



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 14, 2019
File: HA 19 - 860363

Re: Application by Monireh Akhavan for a Heritage Alteration Permit at 12051 3rd Avenue (Steveston Courthouse)

Staff Recommendation

That a Heritage Alteration Permit which would permit the installation of a new kitchen exhaust system on the rear (west) elevation of the protected heritage building and the replacement of the existing free standing sign in the front yard at 12051 3rd Avenue be issued.

Wayne Craig
Director, Development

WC:mp
Att. 4

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

Staff Report

Origin

Monireh Akhavan has applied for a Heritage Alteration Permit to install a new kitchen exhaust system on the rear (west) wall of the protected heritage building, known as the Steveston Courthouse, located at 12051 3rd Avenue. The applicant would also like to replace the existing free standing sign located in the front yard with a new sign. A location map and aerial photo are included in Attachment 1.

Background

Heritage Value of the Steveston Courthouse

The Steveston Courthouse is a small and simple rectangular building built in 1927. The building has aesthetic significance for its vernacular construction, combining a simple, rectangular utilitarian structure with Craftsman style influences, including a gable front entrance and exposed rafters. It also has historic and social significance for its uses as a courthouse, a Red Cross Hall during World War II and a community meeting place, and for its contribution to the community's sense of identity.

The character-defining elements of the Steveston Courthouse include:

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

The Steveston Courthouse is one of the identified heritage resources in the Steveston Village Heritage Conservation Area, and is also protected by Heritage Designation Bylaw 4362, adopted by Council in 1984. A Heritage Alteration Permit is therefore required for any exterior alterations to the building.

Proposal

The applicant is a new tenant of the building and would like to install a new kitchen exhaust system for a commercial kitchen needed for her restaurant, and would like to replace the existing free standing sign located in the front yard with a new sign.

The Steveston Courthouse building is currently screened by a painted masonry block wall on the south and west sides. In order to minimize exterior changes to the heritage building, the applicant proposes to use the existing opening that presently services the two bathroom exhaust fans in the rear (west) wall, and extend the duct from the building face to the masonry block wall. The existing air conditioning unit will also screen the propose ducting.

As the National Fire Prevention Association codes require that exhaust duct termination be located a minimum of 10 feet from the ground level, two metal brackets are proposed to be installed on top of the existing eight foot high masonry block wall to hold up the duct. The plans included in Attachment 2 show how the proposed kitchen exhaust system will be installed.

As required for any side discharge kitchen exhaust system, the applicant is required to install an ecology unit, which exhausts contaminated air from the kitchen hood and reduces air borne grease particles and cooking odour.

There is an existing free standing sign structure in the front yard. A Heritage Alteration Permit was issued for the existing sign in 2011. The applicant would like to use the existing structure but replace the sign for her business as shown in Attachment 3.

Surrounding Development

The subject property is surrounded by the following developments.

- | | |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To the North: | Across Chatham Street is a three-storey, mixed-use building at 11971 3 rd 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 3 rd Avenue zoned "Commercial Mixed Use (ZMU33) – Steveston Village" (RZ15-710852). The building is currently under construction. |
| To the West: | The Gulf of Georgia Cannery federal historic site in the "Light Industrial (IL)" zone. |
| To the South: | A two-storey heritage building, known as the Steveston Hotel and associated parking at 12111 3rd Avenue zoned "Steveston Commercial (CS2)". |

Rezoning Application and Proposed Future Relocation

A rezoning application submitted by 12011 3rd Avenue Holdings Ltd., the registered owner of the property, is currently under staff review and will be forwarded to Council once the review is completed. As part of the rezoning application, relocation of the Steveston Courthouse to the northeast corner is proposed.

Should the rezoning application move forward, a Heritage Alteration Permit will be required to permit the proposed relocation of the historic building, and a comprehensive conservation plan will be reviewed in detail as part of the Heritage Alteration Permit application review process. The owner of the property has indicated that the exhaust duct would then be re-routed through the masonry chimney which will be dismantled and restored to complete the relocation, and the duct will be hidden from the view.

Related Policies & Studies

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 Courthouse 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 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 Richmond Heritage Commission reviewed the proposed new kitchen exhaust system on May 1, 2019 and adopted the following resolution.

The Heritage Alteration Permit application to install a new kitchen exhaust system at 12051 3rd Avenue be supported subject to the following conditions:

- 1. Further effort to be made to improve the design and make the ventilation system as unobtrusive as possible; and*
- 2. The support for the exterior exhaust duct be better secured and be aesthetically acceptable.*

An excerpt from the Commission meeting minutes is included in Attachment 4.

To address the Commission’s comments, the applicant has proposed to paint the exterior duct to match the wall colour of the building, and paint the support metal brackets to match the colour of

the existing masonry wall. The applicant has also noted that the duct itself will be welded steel for fire rating purposes, which would support its own weight without the proposed brackets attached to the wall. The metal brackets are proposed to brace the duct against excessive weather conditions.

