatible with the style and character of the place. The owner will be using the same type of doors and windows that are already used in the hotel. The door will be adding another entrance, so that people will not have to go through the liquor store to enter the hotel. It was noted that this will be a recessed door to match the existing entrances.

Discussion ensued on the purpose of the Heritage Alteration Permit, heritage protection, and Statement of Significance. It was noted that this application is consistent with the Sakamoto Guidelines.

It was moved and seconded

That the Richmond Heritage Commission support the Heritage Alteration Permit application (HA18-818781) as presented.

CARRIED

Steveston Village Conservation Program

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

City of Richmond Archives
1977-19-25 Ca. 1905



City of Richmond Archives
1978-5-10 Ca. 1920



City of Richmond Archives
1997-43-1-200 undated

HOTEL

LOBBY
BUCCARDER ROOM



THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding windows, doors and storefronts and how they contribute to the heritage value of the historic building.	
2	Understanding the properties, operation and characteristics of the windows, doors and storefronts as well as changes and previous maintenance practices.	Failing to consider the impact of previous changes and maintenance practices, such as sealed windows or the removal of awnings or sunshades.
3	Documenting the form, materials and condition of windows, doors and storefronts, and their elements, before undertaking an intervention. This includes the configuration, style, method of operation and materials.	Undertaking an intervention that affects windows, doors and storefronts without first documenting their existing character and condition.
4	Assessing the condition of windows, doors and storefronts, including hardware, early in the planning process so that the scope of work is based on current conditions.	
5	Determining the cause of distress, damage, or deterioration of windows, doors and storefronts through investigation, monitoring, and minimally invasive or non-destructive testing techniques.	
6	Protecting and maintaining windows, doors and storefronts by using appropriate surface treatments, such as cleaning, rust removal, limited paint removal, and reapplying protective coating systems in kind.	Failing to adequately maintain windows, doors and storefronts on a regular basis.
7	Making windows, doors and storefronts weather tight and energy efficient by re-puttying and replacing or installing weatherstripping, adjusting hardware, and sealing openings and joints.	
8	Retaining sound and repairable windows, doors and storefronts, including their functional and decorative elements, such as hardware, signs and awnings.	Removing or replacing windows, doors and storefronts that can be repaired. Peeling paint, broken glass, stuck sashes, loose hinges or high air infiltration are not, in themselves, indications that these assemblies are beyond repair.
9	Stabilizing deteriorated windows, doors and storefronts by using structural reinforcement, and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.	Adding protective glazing or exterior storms to stained glass elements, without the involvement of a specialist conservator.
10	Repairing parts of windows, doors, or storefronts, by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of windows, doors and storefronts. Repairs should match the existing work as closely as possible, both physically and visually.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
18	Designing and constructing a new window, door or storefront when it is completely missing, with a new design that is compatible with the style, era and character of the historic place, or a replica based on documentary evidence.	Changing the number, location, size, or configuration of windows, doors and storefronts, by cutting new openings, blocking in existing openings, or installing replacement units that do not fit the opening.
19	Using signs, awnings, canopies or marquees of a scale and design that is compatible with the historic building.	Introducing a new design that is incompatible in size, scale, material, style or colour.

ADDITIONS OR ALTERATIONS TO WINDOWS, DOORS AND STOREFRONTS

20	Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.	Installing new windows, doors or storefronts that are incompatible with the building's style, era and character, or that obscure, damage or destroy character-defining elements.
21	Providing a setback in the design of drop ceilings, when required, to allow for full height window openings.	Inserting new floors or drop ceilings that cut across windows openings, changing the interior and exterior appearance of the building, and reducing access to daylight.

