



To: Planning Committee **Date:** June 24, 2026

From: John Hopkins **File:** RZ 17-794156
Acting General Manager, Planning and Development

Re: **Application by Vivid Green Architecture Inc. for Rezoning at 12011/12051 3rd Avenue from "Steveston Commercial (CS2)" Zone to "Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10779 to create the “Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)” zone, and to rezone 12011/12051 3rd Avenue from “Steveston Commercial (CS2)” to “Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)” zone, be introduced and given first, second and third reading.

Executive Summary

This application proposes to rezone 12011/12051 3rd Avenue from the CS2 zone to a new site-specific mixed use zone (ZMU64) to facilitate development of a three-storey, mixed use building containing approximately 372 m² (4,008 ft²) of commercial space at grade and 12 residential units above, and the relocation within the site of the Steveston Courthouse (“Courthouse”), a protected heritage building, to the northeast corner of the subject site.

The Courthouse and the northeast corner of the property (“the Corner Lot”) are both protected heritage resources within the Steveston Village Heritage Conservation Area and have heritage value for their association with Steveston’s civic functions and community history. The proposal is to relocate the Courthouse to the Corner Lot to accommodate the new development and conserve and enhance both heritage resources by making the Courthouse a new focal point on the significant corner. Further detailed review of the proposed design and conservation will be undertaken as part of the Heritage Alteration Permit application review process.

The proposal is consistent with the Official Community Plan and Steveston Area Plan, and the City of Richmond Zoning Bylaw 8500. It supports the City’s heritage policies and objectives and secures a commitment to support the long-term conservation of the Steveston Courthouse.

Staff Report

Origin

Vivid Green Architecture Inc. on behalf of the property owner 12011 3rd Avenue Holdings Ltd. (Directors: Dana Westermarck, Barry K. Cavanaugh, Pattison Sean Lawson) has applied to the City of Richmond for permission to rezone 12011/12051 3rd Avenue from the “Steveston Commercial (CS2)” zone to a new “Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)” zone to facilitate development of a three-storey, mixed use building containing approximately 372 m² (4,008 ft²) of commercial space at grade and 12 residential units above, and the relocation of Steveston Courthouse (“Courthouse”) to the northeast corner of the subject site. Vehicular access would be provided from Chatham Street. A location map and aerial photo are contained in Attachment 1.

The subject site is in the Steveston Village Heritage Conservation Area (SVHCA) and includes the Courthouse which is protected by Heritage Designation Bylaw No. 4362 and listed on the City’s Heritage Register and Heritage Inventory. The Courthouse and the vacant northeast portion of the subject site (“the Corner Lot”) are identified heritage resources to be protected in the SVHCA. The proposed development would relocate the Courthouse from the south portion of the subject site to the Corner Lot and would preserve and restore its exterior and reconfigure its interior to support future commercial uses. The details of the relocation and conservation work will be reviewed through a subsequent Heritage Alteration Permit application, and a separate report will be provided for Council’s consideration.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is in Attachment 2.

Existing Site Condition and Surrounding Development

The subject site currently has two buildings, including the Courthouse building which is currently in use as a restaurant, and a one-storey non-heritage-designated commercial office building connected to the north side of the Courthouse. Both buildings front onto 3rd Avenue. The west portion of the site is used for surface parking while the northeast corner of the site is vacant and unpaved.

Development surrounding the subject site is as follows:

To the North: Across Chatham Street, a three-storey mixed use building at 11971 3rd Avenue on a site zoned “Commercial Mixed Use (ZMU26) – Steveston Village” and located in the SVHCA.

To the South: A two-storey, protected heritage building known as the Steveston Hotel at 12111 3rd Avenue on a site zoned “Steveston Commercial (CS2)” and located in the SVHCA.

To the East: Across 3rd Avenue, a three-storey mixed use building at 12088 3rd Avenue on a site zoned “Commercial Mixed Use (ZMU33) – Steveston Village” and located in the SVHCA.

To the West: Across a multi-use pathway, the Gulf of Georgia National Historic Site on a site zoned “Light Industrial (IL)” and located outside of the SVHCA.

Existing Legal Encumbrances

An existing City utilities Statutory-Right-of-Way (SRW) (36648) for the sanitary sewer is situated along the subject site’s south property line. To facilitate the proposed development, this SRW will be required to be discharged prior to Building Permit (BP) issuance, and new service connections installed as part of the Servicing Agreement.

Related Policies & Studies

Official Community Plan & Steveston Area Plan

The City’s Official Community Plan (OCP) provides city-wide direction and policy to preserve, promote and celebrate community heritage. The subject site is designated “Local Villages – Tier 1” in the OCP and “Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)” in the Steveston Area Plan. The proposed mixed-use development, including the conservation of the Courthouse and the Corner Lot, are consistent with the OCP and Steveston Area Plan.

The Steveston Village Land Use Density and Building Height Map (Attachment 3) in the Steveston Area Plan allows for a maximum Floor Area Ratio (FAR) of 1.6 and a maximum building height of 12 m (39.4 ft.) and three storeys on the subject site. The maximum height can be increased where needed to improve the interface with adjacent buildings and streetscape but may not exceed three storeys. The proposed height and density are consistent with the OCP and Steveston Area Plan.

Steveston Village Heritage Conservation Area

Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. In the HCA, 17 buildings and some landscape features are identified as heritage resources. The Courthouse is one of the 17 protected heritage buildings and is also subject to Heritage Designation Bylaw No. 4362. The Corner Lot is also an identified heritage resource to be protected within the HCA.

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 as outlined in the Steveston Village Conservation Strategy. Developments within the HCA are subject to the City’s applicable heritage policies and design guidelines.

A Heritage Alteration Permit (HAP) is required for alterations to protected heritage properties within the Heritage Conservation Area in accordance with the *Local Government Act* (Part 15) and the City’s Heritage Procedures Bylaw No. 8400 to help retain the heritage values and special heritage character of Steveston Village.

Proposed alterations for protected heritage properties and new development should be in keeping with the history and heritage character of the building and be guided by the Steveston Village Conservation Strategy (2009), the applicable Development Permit Guidelines, and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The details of the relocation and conservation work will be reviewed through a subsequent Heritage Alteration Permit application, and a separate report will be provided for Council's consideration.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Mixed-Use Noise

Prior to rezoning bylaw adoption, the registration of a covenant is required identifying that the proposed development is a mixed-use development and indicating that it is to be designed to avoid unwanted noise generated by internal use from penetrating into residential areas.

Public Consultation

Two rezoning signs have been installed on the subject site, with one fronting 3rd Avenue and the other fronting Chatham Street. Staff have received three inquiries seeking further information about the project in response to the placement of the rezoning signs on the property. No comments have been received in relation to the proposed development.

Bill 44 prohibits Local Governments from holding a Public Hearing on a mixed-use rezoning bylaw that is consistent with the OCP and where the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Richmond Heritage Commission

The subject rezoning application was reviewed by the Richmond Heritage Commission (RHC) on December 4, 2018, and again on March 4, 2026.

In 2018, the RHC review was limited to the impact of the proposed relocation of the Courthouse on the heritage value of the Courthouse and Corner Lot. The RHC members who were in attendance noted support for the proposed relocation including the resultant enhanced visibility and access to the Courthouse. An excerpt from the RHC meeting discussion notes of December 4, 2018, is included in Attachment 4.

In 2026, the RHC reviewed the proposal including the new development on site. They supported the application subject to the applicant responding to comments provided by the Commission. An excerpt from the RHC meeting minutes of March 4, 2026, is included in Attachment 5.

In response, the applicant has made adjustments to the proposed development, including to window design, exterior cladding, and roof and railing design, the exterior colours of the heritage and non-heritage buildings, landscaping, and the location of an interpretive panel. Further design review will be undertaken as part of the HAP application process.

Analysis

Site History and Heritage Value

Steveston's first municipal building was constructed at the southwest corner of 3rd Avenue and Chatham Street in 1902. It included a police station, courthouse, fire hall and jail. In 1925, it was removed and the Steveston Courthouse was built in 1927. It was used for regular court matters and remained in operation through the 1930s. During World War II, the building was used by the Red Cross. Other community uses followed including as a polling station, union hall for the Fisherman's Union, Sunday school, Japanese Kindergarten and Judo club.

In 1943, a new fire hall was built on the Corner lot and served the community until 1971 but was later demolished. The non-heritage commercial building on the property was constructed in the 1980s, with the Courthouse being preserved and restored as part of the redevelopment project. At that time, the Courthouse was set back from 3rd Avenue and moved marginally further south within the subject site to its current location, and a heritage designation bylaw was adopted to ensure its long-term preservation. The Courthouse is currently in use as a restaurant.

The heritage value of the Courthouse lies in its architecture, its association with important civic functions and community uses, and its contribution to the community's sense of identity. The character-defining elements of the Courthouse include its continued use as a community meeting place, its location in the historic downtown core, Craftsman architectural elements that include exposed rafter ends, decorative brackets, wood cladding and corner boards, and its utilitarian structure including simple rectangular plan, front gable roof, wooden sash casement windows, lapped wood and shingle siding, and distinctive recessed entry way with two front doors.

The heritage value of the Corner Lot lies in its association with the early municipal history of Steveston, the building of social and community life, and later fire hall function of the site. The character-defining elements of the Corner Lot include its location in the historic downtown area of Steveston at the corner of 3rd Avenue and Chatham Street, and its historic use as a community gathering space.

More detailed information about the history, heritage value and character-defining elements of the Courthouse and the Corner Lot can be found in the Statements of Significance and the draft Heritage Conservation Plan in Attachment 6.

Heritage Protection

The Steveston Courthouse building is protected by Heritage Designation Bylaw No. 4362, adopted by Council on September 24, 1984. An HAP is required for exterior alterations to the building, including relocation and exterior conservation, in accordance with the *Local Government Act* (Part 15). In addition, as the Courthouse and the Corner Lot are identified heritage resources to be protected within the SVHCA, an HAP is required prior to the commencement of any site preparation activities on the subject site.

A separate HAP application will be required to permit all proposed changes on the site, including demolition of the non-heritage building and other structures, site preparation, relocation and exterior conservation of the Courthouse, landscaping, and construction of the new building.

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

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition, 2010, Parks Canada), pan-Canadian best-practice principles and guidance, is used as a guide in managing the protected heritage resources in Steveston Village. The *Standards and Guidelines* define conservation as “all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.”

The proposed alterations to the Courthouse and its relocation to the Corner Lot are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as they support:

- The continued use of the Courthouse for commercial uses compatible with its conservation;
- A conservation approach that conserves, restores or rehabilitates the Courthouse’s character-defining elements, exterior façade and historic materials;
- The increased visibility and prominence of the Courthouse at the historically significant Corner Lot location, including the creation of a community gathering place that highlights their common history and importance to the Steveston Village downtown; and,
- The design of the non-heritage building that would be visually compatible with, subordinate to and distinguishable from the Courthouse.

Further analysis of the proposed conservation of the Courthouse and Corner Lot and their integration with the new development on-site will be provided through the HAP process.

Relocation and Conservation of the Steveston Courthouse and the Corner Lot

The proposed development includes the relocation of the Courthouse from the south of the subject site to the northeast corner to reinforce its prominence and visibility and to connect its historical significance with that of the Corner Lot as a community gathering space in the historic heart of Steveston Village. The Courthouse is proposed to be set back approximately 3.8 m (12.5 ft) from 3rd Avenue to maintain its current relationship with the street and provide a functional gathering space at the corner of 3rd Avenue and Chatham Street.

The orientation of the Courthouse will be retained following its relocation, with the commercial entrance located on 3rd Avenue and fronting a newly created courtyard patio. The Courthouse will remain a stand-alone building and will be setback approximately 3.5 m (11.5 ft) from the non-heritage building to the south and 4.0 m (13.1 ft) to the west. The proposed setbacks of the new building from the heritage building will maintain visibility and access to both the heritage building and the significant Corner Lot, and additionally, will create patio and courtyard spaces for commercial and residential use.

The proposed development includes the conservation and restoration of the Courthouse’s exterior and the reconfiguration of the interior to support its continued commercial use.

Conservation of the Courthouse’s exterior includes:

- Preservation and restoration of existing materials, with repair as needed or replacement in kind where necessary, including cedar shingle roof, wood siding and shingle cladding, wood casement windows, fascias, exposed rafters and soffits, gabled entry and doors;

- Reconstruction of the chimney following relocation of the Courthouse; and
- Implementation of a historical colour scheme, including a complementary colour palette for the proposed adjacent non-heritage building.

Prior to rezoning bylaw adoption, registration of a Conservation Covenant on Title for the conservation and maintenance of the Courthouse is required, including a Heritage Conservation Plan. This plan is to be prepared by a Registered Heritage Professional (member of the Canadian Association of Heritage Professionals) and will provide conservation guidelines to inform the protection, relocation and restoration of the Courthouse and its ongoing maintenance following completion and occupancy of the proposed development. Further details relating to the conservation of the Courthouse and refinement of the draft Heritage Conservation Plan will be reviewed as part of the HAP application review process.

Prior to rezoning bylaw adoption, registration of a legal agreement on Title is required ensuring no Occupancy Permit is granted for the proposed non-heritage building until the Courthouse has been relocated and the exterior restored in accordance with the approved Heritage Conservation Plan and HAP issued by Council.

In addition, a heritage interpretation plan will be provided as part of the HAP application review process which will consider the inclusion of a Heritage Interpretation Panel adjacent to the Courthouse entrance on 3rd Avenue. The panel would provide a summary of the history and heritage significance of the Courthouse and Corner Lot to Steveston Village.

Built Form and Architectural Character

The proposed development is a three-storey, mixed-use building with commercial units at grade fronting 3rd Avenue and 12 two-storey townhouse units above, along with the relocation of the Courthouse to the Corner Lot at the northeast corner of the subject site. The proposed non-heritage building design includes two distinct three-storey building forms (east and west) with residential units located above the ground-floor commercial units and parkade. The building massing has been informed by the subject site's historic lot lines and the development permit guidelines for Steveston Village. Conceptual development plans are provided in Attachment 7.

The proposed east building is three storeys with a flat roof and a commercial frontage design informed by historic development in Steveston Village and the development permit guidelines. It proposes fibre cement lap siding, varied street facades with recessed commercial entries and building setbacks to reflect the historic lot lines, and large display windows with fabric awnings. The proposed awnings for the commercial units on 3rd Avenue would encroach over the City sidewalk. The applicant will be required to enter into a licence agreement prior to BP issuance.

The west building is also three-storeys. The proposed architectural form has reference to historic canneries and industrial building forms, including the nearby Gulf of Georgia Cannery. This includes the proposed gable roof and ridge projections and a repetitive window pattern. The proposed cladding materials are fibre cement lap siding for the upper storeys and masonry for the west wall of the first storey along the multi-use pathway to the west.

In accordance with the Steveston Area Plan Development Permit Guidelines, the proposed non-heritage building is sited at zero lot line to both road frontages and to the south property line. As

no openings are permitted on the south side which would be exposed to public view, the south elevation would be treated with fibre cement lap siding consistent with the level of finish and materials as on 3rd Avenue and Chatham Street.

The applicant has submitted a report prepared by a heritage professional that assesses that the proposed development is compatible and complementary to the heritage values and character-defining elements of the Courthouse and Corner Lot, and Steveston Village design guidelines (Attachment 8). Further design refinement will be undertaken as part of the HAP process.

Proposed Mixed Use Zone (ZMU64) – Third Avenue (Steveston) Zone

The proposed new zone allows for similar uses as other mixed-use zones in Steveston Village, including general commercial, residential and industrial uses. The new proposed zone includes the following specific provisions:

- General base density of 1.48 FAR;
- Townhouses as a permitted use to allow the proposed housing form;
- A maximum building height of 13.4 m (44 ft) and three storeys. The maximum height includes 1.4 m (4.6 ft) for penthouse utility structures only, to accommodate elevator overruns, with the design subject to an HAP; and
- Parking reductions in accordance with the Steveston Area Plan.

In accordance with the Steveston Area Plan and in support of the proposed base density of 1.48 FAR, the developer has agreed to provide a voluntary contribution to the Steveston Village Heritage Conservation Grant (SVHCG) Program of \$137,253.20 (based on the current contribution rate of \$81.50 per sq. ft.). The contribution amount is applicable to all developable floor area over 1.2 FAR, up to a maximum of 1.48 FAR and is reduced by any cash-in-lieu (CIL) contribution to the City's Affordable Housing Reserve Fund (AHRF) received under the City's Affordable Housing Strategy. The contribution is required prior to rezoning bylaw adoption.

Housing Type and Tenure

Consistent with Provincial legislation, and the OCP Policy to maximize potential rental housing opportunities, the imposition of any strata bylaws that prohibit the following are not permitted:

- Any residential dwelling unit from being rented; and,
- Placement of age-based restrictions on occupants of any residential dwelling unit.

In accordance with OCP Policy, all proposed townhouse units are sized to be family-friendly (five four-bedroom units and seven three-bedroom units), and seven units have been designed with adaptable features, including an elevator in each unit to support accessible design and provide access to private roof decks. Prior to BP issuance, the applicant will be required to demonstrate incorporation of all proposed accessibility and aging-in-place measures.

Transportation and Site Access

Vehicular access to the proposed ground-level parkade would be from Chatham Street. Prior to rezoning bylaw adoption, registration of a legal agreement on Title is required to ensure that the parkade gate remains open during typical commercial operating hours (i.e. 8 am to 10 pm) to provide unrestricted access to the shared commercial and residential visitor parking on site. All residential parking would be further secured behind an internal gate within the parkade, separating it from the shared commercial and residential visitor parking spaces.

A total of 33 on-site parking spaces are proposed in the ground-level parkade, including 24 residential parking spaces and nine shared commercial and residential visitor parking spaces. Prior to rezoning bylaw adoption, registration of a legal agreement on Title is required ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.

All residential and three shared commercial parking spaces will be equipped with Level 2 energized outlets or higher to support electric vehicle (EV) charging. In addition, the remaining six shared commercial parking spaces will be equipped with EV opportunity charging. EV charging is provided in compliance with Zoning Bylaw 8500.

Bicycle parking is provided in compliance with Zoning Bylaw 8500.

Waste and recycling bins for commercial and residential uses will be in dedicated storage rooms in the parkade. All collection and loading activities would occur on Chatham Street given the small scale of the proposed development, and the site's spatial constraints including its corner location with two street frontages, and public frontage with no lane access on the west side. Accommodation of on-site loading within the parkade would require a high ceiling at the entry gate and in the building that would not be compatible with the heritage character of Steveston Village and development permit guidelines. Staging areas for garbage and recycling will be further reviewed as part of the HAP application review process.

Landscaping

There are currently no trees located on the subject site. The applicant is exploring the inclusion of on-site landscaping within the proposed Courthouse courtyard at the corner of 3rd Avenue and Chatham Street, including a mix of planters and a small tree in keeping with the heritage context of the subject site. In addition, new street trees will be planted on the Chatham Street boulevard consistent with the Steveston Village character. Final landscaping details, including to private patios and roof decks will be reviewed as part of the HAP process.

Along the west property line of the subject site is a City-owned north-south multi-use path (MUP) that connects Chatham Street (north) and Moncton Street (south). Landscaping and associated irrigation is proposed on City property along the west property line of the subject site to partially screen the proposed blank parkade wall. The interface design between City property and the subject site will be further reviewed during the HAP application process. These works would be secured as part of the SA which the applicant is required to enter into prior to rezoning bylaw adoption.

Amenity Space

All townhouse units would have private outdoor amenity space through a combination of patios on the second level and rooftop decks. The rooftop decks are screened from the street by parapets and setbacks in keeping with the Steveston Area Plan Design Guidelines. The proposed elevator overruns are contained within structures designed as traditional roof vent forms. Townhouse units fronting the west of the subject site would also have recessed balconies.

No common indoor amenity space is proposed. The OCP exempts projects where the average unit floor area exceeds 148 m² (1,593 ft²) from providing a CIL contribution for indoor amenity space. The proposed development has average unit sizes of approximately 161 m² (1,733 ft²)

and large private patios and balconies to provide residents with adequate indoor and outdoor amenity space.

Public Art

The applicant has agreed to provide a voluntary cash contribution to the City's Public Art Fund of \$26,119.73. This is calculated based on a rate of \$0.57 per ft² for commercial and \$1.08 per ft² for residential buildable floor area (2026 rate). This is required to be provided prior to rezoning bylaw adoption.

Affordable Housing Strategy

The City's Affordable Housing Strategy (AHS) identifies CIL contributions to the AHRF when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built Low End Market Rental (LEMR) housing units. Consistent with the City's AHS and Zoning Bylaw 8500, the CIL contribution rate for the proposed development is \$12.00 per ft² of buildable residential floor area. Accordingly, a total contribution of \$264,835.20 is required prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City's OCP establishes a policy framework for the provision of market rental housing. Projects including townhouse developments greater than five units and less than 60 units are not required to provide purpose-built market rental units providing a CIL contribution is made to the City's AHRF. The CIL contribution for townhouse developments is \$3.09 per ft² of residential floor area. In accordance with the City's Market Rental Housing Policy, a total contribution of \$68,195.06 is required prior to the final adoption of the rezoning bylaw.

Sustainability

Consistent with the City's Energy Step Code requirements, the applicant has provided a statement confirming that the applicable performance targets for each Step Code have been considered in the proposed design of the new building. Accordingly, Step 4 with Emission Level 1 (EL-1) or Step 3 with EL-2 for the residential portion and Step 3 with EL-1 or Step 2 with EL-2 for the commercial units are being considered. An energy efficiency report from a registered professional is required prior to HAP issuance to demonstrate compliance with the City's Energy Step Code requirements.

Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption, the applicant is required to enter into an SA for the design and construction of site servicing and frontage works, that include but are not limited to:

- Installation of a new water, storm water and sanitary connections;
- (Chatham Street) Construction of a 0.5 m (1.6 ft) wide landscaped boulevard adjacent to the Courthouse, a new approximately 3.5 m (11.5 ft) wide sidewalk, 3.0 m (9.8 ft) wide furnishing zone / utility strip, and a planted boulevard, and curb and gutter;
- (3rd Avenue) Construction of a new approximately 2.0 m (6.6 ft) wide sidewalk, 1.22 m (4.0 ft) boulevard / utility strip, and 0.15 m (0.5 ft) curb and gutter; and,
- Landscape improvements on City property between the subject site (west property line) and the existing north-south MUP.

Heritage Alteration Permit Application

An HAP application is required to be processed to a satisfactory level prior to adoption of the subject rezoning bylaw. Further design refinements to the proposed form and character will be undertaken as part of the HAP application review process, including, but not limited to:

- Refinement of the draft Heritage Conservation Plan and a relocation plan for the Courthouse;
- A plan for, and incorporation of, heritage interpretation measures;
- Compliance with the OCP and the Steveston Area Plan Development Permit Guidelines, including the Sakamoto Guidelines;
- On-site landscape design development, including detailed design for the outdoor courtyard and rooftop decks;
- Review of landscape design and interface with the adjacent City lot (to be coordinated with the SA);
- Further design development in response to RHC comments, including refinement of window treatments, lighting, exterior colour scheme and the heritage interpretation plan;
- Review of details of the proposed awning on 3rd Avenue and signage design;
- Review of acoustical and mechanical reports and recommendations prepared by an appropriate registered professional, demonstrating that the interior noise levels and noise mitigation standards comply with the City's OCP and Noise Bylaw requirements;
- Review of the aging-in-place features and accessibility measures; and,
- Review of the sustainability measures.

Budgetary Implications

The subject rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure such as roadworks, waterworks, storm sewers, sanitary sewers, streetlights, street trees and traffic signals.

Conclusion

Vivid Green Architecture Inc has applied to the City of Richmond for permission to rezone 12011/12051 3rd Avenue from the "Steveston Commercial (CS2)" zone to a new "Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)" zone to facilitate development of a three-storey, mixed use building containing approximately 372 m² (4,008 ft²) of commercial space at grade and twelve residential units above, and the relocation of the Steveston Courthouse to the northeast corner of the subject site (the Corner Lot).

The subject rezoning application is consistent with the land use designation and applicable policies for the subject site contained in the OCP and Steveston Area Plan. Further design review will be undertaken as part of the associated HAP application review process.

The list of Rezoning Considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10779 be introduced and given first, second and third reading.

Respectfully submitted,

Joshua Reis, Director, Development

Report Contributors

This report was prepared by Judith Mosley, Heritage Planner and reviewed by Policy Planning; Transportation; Engineering; Arts, Culture and Heritage Services; Parks Services and Housing.

- Att. 1: Location Map and Aerial Photo
 2: Development Application Data Sheet
 3: Steveston Village Land Use Density and Building Height Map
 4: Excerpt from the December 4, 2018, Richmond Heritage Commission Discussion Notes
 5: Excerpt from the March 4, 2026, Richmond Heritage Commission Minutes
 6: Statements of Significance and draft Heritage Conservation Plan
 7: Conceptual Development Plans
 8: Heritage Assessment of the Proposed Development
 9: Rezoning Considerations



City of
Richmond



RZ 17-794156

PLN - 19

Original Date: 01/10/18
Revision Date: 02/25/26

Note: Dimensions are in METRES



RZ 17-794156

Attachment 2

Address: 12011/12051 3rd Avenue

Applicant: Vivid Green Architecture Inc.

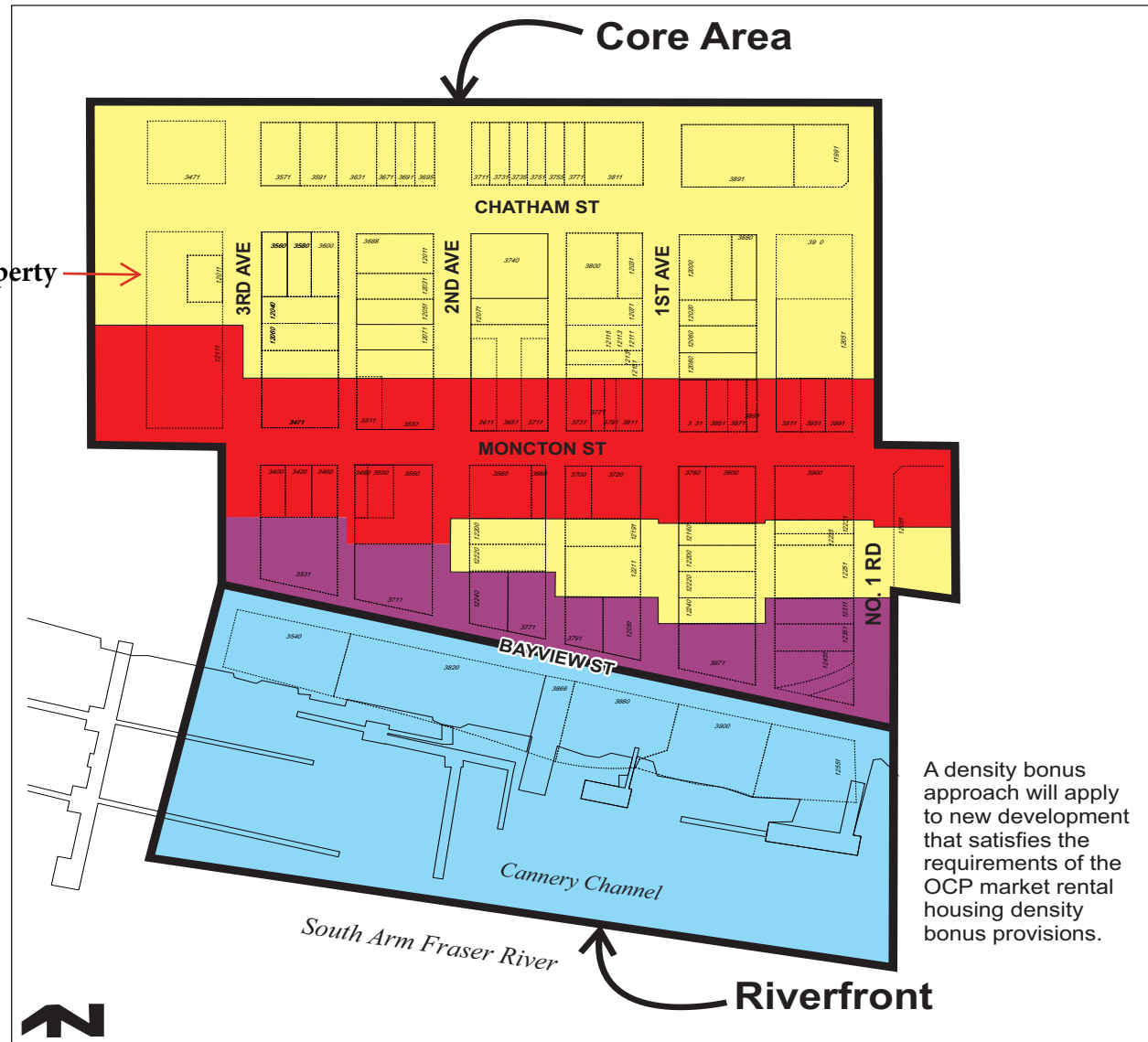
Planning Area(s): Steveston

	Existing	Proposed
Owner:	12011 3rd Avenue Holdings Ltd.	12011 3rd Avenue Holdings Ltd.
Site Size (m²):	1,637 m ²	No Change
Land Uses:	Commercial	Mixed Use (commercial and residential)
OCP Designation:	Local Villages – Tier 1	No Change
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change
Zoning:	Steveston Commercial (CS2)	Commercial Mixed Use (ZMU64) - Third Avenue (Steveston)
Number of Units:	Two Commercial units	Three commercial units and twelve residential units above

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.48	1.48	None permitted
Gross Floor Area	N/A	2,413 m ² (25,973.32 ft ²)	None Permitted
Lot Coverage (% of lot area):	Max 89%	89%	None
Setbacks (m):	No front, rear or side yard setback	No front, rear, side yard setback.	None
Height (m):	Max 13.4 m of which 1.4 m for utility penthouse only	13.4 m of which 1.4 m for utility penthouse only	None
Off-street Parking Spaces – Total:	Commercial - 8 spaces Residential - 24 spaces Visitor - 3 (can be shared with Commercial)	Commercial - 9 spaces Residential - 24 spaces Visitor - 3 (shared with Commercial)	None
Off-street Parking Spaces – Small car	Max 50%	Max 50%	None
Class 1 Bicycle Parking Spaces - Residential	15 spaces (1.25 spaces per unit)	15 spaces	None
Class 2 Bicycle Parking Spaces - Residential	2.4 spaces (0.2 space per unit)	3 spaces	None
Class 1 Bicycle Parking Spaces - Commercial	1 space (0.27 per 100 m ²)	1	None
Class 2 Bicycle Parking Spaces - Commercial	1.5 spaces (0.4 per 100 m ²)	2	None

	Bylaw Requirement	Proposed	Variance
On-site Loading	0 spaces	0	None
Electric Vehicle Charging	• 100% Level 2 - Residential • 100% Opportunity Charging - Shared • 35% Level 2 and 10% Opportunity Charging - Commercial	• 24 residential and 3 shared commercial / residential visitor – 100% Level 2. • 6 commercial - Opportunity Charging	None

Steveston Village Land Use Density and Building Height Map

 Bylaw 10392
2022/12/22


	Maximum FAR	Maximum Storeys	Maximum Building Height
Core Area, generally	1.6	3	12 m *
Core Area, Bayview Street (North)	1.2	3**	Varies due to grade elevation difference north of Bayview Street
Moncton Street **	1.2	2	9 m *
Riverfront Area	1.2	2	9 m***

 Bylaw 10392
2022/12/19

* Maximum building height may increase where needed to improve the interface with adjacent existing buildings and streetscape, but may not exceed the maximum storeys.

** Three storey building height for buildings along the north side of Bayview Street shall include two storeys over a parkade structure.

Bylaw 10392
2022/12/19

*** Maximum building height along the south side of Bayview Street shall not exceed two storeys above finished site grade.

**Excerpt from Discussion Notes of
Richmond Heritage Commission Meeting**

Held Wednesday, December 4, 2018

Room M 2.004

Richmond City Hall

Proposed Relocation of Steveston Courthouse (RZ17-794156)

Staff provided an overview of the rezoning application for the site at 12011 3rd Avenue to develop a 3-storey, mixed-use building. The subject site contains a heritage building known as the Steveston Courthouse, and the application proposes relocating the Steveston Courthouse to the northeast corner of the site.

Staff noted that the Steveston Area Plan identified two heritage resources located on the subject site: the Steveston Courthouse and the southwest corner of 3rd Avenue and Chatham Street. Staff asked Commission to comment on the potential impacts of the proposed relocation and whether the proposed new location would be appropriate to conserve the heritage character of the two identified heritage resources and the site.

Commission invited the applicant to the table. Applicant provided a project background, heritage conservation objectives, and noted that interpretive public art and signage would be incorporated into the development to provide information on the heritage value and historical context.

Commission noted that this part of the Steveston Village was changing rapidly with new developments and the area will attract more residents and tourists. Commission noted that not all sides of the Steveston Courthouse were currently visible due to the existing concrete wall on the south side and the non-heritage building attached to the Steveston Courthouse on the north side. The proposed relocation will provide a wonderful exposure of the entire building which has not been seen for many decades, and the proposed walkway around the building will give people the first opportunity to walk around the building and see all four sides of the Courthouse. Moving the building to the prominent corner will make the building a new focal point in Steveston Village. Commission commended the applicant for preserving the integrity of the Courthouse.

In response to Commission's query, the applicant provided a quick overview of the proposed restoration plan. The applicant noted that the Steveston Courthouse was in great shape and only minor repair works would be required. The link constructed between the Steveston Courthouse and the non-heritage building in the late 80s will be removed and the gap will be restored.

Staff noted that the application would come back to the Commission to review and comment on the proposed new building design and how it respects the heritage character of the site and the area once the staff review is complete.

**Excerpt from the Draft Minutes to the
Richmond Heritage Commission Meeting**

**Wednesday, March 4, 2026 - 7:00 pm
Microsoft Teams Online Meeting**

Rezoning application for 12011 3rd Avenue (Steveston Courthouse) – RZ 17-794156

Judith Mosley, Heritage Planner, introduced the rezoning application and the project team. The proposal is to rezone the site, located in the Steveston Village Heritage Conservation Area (HCA), from Steveston Commercial (CS2) to a site-specific zone to allow for development of a new three-storey mixed-use building with commercial at grade and 12 residential units. The proposal also includes relocation onsite of the historic Steveston Courthouse building, a protected heritage property within the HCA and subject to a heritage designation bylaw, to the northeast corner of the property (the Vacant Lot), which is also an identified heritage resource to be protected.

Julie Schueck, heritage consultant, Rosa Salcido, architect, Denitsa Dimitrova, landscape architect, and Dana Westermarck, developer for the project, provided an overview of the proposal, with reference to a PowerPoint presentation. This included the following information:

- The Courthouse building was constructed in 1927. It has significance for its age, architectural design and materials, and past civic uses. The Vacant Lot also has significance for past civic uses and its association with the early municipal history of Steveston, although empty since the 1980s.
- The proposal has been guided by and evaluated against the guiding policy documents for Steveston Village and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- The design reflects the context of the site, with commercial and residential uses and adjacency to industrial uses informing the character of the two parts of the new building. It also reflects the historic lot lines such as on the 3rd Avenue façade and the division of uses and massing on the Chatham Street frontage.
- The west building draws on design elements of historic cannery buildings.
- The Courthouse will be surrounded by a public courtyard space for public use and designed to accommodate a restaurant patio or similar use.
- A proposed Floor Area Ratio of 1.6 will provide 12 townhouse units, 2 commercial units and the Courthouse space, along with parking for residential and commercial.
- All units have private roof decks, seven of them with private elevator access.
- Landscaping proposed includes a decorative planting strip along the north side of the Courthouse, planters in the courtyard, and a landscape berm and planting on City land along the development's west side. The residential patios and access will have planters and small trees. Residential and public areas are differentiated by paving materials.
- The proposal aims to re-animate 3rd Avenue, historically a key commercial street, with small pedestrian-oriented commercial units.

In response to the Commission's questions, the following additional information was provided:

- The first-floor wall located on the site's south property line is proposed as painted masonry block due to it abutting a commercial parking lot. It could feature murals or other treatment to reduce the impact of the blank wall.

- The cross-bracing design of the deck railings on the building's west side is inspired by historic pilings for over-water buildings in Steveston.

Commissioners provided the following comments:

- A lighting scheme for the Courthouse building and courtyard should be developed, to complement its heritage character and significance.
- Consider garbage and recycling management for the Courthouse building to mitigate impacts from transporting waste containers across the public courtyard.
- The design of the storefront windows should draw more on historic references including (i) larger display windows with mullions, transoms, and surrounding trim, and (ii) carrying glazing into recessed entryways.
- Consider further opportunities for one or more trees within the public courtyard.
- Further consider colouration and massing of the west building to evoke but differentiate from, and not compete with, the historic Gulf of Georgia Cannery building nearby, and to complement the heritage building onsite.
- A dual-tone colour scheme for the Courthouse building should be considered, noting that the earliest photograph provided by the applicant indicates a darker colour on the shingle cladding and a lighter tone on the lap siding, window casings and corner boards.
- Masonry units from the Courthouse chimney should be salvaged and reused if possible.
- The location and design of an interpretation panel should be noted adjacent to the Courthouse building, to highlight the site's history including community efforts to save and restore it in the 1980s.
- An alternative material to painted masonry block should be used for the south wall abutting the commercial parking lot.
- Horizontal lap, bevel, shiplap or v-groove siding would be more appropriate than shingles for the southeast portion of the new building, to reflect historical precedent in Steveston.
- Window and door casings should be installed proud of the cladding.
- The eaves should extend on the west side of the new building to provide a more authentic roofline.
- Along the west side of the site, simplify the railing design to avoid decorative use of a structural cross-brace element (e.g., use pickets) and add further landscape screening of the parkade wall.
- Additional information could be included in the statement of significance for the Courthouse building, including the contractor who built it, noted in 1926-27 Council minutes as Mr. Lewis, and that it was often referred to as Steveston Hall. The heritage value related to its judicial use should also be expanded, including understanding of what type of court operated here and for how long.

The Commission noted strong support for the project including the proposed prominence of the Steveston Courthouse building and thoughtful design of the site, and commented that it will be a welcome addition to this area of Steveston Village.

It was moved and seconded:

That the Richmond Heritage Commission supports the rezoning application for 12011 3rd Avenue (RZ 17-794156) subject to consideration of the Commission's comments.

CARRIED

The Steveston Courthouse (12011 Third Avenue)

The Corner Lot (Third Avenue and Chatham Street)

Richmond, BC



A Heritage Conservation Plan

Prepared by Mariel Plummer and Julie Schueck 2018

Updated by Julie Schueck 2022



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2.0 Introduction

The Steveston Courthouse is located at 12011 Third Avenue and the vacant lot is at the corner of Third Avenue and Chatham Street. The Courthouse was built in 1927 and has heritage significance to the local community, receiving formal protection through a Heritage Designation Bylaw in 1984.

There is an application for a new mixed-use development that would include the construction of a new building on the amalgamated site. The east portion of the building would be parallel to Third Avenue and have commercial/retail units at ground level with residential above. The west portion of the building would be adjacent and parallel to the lane with parking at ground level and residential above. The Courthouse would be relocated from its current location in the middle of the block to the empty lot at the corner of Third Avenue and Chatham Street. It would continue to be used as a commercial building, possibly as a café/restaurant.

The intent of this Heritage Conservation Plan is to provide guidance for the conservation and maintenance of the Courthouse in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada¹ (a pan-Canadian document created to guide heritage conservation work).

3.0 Report Scope

The Heritage Conservation Plan (HCP) includes two Statements of Significance (SOS), one for the Steveston Courthouse and one for the nearby vacant lot. These SOSs describe why the building and lot have heritage significance and, for the Courthouse, identifies the specific elements of the building that should be retained in order for the heritage significance to remain. The HCP identifies the appropriate approach for each element of the Courthouse, as well as a maintenance schedule for it.



The Courthouse



The Empty Lot

Site visits were conducted on March 28 and on April 8, 2018, at which point the building and empty lot were visually assessed, photographed, and the proposed project was discussed with the client. An HCP was subsequently provided. The situation with the Pandemic resulted in numerous delays and the requirement that the HCP be updated. To that end, a site visit was conducted on August 2, 2022, during which the building and empty lot were once again visually assessed and photographed.

The updated photographs included in this report were taken by the author unless otherwise noted.

¹ "The Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, 2010. www.historicplaces.ca/en/pages/standards-normes.aspx

4.0 Definitions

The heritage conservation approach of a place first requires an understanding of why that place is important. As part of this understanding, there are some key definitions that are helpful to know as they are used frequently in this report.

Conservation: all actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Historic Place: a structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Heritage Conservation Plan: a document that provides direction in the heritage conservation of a place, with guidance on specific elements of the place - often forms part of the legal documentation for a Heritage Revitalization Agreement.

Statement of Significance: a statement that describes the historic place and that identifies the heritage value and character-defining elements of the historic place.

Heritage Value: the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Character-defining Element: the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value.

5.0 Location and Site Context of the Historic Sites

The Courthouse is located at 12011 Third Avenue and the empty lot is located on the southwest corner of the intersection of Third Avenue and Chatham Street in Steveston Village in Richmond, British Columbia. For the purposes of this report, the two addresses will be referred to as one site.

The site is part of the historic downtown core of Steveston Village. The area has high heritage value for its role as the urban centre of an historic fishing village. The site itself has heritage value as a hub of municipal services and as a community gathering place. Steveston has been recognized by the City of Richmond as a Heritage Conservation Area.



Map Courtesy of City of Richmond Interactive Map

6.0 Policy Context

The City of Richmond and Village of Steveston both have extensive policies covering the protection and use of heritage sites. The City of Richmond Official Community Plan (2012) encourages the adaptive reuse of heritage buildings in order to maintain them for the future and also incorporates special conservation strategies for identified heritage areas, including Steveston. Richmond recognizes Steveston as a “historic site of prime importance in Canadian history,”² particularly for its significance as a settlement at the mouth of the Fraser River and its role as a hub for the fishing industry.

The Steveston Village Conservation Strategy, adopted in 2009, demonstrates strong support for the preservation of local heritage and emphasizes the importance of Steveston as being “valued for the extent of its historic character and intrinsic heritage values, seen less in individual buildings than in the cumulative effect its physical and intangible elements have had on its heritage significance since 1880.”³

Furthermore, “its unpretentious working environment and aesthetic character provide an important counterpoint to its traces of urban complexity, diverse commercial service and retail uses, and range of building types which embody the complexity and vitality of its economic and social history. It evokes a sense of a bygone era, and most significantly, retains the character of an early twentieth century small town in an area that is surrounded by urban development.”⁴

Both the City of Richmond OCP and Steveston Village Conservation Strategy recognize Steveston Village as a heritage conservation area. The Strategy includes incentives for property owners, such as a cost sharing Grant Program, reduced parking requirements and density bonusing to encourage and assist owners in the preservation and maintenance of their heritage properties. It also established a Heritage Procedures Bylaw to manage the issuance of Heritage Alteration Permits.

The application was assessed in July 2022 against The Standards and Guidelines for the Conservation of Historic Places in Canada (2010), Section 9.3.2 of the Richmond Official Community Plan (updated 2009), the Steveston Village Conservation Strategy (2009), the Steveston Historic Themes, and the Steveston Statement of Significance. It was found to meet the heritage considerations contained within those five documents. In particular, the Courthouse building will, after it has been relocated and restored, regain its integrity and become a focal point of the street and the community. The new building proposed for the remainder of the lot will be compatible with the Courthouse both physically and visually. It will be subordinate to and distinguishable from the Courthouse through design, materials, and siting.

² “Summary of the SVCP”, https://www.richmond.ca/__shared/assets/summary_122547.pdf, p. 2.

³ Birmingham & Wood, “Steveston Village Conservation Plan: Conservation Strategy – Managing Change”, https://www.richmond.ca/__shared/assets/SVCS-attach222548.pdf, p. 26

⁴ Ibid., pp. 26-27

7.0 Statements of Significance

STEVESTON COURTHOUSE

Description

The Steveston Courthouse is a small and simple rectangular building with a front gable roof and a set-back gable entry with two doors. It is a municipally designated building located at 12011 Third Avenue between Chatham Street and Moncton Street in the historic downtown core of Steveston Village in Richmond, British Columbia.

Heritage Value

The Steveston Courthouse, constructed in 1927, has aesthetic, historical, and social significance, particularly for its simple elegance, its association with important civic functions and for the way in which it contributes to the community's sense of identity.



The building has aesthetic significance for its vernacular construction, combining a simple, rectangular utilitarian structure with Craftsman style influences, including a gabled front entrance and exposed rafters. The overall aesthetic of the building has been maintained since its construction.

The building has historic significance for its uses as a Courthouse, a Red Cross Hall during World War II and as a community meeting place. The building has been used as a polling station and as a meeting space for the union hall for the Fisherman's Union, a Sunday School, a Japanese Kindergarten and a Judo Club, among others. The building's significance to the community was further underlined by community efforts to restore the building in the 1980s.

The building has social significance for its contribution to the community's sense of identity. As one of the earliest civic buildings, it continues to be easily identifiable as an important building in the community. Over time, its varied uses, from civic to commercial, have solidified its social value in the community, linking the pioneer times and the founding of Steveston to the present.

The site has further significance for its associations with an important era in Steveston's history and development – building social and community life⁵.

Character-Defining Elements

Key elements that define the heritage character of the site include:

- Its historic use as a Courthouse
- Its continued use as a community meeting place
- Its location in the historic downtown core

⁵ From the Standards and Guidelines for the Conservation of Historic Places in Canada, the six themes are: Peopling the Land, Developing Economies, Governing Canada Building Social and Community Life and Expressing Intellectual and Cultural Life.