The sign component was added to the application after the Richmond Heritage Commission had reviewed the application. As the proposed change to the sign is minor in nature, the revised application was not forwarded to the Richmond Heritage Commission.

Analysis

Steveston Village Conservation Strategy

The following are the standards and guidelines that are most relevant to the proposed exterior alterations to the Steveston Courthouse from the Steveston Village Conservation Strategy.

- 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 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.

The proposed kitchen exhaust system is required to accommodate the proposed restaurant and the proposed approach is in keeping with the principle of minimal intervention.

The Standards and Guidelines for the Conservation of Historic Places in Canada

The following are the standards and guidelines that are most relevant to the proposed exterior alterations to the Steveston Courthouse from the Standards and Guidelines for the Conservation of Historic Places in Canada.

Standard #3 Conserve heritage value by adopting an approach calling for minimal intervention.

Minimal intervention means doing enough, but only enough to meet realistic objectives while protecting heritage values. The proposed work is to meet the required codes, and utilizes the existing wall venting opening in order to minimize exterior changes to the building.

4.3.1 Exterior Form

Guideline #16 Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.

Guideline #17 Working with code specialists to determine the most appropriate solution to health, safety and security requirement with the least impact on the character-defining elements and overall heritage value of the historic building.

The proposed kitchen exhaust system was designed by the applicant's mechanical engineer in order to meet building and fire code requirements. The impact on the character-defining elements and overall heritage value of the historic building is minimized by using the existing opening, and the overall impact on the streetscape is also minimized by locating the duct in the rear wall of the building, so it will not be visible from the street.

Signage Guidelines

The Steveston Area Plan includes guidelines for signs. The following guidelines apply:

- Signs are an integral part of the building/landscape design and its form, materials and the character of its copy should complement the types of activities being advertised;
- Material should include wood (painted, stained, sand blasted, or carved), metal (cast, painted, embossed, or enamelled), fabric, or painted/etched on windows or glazed door panels;
- No plastic, internally illuminated, back-lit awnings/canopies, electronic or moving signs or message, or neon;
- Primarily oriented to pedestrians along the sidewalk; and
- Freestanding signs are limited to sandwich boards or the equivalent.

The proposed sign is aluminum which will be powder coated in black and red. The proposed double-face sign will be located in the front yard, oriented towards pedestrians along the sidewalk. The proposed sign meets the applicable signage guidelines; therefore, staff support the proposed sign.

Financial Impact or Economic Impact

None.