HEALTH, SAFETY AND SECURITY CONSIDERATIONS

22	Complying with health, safety and security requirements in a manner that conserves the heritage value of the windows, doors and storefronts and minimizes impact on its character-defining elements.	Damaging or destroying elements while making modifications to comply with health, safety and security requirements.
23	Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.	Making changes to windows, doors or storefronts without first exploring equivalent health, safety and security systems, methods or devices that may be less damaging to the character-defining elements of the historic building.
24	Removing or encapsulating hazardous materials, such as lead-based paint, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.	
25	Protecting windows, doors or storefronts against loss or damage by identifying and assessing specific risks, and by implementing an appropriate fire protection strategy that addresses those risks. For example, replacing a character-defining wood door with a compatible fire-rated door, only after carefully considering other options.	Implementing a generic fire-protection strategy, or one that does not appropriately address the specific fire risks of the historic building. Covering flammable, character-defining elements with fire-resistant sheathing or coatings that alter their appearance.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

Recommended	Not Recommended
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ADDITIONS OR ALTERATIONS TO ENTRANCES, PORCHES AND BALCONIES

<p>17 Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building's style, era and character.</p>	<p>Altering a secondary entrance to give it the appearance of a main entrance.</p> <p>Enclosing a porch or balcony in a manner that has a negative impact on the building's heritage value.</p> <p>Removing character-defining entrances, porches or balconies that are no longer needed for the new use.</p> <p>Constructing an addition that requires the loss of a character-defining entrance, porch, or balcony.</p>
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HEALTH, SAFETY AND SECURITY CONSIDERATIONS

<p>18 Adding new features to meet health, safety and security requirements, such as a new handrail, in a manner that conserves the heritage value of the entrance, porch or balcony and minimizes impact on its character-defining elements.</p>	<p>Damaging or destroying an entrance, porch or balcony while making modifications to comply with health, safety and security requirements.</p>
<p>19 Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.</p>	<p>Making changes to entrances, porches or balconies without first exploring equivalent systems, methods or devices that may be less damaging to the character-defining elements of the historic building.</p>
<p>20 Exploring all options for modifications to existing entrances, porches and balconies to meet code and regulation requirements, prior to considering removal or replacement.</p>	<p>Removing an entrance, porch or balcony that does not comply with codes or regulations, and not replacing it with a compatible new assembly.</p>
<p>21 Removing or encapsulating hazardous materials, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.</p>	<p>Covering flammable, character-defining elements with fire-resistant sheathing or coatings that alter their appearance.</p>
<p>22 Protecting entrances, porches or balconies against loss or damage by identifying and assessing specific risks, and by implementing an appropriate fire-protection strategy that addresses those specific risks.</p>	<p>Covering flammable, character-defining elements with fire-resistant sheathing or coatings that alter their appearance.</p>

Steveston Village Conservation Program

Conservation Strategy – Managing Change



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

- 7 -

STORE FRONT FACADE GUIDELINES (continued)3.5. Canopies (continued)

Fixed canopies are structurally integrated features of a building face and are either cantilevered, hung or supported on a post. Any post supporting a fixed canopy is to be located on private property.

- Guidelines:
- (a) Fixed canopies may be flat or sloping roofs extending over walkways.
 - (b) Sloping canopies shall be covered with wood cedar shingles.
 - (c) Any supporting post shall be round or square wood with simple details or shaping and may be decorated with wooden brackets.

Unacceptable materials are metal, corrugated fibreglass and concrete (posts).

3.6. Windows

- Guidelines:
- (a) In the store front improvement, the display window should be designed to respect the historic rhythm and be part of the overall facade.
 - (b) The window on the upper floors should form a historic rhythm different from the picture windows and be within a proportion of the overall facade.
 - (c) The upper floor windows should be framed.

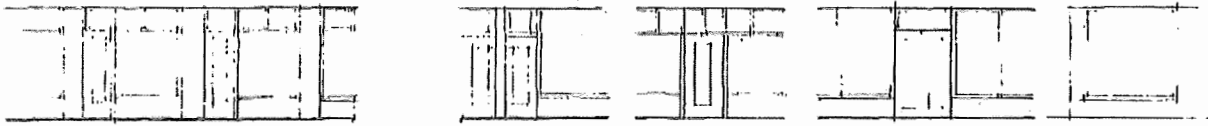
The store fronts are designed to display the business with the "picture" windows being an important feature. At street level, the windows of the store front shows the merchandise and allows visual access into the shop while at the same time forming the wall that separates the inside from the outside.

The design of the windows with transoms, mullions, opaque or translucent glass and multiple glass panes form important patterns in the overall store front facade. The lower portion usually referred to as the "bulkhead", is part of the designed window. The picture window creates store front rhythm and the streetscape.