Key elements that define the heritage character of the building's exterior include:

Craftsman influences such as:

- Exposed, painted rafter ends
- Decorative brackets supporting the eaves of the gabled entry way
- Wood cladding
- Wood corner boards

Its utilitarian structure which features:

- A simple, rectangular plan
- Front medium gable roof
- Lapped wood and shingle siding
- Wooden sash casement windows
- Direct entry from the street
- Unique, recessed entry way with two front doors in the right and left-hand walls

VACANT LOT

Description

The property is located at the corner of Third Avenue and Chatham Street in the historic downtown district of the Village of Steveston in Richmond, British Columbia and currently consists of a flat vacant lot.



Heritage Value

The site is significant for its associations with an important era in Steveston's history and development – building social and community life⁶. The heritage value of this site lies in its association with the early municipal history of Steveston, particularly through the use of the site as the location of a combined police station/courthouse/fire hall/jail from 1902 until the building was demolished in 1925. In 1943, a new firehall was constructed on the site, which was important to the community as it was the first stand-alone fire department in the broader City of Richmond. It served as both a firehall and an Air Raid Protection unit during World War II. Although the fire hall function relocated elsewhere in 1971, the building continued to have community value for the next 10 years as a practice area for local bands and as a scene shop for the Richmond Centre Theatre. The building was demolished in 1980 and the lot has remained empty ever since.

This lot has some minor associative value for its association with Manoah Steves and his son William H. Steves, who was the original owner of the lot. Manoah Steves is important as the first colonial settler in the area, having previously lived in Moncton, New Brunswick and Chatham, Ontario. It is possible that the nearby streets were named after his hometowns.

⁶ From the Standards and Guidelines for the Conservation of Historic Places in Canada, the six themes are: Peopling the Land, Developing Economies, Governing Canada Building Social and Community Life and Expressing Intellectual and Cultural Life.

Character-defining Elements

The key elements that define the heritage character of the site are:

- Its location in the historic downtown area of the village
- Its location at the corner of Third Avenue and Chatham Street
- Its historic use as a hub for municipal services
- Its historic use as a community gathering space

8.0 Photographs

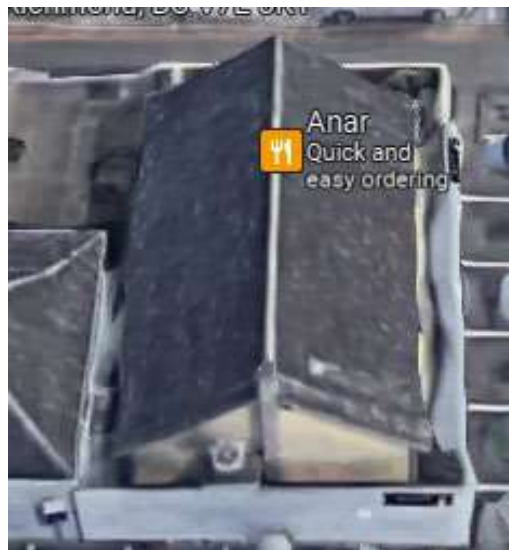
The Courthouse Building: Note that it was difficult to photograph the side and rear elevations of the building because both those elevations have a tall concrete fence positioned close to the building, and the north elevation is connected, at the rear of the building, to the adjacent building. The 2D feature of Google Maps has been used to supplement the photographs from the site visit.



East (Front) Elevation



West (Rear) Elevation



West (Rear) Elevation as shown by Google 2D maps



North Side Elevation



*North Side Elevation,
behind the gate, showing
the connection to the
adjacent building*



*South Side Elevation –
showing a partial view*



*South Side Elevation as shown by
Google 2D maps*

PHOTOGRAPHS OF THE EMPTY LOT



View of the Empty Lot, looking northwest, from Third Avenue



View of the Empty Lot, looking southwest, from the corner of Third Avenue & Chatham Street

9.0 Conservation Plan

The conservation and restoration of the Steveston Courthouse will follow the “Standards and Guidelines for the Conservation of Historic Places in Canada” (The Standards and Guidelines), developed by Parks Canada as a pan-Canadian approach to heritage conservation. A copy of this document can be found on-line at: www.historicplaces.ca. Richmond has adopted these guidelines for all heritage-related projects.

There are three main approaches to heritage conservation which can be applied to the place as a whole and to its individual elements. These are defined in the Standards and Guidelines as follows:

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

The overall conservation approach for the Courthouse will be a combination of restoration and rehabilitation. The conservation approach for the vacant lot will be rehabilitation. The general standards for the preservation, rehabilitation and restoration approaches may be found at the end of this document.

Please note that the inclusion of the Courthouse in the City of Richmond Heritage Register makes it eligible for certain relaxations under the BC Building Code. Additionally, as of 2009, Energy Efficiency standards do not apply to buildings that are listed on a Heritage Register (as this building is) or that are protected (which it also is). **Therefore, although the building will be expected to be more energy efficient than it is now, removal of or changes to such character-defining elements as any original cladding, windows, glazing products, and doors (including door slabs) are not required for energy efficiency reasons.** The energy efficiency of the building can be achieved by improving insulation in the attic, by improving mechanical systems, and by adding storm windows or a second layer of glazing to window assemblies.

The following sections will identify which approach or approaches are most suitable for the character-defining elements of the Courthouse building.

9.1 Site

Character-defining Element

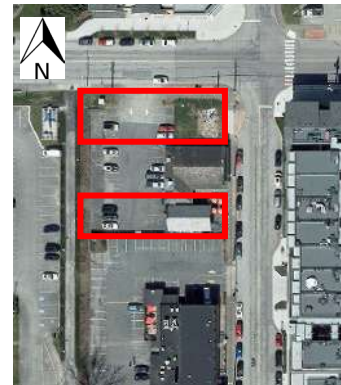
The two lots that form the subject site each have heritage significance: the vacant lot for associative significance and the Courthouse for historic, aesthetic and social significance.

Conservation Approach

Rehabilitation

Description

The overall subject site is located on Third Avenue between Chatham Street and Moncton Street. The vacant lot is located on the southwest corner of Third Avenue and Chatham Street. The Courthouse fronts onto Third Avenue and is just south of Chatham Street. Development plans suggest relocating the heritage building north of its current location to the corner of Chatham Street and Third Avenue.



*Map: City of Richmond
Interactive Map*

Given that the vacant lot has heritage value as a community and civic place, the proposed plan to relocate the Courthouse to the corner is appropriate. It is recommended that the orientation of the Courthouse and its relationship to Third Avenue be retained following relocation. The Courthouse should, as proposed, remain a stand-alone building.

9.2 Form, Scale and Massing

Character-defining Element

The form, scale and massing of the Courthouse building, as expressed by its simple, rectangular plan, size and roof form are character-defining elements.

Conservation Approach

Preservation

Description

The building will retain its original form, scale and massing.



9.3 Roof

Character-defining Element

The form and design of the roof are character-defining elements.

Conservation Approach

Preservation of form and design

Description

The medium front facing gable design of the roof should be retained as it is a character-defining element.



The roofing material has recently been replaced with new and should last for some time. The cladding of the roof should be regularly assessed, and repairs made when necessary. When necessary, replacement of the roofing material should be in-kind.

9.4 Soffits

Character-defining Element

The medium-width, closed soffits are character-defining elements.

Conservation Approach

Rehabilitation

Description

The form of the soffits should be retained and repaired where necessary.

If new material is required, it should exactly match the existing in material, profile and design.



9.5 Rafters

Character-defining Element

The exposed wood rafters on the north and south side elevations are character-defining elements.

Conservation Approach

Preservation/Rehabilitation

Description

The exposed rafters are a character-defining element and efforts should be made to rehabilitate the existing rafters, which appear to be in fair condition. If new material is required, it should exactly match the existing in material, profile, design and location.



9.6 Fascia

Character-defining Element

The wood fascia are character-defining elements.

Conservation Approach

Preservation/Rehabilitation

Description

Though there is indication that the fascia are not original, they are consistent with the original materials and design. Repair rather than replace whenever possible. If replacement is necessary, ensure that the fascia exactly match the existing in material, profile and design.



9.7 Chimney

Character-defining Element

The location, width, depth and material of the chimney is a character-defining element.

Conservation Approach

Replication

Description

The existence of a chimney is an important visual aspect of an historic building and needs to be retained. The condition and style of brick used on the portion below the roofline of this chimney make it clear that the majority of the chimney is not historic. In this case, the location and general design of the chimney is the important element, but the actual material is not.



The top portion of the chimney appears to be deteriorating but the base is in excellent condition. The chimney may be removed prior to relocation of the building but should be reconstructed, using a pattern and brick design consistent with the top portion of the chimney, once the building is on its new foundation. Carefully document the top of the existing chimney prior to its removal. The new chimney should be positioned in the exact same spot as the current one and match it in terms of width and depth.

9.8 Siding

Character-defining Element

The combination of lapped wood siding below and wood shingle siding above are character-defining elements.

Conservation Approach

Preservation

Description

The siding on the building is a combination of narrow horizontal lapped wood on the lower portion of the building and wood shingles on the upper portion. The siding itself is not likely original, but the original style likely is original, and should therefore be retained. Overall, the siding is in good condition.



When the condition of any of these elements worsens, the first course of action is to repair. In areas where a shingle or panel of siding appears damaged or shows signs of cracking or fatigue, individual elements should be replaced wherever possible with the same material, size, design and profile. If this proves impractical and a whole section must be replaced, then the material should match the existing in terms of material, size, design and profile.

9.9 Front entry with gable

Character-defining Element

The front recessed entrance with narrow gable roof and open wood brackets is a character-defining element.

Conservation Approach

Preservation

Description

The front entrance has two doors set back in an entry alcove, one on either side of the alcove. Over the entry is a narrow gable roof that matches the main roof in design and material. Holding up this small roof are open wood brackets, one on either side.



It should be possible to relocate the building with the entry gable and brackets in situ. These elements should be carefully protected during the relocation of the building. If they must be removed for the move, they should be documented first, then carefully removed before being stored in a dry and safe location.

Repair rather than replace whenever possible. If replacement is necessary, ensure that the elements exactly match the existing in material, profile and design.

9.10 Windows

Character-defining Element

All of the windows on the building are character-defining elements.

Conservation Approach

Restoration

Description

There are two main types of windows on three elevations of the building, consisting of small horizontal windows on the front elevation, and a set of four casement windows on each of the side elevations. There are no windows on the rear elevation. Much of the glass appears to have been replaced at some point. All of the windows have wooden frames, casings and sills.

On the front elevation, the two matching windows (one on either side of the front entry) are horizontal 5-over-5 fixed windows with wood frames, wide casings, and wood sills.



On the north side elevation, there are four sets of double casement windows, each in a 4-over-1 style. The sash on the east side of each window is operable. The two windows on the west half of the building have had the clear glass panes replaced with translucent glass, one of which has a crack in it.



On the south side elevation, there are also four sets of double casement windows that match those on the north side.

Note that on the south elevation, a temporary shelter has been placed between the concrete block fence and the building, obscuring the top part of the windows.



All of the windows identified in this report should be assessed by a qualified window expert to determine their condition. The following companies would be qualified to do this work:

Distinctive Woodwork
Brendan Jones
706 Copping St
North Vancouver, BC
V7M 3G6
604-657-2060

M.R. Windows Ltd.
James Tipton
#9 27250 58th Crescent
Langley, B.C. V4W 3W7
(604) 626-0551
james@mrwindowsltd.ca
<http://www.mrwindowsltd.ca/>

Marvin Windows
Bob Guimond
Territory Manager
bguimond@marvincanada.com
604.345.2101 | 1.800.263-6161
marvincanada.com

If new windows are eventually required (after all efforts have been made to repair existing windows) then the new windows should match the original ones exactly in terms of size, shape, style and material and operability. Double or triple glazed glass is acceptable.

9.11 Doors

Character-defining Element

There are three exterior doors that are considered to be character-defining elements: two in the front recessed entryway and one at the southwest corner of the building.

Conservation Approach

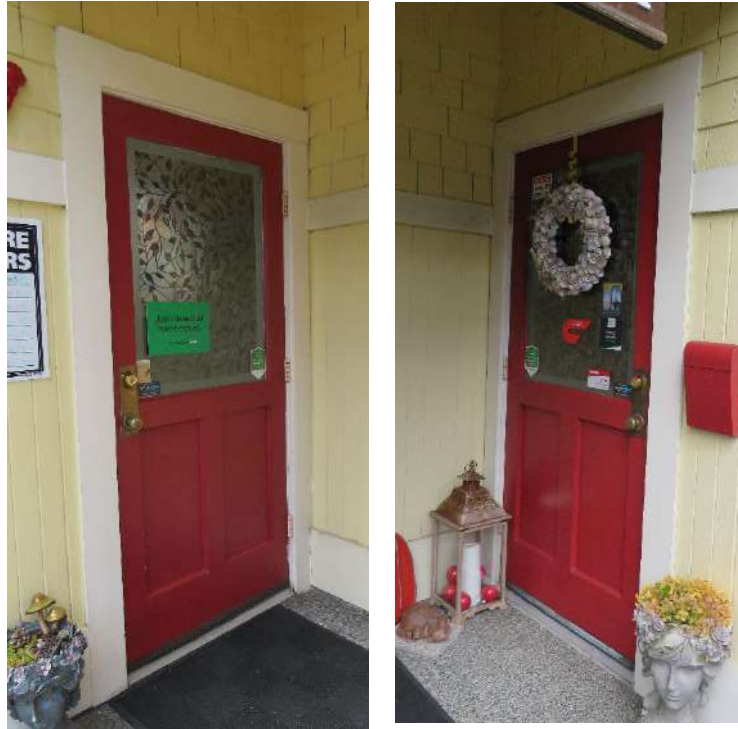
Rehabilitation

Description

It is difficult to know if any of these doors are old. Preference should be given to retaining them, but it would also be reasonable to replace them if the existing doors are not actually historic and become

impractical. If replacing, ensure that the style and design is compatible with a 1920s commercial building and that they are made of wood (glass panel at the top is preferable).

The two matching wood front doors, inset and set perpendicular to the road, consist of two panels with the top panel being glazed. The front doors have wide casings. The hardware on both is newer and could be replaced with new hardware that is in a more compatible design to the building.



Door shown at left is the left or south door.



The rear door is a five-panel wood door with a wide wood casing and newer hardware and is appropriate for the design of the building. Given that this door will be visible to the public once the building is relocated, it could have its hardware replaced with new hardware that is in a more compatible design with the building.

All three of these doors should be assessed by the same company that assesses the windows to determine the approximate age of the doors as well as their condition.

9.12 Interior elements

Character-defining Element

The interior of the building has been changed numerous times over the years. The only original elements left are the window and door casements, including the casements around the interior door that leads to the washrooms and kitchen area.

Conservation Approach

Preservation/Restoration

Description

The wood casings around the windows and the doors are molded with a pilaster finish and have decorative (circle pattern) corner blocks.



These elements should be assessed by the same company that assesses the windows to determine their age and condition.

Any repairs should be carried out by a company (such as those listed in this document) experienced in the repair of historic windows and doors. If repairs are not practical then replace with casings that match the existing exactly in terms of design, profile, and material.



9.13 Colour Scheme

Description

The colour scheme of an historic building is a character-defining element. If the original colour scheme can be accurately determined, then it is recommended that it be considered as an option. Other reasonable options are colour schemes that were typical for that type and era of building. In this case, the original colour scheme is unknown and the current colour scheme of yellow with grey trim is not original. Early photos indicate a dark building with dark trim, which could also be weathered rather than painted wood. In a letter from 1986, a local resident referred to the building as the “old green shack”⁷, but this does not mean that the building was always this colour, nor is it enough information upon which to base a colour scheme. Two historically appropriate colour schemes are proposed below, but there are other options which can be considered by the Heritage Consultant.

The following colours are from the Benjamin Moore True Colour Palette, but a different paint brand of high quality may be used if the colours below are matched or are very similar. The brand of paint is less important than the quality of the paint. The proper preparation of the surfaces, and the expertise with which the paint is applied, are critical. In terms of the finish of the different colours, follow the suggestion of the painter.

Proposed Colour Scheme A:

Element	Colour	Code
Body	Kitsilano Gold	VC-11
Trims Casings Fascia Brackets Rafter Ends Corner Boards	Comox Gold	VC-10
Exterior window rails, muntins, frames Door frames	Gloss Black	VC-35
Doors	Stained Or Hastings Red	VC-30
Roof (cedar shakes)	Stained - dark	n/a

⁷ Letter from A.W. Arbuthnot to Mayor Gil Blair Regarding Municipal Building, 18 June 1987. Richmond City Archives

Proposed Colour Scheme B:

Element	Colour	Code
Body	Pendrill Verdigris	VC-22
Trims Casings Fascia Brackets Rafter Ends Corner Boards	Vancouver Green	VC-20
Exterior window rails, muntins, frames Door frames	Gloss Black	VC-35
Doors	Stained Or Hastings Red	VC-30
Roof (cedar shakes)	Stained - dark	n/a

9.14 Non-Character-defining elements

Gutter System

Description

The intention of a gutter system is to convey water away from the building and is an important and necessary feature of the building; however, they are not character-defining elements.

The colour of any new gutters and rain-water leaders should ideally match or blend in with the exterior colour scheme so that they 'disappear'. Either rectangular or round rain-water leaders may be used. Ensure that the system does not simply discharge water onto the ground adjacent the building.



Building Link

Description

The link that connects the subject building with the newer building next door is not of historic interest and may be removed. Care should be taken when removing it so as to limit the damage to the Courthouse building. Either before or after the building has been relocated, this area will need to be restored with cladding that matches the rest of the building.



Fencing

Description

There is presently a wood picket fence around the perimeter of the front of the lot, within which are set outdoor tables and chairs for the restaurant.

There is also a large concrete block fence situated on most of the south edge of the property and along all of the west (rear) edge of the property. This concrete block fence completely obscures the view of those sides of the building.



None of the fencing has historic value. The proposal is for no fencing around the building once it has been relocated. This is the best approach to take.

10.0 Maintenance Plan

Once the building has been rehabilitated, it will be important to maintain it in good condition. At least once per year, a complete inspection of the inside and outside of the building should be carried out and all deficiencies identified. All repair work should be carried out promptly and according to the Standards and Guidelines. A good rule of thumb is to ensure that each approach or method will not harm or remove any of the character-defining elements identified in this document.

If damage to any of the building elements is found, be sure to treat the cause rather than the symptom. For example, if the trim fell off, is it because it was weak from water damage? If so, then determine why the water was able to damage the trim and take steps to correct it.

Following is a basic maintenance checklist.

Site:

- Keep vegetation at least one foot away from direct contact with the building
- Do not plant invasive plant or tree species
- Ensure that the site is well-drained and/or that run-off is directed away from the building

Foundation:

- Watch for signs of unexpected or significant settlement, deformation, cracking
- Inspect for signs of moisture, efflorescence (white powder on concrete), staining

Wood Siding:

- Inspect wood siding for water damage/ingress, vegetative damage (moss, vines, etc.), insect damage, rot, etc.
- Watch for wood joints separating from each other
- Watch for warping of individual elements
- Inspect paint finishes for cracking, peeling, etc.

Windows and Doors:

- Inspect for broken or cracked glass
- Ensure that windows and doors are operating smoothly and properly
- Check the alignment of the doors regularly
- Check all wood frames for dampness, softness and rot
- Repaint wood frames often to avoid peeling and blistering (paint helps protect the frames)
- Inspect weather stripping

Roof and Gutters:

- Inspect for missing or damaged shakes
- Remove moss and other vegetative growth
- Inspect and clean gutters
- Flush downpipes

Gentle cleaning examples include diluted TSP, Simple Green, or D/2 Biological Solution.

From: “Rehab It Right! Historic Windows & Doors”, p 17

By the Utah Heritage Foundation, 2011

www.utahheritagefoundation.com/images/Historic_Windows_and_Doors_-_Property_Owners_Guide.pdf

Inspection:

A thorough inspection should be performed on a regular basis. There are a few things you should be aware of which may indicate that repair or restoration work is needed and to look for advice from an expert. An experienced specialist can identify the cause of any of the conditions listed below and recommend suitable treatment.

- Damaged, cracked or broken areas of glass
- Gaps in the panel or glass popping out of the comes allowing daylight to come through
- Loose or flaking painted areas (unstable)
- Leaking water or drafts
- Broken or loose wire ties
- Rattling panels
- Sagging or bulging panels
- Loose or missing perimeter putty that holds the glass into the sash
- Stained or wet sills

Cleaning:

Cleaning must be done carefully and correctly. Seek the advice of an expert if you suspect painted areas are unstable. They can give you advice on how to remove surface dirt without harming materials or compromising any decoration.

11.0 General Standards for Preservation, Rehabilitation and Restoration Approaches

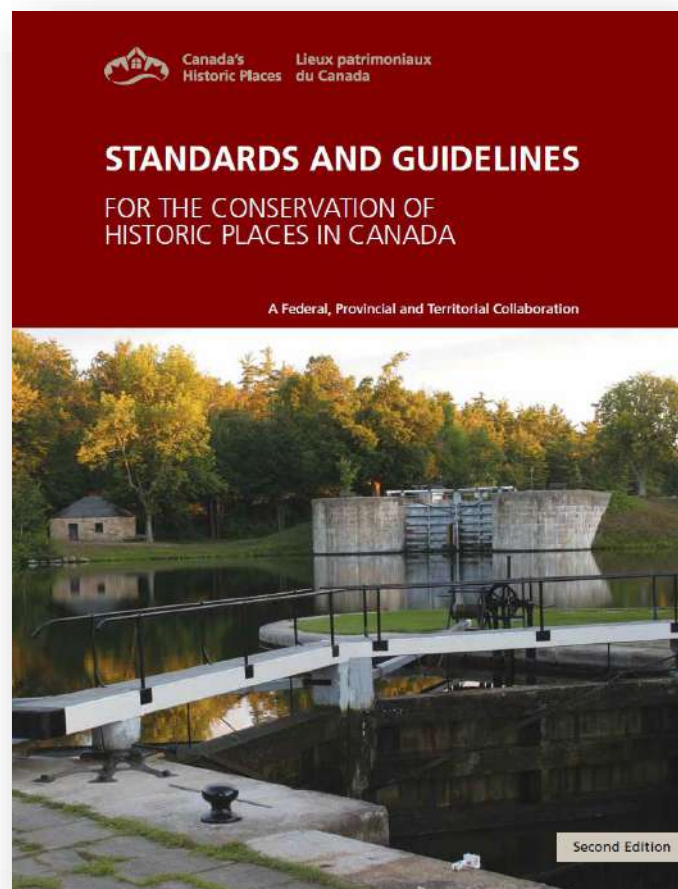
The following is taken directly from the Standards and Guidelines.

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. (*Note that the Provincial Archaeology Branch must be notified before any work is undertaken if archaeological resources are discovered.*)
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.
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.

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.



12.0 Research Information

HISTORICAL BACKGROUND (Written 2018 By Mariel Plummer)

The property is in the downtown core of Steveston Village. Manoah Steves and his family, originally from Moncton, New Brunswick and having previously lived and farmed in Chatham, Ontario and Maryland, were the first colonial settlers on the southwest end of Lulu Island, having been attracted to the region by the fertile farm lands.⁸ Steves was influential in the founding of the Township of Richmond in 1879 and became a member of the first council.⁹ Steveston was established in 1889 by William H. Steves, the son of Manoah Steves.¹⁰ The younger Steves envisioned an urban centre that would rival Vancouver in size and influence. Already an important centre for fishing at the time of its founding, Steveston quickly rose in prominence to become home to many industrial canning operations, attracting workers from China and Japan.

As the town grew, the need for civil infrastructure resulted in the building of the first municipal building on the southwest corner of Third Avenue and Chatham Street. The property, originally owned by William H. Steves, had been sold to the Corporation of the Township of Richmond in 1900 for \$400.¹¹ Built in 1902, it included a police station, courthouse, fire hall and jail in a single building.¹²



Original Municipal Building, Steveston Museum Online

⁸ "Manoah and Martha Steves," Steveston Museum: http://www.virtualmuseum.ca/sgc-cms/histoires_de_chez_nous-community_memories/pm_v2.php?id=record_detail&fl=0&lg=English&ex=00000591&hs=0&rd=263547

⁹ "Richmond's Agricultural and Community Hall," Steveston Museum: http://www.virtualmuseum.ca/sgc-cms/histoires_de_chez_nous-community_memories/pm_v2.php?id=record_detail&fl=0&lg=English&ex=00000591&hs=0&rd=263549

¹⁰ "Garry Point Cannery and City Wharf," Steveston Museum: http://www.virtualmuseum.ca/sgc-cms/histoires_de_chez_nous-community_memories/pm_v2.php?id=record_detail&fl=0&lg=English&ex=00000591&hs=0&rd=263555

¹¹ Deed transferring ownership from Clara Tully Steves to the Corporation of the Township of Richmond, April 1900, Richmond City Archives (file 72).

¹² "The First Steveston Police Station," Steveston Museum: http://www.virtualmuseum.ca/sgc-cms/histoires_de_chez_nous-community_memories/pm_v2.php?id=record_detail&fl=0&lg=English&ex=00000591&hs=0&rd=263627

In 1925, council requested the first municipal building be torn down and replaced. In 1927,¹³ a new courthouse was built on the site on Third Avenue, approximately half-way between Chatham and Moncton Streets.



City of Richmond Archives, ca. 1960s

The Courthouse was used for regular court matters for the remainder of the 1920s and through the 1930s. During World War II, the Courthouse was used by the Red Cross as a space to roll bandages.¹⁴ Following the war, the small building was used as a community meeting place, at various times serving as a polling station, union hall for the Fisherman's Union, Sunday School, Japanese Kindergarten and Judo Club among others.¹⁵ From the mid-1960s, however, the physical condition of the building and subsequent failure to meet safety code requirements forced the building into disuse.

Part of the original municipal building stood on what is now the vacant lot. In 1943, the lot's use as a hub for municipal services was further solidified by the addition of a fire hall next to the Courthouse.¹⁶ The station was built to house the Steveston Volunteer Fire Department, the first fire department in Richmond.¹⁷ The firehall was in use until 1971, when it was moved to its current location.¹⁸ During the 1970s, the firehall building was used as a practice room for local bands and as a scene shop for the Richmond Centre Theatre. The building was gutted by an electrical fire on October 25, 1979,¹⁹ and

¹³ Bill McNulty, *Steveston: A Community History*, Steveston Community Society, 2011: p. 49. Councillor McNulty's book lists the construction date for the Courthouse as 1925, but this information is contradictory to many other sources which list the construction date as 1927. There are many small errors in Coun. McNulty's book, which are believed to be typographical rather than due to misinformation.

¹⁴ "Municipal Buildings General: 12051 Third Avenue", Letter to Mike Armstrong from Director of Planning Tom Jenkinson, June 23, 1983. Richmond City Archives.

¹⁵ RAOB application to BC Heritage Trust, January 10, 1984. Richmond City Archives.

¹⁶ McNulty, pp. 53-54.

¹⁷ McNulty, pp. 53-54

¹⁸ "Steveston Fire Hall", Memo from Township of Richmond Assessment Department to Mr. T. M. Youngberg, Chief Administrative Officer, 31 March 1971. Richmond City Archives

¹⁹ "Steveston firehall gutted," *Richmond Review*, October 26, 1979, p. 3

demolished shortly thereafter. A commercial building was built on part of the lot in the late 1980s, but the corner of the lot has remained empty since then.



Steveston Firehall #1 with Courthouse in the background, City of Richmond Archives, ca. 1943

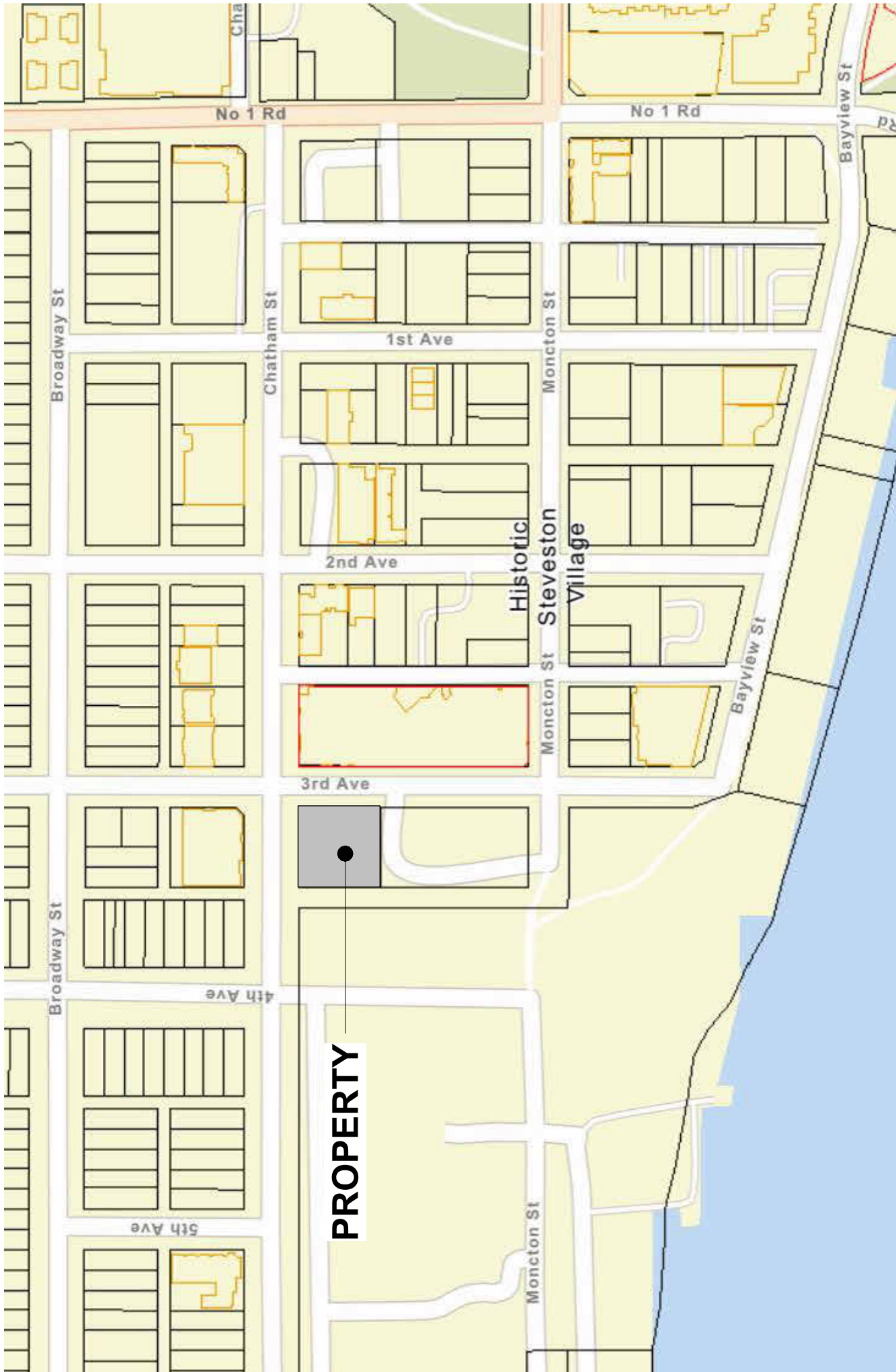


Photograph of the Courthouse building in the office of Oris Consulting. Date unknown. Sign on the building says: "Royal Antediluvian Order of Buffaloes, Lions Lodge No.4 Heritage Building Restoration Fund Lottery".

Resources available on request.

STEVESTON VILLAGE MIXED-USE and COURTHOUSE RELOCATION

12011 3rd Ave, Richmond, BC



1 LOCATION PLAN



1111-11871 HORSESHOE WAY, RICHMOND BC, V7A 5H5
778-389-4894 | www.VividGreenArchitecture.com

PROJECT DIRECTORY:

- CLIENT:**
ORIS CONSULTING LTD.
ADDRESS: 1201 3RD AVENUE,
RICHMOND BC V7A 5H5
CONTACT: JENNIFER O'BRAV
PHONE: (604)241-4657
EMAIL: JENNIFER@ORISCONSULTING.CA
EMAIL: INFO@ORISCONSULTING.CA
- ARCHITECT:**
VIVID GREEN ARCHITECT INC.
ADDRESS: 11871 HORSESHOE WAY,
RICHMOND BC V7A 5H5
CONTACT: ROSA SALCIDO, ARCHITECT AIBC
TEL: (778) 935-7440
EMAIL: RSALCIDO@VIVIDGREENARCHITECTURE.COM
- HERITAGE:**
SCHUECK HERITAGE CONSULTING
ADDRESS: 59 BAKERVIEW DRIVE
VANCOUVER BC V6K 1K6
CONTACT: JULIE SCHUECK, CHAIR PROFESSIONAL MEMBER
TEL: (778) 935-7440
EMAIL: JSCHUECK@SCHUECKCONSULTING.COM
- STRUCTURAL:**
TLSE ENGINEERING INC.
ADDRESS: 1005 WEST 10TH AVENUE
VANCOUVER BC V6H 1K6
CONTACT: THOMAS LEUNG
TEL: (604) 997-1575
EMAIL: TLEUNG@TLSE.CA
- LANDSCAPE:**
PMG LANDSCAPE ARCHITECTS
ADDRESS: 10555 STILL CREEK DRIVE
BURNABY BC V5A 4S6
CONTACT: PATRICIA CAMPBELL MBCSLA | MCSLA
TEL: (604) 298-8800
EMAIL: PAM@PMGLANDSCAPE.COM
- ELECTICAL:**
NEIMETZ (SAI) & ASSOCIATES LTD
ADDRESS: 1005 WEST 10TH AVENUE
VANCOUVER BC V6H 1K6
CONTACT: DARREN NEUMAN
TEL: (604) 298-8800
EMAIL: DARREN@NEIMETZ.COM
- MECHANICAL:**
SRC ENGINEERING CONSULTANTS
ADDRESS: 4180 LOUGHEED HWY, UNIT 205,
RICHMOND BC
CONTACT: BILL KHANSIJARA
TEL: (604) 268-4897
EMAIL: BILL@SRC-ENG.COM
- CIVIL:**
ARCHAC CONSULTING LTD.
ADDRESS: RICHMOND BC
CONTACT: JOSE B. PEREZ
TEL: (604) 999-0498
EMAIL: JP@ARCHACCONSULTING.COM
- SURVEYING:**
BENNETT LAND SURVEYING LTD.
ADDRESS: 204 - 15585 24TH AVENUE,
SCOTTSDALE, CO
CONTACT: OFFICE MANAGER
TEL: (604) 531-4067
EMAIL: BENNETTSURVEYS.COM
- TRAFFIC ENGINEERING AND LAND SERVICES LTD.**
ADDRESS: 201 - 8508 200 ST, LANGLEY TWP, BC V2Y 6M1
CONTACT: BONG CHAN, M.Sc., P.ENG., P.TOE, RSP1, FITE
EMAIL: BCHAN@ISEENGINEERING.COM
- SPRINKLER:**
CARDINAL ENGINEERING
ADDRESS: 1000 W HASTINGS STREET, VANCOUVER, BC, V6B 1P1
CONTACT: RYAN PAVEY
TEL: (604) 605-0806
EMAIL: PAVEY@CARDINALPFE.CA
- PROPERTY CONSULTANT:**
CULBERT ENGINEERING LIMITED
ADDRESS: SUITE 100, 535 W 10TH AVENUE, VANCOUVER, BC, V2Z 1K9
CONTACT: CHANLEE SEAN
TEL: (604) 274-1528
EMAIL: CSAROMO@CELURITY.CA



7	2026-02-19	DP 3rd Resubmission	AY/DM	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
THE DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LEVELS & DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS HELD RESPONSIBLE FOR REPORTING ANY DISCREPANCY OR OMISSION TO THE ARCHITECT IMMEDIATELY UPON TO COMMENCEMENT OF WORK. COPYRIGHT RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF VIVID GREEN ARCHITECTURE INC.				

PROJECT:
STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION
12011 3rd Ave
Richmond, BC

ARCHITECTURAL
COVER SHEET

REVIEWED	RS	SEAL
DRAWN	RA/MC	
SCALE	As indicated	
DATE	08 SEP 2021	
		

PROJECT DATA	
CIVIC ADDRESS	: 12011 3rd Ave, Richmond, BC
LEGAL ADDRESS	SECTION 10, BLOCK 3 NORTH, RANGE 7 WEST, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 48935
PID	: 030-380-341
ZONING DISTRICT	: CS2
PROPOSED USE	: MIXED-USE
BUILDING AREA	: COURTHOUSE: 94 SM. (1,007 SF.) + NEW BUILDINGS: 4,143 SM. (44,818 SF.)
FLOOR LEVELS AND AREA IN SCOPE	
	Level 1: 1,453 SM. (15,634 SF.)
	Level 2: 1,365 SM. (14,695 SF.)
	Level 3: 1,084 SM. (11,464 SF.)
	ROOF DECK: 510 SM. (6,491 SF.)
	: 4,412 SM. (47,487 SF.)
TOTAL FOR PROPOSED BUILDINGS	: 3 - STOREYS
BUILDING HEIGHT	COURTHOUSE: 89 SM. (943 S.F.)
STREET FACING	: 2 STREETS (3rd Ave & Chatham St.) / 1 street required
PROPOSED USE	: Commercial Units, Residential Townhouses, Storage Garage, Service Rooms, Garbage Rooms
BUILDING CODE ANALYSIS	
REFERENCE FROM: BCBC 2024	

	REQUIRED		EXISTING	PROPOSED	
MAJOR OCCUPANCY CLASSIFICATION	GROUP C, GROUP A DIV 2, GROUP D, GROUP E, GROUP F DIV 3	Subsidiary Group F Div 2	GROUP A	GROUP C, GROUP E, GROUP A DIV2, GROUP F DIV 3, GROUP F DIV 2	
BUILDING CLASSIFICATION	GROUP C (3,22.55) UP TO 3-STOREYS, SPRINKLERED & GROUP E (3,22.49) UP TO 3-STOREYS, SPRINKLERED & GROUP A2 (3,22.24) UP TO 6-STOREYS, ANY AREAS SPRINKLERED & GROUP F3 (3,22.40) UP TO 4-STOREYS SPRINKLED & GROUP 5 (3,22.40) UP TO 3-STOREYS SPRINKLERED				
PERMITTED CONSTRUCTION TYPE	NON-COMBUSTIBLE OR COMBUSTIBLE EXCEPT GRP A-2, NON-COMBUSTIBLE				
ROOF ASSEMBLIES FRR	Occupied roofs - 1 h fire separations / Non-occupied roofs - 1 h				
FLOOR ASSEMBLIES FRR	Art. 3.2.2.24 (1st Storey) Min. 1h FRR / Art. 3.2.2.25 (Storeys above 1st Storey) min 3/4 h FRR				
LOAD BEARING WALL/ COLUMNS FRR	FRR not less than reqd. for supported assembly				
BUILDING AREA	GROUP C (1,809 SM. MAX) GROUP A-2 (ANY AREA) GROUP D (4,800 SM. MAX) GROUP E (4,400 SM. MAX) GROUP F-3 (MAX. 16,400 SM.)				
STREET FACING	2				
BUILDING HEIGHT	GRP C-Up to 3 Storey / GRP A2-Any Area / GRP D-Up to 3 Storey / GRP E-Up to 3 Storey / GRP F3-Up to 4 Storeys				
FIRE PROTECTION	SPRINKLERED - NFPA 13 THROUGHOUT				
3.1.3.1.(1) MAJOR OCCUPANCY FIRE SEPARATION	2 HR FRR				
3.2.2.24 1ST STOREY	1 HR FRR				
3.2.2.55 STOREY ABOVE 1ST STOREY	MIN 3/4 H FRR				
3.3.5.6 STORAGE GARAGE SEPARATION	1.5 HR FRR				
SEPARATIONS	DWELLING UNITS: 45MIN	EXIT STAIRS/ELEV SHAFT : 1h AT GARAGE LEVEL, NO RATING AT PODIUM	BI-CYCLE STORAGE : 1h AT GARAGE LEVEL, NO RATING AT RM /SERVICE RM.: 1h	PARKING GARAGE : 1h fire separations / Non-occupied roofs - 1 h	BI-CYCLE STORAGE : 1h AT GARAGE LEVEL, NO RATING AT PODIUM
3.2.4.1 FIRE ALARM AND DETECTION SYSTEMS	NA				

TABLE 3.1.17.1 OCCUPANT LOAD		REQUIRED		EXISTING	PROPOSED	
Mercantile space per unit & RESIDENTIAL UNITS	ROOM	AREA/ SM	SM/ PERSON	TOTAL/ SM	DESIGNED OCCUPANT LOAD: COMMERCIAL = 101 TOTAL 175	RESIDENTIAL = 72
	CRU/COURTHOUSE	372.0	3.70	108.54		
	12 dwelling units		2 PERSON PER SLEEPING ROOM 4 PERSON PER UNIT	TOTAL/ SM 72.00		

3.4 EXITS		REQUIRED	EXISTING	PROPOSED
3.4.2.1. MIN. NUMBER OF EXITS		2 EXITS REQUIRED (ONE FOR RESIDENTIAL & ONE FOR COMMERCIAL)	NA	2 EXITS (ONE FOR RESIDENTIAL & ONE FOR COMMERCIAL)
3.4.2.5.(1),(6) LOCATION OF EXITS (MAX. TRAVEL DISTANCE)		MAX. ALLOWED: 45 M (147'-8")	NA	< 45 M (147'-8")
EXIT, DOORS & ACCESSIBLE PATH OF TRAVEL		DOORWAYS		DOORWAYS
		MIN. 800 MM (2'-7 1/2")	NA	914 MM (3'-0") AND 1490MM (4'-10") SAME AS EXISTING
		EXIT CORRIDORS & PASSAGEWAYS (ACCESSIBLE)		EXIT CORRIDORS & PASSAGEWAYS
3.4.3.2. EXIT WIDTH (TABLE 3.4.3.2.A)		MIN. 850MM (2'-8")	NA	MIN. 900MM (2'-10")
3.8.3.2 ACCESSIBLE PATH OF TRAVEL		MIN. 1,000 MM (3'-2")	NA	MIN. 1,000 MM (3'-2")
3.4.4.1 FIRE RESISTANCE RATING OF EXIT SEPARATIONS		45 MINUTES F.R.	NA	45 MINUTES F.R.
3.1.8.4. FIRE PROTECTION RATING OF DOORS IN FIRE SEPARATION		45 MINUTES F.R.	NA	45 MINUTES F.R.
3.4.5.1 EXIT SIGNS		EXIT SIGNS SHALL BE PROVIDED AT EVERY EXIT DOOR	NA	EXIT SIGNS ARE PROVIDED AT EVERY EXIT DOOR (GREEN RUNNING-MAN)
3.4.4.1.3 SELF-CLOSING DEVICE		TO BE PROVIDED ON EXIT DOORS	NA	TO BE INSTALLED ON EVERY EXIT DOOR
3.4.4.1.6 DOOR RELEASE HARDWARE		EXIT DOORS SHALL HAVE A RELEASE HARDWARE WITH MAX 1 RELEASING OPERATION (LEVER OR PUSH BAR)	NA	PROVIDED ON EVERY EXIT DOOR

HEALTH REQUIREMENTS		REQUIRED		EXISTING	PROPOSED	
3.7.2.2. (14) WATER CLOSET FOR MERCANTILE		Number of Persons of Each Sex			4 WC: (2 UNIVERSAL WATER CLOSETS NUTRAU)	
	MALE	1 TO 25		1 WC		
	FEMALE	1 TO 25		1 WC		
	ACCESSIBLE	1 FOR EACH SEX		1 UNIVERSAL	PROVIDED AS MENTIONED ABOVE	
3.7.2.3 LAVATORIES	EACH TOILET ROOM SHALL HAVE 1 LAVATORY + 1 ADDITIONAL FOR EACH ADDITIONAL 2 WATER CLOSETS AFTER THE FIRST 2			2	TOTAL: 4	

ZONING REQUIREMENTS:

CIVIC ADDRESS:	12011 3rd Ave, Richmond, BC	LEGAL DESCRIPTION:
APPLICATION DESCRIPTION:	3 STOREY MIXED-USE COMMERCIAL & RESIDENTIAL BUILDING + HERITAGE	SECTION 10, BLOCK 3 NORTH, RANGE 7 WEST, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 68935
LOT AREA	17620 ft² (1637 m²)	PID: 030-380-341
ZONING	ZONE STANDARD	PROPOSED
OCP DESIGNATION	CS2	CD , ZMU (Site Specific Mixed-Use)
FSR	NSC	
GROSS FLOOR AREA:	1.00	1.48
NET FLOOR AREA:		4,412.0 m² (47,487 ft²)
LOT COVERAGE	100%	2,413.0 m² (25,969 ft²)
HEIGHT		88.69%
SETBACKS	9 m (2 STOREY'S)	12 m (3 STOREY'S) w/ VARIANCE
FRONT YARD (3RD AVE)	0.00 m	0.00 m
SIDE YARD (SOUTH)	0.00 m	0.00 m
SIDE YARD (CHATHAM STREET)	0.00 m	0.00 m
REAR YARD (WEST)	0.00 m	0.00 m
PARKING		
COMMERCIAL:	89+86+197 = 372 m2 3/100m2 up to 350m2 & 4/100m2 >350m2	8 SPACES
TOTAL AFTER 33% REDUCTION	11.62 - 3.83 = 7.79 = 8	
RESIDENTIAL:	2.0 x 12 = 24 12 x 0.2 = 2.4	24 SPACES (2/UNIT)
Visitor (0.2/Unit)	20.40-2.65 = 17.75 = 18	1 SPACE (in commercial) (2 visitor spaces meet 7.4.3.b)
TOTAL	8 + 18 = 26	33 SPACES
DISABLED PARKING	1	1 SPACE
SMALL CARS (50% MAX.)	17	16 SPACES
7.4.3 Shared on-site parking areas for two or more uses may be permitted where: b) the maximum demand of such parking areas for residential visitor and commercial uses occurs at different time periods of the day;		