Conclusion

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



Minhee Park
Planner 2

MP:cas

Attachment 1: Location Map and Aerial Photo

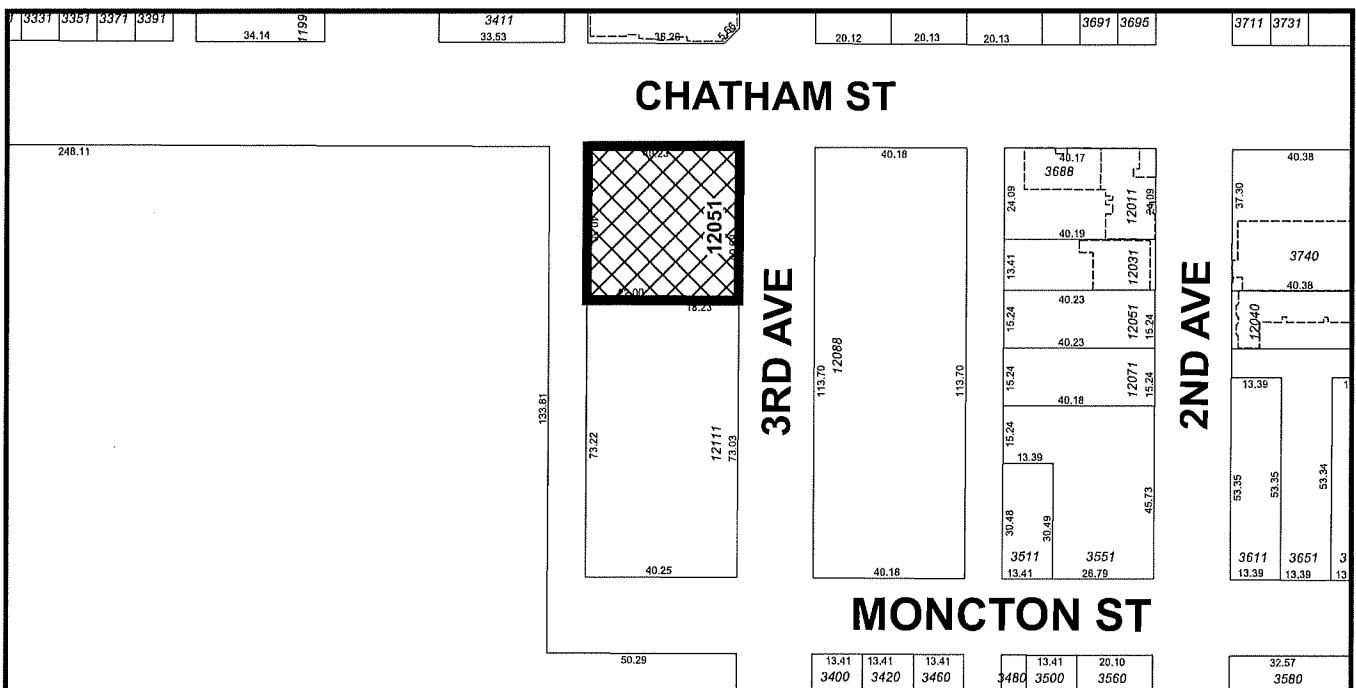
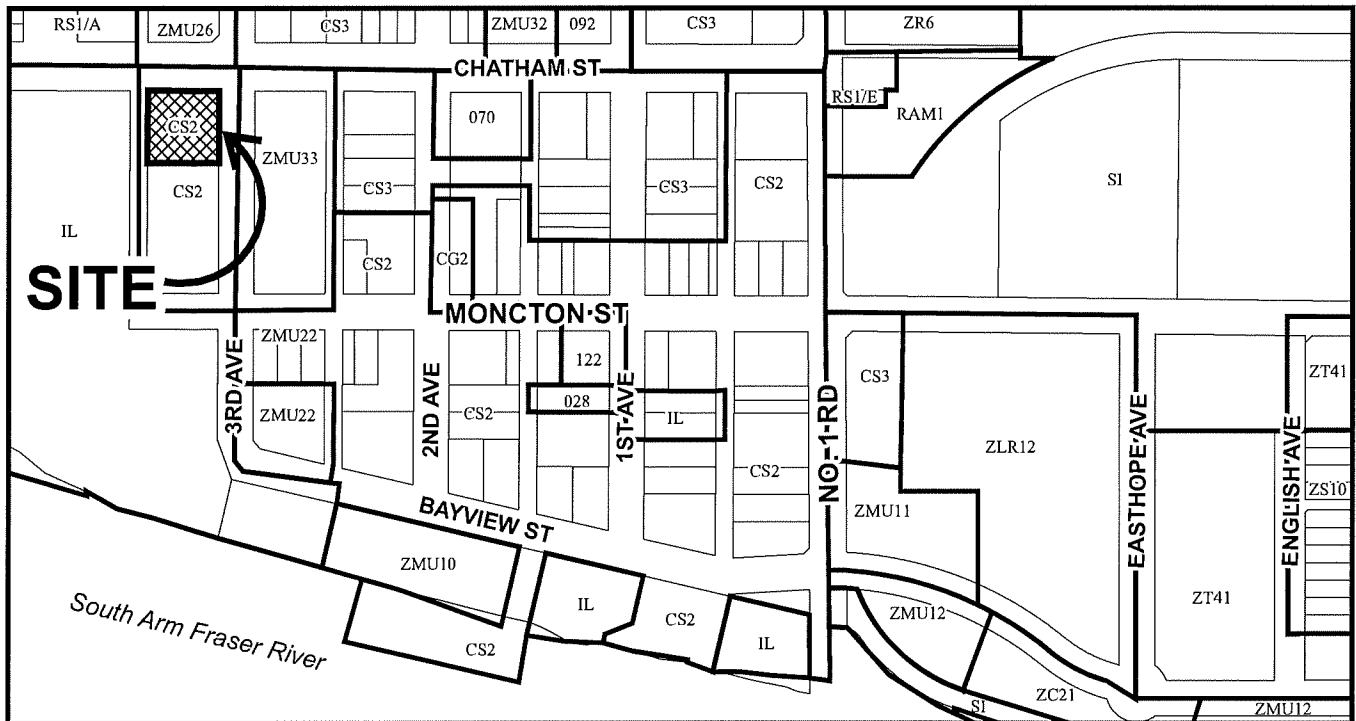
Attachment 2: Plans Showing the Proposed Kitchen Exhaust System