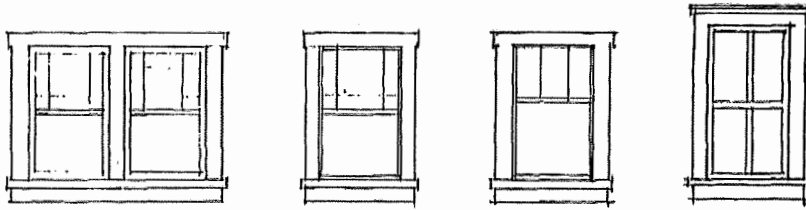
STORE FRONT FACADE GUIDELINES (continued)

3.6. Windows (continued)

Acceptable picture windows are as follows:



Historically, the pattern of the windows on the upper floor is different from the picture windows. They form a rhythm which is in keeping with the overall facade. Acceptable upper floor window patterns are as follows:

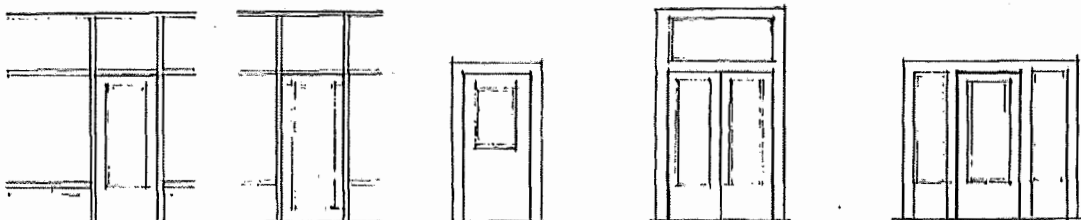


The window frames may be wood, white or coloured aluminum or steel and the glass may be clear or grey tinted. All other colored or mirror finish glass is unacceptable.

3.7. Doors

Guidelines: (a) Doors should be designed to be part of the overall store front character and should have glass panels.

(b) Acceptable doors are as follows:



STORE FRONT FACADE GUIDELINES (continued)

3.7. Doors (continued)

- (c) Acceptable doors are solid wood, wood panel and aluminum frame. Doors without glazing and metal doors are not acceptable.

3.8. Signage

- Guidelines:
- (a) Signs for the building should be an integral part of the facade design.
 - (b) Signs consistent with the Sign By-law should be approved along with the facade design.

Often signs are attached to the building as an afterthought. They are part of carrying out business, but are neglected until the business is about to open.

The prerequisite of a good sign is a clear message and legibility. A balance where neither the building or the sign dominates is needed for the building and the signs to be read. The importance of one well located sign over many signs needs to be stressed. Signs conceived independently can create a discordant image of the downtown and a rash of street signs results in the loss of the purpose of signage. For Steveston, the signs need to be oriented to slow moving traffic and predominantly to pedestrians.

Acceptable signage is as follows:

Fascia Signs: These are flat rectangular signs placed above the store front (as the buildings main business identification). The message in the sign board should be restricted to the name of the business for the sake of clarity; but may include a very brief trade description. In place of sign boards, but in keeping with a similar intent and flavor, signs may be painted directly on to the building facade, generally on the upper storey.

Sign boards may be illuminated from the back or painted boards may be illuminated with fixtures which are in keeping with the facade character.

Window Signs: These are painted on the inside of the main display window. The message should be kept brief, usually to the name of the business; but may include a brief trade description.



City of
Richmond

Heritage Alteration Permit

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 18 - 818781

To the Holder: Kanaris Demetre Lazos

Property Address: 12111 3rd Avenue

Legal Description: LOT 2 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMISNTER
DISTRICT PLAN EPP65456

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize all works related to exterior alterations in Schedule A, Plan #1 to Plan #4.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