BICYCLE PARKING: Residential	STANDARD	PROPOSED
Class 1 (long term) 1.25/DU	1.25 x 12 = 15 slots	15
Class 2 (short term) 0.2/DU	0.2 x 12 = 2.4 slots	3

BICYCLE PARKING: Commercial	STANDARD	PROPOSED
Class 1 (long term) 0.27/100sm. of gross	372x0.27/100 = 1.00 slots	1
Class 2 (short term) 0.4/100sm. of gross	372x0.4/100 = 1.5 slots	2

REQUIRED ELECTRIC VEHICLE CHARGING:	PROPOSED
7.15.1a) 100% of residential parking spaces, excluding visitor parking spaces, shall feature an energized outlet capable of providing Level 2 Charging or higher to the parking space	24
7.15.1c) 100% of shared vehicle parking spaces shall feature both opportunity charging and electric vehicle supply equipment	5
7.15.1d)i) commercial parking 35% parking spaces shall feature an energized outlet capable of providing Level 2 Charging or higher to the parking space; ii) an additional 10% of parking spaces shall feature opportunity charging.	3 1

ON-SITE LOADING:	STANDARD	PROPOSED
RESIDENTIAL	0	0
COMMERCIAL	0	0

PARKING DIMENSIONS	STANDARD	PROPOSED
REGULAR CARS		
WIDTH	2.50 m (8.20 ft)	2.50 m (8.20 ft)
LENGTH	5.50 m (18.04 ft)	5.50 m (18.04 ft)
HEIGHT	2.10 m (6.89 ft)	2.10 m (6.89 ft)
SMALL CARS		
WIDTH	2.30 m (7.55 ft)	2.30 m (7.55 ft)
LENGTH	4.60 m (15.09 ft)	4.60 m (15.09 ft)
HEIGHT	2.10 m (6.89 ft)	2.10 m (6.89 ft)
PARKING ENTRANCE/AISLE (RES.)	6.70 m (22.00 ft)	6.70 m (22.00 ft)
PARKING ENTRANCE/AISLE (COMM)	7.50 m (24.50 ft)	7.50 m (24.50 ft)
ADDITIONAL WIDTH AT WALLS	0.30 m (0.98 ft)	0.30 m (0.98 ft)



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3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

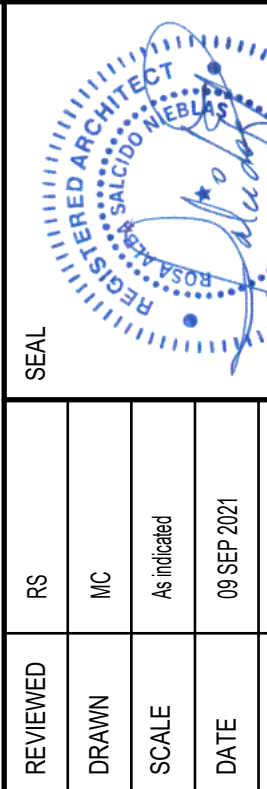
REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT:
STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

12011 3rd Ave
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PROJECT DATA



PROJECT NO.	2151STV	DRAWING NO.	A002	REV. NO.	7
2026-06-25					

8	2026-02-24	DP 4th Re submission	AR/DM	RS
7	2026-02-19	DP 3rd Re submission	AR/DM	RS
6	2025-12-19	DP 2nd Re submission	MC	RS
5	2025-06-25	DP Re submission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	RESPOND APPLICATION	PA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

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PROJECT:

STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

12011 3rd Ave
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SITE PLAN

REVIEWED	RS	SEAL
DRAWN	MC	
SCALE	3/32" = 1'-0"	
DATE	09 SEP 2021	
		

THIS REVISION SUPERSEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBERS

7	2026-02-19	DP 3rd Resubmission	AR/DN	RS
6	2026-02-15	DP 2nd Resubmission	MC	RS
5	2026-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

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SURVEY

REVIEWED	RS		SEAL
DRAWN	AA		
SCALE	1/2" = 1'-0"		
DATE	09 SEP 2021		

PROJECT NO.	DRAWING NO.	REV. No.
2151STV	A101	7

7	2026-02-19	DP 3rd Re submission	AP/DW	RS
6	2025-12-10	DP 2nd Re submission	MC	RS
5	2025-06-25	DP Re submission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

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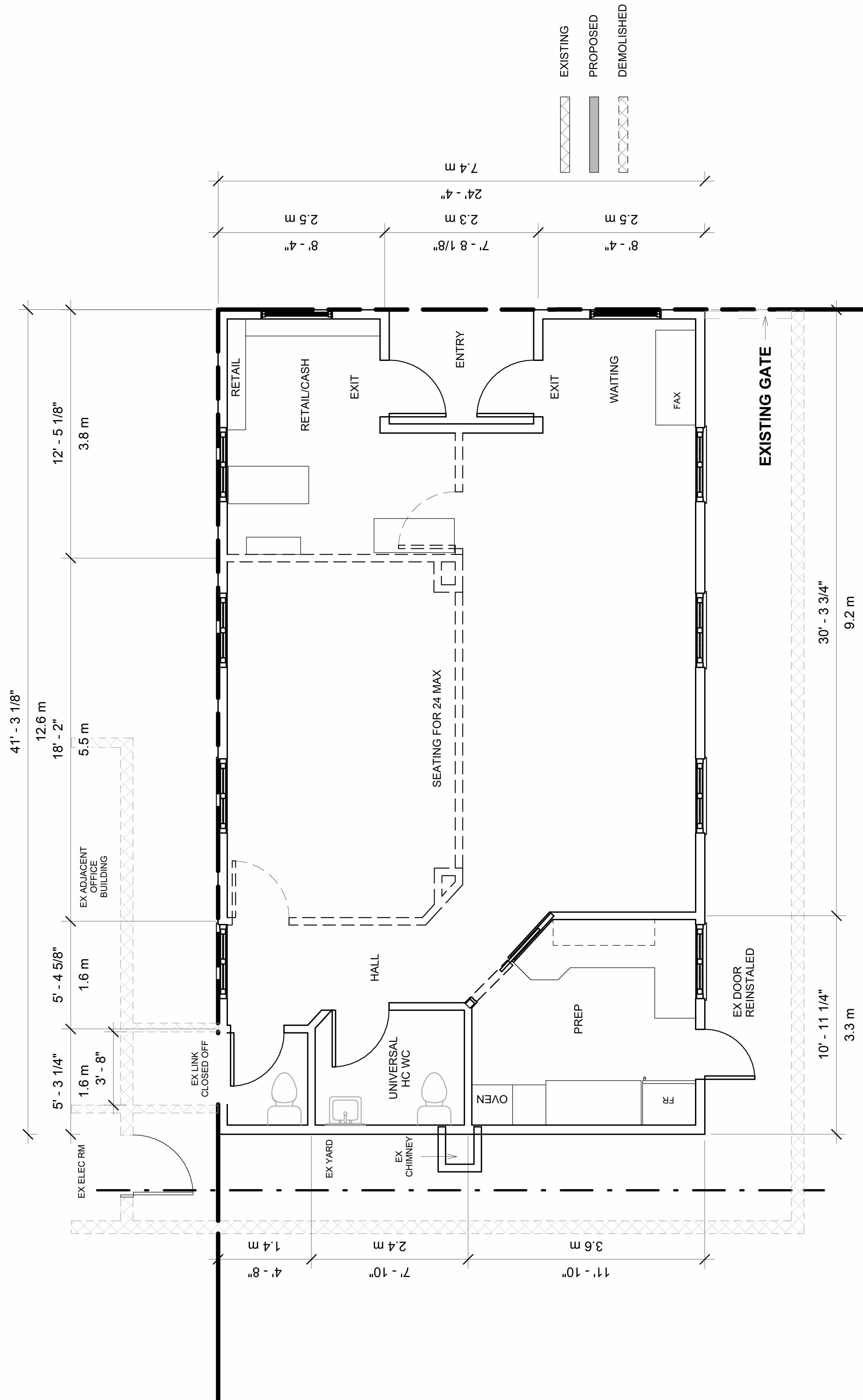
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COURTHOUSE FLOOR PLANS

REVIEWED	RS	
DRAWN	SJ	
SCALE	1/4" = 1'-0"	
DATE	08 SEP 2021	

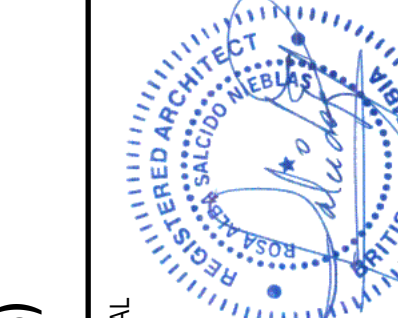
THIS REVISION SUPERSEDES DRAWINGS
BEARING PREVIOUS REVISION NUMBERS



2 EXISTING FLOOR PLAN COURTHOUSE
A200 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN COURTHOUSE
A200 1/4" = 1'-0"

REV		YYYY-MM-DD	ISSUE DESCRIPTION		DRAWN	REVIEWED			
7	2026-02-19	DP 3rd Resubmission	AR/DW	RS					
6	2025-12-10	DP 2nd Resubmission	MC	RS					
5	2025-06-25	DP Resubmission	MC	RS					
4	2024-12-20	Respond to City	MC	RS					
3	2023-04-18	REZONING APPLICATION	RA	RS					
2	2022-09-07	Respond to City	SJ	RS					
1	2022-08-30	1st Dwg. Submit	SJ	RS					
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ARCHITECTURAL									
LEVEL 1 (PARKADE AND COMMERCIAL UNITS)									
REVIEWED	RS	SEAL							
DRAWN	MC								
SCALE	1/8"=1'-0"								
DATE	08 SEP 2021								
									
									
PROJECT NO.		2151STV		DRAWING NO.		A201		REV. NO. 7	



7	2025-02-19	DP 3rd Resubmission	AP/DW	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

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LEVEL 2

REVIEWED	RS		
DRAWN	MC		
SCALE	1/8" = 1'-0"		
DATE	08 SEP 2021		
SEAL			

PROJECT NO. **2151STV**
DRAWING NO. **A202**



	7	2025-02-19	DP 3rd Resubmission	AR/DN	RS
	6	2025-12-10	DP 2nd Resubmission	MC	RS
	5	2025-06-25	DP Resubmission	MC	RS
	4	2024-12-20	Respond to City	MC	RS
	3	2023-04-18	REZONING APPLICATION	RA	RS
	2	2022-09-07	Respond to City	SJ	RS
	1	2022-08-30	1st Diag. Sumit	SJ	RS

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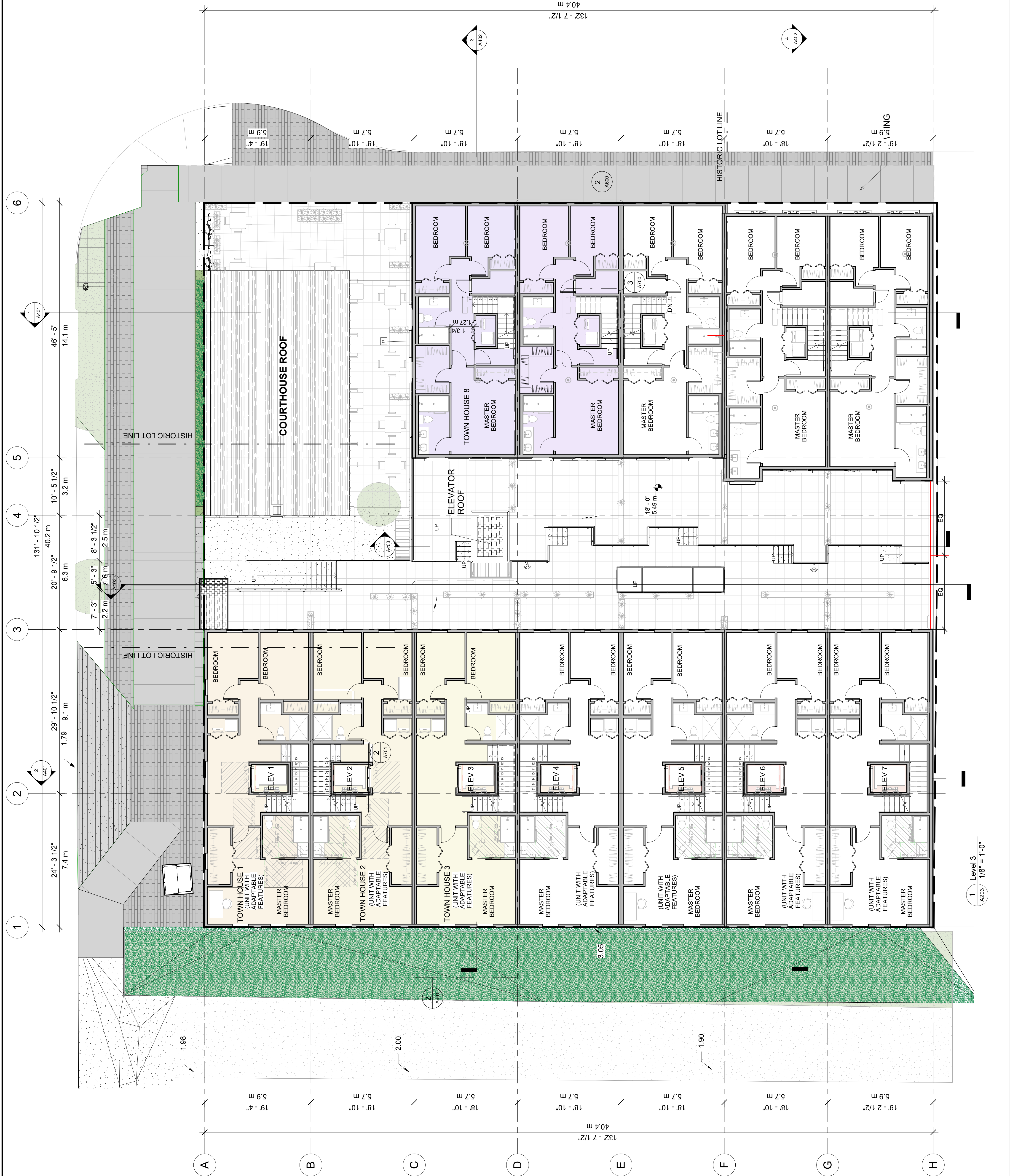
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3C

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LEVEL 3

REVIEWED	RS	
DRAWN	MC	
SCALE	1/8" = 1'-0"	
DATE	09 SEP 2021	



7	2025-02-19	DP 3rd Resubmission	AR/DW	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
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2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

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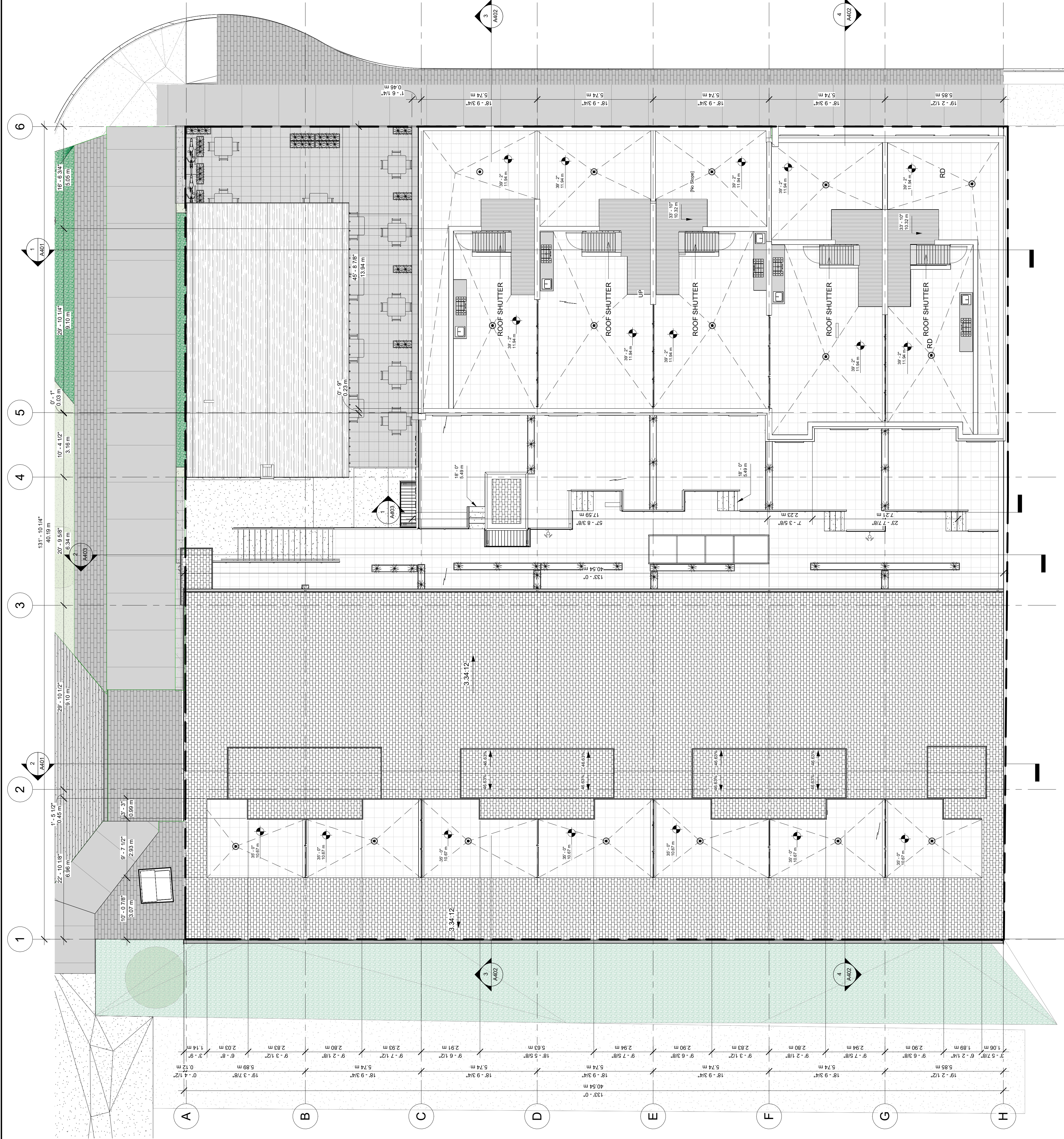
ARCHITECTURAL

ROOF DECK PLAN

REVIEWED	RS	
DRAWN	MC	
SCALE	1/8" = 1'-0"	
DATE	08 SEP 2021	

PROJECT NO.	DRAWING NO.	REV. NO.
2151STV	A204	7





1 ROOF PLAN
A205 1/8" = 1'-0"

REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
7	2026-02-19	DP 3rd Resubmission	AB/DM	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

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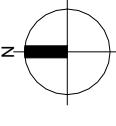
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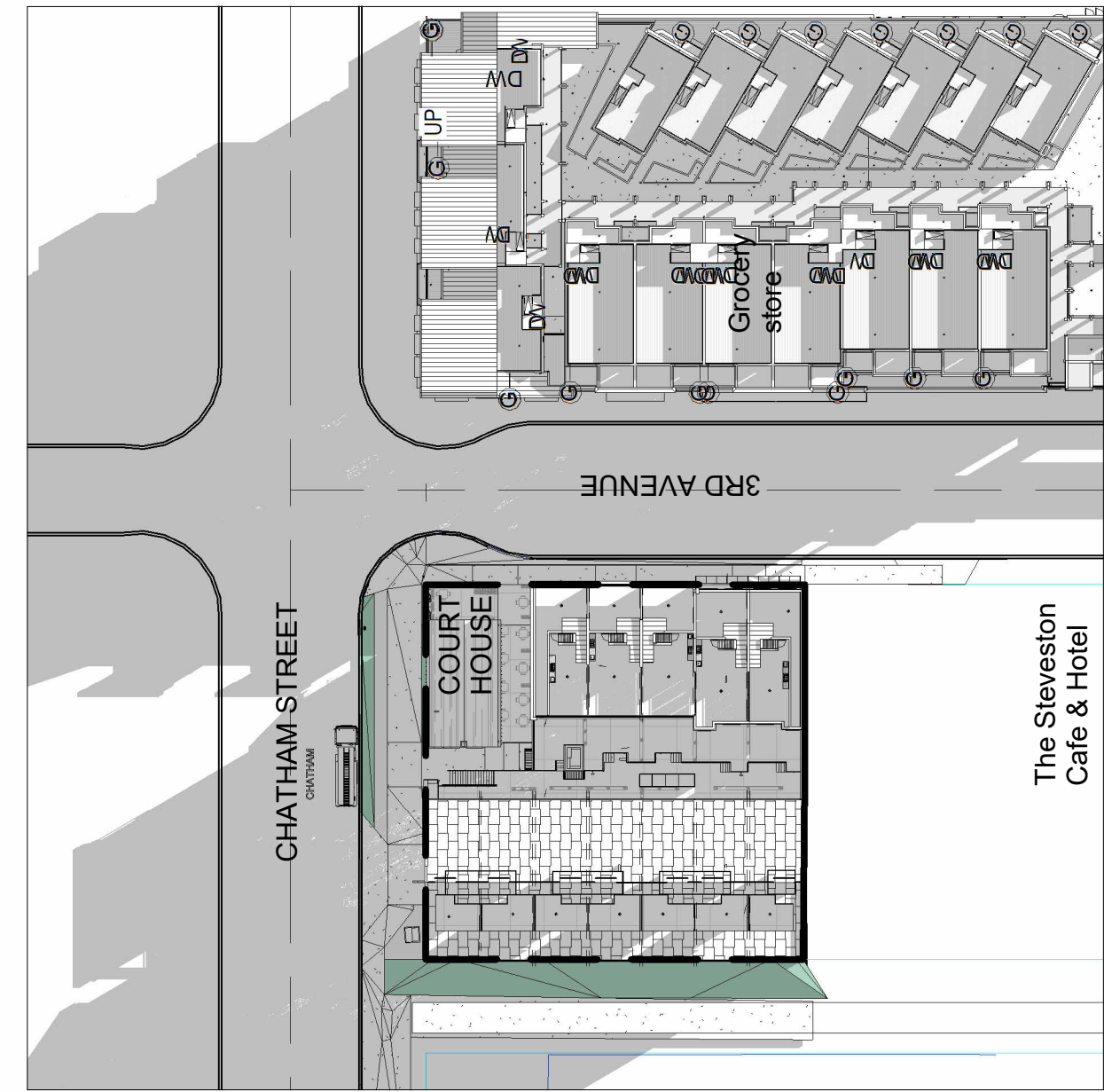
ARCHITECTURAL

ROOF PLAN

REVIEWED	RS	SEAL
DRAWN	MCAR	
SCALE	1/8" = 1'-0"	
DATE	08 SEP 2021	



PROJECT NO.	DRAWING NO.	REV. NO.
2151STV	A205	7



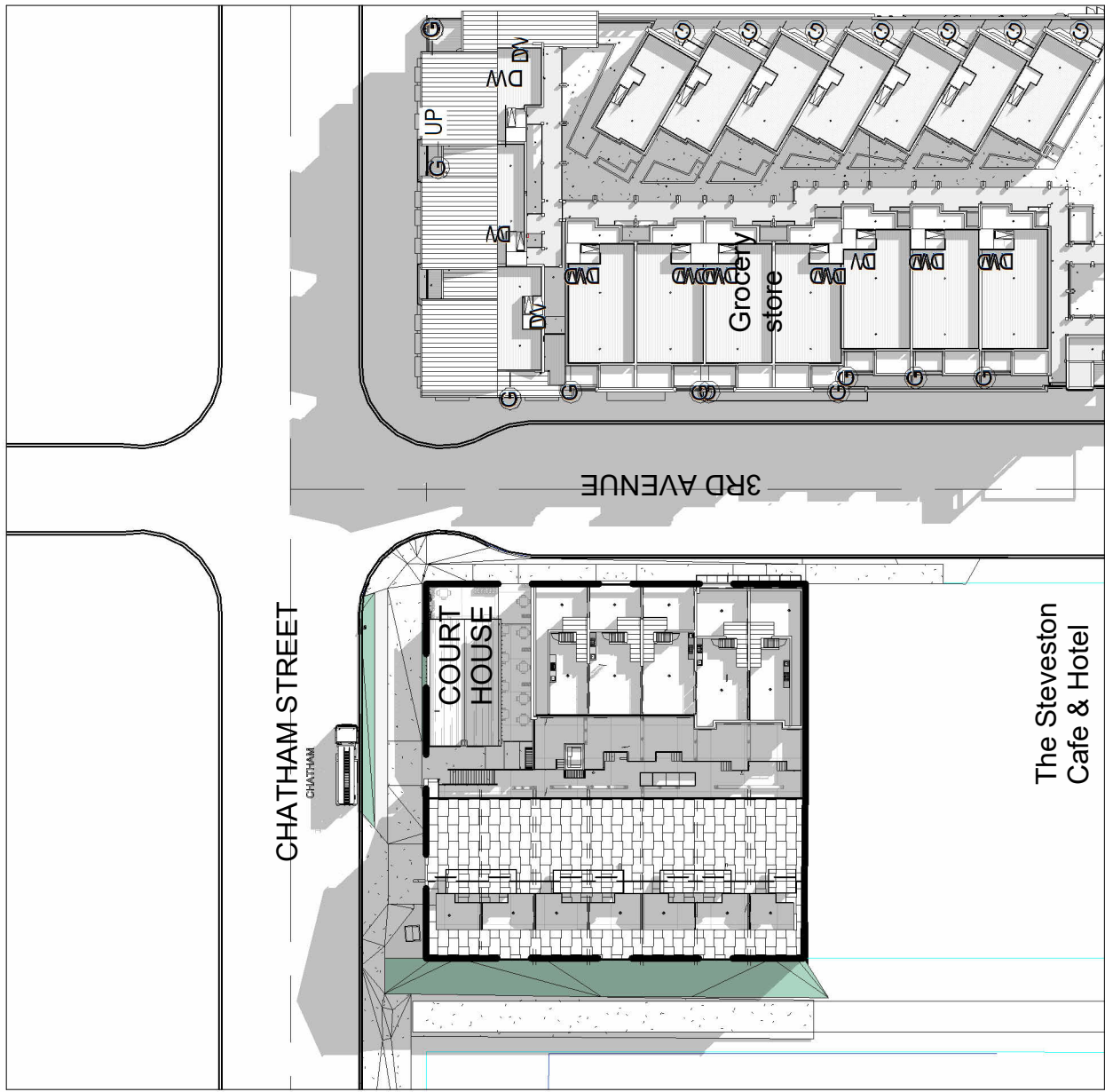
1 3D Shadow Dec 21- 10 am
A206 1" = 60'-0"



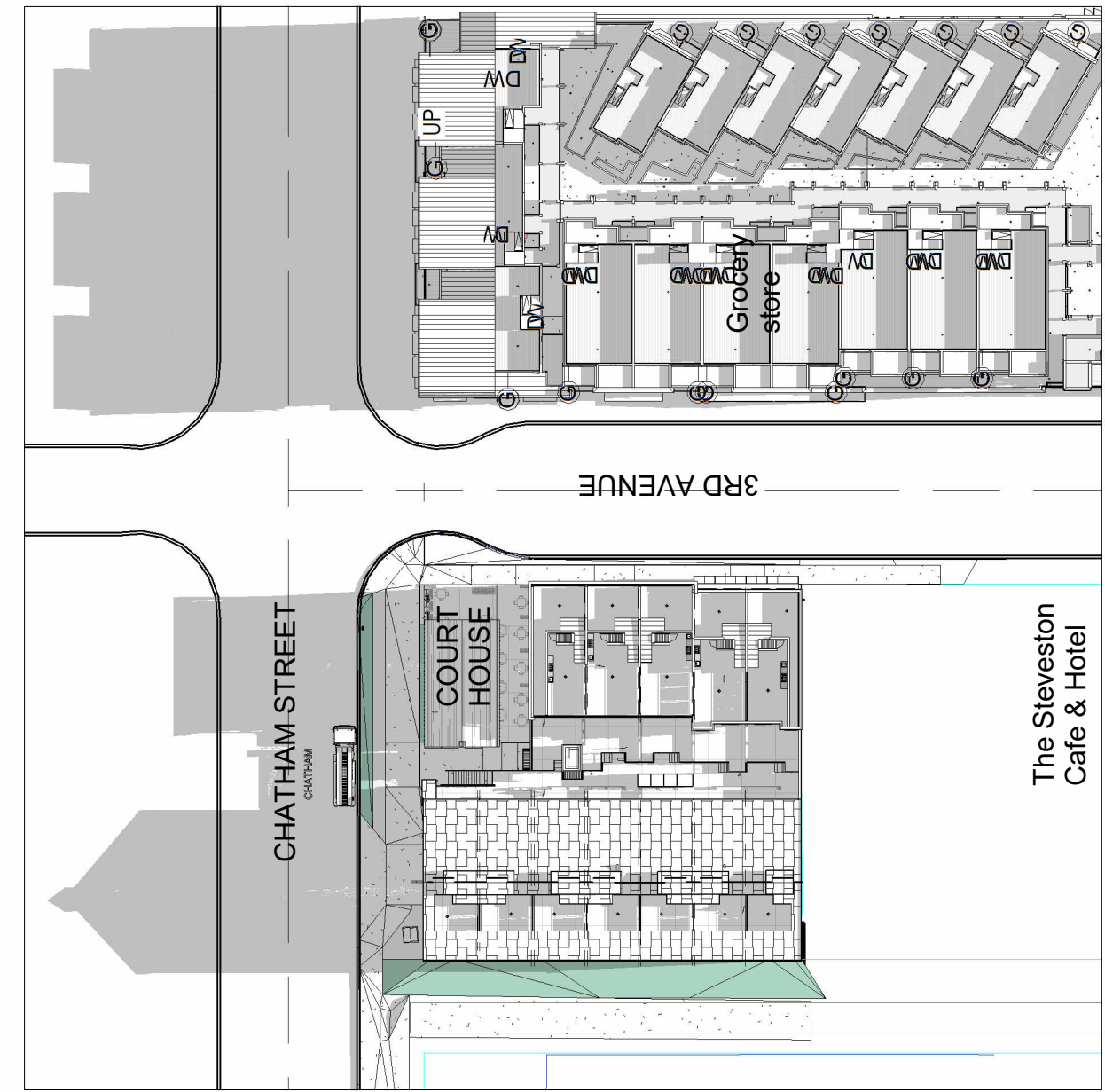
10 3D Shadow September 21- 10 am
A206 1" = 60'-0"



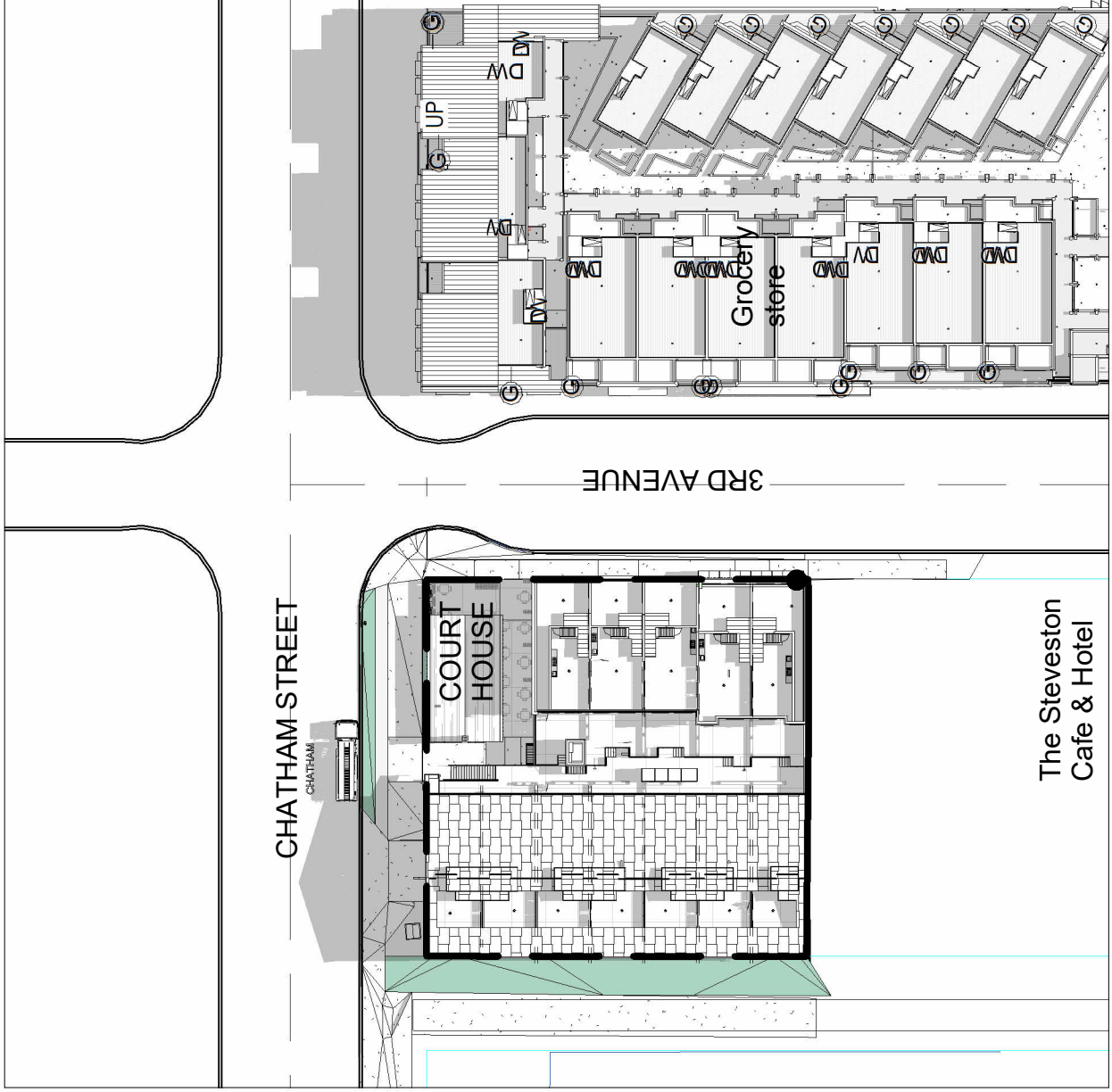
4 3D Shadow June 21- 10 am
A206 1" = 60'-0"



9 3D Shadow March 21- 10 am
A206 1" = 60'-0"



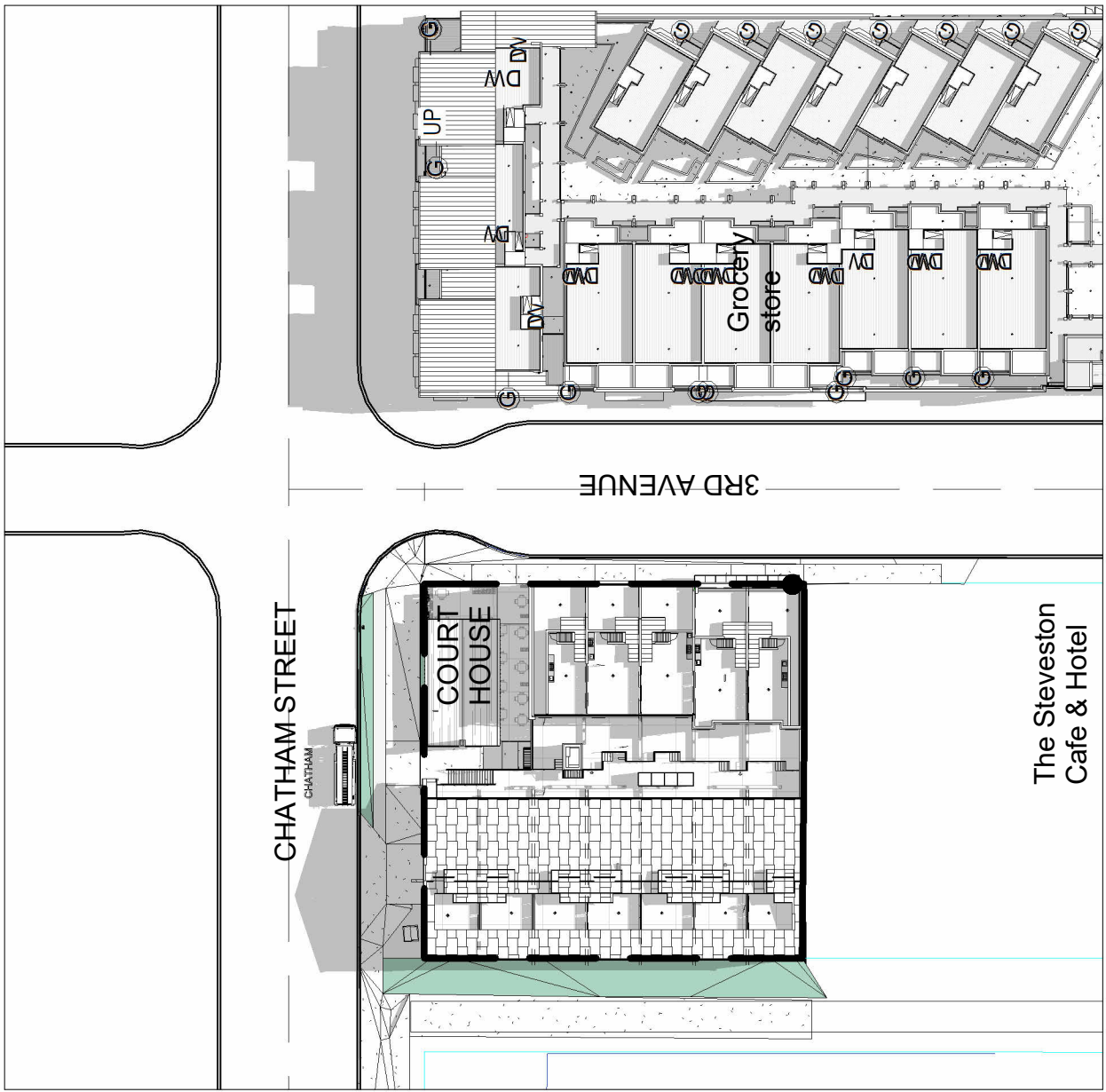
2 3D Shadow Dec 21- 12 pm
A206 1" = 60'-0"



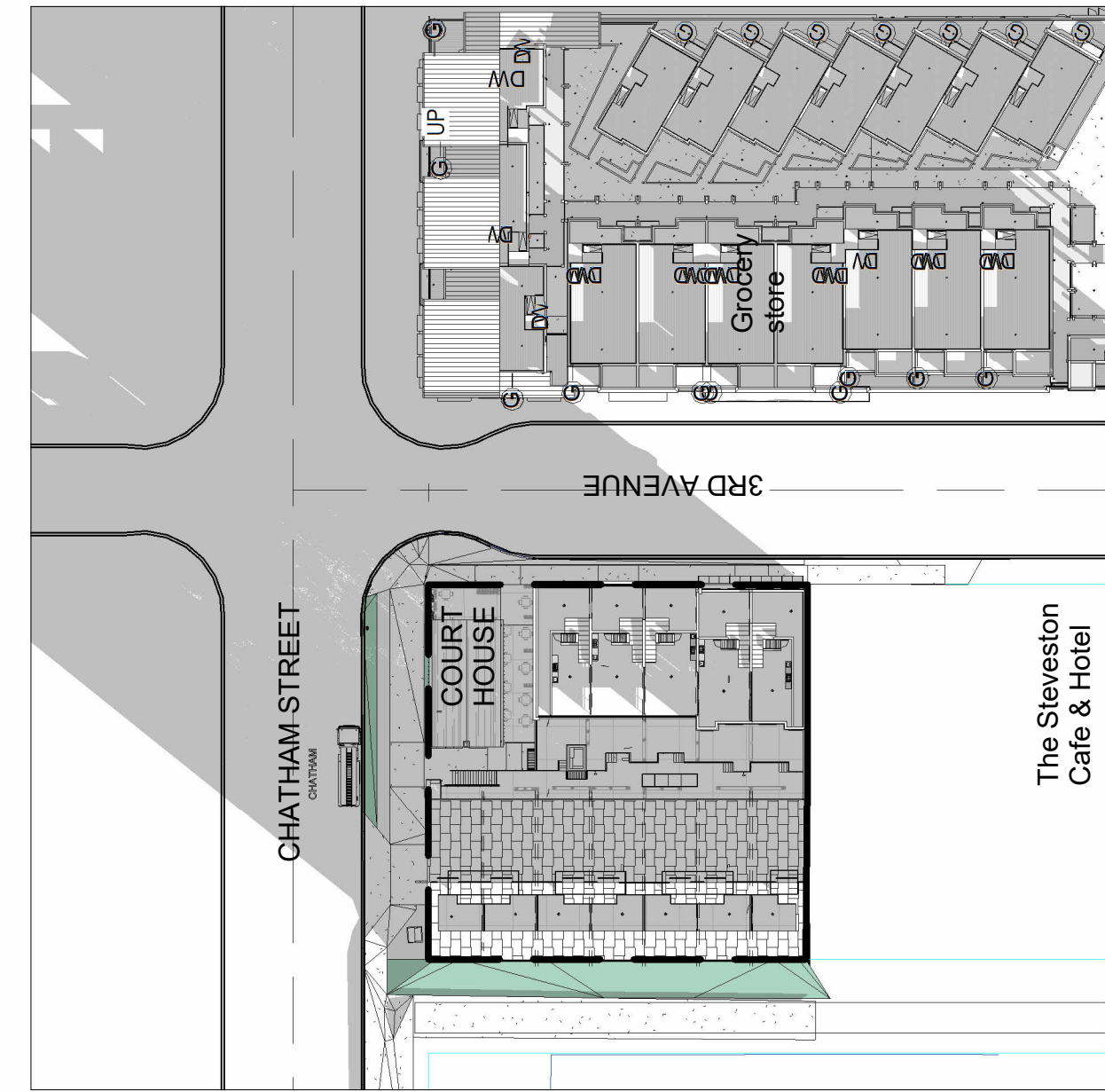
11 3D Shadow September 21- 12 pm
A206 1" = 60'-0"



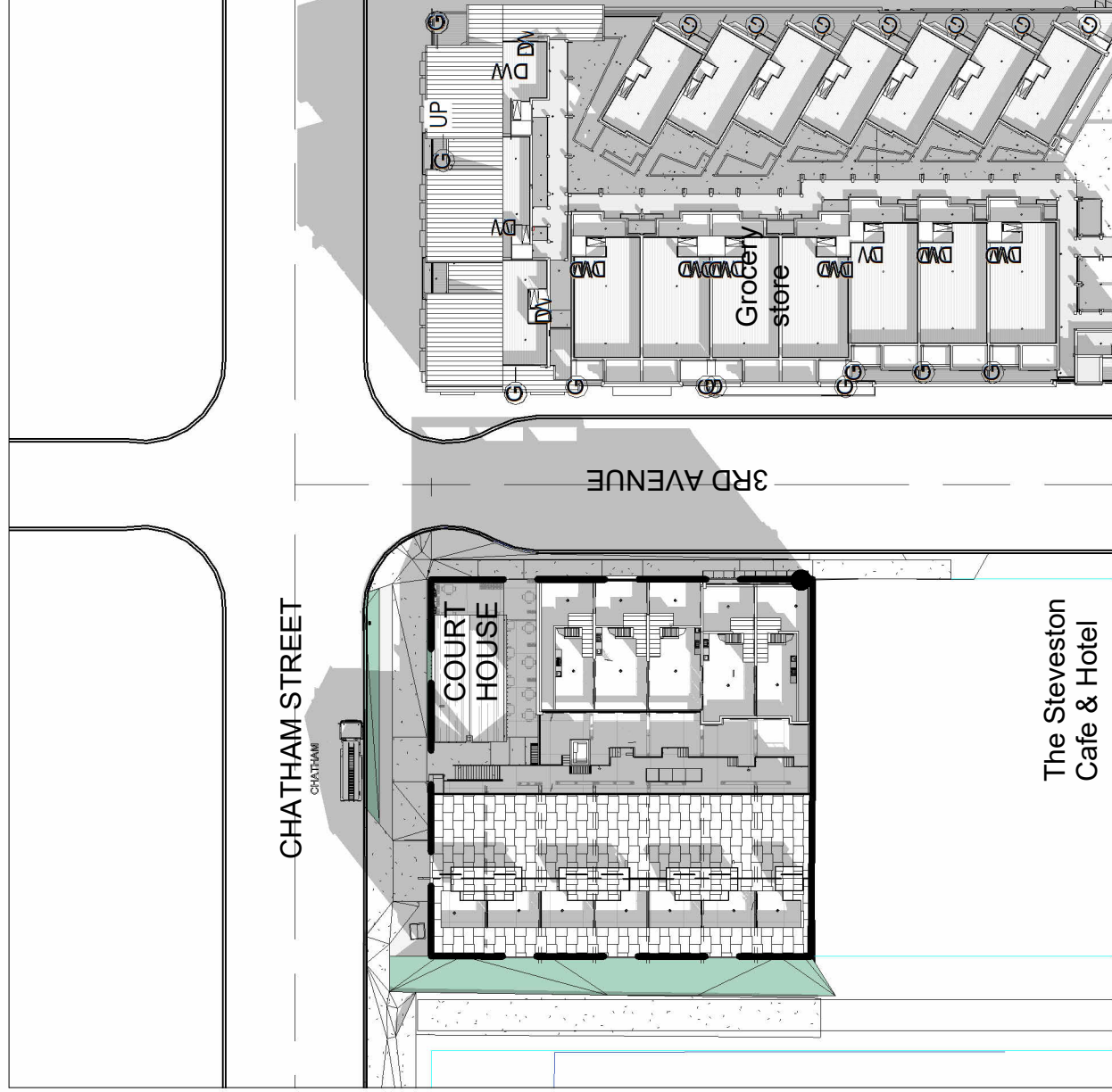
5 3D Shadow June 21- 12 pm
A206 1" = 60'-0"