Attachment 3: Plans Showing the Proposed Signs

Attachment 4: Excerpt from the May 1, 2019 Richmond Heritage Commission Minutes



City of
Richmond



HA 19-860363

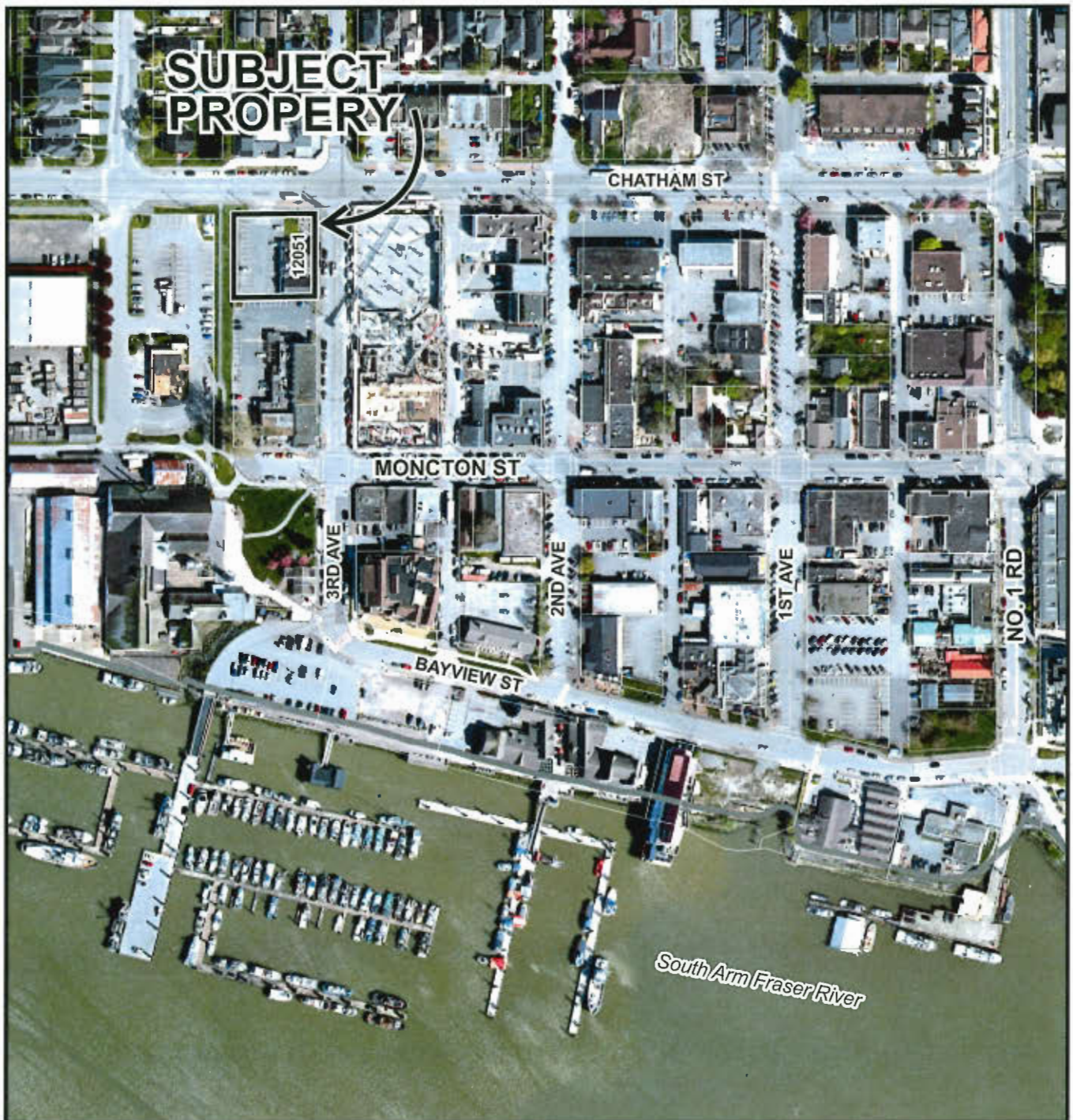
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Revision Date:

Note: Dimensions are in METRES



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Richmond



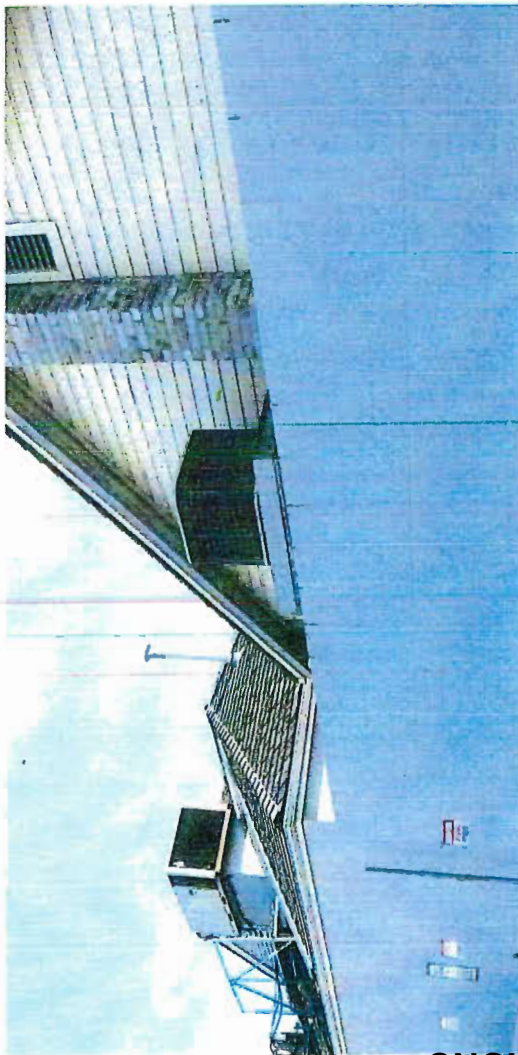
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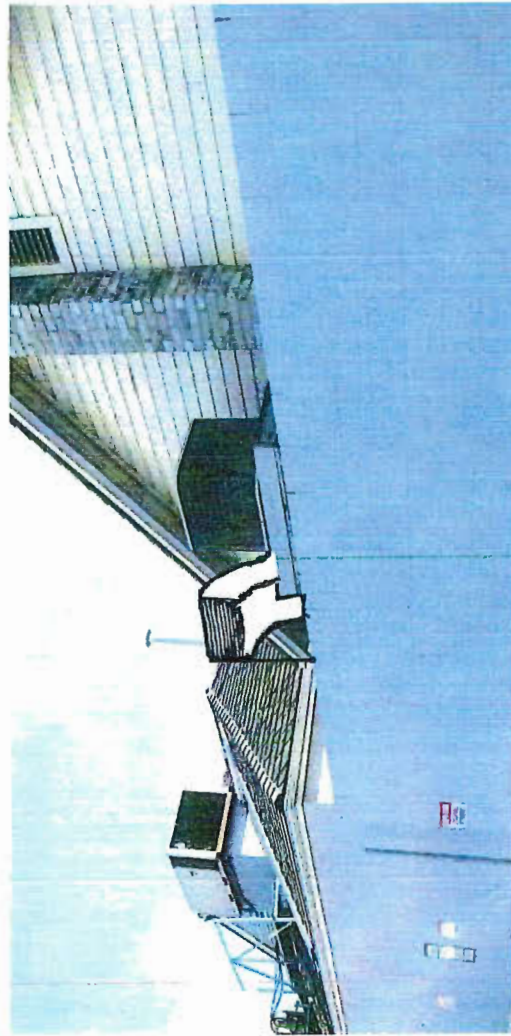
Revision Date:

Note: Dimensions are in METRES

CNCL - 257



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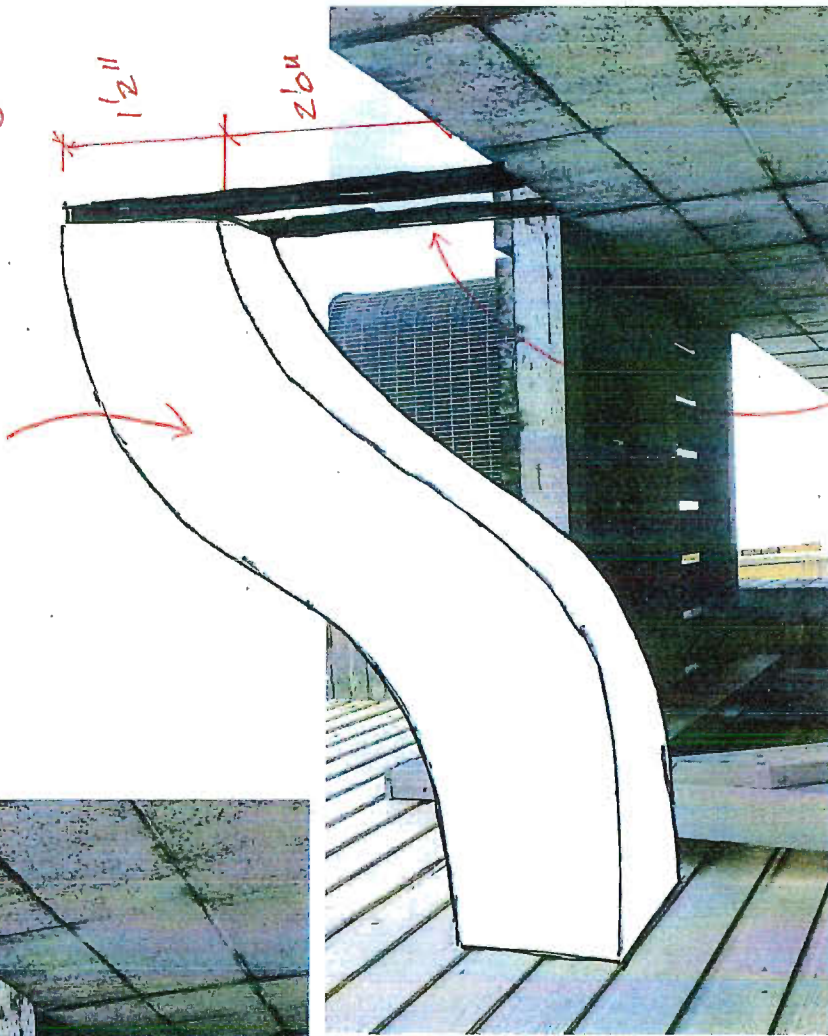


PROPOSED
(LOUVER = 14" H x 16" W.)



EXISTING

To be painted to match the colour of the existing building wall



PROPOSED

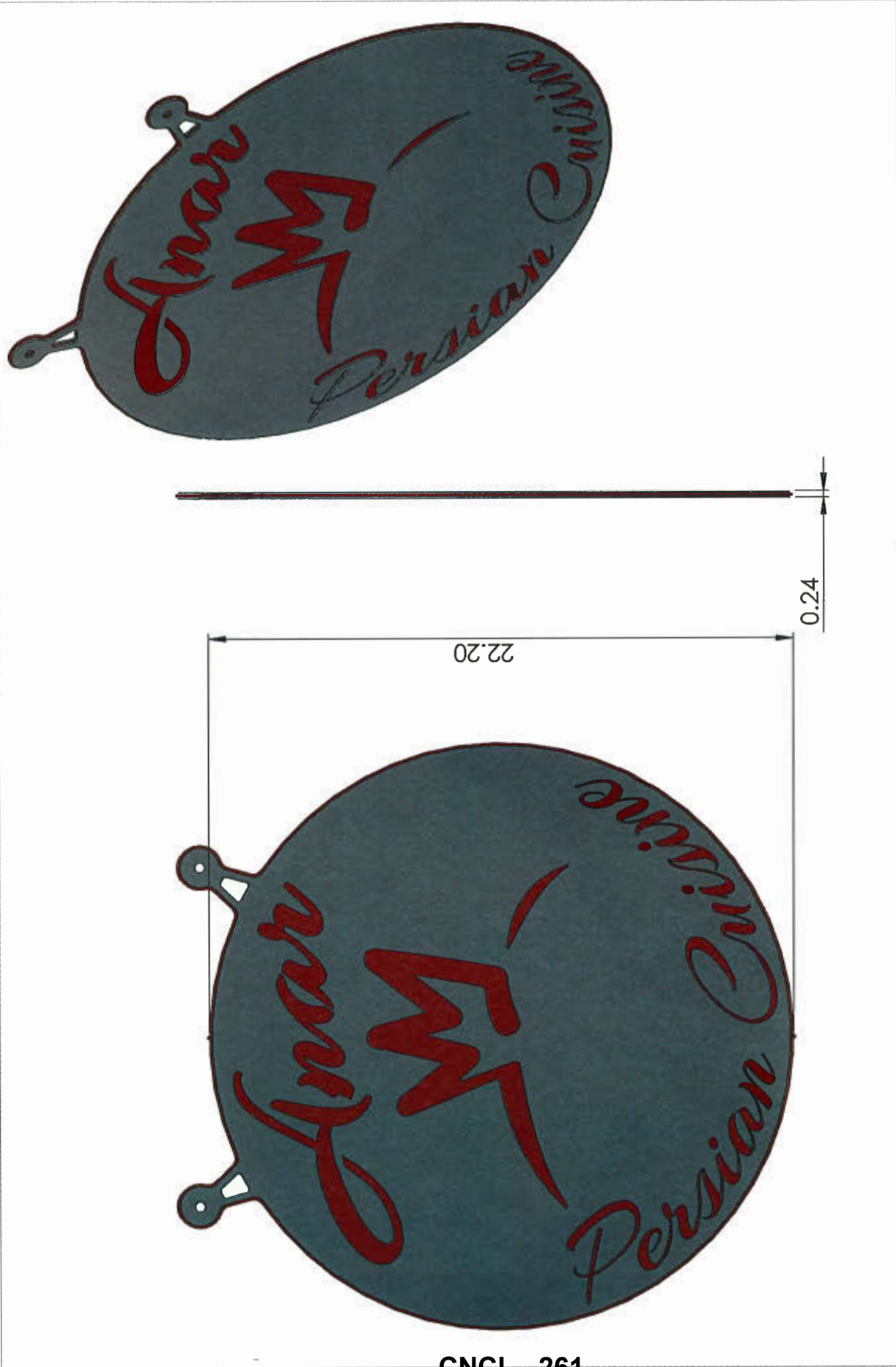
To be painted to match the colour of the masonry block wall

existing opening that presently services the two bathroom exhaust fans

existing masonry block wall



CNCL - 260



CNCL - 261

<p>PROPRIETARY AND CONFIDENTIAL THIS DRAWING SHALL REMAIN THE SOLE PROPERTY OF INDUSTRIAL LASER CUTTING AND IS SUBJECT TO RECALL AT ANY TIME. MATERIAL DESCRIBED HEREIN OR PARTS THEREOF MAY NOT BE REPRODUCED, USED, MANUFACTURED OR PUBLICIZED WITHOUT WRITTEN PERMISSION FROM TM INDUSTRIAL LASER CUTTING.</p>	DRAWING:	
	SIZE	A
	ANAR DOUBLE SIDED SIGN - V2	
	CLIENT: ANAR PERSIAN CUISINE	
Industrial Laser Cutting 160-12417 No. 2 Rd Richmond, BC Canada PH: 604-241-2362 WWW.INDUSTRIALLASER.COM	SCALE: 1:10 DATE: 06/12/19	
	JEFF@INDUSTRIALLASER.COM	
	SHEET 1 OF 1	



existing
free standing
sign structure

CNCL - 262

Excerpt of Draft Minutes
Richmond Heritage Commission
Held Wednesday, May 1, 2019 (7:00 pm)
M.2.002
Richmond City Hall

Development Proposal – Heritage Alteration Permit (HA19-) 12051 3rd Avenue (Steveston Courthouse)

The Richmond Heritage Commission reviewed the memo distributed by staff regarding the Heritage Alteration Permit application for the Steveston Courthouse.

In response to the Commission's query, staff responded that the owner of the property had noted that the exterior duct would be temporary and it would be removed after the relocation of the building. The Commission noted its concern regarding the proposed metal brackets supporting the duct and noted that the applicant should consider providing a more secured support.

In response to the Commission's query, the applicant noted that the proposed restaurant had obtained necessary approvals from the Vancouver Coastal Health.

The Commission discussed how the proposed duct could be better blend in, and suggested that a panel be installed to screen the duct or the duct be painted as the same colour of the wall.

It was moved and seconded:

The Heritage Alteration Permit application to install a new kitchen exhaust system at 12051 3rd Avenue be supported subject to the following conditions:

- 1. Further effort to be made to improve the design and make the ventilation system as unobtrusive as possible; and*
- 2. The support for the exterior exhaust duct be better secured and be aesthetically acceptable.*

CARRIED



City of Richmond

Heritage Alteration Permit

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

File No.: HA 19 - 860363

To the Holder: Monireh Akhavan

Property Address: 12051 3rd Avenue

Legal Description: LOT 1 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER
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:
 - installation a new kitchen exhaust system as shown in Schedule A, Plan #1 to Plan #3; and
 - replacement of the existing free standing sign as shown in Schedule A, Plan #4 to Plan #6.
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.

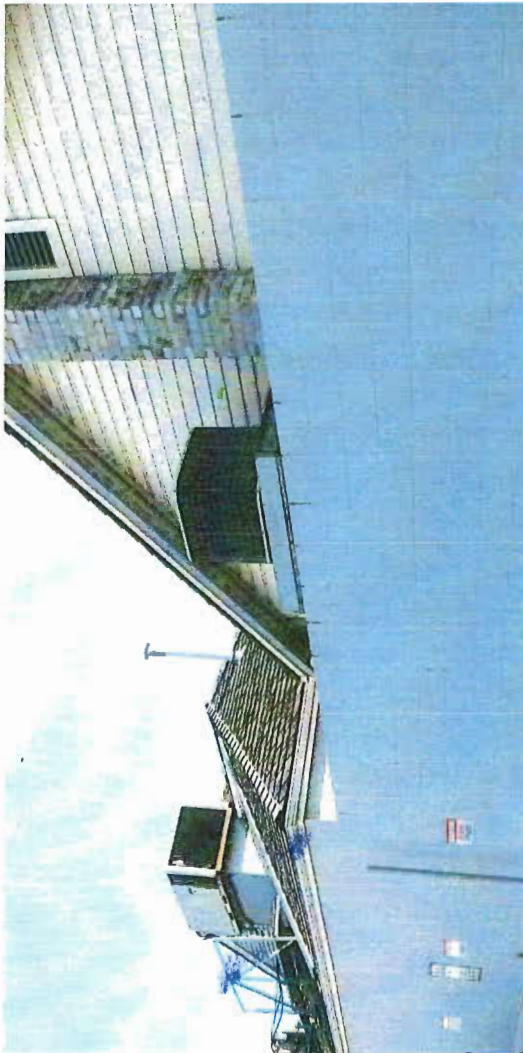
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2019

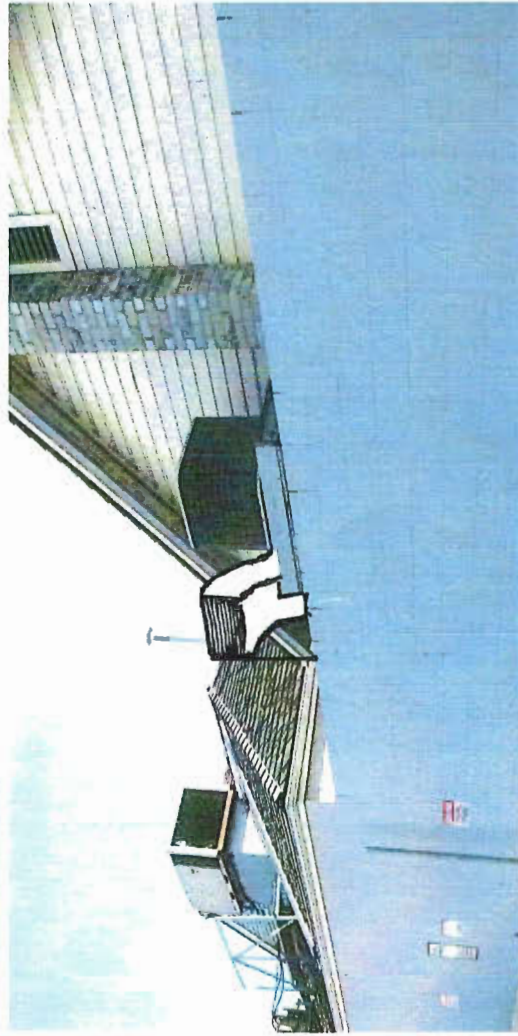
MAYOR

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.



EXISTING.



PROPOSED
(LOUVER = 14" H X 16" W.)

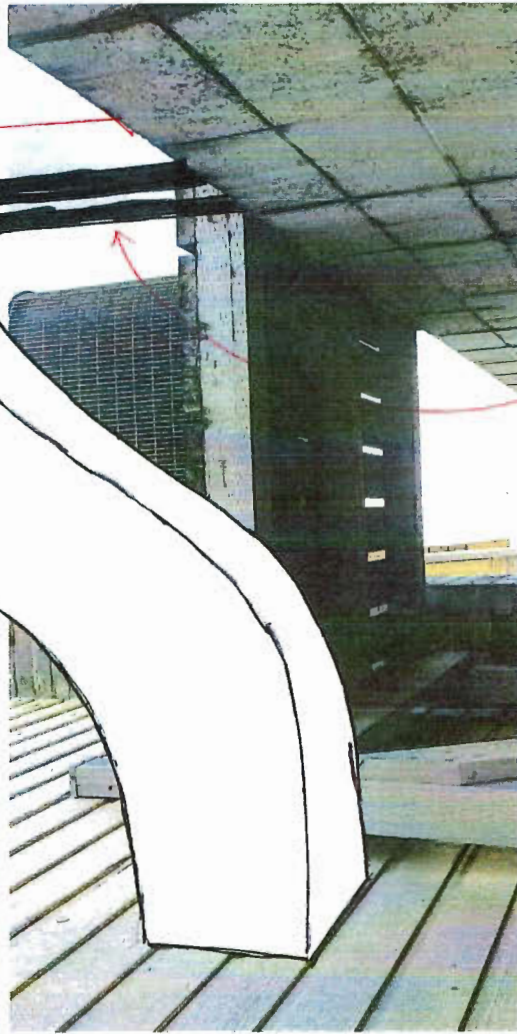
HA 19-860363 plan#1



EXISTING

To be painted to match the colour of the existing building wall

1'2" 2'0"



PROPOSED.

To be painted to match the colour of the masonry block wall

HA 19-860363 plan #2



existing opening that presently services the two bathroom exhaust fans

existing masonry block wall

HA 19-060363 plan #3

- Aluminum sign to be powder coated in black and red
- The existing sign structure to be used



0.24



CNCL - 268

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A ANAR DOUBLE SIDED SIGN - V2

CLIENT: ANAR PERSIAN CUISINE

SCALE: 1:10 DATE: 06/12/19 JEFF@INDUSTRIALLASER.COM SHEET 1 OF 1

HA 19-860363 plan #4

1241-RD129

FINE TEXTURE RED

SEMI GLOSS

POLYESTER TGIC

(Cardinal)

QUALITY POWDER COATING LTD.

PH# 604-303-7779 FAX# 604-303-7733

C241-BK01

BLACK TEXTURE

POLYESTER

QUALITY POWDER COATING LTD.

PH# 604-303-7779 FAX# 604-303-7733

existing
free standing
sign structure
to be used



CNCL -270

HA 19-060363 plan#6