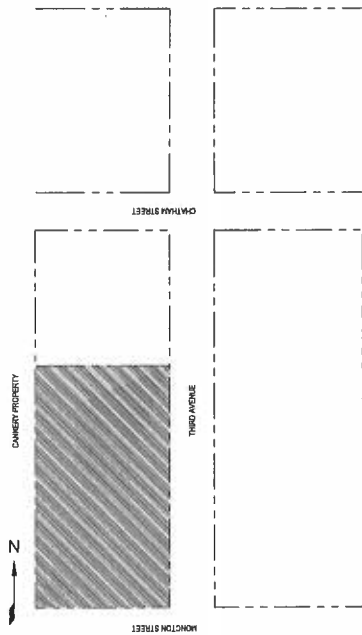
DELIVERED THIS DAY OF , 2018

MAYOR

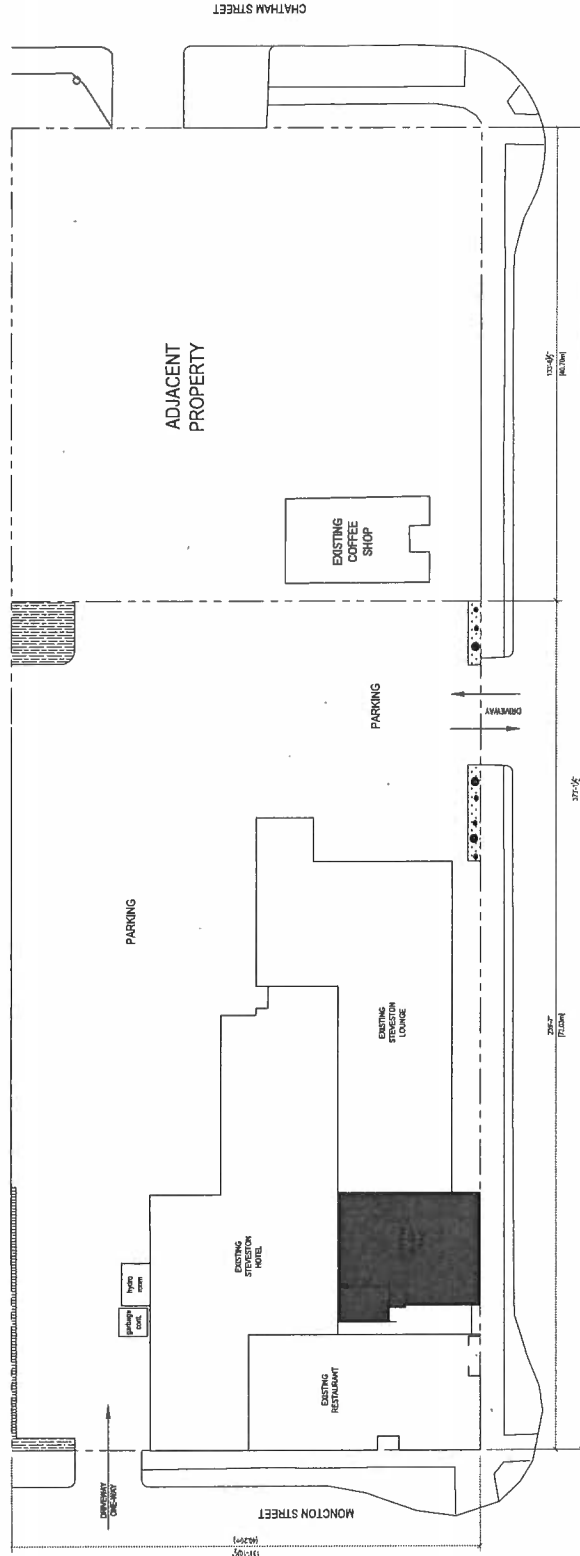
CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

APPLICATION TO PROPOSE
NEW ENTRY DOORS & STOREFRONT
FOR LIQUOR STORE



NOTE: the existing building/structure is to remain as is.
The purpose of this work is to remove two existing windows and replace them with new double entry doors that will lead directly into the liquor store and glass storefront.
In other words, we would like to have a separate entrance to the liquor store so that the liquor store will have its own entry and own address separate from the hotel entry and the hotel business.



B.T. ARCHITECTURAL
www.BTArchitectural.com
Phone: 506-644-8111
FAX: 506-644-8117
DIVISION OF MUNICIPAL DEVELOPMENT
1000 UNIVERSITY AVENUE
RICHMOND, BC