8 3D Shadow March 21- 12 pm
A206 1" = 60'-0"



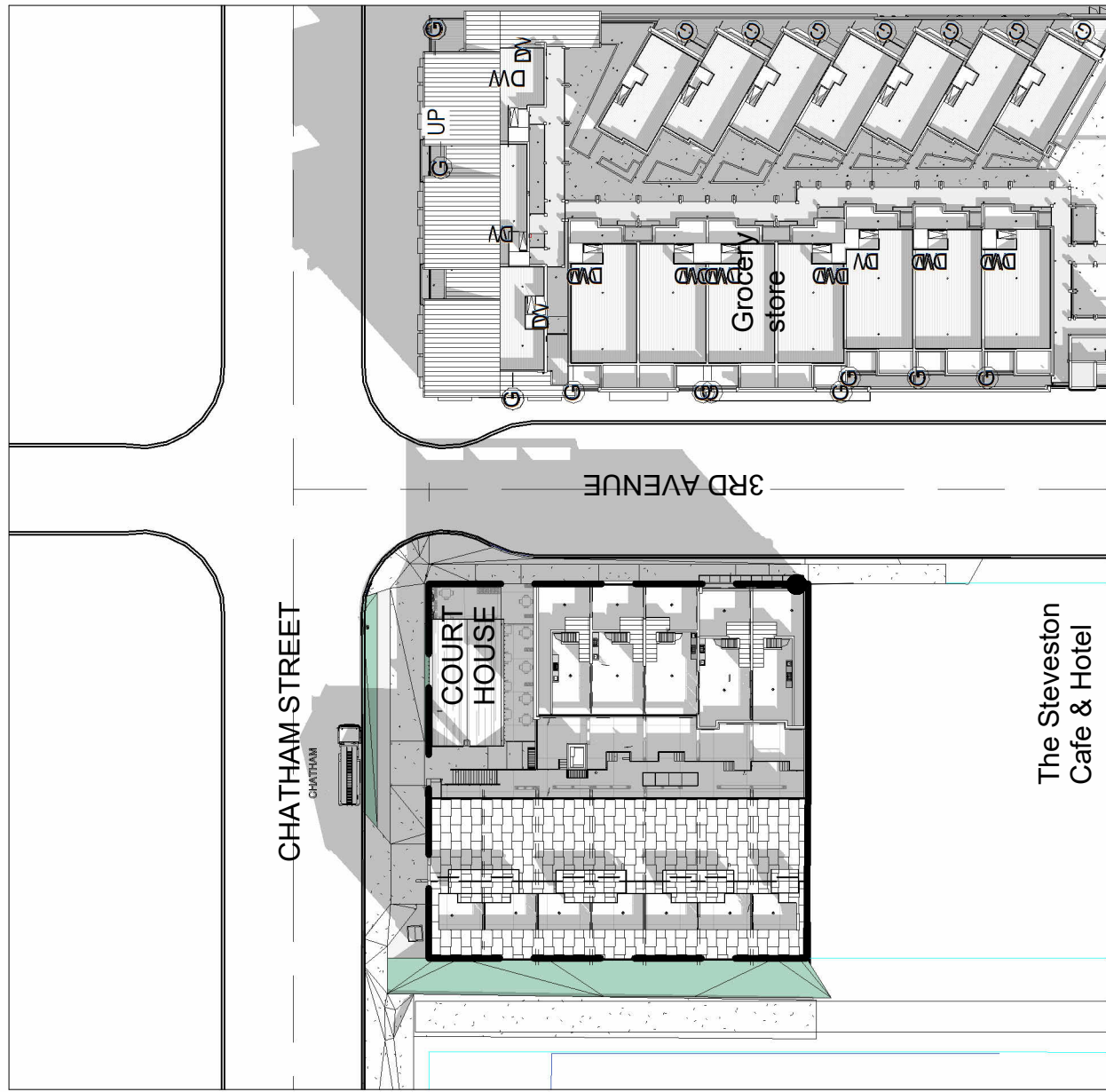
3 3D Shadow Dec 21- 15 pm
A206 1" = 60'-0"



12 3D Shadow September 21- 15 pm
A206 1" = 60'-0"



6 3D Shadow June 21- 15 pm
A206 1" = 60'-0"



7 3D Shadow March 21- 15 pm
A206 1" = 60'-0"

REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
7	2026-02-19	DP 3rd Resubmission	AF/DM	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
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2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

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PROJECT:

STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

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Richmond, BC

ARCHITECTURAL

SHADOW STUDY

REVIEWED	RS	SEAL	DATE	SCALE	DRAWN	SJ
1" = 60'-0"	08 SEP 2021					

PROJECT NO.	2151STV	DRAWING NO.	A206	REV. NO.	7
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THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

8	2026-02-24	DP 4th Resubmission	AR/Dw	RS
7	2026-02-19	DP 3rd Resubmission	AR/Dw	RS
6	2026-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submitt	SJ	RS

REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT:

STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

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ARCHITECTURAL

**COURTHOUSE ELEVATIONS -
PROPOSED**

REVIEWED	RS	
DRAWN	DM	
SCALE	As indicated	
DATE	09 SEP 2021	

2026-06-25

MATERIAL LEGEND	
Key Value	Keynote Text
01	FIBER CEMENT LAP SIDING JH_NAVAJO BEIGE
02	FIBER CEMENT PLANK SIDING JH_LIGHT MIST
03	FIBER CEMENT LAP SIDING JH_BOOTHBAY BLUE
04	FIBER CEMENT LAP SIDING ARCTIC WHITE
05	FIBER CEMENT TRIM BOARD
06	FIBER CEMENT TRIM BOARD
07	FIBER CEMENT FASCIA BOARD IRON GREY
08	FIBER CEMENT FASCIA BOARD IRON GREY
09	ALUMINUM FOLDING DOOR WHITE
10	NATURAL STONE GREY
11	METAL ROOFING BUCKSKIN
13	ALUMINUM RAILING W/OPAQUE GLASS WHITE
14	ALUMINUM LOUVER WINDOW WHITE
16	ALUMINUM WINDOW W/ CLEAR GLASS WHITE
17	GLASS CANOPY
18	CONCRETE FINISHES SAIL CLOTH
19	ALUMINUM ENTRANCE DOOR
20	WOODEN BEAM
C1	ROOF (PRESERVATION)
C2	SOFFITS (REHABILITATION)
C3	RAFTERS (PRESERVATION/REHABILITATION)
C4	FASCIA (PRESERVATION/REHABILITATION)
C5	CHIMNEY (REPLICATION)
C6	SIDING (PRESERVATION) CALBOT_MOUNTAIN LAUREL
C7	FRONT ENTRY WITH GABLE (PRESERVATION)
C8	WINDOWS (RESTORATION)
C9	DOORS (REHABILITATION)
C10	NON-CHARACTER-DEFINING ELEMENTS

NOTE:
COLOURS SHOWN ON THESE PAGES ARE REPRESENTATION
ONLY FINAL ELEVATION COLOUR MAY VARY



1 Courtyard Elevation East
A301 1/8" = 1'-0"



2 Courtyard Elevation West
A301 1/8" = 1'-0"



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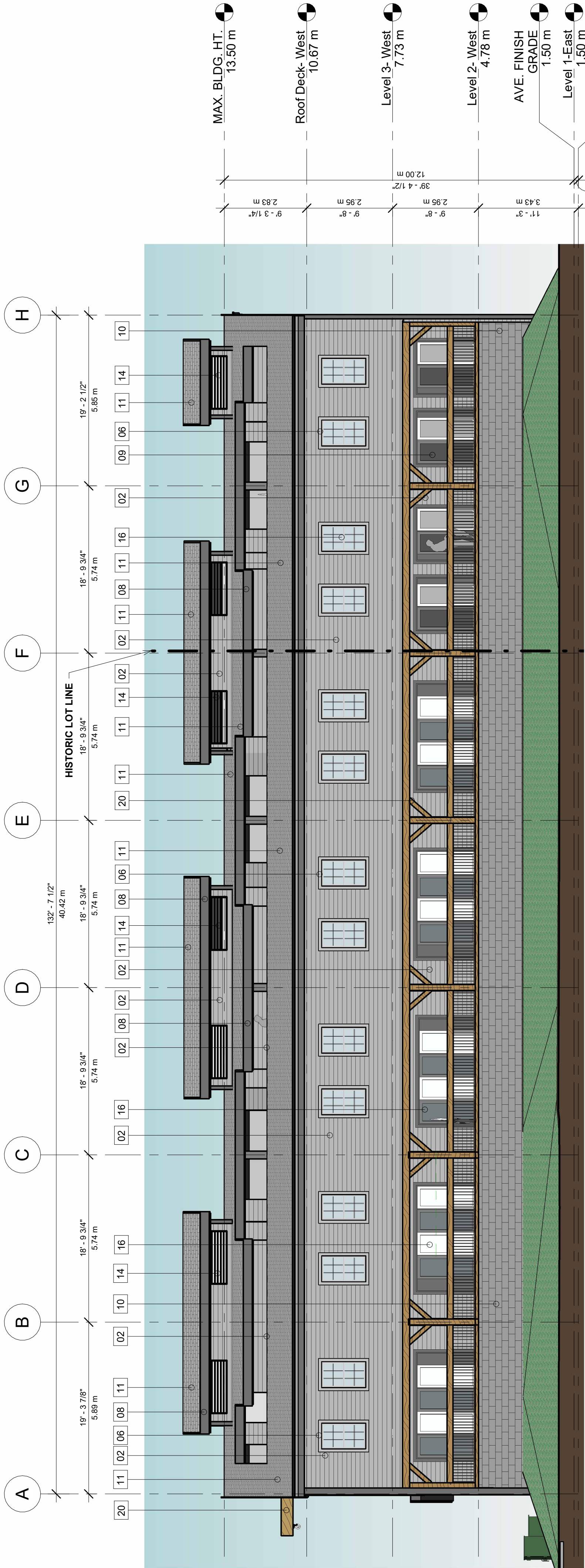
8	2026-02-24	DP 4th ReSubmission	AB/DW	RS
7	2026-02-19	DP 3rd ReSubmission	AB/DW	RS
6	2026-02-19	DP 3rd ReSubmission	MC	RS
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REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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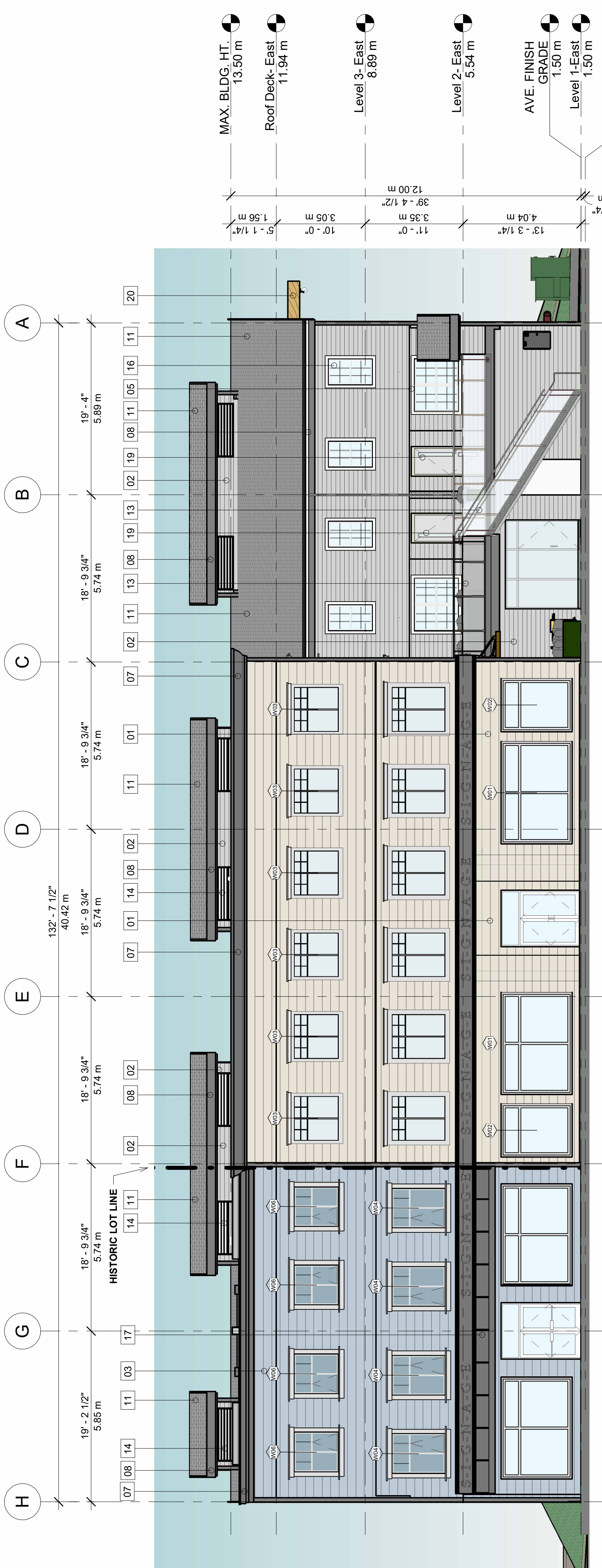
PROJECT:
STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION
12011 3rd Ave
Richmond, BC

ARCHITECTURAL
COURTYARD ELEVATION_ EAST & WEST

REVIEWED	RS	SEAL	PROJECT NO.	DRAWING NO.	REV. NO.
DRAWN	MC			A301	8
SCALE	As indicated				
DATE	08 SEP 2021				



2 West Elevation
A302 / 1/8" = 1'-0"



1 EAST ELEVATION
A302 / 1/8" = 1'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
01	FIBER CEMENT LAP SIDING JH_NAVAJO BEIGE
02	FIBER CEMENT PLANK SIDING JH_LIGHT MIST
03	FIBER CEMENT LAP SIDING JH_BOOTHBAY BLUE
04	FIBER CEMENT LAP SIDING ARCTIC WHITE
05	FIBER CEMENT TRIM BOARD
06	FIBER CEMENT TRIM BOARD
07	FIBER CEMENT FASCIA BOARD IRON GREY
08	FIBER CEMENT FASCIA BOARD IRON GREY
09	ALUMINUM FOLDING DOOR WHITE
10	NATURAL STONE GREY
11	METAL ROOFING BUCKSKIN
13	ALUMINUM RAILING W/OPAQUE GLASS WHITE
14	ALUMINUM LOUVER WINDOW WHITE
16	ALUMINUM WINDOW W/ CLEAR GLASS WHITE
17	GLASS CANOPY
18	CONCRETE FINISHES SAIL CLOTH
19	ALUMINUM ENTRANCE DOOR
20	WOODEN BEAM
C1	ROOF (PRESERVATION)
C2	SOFFITS (REHABILITATION)
C3	RAFTERS (PRESERVATION/REHABILITATION)
C4	FASCIA (PRESERVATION/REHABILITATION)
C5	CHIMNEY (REPLICATION)
C6	SIDING (PRESERVATION) CALBOT_MOUNTAIN LAUREL
C7	FRONT ENTRY WITH GABLE (PRESERVATION)
C8	WINDOWS (RESTORATION)
C9	DOORS (REHABILITATION)
C10	NON-CHARACTER-DEFINING ELEMENTS

NOTE:
COLOURS SHOWN ON THESE PAGES ARE REPRESENTATION
ONLY FINAL ELEVATION COLOUR MAY VARY

7	2026-02-19	DP 3rd Resubmission	AP/DM	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

REV: YYYY-MM-DD | ISSUE DESCRIPTION | DRAWN | REVIEWED

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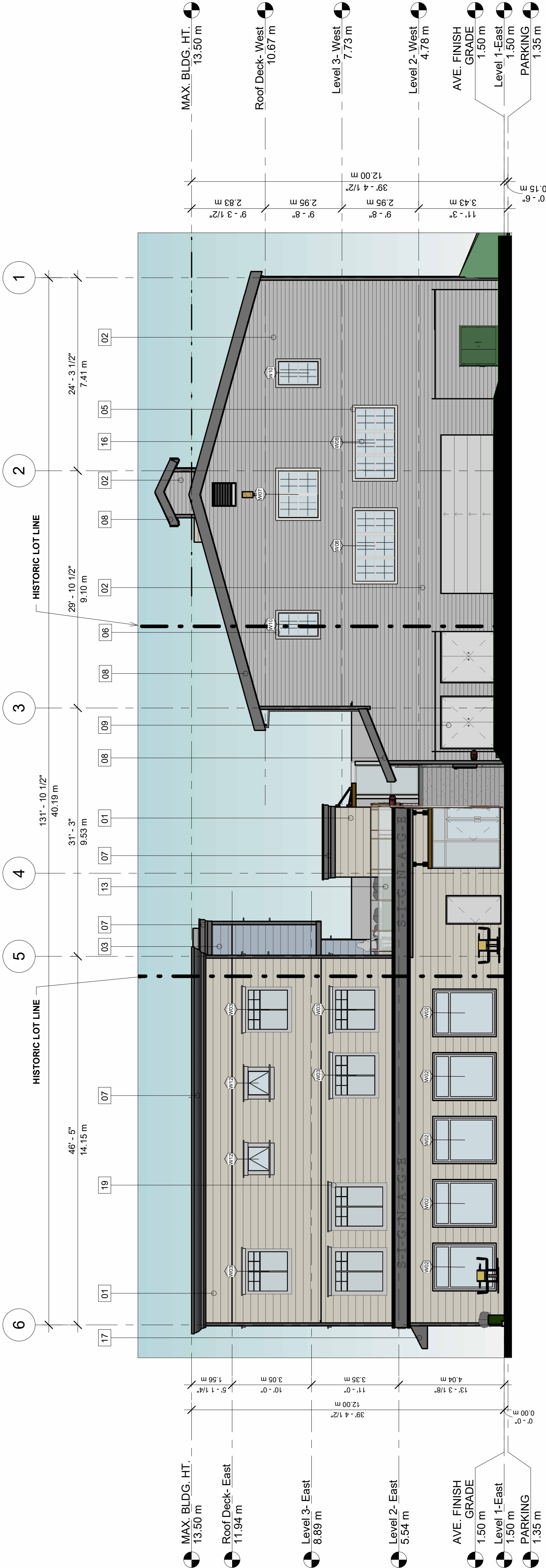
PROJECT:
STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION
12011 3rd Ave
Richmond, BC

ARCHITECTURAL
EAST & WEST ELEVATION

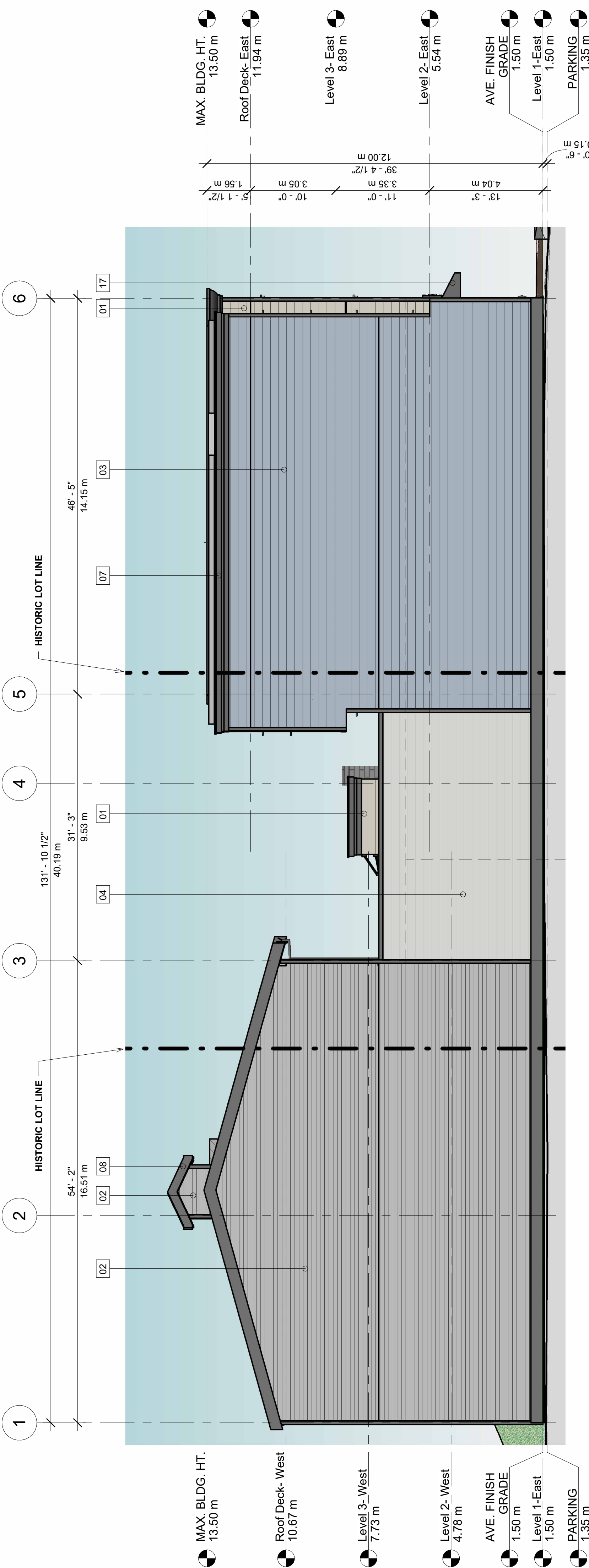
REVIEWED	RS	SEAL
DRAWN	MC	
SCALE	As indicated	
DATE	08 SEP 2021	

PROJECT NO.	2151STV	DRAWING NO.	A302	REV. NO.	7
			2026-06-25		





1 NORTH ELEVATION - NEW BUILDING
A303 1/8" = 1'-0"



2 South Elevation
A303 1/8" = 1'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
01	FIBER CEMENT LAP SIDING JH NAVAJO BEIGE
02	FIBER CEMENT PLANK SIDING JH LIGHT MIST
03	FIBER CEMENT LAP SIDING JH BOOTHBAY BLUE
04	FIBER CEMENT LAP SIDING ARCTIC WHITE
05	FIBER CEMENT TRIM BOARD
06	FIBER CEMENT TRIM BOARD
07	FIBER CEMENT FASCIA BOARD IRON GREY
08	FIBER CEMENT FASCIA BOARD IRON GREY
09	ALUMINUM FOLDING DOOR WHITE
10	NATURAL STONE GREY
11	METAL ROOFING BUCKSKIN
13	ALUMINUM RAILING W/OPAQUE GLASS WHITE
14	ALUMINUM LOUVER WINDOW WHITE
16	ALUMINUM WINDOW W/ CLEAR GLASS WHITE
17	GLASS CANOPY
18	CONCRETE FINISHES SAIL CLOTH
19	ALUMINUM ENTRANCE DOOR
20	WOODEN BEAM
C1	ROOF (PRESERVATION)
C2	SOFFITS (REHABILITATION)
C3	RAFTERS (PRESERVATION/REHABILITATION)
C4	FASCIA (PRESERVATION/REHABILITATION)
C5	CHIMNEY (REPLICATION)
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C7	FRONT ENTRY WITH GABLE (PRESERVATION)
C8	WINDOWS (RESTORATION)
C9	DOORS (REHABILITATION)
C10	NON-CHARACTER-DEFINING ELEMENTS

NOTE:
COLOURS SHOWN ON THESE PAGES ARE REPRESENTATION
ONLY FINAL ELEVATION COLOUR MAY VARY

7	2026-02-19	DP 3rd Rea	Rea	Rea	RS
6	2025-12-10	DP 2nd Rea	Rea	Rea	RS
5	2025-06-25	DP Rea	Rea	Rea	RS
4	2024-12-20	Respond to City	MC	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RA	RS
2	2022-09-07	Respond to City	SJ	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	SJ	RS

REV: YYYY-MM-DD ISSUE DESCRIPTION DRAWN REVIEWED

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PROJECT:
STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION
12011 3rd Ave
Richmond, BC

ARCHITECTURAL
NORTH & SOUTH ELEVATION

REVIEWED	RS	SEAL
DRAWN	MC	
SCALE	As indicated	
DATE	08 SEP 2021	

PROJECT NO.	2151STV	DRAWING NO.	A303	REV. NO.	7
2026-06-25					

VIVID GREEN ARCHITECTURE

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REV. YYY-MM-DD

ISSUE DESCRIPTION

DRAWN

REVIEWED

7

2026-02-19

DP 3rd Re-submission

AP/DM

RS

6

2025-12-10

DP 2nd Re-submission

MC

RS

5

2025-06-25

DP Re-submission

MC

RS

4

2024-12-20

Respond to City

MC

RS

3

2023-04-18

REZONING APPLICATION

RA

RS

2

2022-09-07

Respond to City

SJ

RS

1

2022-08-30

1st Dig. Submit

SJ

RS

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PROJECT:

STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

12011 3rd Ave
Richmond, BC

ARCHITECTURAL

NORTH & EAST GENERAL ELEVATIONS

REVIEWED

RS

SEAL

DRAWN

MC

SCALE

1/8" = 1'-0"

DATE

08 SEP 2021

PROJECT NO.

2151STV

DRAWING NO.

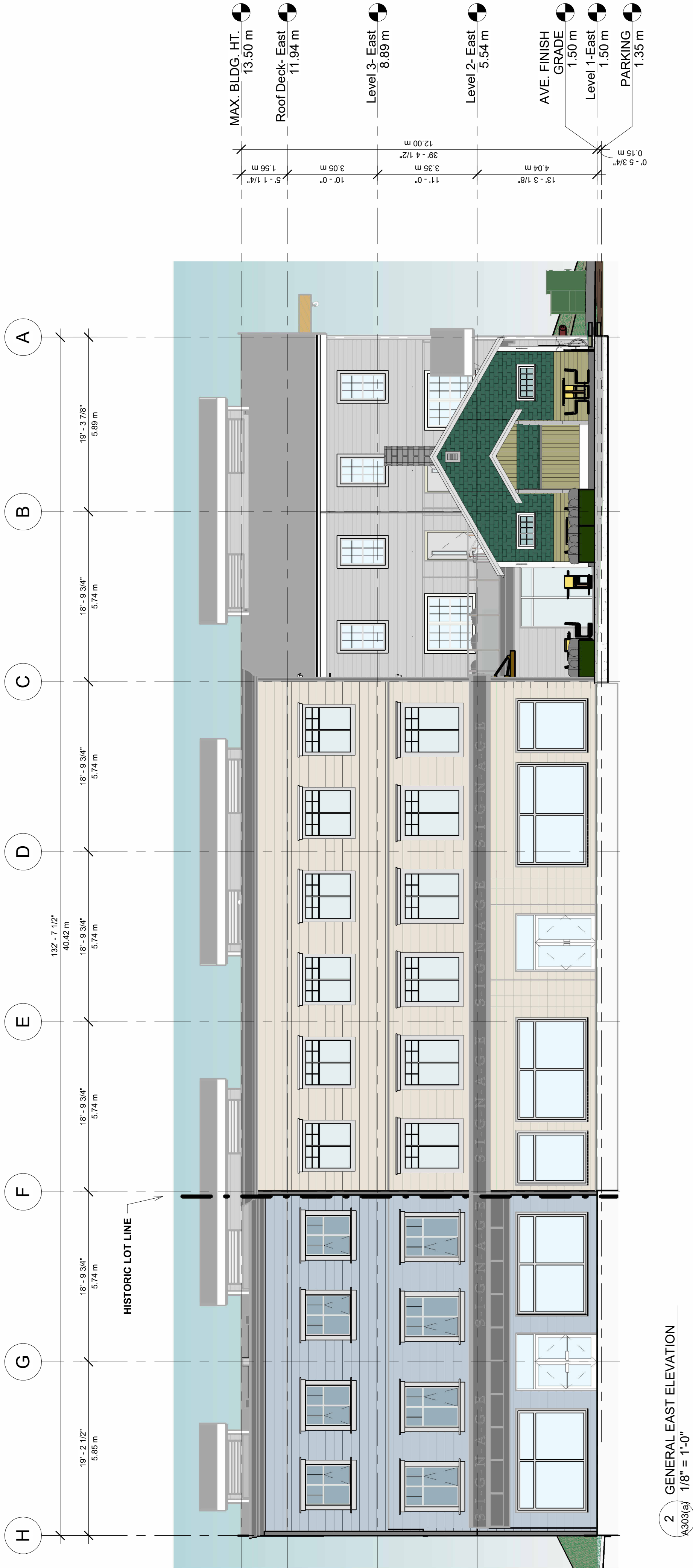
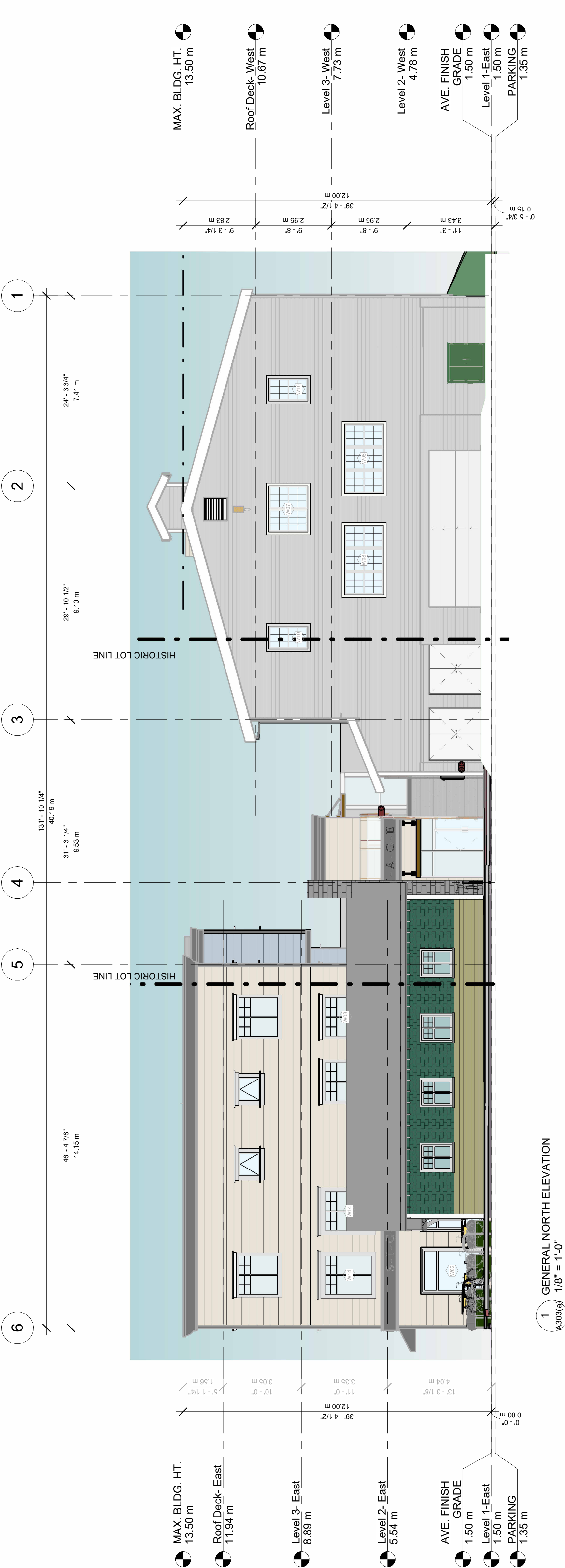
A303(a)

REV. NO.

7

2026-06-25

2026-06-25



MATERIAL LEGEND	
Key Value	Keynote Text
01	FIBER CEMENT LAP SIDING JH_NAVAJO BEIGE
02	FIBER CEMENT PLANK SIDING JH_LIGHT MIST
03	FIBER CEMENT LAP SIDING JH_BOOTHBAY BLUE
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C4	FASCIA (PRESERVATION/REHABILITATION)
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C6	SIDING (PRESERVATION) CALBOT MOUNTAIN LAUREL
C7	FRONT ENTRY WITH GABLE (PRESERVATION)
C8	WINDOWS (RESTORATION)
C9	DOORS (REHABILITATION)
C10	NON-CHARACTER-DEFINING ELEMENTS



8	2026-02-24	DP 4th Reassignment	AR/DM	RS
7	2026-02-19	DP 3rd Reassignment	AR/DM	RS
6	2025-12-10	DP 2nd Reassignment	MC	RS
5	2025-08-25	DP Reassignment	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	RESPOND APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT:

STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

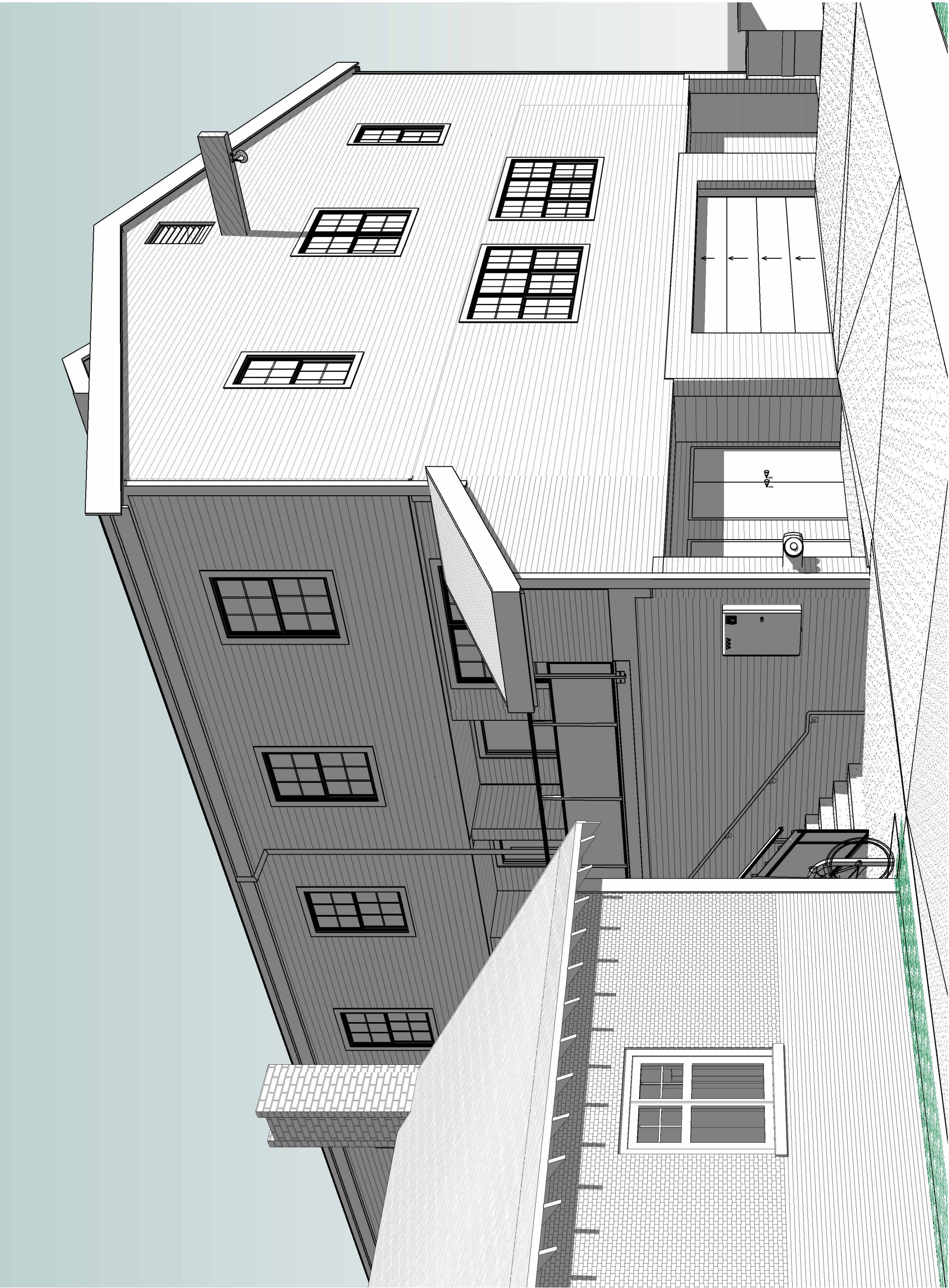
12011 3rd Ave
Richmond, BC

ARCHITECTURAL

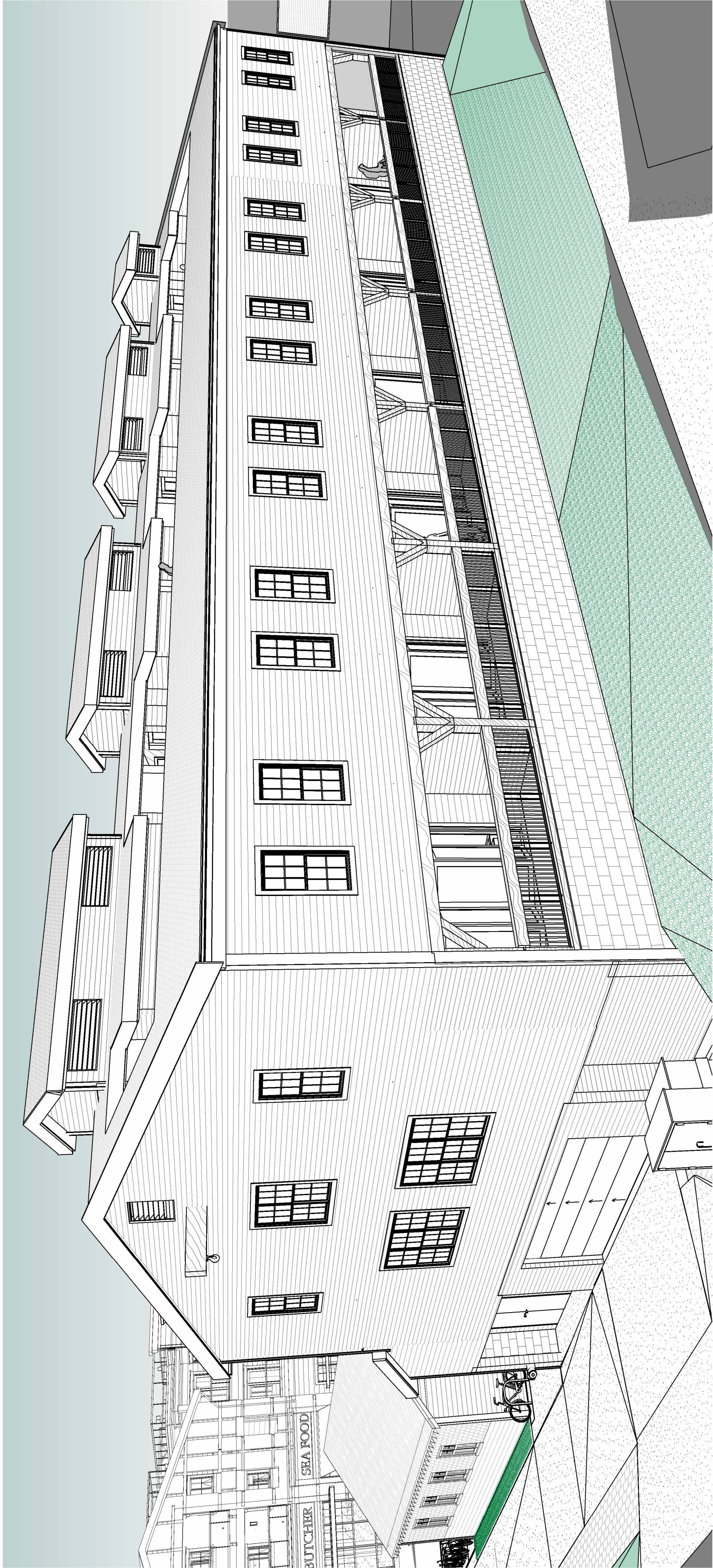
3D VIEWS

REVIEWED	RS	
DRAWN	MC	
SCALE		
DATE	09-SEP-2021	

[illegible]



1 3D North East View 2
A305(a)



2 3D North West View
A305(a)



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REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
7	2026-02-19	DP 3rd Resubmission	AF/DM	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dlg. Submit	SJ	RS

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PROJECT:

STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

12011 3rd Ave
Richmond, BC

ARCHITECTURAL

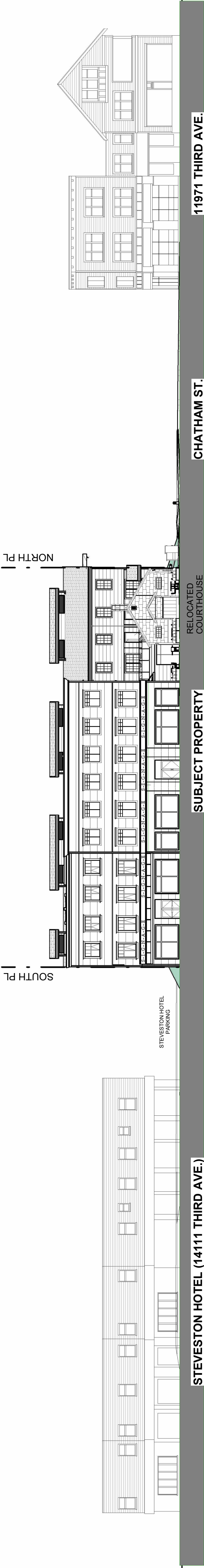
3D VIEWS

REVIEWED	RS	SEAL
DRAWN	MC	
SCALE		
DATE	08 SEP 2021	

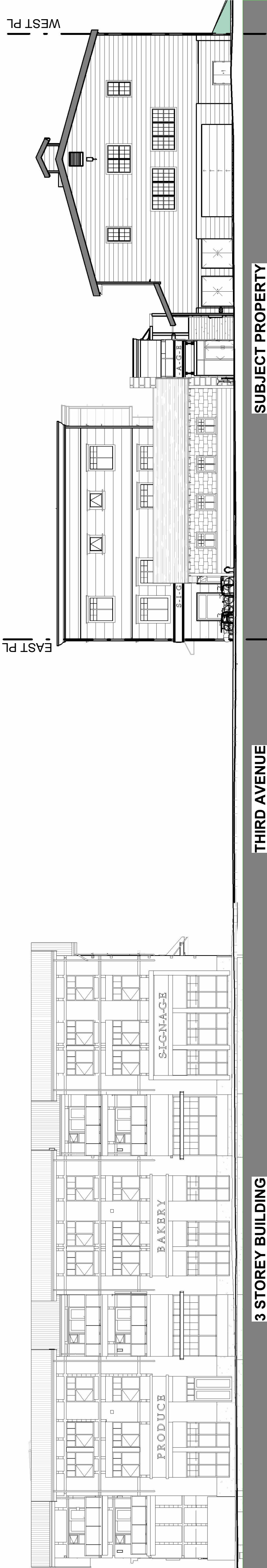


PROJECT NO.	DRAWING NO.	REV. NO.
2151STV	A305(a)	7

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



1 STREETSCAPE ALONG THIRD AVE
A306 1" = 20'-0"



2 STREETSCAPE ALONG CHATHAM ST.
A306 1/16" = 1'-0"

7	2026-02-19	DP 3rd Resubmission	AY/DM	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

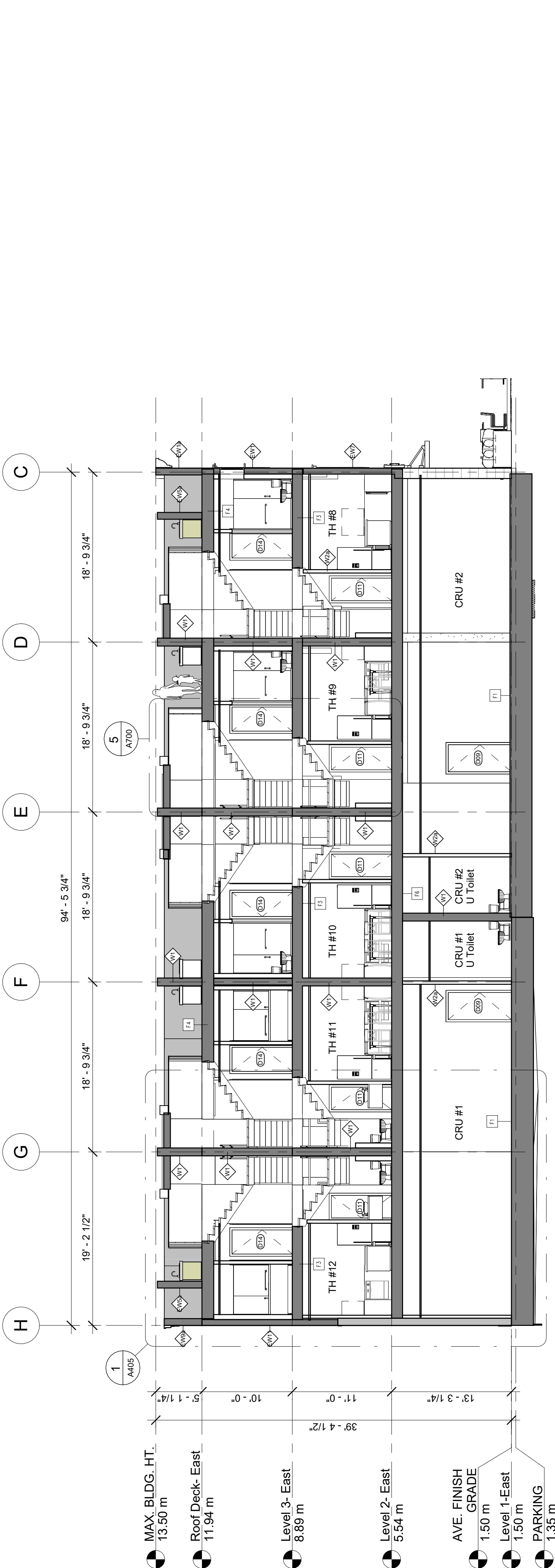
REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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PROJECT:
STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION
12011 3rd Ave
Richmond, BC

