



City of Richmond

Report to Committee

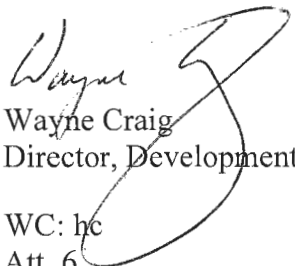
To: Planning Committee
From: Wayne Craig,
Director, Development

Date: May 31, 2017
File: HA 17-766440

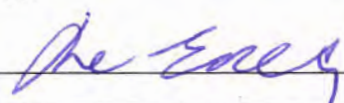
Re: Application by Kanaris Demetre Lazos for a Heritage Alteration Permit at
12111 3rd Avenue (Steveston Hotel)

Staff Recommendation

That a Heritage Alteration Permit to authorize the removal of a window from the front (east) elevation and to replace it with a new entry and door to match an existing door in the front (east) elevation of the heritage-protected property at 12111 3rd Avenue, be issued.


Wayne Craig
Director, Development

WC: hc
Att. 6

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 (HAP) to remove a window and to add a new entrance and door in the front (east) elevation to match an existing door in the same façade of a commercial property at 12111 3rd Avenue (Attachments 1), known as “Steveston Hotel”. The purpose of the proposed exterior alterations is to provide a separate entrance to a restaurant in the hotel, as shown in the applicant’s set of plans (Attachment 2).

The Steveston Hotel has undergone significant and extensive exterior alterations since the time of construction in the 1890s (Attachment 3). Original window openings have been changed with respect to their location and size, and original wood window sashes have been replaced with large, metal-framed windows including the window proposed to be removed (Attachment 4). The central location of the existing entrance is the same as the original hotel, but the wood door frame has been replaced with metal-framed double doors (Attachment 5). As a result, the proposed façade improvements would not change original features of the Steveston Hotel.

Surrounding Development

The property at 12111 3rd Avenue is located within the boundaries of Steveston Village Heritage Conservation Area (HCA).

- To the North: One property in the “Commercial Mixed Use (ZMU26) – Steveston Village” zone.
- To the East: The former Rod’s Lumber site at 12088 3rd Avenue has been approved to be rezoned to the “Commercial Mixed Use (ZMU33) – Steveston Village” zone, on one consolidated lot, and associated DP 16-753377 and HA 17-763809 have been issued.
- To the West and South: The Gulf of Georgia Cannery federal historic site in the “Light Industrial (IL)” zone.

Related Policies & Studies

Steveston Area Plan and Steveston Village Heritage Conservation Strategy

Under the *Local Government Act*, a municipality can grant a property the status of “protected heritage property” in one of two ways. First, it can be protected through an individual heritage designation bylaw (“designated” heritage property) or, second, it can be protected through its inclusion in a “schedule” that is part of the designation of a Heritage Conservation Area (“scheduled” heritage property).

In 2009, Steveston Area Plan (SAP) was amended to include the designation of Steveston Village Heritage Conservation Area (HCA). As part of the HCA, 17 sites are identified (i.e. “scheduled”) and therefore are protected heritage properties. HAPs for the 17 protected heritage properties are subject to review and consideration in relation to all the policies and documents referenced in the SAP, including the Parks Canada National Standards and Guidelines for the

Conservation of Historic Places in Canada (“S&Gs”). The S&Gs are applied to assess the impact of proposed interventions (i.e. alterations) on the heritage values and character-defining elements of a historic place, as identified in a Statement of Significance (SOS). Steveston Village Heritage Conservation Strategy includes SOSs for the significant historic sites and features in Steveston Village, including the SOS for Steveston Hotel, which is provided in Attachment 6.

Heritage Procedures Bylaw 8400

Under the City’s Heritage Procedures Bylaw 8400 s.4.1.2, Council must issue an HAP for any exterior alterations to a building, or structure, or alterations to land, for a property identified in an HCA Schedule. An HAP is required for the proposed exterior alterations to the property at 12111 3rd Avenue because the property is included in the Steveston Village HCA Schedule.

Steveston Area Plan has an HCA and a Development Permit Area (DPA) for Steveston Village. Under the DPA, a Development Permit (DP) is required for exterior changes that exceed \$50,000. As the proposed exterior alterations are less than \$50,000, a DP is not required.

Analysis

Scope of Proposed Work

The applicant is proposing to remove a non-original window in the front (east) elevation, and to add a new entry and double door with a metal frame and clear-glazing that will match the existing double door in the same façade.

National Standards and Guidelines for Historic Places in Canada

In Steveston Village HCA, the guidelines that apply to HAs for protected heritage properties are the Parks Canada National Standards and Guidelines for the Conservation of Historic Places in Canada (“S&Gs”).

The following are excerpts from the S&G “standards” that are most relevant to the proposed exterior alterations to the Steveston Hotel.

Standards for Historic Places

- Standard #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 part of an historic place if its current location is a character-defining element.
- Standard #3 Conserve heritage value by adopting an approach calling for minimal intervention.
- Standard #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 existed.

These standards are applicable to the proposal because the issues to be assessed include: loss of any character-defining elements; extent of changes; and avoidance of a false historic appearance. The proposal is supportable because no character-defining elements would be lost, the approach involves a modest change to the façade and the new entry and door will not appear to be historic.

Guidelines for Buildings – Entrances, Porches and Balconies

The following are excerpts from the S&G “guidelines”, specific to windows, doors and entrances, which are most relevant to the proposed exterior alterations to the Steveston Hotel.

Recommended

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.

Not Recommended

Removing character-defining entrances, porches or balconies that are no longer needed for the new use.

Guidelines for Buildings – Windows, Doors and Storefronts

Recommended

Replacing a missing historic feature by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.

Not Recommended

Creating a false historical appearance because the new window, door or storefront is incompatible, or based on insufficient physical and documentary evidence.

Based on the National Standards and Guidelines for the Conservation of Historic Places in Canada, the removal of the window is supportable because it is not the size or in the location of the original window opening and, as such, is not a character-defining element of the building. The introduction of a new second entry, and door, is supportable because it is consistent with the above guideline to allow a new entrance where required for a contemporary use, specifically the restaurant in the Steveston Hotel. Lastly, the introduction of a new metal-framed double door is supportable because it will match the existing contemporary double door in the front (east) elevation, which is consistent with the guideline to not create a false historical appearance.

Conclusion

Staff supports the proposed façade improvements because they will not negatively impact any character-defining elements of the protected heritage property.

Helen Cain

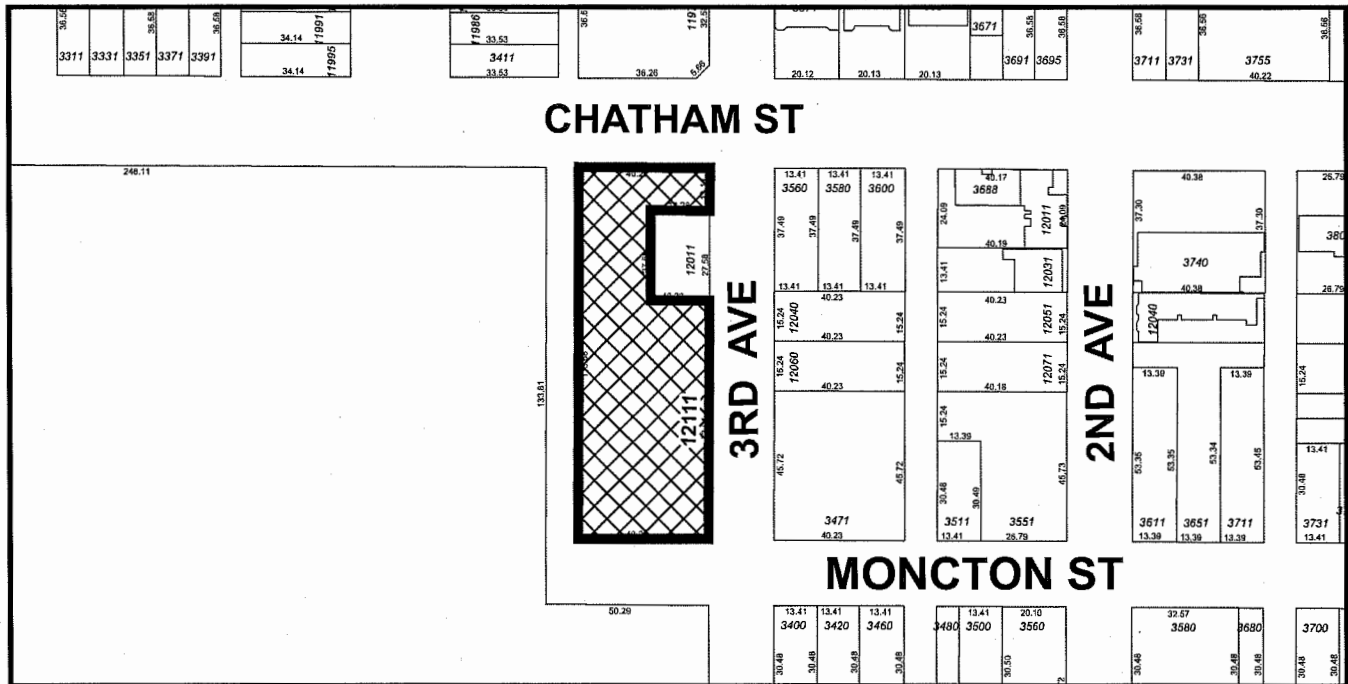
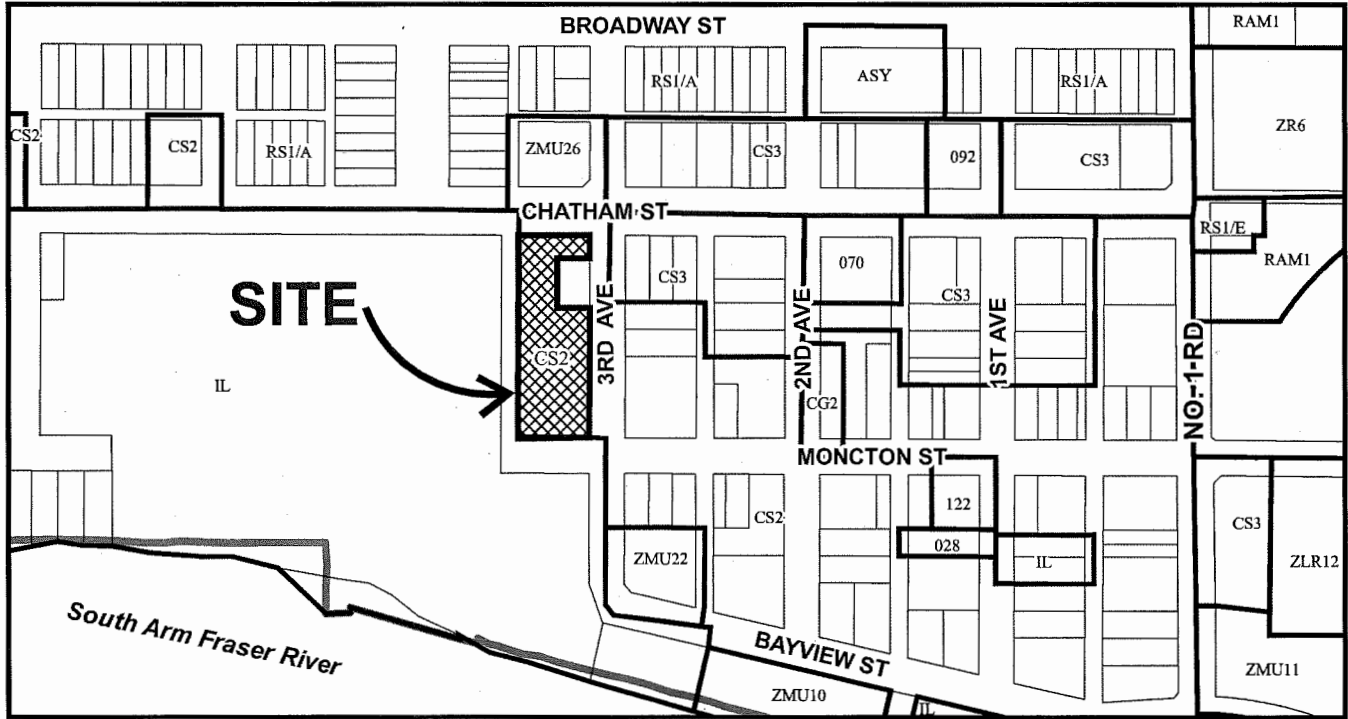
Helen Cain
Planner 2, Heritage, Policy Planning

HC:cas

- Attachment 1: Location and Aerial Maps for Subject Site at 12111 3rd Avenue
- Attachment 2: Plans for HA 17-766440
- Attachment 3: Photographs (City of Richmond Archives Reference Item No. 1777 19 1925 and Reference Item No. 1978 5 10)
- Attachment 4: Photograph of existing window
- Attachment 5: Photograph of the existing entry and double doors
- Attachment 6: Statement of Significance for the Steveston Hotel



City of
Richmond



HA 17-766440

Original Date: 03/30/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



**SUBJECT
PROPERTY**



HA 17-766440

Original Date: 03/30/17

Revision Date:

Note: Dimensions are in METRES

CNCL - 346

J.T. ARCHITECTURAL
www.jtarchitectural.com
7 Passmore St. C. 604 9211857
DIVISION OF CONSTRUCTION INC.
004-011862

NO.	DATE	DESCRIPTION / REVISIONS
1	JAN 2017	PRELIMINARY PLAN SUBMISSION
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12111 3RD AVE.
RICHMOND, BC

LEGAL DESCRIPTION:
ALL OR SECTION 16, BLOCK 1 NORTH,
RANGE 7 WEST, GROUP 1, W.M.P.,
PLAN 8995

EXISTING HOTEL &
RESTAURANT

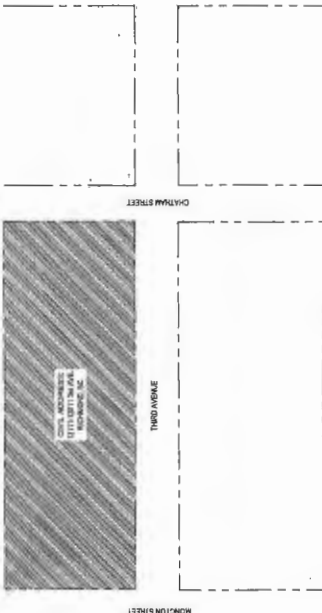
CIVIL ADDRESS:
12111 3RD AVE
RICHMOND, BC

KEY PLAN &
EXISTING SITE PLAN

N.T.S.
Date: Jan. 2017
Author: MJJ
Client: K.D. LAZOS
004-011862
Scale: A1

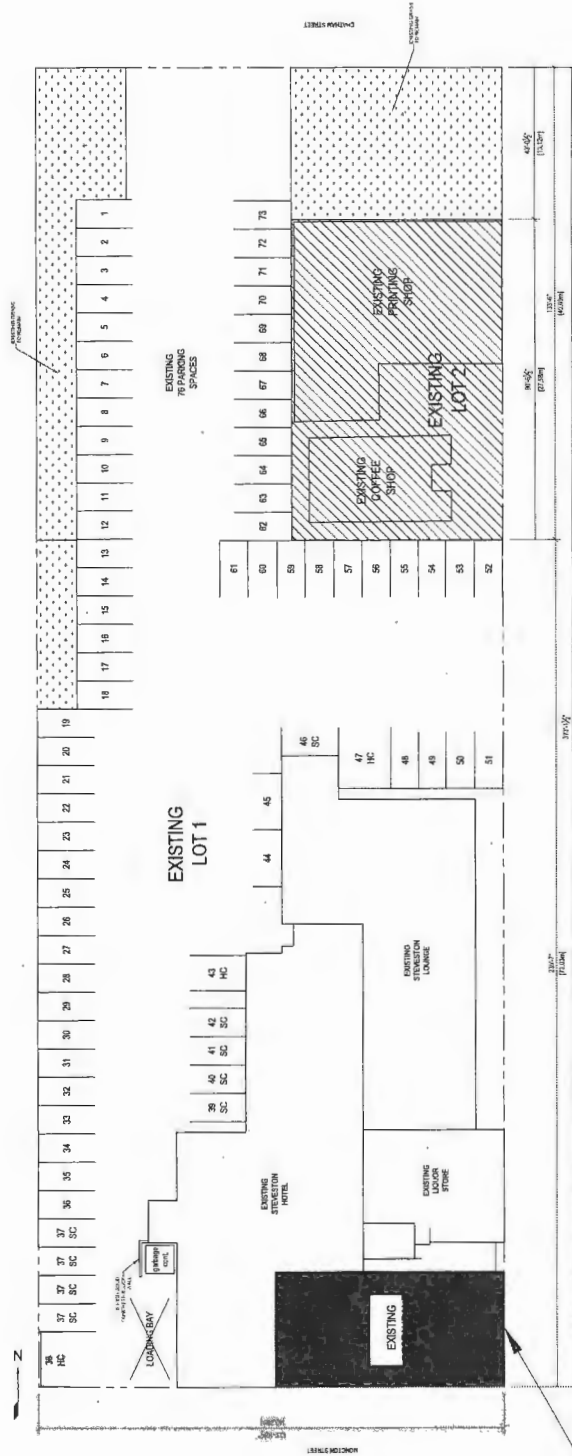
THIS PLAN IS THE PROPERTY OF J.T. ARCHITECTURAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.T. ARCHITECTURAL.

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



KEY PLAN
SCALE: 1/8" = 1' 0"

CNCL - 347



SUBJECT AREA

SITE PLAN - EXISTING
SCALE: 1/8" = 1' 0"

J.L. ARCHITECTURAL
 www.JLarchitectural.com
 7000 West 11th St. #414
 DENVER, CO 80202
 PHONE: 303.733.1187
 FAX: 303.733.1188

NO.	DATE	DESCRIPTION
1	1/18/17	ISSUE FOR PERMIT
2	1/18/17	ISSUE FOR PERMIT
3	1/18/17	ISSUE FOR PERMIT
4	1/18/17	ISSUE FOR PERMIT
5	1/18/17	ISSUE FOR PERMIT
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19	1/18/17	ISSUE FOR PERMIT
20	1/18/17	ISSUE FOR PERMIT

12111 3rd AVE.
 RICHMOND, BC

LEGAL DESCRIPTION:
 ALL OF SECTION 10, BLOCK 3 NORTH,
 RANGE 7 WEST, GROUP 1, N.W.D.
 PLAN 15585

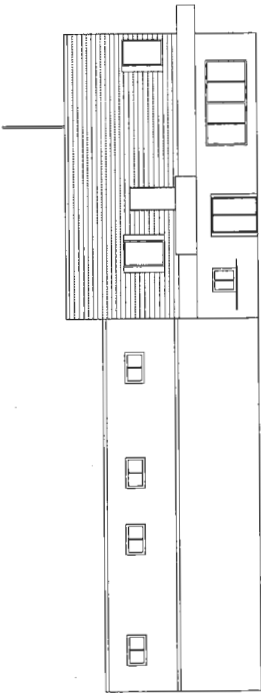
HOTEL &
 RESTAURANT

CIVIL ADDRESS:
 12111 3rd AVE
 RICHMOND, BC

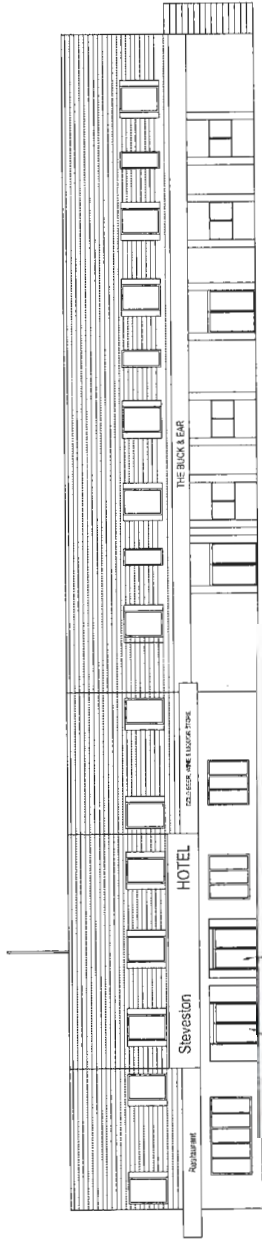
EXISTING & PROPOSED
 ELEVATIONS

DATE	1/18/17	DATE	Jan, 2017
PROJECT NO.	1111	PROJECT NO.	
CLIENT	K.D. LAZOS	CLIENT	
SCALE	1/8"=1'-0"	SCALE	
NO.		NO.	A3

THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.

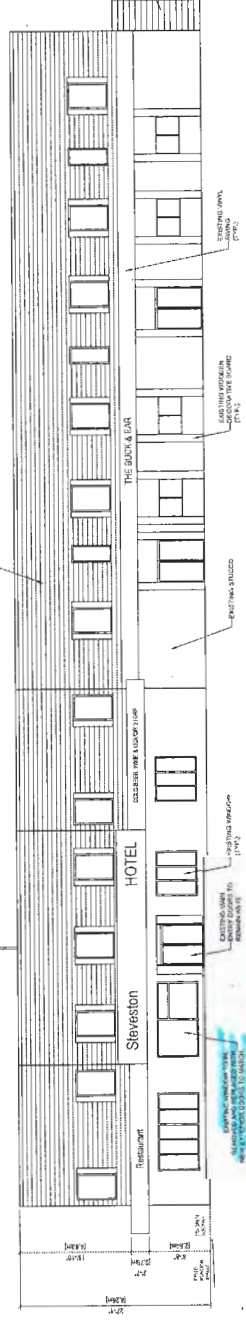


EXISTING SOUTH ELEVATION (MONCTON ST. VIEW)
 SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION (THIRD AVE. VIEW)
 SCALE: 1/8"=1'-0"

NEW DOOR FRAME
 & GLAZING TO
 MATCH EXISTING AS PER
 ATTACHED PHOTOGRAPH



EXISTING EAST ELEVATION (THIRD AVE. VIEW)
 SCALE: 1/8"=1'-0"

EXISTING WINDOW
 TO BE REMOVED AS
 SHOWN IN ATTACHED
 PHOTOGRAPH

D.T. ARCHITECTURAL
 www.dta.ca
 Vancouver, B.C. 604.271.0577
 DIVISION #102 CONSTRUCTION INC.
 604.431.1897

**12111 3rd AVE.
 RICHMOND, BC**

LEGAL DESCRIPTION:
 ALL OF SECTION 8, 6-5-2015 STRATA
 PLAN # 2857 GROUP 1, AND,
 PLAN # 2858

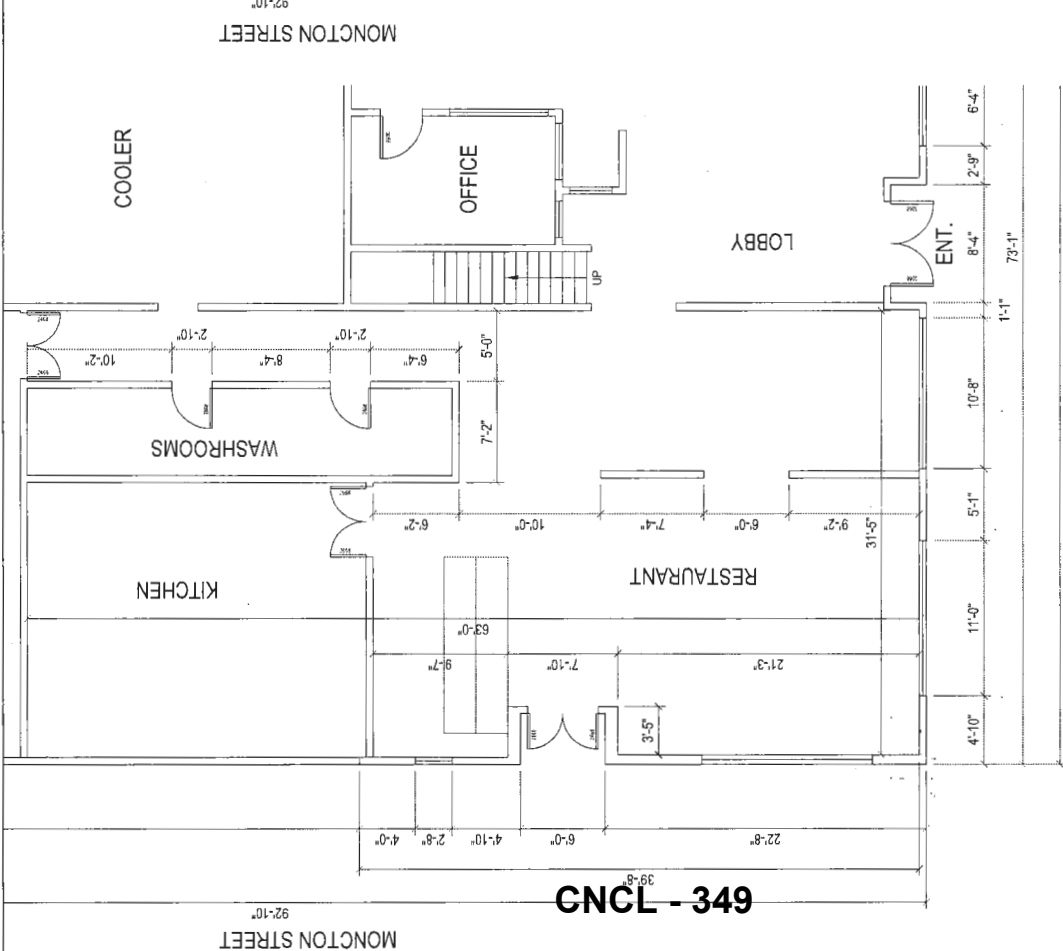
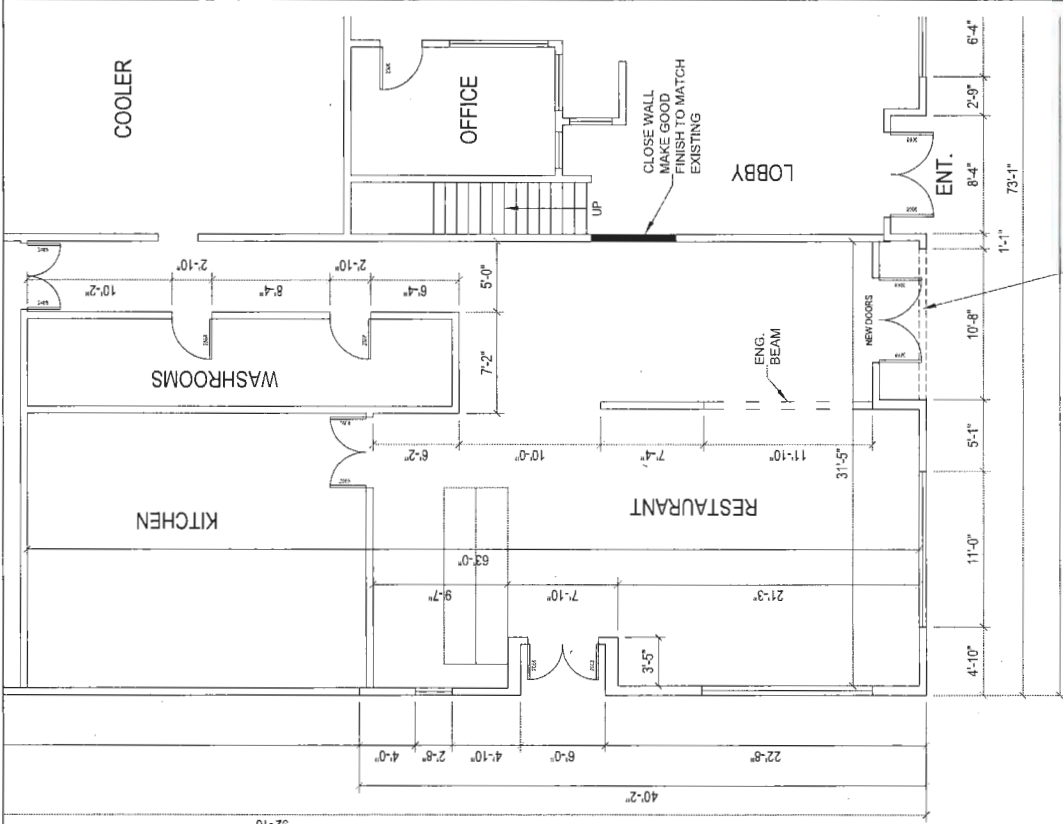
RESTAURANT
 (NEXT TO STEVESTON HOTEL)

CIVIL ADDRESS:
 12111 3rd AVE.
 RICHMOND, BC

EXISTING & PROPOSED
 MAIN FLOOR PLAN

DATE: 14th Jan. 2017
 DRAWN BY: MJJ
 CHECKED BY: M.D. LAZOS
 604-431-1897

A2



ATTACHMENT 3

Sockeye Hotel, [ca. 1905]
City of Richmond Archives
Photography #1977 19 25



CNCL - 350

Sockeye Hotel, [ca. 1920]
City of Richmond Archives
Photography #1978 5 10



CNCL - 351





Steveston Village Conservation Program

Moncton Street
resources22. 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

Heritage Alteration Permit

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

File No.: HA 17-766440

To the Holder: Kanaris Demetre Lazos
 Property Address: 12111 3rd Avenue, Richmond, BC V7E 3K1
 Legal Description: LOT 2 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 68935

(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 the removal of an existing non-original window and its replacement with a new double door with metal frame and clear glazing to match an existing double door with metal frame and clear glazing, as outlined in the scope of works, drawings and photographs in Attachment 1 Plan Sheets 1 to 3 and the Reference Plans 1 to 2.
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 , 2017

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.

17-766440

D.Z. ARCHITECTURAL
www.dzarchitectural.com
7777 Highway 3, T. 604 921 1057
DIVISION OF REAL CONSTRUCTION INC.
604 921 8022

**12111 3rd AVE.
RICHMOND, BC**

LEGAL DESCRIPTION:
ALL OF SECTION 10, BLOCK 4 NORTH,
RANGE 1 WEST, GROUP 1, N.W.D.
PLAN 8835

RESTAURANT
(NEXT TO STEVETON HOTEL)

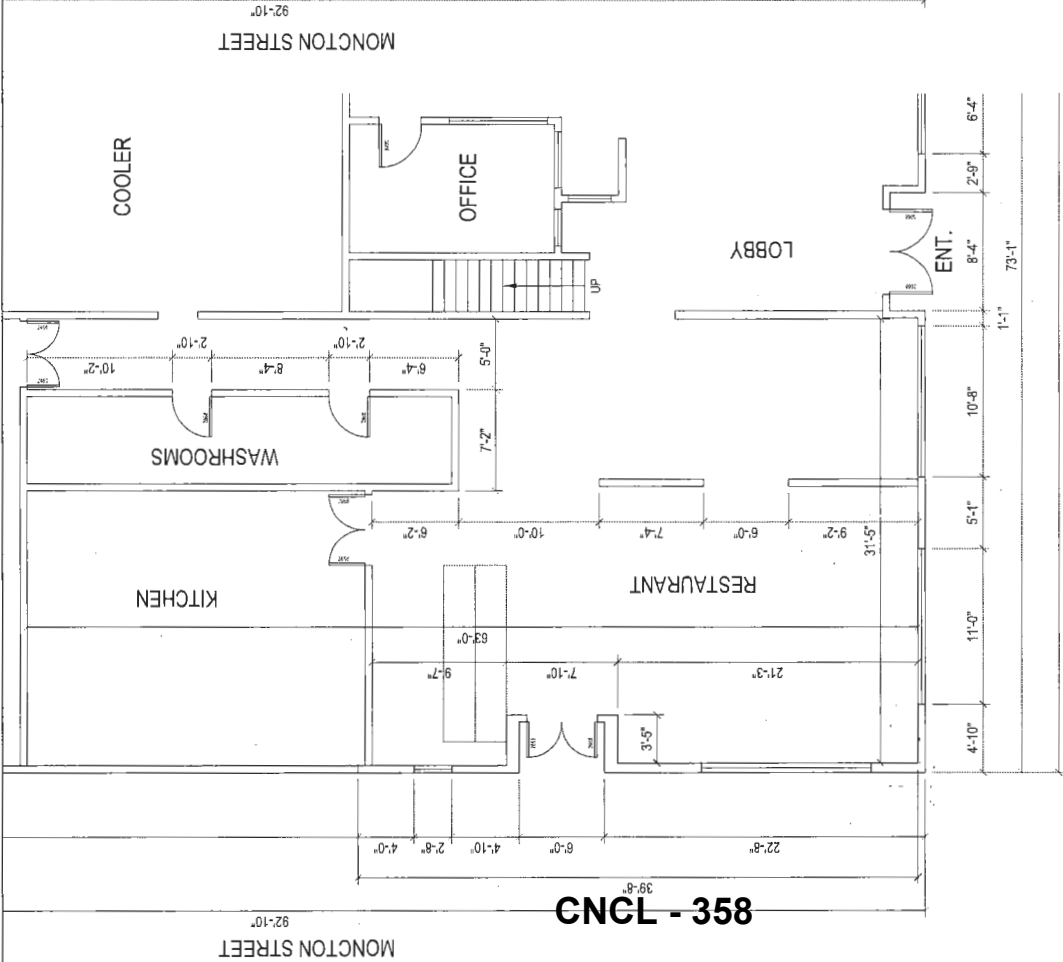
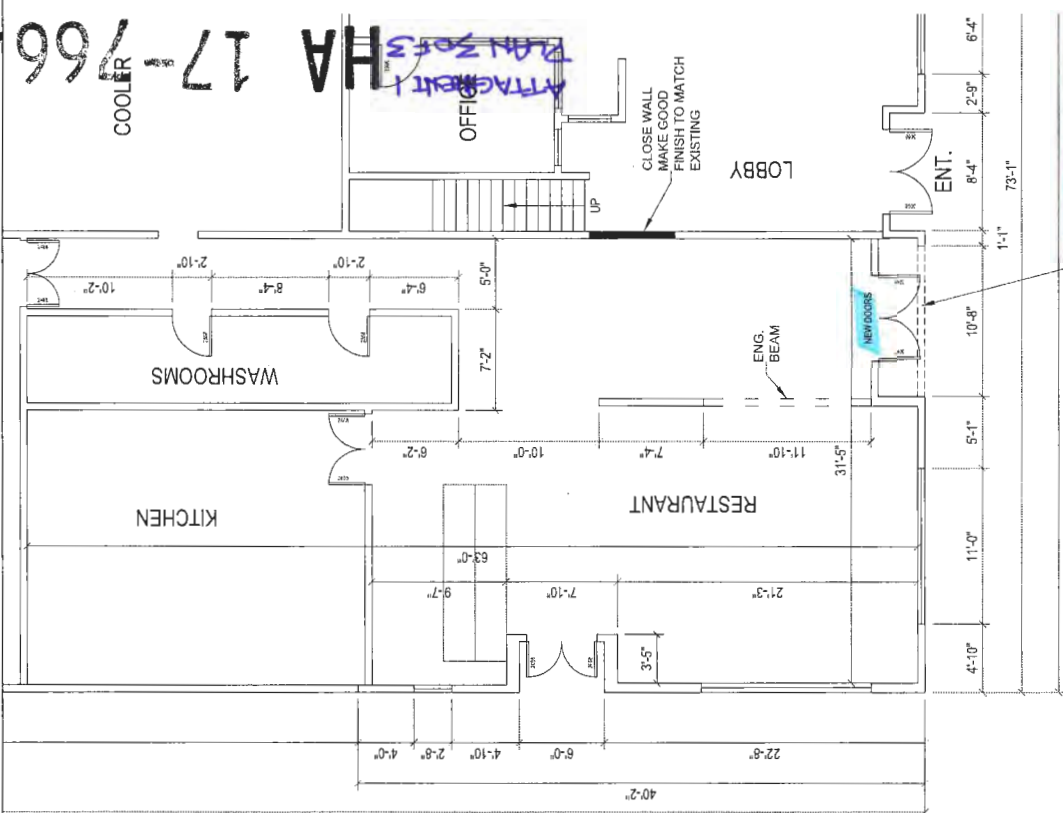
CIVIL ADDRESS:
12111 3rd AVE.
RICHMOND BC

EXISTING & PROPOSED
MAIN FLOOR PLAN

DATE: 14th Dec 2017
DRAWN: MJJ
CHECKED: K.D. LAZOS
SCALE: A2

PROJECT NO. 17-766440

DATE: 14th Dec 2017
DRAWN: MJJ
CHECKED: K.D. LAZOS
SCALE: A2



85L - 358



ATTACHMENT 1
REFERENCE PLAN 2 OF 2
HA 17-766440



ATTACHMENT 1
REFERENCE PLAN 1 OF 2
HA 17-766440



City of Richmond

Heritage Alteration Permit

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

File No.: HA 17-766440

To the Holder: Kanaris Demetre Lazos

Property Address: 12111 3rd Avenue, Richmond, BC V7E 3K1

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(s.617, *Local Government Act*)

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2. This Heritage Alteration Permit is issued to authorize all works related to the removal of an existing non-original window and its replacement with a new double door with metal frame and clear glazing to match an existing double door with metal frame and clear glazing, as outlined in the scope of works, drawings and photographs in Attachment 1 Plan Sheets 1 to 3 and the Reference Plans 1 to 2.
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.
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