ISSUED / REVISIONS

NO.	DATE	DESCRIPTION
1		FOR SUBMITTAL TO MUNICIPAL DEVELOPMENT

LEGAL DESCRIPTION:
LOT 4, SECTION 10, BLK 3,
NORTH RANGE 7, NEW WESTMINSTER
PLAN 18855

STEVENSON HOTEL &
LIQUOR STORE

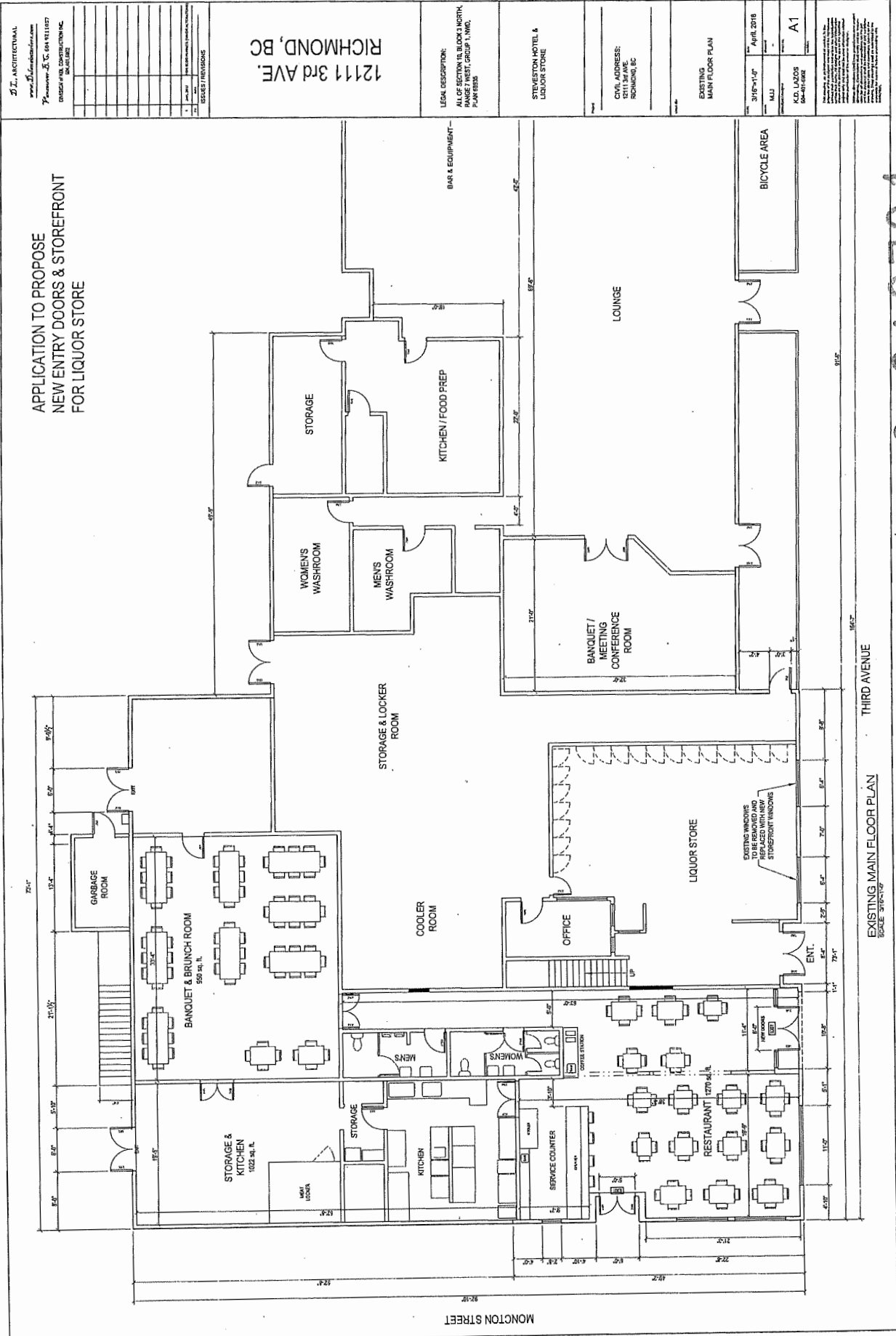
CIVIL ADDRESS:
12111 3RD AVE.
RICHMOND, BC