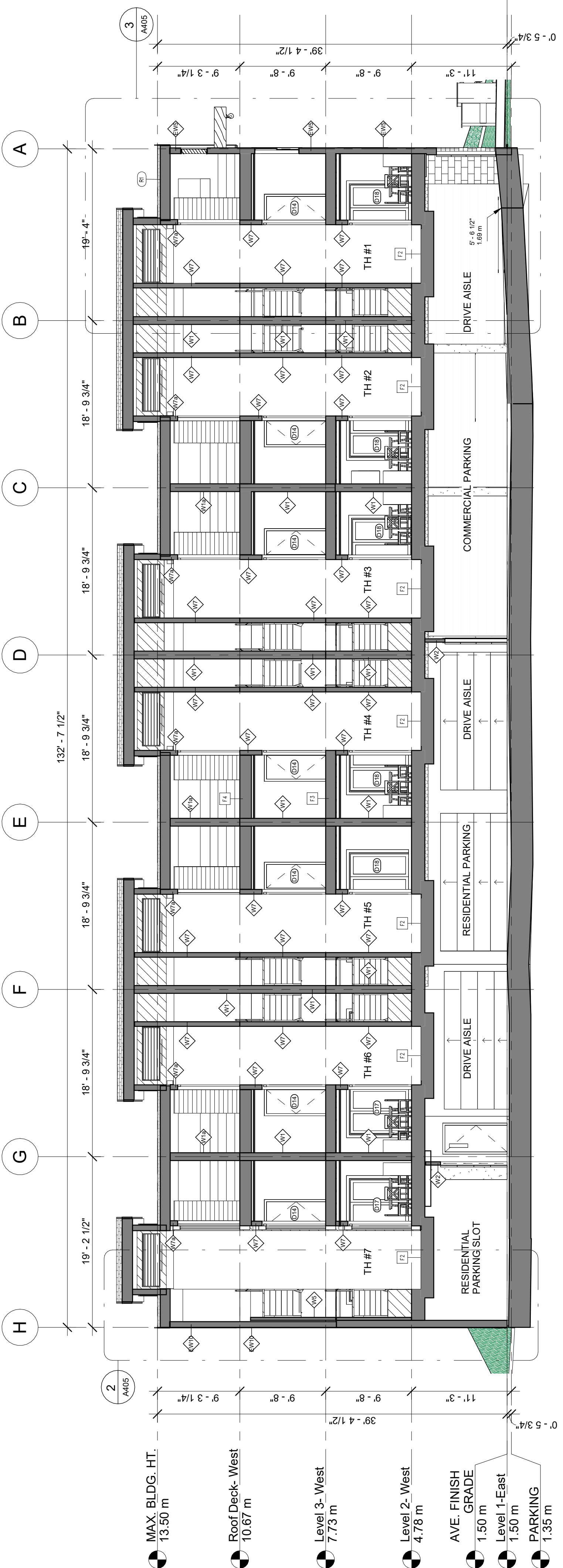
ARCHITECTURAL
STREETSCAPES

REVIEWED	RS	SEAL	PROJECT NO.	DRAWING NO.	REV. NO.
DRAWN	RA/MC		2151STV	A306	7
SCALE	As indicated				
DATE	08 SEP 2021				
			2026-06-25		
			2026-06-25		





1 SECTION THRU EAST TOWNHOUSE
A401 1/8" = 1'-0"



2 SECTION THRU WEST TOWNHOUSE
A401 1/8" = 1'-0"

REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
7	2026-02-19	DP 3rd Resubmission	AB/DM	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dig. Submit	SJ	RS

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PROJECT:

STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

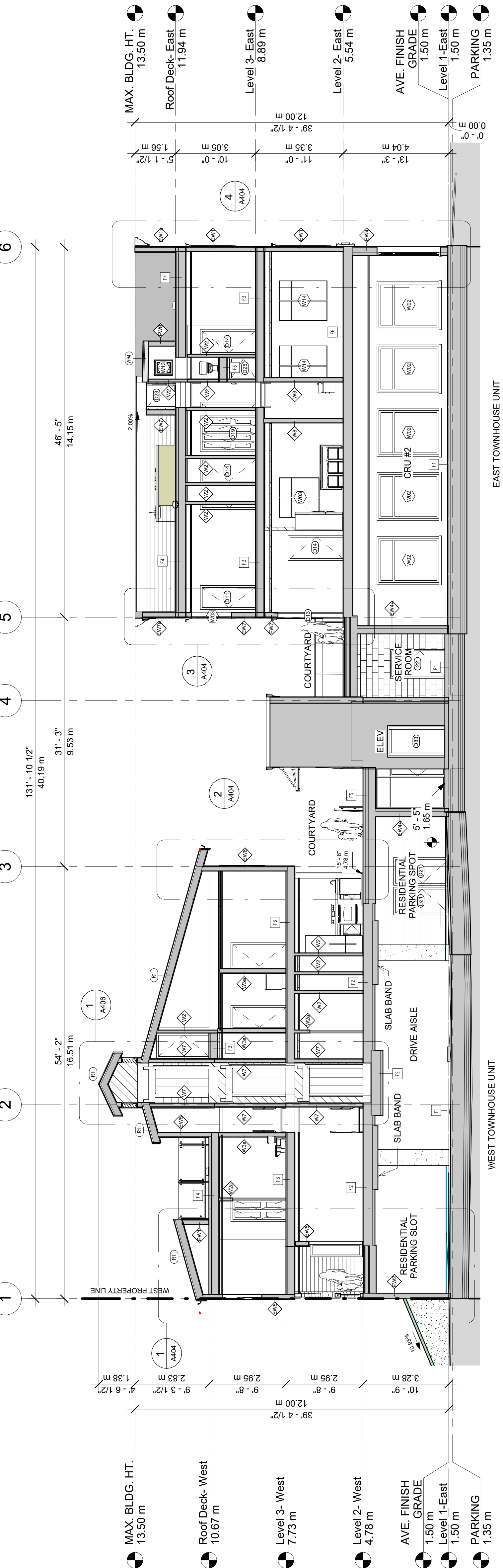
12011 3rd Ave
Richmond, BC

ARCHITECTURAL

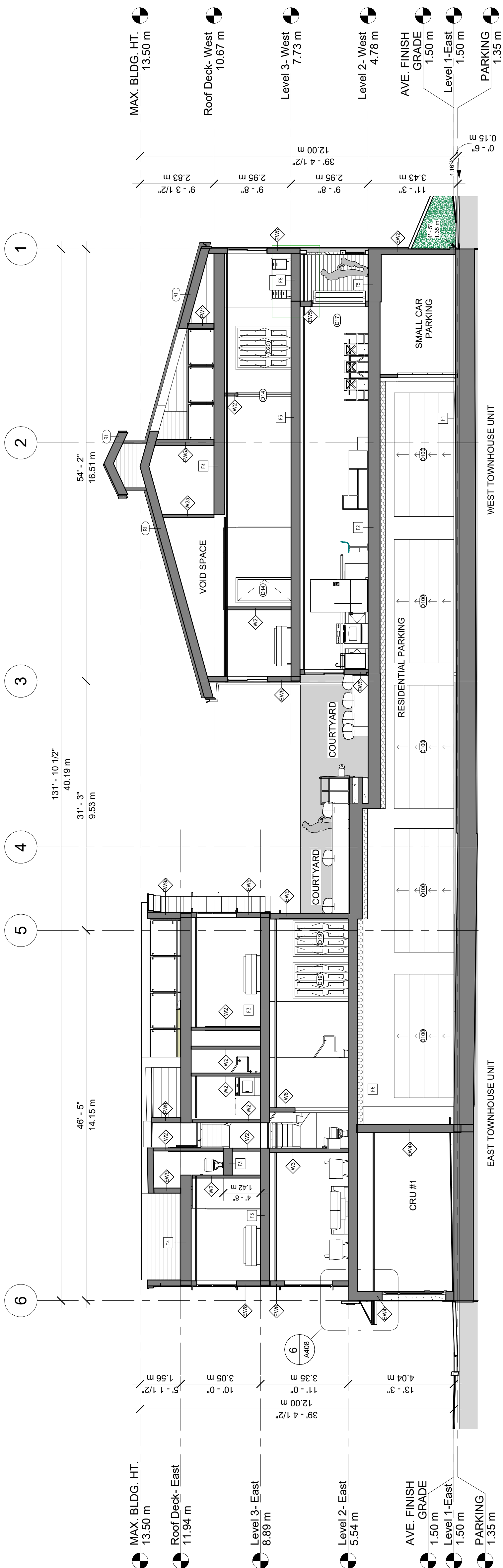
SECTIONS

REVIEWED	RS	SEAL
DRAWN	MC	
SCALE	1/8" = 1'-0"	
DATE	08 SEP 2021	

PROJECT NO.	2151STV	DRAWING NO.	A401	REV. NO.	7
-------------	---------	-------------	------	----------	---



3 WEST - EAST SECTION
A402 1/8" = 1'-0"



4 EAST-WEST SECTION
A402 1/8" = 1'-0"

REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
1	2022-08-30	1st Dwg. Submit	SJ	RS
2	2022-09-07	Respond to City	SJ	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
4	2024-12-20	Respond to City	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
6	2025-12-10	DP 2nd Resubmission	MC	RS
7	2026-02-19	DP 3rd Resubmission	AF/DM	RS

THE DRAWING MUST NOT BE SCALED.
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GREEN ARCHITECTURE INC.

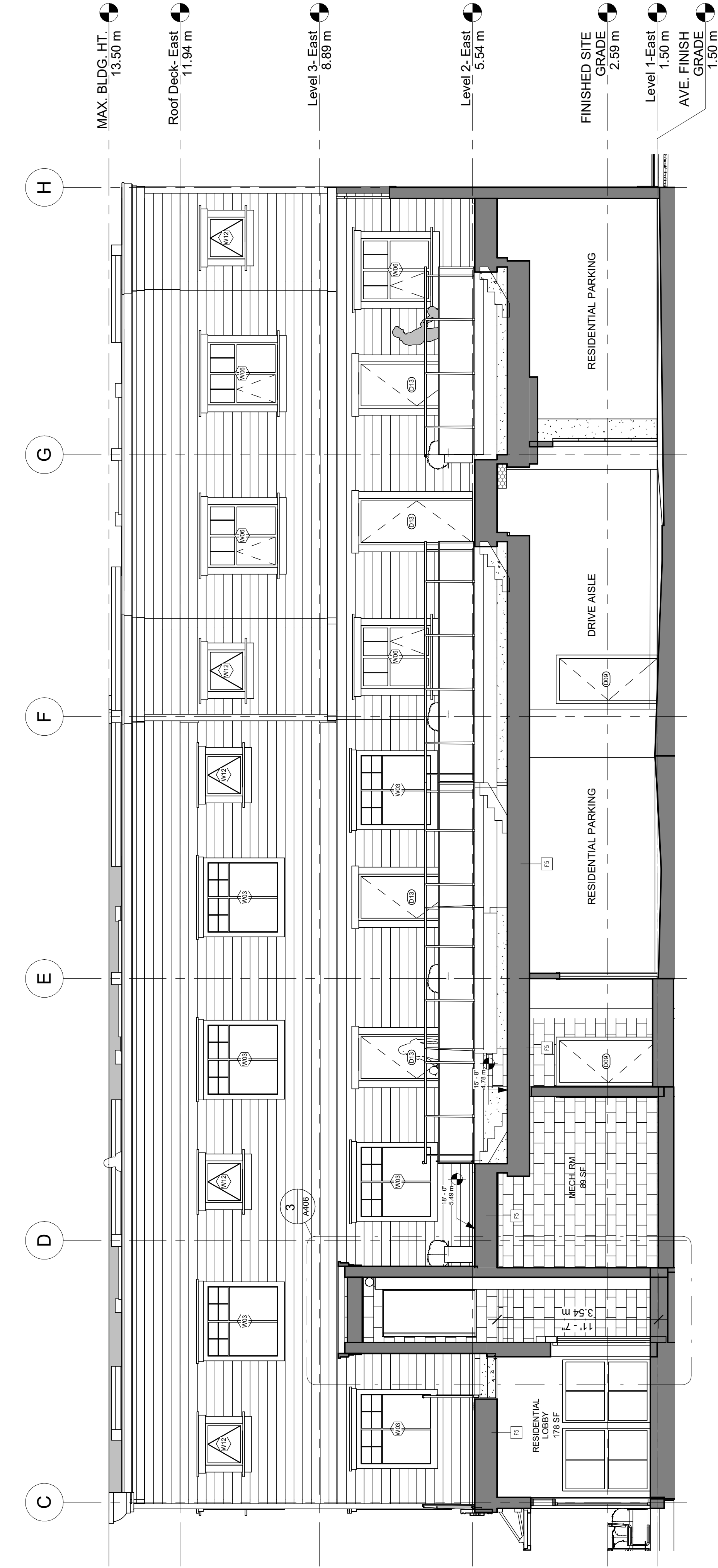
PROJECT:
**STEVESTON VILLAGE MIXED-USE &
COURTHOUSE RELOCATION**
12011 3rd Ave
Richmond, BC

ARCHITECTURAL

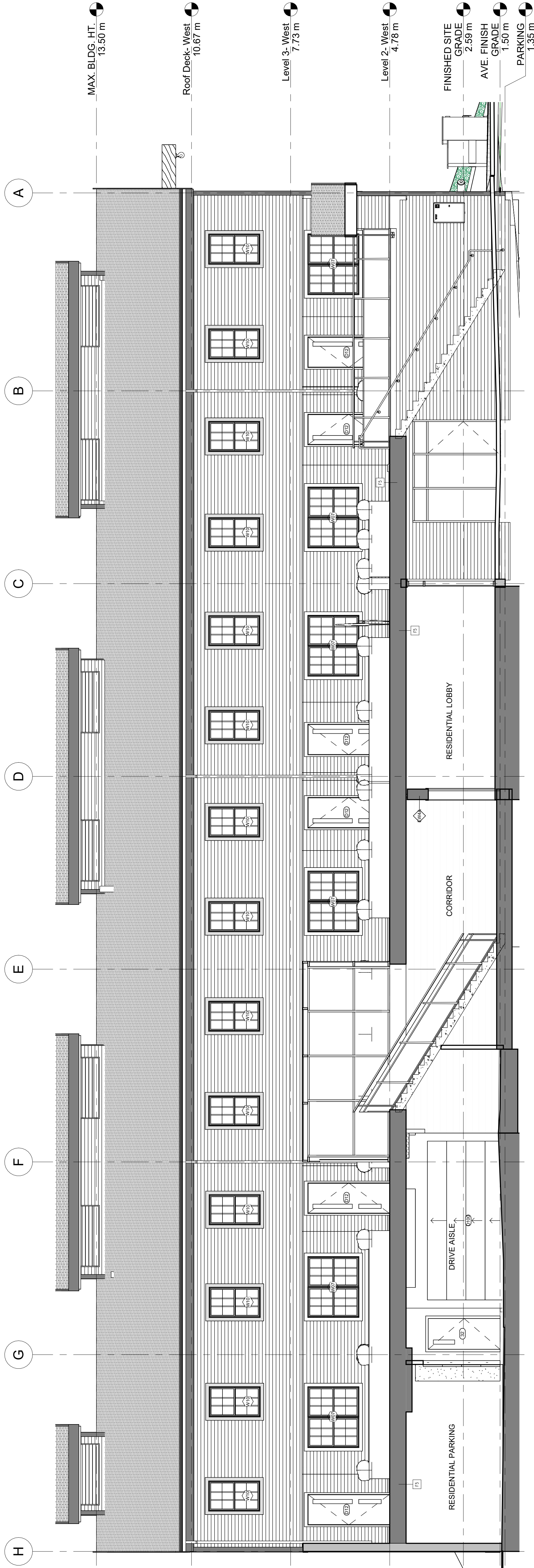
SECTIONS

REVIEWED	RS	SEAL
DRAWN	MC	
SCALE	1/8" = 1'-0"	
DATE	08 SEP 2021	

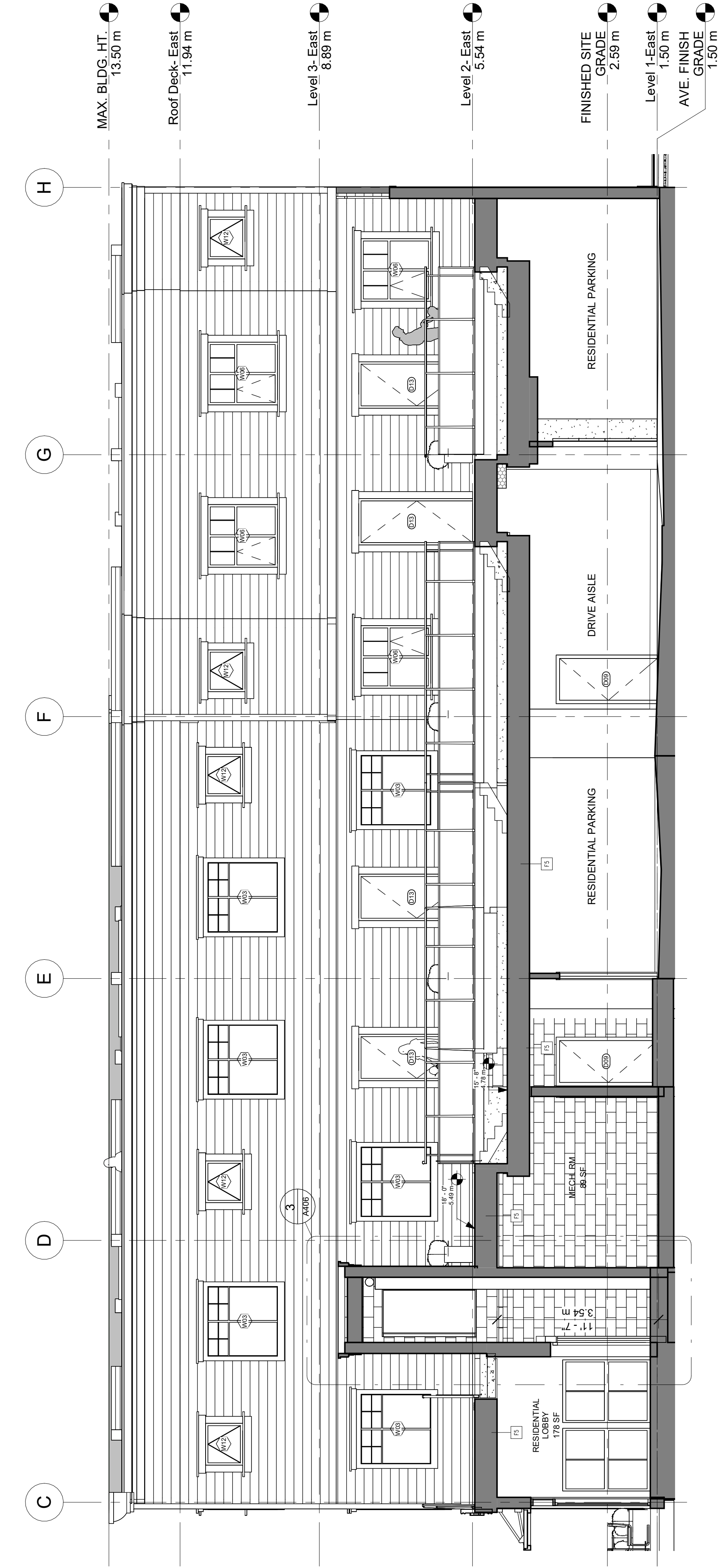
PROJECT NO.	DRAWING NO.	REV. NO.
2151STV	A402	7



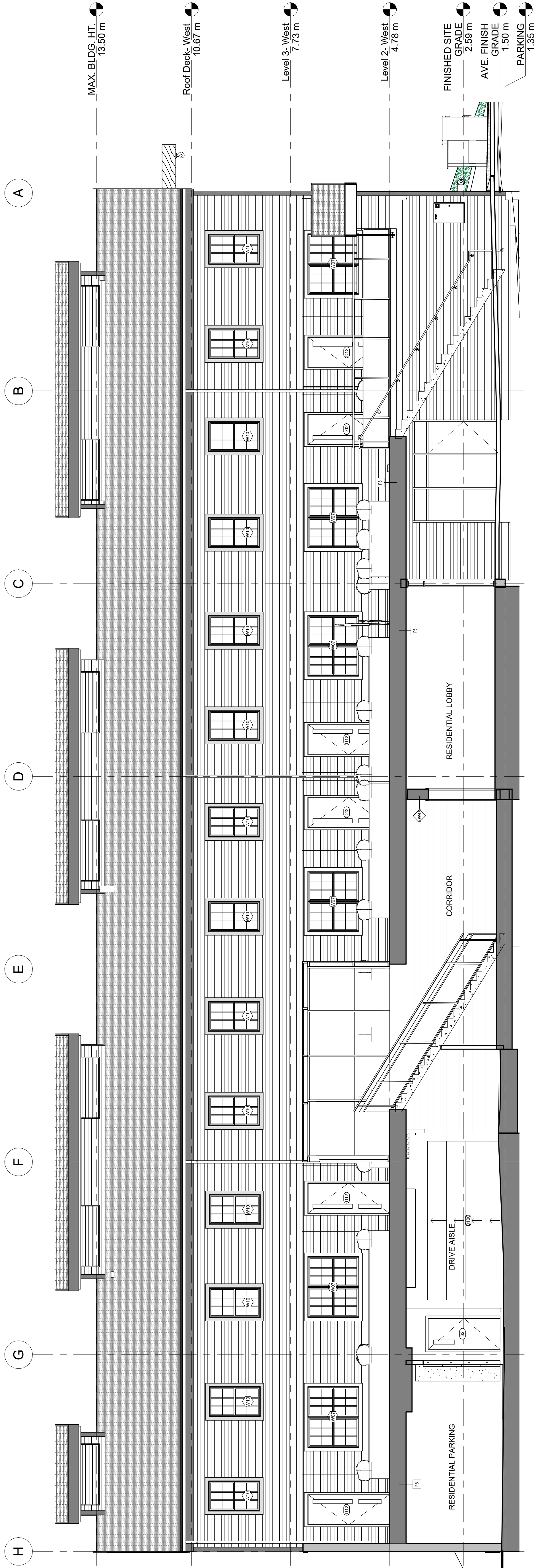
1 Section Thru Courtyard
A403 3/16" = 1'-0"



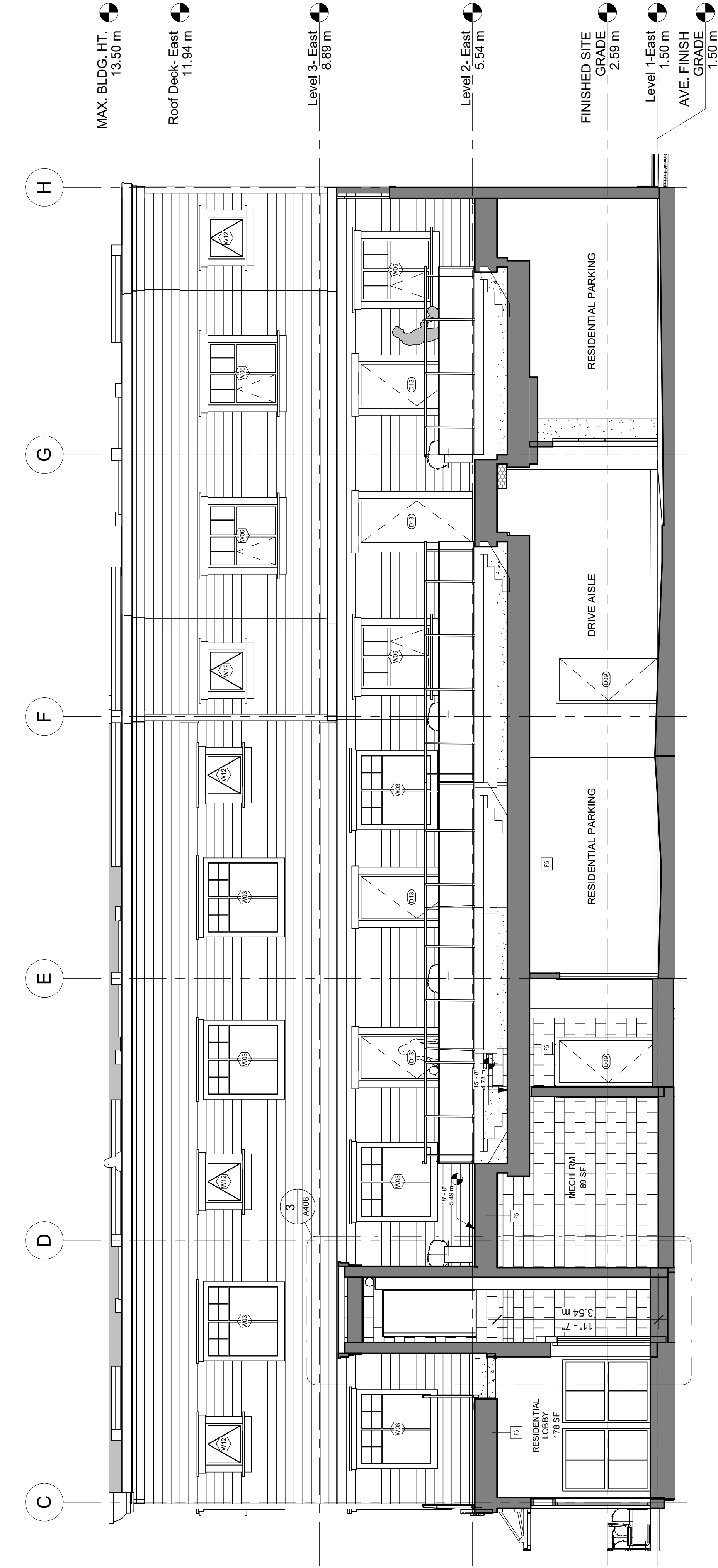
2 Section 52
A403 3/16" = 1'-0"



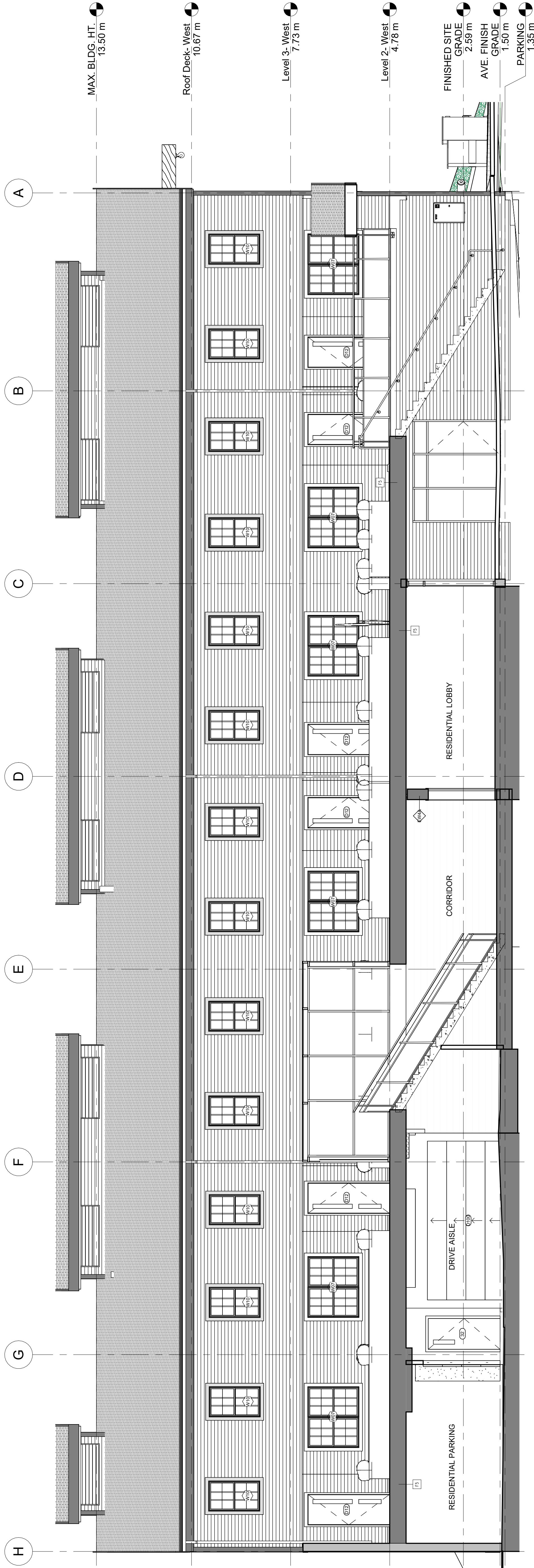
1 Section Thru Courtyard
A403 3/16" = 1'-0"



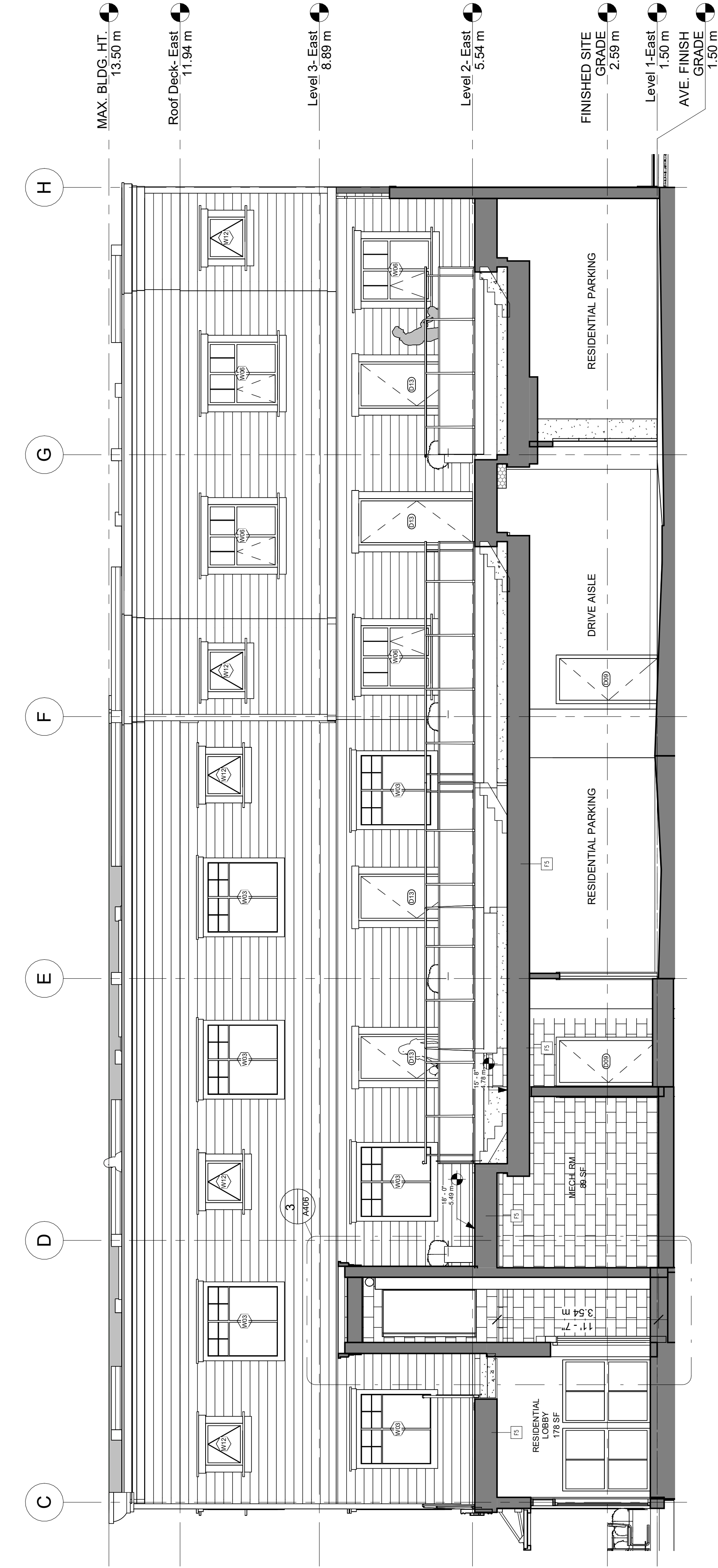
2 Section 52
A403 3/16" = 1'-0"



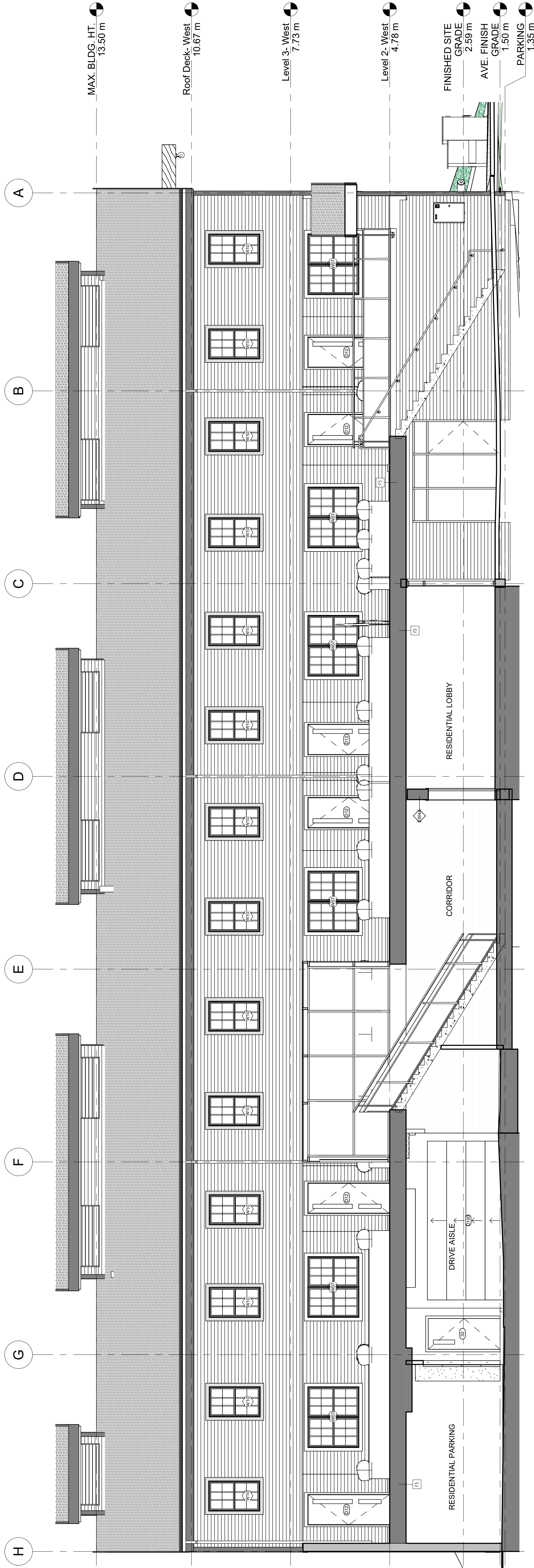
1 Section Thru Courtyard
A403 3/16" = 1'-0"



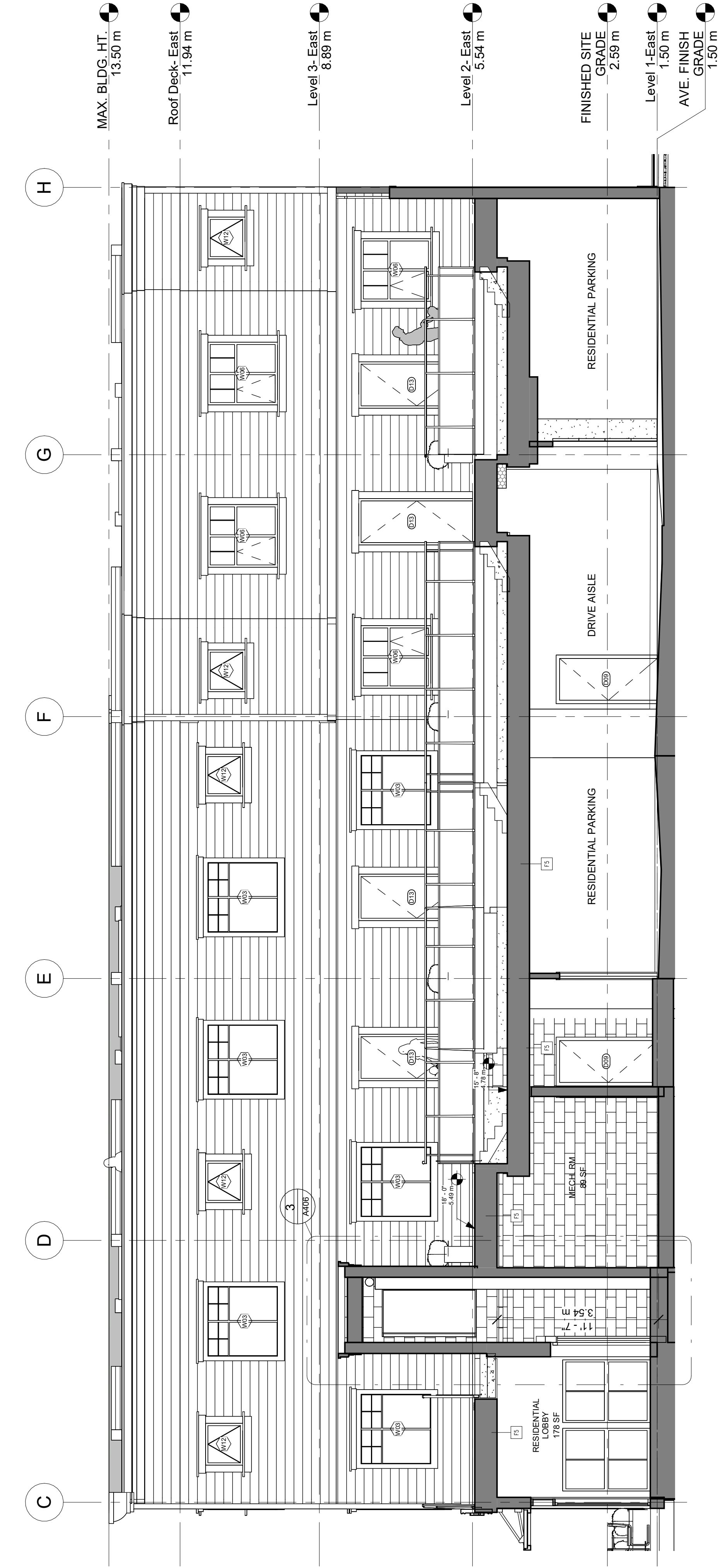
2 Section 52
A403 3/16" = 1'-0"



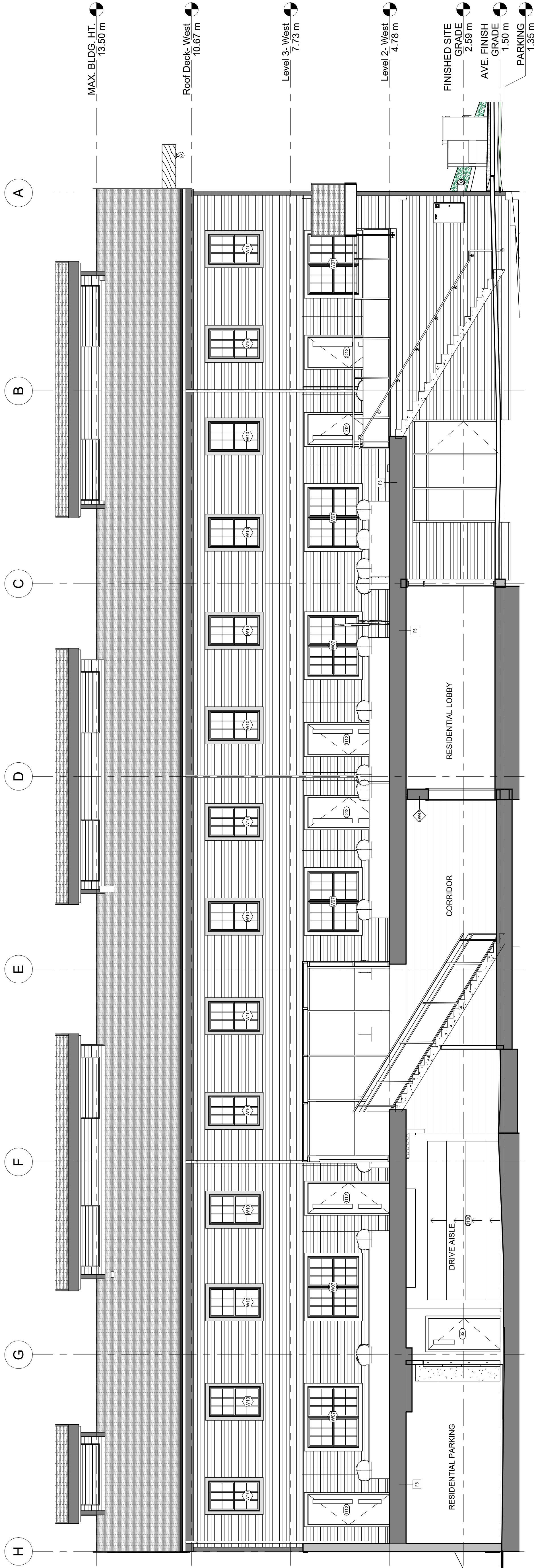
1 Section Thru Courtyard
A403 3/16" = 1'-0"



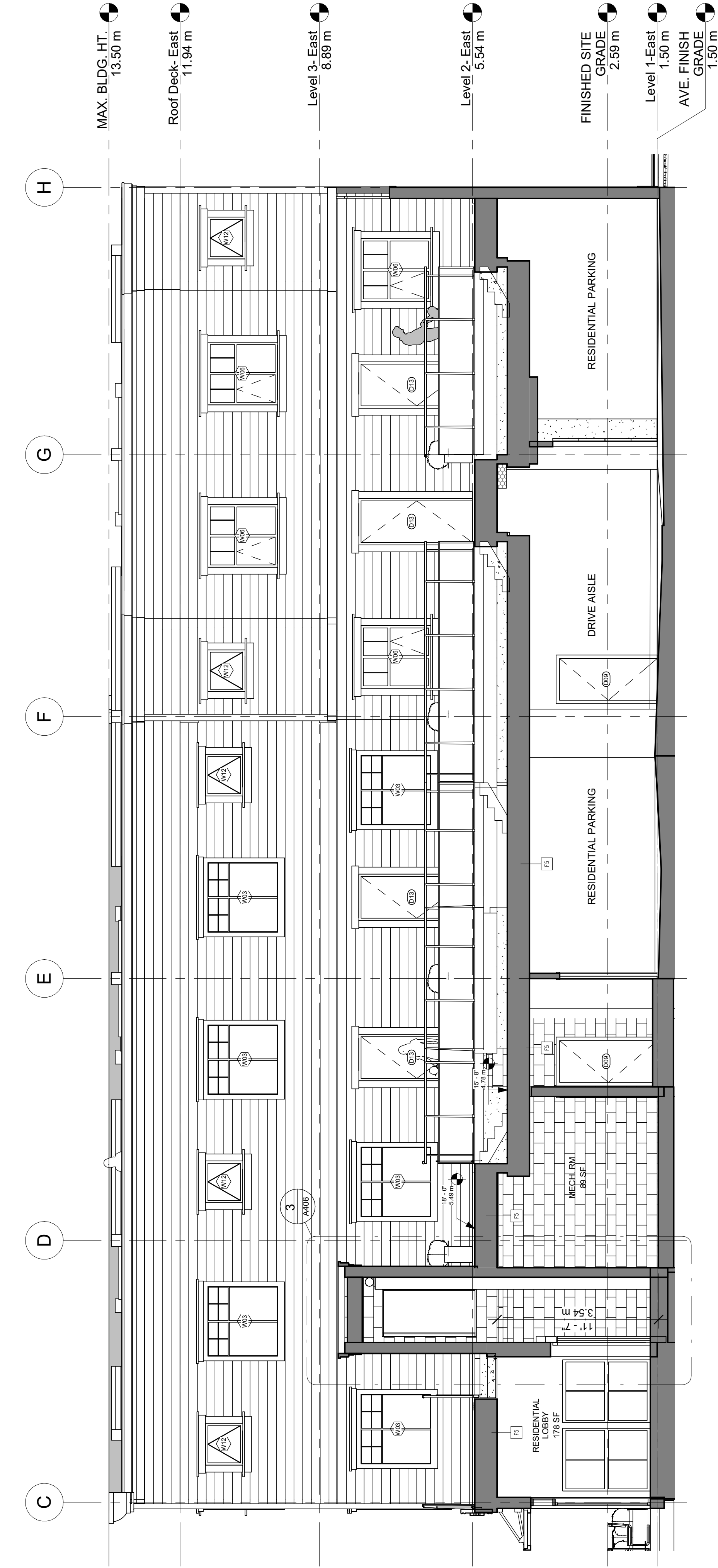
2 Section 52
A403 3/16" = 1'-0"



