



City of Richmond

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
 Director of Development
Re: Application by Penta Builders Group for a Heritage Alteration Permit at 3531 Bayview Street

To: Planning Comm. June 19, 2012,

Date: May 30, 2012

File: HA 12-610486

Staff Recommendation

1. That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3531 Bayview Street, on a site zoned Light Industrial (IL), including:
 - a) The demolition and removal of the building;
 - b) The excavation and removal of associated infrastructure;
 - c) The temporary storage of existing concrete as milled granular fill adjacent to and even in height with the raised area along the Bayview Street edge of the property. The fill will be re-used in future redevelopment;
 - d) The securing of the site; and
 - e) The installation of new fencing (if needed) with a landscape buffer.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF ACTING GENERAL MANAGER

Staff Report

Origin

Penta Builders Group has applied to the City for permission to demolish the existing building and associated infrastructure, and to secure the site at 3531 Bayview Street (**Attachment 1**), on a site zoned Light Industrial (IL).

The owners of the property are requesting permission for demolition due to the deteriorated condition of the vacant building. The applicant has applied for a Demolition Permit (DB 12-605822).

The site is situated within the OCP-Steveston Area Plan, Steveston Village Heritage Conservation Area, therefore the Heritage Alteration Permit (HAP) must be approved by Council prior to the work beginning.

History

The ownership of the property has recently changed and the new owners have withdrawn the development applications regarding the previous development proposal for the site by the previous applicant Cornerstone Architecture (RZ 10-547511 with HA 10-547513, and DP 10-548421 with HA 10-555098).

The previous development proposal was presented, reviewed and referred back to staff at the June 21, 2011 Planning Committee meeting with direction for staff to examine: parking requirements, bylaw compliance of residential use, and compliance of the architectural design with the Steveston Heritage Strategy.

The new owners are reviewing development options for the site and it is expected that Rezoning, Development Permit, and Heritage Alteration Permit applications will be submitted in the near future.

Findings Of Fact

The OCP-Steveston Area Plan requires a Heritage Alteration Permit (HAP) in the designated Steveston Village Heritage Conservation Area be issued prior to:

- Altering a building or structure (including building demolition) or land (including landscape features).

Approval of a Heritage Alteration Permit by Council does not require a Public Hearing.

Surrounding Development

The site is located directly east of the Gulf of Georgia Cannery complex at the corner of Bayview Street and 3rd Avenue in Steveston Village. The site lies within the Steveston Village Heritage Conservation Area. The OCP-Steveston Area Plan designates the site as “Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)”.

- To the north, are three (3) commercial buildings fronting onto Moncton Street, zoned “Steveston Commercial (CS2)”;
- To the east, is an existing commercial building fronting onto Bayview Street, zoned “Steveston Commercial (CS2)”;
- To the south, is a vacant site and surface parking lot, zoned “Light Industrial (IL)”;
- To the west, is the Gulf of Georgia Cannery National Historic Site, zoned “Light Industrial (IL)”.

Staff Comments

Development Applications and Richmond Fire and Rescue staff support demolition of the existing building. The building is in a deteriorated condition and is not an identified heritage resource.

Analysis

Engineering

There is an existing sanitary sewer within the right-of-way (ROW) at the northwest corner of the site. The existing sanitary sewer must be retained to maintain sanitary service to 3400 and 3420 Moncton Street.

There is an existing concrete box culvert storm sewer within the 5 m wide right-of-way along the entire Bayview Street frontage. Demolition and excavation activities will need to be carefully assessed to avoid possible impacts to the storm sewer.

Heritage Alteration Permit

The Permit is for the following activities only:

- Demolition and removal of the existing building.
- Excavation and removal of infrastructure associated with the building. The works are not permitted to impact the sanitary sewer in the right-of-way at the northwest corner of the site, which needs to remain operational for the continued use of the properties at 3400 and 3420 Moncton Street. The works are also not permitted to impact the storm sewer in the right-of-way along Bayview Street.
- Temporary storage of milled concrete adjacent to and even in height with the raised area along the Bayview edge of the property. The existing concrete from the subject site will be recycled, milled to granular size, and temporarily stored onsite for re-use in the future redevelopment of the property as a sustainability strategy.

- Securing the site during demolition and clearing, except that security fencing is not to be located within the right-of-way at the northwest corner of the site.
- Installation of fencing (if needed) until the site is redeveloped in the future. New chain-link fencing to match existing chain-link fencing may be installed, except that:
 - New fencing is to be set back 0.9 m from the 3rd Avenue property line, and
 - New fencing is not to be located within the rights-of-way along Bayview Street or the northwest corner of the site.
- Installation of new grass landscaping buffer is required in front of any new fencing installed along the 3rd Avenue and/or Bayview Street frontages. No fencing or landscaping buffer is to be located within the right-of-way at the northwest corner of the site.

Financial Impact

None.

Conclusion

Staff recommends that the Heritage Alteration Permit be issued to authorize the demolition of the building, removal of associated infrastructure, temporary storage of existing concrete as milled granular for re-use in future redevelopment, securing the site, and, if needed, installation of new fencing with a grass landscape buffer along 3rd Avenue and Bayview Street.



Sara Badyal, M. Arch, MCIP
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Location Map and GIS aerial photo



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

**Heritage Alteration Permit
Development Applications Division**

To the Holder: PENTA BUILDERS GROUP (PATRICK MULLIN) File No.: HA 12-610486

Property Address: 3531 BAYVIEW STREET

Legal Description: PID: 001-618-555
LOT SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT
REFERENCE PLAN 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.967)
 - Property Subject to Temporary Protection (s.965)
 - Property Subject to Heritage Revitalization Agreement (s.972)
 - Property in Heritage Conservation Area (s.971)
 - Property Subject to s.219 Heritage Covenant

2. The purpose of this Heritage Alteration Permit is to permit the following on the subject site:
 - a. Demolition and removal of the building in accordance with Demolition Permit (DB 12-605822).
 - b. Excavation and removal of infrastructure associated with the building. The works are not permitted to impact the storm or sanitary sewers located on the site. The sanitary sewer in the northwest right-of-way is required to remain operational for the continued use of the properties at 3400 and 3420 Moncton Street.
 - c. Temporary storage of milled concrete adjacent to and even in height with the raised area along the Bayview edge of the property. The existing concrete from the subject site will be recycled, milled to granular size, and temporarily stored onsite for re-use in the future redevelopment of the property.
 - d. Securing the site during demolition and clearing, except that security fencing is not to be located within the right-of-way at the northwest corner of the site.
 - e. New chain-link fencing (if needed) to match existing chain-link fencing may be installed to secure the site until the site is redeveloped in the future, except that:
 - i. new fencing is to be set back 0.9 m from the 3rd Avenue property line; and
 - ii. new fencing is not to be located within the two rights-of-way.
 - f. Installation of a grass landscape buffer is required along 3rd Avenue and/or Bayview Street in front of any new chain-link fencing. No landscaping is to be located within the northwest right-of-way.

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.

5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

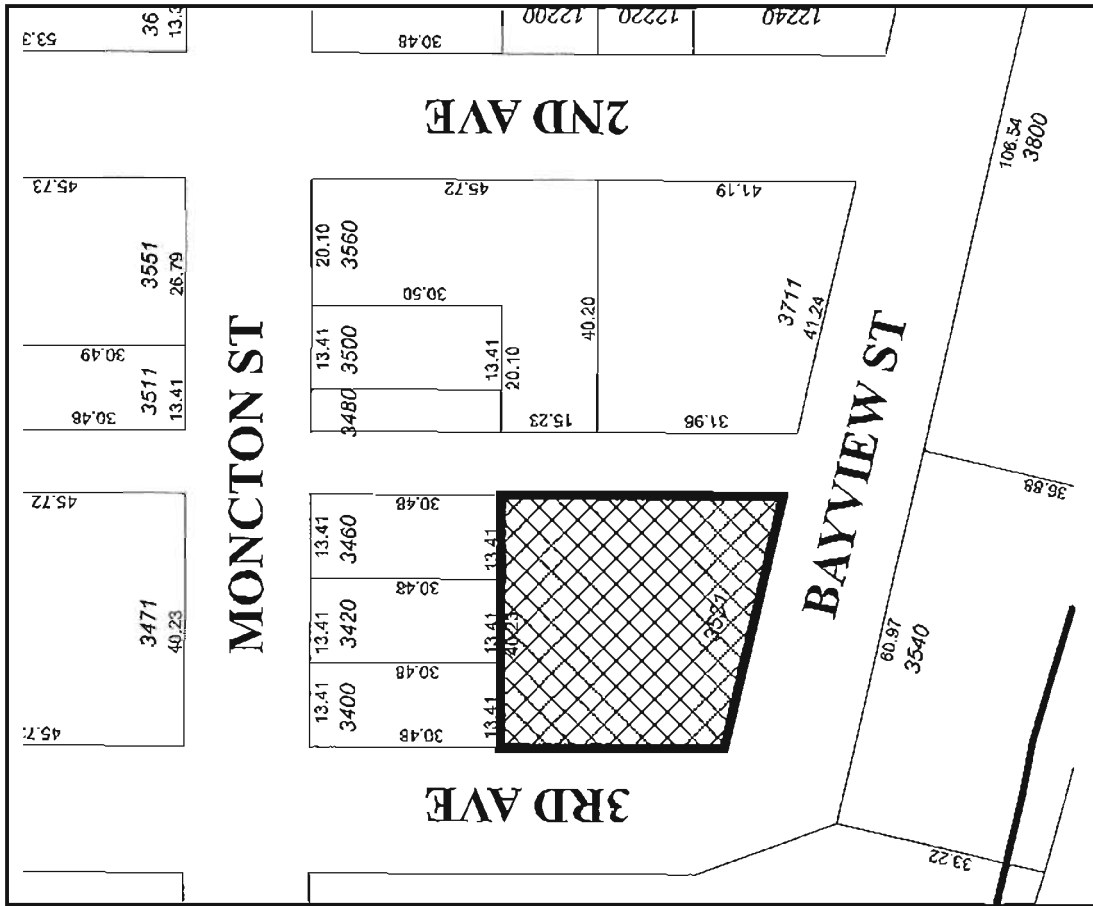
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF
DELIVERED THIS DAY OF

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.

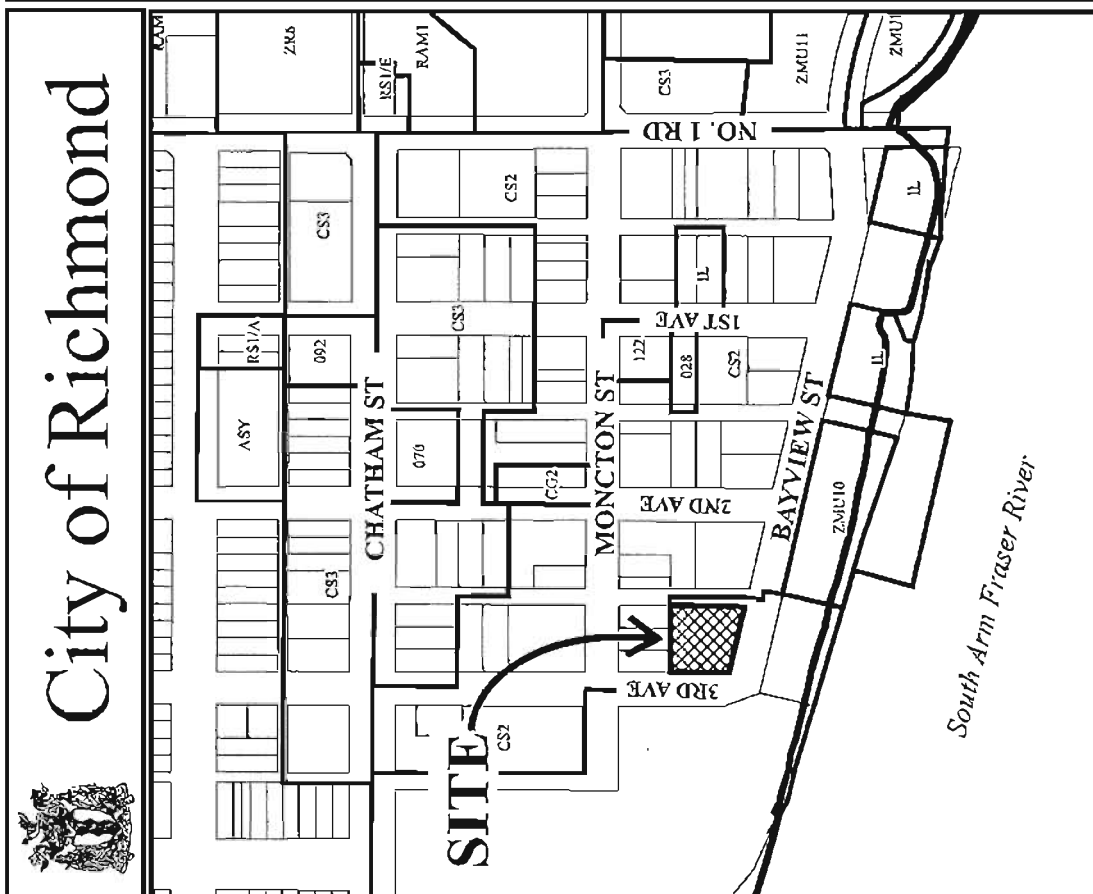
CNCL - 268



Original Date: 05/31/12

Revision Date:

Note: Dimensions are in METRES



HA 12-610486



City of Richmond



**SUBJECT
PROPERTY**

South Arm Fraser River



HA 12-610486

Original Date: 05/31/12

Amended Date:

Note: Dimensions are in METRES

CNCL - 270