KEY PLAN &
EXISTING SITE PLAN

AS SHOWN
M/J
K.O. LAZDS
RD#4-17-0032
A0

APR 28, 2018

HA 18-818781 plan #1



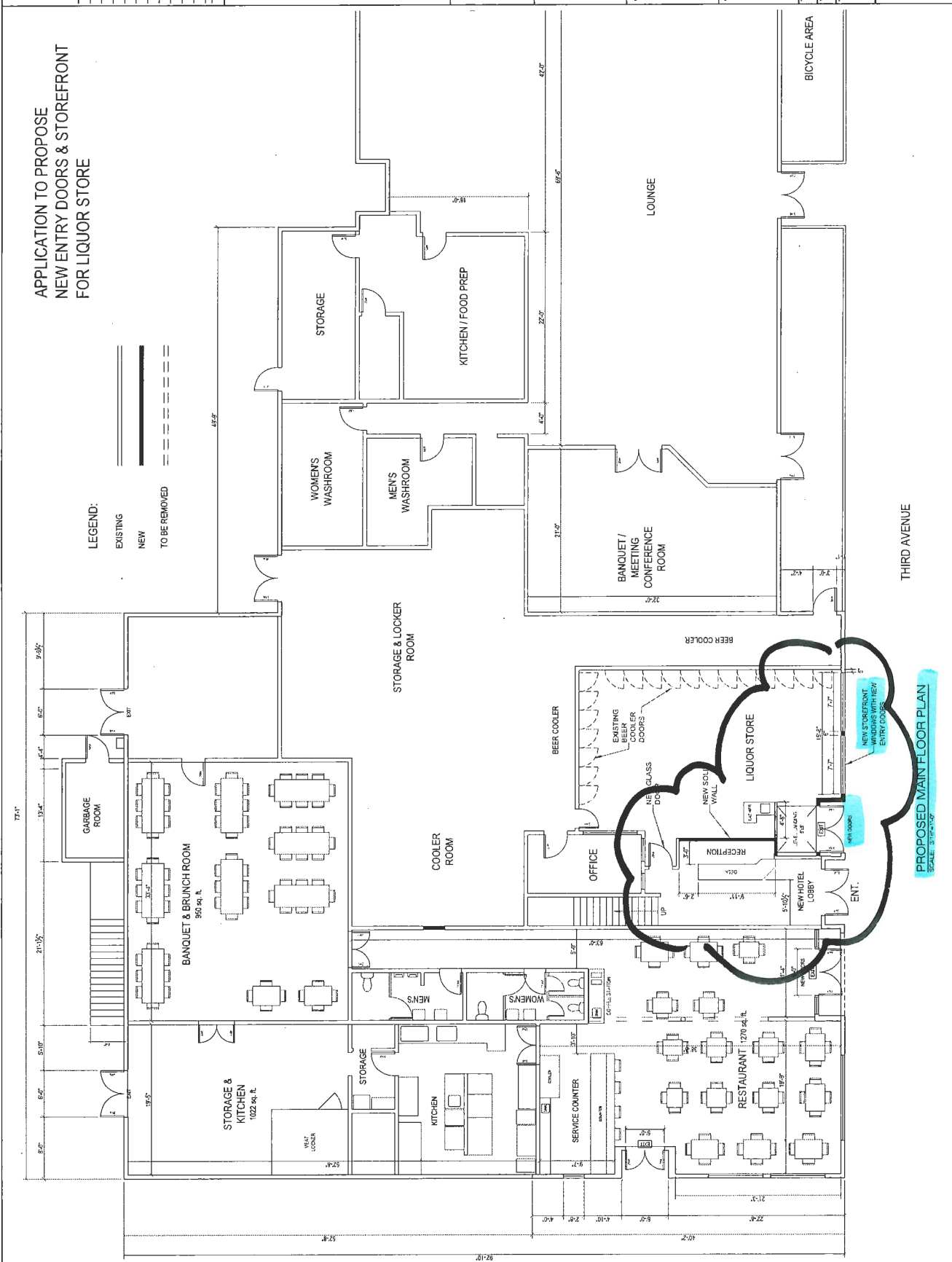
CNCL - 201

HA 18-818781

plan # 2

**APPLICATION TO PROPOSE
 NEW ENTRY DOORS & STOREFRONT
 FOR LIQUOR STORE**

LEGEND:
 EXISTING
 NEW
 TO BE REMOVED



THIRD AVENUE

PROPOSED MAIN FLOOR PLAN
 SCALE: 3/16"=1'-0"

CNCL - 202

HA 18-818781 plan # 3