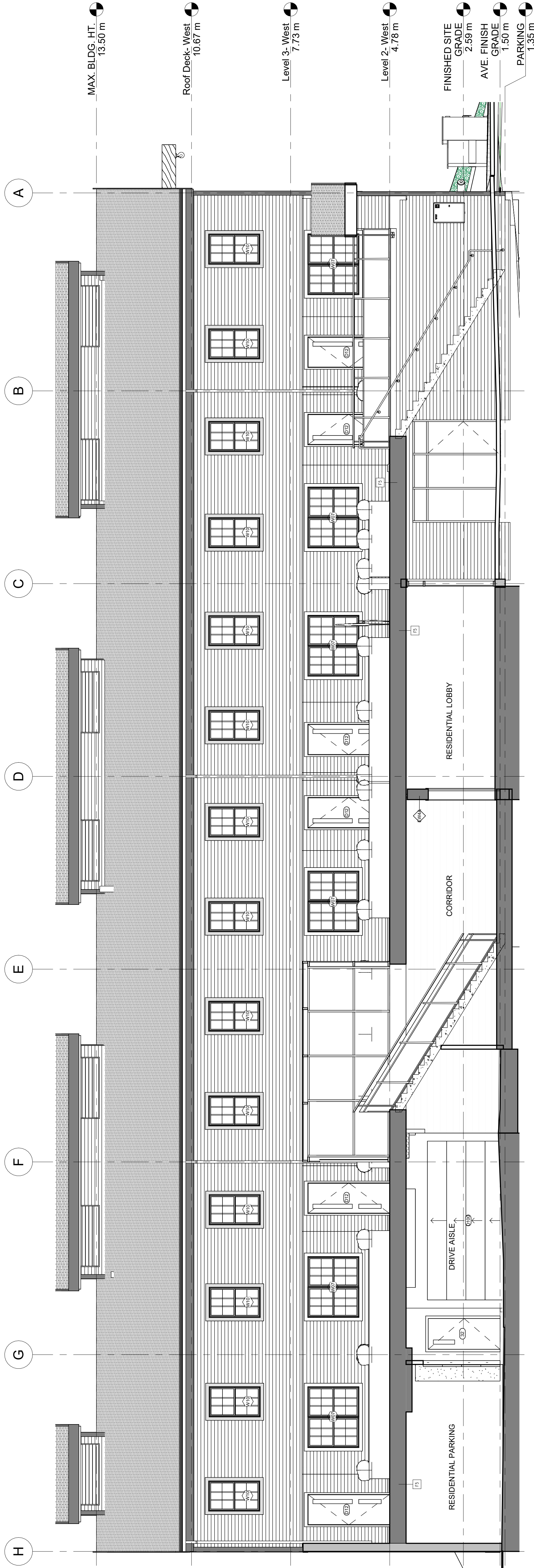
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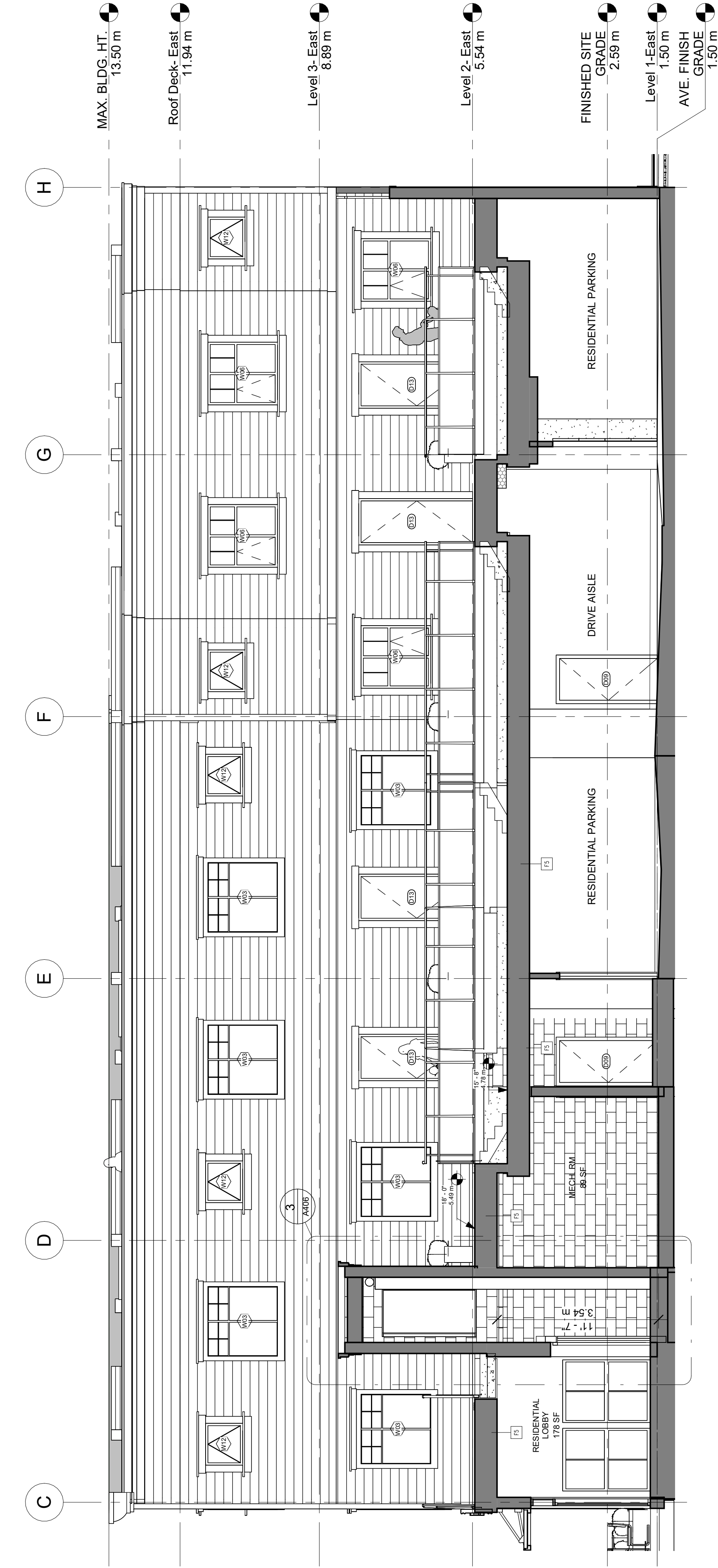
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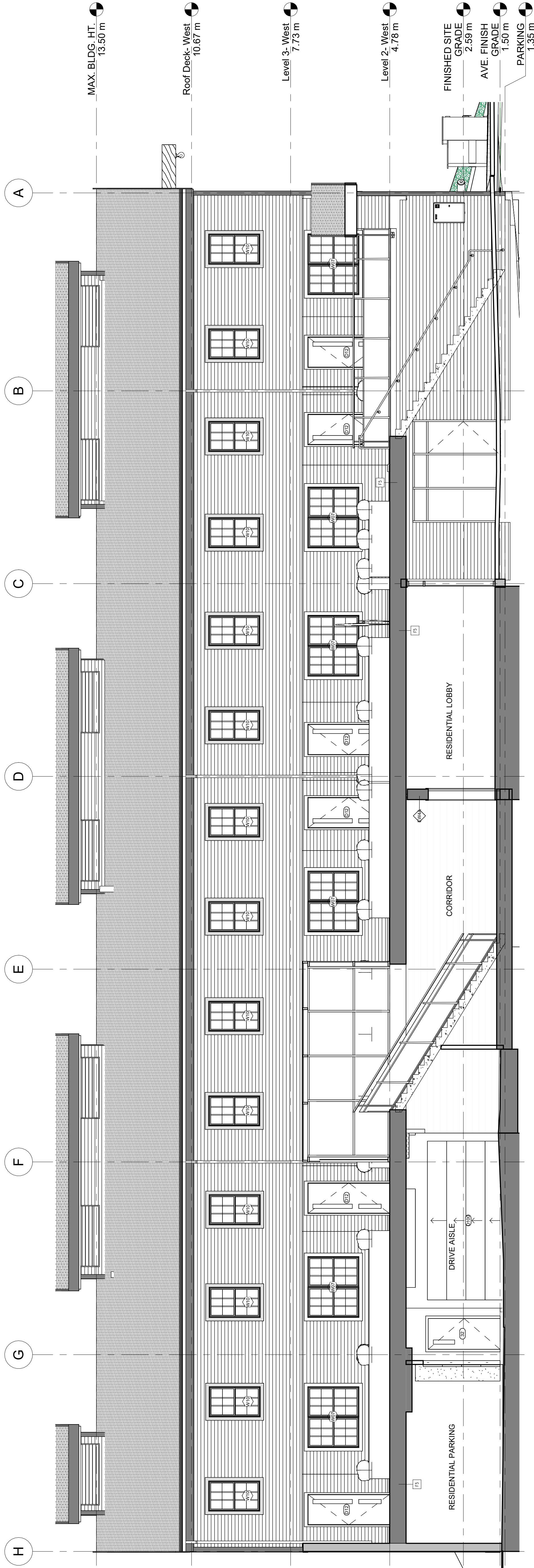
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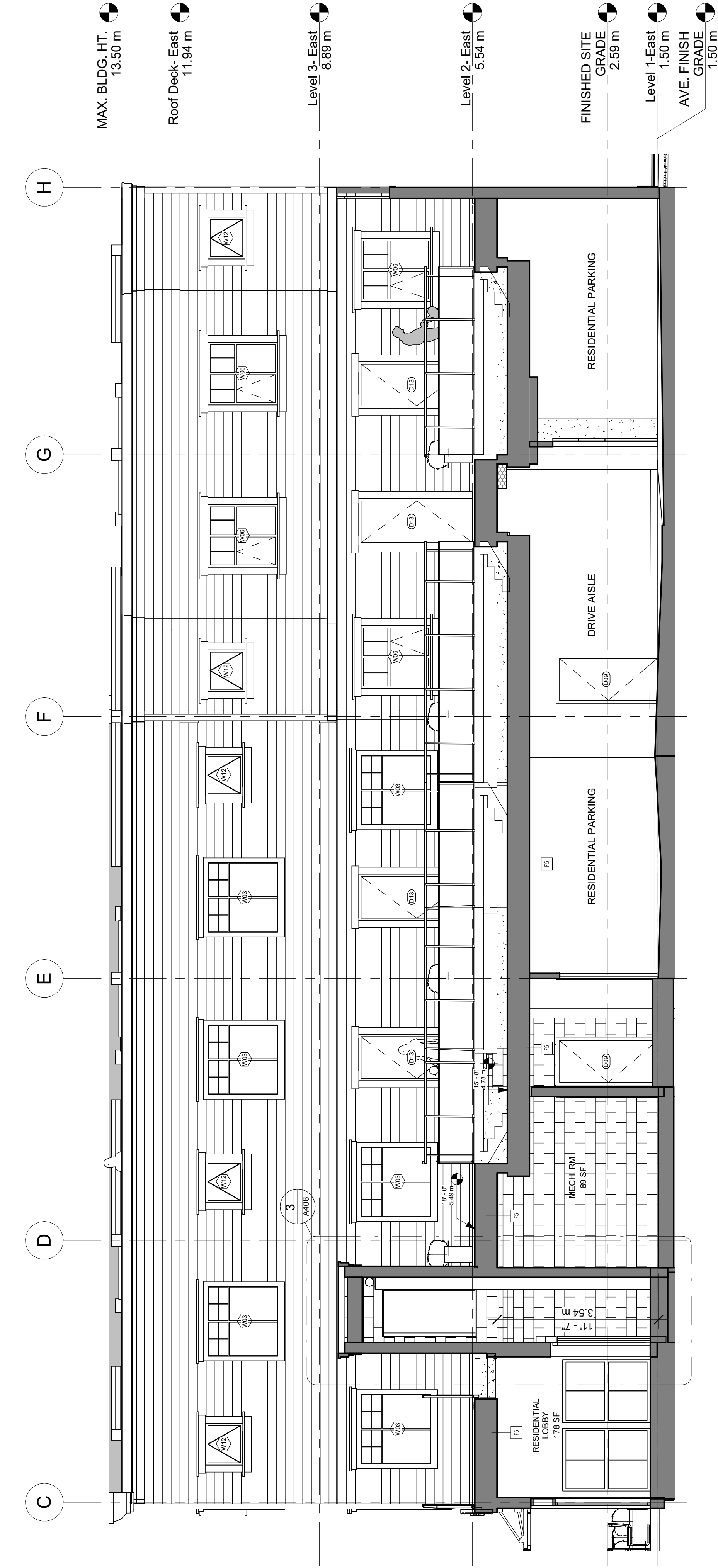
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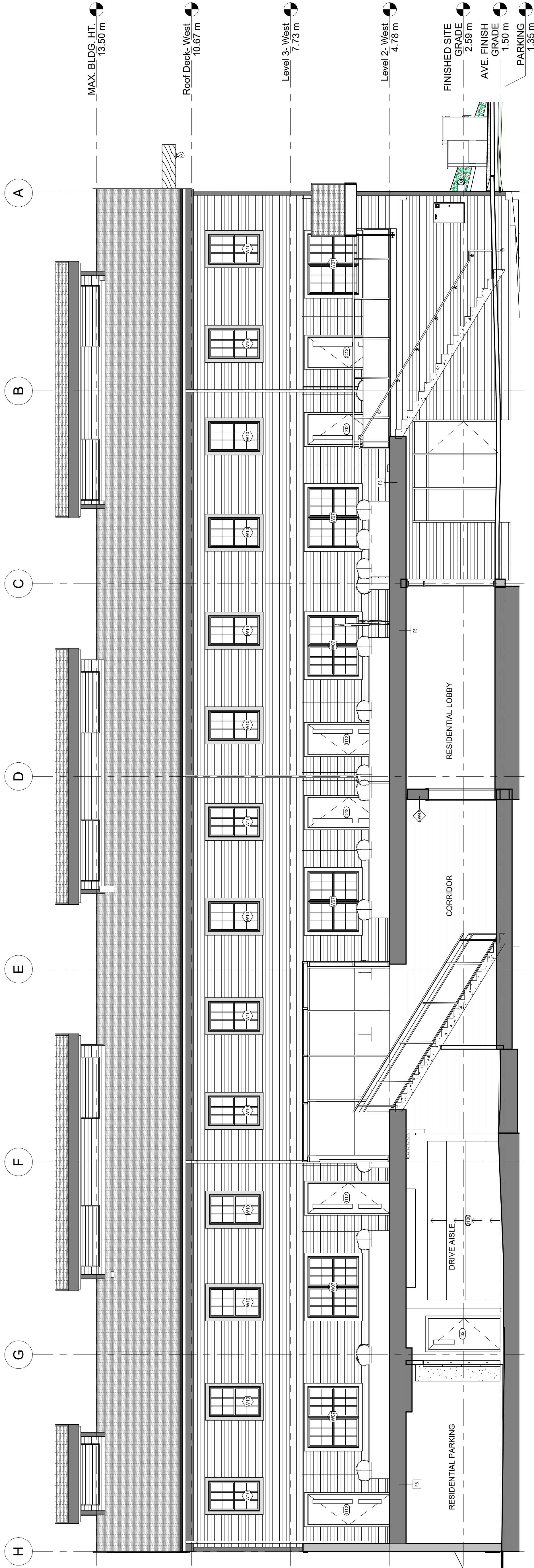
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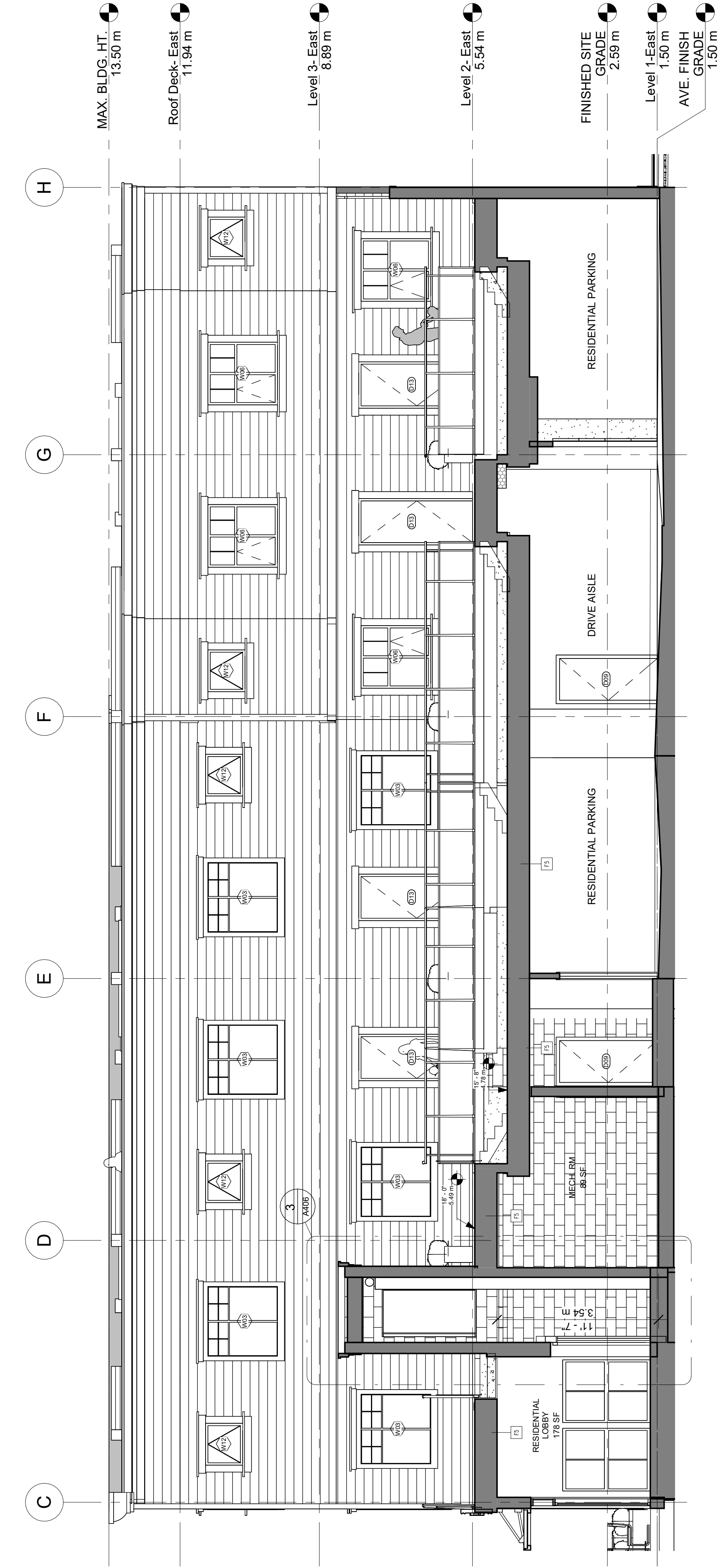
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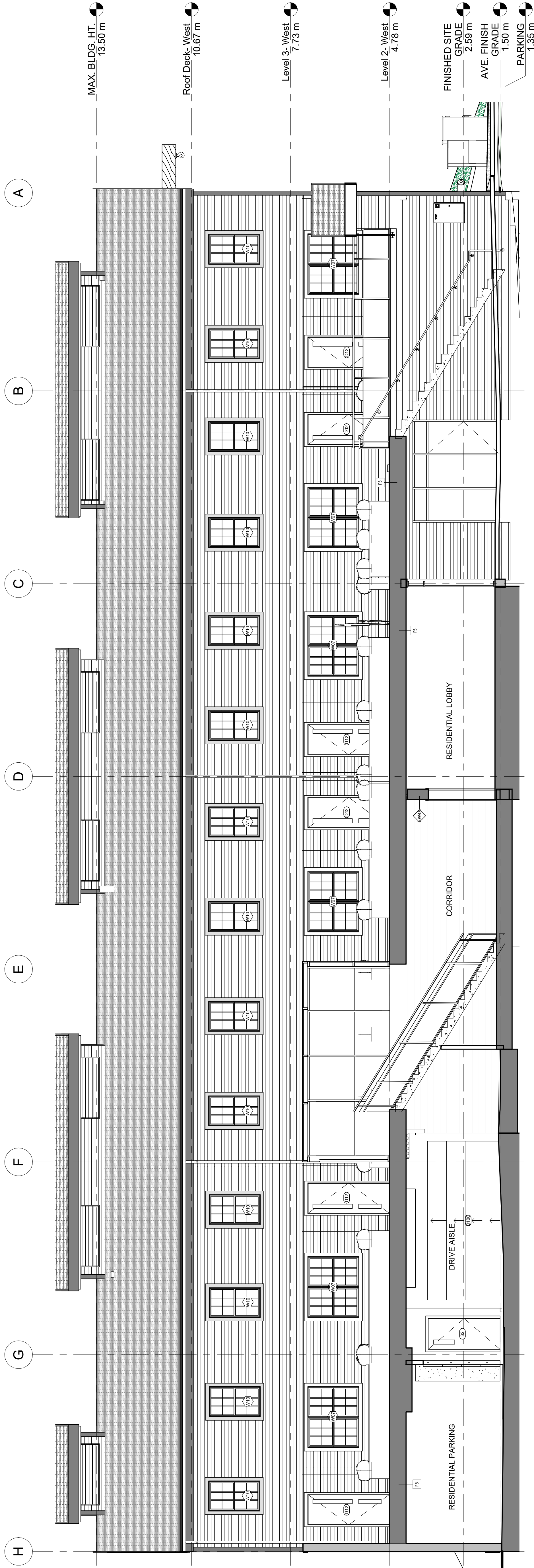
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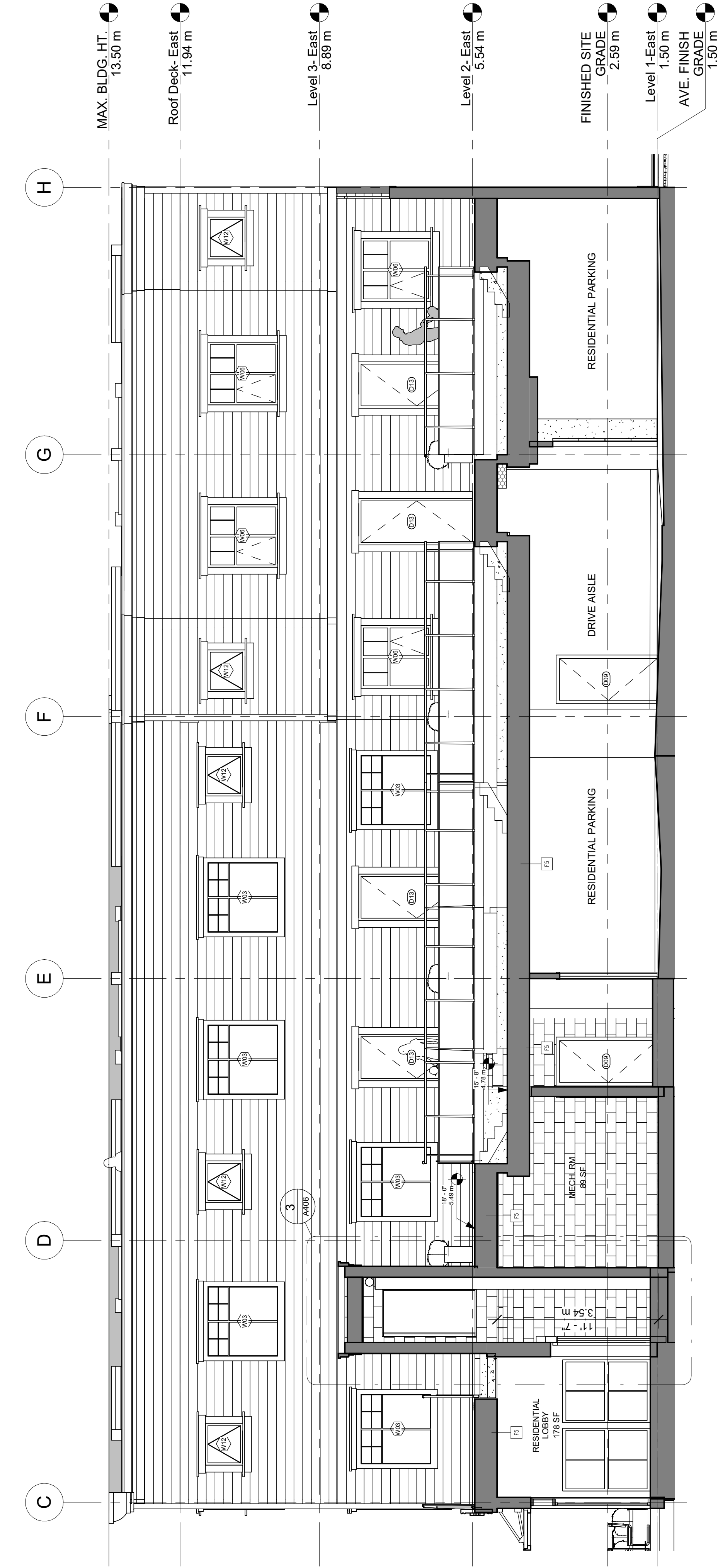
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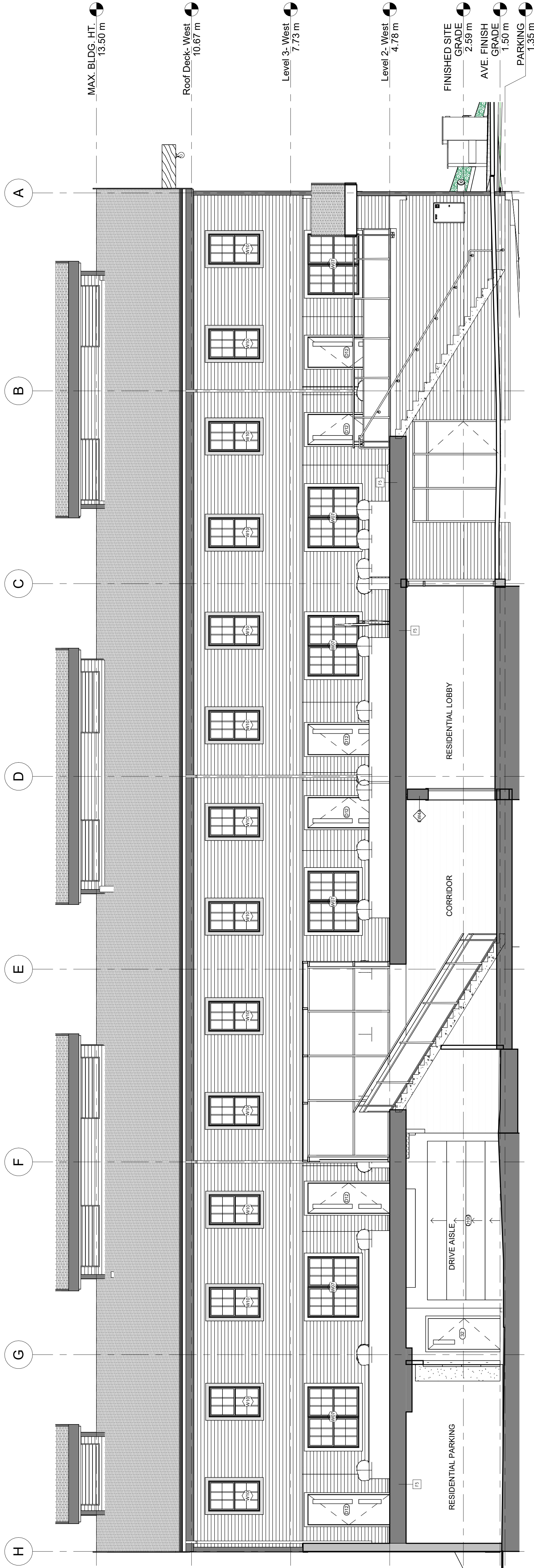
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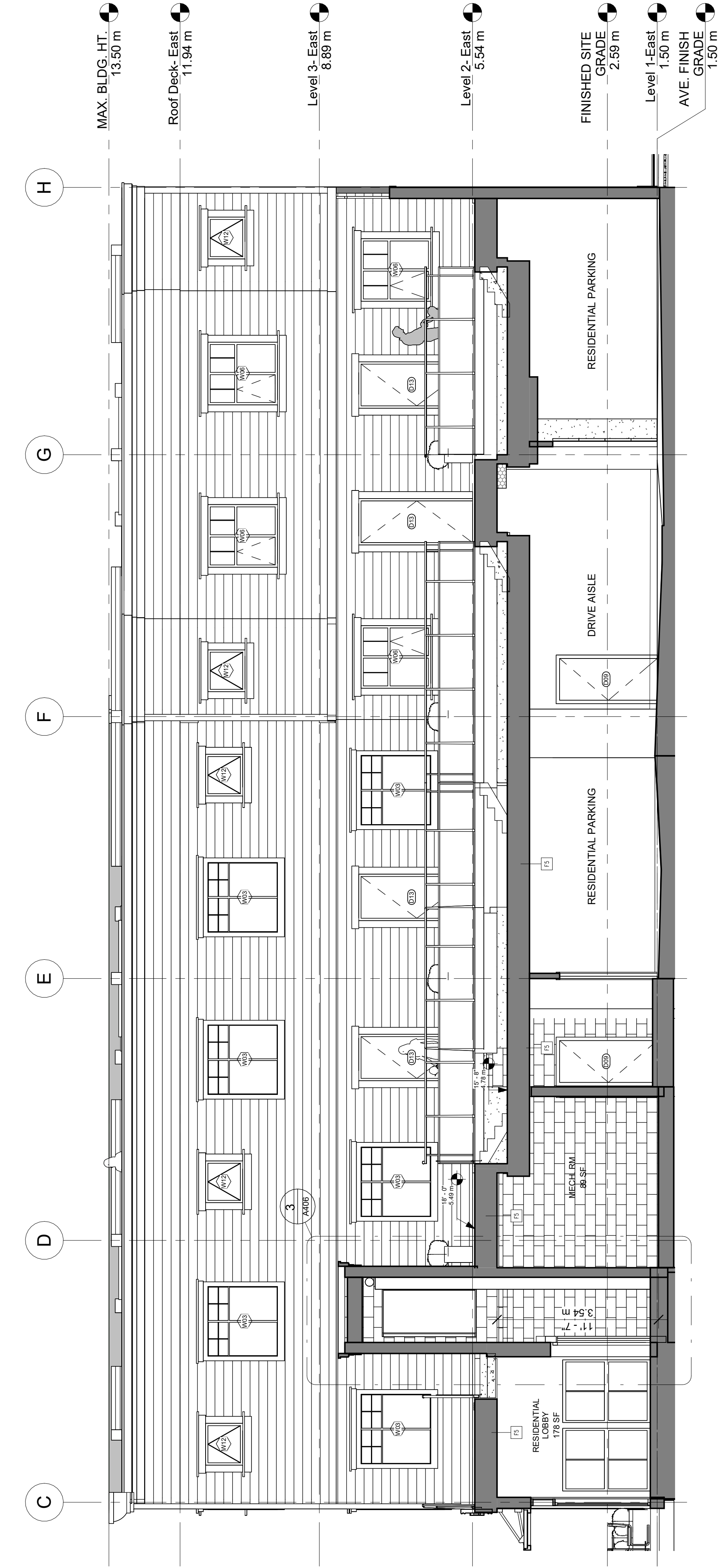
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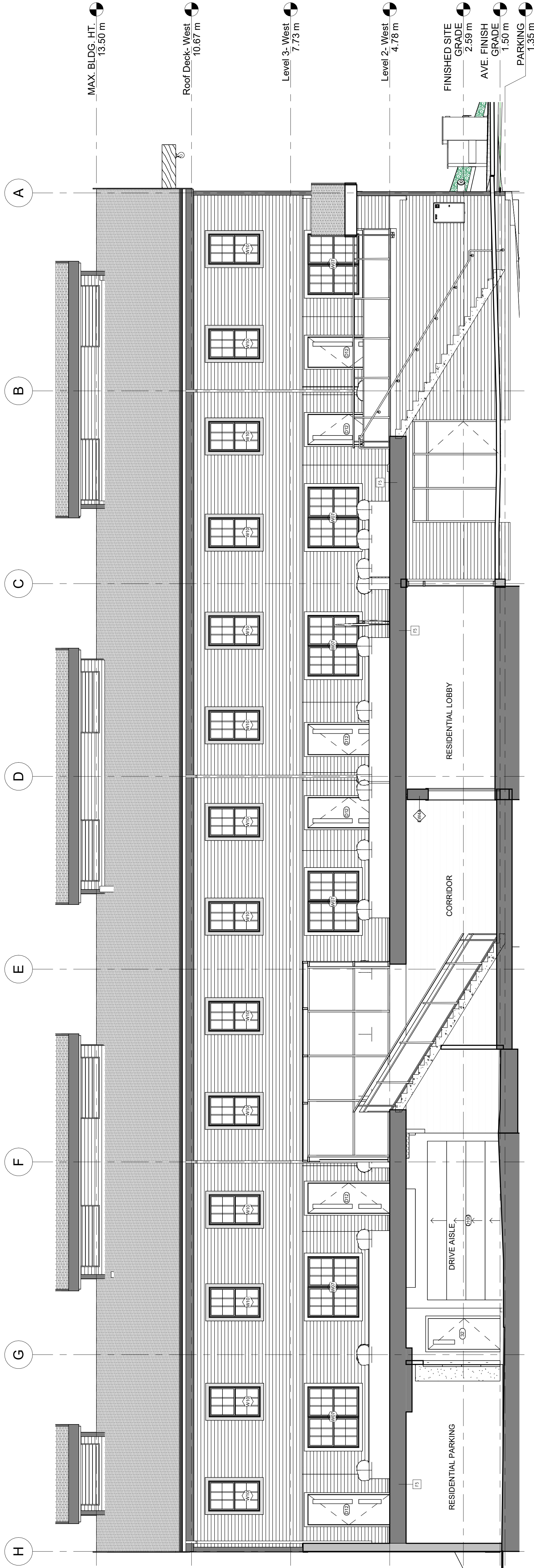
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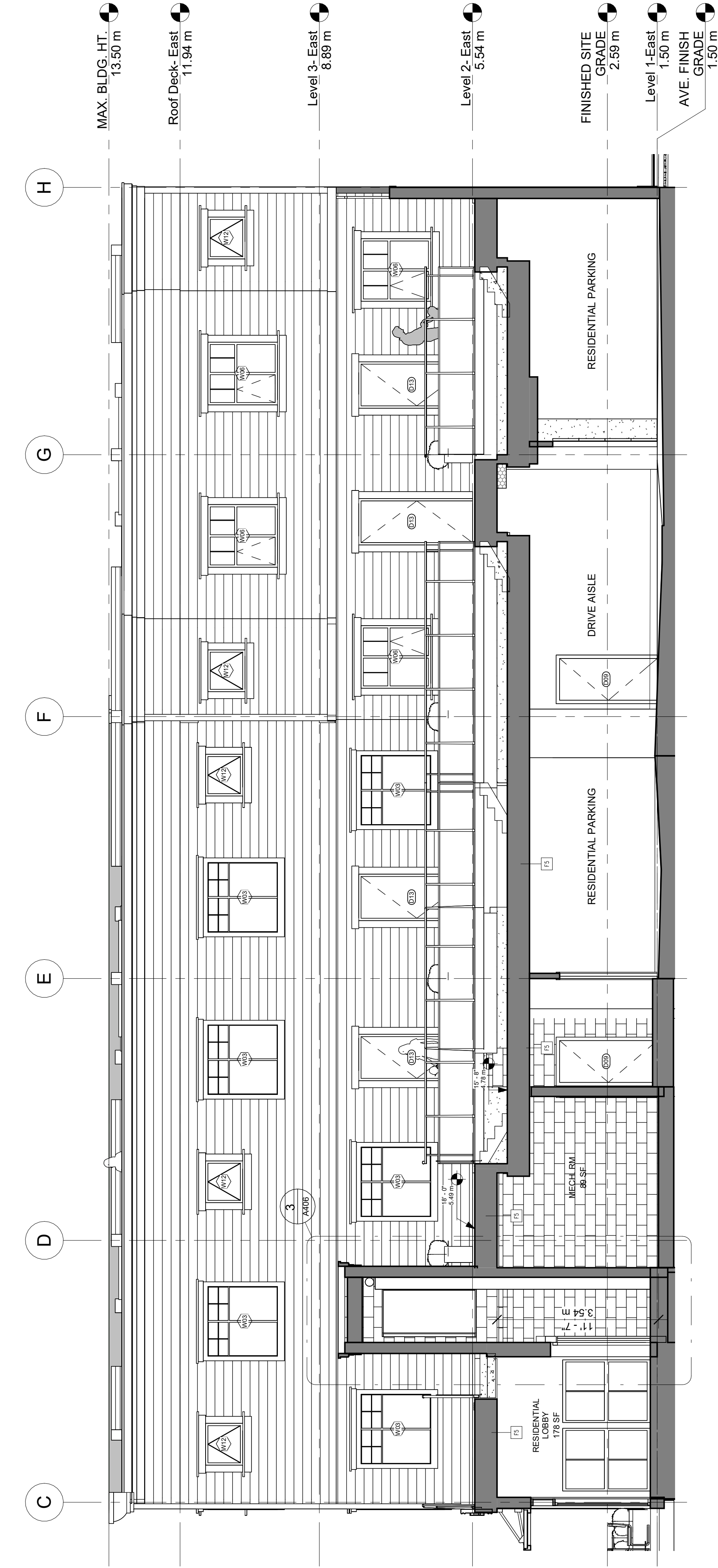
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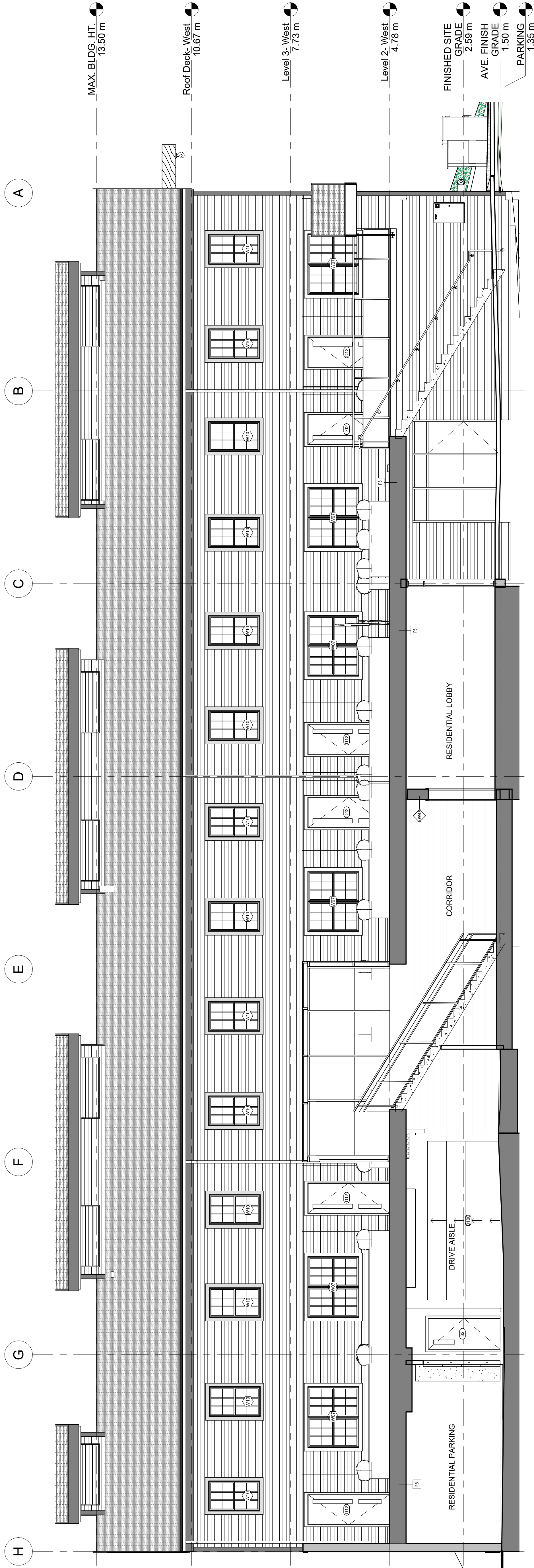
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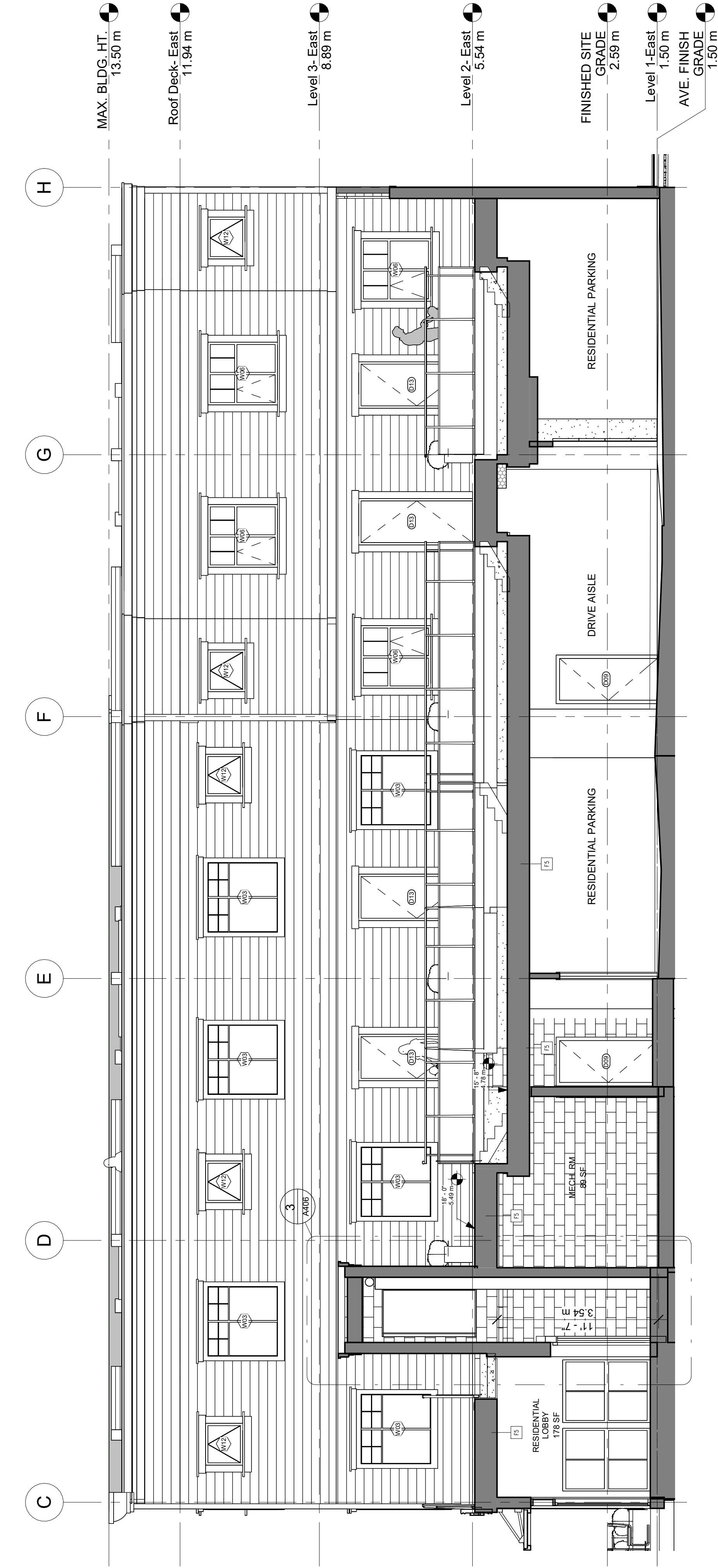
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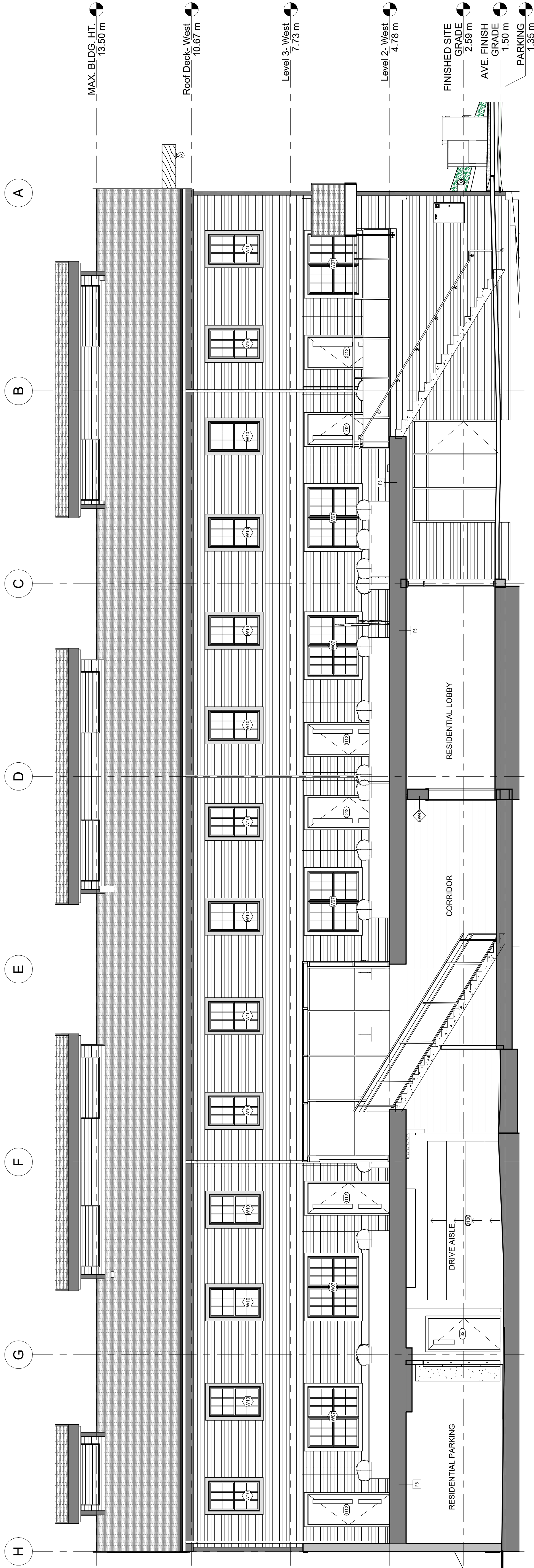
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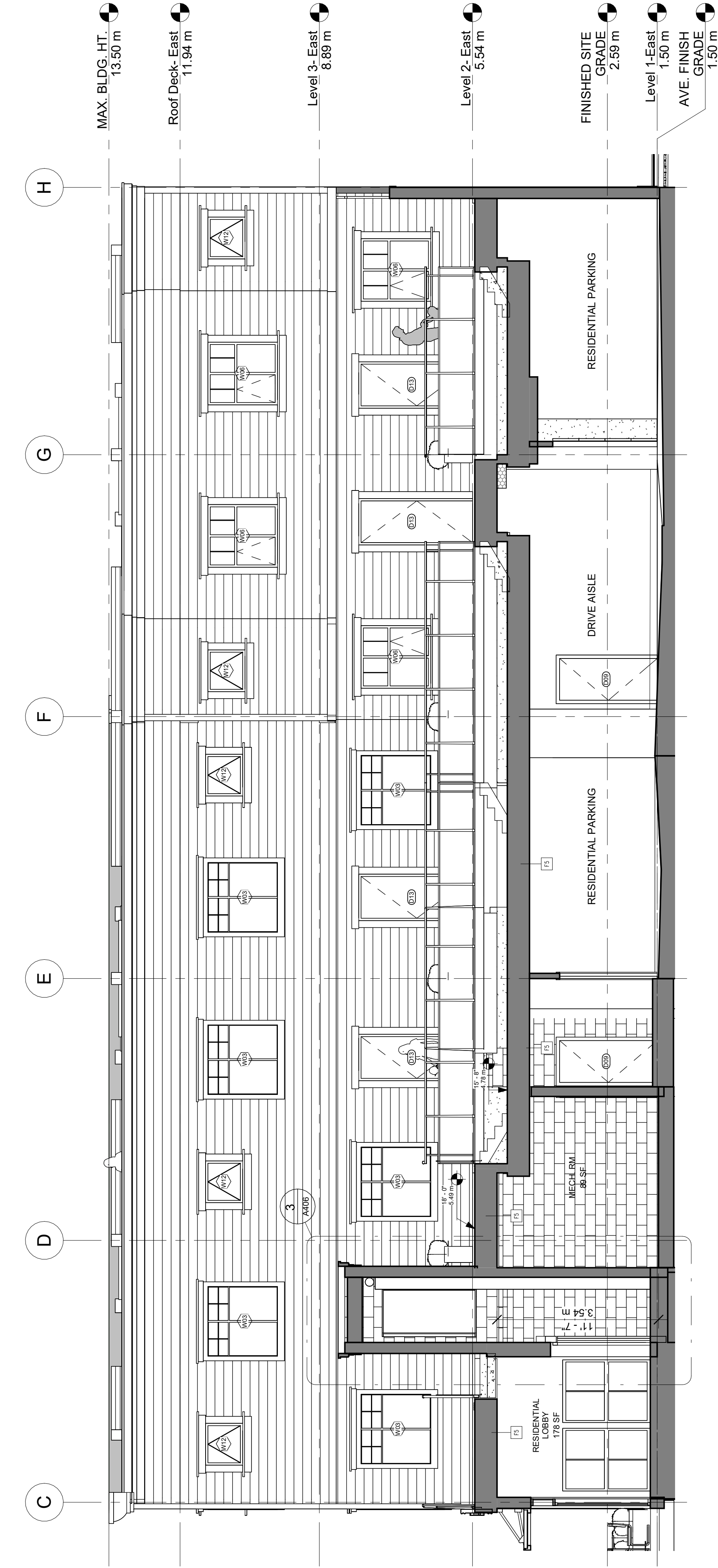
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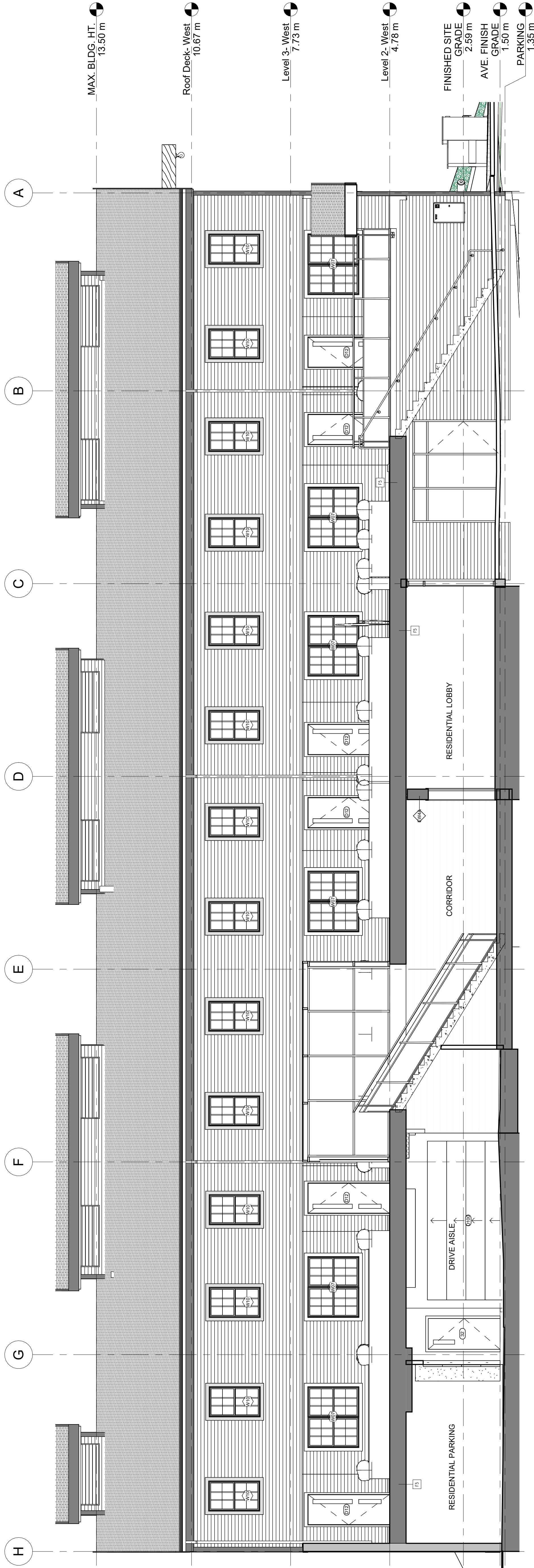
