



To: Planning Committee

Date: September 3, 2013

From: Wayne Craig
Director of Development

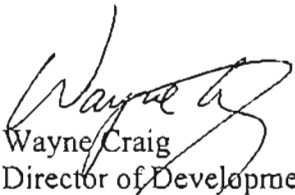
File: HA 13-641865

Re: Application by Steveston Flats Development Corp. for a Heritage Alteration
Permit at 3471 Chatham Street

Staff Recommendation:

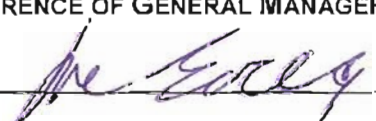
That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3471 Chatham Street and prepare the site for a future development, on a site zoned Steveston Commercial (CS3), including:

- a) The removal of the existing concrete bas-relief panels on the face of the building;
- b) Temporary on-site storage of the concrete panels;
- c) The securing of the site during demolition;
- d) The demolition and removal of the building;
- e) The excavation and removal of associated infrastructure; and
- f) Deposit of a subdivision plan at the Land Title Office for a corner truncation at the south-east corner of the site.



Wayne Craig
Director of Development

BK:kt
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

Steveston Flats Development Corp. has applied to the City for permission to demolish the existing building and associated infrastructure, and to secure the site at 3471 Chatham Street (Attachment 1), on a site zoned Steveston Commercial (CS3). The subject property is located within the Steveston Village Heritage Conservation Area, but the existing bank building is not an identified heritage resource.

The owners of the property are requesting permission for demolition in order to prepare the site for a rezoning and development permit application, and to remove and salvage the existing concrete mural panels depicting scenes of the fishing industry on the face of the building. The owners have applied for a Demolition Permit (D8 13 – 641863).

Staff are aware that there is community interest in the retention of these panels in some fashion. The developer has voluntarily agreed to carefully remove the panels from the building prior to demolition, and proposes that the panels be integrated into the design of the new building on the site. If there are any surplus panels following construction, staff will discuss alternative uses of the panels with other City departments, community groups, and the Richmond Heritage Commission.

As the site is located within the OCP-Steveston Area Plan and within the Steveston Heritage Conservation Area, a Heritage Alteration Permit must be approved by Council prior to any work occurring on the site.

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 subject property is located at the north-west corner of the intersection of 3rd Avenue and Chatham Street in Steveston Village, 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)”.

Surrounding land uses are:

To the North: Across a dedicated city lane, single family residential lots fronting Broadway Street and 3rd Avenue, zoned “Single Detached (RS1/A)”.

To the East: Across 3rd Avenue, a 3-storey mixed use building zoned “Steveston Commercial (CS3)”.

To the South: Across Chatham Street, parking lot for the Steveston Hotel, and a designated heritage building (former Steveston Courthouse) occupied by Penta Builders and the Adorabelle Tea Room, zoned “Steveston Commercial (CS2)”.

To the West: Across a dedicated (but un-constructed) city lane, single family residential lots fronting 4th Avenue zoned “Single Detached (RS1/A)”.

The Steveston Courthouse building was designated and protected by Richmond City Council under Bylaw No. 4362, adopted by Council on September 24, 1984.

Staff Comments

Staff support the demolition of the existing building as it is unoccupied and the owners wish to redevelop the site. The building is not an identified heritage resource, and the Heritage Alteration Permit would allow the dedication of a small corner truncation for roads purposes, and would facilitate the removal and salvage of the concrete mural panels on the building.

Analysis

Heritage Alteration Permit

The requested Heritage Alteration Permit would be for the following activities only:

- Removal and temporary storage on-site of the existing concrete mural panels on the building. The concrete panels are intended to be re-used as a portion of the cladding on a future building on the site.
- Demolition and removal of the existing building.
- Securing the site during demolition and clearing.
- Excavation and removal of infrastructure associated with the building. The works are not permitted to impact the sanitary sewer in the dedicated lane at the north of the site. The works are also not permitted to impact the storm sewer located on the 3rd Avenue frontage of the site.
- Deposit of a subdivision plan at the Land Title Office for a small corner truncation from the south-east corner of the site for road dedication purposes, at the intersection of 3rd Avenue and Chatham Street.

It is appropriate to secure the road dedication at this time, as part of the site preparation for the next phase of development under the recently submitted rezoning application (RZ 13 – 643346). Details of the road requirements and configuration of the corner truncation will be determined through the rezoning application, to the satisfaction of the Transportation Division.

Registration of the subdivision plan to dedicate the road will be a condition of final adoption of the rezoning bylaw.

Financial Impact or Economic 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 the concrete mural panels on site, and registration of a subdivision plan to secure road dedication for the property at 3471 Chatham Street in Steveston Village.

A handwritten signature in black ink, appearing to read 'Bj - Konkin', with a horizontal line extending to the right.

Barry Konkin,
Program Coordinator, Development

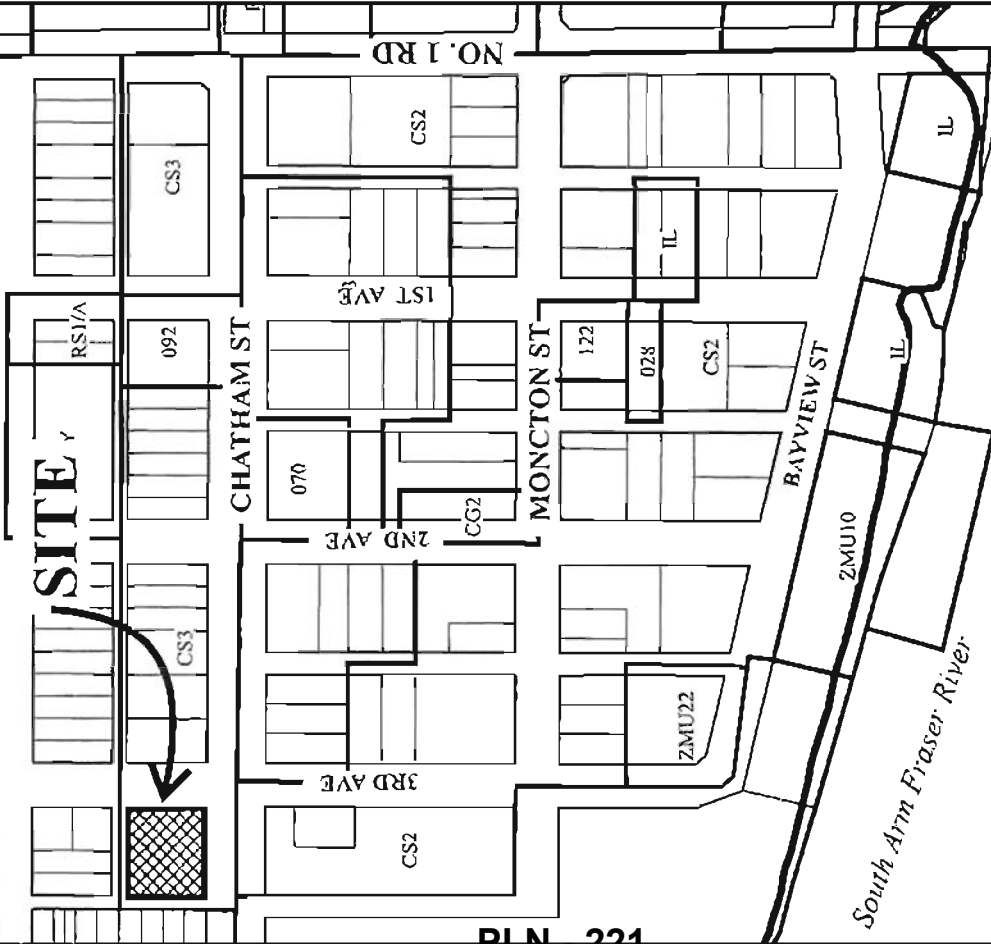
BK:kt

Attachment 1: Location Map and GIS Aerial Photo

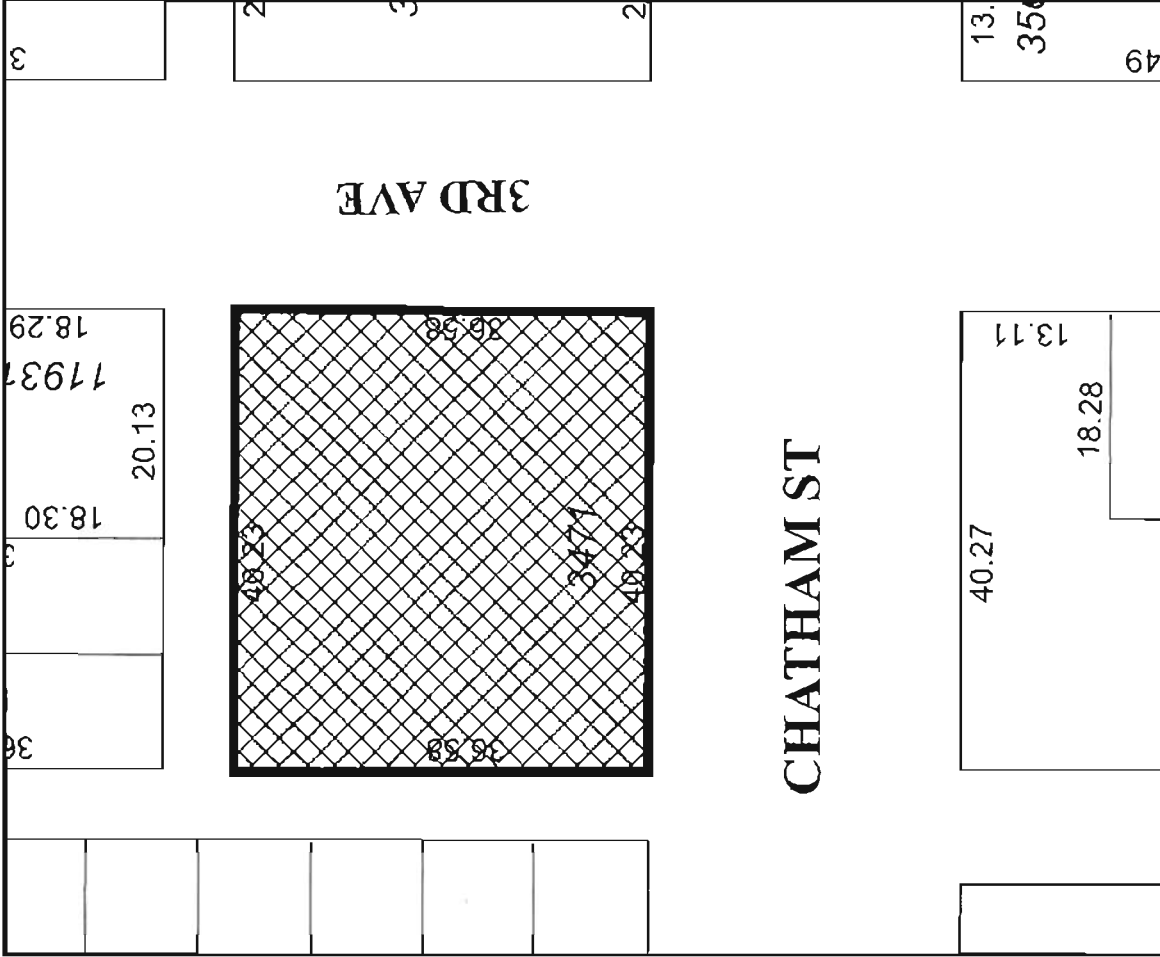


City of Richmond

SITE



PLN - 221



HA 13-641865

Original Date: 08/13/13

Revision Date:

Note: Dimensions are in METRES



HA 13-641865

PLN - 222

Original Date: 08/13/13

Amended Date:

Note: Dimensions are in METRES



File No.: HA 13 - 641865

To the Holder: Steveston Flats Development Corp.

Property Address: 3471 Chatham Street

Legal Description: PID: 003-647-340
LOT "A" (RD65195) BLOCK 20 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT 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 the Heritage Alteration Permit is to permit the following activities on the subject site:
 - a. Removal of the concrete mural panels attached to the building.
 - b. Temporary on-site storage of the concrete mural panels.
 - c. Demolition and removal of the building in accordance with Demolition Permit DB 13 – 641863.
 - d. Securing the site during demolition and clearing.
 - e. Excavation and removal of infrastructure associated with the building. The works are not permitted to impact the storm sewer connection in the south portion of the site.
 - f. Deposit of a subdivision plan at the Land Title Office for road dedication (corner truncation) at the south-east corner of the site.
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 ,

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.