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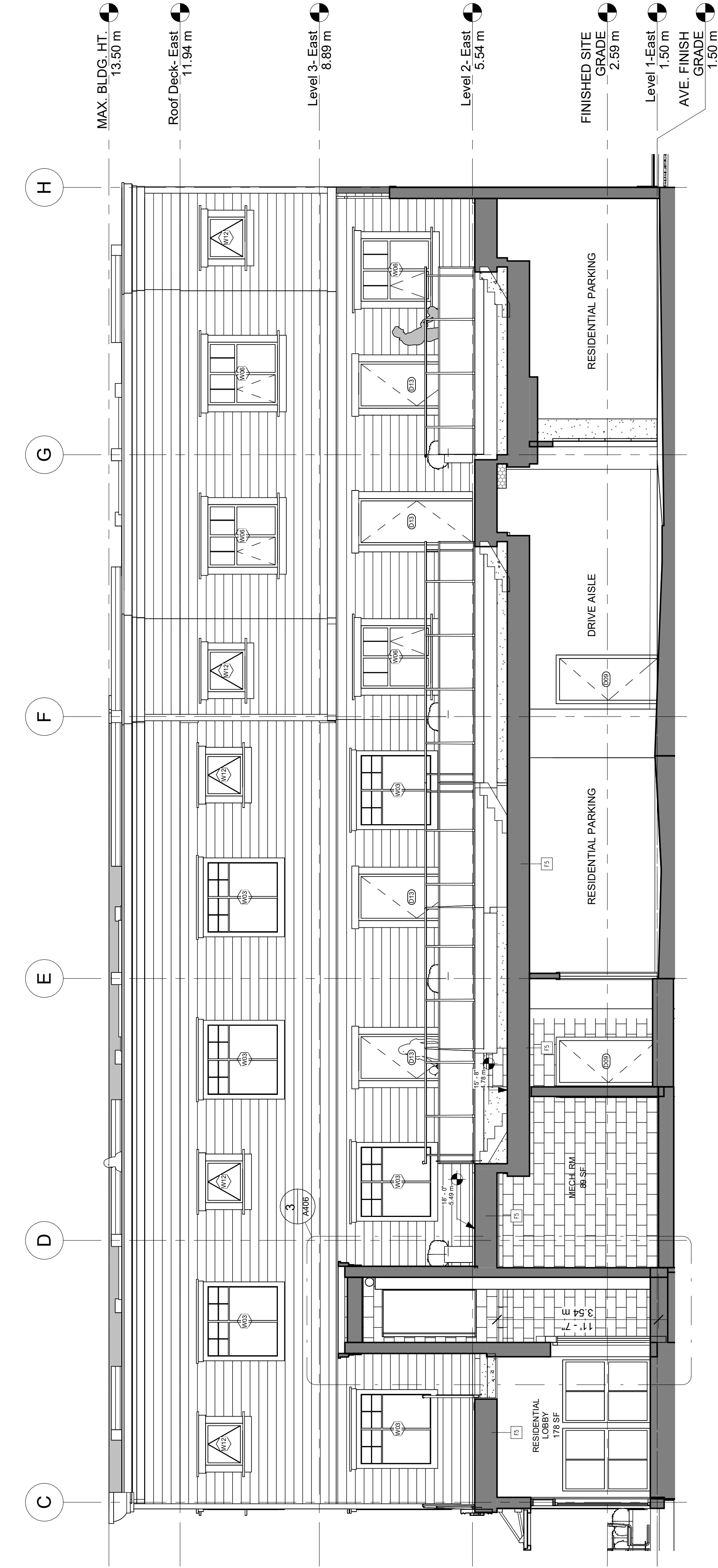
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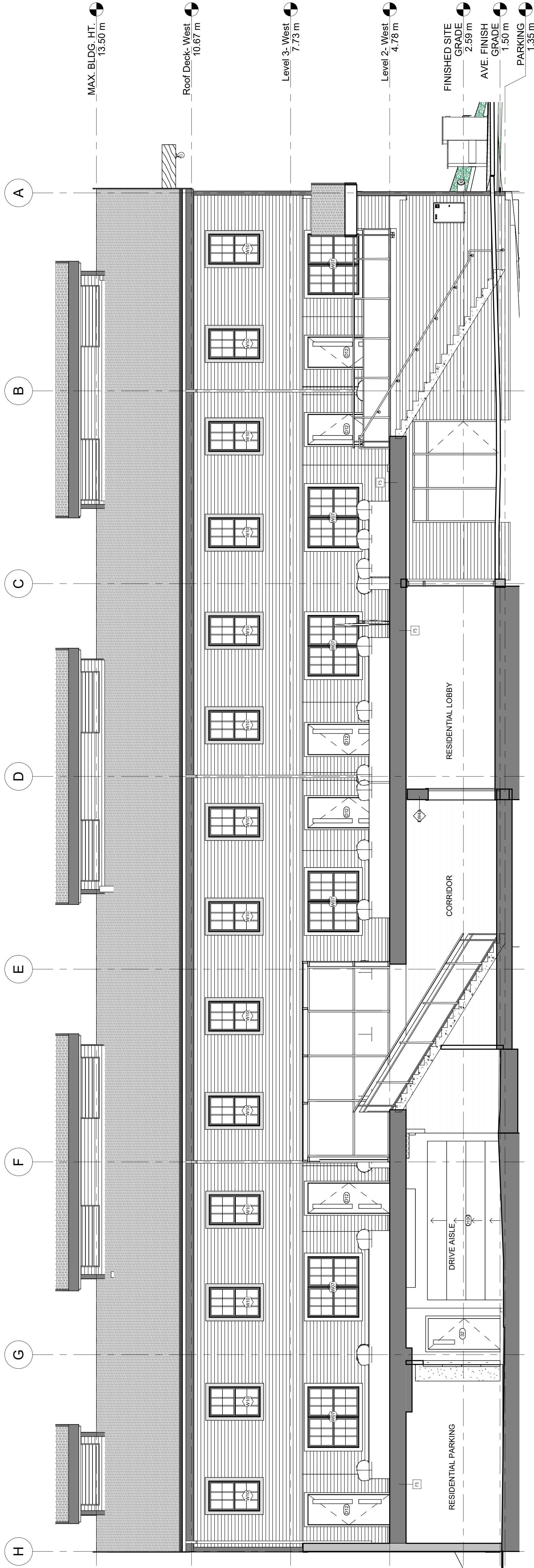
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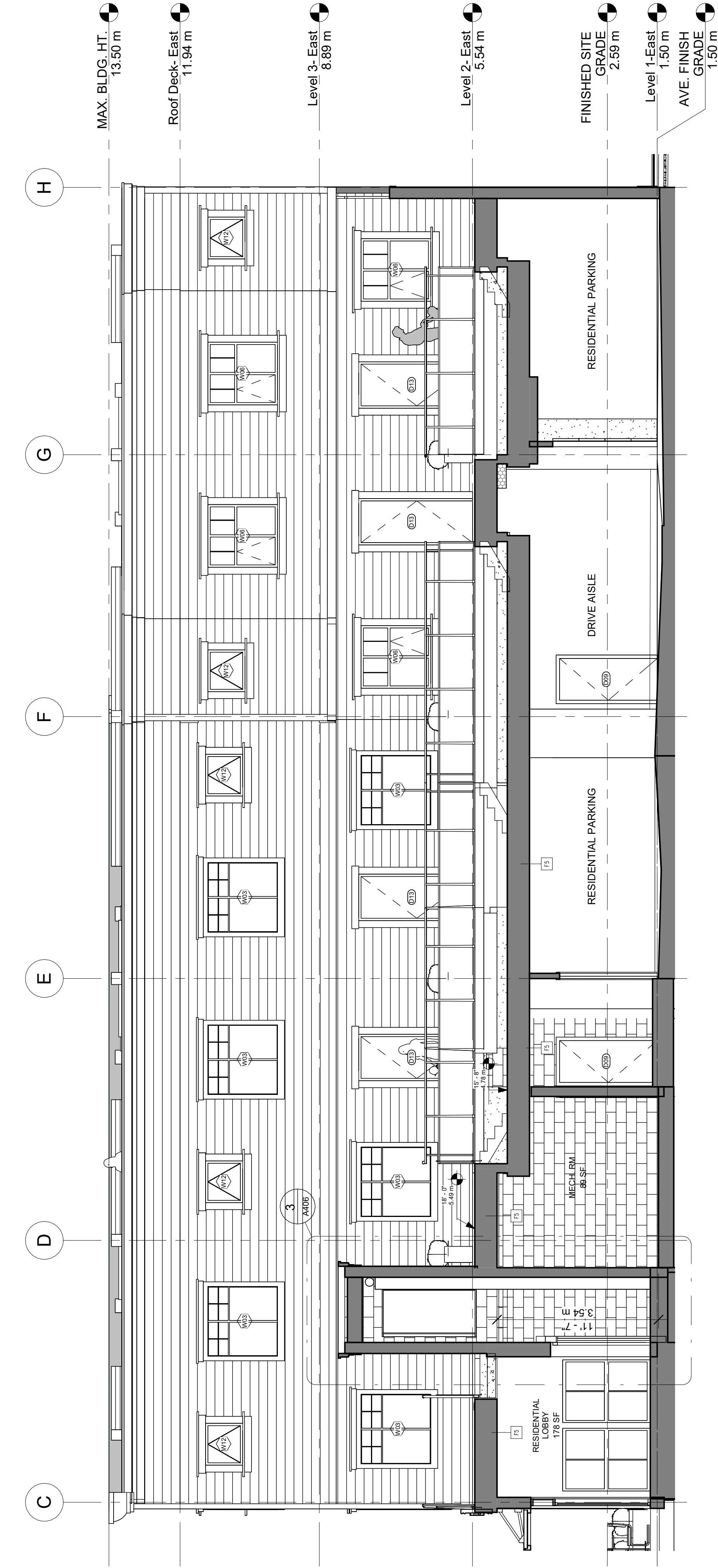
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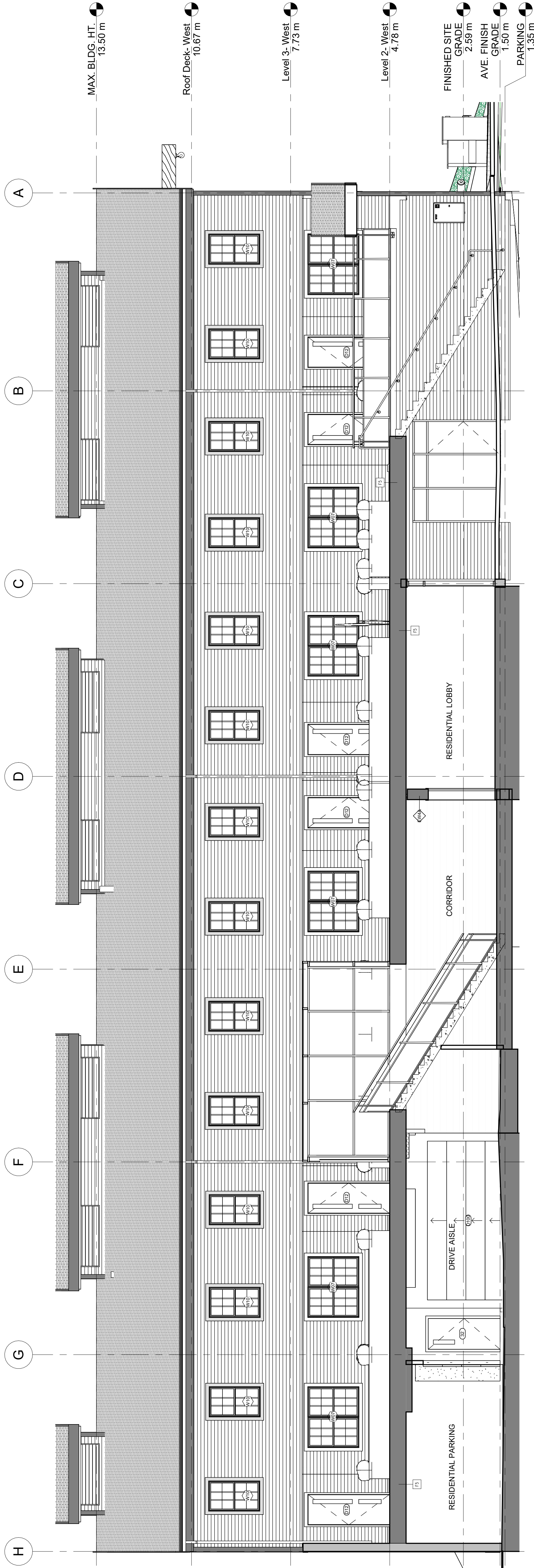
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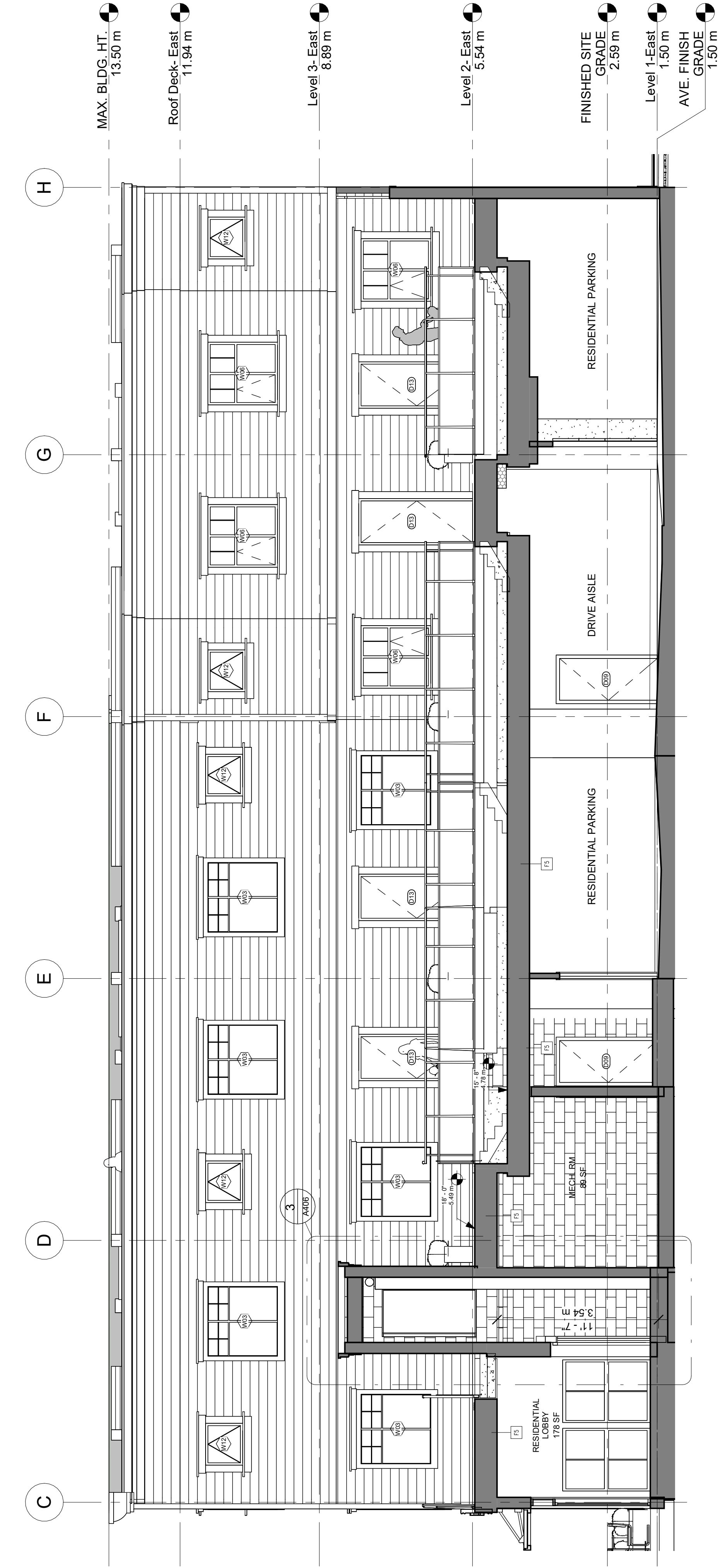
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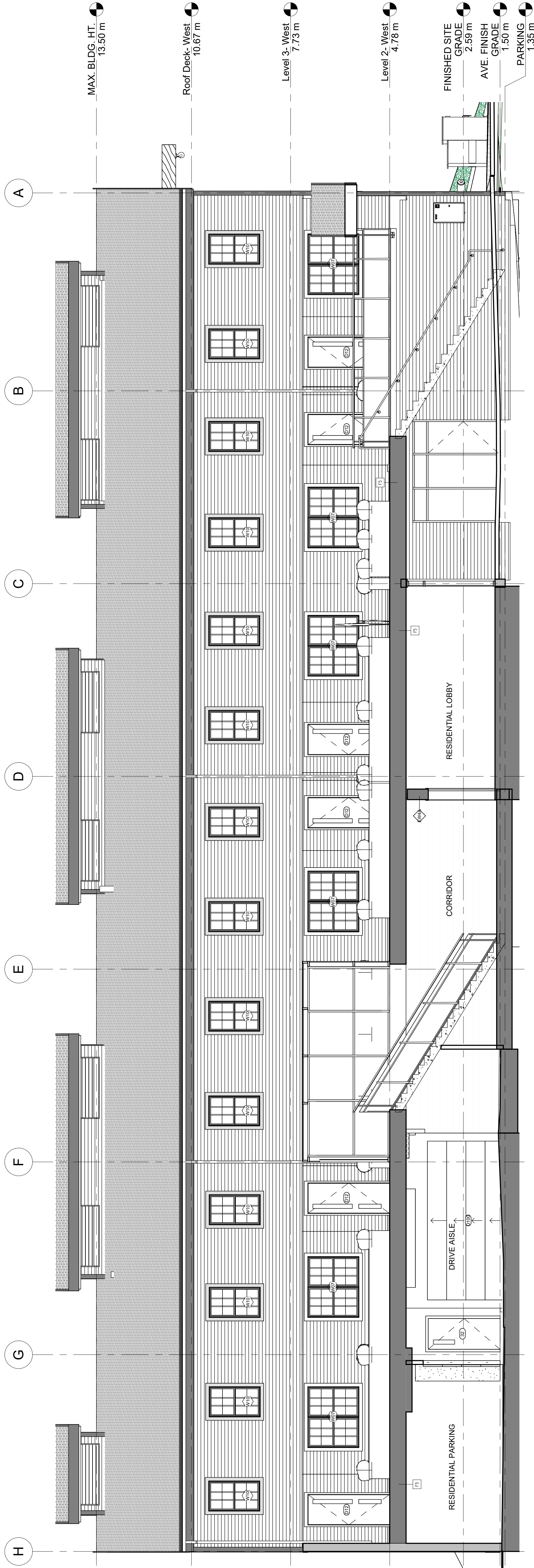
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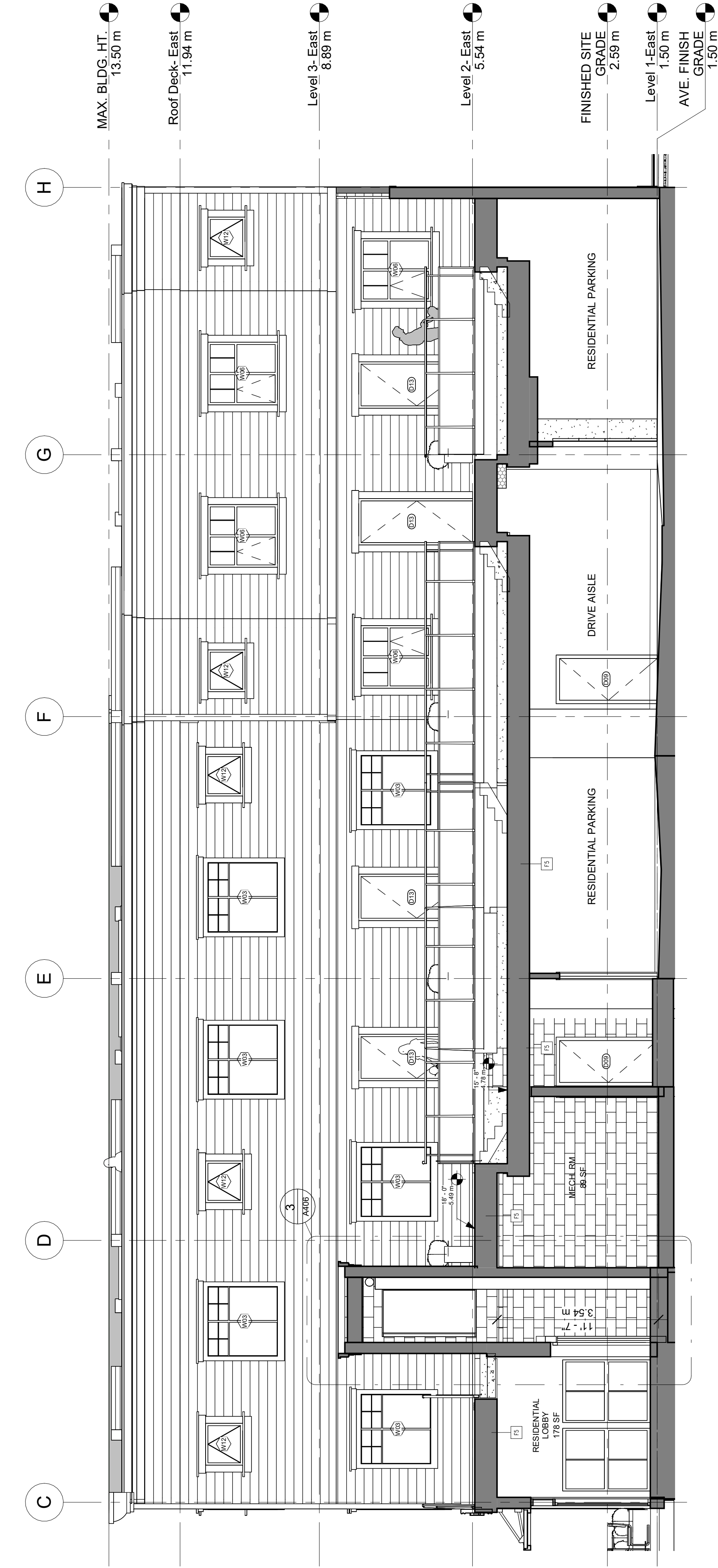
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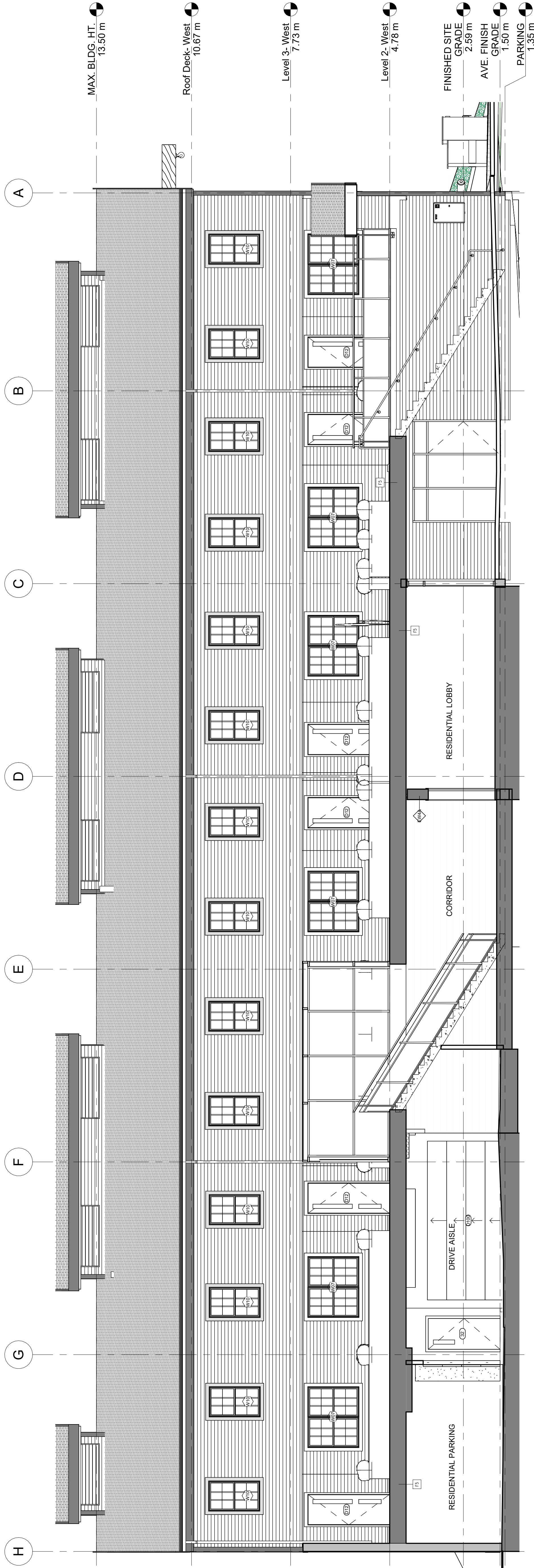
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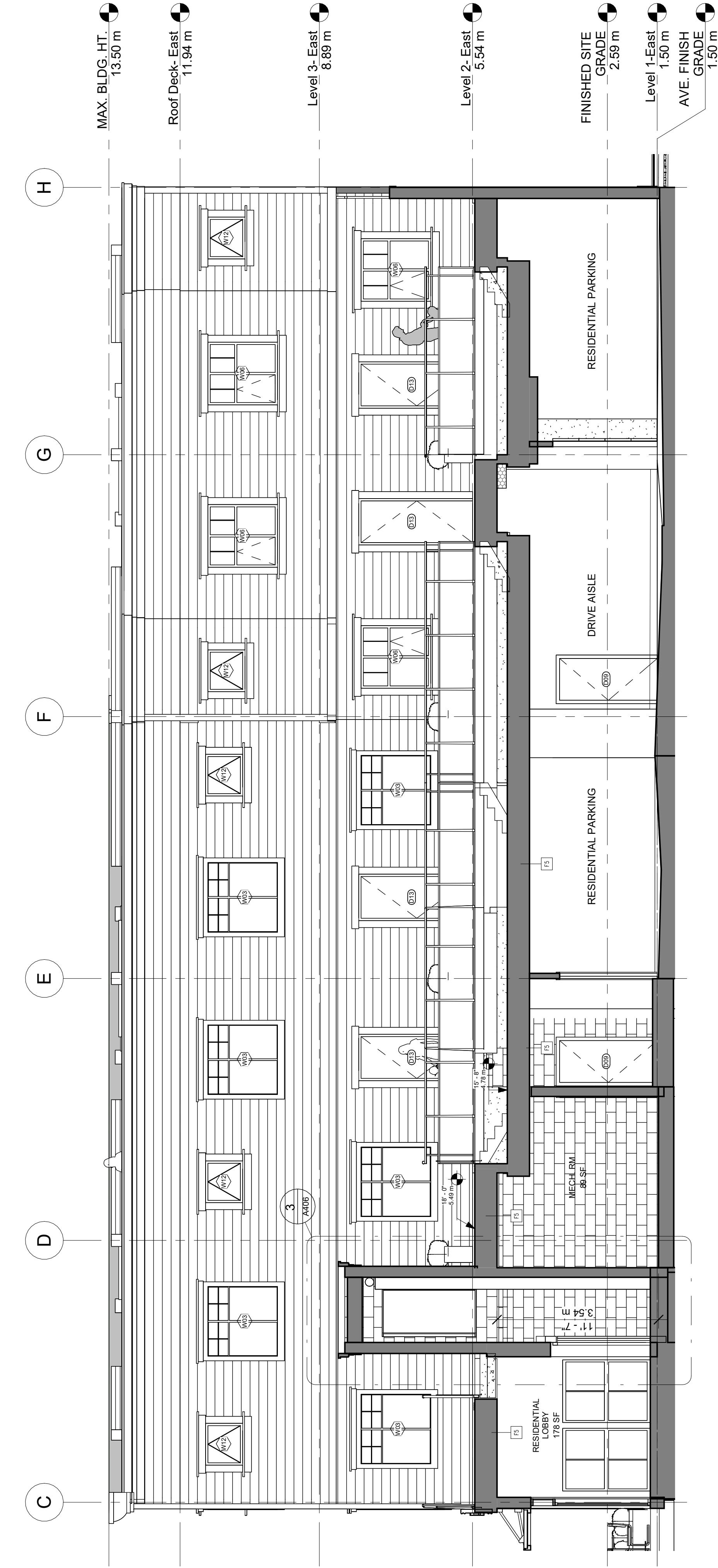
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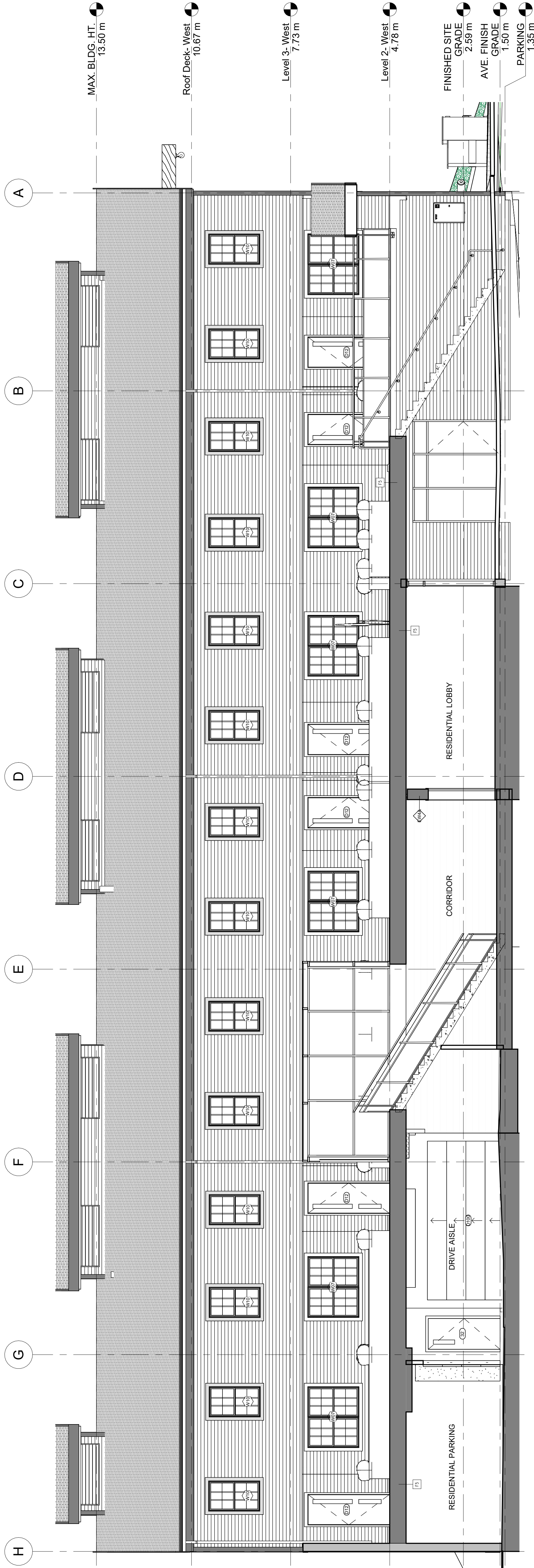
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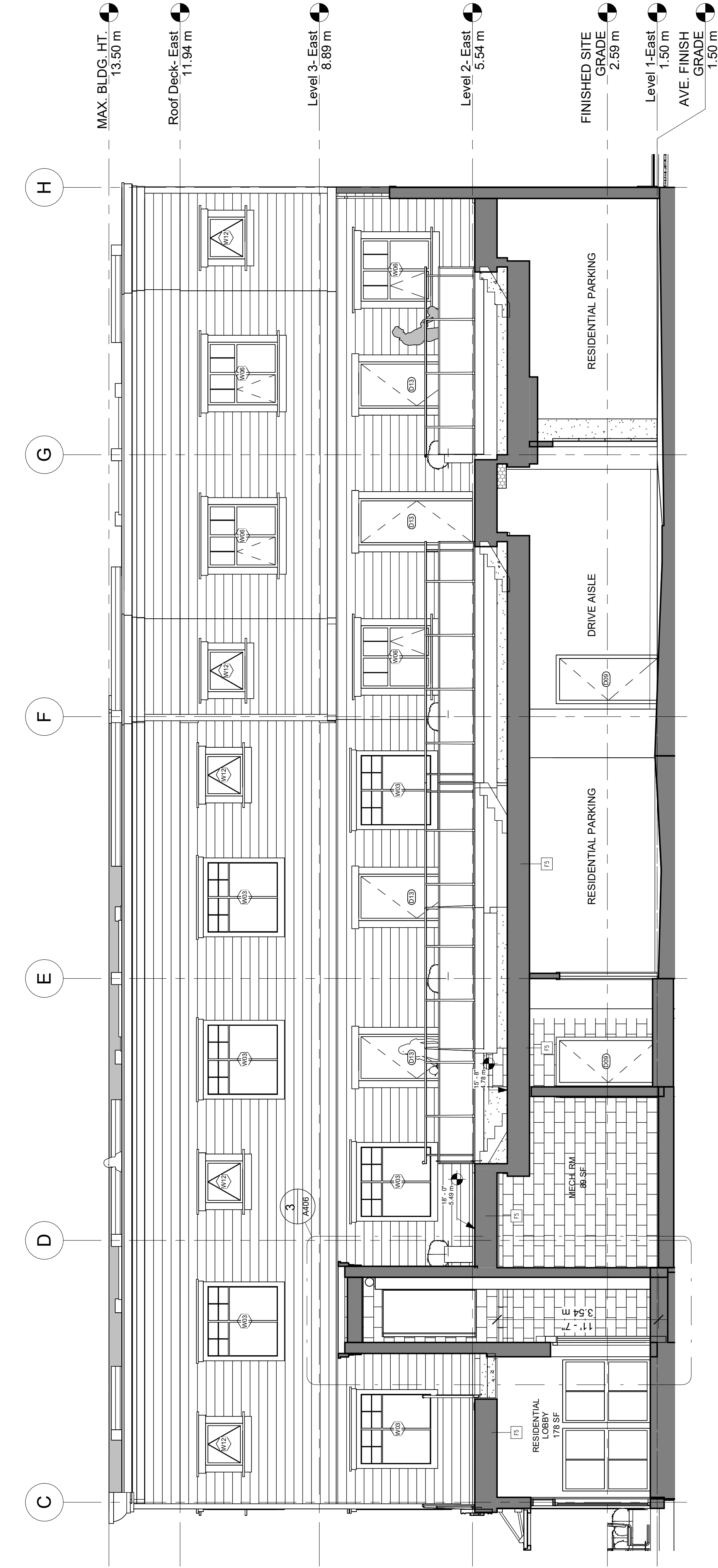
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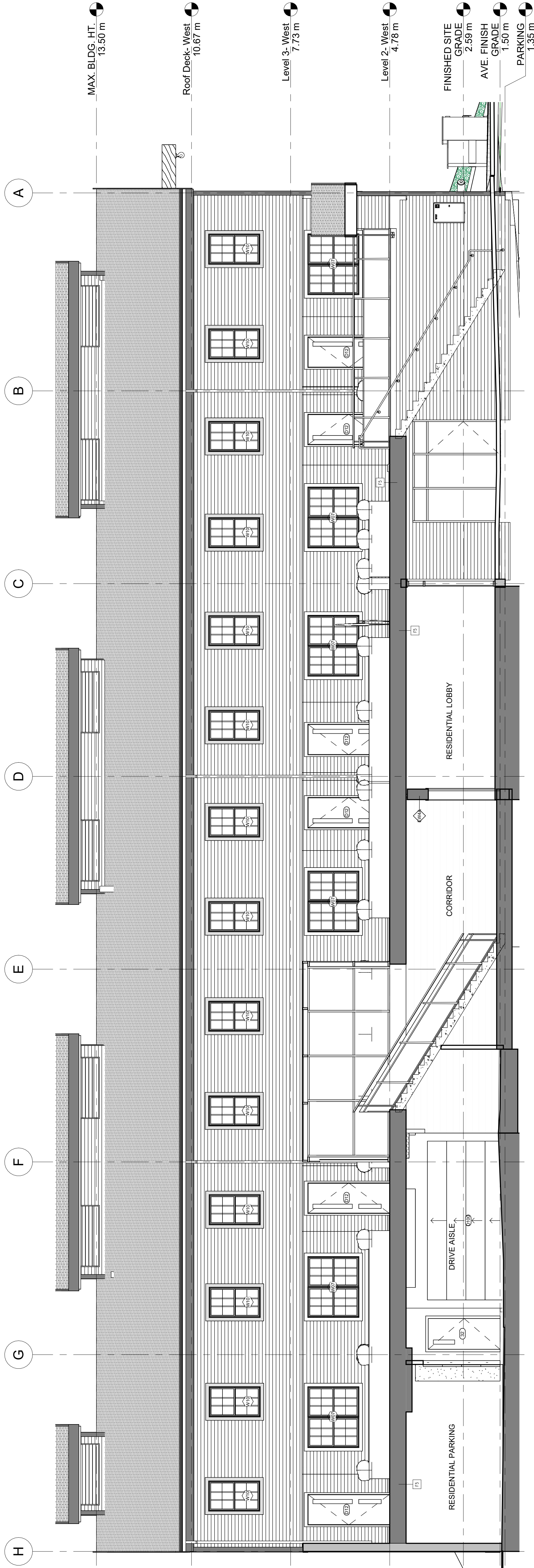
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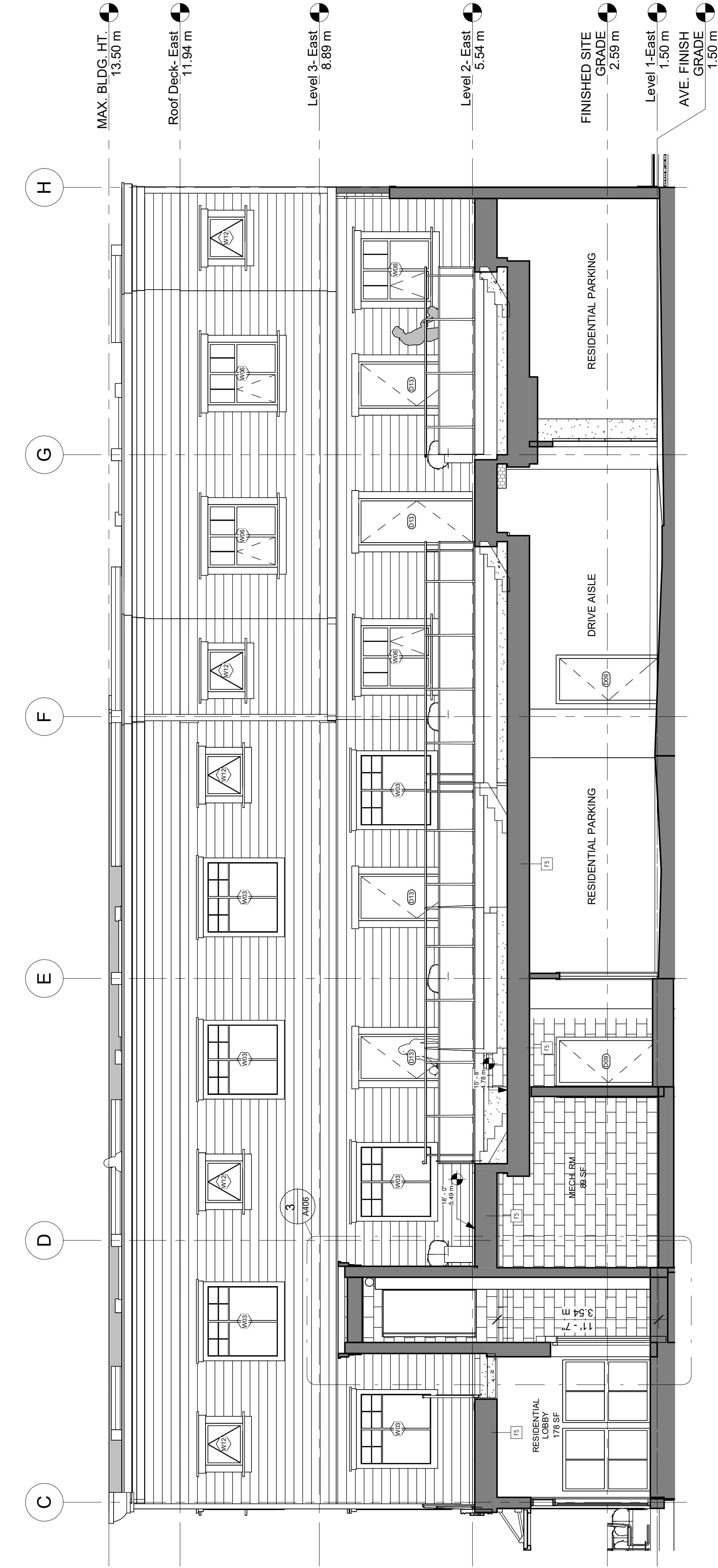
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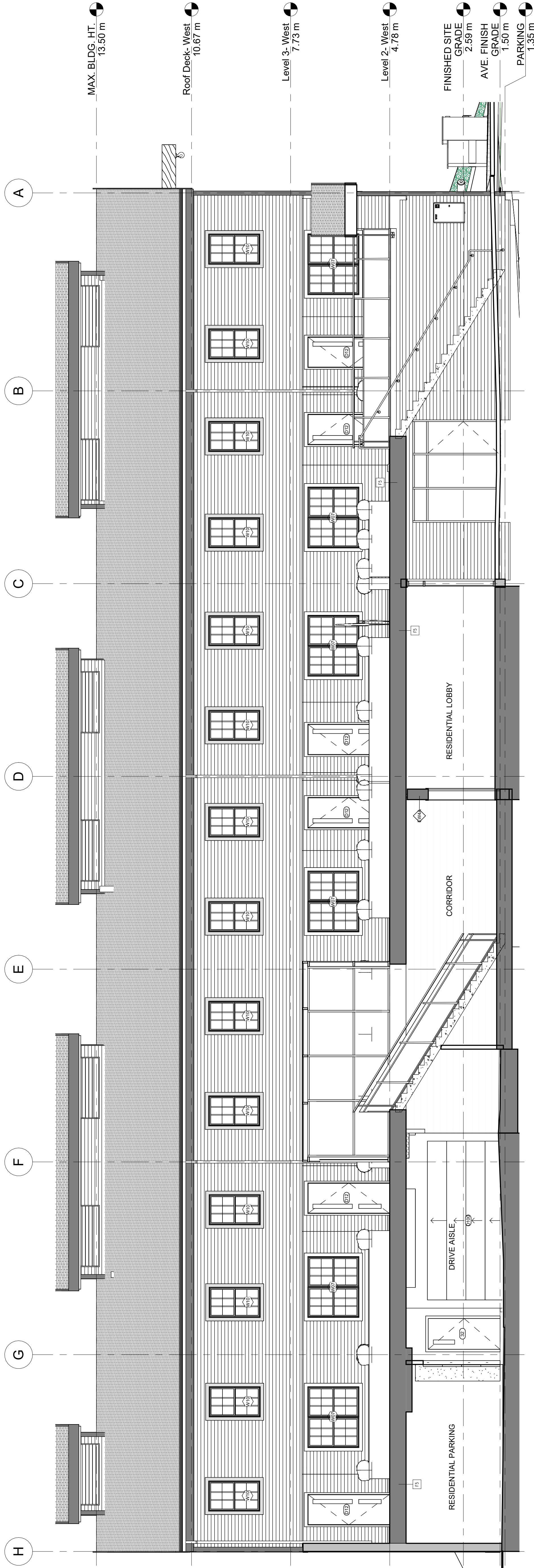
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6	2025-12-10	DP 2nd Resubmission	MC	RS
5	2025-06-25	DP Resubmission	MC	RS
4	2024-12-20	Respond to City	MC	RS
3	2023-04-18	REZONING APPLICATION	RA	RS
2	2022-09-07	Respond to City	SJ	RS
1	2022-08-30	1st Dlg. Submit	SJ	RS

REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
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THE DRAWING MUST NOT BE SCALED.
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PROJECT:

**STEVESTON VILLAGE MIXED-USE &
COURTHOUSE RELOCATION**

12011 3rd Ave
Richmond, BC

ARCHITECTURAL

3D RENDERERS

REVIEWED	RS	SEAL
DRAWN	RA	
SCALE	1" = 1'-0"	
DATE	08 SEP 2021	

PROJECT NO.	2151STV
DRAWING NO.	A801

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STATION:



REV. NO.	6
THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER	



6	2025-12-10	DP 2nd Resubmission	MC	RS
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REV.	YYYY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
THE DRAWING MUST NOT BE SCALED.				

PROJECT:

STEVESTON VILLAGE MIXED-USE & COURTHOUSE RELOCATION

12011 3rd Ave
Richmond, BC

ARCHITECTURAL

3D RENDERS

REVIEWED	RS	
DRAWN	RA	
SCALE	1" = 1'-0"	
DATE	09 SEP 2021	

PROJECT NO. 2151STV	DRAWING NO. A802	REV. No 6
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PROJECT:
**STEVESTON VILLAGE MIXED-USE &
COURTHOUSE RELOCATION**

ARCHITECTURAL

3D RENDERS

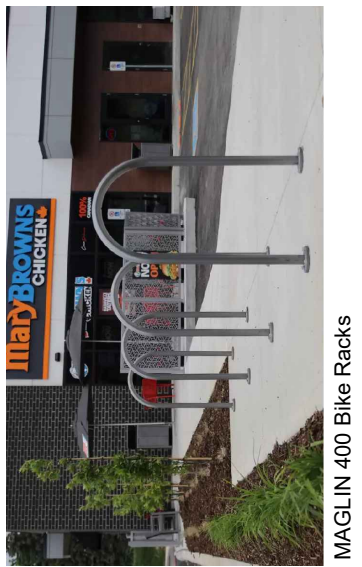
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SCALE	1" = 1'-0"	
DATE	09 SEP 2021	

PROJECT NO.	2151STV	DRAWING NO.	A803	REV. No.	6
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SEAL:

FURNITURE AND PAVER LEGEND



PLANTER
BELGIAN COBBLE
BY BELGARD
SCANDINA GREY COLOR

LIGHTING LEGEND

PLANTS - OFF-SITE



FESTUCA OVINA 'GLAUCIA'
GRASS



VIBURNUM TINUS 'SPRING BOUQUET'
EVERGREEN SHRUB 3-6 HT



ROSA EXPLORER 'CHAMPLAIN'
DECIDUOUS SHRUB 3-4 HT



MAHONIA AQUIFOLIUM
EVERGREEN SHRUB 3-6 HT

NOTES:
ALL FURNITURE TO BE SURFACE MOUNTED AS PER MANUFACTURERS SPECIFICATIONS.
ALL PAVERS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

PROJECT:

MIXED USE DEVELOPMENT

12011 3rd Ave
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN
GROUND FLOOR

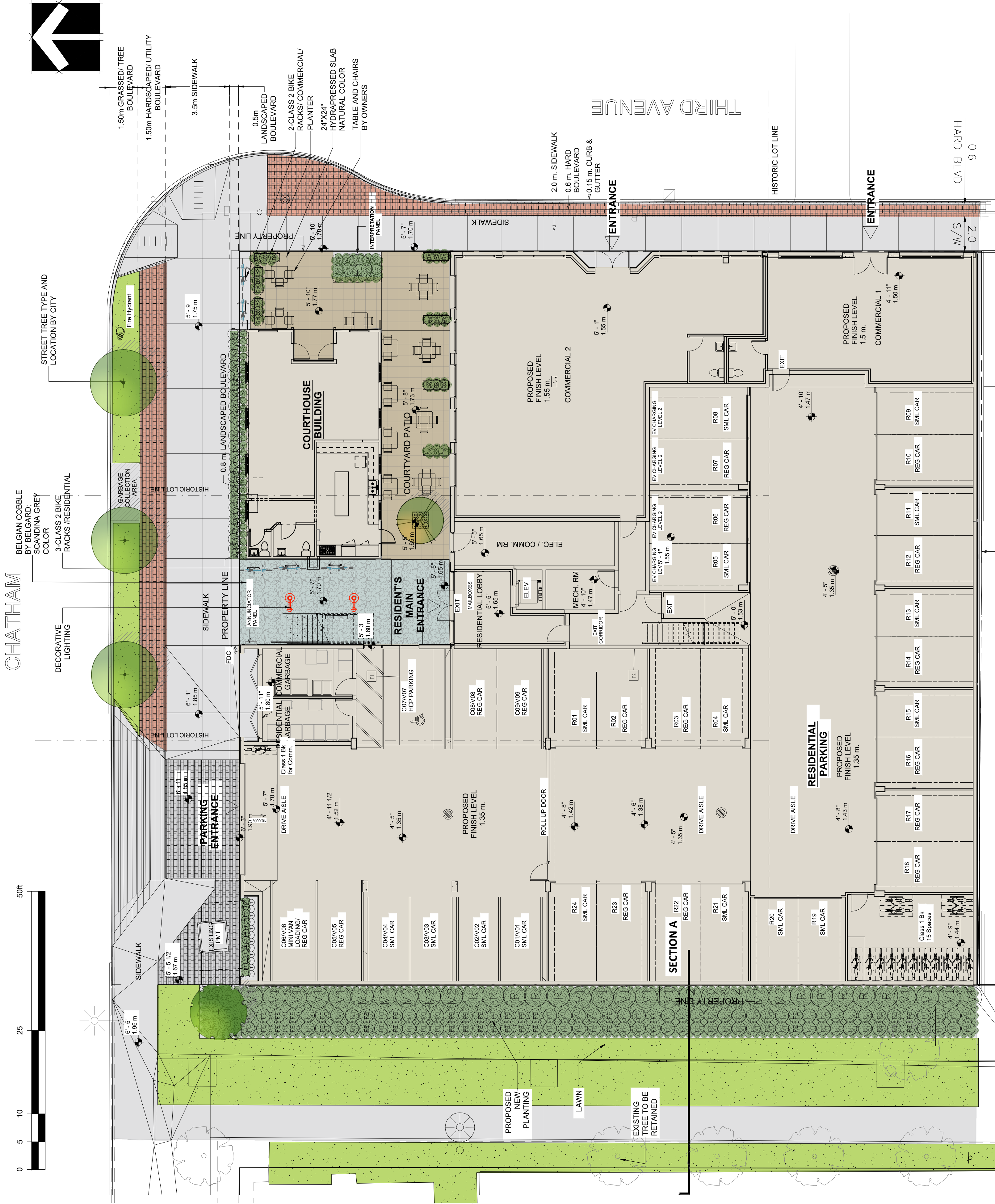
DATE: DECEMBER 22, 2022
SCALE: 3/32" = 1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

PMG PROJECT NUMBER: 23-006

23006-19.ZIP

OF 3

23-006



PLANT SCHEDULE-GROUND FLOOR ON-SITE			PMG PROJECT NUMBER: 23-006	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER PALMATUM TWOMBLY'S RED SENTINEL	COLUMBIAN RED JAPANESE MAPLE	2.8M HT, BAB
SHRUB	47	BUXUS SEMPERVIRENS GREEN VELVET	BOWWOOD	#8 POT, 40CM
	12	TAXUS MEDIA THICKS	HICKS YEW	1.2M BAB
PERENNIAL	28	FUCHSIA TOM THUMB	DWARF FUCHSIA	12M BAB
	28	FUCHSIA TOM THUMB	DWARF FUCHSIA	12M POT
GRASS	8	OPHIPOGON PLANISCAPUS INDEGENSIS	BLACK MONDO GRASS	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
- SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANT SCHEDULE- OFF-SITE			PMG PROJECT NUMBER: 23-006	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	CORNUS KOUSA SATOMI	PINK KOUSA DOGWOOD	2.8M HT, BAB
SHRUB	1	ALCUTIA JAPONICA (DWARF FEMALE)	DWARF JAPANESE ALCUTIA	#8 POT, 40CM
	10	ROSA EXPLORER 'CHAMPLAIN'	CHAMPLAIN ROSE, DARK RED	#2 POT, 40CM
	14	ROSA MEDLAND 'BONICA'	BONICA ROSE	#2 POT, 30CM
GRASS	102	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#1 POT
	3	FESTUCA OVINA 'GLAUCIA'	BLUE FESCUE	#1 POT
PERENNIAL	1	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
	2	FUCHSIA TOM THUMB	DWARF FUCHSIA	12M POT
	2	HOSTA SUM AND SUBSTANCE	HOSTA, GOLDEN	#2 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE- STREET TREE			PMG PROJECT NUMBER: 23-006	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL - 1.8M STD, BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

Heritage Assessment of the Development Application for 12011 Third Avenue, Richmond, BC.

October 2025. Updated February 2026



Heritage Value – A Summary

The Steveston Courthouse (Courthouse) was constructed in 1927 and has aesthetic, historical, and social significance for its Craftsman-inspired design, authentic exterior cladding that combines wood shingles and horizontal wood siding, its association with important civic functions, and for the way in which it contributes to the community's sense of identity. The Courthouse received formal protection through a Heritage Designation Bylaw in 1984. It is situated in the historic downtown core of Steveston Village, in an area that has been recognized by the City of Richmond as a Heritage Conservation Area.

The "Vacant Lot" at the corner of Third Avenue and Chatham Street has intangible heritage value for its historic use as a hub for municipal services and for its historic use as a community gathering space.

Proposal

The application is for a new mixed-use development that would include the retention of the courthouse and the construction of two new buildings on the amalgamated site. The east portion would be parallel to Third Avenue and have commercial/retail units at ground level with residential above. The west portion would be adjacent and parallel to the lane with residential above. Parking would be at ground level. The Courthouse would be relocated from its current location in the middle of the block and repositioned to the corner of Third Avenue and Chatham Street. It would continue to be used as a commercial building, possibly as a café.

The following comments are based on the architectural drawings dated December 10, 2025. Please note that the author is not an architect, and therefore this is not a peer review. Rather, this analysis is based on heritage conservation principles.

Proposal – A Heritage Assessment

The proposal has been assessed against the following documents:

- The Standards and Guidelines for the Conservation of Historic Places in Canada (2010)
- Section 9.3.2 of the Richmond Official Community Plan (updated 2009)
- Steveston Village Conservation Strategy (2009)
- Steveston Historic Themes
- Steveston Statement of Significance

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

The “Standards and Guidelines for the Conservation of Historic Places in Canada” (Second Edition, 2010) (The Standards and Guidelines) is a pan-Canadian document used by heritage professionals and local governments for assessing heritage value and for providing best practices to guide development projects that have a heritage conservation component.

The proposal meets the Standards and Guidelines by responding appropriately to the recommended three steps of 1) understanding the historic place, 2) planning an appropriate use, and 3) conducting careful work on the historic building.

The first step has been met through an updated (2018) Statement of Significance, which describes the heritage value of the building. The second step has been met through the proposed use of the Courthouse building. There have been a variety of past uses since it ceased to be a courthouse, including a Sunday School, Kindergarten, polling station, judo club, union hall, Red Cross hall, café, etc., all of which have been respectful of the Courthouse building and have kept it relevant to the community. The proposal is to continue with a commercial/retail use of some sort, possibly a café, which would be in keeping with past uses. The third step has been met with the completion of a Heritage Conservation Plan in 2018 to guide the development of the proposal and which has been updated as part of the application package.

The Standards and Guidelines also list 14 standards for the restoration or rehabilitation of an historic resource. The full list of standards, which are addressed more fully in the Heritage Conservation Plan, can be found in Appendix A. The most relevant standards for this discussion are listed below in italics, with comments about how each is being met:

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.* – The heritage value of the Courthouse building will be conserved. It will be relocated half a block from its current location to the corner of Third Avenue and Chatham Street. This is acceptable given that the lot to which it will be relocated has a strong

association with a previous Courthouse. Additionally, the new location will create a vibrant public precinct and will allow people to circulate around the entire building. The Courthouse will regain prominence along the streetscape and will retain its orientation to and its general location on Third Avenue. The symbolic civic precinct value associated with the currently empty corner lot will be regained and reinforced with tangible associations.

2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right. – Character-defining elements of the Courthouse will be retained and restored/rehabilitated. This work is covered in the Heritage Conservation Plan.

3. Conserve heritage value by adopting an approach calling for minimal intervention. – The Courthouse is proposed to be relocated to the corner lot and will have minimal exterior interventions.

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. –The Courthouse building will be restored/rehabilitated and will maintain its integrity in a more complete manner than its current situation. The proposed new buildings will respect the Courthouse. The design of the east portion (facing Third Avenue) will draw from an historic commercial design palette that is relevant to the streetscape, in particular through the style of cladding, the style of the large display windows, the set back entrances and the awnings of the retail units facing Third Avenue. The west portion will draw on an historic industrial palette by incorporating a roof design that is similar to those of cannery buildings found along the waterfront. Additionally, the new buildings will be set back from the Courthouse (just over 13 feet between it and the new building to the south and over 15 feet between it and the new building to the west), which will give the Courthouse prominence and integrity in its new location.

5. Find a use for an historic place that requires minimal or no change to its character-defining elements. – The Courthouse has had a variety of uses over its lifetime. Most recently, it has been a restaurant. The proposal is to encourage a similar use, but any form of retail or community use that does not negatively impact the character-defining elements would be respectful of the building.

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. – The proposed new buildings will be visually compatible with the Courthouse building by not crowding it and will be designed in a way that draws on the historic design palette of the Steveston Village Core Area. The proposed new buildings will be subordinate to the Courthouse, not in terms of size, but in terms of design and by providing ample open space around the Courthouse. The proposed new buildings will be distinguishable from the Courthouse by being physically separate from it and by being designed in a way that draws on the historic palette of the area and yet still reads as contemporary.

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. – The open space around the Courthouse and the fact that the new buildings will not be in physical contact with the Courthouse will ensure that, if the proposed new buildings are altered or removed in the future, that the form and integrity of the historic building will not be impacted.

Section 9.3.2 of the Richmond Official Community Plan (updated 2009)

Section 9.3.2 of the Richmond Official Community Plan (OCP) deals with Steveston Village, which is identified in the OCP as a Character Area. The proposal meets this section in the following ways:

- The Courthouse, a protected heritage resource, is being conserved.
- The resulting project will contribute to the heritage streetscape with '*visually pleasing and functional physical qualities*'.
- The new development will be co-ordinated with the location and use of the Courthouse.
- The scale of the development and the use intensity will be sympathetic with the historic building pattern¹.

It further meets the Richmond OCP in the following ways:

- The new buildings will have a transition of scale that is compatible with the surrounding context.
- The development will provide animated views from the Courthouse windows – which, in its new location, will be much more animated than its present location midblock.
- The new buildings will be three storeys high and be set back from the Courthouse so that it retains its integrity.
- The new buildings will substantially meet the recommendations regarding roofscapes, exterior walls and finishes, weather protection, signage, and landscape elements².

The proposal meets the following aspects identified in the OCP for the "Steveston Village Core Area" by:

- Being a sensitive infill, pedestrian-oriented, and respecting the architectural heritage of the area,
- Positioning the front of the new building tight to Third Avenue;
- Positioning the new buildings so as to provide public open space around the Courthouse, which both allows it to maintain its integrity and also provides pedestrian walkways through the site;
- Providing a continuity of retail, commercial and restaurant uses at street level;
- Designing the east building to be three storeys high with a flat roof and roof decks, set back glazed railings, and an articulated front façade;
- Designing the west building to be three storeys with space for elevator shafts and access to a roof deck within an historically inspired roof design;
- Providing a varied street façade along Third Avenue with specific changes to the material and general design (awning placement for ex.) wherever the historic lot lines occur;
- Utilizing high quality materials with historic references, such as horizontal lap siding as well as shingle and plank cladding;
- Providing historically inspired windows for the upper residential floors on the Third Avenue elevation and more contemporary windows on the upper residential floors of the rear elevations;

¹ Richmond Official Community Plan (updated 2009), p. 9-18

² Ibid, pp. 9-21 – 9-25

- Providing full-height display windows for the street level commercial units;
- Providing a varied street level commercial façade along Third Avenue utilizing non-regular placement of large display windows with awnings that span each set of those windows;
- Using a colour scheme based on historically appropriate colours that respects the Courthouse;
- Providing ground floor wood doors in shallow recesses along the main street façade; and
- Providing lighting that respects the historic area and the Courthouse³.

The “Design Criteria for the Steveston Revitalization Area” prepared by the Richmond Planning Department in December 1987, and the “Steveston Downtown Revitalization Area Façade Guidelines” provided by Bud Sakamoto and Patricia Baldwin in March 1989, are included in the OCP in Appendix 2. Known collectively as the “Sakamoto Guidelines”, they were summarized by staff in their May 25, 2021 staff report (p7) as follows, with comments provided after each guideline:

The distinctive character of the original buildings should be preserved and restored in keeping with the styles of the era. – The distinctive character of the Courthouse building will be preserved and restored as per the Heritage Conservation Plan, ensuring it meets this guideline.

The continuity of the commercial frontage should be maintained by having a minimum street setback, consistent with older commercial streets (with storefront glazing to provide visual interest and canopies for weather protection). - The east portion of the new building on Third Avenue will have commercial units at street level, a minimum setback, and will have historically appropriate glazing and canopies.

New buildings should not exceed three storeys in height. - The new buildings will be three storeys.

Exterior finish of buildings facing commercial streets should utilize traditional materials, or materials which are compatible with existing natural finishes. – The exterior finish of the elevation facing Third Avenue will use a combination of fibre cement plank and shingle siding, which is compatible with the Courthouse building and which will read as contemporary while still respecting the historic context.

Parking should be located at the rear of buildings, or in communal lots. - The parking will be contained primarily within the west building at the rear of the lot, but with some also provided within the east building.

Signs for identification of businesses and activities should be in keeping with the historic nature of the town. - The details of the signage have yet to be designed at the writing of this report but will be reviewed by the Heritage Consultant when complete to ensure they are historically appropriate.

Development and redevelopment should include new pedestrian amenities, landscaping, site improvements and screening, where appropriate. - There will be new public pedestrian amenities such as a carefully designed open space around the Courthouse building that will provide both pathways and gathering/seating places. The Courthouse will be positioned 14 feet back from the property line in order to create an animate, interactive space and a prominent frontage. There will be at least a 1 ½ foot wide

³ Ibid. pp. 9.25-9.26

landscape buffer along the north side of the building. Additionally, there will be a 30 inch high barrier installed to create a designated area for alcohol consumption. These aspects will contribute to the representation of the intangible heritage values of the “Vacant Lot”.

Steveston Village Conservation Strategy

The Steveston Village Conservation Strategy was written by a team led by Birmingham & Wood Architects & Planners and provided to the City of Richmond in January 2009. It provides a series of guidelines which are listed below with comments afterwards regarding how the proposal responds.

In terms of siting and open space, there should be:

- *Narrow frontage relating to small lots*
- *Building fronts that contribute to continuous street walls*
- *Little or no manipulation of ground level*
- *Informal, site-specific open spaces*

The proposal meets all of the above guidelines, in particular by suggesting small frontages through the commercial façade design along Third Avenue, by providing a continuous street wall, by keeping the new building at street level, and by providing open space for the public around the relocated Courthouse building. The historical lot lines along this portion of Third Avenue have been incorporated within the property and the exterior cladding differs at each ‘lot line’ in order to make a visual reference to them.

In terms of buildings and structures, there should be:

- *Mostly windows on ground floor frontages*
- *Simple ornamentation of plain structures*
- *Modest materials used economically*
- *Utilitarian physical infrastructure*

The proposal meets all of the above guidelines, in particular by providing large display windows at ground level for the commercial spaces, by designing simple and historically respectful ornamentation on the Third Avenue elevation of the new building (brackets, multi-paned windows, etc.) and less ornamentation on the rear portion of the building, by using modest materials (horizontal lap siding, etc.), and by providing a utilitarian physical infrastructure.

Steveston Heritage Themes

Eight heritage themes were developed by the Birmingham & Wood team as part of the Historic Context Statement included in the Steveston Village Conservation Strategy. They are:

1. Aboriginal Use
2. Agricultural Roots
3. Cannery Legacy
4. Fisheries Tradition
5. Small Frontier Town

6. Transportation Hub
7. Cultural Diversity
8. Continuing Community

The Courthouse and the proposed new building fall within Theme #5 (Small Frontier Town). The small frontier town that was Steveston, notes the report, had stores with *“false fronts, glass show windows complete with awnings, and neat wood boardwalks typical of the time”*.⁴

The Courthouse building will have some restoration once it has been relocated to its new location on the corner. Its original design will not change. The Third Avenue elevation of the new building will have commercial at the sidewalk level with two levels of residential above. The commercial element will have *‘glass show windows complete with awnings’*⁵. There is no expectation that Third Avenue would have wood boardwalks, and none are proposed, nor is a false front being proposed as this would be inappropriate for the size of the building.

Steveston Statement of Significance

An area-wide Statement of Significance (SOS) for Steveston Townsite was developed by the Birmingham & Wood team as part of the Historic Context Statement included in the Steveston Village Conservation Strategy. In the SOS, they identified 21 character-defining elements for the built/planned environment, 10 for the landscape, 7 for the waterfront and 5 for the category ‘uses’. A full list of the character-defining elements can be found in Appendix B. For this report, only those that impact the proposal are discussed below.

The proposal and the subject building meet the following identified character-defining elements:

- *Small commercial building with wood framed façades* - This character-defining element also lists *‘false fronts’*. The Courthouse building is small but does not have a false front and the new building is not proposed to have a false front.
- *Building details including cornices, brackets* – The Third Avenue elevation of the new building will have brackets under the eaves.
- *Strong street wall edges created by the buildings at Moncton Street* - This character-defining element refers to Moncton Street, but the proposal also meets this design guideline, so it has been included here.
- *Pedestrian scale* – The proposal will provide and maintain a pedestrian scale.
- *Associative gathering space* – The Courthouse and the open public area around it will provide gathering spaces that are clearly linked with both the Courthouse and the new buildings.
- *Residential components of the streets* – There will be residential units above the new buildings.
- *Variety of building styles and construction types* – The new buildings will present different styles and typology between the front and rear portions, which will respect but be different from that of the Courthouse building.

⁴ Birmingham & Wood Team. Steveston Village Conservation Program Conservation Strategy – Managing Change, 2009, p.17.

⁵ Ibid.

- *Landscape elements – fences and planted areas* – There will be some landscaping in and around the new public open space adjacent the Courthouse building, as well as for the residential units.
- *Diverse business activity* – There are multiple commercial units being proposed, some in the east portion of the new building along Third Avenue and one in the Courthouse.
- *Working nature of the town reflected by commercial and industrial businesses and businesses related to the fishing industry* - The Courthouse currently reflects the commercial aspect of Steveston and also numerous historic uses that it had, such as a courthouse, kindergarten, sports facility, union hall, etc. The new west building will have a roof form that draws on the historic roof form of nearby historic cannery buildings, as well as Board & Batten cladding that also references the historic cannery buildings.
- *Informal pedestrian use of the streets* – This will be maintained.
- *Sense of being in a small town, characterized by such elements as diagonal parking on the street, informal lane parking, shortcuts through properties, small scale building, limited overall area.* – The existence of diagonal parking and informal lane parking are under the control of the City. The project will provide shortcuts through the corner of the development and retain the small scale of the Courthouse by providing ample open space between it and the new buildings.

Conclusions

The proposed development has been assessed against The Standards and Guidelines for the Conservation of Historic Places in Canada (2010), Section 9.3.2 of the Richmond Official Community Plan (updated 2009), the Steveston Village Conservation Strategy (2009), the Steveston Historic Themes, and the Steveston Statement of Significance. It meets the heritage considerations contained within those five documents.

The historic Courthouse building will be relocated to the corner of the property and be restored. It will regain its integrity and become a focal point for the street and for the community. The new buildings proposed for the remainder of the lot will be compatible with the Courthouse both physically and visually. They will be subordinate to and distinguishable from the Courthouse through design, materials, and siting. It is unusual for a development to provide this amount of separation between an historic building and a new building. The new buildings will draw, in part, on different design palettes. The elevation facing Third Avenue will have more detailing; for ex. brackets under the eaves and windows that are based on historic window designs. It will have a flat roof and while the cladding will be contemporary, the styles will be historically appropriate. The west portion will have a sleek design palette that is contemporary but with strong industrial-inspired components, such as a roof that is reminiscent of the historic cannery buildings along the wharf. It will make an excellent transition from the Gulf of Georgia Cannery site to downtown Steveston. The new buildings and the outdoor spaces created will relate comfortably with the Courthouse building. The south elevation of the new building will receive a commissioned art mural.

In conclusion, the proposal will result in a context sensitive development that is respectful of and that celebrates the historic Courthouse building, the history of the Empty Lot, and Steveston Village.

Appendix A

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

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.⁶

⁶ Standards and Guidelines for the Conservation of Historic Places in Canada” (2nd edition 2010), pp. 22-23.

Appendix B

Character-defining Elements of Steveston Townsite

Built/Planned Environment

- Small commercial buildings with wood framed façades and false fronts
- Building details including cornices, brackets
- Strong street wall edges created by the buildings at Moncton St.
- Pedestrian scale
- Commercial streets parallel to the water
- Cross grid of north/south streets
- North/south streets with visual access to the dyke
- Associative gathering places (Net Shed, hotel)
- Historical patterns and buildings on the north side of Chatham St.
- Proximity of the residential area to the commercial area
- Residential components of the streets
- Varying street widths
- Original grid layout
- Exposed drainage ditches
- Lack of street curbs in lanes
- Way in which the site reflects original development
- Archetypical main street pattern of Moncton St.
- Multi-use utilitarian lanes and alleyways
- Variety of building styles and construction types
- Evidence of multiculturalism in the town
- Industrial traces such as the railway tracks

Landscape

- Landscape elements including ditches, bridges, fences, lawn areas and planted areas
- Mature trees which differentiate the residential area north of Chatham
- Containment of the place by the physical landscape feature of the ocean to the west and river to the south
- Slope of the land down from the dyke
- Location of the site 5 kilometers from the mouth of the south arm of the Fraser River
- Traces of residential gardens
- Significant open spaces that frame the town site such as Steveston Park
- Gary Point Park
- Views from the townsite to the Gulf of Georgia to the south and west and to the North Shore Mountains to the north
- Roughness and unfinished nature of parts of the site

Waterfront

- Direct connection to the waterfront
- Small scale elements including pilings and wharves, rip rap river edges., fences, signs
- Presence of marine industrial heritage - boats, masts, rigging, wharves, fish sales, fish store
- Sounds, smells of the waterfront
- Evidence of the use of the waterfront
- Clean water and the natural landscape of the river

Uses

- Diverse business activity - you can get most everything you need
- Working nature of the town reflected by commercial and industrial businesses and businesses related to the fishing industry
- Informal pedestrian use of the streets, (e.g., jaywalking)
- Ability to access the waterfront in the wharves on foot
- Sense of being in a small town, characterized by such elements as diagonal parking on the street, informal lane parking, shortcuts through properties, small scale building, limited area overall



Address: 12011/12051 3rd Avenue

File No.: RZ 17-794156

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10779, the developer is required to complete the following:

1. **(Heritage Alteration Permit)** The submission and processing of a Heritage Alteration Permit* (HAP) application endorsed by Planning Committee for issuance.
2. **(Heritage Conservation Plan)** Registration of a covenant on Title for the conservation, protection and maintenance of the Heritage Building (Steveston Courthouse) that includes but is not limited to the conservation measures proposed to ensure the protection of the Heritage Building during its relocation to the northeast portion of the subject site (i.e. site preparation and construction activities), and its repair, restoration and ongoing maintenance in accordance with the guidelines and requirements set out in the Heritage Conservation Plan prepared by a Registered Heritage Professional.
3. **(No Occupancy Permit - Heritage Conservation)** Registration of a covenant on Title to ensure no Occupancy Permit is granted for the non-heritage building on-site, until the Heritage Building (Steveston Courthouse) has been relocated, repaired and restored in accordance with the Heritage Conservation Plan and HAP issued by Council to the satisfaction of the City.
4. **(Noise Mitigation – Mixed Use)** Registration of a legal agreement on Title that identifies the development as mixed use, and indicating the requirement to mitigate unwanted noise and to demonstrate that the building envelope(s) is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw.
5. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on Title (Steveston Village Area – Flood Plain Designation and Protection Bylaw 8204).
6. **(Shared Commercial / Residential Visitor Vehicle Parking)** Registration of a legal agreement on Title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user, and ensuring that the parkade gate to the parkade structure is to remain open during typical hours of operation (i.e. 8 am – 10 pm) of the non-residential use on the property.
7. **(Public Art – Cash Contribution)** City acceptance of the developer's offer to make a voluntary cash contribution towards the City's Public Art Fund, the terms of which shall include the following:
 - a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Mixed Use (Commercial and Residential)	Residential: \$1.08 per buildable ft ² Commercial: \$0.57 per buildable ft ²	Residential: 22,069.60 ft ² Commercial: 4,008 ft ²	\$26,119.73

- b) Where the contribution is not paid to the City within one year of the applicant having received third reading of Council, the contribution shall be recalculated based on the rate in effect at the time of payment. Should the contribution rate be amended by Council within one year of the applicant having received third reading of Council, the contribution shall be recalculated based on the rate in effect at the time of payment.
8. **(Contribution – Steveston Village Heritage Conservation Grant Program)** City acceptance of the developer's offer to voluntarily contribute \$81.50 per buildable square foot for 0.28 FAR of the site's density (e.g. \$402,088.40),

minus the applicable affordable housing cash-in-lieu contribution (under consideration 9 below) for the development, in accordance with the Steveston Village Heritage Conservation Grant Program (Policy 5900) (e.g. \$137,253.20). Where the contribution is not paid to the City within one year of the applicant having received third reading of Council, the contribution shall be recalculated based on the rate in effect at the time of payment, as posted in a City Bulletin. Should the contribution rate be amended by Council within one year of the applicant having received third reading of Council, the contribution shall be recalculated based on the rate in effect at the time of payment.

9. **(Contribution – Affordable Housing)** City acceptance of the developer's offer to voluntarily contribute \$12 per buildable square foot of residential area (e.g. \$264,835.20) to the City's affordable housing fund. Where the contribution is not paid to the City within one year of the applicant having received third reading of Council, the contribution shall be recalculated based on the rate in effect at the time of payment, as posted in a City Bulletin. Should the contribution rate be amended by Council within one year of the applicant having received third reading of Council, the contribution shall be recalculated based on the rate in effect at the time of payment.
10. **(Contribution – Market Rental)** City acceptance of the developer's offer to voluntarily contribute \$3.09 per buildable square foot of residential area (e.g. \$68,195.06) to the City's affordable housing fund. Where the contribution is not paid to the City within one year of the applicant having received third reading of Council, the contribution shall be recalculated based on the rate in effect at the time of payment, as posted in a City Bulletin. Should the contribution rate be amended by Council within one year of the applicant having received third reading of Council, the contribution shall be recalculated based on the rate in effect at the time of payment.
11. **(Servicing Agreement)** Enter into a Servicing Agreement (SA)* for the design and construction of the following works. A Surety Bond, Letter of Credit or cash security for the value of the Servicing Agreement works, as determined by the City, will be required as part of entering into the SA. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 432 L/s and 550 L/s of water available at a 20 psi residual at the 3rd Avenue and Chatham Road respectively. Based on the proposed development, the site requires a minimum fire flow of 220 L/s. Once the building design is confirmed at the Building Permit stage, submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- b) Provide right of way for water meter, exact dimensions and location of the right of way shall be finalized at the servicing agreement process.
- c) At the Developer's cost, the City will:
 - i. Cut and cap at main existing water service connections.
 - ii. Relocate the existing fire hydrant at the northeast corner of 3rd Avenue and Chatham Street intersection to match ultimate frontage improvements. Hydrant location to be finalized in the SA process.
 - iii. Install a new water service connection at the 3rd Avenue frontage, complete with water meter and meter chamber in a right-of-way onsite which will be provided by the developer.

Storm Sewer Works:

- d) Install a new storm water service connection complete with inspection chamber and tie-ins off of the box culvert, via. the new manhole. If an inspection chamber is required within the development property, an on-site SRW will be necessary. The requirement will be determined during the SA review process.
- e) Relocate 50m of the storm lane drainage at the west side of the property to provide an adequate clearance of 1.5m from the building. Tie-in to the north shall be to the existing 1050 mm diameter storm sewer along Chatham Street through a new manhole. Tie-in to the south shall be to the existing lane drainage at the west side of 12111 3rd Avenue via. a new manhole. The exact design and location shall be finalized in the SA process.
- f) At the Developer's cost, the City will:
 - i. Cut and cap at main all existing storm sewer connections to the development site.
 - ii. Complete all tie-ins for the potential works to existing City infrastructure.

Sanitary Sewer Works:

- g) Install a new sanitary service connection from SIC9117, complete with tie-in to the proposed sanitary main at the west frontage. If an inspection chamber is required within the development property, an on-site SRW will be necessary. The requirement will be determined during the SA review process.
- h) Upgrade manhole SMH 5502 on Chatham Street.

- i) Remove the existing sanitary main in 12011 3rd Avenue. Ensure there are no existing service connections servicing 12111 3rd Avenue then, discharge the utility right of way containing it. A signed and sealed letter from the Developer's engineer is required to confirm the removal of the existing sanitary main prior to discharge of the right of way. Discharge of the existing right of way (i.e., SRW #36648) is required to be finalized prior to Engineering department's sign off to the future building permit application.
- j) At the Developer's cost, the City will:
 - i. Cut and cap at main all existing sanitary sewer connections to the development site.
 - ii. Re-connect existing sanitary service connections (if required) to the existing sanitary main at the west property frontage.

Street Lighting

- k) Review street lighting levels along all road and lane frontages, and upgrade as required.

Chatham Street Frontage Improvements (works include, but are not limited to the following)

- l) Remove and replace the existing curb and gutter along the full development frontage, including the curb extension at the intersection of Chatham Street and 3rd Avenue.
- m) Construct the following along the full frontage of the site along Chatham Street:
 - i. From south to north, starting at the property's north property line:
 - 0.5 m landscaped boulevard;
 - Approximately 3.5 m wide sidewalk;
 - Approximately 3.0 m wide furnishing zone / utility strip and planted boulevard;
 - Curb and gutter to facilitate a minimum pavement width of 14.0 m from curb face to curb face.
 - ii. Frontage works shall extend beyond the subject site's west property line and connect to the existing north-south MUP and transition to meet existing sidewalk beyond the north-south MUP.
- n) The existing driveway along the Chatham Street frontage is to be closed permanently. The Developer is responsible for the removal of the existing driveway let-down and the replacement with barrier curb/gutter, as well as the sidewalk and boulevard treatment described above.
- o) Construct a new single driveway to the site to City design standards.
- p) Construct curb bulges and accessible letdowns at the Chatham Street and 3rd Avenue intersection.

3rd Avenue Frontage Improvements (works include, but are not limited to the following)

- q) Remove and replace the existing curb and gutter along the full development frontage, including the curb extension at the intersection of Chatham Street and 3rd Avenue.
- r) Construct the following along the full frontage of the site along 3rd Avenue:
 - i. From west to east, starting at the property's east property line:
 - Minimum 2.0 m wide sidewalk;
 - Approximately 1.22 m wide boulevard / utility strip;
 - 0.15 m curb and gutter;
 - Curb and gutter alignment to accommodate a total pavement width of 14.0 m from curb face to curb face.

Landscape Construction

- s) Construct the landscape area along the length of the west property line to City design standards.

Off-Site Irrigation

- t) Provide irrigation to the street(s) boulevards and landscaping within the proposed landscape area along the west side of the subject site, and tie into the on-site water supply.

General Items:

- u) Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - Relocate the existing BC Hydro pole at the northwest corner to eliminate conflict with the proposed driveway.
 - To underground overhead service lines.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – Approximately 4m (see Sep)

PLN - 96

Initial: _____

- BC Hydro LPT – Approximately 3.5mW X 3.5m (deep)
 - Street light kiosk – Approximately 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – Approximately 1mW X 1m (deep)
 - Traffic signal UPS – Approximately 2mW X 1.5m (deep)
 - Shaw cable kiosk – Approximately 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet – Approximately 1.1mW X 1m (deep) – show possible location in functional plan.
- m) Provide, prior to first SA submission or prior to the start of site preparation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations and the PMT on the north frontage and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- Developer to coordinate w/ BC Hydro to mitigate impact of site preparation works (e.g. soil densification, preload, excavation, dewatering, etc.) to the existing PMT at Chatham Street frontage.
- n) Provide a relocation strategy for the existing heritage structure that is required to be relocated to the northeast corner of the site. In particular, the sequence of the relocation in relation to the site preparation works (if preload and soil densification works are required) and building construction.
- o) Provide a video inspection report of the existing storm and sanitary mains along the entire development frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- p) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s), and/or Heritage Alteration Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
12. **(Fees - Notices)** Payment of all fees in full for the cost associated with the public notices (e.g., Notice of First Reading), consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Heritage Alteration Permit* being forwarded to the Planning Committee for consideration, the developer is required to:

1. **(Landscape Plan)** Submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a cost estimate for the works provided by the Landscape Architect (including installation and 10 per cent contingency).
2. **(Acoustical and Mechanical Report)** Complete an acoustical and mechanical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards as follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

3. **(Energy Efficiency Report)** Complete an energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step

Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

Prior to Heritage Alteration Permit Issuance, the developer must complete the following requirements:

1. **(Landscape Security)** Receipt of a Surety Bond or Letter of Credit for landscaping in the amount of the cost estimate (including the 10% contingency) provided by a Landscape Architect, and to accompany the landscaping security, execution of a legal agreement that sets the terms for the use and release of the security.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit plans as determined via the Rezoning and/or Heritage Alteration Permit processes.
3. **(License Agreement)** Enter into a license agreement for the proposed awning along 3rd Avenue and any other encroachments.
4. **(Construction Hoarding)** Obtain a Building Permit for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s), and/or Heritage Alteration Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10779 (RZ 17-794156)
12011/12051 3rd Avenue**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

“20.64 Commercial Mixed Use (ZMU64) – Third Avenue (Steveston)

20.64.1 Purpose

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Heritage Conservation Area.

20.64.2 Permitted Uses

- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- government service
- health service, minor
- housing, apartment
- housing, town
- industrial, general
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- office
- recreation, indoor
- recycling depot
- restaurant
- retail, convenience
- retail, general

20.64.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.64.4 Permitted Density

1. The maximum **floor area ratio** is 1.48.
2. Notwithstanding Section 4.2.2 and Section 4.4.1 of this bylaw, the following items are not included in the calculation of maximum **floor area ratio** for **town housing**:
 - a) **enclosed parking** within a **building** or **structure** located on **site**;
 - b) bicycle, loading, garbage and recycling facilities located within an **enclosed parking** area;
 - c) common mechanical, heating, ventilation, electrical, telephone or air conditioning service rooms that are not intended as **habitable space**:
 - i. with no **floor area** limits if they are located within an **enclosed parking** area; or
 - ii. with a maximum **floor area** of 100.00 m², if they are located outside the **enclosed parking** area, unless a mechanical engineer can demonstrate and certifies that a larger **floor area** is required (e.g., for geo-thermal and other green infrastructure that requires a larger electrical/service area);
 - d) common stairwells, common elevator shafts and elevator shafts located within a **principal dwelling unit**; however, the ground level of common stairwells, common elevator shafts and elevator shafts located within a **principal dwelling unit** are included in the calculation of maximum **floor area ratio** for **town housing**;
 - e) covered outdoor **amenity space**, at or above grade, for private use of a **dwelling unit**, which is never enclosed, as specified by a Heritage Alteration Permit approved by the **City**;
 - f) an area of up to 10 m² per **principal dwelling unit** used exclusively for staircase purposes; and

- g) an area of up to 10 m² per **principal dwelling unit** on the highest **storey** of a **principal dwelling unit** that is open to the staircase area below.

20.64.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 89% for **buildings**.

20.64.6 Yards & Setbacks

- 1. There is no minimum **front yard, rear yard** or **side yard setback**.

20.64.7 Permitted Heights

- 1. The maximum **building height** for the **site** is 13.4 m, of which 1.4 m shall be for **penthouse, utility structures** only, and containing not more than three **storeys**.

20.64.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** is 1,600 m².

20.64.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

20.64.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0 except that:
 - a) Required **parking spaces** for residential visitor **use** and non-residential **uses** may be shared.
 - b) On-site **vehicle** parking shall be provided at the following rate:
 - i) Commercial **uses** – on-site parking requirements contained in Section 7.0 of this Bylaw are reduced by 33%. with the exception that a rate of 2 spaces per 100 m² of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal**.
 - ii) Residential **uses** – on-site parking requirements contained in Section 7.0 of this Bylaw are reduced by 13%.
 - c) No on-site loading spaces are required.

- d) A minimum of 50% of the commercial **parking spaces** provided shall be standard spaces.

20.64.11 Other Regulations

1. Residential **uses** shall only be permitted above the **first storey** of any **building** and non-residential **uses** shall only be permitted on the **first storey** of any **building**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COMMERCIAL MIXED USE (ZMU64) – THIRD AVENUE (STEVESTON)” zone**.

P.I.D. 030-380-341
Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan EPP65456
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10779”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND APPROVED by  APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER