



**Heritage Revitalization Agreement
(3831 Moncton Street) Bylaw No. 10741
(HRA 23-016568)**

Whereas the City of Richmond and the owner of the property located at 3831 Moncton Street wish to enter into a Heritage Revitalization Agreement in respect of the property;

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

1. The City is authorized to enter into a Heritage Revitalization Agreement in respect of the Lands, legally described as PID: 004-910-851, Lot 18 Block 3 Section 10 Block 3 North Range 7 West New Westminster District Plan 249, substantially in the form set out as Schedule "A" attached to and forming part of this Bylaw (the "Heritage Revitalization Agreement").
2. The Mayor and City Clerk are authorized to sign the Heritage Revitalization Agreement and attend to the registration of a notice on title to the Lands.
3. This Bylaw may be cited as "**Heritage Revitalization Agreement (3831 Moncton Street) Bylaw No. 10741**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUL 27 2026

SEP 08 2026

SEP 08 2026

SEP 08 2026



MAYOR

CORPORATE OFFICER

Schedule “A” to Bylaw 10741
(Section 610, *Local Government Act*)

HERITAGE REVITALIZATION AGREEMENT

THIS AGREEMENT is dated for reference _____, 2026,

BETWEEN:

1359161 B.C. LTD. (Inc. No. BC1359161), a corporation having its offices at
6100 Alta Court,
Richmond, British Columbia, V7C 2R4

(the “**Owner**”)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond,
British Columbia, V6Y 2C1

(the “**City**”)

WHEREAS:

- A. The Owner is the registered and beneficial owner of certain lands and premises located at 3831 Moncton Street within the City of Richmond, British Columbia, and legally described as:
- P.I.D. 004-910-851
Lot 18 Block 3 Section 10 Block 3 North Range 7 West New Westminster District
Plan 249
- (the “**Lands**”);
- B. The commercial building known as Ikeda Dry Goods (the “**Heritage Building**”) is situated on the Lands and shown on the site plan attached as Appendix 1 to this Agreement (the “**Site Plan**”);
- C. The City and the Owner agree that the Heritage Building has *heritage value* and *heritage character* and should be conserved;
- D. The Heritage Building is listed on Richmond’s Heritage Inventory and is identified as a protected heritage property in the Steveston Village Heritage Conservation Area in accordance with section 614 of the *Local Government Act*;
- E. The Owner and the City wish to, *inter alia*, preserve and protect the heritage value of the Heritage Building, and to provide certain variances to Richmond Zoning Bylaw 8500 to

allow for the development of a hotel on the Lands, on the terms and conditions more particularly set out in this Agreement;

- F. Section 610 of the *Local Government Act* authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 14 or Part 15 of the *Local Government Act*; and
- G. The Owner and the City have agreed to enter into this Heritage Revitalization Agreement setting out the terms and conditions by which the heritage value of the Heritage Building is to be protected and conserved, in return for specified supplements and variances to City bylaws;

NOW THEREFORE THIS AGREEMENT is evidence that in consideration of the sum of ten (\$10.00) dollars now paid by the Owner to the City, and for other good and valuable consideration (the receipt of which is hereby acknowledged) the Owner and the City each covenant with the other, pursuant to Section 610 of the *Local Government Act*, as follows:

1. Conservation of Heritage Building

- a. The Owner shall promptly commence and complete the conservation of the Heritage Building (the “**Conservation Work**”) in accordance with the specifications as set out in the Heritage Conservation Plan attached hereto as Appendix 2 to this Agreement (the “**Conservation Plan**”) and the approved plans prepared by Eric Law Architect and Donald Duncan Landscape Architect attached hereto as Appendix 4 (the “**Plans**”). To the extent that the text, photographs, plans and drawings constituting the Conservation Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and shall determine the matter.
- b. Prior to commencement of the Conservation Work, the Owner shall obtain from the City all necessary permits and licenses, including a heritage alteration permit and building permit.
- c. The Owner agrees that the City may, notwithstanding that such permits may be issuable under the City’s bylaws and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the Heritage Building if the work that the Owner wishes to undertake is not in accordance with the Conservation Plan or the Plans.
- d. The Conservation Work shall be done at the Owner’s sole expense in accordance with generally accepted engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of the Conservation Plan, the parties agree that the conflict or ambiguity shall be resolved in accordance with the “Standards and Guidelines for the Conservation of Historic Places in Canada”, published by Parks Canada.

- e. The Owner shall, at the Owner's sole expense, erect on the Land and keep erected throughout the course of the Conservation Work, a sign of sufficient size and visibility to effectively notify contractors and trade persons entering onto the Land that the Conservation Work involves protected heritage property and is being carried out for heritage conservation purposes.
- f. The Owner shall, at the Owner's sole expense, engage a member of the British Columbia Association of Heritage Professionals (the "**Heritage Professional**") to oversee the Conservation Work and to perform the duties set out in subsection 1(g) of this Agreement, below. The Owner shall provide the City with the name and contact information of the Heritage Professional once selected, and will notify the City in writing immediately if the Heritage Professional changes at any time prior to completion of the Conservation Work.
- g. The Owner shall cause the Heritage Professional, in respect of the Conservation Work, to provide a written report to the City, in a form and with such details as may be required by the City's Director, Development (the "**Director, Development**"), describing the status of completion of the Conservation Work, within a month following such work reaching each of the 25%, 50% and 75% completion states. In addition, the Owner shall cause the Heritage Professional to advise the Director, Development of completion status promptly following a request from the Director, Development from time to time, and provide to the City an executed and certified certification of compliance in the form attached as Appendix 3 to this Agreement (a "**Certification of Compliance**") upon substantial completion of the Conservation Work.
- h. The Owner shall commence and complete all actions required for the completion of the Conservation Work, as set out in the Conservation Plan, within four (4) years following the execution of this Agreement.

2. Development of Hotel on Lands

- a. The Owner wishes to construct a new hotel on the Lands (the "**Hotel**"), which will require variation of certain provisions of Richmond Zoning Bylaw 8500.
- b. The Owner covenants and agrees that the construction of the Hotel shall comply substantially with the plans attached hereto as Appendix 4 (the "**Plans**"). It is understood that the Director, Development may approve minor amendments to or variations from the Plans, provided that such variations or amendments do not fundamentally alter the design objectives of the Plans, or alter the variances to the Richmond Zoning Bylaw 8500 set out in Appendix 5 hereto.

- c. Prior to commencement of the construction of the Hotel, the Owner shall obtain from the City all necessary permits and licenses, including a heritage alteration permit and building permit.
- d. Prior to issuance of a building permit for construction of the Hotel, and no later than twelve (12) months following the execution of this Agreement by both parties, the Owner covenants and agrees to:
 - i. Pay to the City a landscape security in the amount of \$48,491.00 to secure the completion and survival of the landscaping shown in the landscape plan attached hereto as part of Appendix 4 and to execute a landscape security agreement satisfactory to the City;
 - ii. Register against title to the Lands a flood indemnity covenant satisfactory to the City;
 - iii. Register against title to the Lands a covenant, satisfactory to the City, requiring the provision and maintenance of, at the Owner's sole cost, a minimum of six (6) off-street parking spaces at a location within 150 metres of the subject site or otherwise as agreed to by the City's Director, Transportation, for the use of the hotel operation (the "**Off-Site Parking**"), which Off-Site Parking shall be provided and secured with a legal agreement with the property owner providing the parking spaces prior to occupancy of the Hotel;
 - iv. Register against title to the Lands a covenant, satisfactory to the City, requiring the Owner to design, fabricate, install and maintain a heritage interpretation panel, with content, design, materials and placement to the satisfaction of the City and at the Owner's sole cost, and to be reviewed and approved by the Director, Development prior to installation;
 - v. Register against title to the Lands a covenant, satisfactory to the City, for the design, installation and maintenance of two (2) Class 1 bike parking spaces and six (6) Class 2 bike parking spaces on the Lands, at the Owner's sole cost, which parking spaces may not be converted to habitable space nor to space for the storage of goods, and which must be constructed to the satisfaction of the Director, Transportation prior to occupancy of the Hotel; and
 - vi. Register against title to the Lands a covenant, satisfactory to the City and in the City's standard form, for a transit pass program where the Owner, at the Owner's sole cost, will provide or provide reimbursement for three (3) two zone yearly transit passes for two years for employees on-site, and provide the City with security in the amount then applicable for the purchase of said passes.
- e. Prior to the issuance of a building permit for the Hotel, the Owner will:

- i. complete, at the Owner's sole cost, the design of the off-site transportation and utility connection works in respect of the Lands and the Hotel pursuant to the City's bylaws, and those works set out in Appendix 5 to this Agreement (collectively, the "**Site Connection and Transportation Works**"), to the satisfaction of the City, and pay to the City the estimated costs of the Utility Connection and Transportation Works pursuant to the City's standard work order process for site connection works; and
 - ii. provide to the City written confirmation, satisfactory to the City, that the Owner will be able to provide and secure the Off-Site Parking.
- f. The Owner covenants and agrees with the City to enter into, if required by the City, additional legal agreements, as determined by the City through any development permit(s), Heritage Alteration Permit(s), and building permit(s) in respect of the Hotel and the Conservation Work, to the satisfaction of the Director of Engineering, including, but not limited to, statutory rights of way for City infrastructure on the Lands (if any), 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.
- g. Construction of the Hotel on the Lands shall be subject to the following restrictions and requirements and the Owner shall observe and comply with, and be subject to, all of the following requirements and restrictions:
- i. The Owner acknowledges and agrees that the City may, notwithstanding that such permits may be issuable under the City's bylaws and the BC Building Code, not issue, any building permit in respect of the Hotel until the Owner has obtained building permits to commence the Conservation Work, or has applied for building permits such that the building permit to be issued includes both the Hotel and the Conservation Work.
 - ii. The Owner shall proceed with and complete the Conservation Work prior to or concurrently with the construction of the Hotel.
 - iii. The Hotel shall not be occupied or used for any purpose and the City may withhold an occupancy permit for the Hotel, until and unless:
 - A. The Owner has provided a Certification of Compliance to the City in respect of the Conservation Work pursuant to subsection 1(g) above;
 - B. The City has completed a satisfactory heritage inspection of the Heritage Building and the Conservation Work; and
 - C. The Director, Development has confirmed in writing that they are satisfied that the Conservation Work has been completed pursuant to this Agreement.

3. Owner's Obligations to Maintain

- a. Wherever, under this Agreement, the Owner relocates, restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters improvements on or features of the Lands identified in the Conservation Plan as having *heritage value* and/or *heritage character* or constructs or maintains other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Plans and the Conservation Plan and as agreed by the City in writing and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, and heritage conservation practice.
- b. The Owner shall maintain the Heritage Building and frontage of the Lands in good appearance and repair during the conservation process, including the Conservation Work, and during the construction of the Hotel and shall not allow unsightly materials or debris to accumulate.
- c. No improvements on the Lands identified in the Conservation Plan as having *heritage value* or *heritage character* shall be altered, including alterations required or authorized by this Agreement, except as agreed to in writing by the City and subject to a heritage alteration permit.
- d. The Heritage Building and all improvements identified in the Conservation Plan as having *heritage value* or *heritage character* shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Conservation Plan.

4. Reasonable Care and Risk

The Owner shall at all times, in complying with the restrictions or requirements of the Agreement, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit, or allow any condition to exist that might reasonably lead to, cause, or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements in a safe manner, and without reasonably foreseeable risk to person or property. Compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk and cost of the Owner.

5. Modification

If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced, or eliminated except by measures that would be a breach of the restrictions or requirements of this Agreement, the Owner shall notify the City in writing of the nature and extent of

the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid, or eliminate the risk. The risk shall remain with the Owner.

6. Variations to City's Zoning Bylaw

Richmond Zoning Bylaw 8500 is varied and supplemented in its application to the Lands in the manner and to the extent set out in Appendix 6 attached hereto.

7. Conformity with City Bylaws

The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development or use of the Lands, including any construction, restoration and rehabilitation of the Heritage Building and any construction, alteration, addition, renovation and repair of the Hotel, must comply with all applicable bylaws of the City.

8. Future Alterations Require New Heritage Alteration Permit

- a. Following completion of the Conservation Work, if any, in accordance with this Agreement, the Owner shall not alter the *heritage character* or the exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City.
- b. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development, subdivision, or use of the Lands will be at the discretion of the City, including City Council, the City's Chief Building Inspector, and the City's Approving Officer, and be subject to, and must comply with, all applicable federal, provincial, and municipal statutes, regulations, and bylaws, including without limitation, the *British Columbia Building Code*, the *Zoning Bylaw*, and all other City bylaws, regulations, and requirements. Further, the Owner acknowledges and agrees that any alterations to the Hotel or the landscaping located on the Lands following their completion may require a heritage alteration permit in accordance with the applicable legislation and the City's bylaws, including but not limited to the Official Community Plan.

9. Statutory Authority Retained

Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligation of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligation in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City, except for the variations to Richmond Zoning Bylaw 8500 set out herein.

10. Damage or Destruction of Heritage Building

- a. If the Heritage Building is damaged, the Owner shall, in a timely manner, repair the damage in accordance with the standards and specifications contained in the Conservation Plan and Sections 1 and 3 herein and to restore the damaged portion or portions of the Heritage Building to its original condition. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged portion or portions of the Heritage Building. The restoration of the Heritage Building shall reflect the character-defining elements and design components.
- b. The Owner shall use their best efforts to commence and complete any repairs or reconstruction of the Heritage Building with reasonable dispatch.
- c. In the event the Heritage Building is destroyed, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the Heritage Building that is acceptable to the City in its sole discretion, unless otherwise required by Council. Council shall consider the input of the Richmond Heritage Commission in making their determination. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged or destroyed portion or portions of the Heritage Building. The construction of the replica of the Heritage Building shall reflect the character-defining elements and design components including, but not limited to: building massing, material, trim, moldings, cladding, window style and placement, and location of entrances.

11. Heritage Building Vacant

- a. If the Heritage Building becomes Vacant, the Owner of the Lands agrees to maintain the integrity and security of the building and site including but not limited to, on-site security, monitored security alarm system, perimeter fencing and lighting, and boarding of windows and doors.
- b. The Owner of the Lands agrees to advise the City of any periods during which the Heritage Building will be Vacant for 30 days or more, provide in writing a 24-hour emergency contact number and confirm the security measures that are in place.
- c. If the Owner fails to secure the Heritage Building when Vacant, the City may and is authorized to undertake the necessary works to secure the Heritage Building, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands, and any authorized agent of the City may enter the Lands with reasonable notice for the purpose of undertaking the necessary works to secure the Heritage Building and to conduct an inspection to determine that the security measures continue to be in place.

- d. For the purpose of this Section 11, “**Vacant**” means where the Heritage Building is substantially and consistently empty of occupants and personal property necessary to sustain normal occupancy for a period of more than 30 days, or where there are no longer any occupants consistently occupying the Heritage Building and there is no set date for when occupant(s) will return to occupying the property.

12. Indemnity

- a. The Owner hereby releases, indemnifies and saves the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way:
 - i. the existence or effect of any of the restrictions or requirements in this Agreement;
 - ii. the breach or non-performance by the Owner of any term or provision of this Agreement;
 - iii. by reason of any work or action of the Owner in performance of its obligations under this Agreement; or
 - iv. by reason of any wrongful act or omission, default, or negligence of the Owner.
- b. The Owner agrees that in no case shall the City be liable or responsible in any way for:
 - i. any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or
 - ii. any loss or damage of any nature whatsoever, howsoever caused to the Land, or any improvements or personal property thereon belonging to the Owner or to any other person,arising directly or indirectly from:

- iii. compliance with the restrictions and requirements in this Agreement;
 - iv. wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement; or
 - v. refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements in this Agreement or with any other term, condition, or provision of this Agreement.
- c. The Owner agrees that the indemnity and release granted in this Section 12 will survive the release, discharge or termination of this Agreement.

13. No Waiver

No restrictions, requirements, or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

14. Inspection

Without limiting the City's power of inspection conferred by statute and in addition to that power, the City may, at all reasonable times and upon reasonable notice to the Owner, enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner, and carrying out all work in compliance with the requirements set out in the Agreement.

15. Enforcement of Agreement

- a. In addition to any remedies available to the City under the *Local Government Act*, if the Owner defaults in observing or performing any obligation under this Agreement, the Owner will rectify such default within thirty (30) days after receipt of notice from the City, except that if the Owner, by reason of the nature of the default, cannot in the opinion of the City, rectify such default within thirty (30) days, the Owner will have a further reasonable period to rectify so long as the Owner proceeds promptly and diligently. If the Owner fails to rectify such default within the permitted time period or if the City, in case of emergency, does not consider that it has time to deliver such notice, the City may rectify the default on the Owner's behalf, although the City will be under no obligation to do so. If any default by the Owner results in the need for the Owner to take positive action to rectify such default, the Owner will take such positive action as the City considers necessary, and if the Owner fails so do so, the City may apply to court for a mandatory injunction requiring the Owner take such action.

- b. The Owner will pay to the City on demand the aggregate of all the City's costs and expenses of rectifying any default of the Owner, plus a sum equal to 20% of those costs and expenses on account of the City's overhead, plus any other amounts the Owner may owe to the City from time to time pursuant to this Agreement. If the Owner does not pay the City within thirty (30) days after the date the Owner receives a demand from the City, the arrears will bear interest from the date of the demand to the date of payment at the Prime Rate (as defined below) plus 3% per annum, calculated and compounded monthly not in advance. If any amount due and owing by the Owner to the City pursuant to this Section 15 are unpaid on the 31st day of December in the year such amounts came due, the City may, without limiting the City's other remedies, add such amounts to the taxes payable in respect of the Lands as taxes in arrears.
- c. **"Prime Rate"** means the rate of interest equal to the floating interest rate established from time to time by the Scotiabank, 6300 No. 3 Road, Richmond, British Columbia, as the base rate that will be used to determine rates of interest charged by it for Canadian dollar loans to customers in Canada and designated by the Scotiabank as its prime rate.
- d. The Owner further acknowledges and agrees that in any action to enforce this Agreement in which any court determines that the position of the City will prevail, the City will be entitled to any court costs on a solicitor and client basis.

16. Alternative Remedies

Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement may be exercised fully in accordance with the *Local Government Act* and the *Community Charter*, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference in this Agreement to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

17. Damages

The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, repair, or maintain the building, structure, improvements on or features of the Lands having *heritage value* and/or *heritage character* to be protected, conserved, preserved, or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance, or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan, and section 3 of this Agreement.

18. Successors Bound

All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

19. Interpretation

The following provisions apply to this Agreement:

- a. In this Agreement, "Owner" shall mean all registered owners of the Lands or subsequent registered owners of the Lands, as the context requires or permits.
- b. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.
- c. The laws of British Columbia are to govern its interpretation and enforcement.
- d. Each of the City and Owner accepts the jurisdiction of the courts of British Columbia.
- e. Time is of the essence.
- f. If a court finds any provision invalid, illegal, or unenforceable, and severs it from the remainder of this Agreement, the remaining provisions are to remain in force and effect.
- g. Waiver of a default by the City or Owner or failure or delay by the City or Owner in exercising a right or remedy does not mean that the City or Owner waives any other default or that the City or Owner has waived its right to exercise such right or remedy.
- h. This Agreement represents the entire agreement between the City and Owner regarding the matters set out in this Agreement, and supersedes all prior agreements, letters of intent, or understandings about such matters.
- i. Any reference to a statute or bylaw is to the statute or bylaw and the regulations made pursuant thereto in force on the reference date, and to subsequent amendments to or replacements of the statute, bylaw, or regulations.
- j. All appendices to this Agreement are incorporated into and form part of this Agreement.
- k. If the Owner consists of more than one person, firm, or corporation, the Owner obligations under this Agreement shall be joint and several.

1. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.
- m. No amendment or modification is to have any force or effect unless the City and the Owner have signed.

20. Notice

Any notice to be given under this Agreement shall be in writing and may be either delivered personally or sent prepaid mail or facsimile and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed and on the following business day after transmission if sent by facsimile. The address of the parties for the purpose of notice shall be:

- a. To the City:

City of Richmond
6911 No. 3 Road
Vancouver, BC V6Y 2C1

Attention: City Clerk
Fax: 604-276-5139

with a copy to the General Manager, Planning and Development and to the City Solicitor; and

- b. To the Owner, to the address as set out on the title for the Lands,

or to such other address or fax number as any party may in writing advise. If title to the Lands is transferred to a new Owner, the new Owner shall provide notice in writing to the City within fifteen (15) days of such a transfer providing the name of the new Owner, the contact for notice if it is different than the Owner and the new address to which notices are to be sent.

21. Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument.

(The Remainder of this Page is Intentionally Blank)

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date written above.

1359161 B.C. LTD. (Inc. No. BC1359161), by its authorized signatory(ies):

Name:
Title:

Name:
Title:

CITY OF RICHMOND, by its authorized signatories:

Malcolm D. Brodie, Mayor

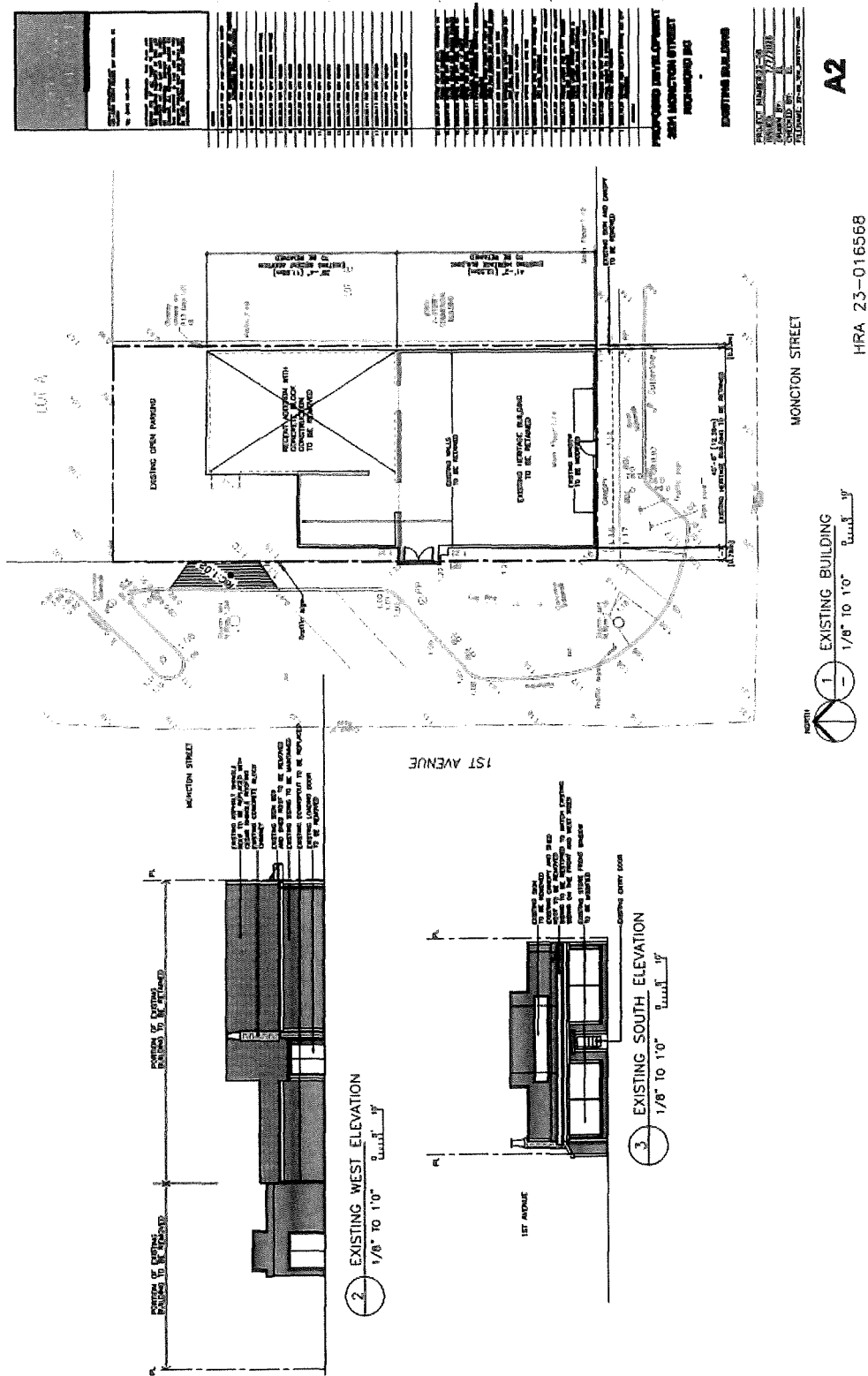
Claudia Jesson, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
Legal Advice
DATE OF COUNCIL APPROVAL (if applicable)

APPENDIX 1

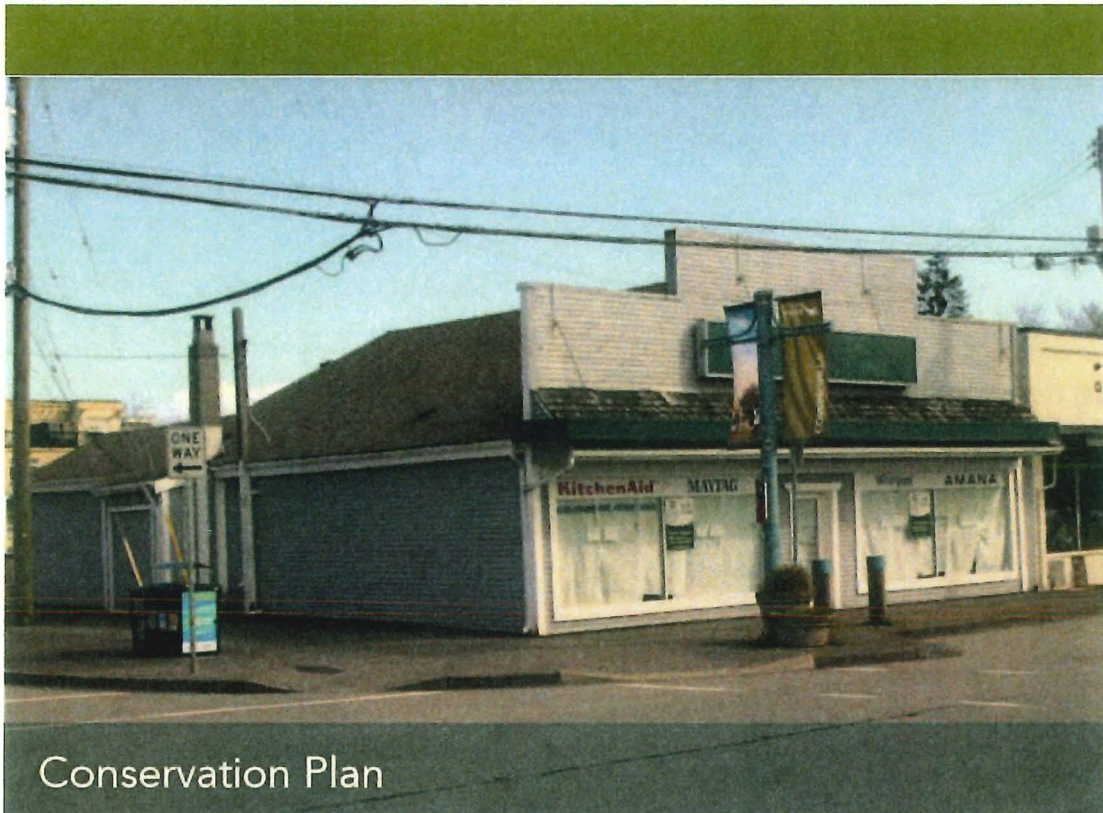
SITE PLAN

(see attached.)



APPENDIX 2
CONSERVATION PLAN

(see attached.)



Conservation Plan

Ikeda Dry Goods, 3831 Moncton Street, Richmond

June 2026





Executive Office:
1201 Ledingham Road, Courtenay, BC V9C 1M5

Regional Office:
57-3438 Ferns Villa Place, Nanaimo, BC V9X 5K6

Phone: 250-450-4400
mcleanheritage@gmail.com
www.mcleanheritage.ca

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1. INTRODUCTION

1.1. SITE INFORMATION

Address: 3831 Moncton Street, Richmond

Legal Description: Lot 18, Block 3N, Sub-block 3, Section 10, Range 7W, Land District 36, Plan NWP249

Neighbourhood: Steveston

Zoning: CS2

Type of Resource: Building; Commercial; Single-storey retail

Historic Names: Ikeda Dry Goods, Ray's Drygoods, Budget Appliances

Original Owner (current building): Teruhike Ikeda

Date of Construction: 1924

Additions: c. 1930 and 1987

Architect: Not known

Builder: Not known

Heritage Status: Listed on Richmond Heritage Inventory, identified as protected in Steveston Village Heritage Conservation Area

Ikeda Dry Goods, located at 3831 Moncton Street, is noted as a building of historical significance: it is listed by the City of Richmond as a resource to be protected, as one of 17 buildings in Steveston's Heritage Conservation Area, and is proposed to be rehabilitated. It was constructed in 1924, replacing an earlier tenement building on site, and is characterized by its single-storey massing, false front and no setbacks with orientation to the streetscape as one of several early vernacular commercial buildings on this side of Moncton Street. It is representative of simple commercial buildings that were constructed throughout the Lower Mainland, and Richmond in particular, as part of development that gradually returned after the end of World War I.

The proposed conservation strategy for Ikeda Dry Goods includes its retention on the property, and the preservation and rehabilitation of the character defining elements along the front, facing Moncton Street, and side elevation facing First Avenue. It is based, in part, on site visits on **April 9 and October 12, 2022**, and is supplemented by additional research and documentation. **The interior was assessed on the second site visit and has revealed critical new information** to be incorporated into this Conservation Plan. A final site visit was undertaken on **October 29, 2024**, to assess the rear additions to the building.

This Conservation Plan is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, rehabilitation and restoration that will occur as part of the proposed initiative which involves negotiation of a Heritage Revitalization Agreement (HRA) between the

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owner and the city, and ultimately, Council approval of that same HRA at Public Hearing.

For the purposes of clarifying the conservation approach, the building is distinguished by three components:

1. The main retail and historic living space fronting Moncton Street;
2. A small addition made to the rear facing First Street; and
3. A later concrete block addition that occupies much of the rear of the site (Figure 1).

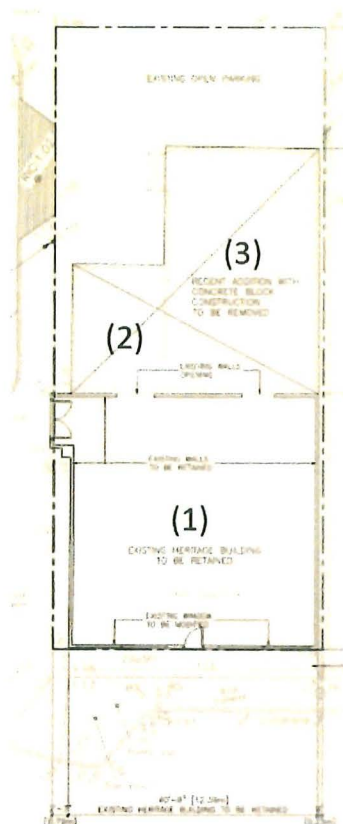


Figure 1: Site Plan of the three components of 3831 Moncton Street: (1) the original retail and residential building fronting Moncton Street, and (2) the gabled rear addition, both to be rehabilitated and (3) the concrete block flat roof addition, proposed to be removed.

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2. BACKGROUND RESEARCH AND ANALYSIS

The property on which Ikeda Dry Goods is located, at 3831 Moncton Street, has been a single-unit commercial building since its construction in 1924. It has retained a commercial use until quite recently, when it was known as Budget Appliances, and prior to that as Ray's Drygoods. It is currently vacant. It is situated in the central part of the village of Steveston, in the southwest part of Richmond (Figure 2).

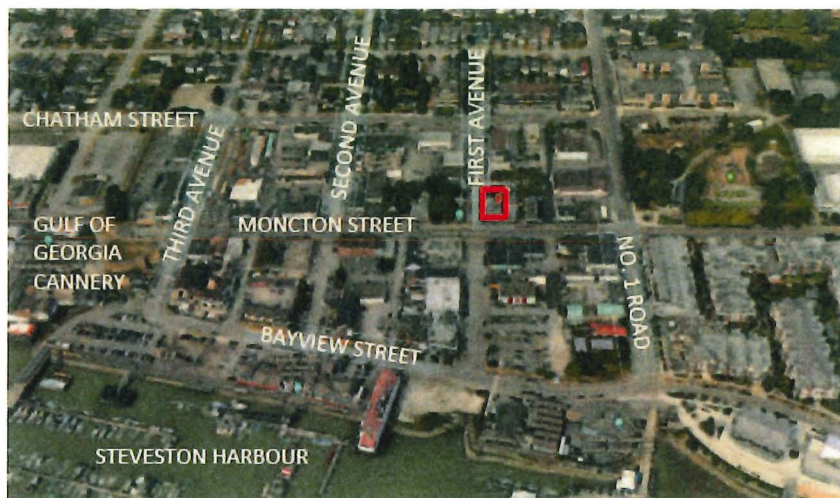


Figure 2: Location of Ikeda Dry Goods, 3831 Moncton Street.

Ikeda Dry Goods is located within the "Core Area" of the Steveston Heritage Conservation Area. It is situated on the westerly end of a historic and intact streetscape comprising four buildings, two of which are identified heritage resources within the Heritage Conservation Area (Figure 3). The historic sites in close proximity include Bare Basics at 3871 Moncton Street and the Tasaka Barbershop at 3891 Moncton Street, along with the Steveston Museum and former Northern Bank immediately to the west at 3811 Moncton Street.

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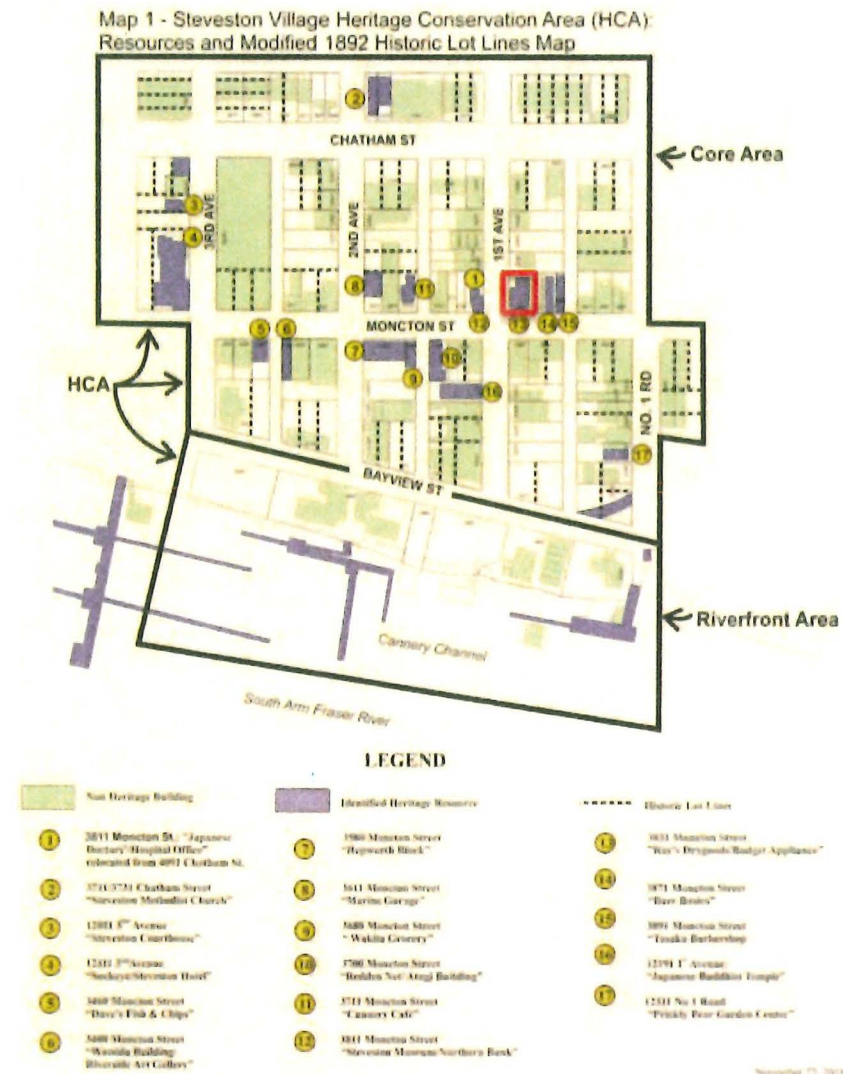


Figure 3: Steveston Heritage Conservation Area Map, City of Richmond, Planning Bulletin #3. Ikeda Dry Goods, 3831 Moncton Street outlined.

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2.1. HISTORIC CONTEXT AND ASSOCIATION

Ikeda Dry Goods, built in 1924, is an illustration of some of the earliest commercial development in Steveston, as the village gradually began to grow in the early 1900s, with the focus of development along Moncton Street between 3rd Avenue and No. 1 Road, and the docks located along the mouth of the Fraser River (Cannery Channel). The original layout of the village, at the time was focused with its commercial core between Chatham Street and the Fraser River, as indicated on the survey plan from 1892 (Figure 4).



Figure 4: Original 1892 Survey Plan, City of Richmond Archives Map 1990 14 6. Subject site outlined.

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The earliest records of the subject site date back to 1897, showing a long narrow building running the full length of the property and slightly set back from the front property line (Figure 5a and 5b).

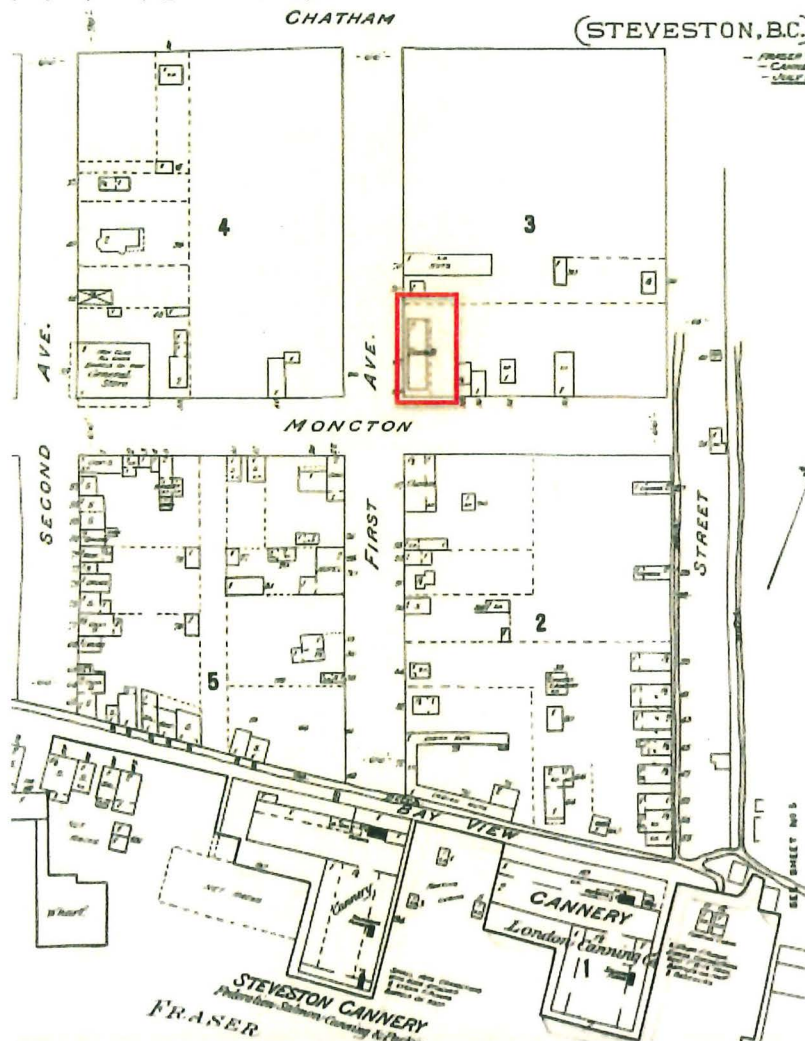


Figure 5a: Fire Insurance Plan, 1897, with subject site outlined
Source: 1897 Fraser River Canneries, Chas. E. Goad, UBC RBSC G3512.F73 G475
1897a G6

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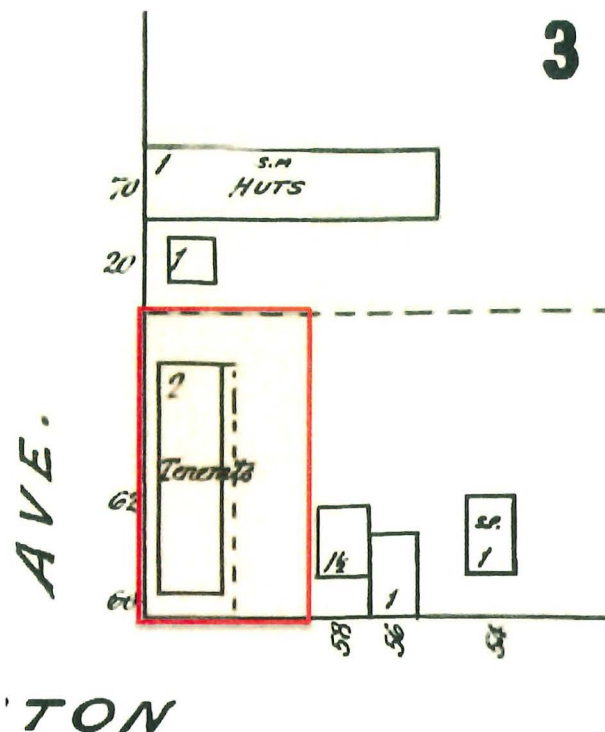


Figure 5b: Fire Insurance Plan, 1897 (partial), enlarged to show subject site
Source: 1897 Fraser River Canneries, Chas. E. Goad, UBC RBSC G3512.F73 G475
1897a G6

This resembles, and is identified as, a two-storey tenement building, with the markings indicating a porch spanning the entire east side, which strongly suggests that the access to the multiple units would have been on that side. It almost certainly housed workers of the early canneries in Steveston.

By 1906, there were 18 canneries set along the Fraser River waterfront. The downtown area continued to grow, and similar to other areas of the Lower Mainland, this began around 1904 and continued into the early years of the second decade.

By 1911, this building appears as a very different structure (Figure 6) – whether this is simply a scaling issue by the illustrator, or if it represents a different building is not absolutely certain. For the purposes of this report, however, it is assumed the latter

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of the two. As such, the building was either replaced entirely or was reconstructed as a one-storey spanning the entire length of the property. Ownership records indicate it was held by the Federation Brand Canning Company (Figure 7).

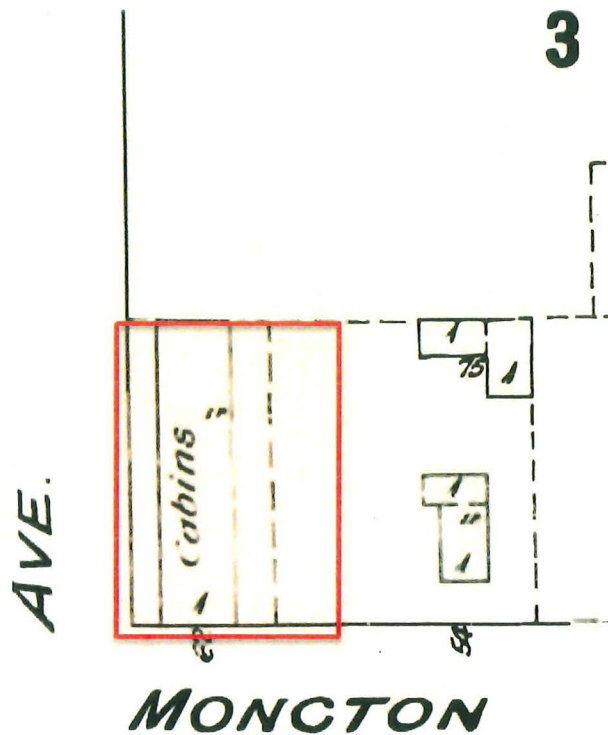


Figure 6: Fire Insurance Plan, 1911 (partial), with subject site outlined
 Source: 1897 Fraser River Canneries, Chas. E. Goad, UBC RBSC G3512.F73 G475
 1911a G6

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YEAR	OWNER OR TAXABLE PARTY	ADDRESS	VALUE OF IMPROVEMENTS
1914	Federation Brand Canning Co.	Victoria	N/A
1916	Federation Brand Canning Co.	Victoria	N/A
1917	C.L. Packing Co. Ltd.	509 Richards St., Vancouver	N/A
1917	C.L. Packing Co. Ltd.	509 Richards St., Vancouver	\$200
1918	C.L. Packing Co. Ltd.	509 Richards St., Vancouver	\$200
1919	C.L. Packing Co. Ltd.	509 Richards St., Vancouver	\$200
1920	K. Hirai	Steveston	\$1600
1921	K. Ikeda	Steveston	\$1600

Figure 7: Owners of Lot 18, Block 3N, Section 10, Range 7W, 1914 to 1921 ¹

The area's prosperity, driven primarily by the nearby canneries, was fueled in large part by the labour of the time, and reflected in the use of the subject site in the late 1890s and through the 1910s, which included First Nations, and those of Chinese and Japanese descent. Over the first several decades of the 20th century, Steveston became a focus of Japanese-Canadian settlement, second only to Powell Street in Vancouver, lasting until the forced relocation from the west coast and the internment beginning in 1942. This was also reflected in the evolution of ownership of the subject site.

The building that preceded the existing building was fortunate to have escaped the Steveston fire of May 1918, likely due to the distance it was from the Star Cannery, where the fire started in a bunkhouse. Buildings on the south side of Moncton Street, and down to the waterfront, were destroyed in short order.

While the Assessment records show no major improvements until 1920, photos documenting the results of the fire of 1918 do indicate a building with a similar front-gable form (but without the false front) located on the subject site, which corresponds with those earlier Fire Insurance Plans (Figures 8, 9 and 10).

¹ Richmond Municipality Assessment Roll, City of Richmond Archives



Figure 8: Remaining buildings after the Steveston fire of 1918. Subject site circled.
Source: City of Richmond Archives 1978 5

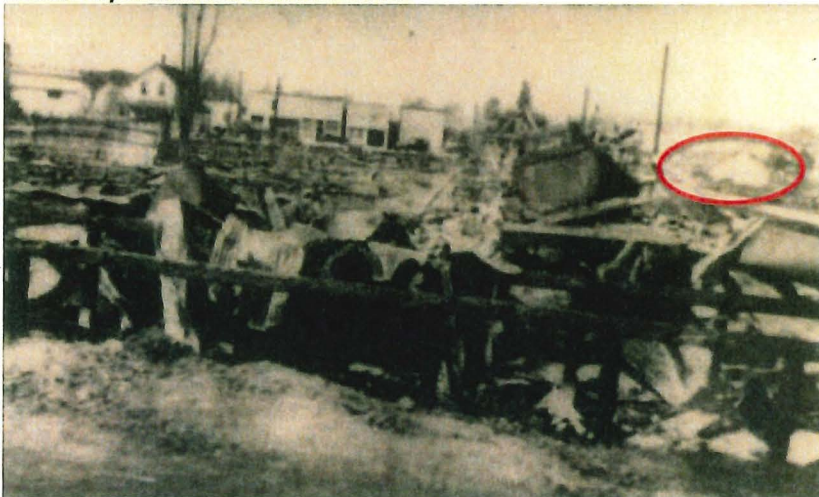


Figure 9: Depiction of a destroyed building after the Steveston fire of 1918.
Subject site circled. Source: City of Richmond Archives 1978 5 4



Figure 10: Northern Crown Bank, with subject site in background, right.
Source: City of Richmond Archives, Chilton Family Fonds, 2006 39 73

It is important to note, though, that the tenement building is not presumed to be modified to become part of the building that is there now, for the following reasons:

- The roofline (as visible in Figures 8, 9 and 10) extends much further back than existing. If this were the existing building, a drop in the roofline would be evident toward the rear, where the smaller extension connects.
- The photo of the tenement building shows multiple windows facing First Avenue, presumably at least one for each unit, that are not evident in the

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framing of the west wall, as discovered in the site visit from October 12, 2022, when the interior space had been fully opened up.

- The original rear wall of the existing building (excluding the c. 1930 addition) contains the original drop siding currently set within some of the interior space, which proves that the earliest Ikeda Dry Goods building was much shorter and wider than those tenement buildings shown on the 1897 and 1911 Fire Insurance Plans.

These three points are all explained more in Section 2.2 of this report.

The construction of Ikeda Dry Goods building was recorded as 1924, and by (or possibly before) the early 1930s, there was a small addition made at the rear. The internment records of Mr. Ikeda verifies that he built the store in 1924 (Figure 11).

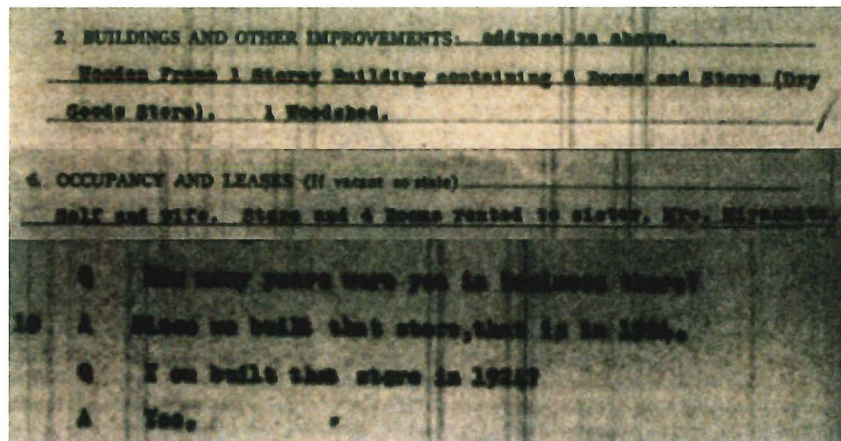


Figure 11: Records of Teruhiko Ikeda, indicating ownership and rental of store and premises comprising four rooms, along with date of construction. Source: Landscapes of Injustice

This is further outlined in Section 2.2 of this report.

The earliest documented association with the building is to two families of Japanese-Canadian descent. Official records place Tsyutayo Ikeda, housewife and sewing student, and husband Teruhiko Ikeda, with a home address of 77 Moncton Street.²

² 77 Moncton Street was the original address of 3831 Moncton Street

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She was a housewife and a sewing student while Teruhiko was described as a skipper and a fish packer ³ (see Section 9.2 for further details).

This is reflected in the City Directories for BC Towns, Steveston, showing alpha listings as noted below: ⁴

YEAR	ALPHA LISTING
1922-1924	No listing for T Ikeda
1925-1927	T Ikeda dry goods
1928-1930	Mrs L Miyashita drsmkr
1931	(T) Miyashita & (T) Ikeda dry gds
1932	(L) Miyashita & (M) Ikeda dry gds
1934-1936	L Miyashita dry gds
1937-1938	Mrs Lily Miyashita dry gds
1939-1942	Mrs Lily Miyashita of Miyashita & Ikeda (Mrs L) Miyashita & (T) Ikeda dry gds

The Ikedas appear to have been landlords, renting what was described as a “dwelling house”, specifically a “bungalow of four rooms, [with a] dressmaker’s shop in front.” ⁵ It was rented to Shizuma and Toshiko Miyashita: Shizuma was a fisherman employed by the Canadian Fishing Company. He and his wife Toshiko, a dressmaker, lived at 77 Moncton Street with their four children. Records also note that the landlord, D.T. Ikeda, was the brother of Toshiko Miyashita. The documents also referenced the fact that Shizuma Miyashita had bought “two lots behind the rented house, 77 Moncton Street” about a year and a half prior to being interned, and it was those two lots on which the Miyashita’s had intended to build their own house (see Section 9.).⁶

Two waterworks maps from the 1930s show the site occupied by a building comprising the same footprint as the existing Ikeda Dry Goods, comprising the main volume of the store, the small addition on the north side adjacent First Street, but without the later concrete block addition (Figure 12).

³ Landscapes of Injustice, University of Victoria,
https://landscapesofinjustice.uvic.ca/archive/media/custodianCaseFiles/lac_rg_117_c3_03624_ikeda-teruhike.pdf

⁴ Vancouver Public Library Special Collections – British Columbia City Directories

⁵ Refer to documents found in Section 9.2 of this report

⁶ Landscapes of Injustice, University of Victoria,
https://landscapesofinjustice.uvic.ca/archive/media/custodianCaseFiles/lac_rg_117_c3_03324_miyashita-shizume.pdf

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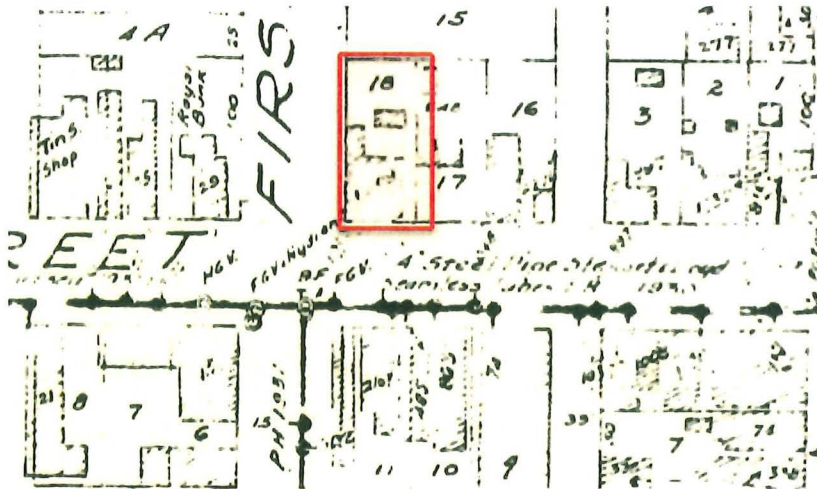


Figure 12a: Waterworks atlas map of south arm waterfront area south from Chatham Street (partial), 1936. Subject site outlined.

Source: City of Richmond Archives 1991 40 133

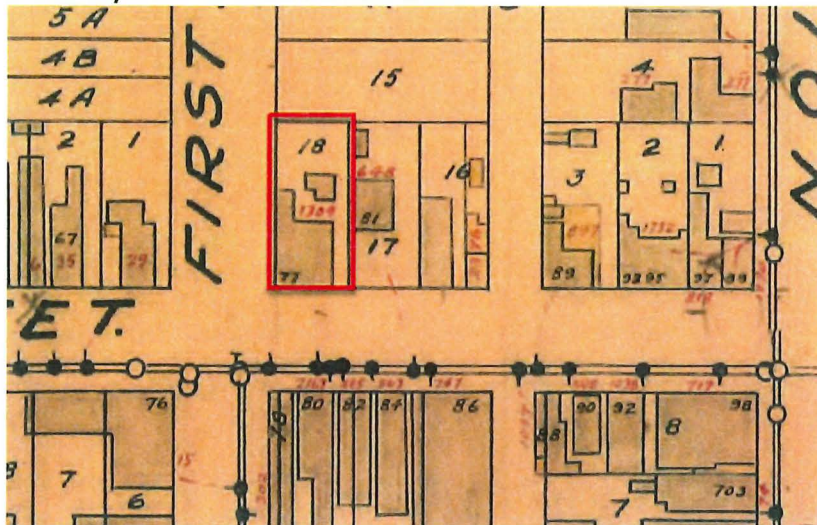


Figure 12b: Waterworks atlas map of south arm waterfront area south from Chatham Street (partial), 1936, corrected to April 1939. Subject site outlined.

Source: City of Richmond Archives 1991 40 18

As it pertains to the possibility of a residence being connected to the rear of Ikeda Dry Goods, which is represented by that earlier (c. 1930) addition, it is important to

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note that this extremely small addition, comprising about 280 square feet, could not have functioned on its own to accommodate a family of six. However, it is quite possible that the Miyashita family lived within the space we now know as the store, given that businesses of this sort often had family living area in the rear or combined it with retail at the front. The Fire Insurance Plan which appears to be revised to 1938, is clearer, showing the east half of the building as a dwelling, indicated by the letter "D" while the west half is a store or shop, indicated by the letter "S" (Figure 13). **This is further addressed in Section 7 of this report.**

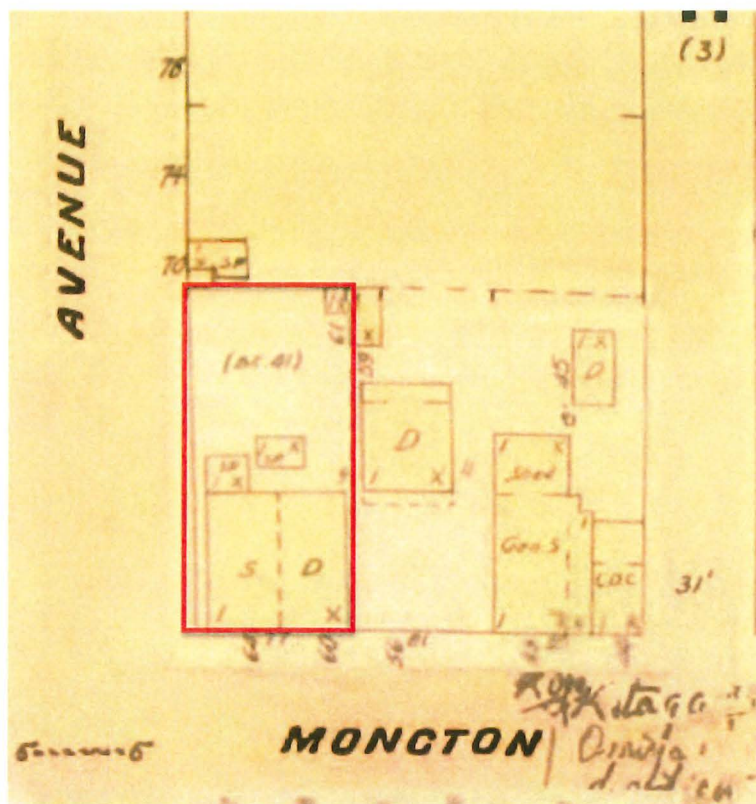


Figure 13: Fire Insurance Plan (partial), 1924, updated to 1938. Subject site outlined. Source: UBC RBSC-ARC-1272, Steveston, 1946.

It appears from the internment records that the house that the Miyashita's planned to build on the two lots behind 77 Moncton Street (which would have been fronting First Avenue on an adjacent lot) and their new house, which they would have been owners of, had not been built as a result of the property internment in 1942.

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The association with the first two families of Japanese-Canadian heritage exemplifies the importance of Steveston as one of the most important communities of that cultural and ethnic base at that time in Canada, second only to Powell Street in Vancouver. The success of the community lay not only in the large fish packing plants and in fishing, but more broadly to the local businesses that were set up and prospered over several decades until the forced internment in 1942.

This family, who ran Ikeda Drygoods from around 1921 to 1942, and the subsequent Ray's Drygoods, both illustrate the community importance of a family-owned and run dressmaking and drygoods business. Furthermore, the Ikeda family, renting to immediate family (the Miyashita family), exemplifies community development leading to strengthen overall family prosperity. The fact that the Miyashita's were intending to build their own home, immediately north of the premises they rented prior to the forced internment, is proof of that success, determination and resilience.

The later association of the building is with the Kerfoot family. Ray Kerfoot acquired the business in the mid-1940s; it is not certain, but possible, that he opened the business when (or shortly after) the property was sold in 1944 as part of province-wide disposal of properties of Japanese-Canadians to the public (without permission from those owners).⁷ It is Ray Kerfoot to whom "Ray's Drygoods" is attributed. In a letter to *Richmond News*, Ray's son, Al Kerfoot, noted that the family lived behind the store until late 1949 when they moved to Kerrisdale.⁸

The business that was established here under the previous Ikeda Dry Goods was continued by Ray Kerfoot. He similarly sold goods such as clothing under the name Ray's Drygoods. The business exemplifies the types of small, locally-based and successful businesses that were common to Steveston, providing an important service to the community. Their family's success was illustrated by their relocation, around 1949, from their dwelling quarters on site, to Kerrisdale, in Vancouver, allowing them to live in a more affluent area while commuting to their business. The family's move to Vancouver also allowed the commercial component of the building to be expanded in the 1950s. Ray Kerfoot remained the owner until around 1960. Ray Kerfoot's importance in the community, outside of the family business, is additionally illustrated by his position as head of the Steveston Board of Trade in the mid-1940s. It was around 1979 that the store that operated here became Budget Appliances, founded by Norm Hooper.⁹ Some details from that era were obtained through an interview with Casey Muir, as presented in the following section.

⁷ The building was purchased by the wife of a Steveston shopkeeper, Ethel Fisher, for \$1275 in 1944 when Teruhiko was interned (*Richmond News*, September 15, 2023)

⁸ "Photo sparks memories of family-owned store", *Richmond News*, July 2, 2022

⁹ Letter from Norm Hooper to City of Richmond dated May 12, 2009, which he references the founding his business commonly known as Budget Appliances 30 years prior: this would make its establishment around 1979.

2.1.1. INTERVIEWS

Telephone conversation with Casey Muir, nephew of previous owner, Norm Hooper, October 31, 2024.

The rear section of the building, consisting of the small gable extension measuring 14 feet wide by 20 feet long, was there when his uncle, Norm Hooper, acquired the property in 1977. In the late 1980s, repair work was undertaken to this rear section. The perimeter of this section had no foundation and its condition was poor, to the point where it was necessary to replace deteriorated components. When the flooring was removed, it was discovered that there was no foundation, and it had been built on tree stumps. The base of the exterior walls had rotted out, and the base on all sides had to be re-built. Within that space there were remnants of a fireplace, and old ceramic rice bowls (either Chinese or Japanese) were found. The sections of walls were jacked up and set down on a new perimeter foundation and a new concrete slab was poured. The original rear wall of the main (1924) building retained the original wood cladding.

There was still one outbuilding at the rear, one of the two that shows on the 1960 Fire Insurance Plan. It was a very small building, and at the time they acquired the building, there was no evidence that it was used for living purposes, and it looked too small for that in any event. It appeared to be used for storage.

The larger expansion consisting of concrete block construction and a flat roof was completed a few years after the aforementioned repairs were done. The last outbuilding was demolished around this time. The original rear wall of the 1924 building was covered up with the concrete block.

2.2. ARCHITECTURAL ASSESSMENT

In order to implement a truly effective Conservation Plan, the evolution of any building must be fully understood. Part of this section is dedicated to explaining the detail between the existing building and pre-1924 records that present a strong case for this not being a c. 1911 construction, as is currently the approximate construction year currently presented by the City of Richmond.

Ikedra Dry Goods is an excellent example of simple vernacular early commercial development in Steveston, but its current form, design and details have changed somewhat since its construction in 1924.

Earlier photos, taken immediately after the fire of 1918, show a longer building – with the elongated roof line that does not exist today – the clue to it being the earlier building on this site (Figure 14), and there is no drop in the roofline due to the

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smaller rear extension, as would be seen today. There are also multiple windows on the First Avenue side which would have served the cabins or tenements, which do not exist in the remaining internal framing of the west wall of the current building.

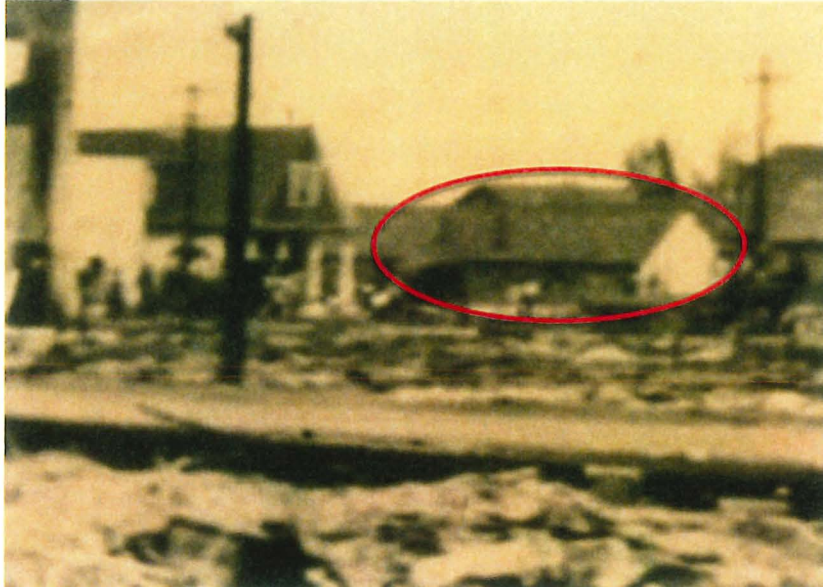


Figure 14: Magnified view of the remaining buildings after the Steveston fire of 1918, focusing on details of the pre-1924 building on this site that survived the fire.
Source: City of Richmond Archives 1978 5

The building has undergone minor modifications over time to serve the various tenants and owners and address the evolving commercial use. In particular, the examination of the interior on **October 12, 2022**, and further examination on **October 29, 2024**, has revealed critical information on the form of construction along with changes to the building, and what is, and is not, original material. This includes the foundation (or lack thereof), the store front, the cladding and historical placement of early windows and doors.

The second visit to inspect the interior, and specifically the rear additions, was made on **October 29, 2024**. The purpose of this was to assess the sequence of additions and to determine if the small wood frame addition (seen as a gable extension to the rear) was original or not.

Ikeda Dry Goods was built when foundations were not always required or expected, particularly for simple buildings such as this. At the time of the interior examination

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there was no foundation, and the east wall in particular, was virtually unchanged but deteriorated significantly while the west wall was in better shape (see further assessment in Section 5.3). However, the foundation has been upgraded as of the writing of this report with a new base wall completed on the west and east sides.

The storefront has undergone the most notable changes over time – both the windows and doors, along with the false front. It is presumed that there was a full-height false front in place from the time of its construction, as there is no archival evidence to suggest otherwise. However, the false front did change slightly in appearance, from a straight horizontal top visible in the 1930s (Figures 15 and 16) to the “stepped” one that is in place today and, in those earliest years, prior to the mid-1940s, no vertical blade sign was on the building.



Figure 15: Moncton Street looking west from No. 1 Road, 3831 Moncton Street circled. Source: City of Richmond Archives RCF 274. Presumed date is late 1930s based on the automobiles visible.

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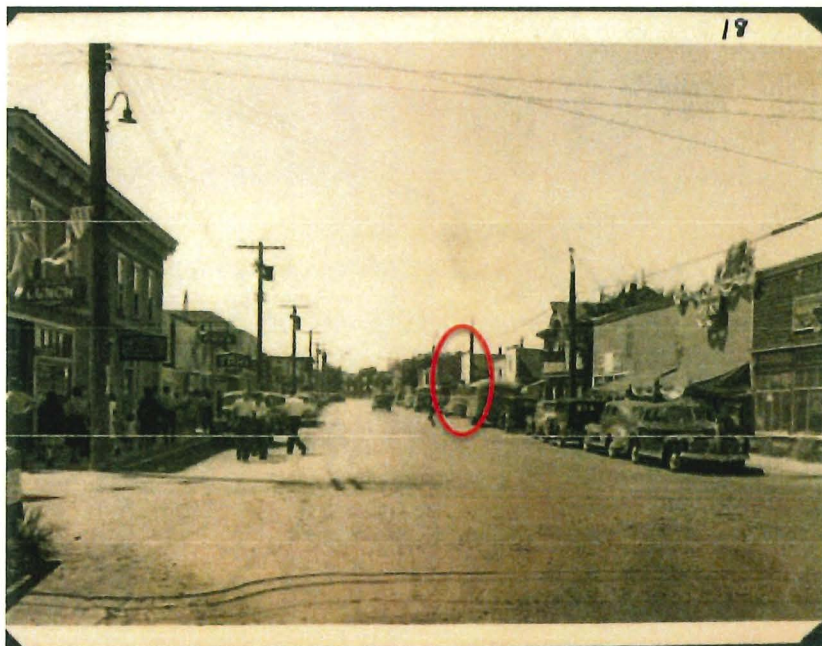


Figure 16: Moncton Street looking west from No. 1 Road, 3831 Moncton Street circled. Presumed to be the latter half of the 1940s based on the automobiles visible and the Ray's Drygoods sign on the building (magnified below). Source: City of Richmond Archives 2002 1 18.



Records indicate that this major change took place between 1948 and 1952, based on air photographs from those two years (Figures 17 and 18).

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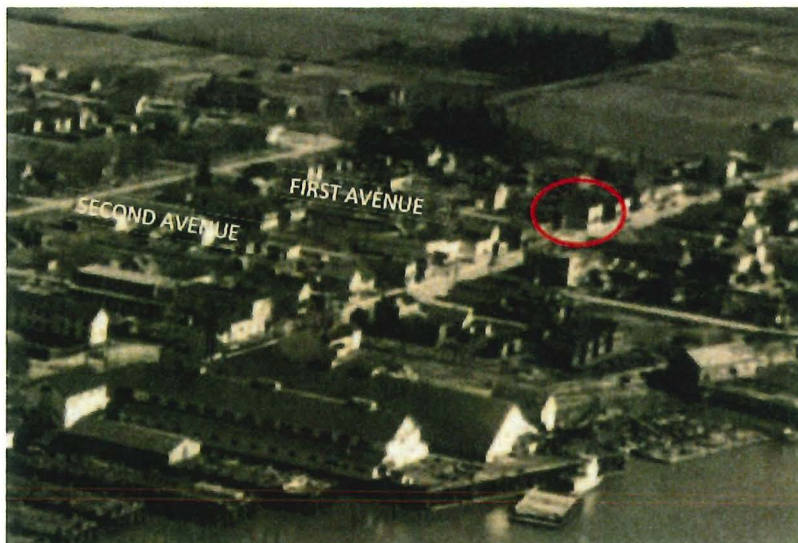


Figure 17: Aerial photograph of the Steveston waterfront, townsite and south Richmond as seen from southwest (partial), 1948. Subject site circled.
Source: City of Richmond Archives, 1997 16 97



Figure 18: Aerial photograph of the Steveston waterfront, townsite and south Richmond as seen from southwest (partial), 1952. Subject site circled.
Source: City of Richmond Archives, 1997 16 86

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Additionally, records show that a small gabled extension at the rear this was added sometime between its construction (1924) and 1936, based on its appearance on the Waterworks Atlas maps from the 1930s (Figure 12).

The store front window frames and proportions, the placement of the main entry, along with signage and added canopy are all alterations that are evident on the front. The original false front, wooden storefront windows, blade sign and recessed entry are evident in a 1940s photograph (Figure 19).¹⁰



Figure 19: Christmas in Steveston, 1940. City of Richmond Archives, Centennial Collection, Photograph 1978 23 12.

On each of the sides, single-set windows have been removed (with frames retained) and covered over with additional siding. A small part of the rear siding is still in place but is now inside interior walls with the addition made at the rear. This early 20th century era – spanning roughly 1912 to the 1930s – had a simple store front with basic signage. Neon signage, which was in place in the larger cities of the Lower Mainland prior to World War I, spread to outlying areas such as Steveston in the inter-war era. For Ikeda Dry Goods in particular, the most dramatic change was the

¹⁰ While the City of Richmond Archives lists the photo as 1940, it must have been slightly later since “Ray’s Drygoods” did not come into business until sometime between 1942 and 1946, suggesting c. 1945 would be a more accurate date.

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installation of a neon sign above the entry – although the exact year is not known, the “Streamline Moderne” design suggests it was installed sometime in the mid-1940s, when this was still a popular style.

A slightly later photo, noted by the Richmond Archives as c. 1950, shows the same neon sign in place and the same wood frame storefront arrangement with the exception of the raised “parapet” – this allowed for the height of the blade sign to roughly match the top face of the false front. This is likely the same time that the grey asphalt shingles were applied to the front face, which would have masked the alteration to the false front to give it a “parapet” face appearance: stepped down on either side of the roof peak (Figure 20).



Figure 20: Ray's Drygoods and neighbouring buildings on Moncton Street, c. 1950.¹¹
Source: City of Richmond Archives, Noel McConnell Fonds, Photograph 2012 62b.

¹¹ Richmond Archives lists this photograph as c. 1950, and based on the age of the cars, and given that there is no canopy in place, it is assumed to be 1952 since the air photo presented earlier shows the parapet. It is certainly earlier than the photograph presented as Figure 21 in this report (which is also listed by the Archives as c. 1950)

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However, by the late 1950s, a flat canopy was added spanning the entire storefront and a more period-appropriate neon sign installed – in any case the previous sign's placement would have interfered with the new full-width canopy (Figure 21). The multi-pane storefront windows were replaced by more modern storefront windows – a fixed single-pane form divided by a single mullion – and remain in place today; the retail entry was also altered, with removal of narrower angled windows that formed the recessed entry. That entry door was retained and surrounding glazing was brought forward, to create a more unified front wall face.



Figure 21: Moncton Street looking east from First Avenue, showing various commercial buildings, including Ray's Drygoods (far left), c. 1950.¹²

Source: City of Richmond Archives, 1978-37-14

¹² While the Richmond Archives lists this photograph c. 1950, based on the age of the car (far right) and given that there is a canopy in place, it is assumed to be late 1950s – a later date than the Figure 20 photograph in this report, which would be early 1950s.

The building has retained most of its character that remains visible today; it has survived many decades with only very minor changes. By the mid-1980s, the neon blade sign was removed, and more modern cladding was installed over the existing, but its overall form and general appearance (as it appeared in 1952) is much the same (Figure 22). The entry door, although older, is not original but is period-appropriate. It certainly appears to have remained intact from the time it was replaced in the 1950s (with only the loss of the angled push-bar).



Figure 22: Budget Appliances, 3831 Moncton Street, c. 1984. City of Richmond Archives, David Fleming Fonds, Photograph 2010 47 19.

Regardless, those store front entry changes are identifiable and reversible; Sections 5 and 6 of this report identify their condition and conservation strategies to pursue.

Sometime between the mid-1980s and 2000, the flat-roof canopy was either entirely replaced by or supplemented with a modest sloped-roof shingled overhang providing weather protection similar to the earlier canopy. The additional structural supports that are still in place today can be seen in a photograph from 2000 (Figure 23). The wrap-around horizontal sign that was, until recently, in place, was added during that time.



Figure 23: Ikeda Dry Goods, which in 2000 was known as Budget Appliance Centre. City of Richmond Heritage Inventory.

In addition, the cladding above the canopy was altered from larger panels (likely asbestos shingles) to lap siding, evidenced by the photograph from 2000. That lap siding is not original: evidence is the original drop siding still intact on the east and west sides and the rear. It is partly visible from the street, on the narrow space on the east side, and is most evident as seen from the interior, during the early stages of preparing this report.

The west side reveals the evolution of the siding. The first layer, a cove-cut drop siding, is set directly on the studs, with no backing or tar paper (and which is identical to that on the east side) (Figure 24).



Figure 24: West side wall with back face of cove-cut drop siding intact and visible

White rock-dash stucco was added to the drop siding, allowing for a gap between the wood and the stucco; this also served as a rudimentary form of insulation (Figure 25).



Figure 25: White rock-dash stucco under lap siding (west side, circled)

Finally, the lap siding in place today was added sometime between the mid-1980s and 2000 (Figures 26 and 27). Nevertheless, the lap siding is period-appropriate and has become a character-defining element over time (see Section 3).

Further strategies on the conservation approach to the storefront and overall exterior are presented in Section 6.

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Figure 26: Storefront windows and single door with shingled canopy and older signage attached, 2022.



Figure 27: Building as seen from First Avenue

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The examination of the interior revealed other clues about the original appearance of this building. On both sides and along the original rear wall, single-set windows were in place early, or were original, to the building. They were most likely identical to the one that is still in place on the rear wall, double hung with multi-pane upper and lower sashes; one single-set window was in place on the east side (Figure 28).



Figure 28: Exposed interior showing one original window still in place, painted white and on rear wall (left, circled above) and a single window frame on the east wall (right, circled above); magnified rear window, below.



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Similarly, on the west side facing First Avenue, there were three single-set windows, and two of these frames were entirely exposed on the interior (Figure 29). They were boarded up with salvaged drop siding with a cove profile, indicating that this work happened prior to, or at the same time as, stucco applied to the west side wall.

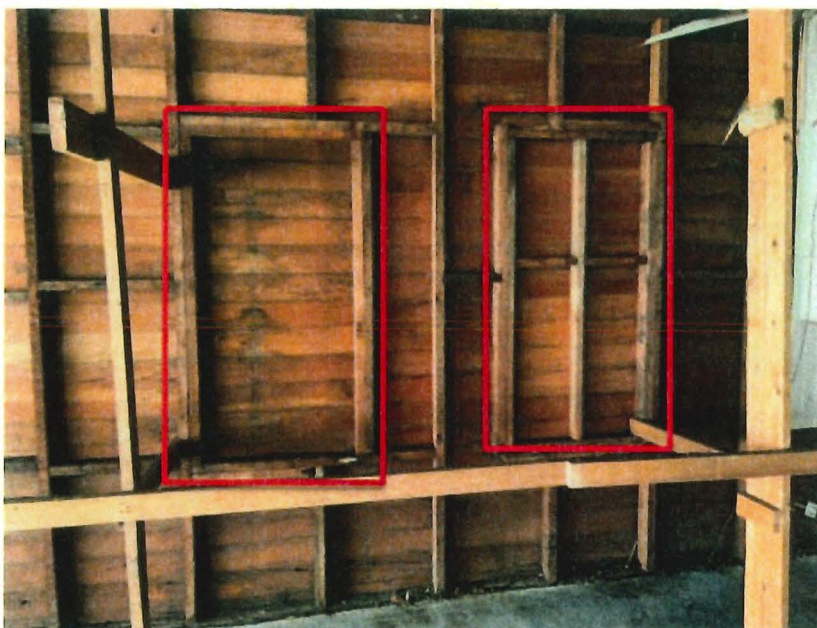


Figure 29a: Window openings on interior, west side wall: frames are intact, but boarded over with a siding profile identical to that in place elsewhere on that side.



Figure 29b: Broader view of the exposed west side

Based on this map, and the Waterworks atlas map (Figure 12), and as introduced in this section of the report, it is clear that the rear alteration had taken place by 1936 (the two plans show identical footprints) (Figure 30).

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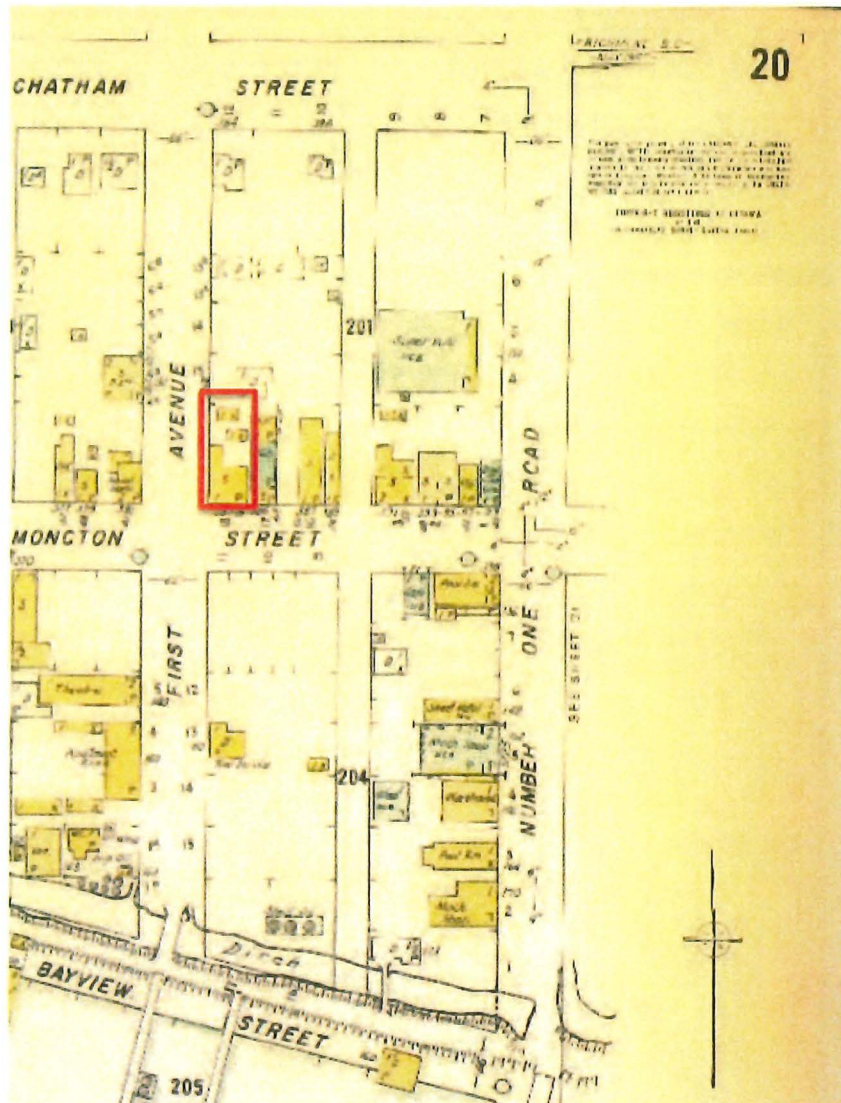


Figure 30: Fire Insurance Map, 1960. City of Richmond Archives, Sheet 20, Image 1985 146 24. Subject site outlined.

Rock-dash stucco was added to the west wall of the building, most likely in the late 1940s or into the 1950s: stucco was often an approach to heritage buildings to mask additions and make the entire building consistent and more modern in appearance; it

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also served as a primitive form of insulation and rock-dash had replaced glass bottle stucco (more typical of the 1920s and 1930s). It is speculated that some original siding was used to cover up the three windows on the west side and the one window on the west side.

The other alteration on the west side is the bump-out of the loading doors – the interior roof lines show evidence that these doors are a later addition (Figure 31); the wood used is clearly newer, with a different finish than that of the surrounding rough-cut wall and roof framing.



Figure 31: Loading doors on west side as seen from interior, with wall face extended out.

The chimney on this side was originally made of brick and the exterior portion extending beyond the roof was reconstructed at a later date using concrete block

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(Figure 32). The rudimentary utility pole near the chimney is also a later addition, but unlike the chimney, it is not a character-defining element.



Figure 32: Interior of west wall chimney connection illustrating its original brick form.

Further alterations made at the rear include a gabled extension behind the loading doors (c. 1930) and an additional flat roof with pediment storage or loading area setback further from First Avenue completed in 1987; the history of these components have been further discussed – see Section 2.1 of this report (Figures 33 and 34).

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Figure 33: West side of subject site, with paired loading door, chimney and utility pole along First Avenue.

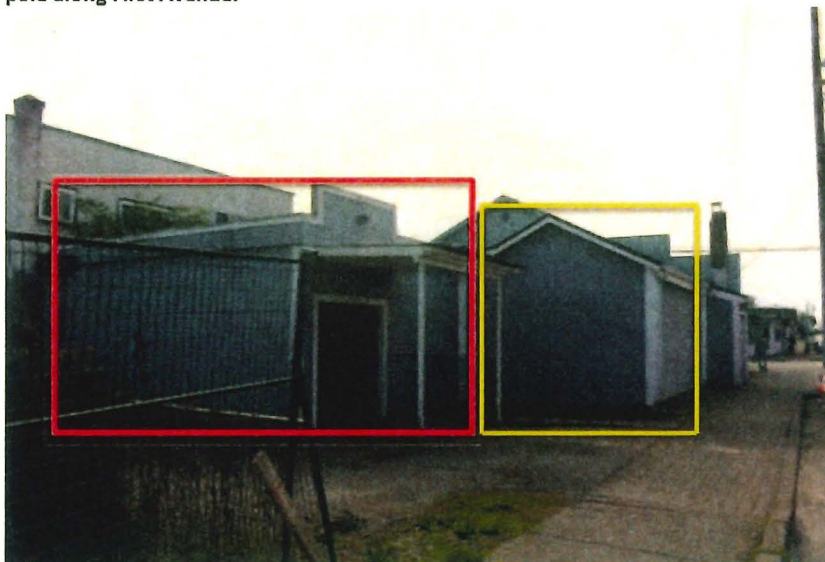


Figure 34: Rear of subject site, with paired recessed loading door facing First Avenue. Earliest addition (c. 1930) outlined in yellow, later addition (1987) outlined in red.

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3. STATEMENT OF SIGNIFICANCE**IKEDA DRY GOODS****DESCRIPTION OF HISTORIC PLACE**

The Ikeda Dry Goods building is part of a row of commercial buildings along Moncton Street in downtown Steveston. All of the buildings are of a similar age and scale and present a continuous façade of small retail shops flush to the sidewalk.

HERITAGE VALUE

Ikeda Dry Goods, built in 1924, is valued as an expression of the early commercial development pattern in Steveston reflecting the area's early 20th century growth as Richmond's primary service centre, for its association with the both the original owner, T. Ikeda, and with the Kerfoot family who followed, and for its style.

Ikeda Dry Goods is part of an almost-continuous façade of simple, wood frame, false front Vernacular style commercial buildings along Moncton Street. Although the earlier building on the site was not affected by the 1918 fire, Ikeda Dry Goods represents some of the earliest commercial redevelopment following that catastrophic fire. The building is of a similar scale to the majority of early to mid-20th century buildings, oriented to draw shoppers along Steveston's main street. This serves as an expression of a commercial development pattern that characterized Steveston as a service centre for both the immediate community and the wider agricultural area of Richmond, as the area's population and economic development expanded with farming and fishing being the primary catalysts. The building's early use also reflects this early and continuing historic pattern, exemplified by the presence of Ikeda Dry Goods in the 1930's, which sold textiles and clothing.

The building is significant for its association with the first three recorded families as tenants and business owners. First, it exemplifies the importance of Steveston as one of the most important communities of Japanese-Canadian settlement in Canada. The success of that community lay not only in the large fish packing plants and in fishing, but more broadly to the local businesses that were set up and prospered until the forced internment in 1942. The building illustrates the importance of family-owned and run dressmaking and drygoods businesses, with the Ikeda family owning the property from around 1921 to 1942, and the Miyashita family renting from their immediate family from 1928 to 1942, where Lily Miyashita operated a dressmaking business during that time, thereby developing overall family prosperity. The Miyashita's were about to embark on building their own home immediately north of the premises they rented prior to the forced internment, further proof of that success, determination and resilience.

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The building is additionally important for its association with the Kerfoot family, who had acquired it by 1945. Following the lead of the previous Ikeda Dry Goods, Ray Kerfoot started up the aptly named Ray's Drygoods, continuing to sell goods such as clothing. The business exemplifies the types of small, locally-based and successful businesses that were common to Steveston's economy, providing an important service to the community. Their family's success was illustrated by their relocation, around 1949, from their dwelling quarters on site, to Kerrisdale, in Vancouver, allowing them to live in a more affluent area while commuting to their business. The family's move to Vancouver also allowed the commercial component of the building to be expanded in the 1950s. Ray Kerfoot remained the owner until around 1960, when it became Budget Appliances. Ray Kerfoot's importance in the community is additionally illustrated by his position as head of the Steveston Board of Trade in the mid-1940s.

The building is valued as a good example of a Vernacular commercial structure, and prominently located at the corner of Moncton Street and First Avenue. Its design expression is a simple single-storey commercial building with a full-width storefront and a "boomtown" false front parapet.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of Ikeda Dry Goods are:

- The height, scale, and massing of the building typical of the streetscape;
- Its orientation and relationship to Moncton Street;
- Continuous commercial use;
- Main floor set at grade;
- The use of materials that are considered, in today's context, to be either less common or more challenging and costly to source, and for the retention of which is considered to be a strong case for sustainability, such as old growth lumber, both structural and decorative;
- Its presence as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure, and its contribution to the liveliness and diversity of the area;
- Vernacular commercial design including the building's front gable roof and the distinctive stepped parapet false front, and its typical rectangular building form;
- Modest gabled-form rear addition;
- Large storefront window openings and an early entry door with hardware and mail slot;
- Lap siding on the two exposed street fronts, and on the false-front wall above the canopy, with shingles on the rear of the false-front wall;
- Original drop cove siding exposed on the upper portion of the rear gable;
- Narrow unadorned chimney on the west side.

Source: City of Richmond, Planning, Building and Development; Revisions and updates by McLean Heritage Planning and Consulting, 2024-2025

4. CONSERVATION GUIDELINES

4.1. STANDARDS AND GUIDELINES

Ikeda Dry Goods building is a historic resource located in the centre of the Steveston commercial district, in southwest Richmond. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the Standards and Guidelines, the work proposed for Ikeda Dry Goods building includes aspects of preservation, restoration and rehabilitation.

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

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

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

Interventions to the historic buildings should be based upon the Standards outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to a historic property.

STANDARDS

Standards Relating to All Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.

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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 a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of 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 on-going basis. Repair character-defining elements by reinforcing the 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 upon 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 a historic place and 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 a 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.

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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.

4.2. CONSERVATION REFERENCES

The proposed work entails the Preservation, Rehabilitation and Restoration of the Ikeda Dry Goods building. The following conservation resources should be referenced:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada <http://www.historicplaces.ca/en/pages/standards-normes.aspx>

National Park Service, Technical Preservation Services, Preservation Briefs:

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 4: Roofing for Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
<http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation
<http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm>

Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
<http://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 41: The Seismic Rehabilitation of Historic Buildings. Keeping Preservation in the Forefront. <https://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-rehabilitation.htm>

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Preservation Brief 43: The Preparation and Use of Historic Structure Reports.
<http://www.nps.gov/tps/how-to-preserve/briefs/43-historic-structure-reports.htm>

4.3. GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the Ikeda Dry Goods building, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for adaptive use, with a detached building added at the rear. As part of the scope of work, exterior character-defining elements will be preserved, missing or deteriorated elements will be restored, and inappropriate alterations that detract from the overall heritage character will be removed. The building has undergone a preliminary upgrade to its structure as part of a new foundation on the west and east sides, and particularly the latter that had deteriorated significantly. There will also be an interior reconfiguration: this will not affect the exterior, which will remain intact, with the exception of additional windows installed in locations where they were historically.

The major proposed interventions of the overall project are to:

- Preserve the original form, scale and massing, including the early rear addition;
- Preserve the relationship of main floor to grade;
- Install a new foundation on the front and rear while preserving the height to grade (noting that the east side foundation has already been addressed);
- Preserve and repair exterior woodwork including a reconstruction of the wall and repairs to the base of the west wall;
- Rehabilitate the roofing;
- Rehabilitate and repair fenestration, and in particular, restore the storefront windows, door and signage;
- Respectfully integrate a new entry on the First Avenue side to accommodate new commercial needs and add new windows using the existing window frames;
- Construct a new boutique hotel at the rear.

4.4. SUSTAINABILITY

Heritage conservation works in conjunction with sustainable development as a realistic and critical goal of any rehabilitation project. The conservation, continued use and adaptive re-use of historic buildings and structures can attain a high level of retention that accordingly reduces the overall carbon footprint. The embodied energy in historic buildings is a measurement that is often ignored or discounted yet is crucial to understanding the wider benefits of retention tied to reducing greenhouse gas emissions (GHG) and global warming. While new construction is touted as offering the benefit of the highest level of energy efficiency, it should be

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recognized that retaining a historic building can still achieve an excellent level of energy efficiency while avoiding the significant levels of GHGs by reducing solid waste, eliminating or at least minimizing the need for new structural components, conserving existing material rather than producing new, and overall saving a significant amount of embodied energy. In accordance with approved sustainability practices, energy efficiency measures will be incorporated in conjunction with the rehabilitation. It is critical that these measures have no impact to the overall character, including, but not limited to, insulation, heating/cooling, and air sealing.

It is anticipated that energy performance requirements will be set calling for thermal double-glazed windows, but since only one of the various original single-glazed windows remains, that window and the other openings will be replaced with a period-appropriate window vis a vis material and profile (see Section 6.7 for more details).

4.5. ALTERNATE COMPLIANCE

4.5.1. BC BUILDING CODE

The BC Building Code specifies minimum provisions relating to the overall safety of buildings, referencing public health, fire protection and structural sufficiency. There is the understanding that, on a number of levels, heritage buildings do not perform in the same way as new construction, and if they were brought up to code, it could compromise historic appearance or authenticity. As such, other options are available that will not compromise public safety objectives of the Code, commonly referred to as “alternate compliance methods”. These are typically considered on a case-by-case basis as individual circumstances can vary greatly, and their application is to balance the viable alternate methods with the highest degree of conservation possible under those site circumstances.

4.5.2. ENERGY EFFICIENCY ACT

The Energy Efficiency Act (EEA) is amended to February 2021. It exempts components such as doors, glazing for door slabs, sidelights and transoms, for a “designated heritage building”. This is defined by the province as either protected provincially under the Heritage Conservation Act, a municipal heritage designation by-law or included in a community heritage register under either the *Local Government Act*, *Vancouver Charter*, or *Islands Trust Act*. This allows a more sensitive approach by maintaining a higher degree of integrity for character-defining components that are often challenging, expensive, or impossible to replicate. The principle is that heritage buildings can be made more energy efficient through non-intrusive or alternate compliance methods, such as those that are “hidden” inside such as mechanical systems.

Various EEA regulatory bulletins pertaining to heritage are found at:
<https://www2.gov.bc.ca/gov/content/industry/electricity-alternative-energy/energy-efficiency-conservation/policy-regulations/standards/regulated-products>

Energy efficiency considerations can also be found in *Standards and Guidelines for the Conservation of Historic Places*.

4.6. SITE PROTECTION AND STABILIZATION

Site protection is an important component of the general conservation. It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. It must be protected against unauthorized access or damage with the securing of all doors, windows and any other openings, and with the use of fencing, lighting and other security measures.

A site protection strategy should be developed through discussion with the owner, contractor and architect, as part of the permit process.

5. CONDITION ASSESSMENT AND OBSERVATIONS

A condition review of the exterior of the Ikeda Dry Goods building was completed as part of a site visit on **April 9, 2022 and followed with an interior site visit on October 12, 2022**, where a comprehensive assessment was conducted and photo documentation completed. An additional visit was undertaken on **October 29, 2024**, to assess the rear additions to the building, particularly the earliest addition, c. 1930. Recommendations for the preservation and rehabilitation of this heritage building are based, in part, on archival material and research prepared by *Denise Cook Design* for the City of Richmond as part of the original Statement of Significance, additional archival research and re-writing of the Statement of Significance, physical material samples, site reviews, and an assessment of the original appearance of the heritage building in relation to how it relates to its current condition and integrity.

Condition Assessment is based on the following accepted criteria:¹³

Physical Condition: The physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor, though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

¹³ Read Jones Chrisoffersen Engineers

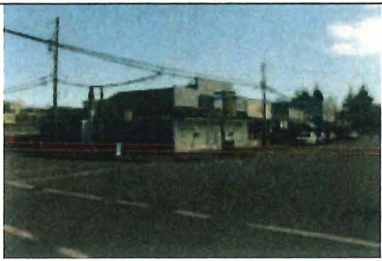
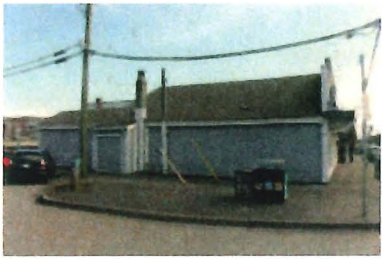
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Good Condition: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair Condition: In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor Condition: Not in working condition or requires immediate or short-term substantially above an agreed threshold.

The following sections outline the condition, and the specific approach to take on each of the major components of the Ikeda Dry Goods building, including the materials, physical condition and recommended conservation strategy (Section 6).

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.1 SITE AND LANDSCAPING	Ikeda Dry Goods is a one-storey wood frame building designed in a Vernacular false-front style on the north side of Moncton Street, at the corner of First Avenue in Steveston. The building is set along the front and lot lines with frontage on Moncton Street and the rear portion set back from First Avenue. It has a strong street presence as a corner lot, and is a landmark in Steveston as part of a historic streetscape. Overall it is in good condition. There are no landscape elements to note.	
5.2 FORM, SCALE AND MASSING	The massing of Ikeda Dry Goods is made up of the original one-storey section comprising the primary rectangular footprint, with a one-storey gabled protrusion (loading entry) on the west side. The addition to the building consists of a one storey gabled extension and a newer flat roof one storey extension at the rear. Despite the minor changes to rear, the current form, scale and massing of Ikeda Dry Goods is excellent and well balanced on the two street facings. Overall it is in good condition but due to its means of construction and lack of maintenance, certain sections are in poor condition, particularly the east side. It is worth noting, though, that the condition has not impacted the form, scale or massing.	

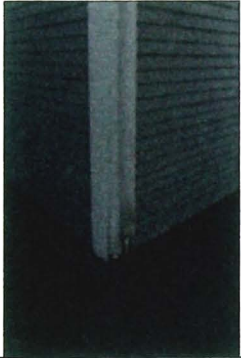
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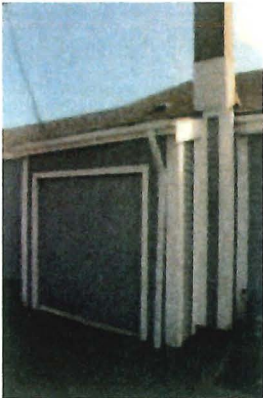
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	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.3 FOUNDATION AND PERIMETER	The original section of Ikeda Dry Goods, the tall gabled portion, was never set on a foundation. The walls were placed directly on the ground with no protection. The interior floor is a poured-in-place concrete slab. Along with the lack of a foundation, there is little vertical clearance between the sidewalk and the cladding and cornerboards on the west side, and between the ground and wall on the east side. It is likely that when it was built, there was either no sidewalk along First Avenue, or the level of the sidewalk was lower, which would have provided a more substantial exposed height of the foundation wall. The front face was built with a brick base which has provided some protection, unlike the west and east sides. The east side perimeter structure - base and wall studs - is in extremely poor condition: the entire base of the wall frame has rotted, and most of the wall studs were no longer connect to the ground: this has been addressed with a new base foundation. The west side structure is in fair condition: some of the base of the base wall frame has deteriorated, but likely due to better overall protection (i.e. multiple layers of cladding and accessibility) it is much better than the east wall. The studs are in good condition. The front wall is in good condition. NOTE: As of November 2025, the west and east walls have had their foundation set to bring the base of the wall up to an acceptable level.	

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	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.4 CLADDING	The outer layer of cladding on the main floor, west wall, is lap siding. This side is illustrated in the first photo. It is in generally good condition, although the first several strips along the bottom have some paint deterioration, evidently due to rain water backsplash due to the minimal degree of separation between the wood wall and sidewalk. This includes the area of the chimney enclosure. The condition of the first layer of cladding, the original drop siding, appears from the inside to be in good condition. The condition of the middle layer of cladding, the rock-dash stucco, was not visible except for a small section at the bottom, so it is inconclusive as to its overall condition. The cladding on the east wall is in poor condition, and is missing significant sections due to long-term deterioration (as noted in Section 5.3). However, the cladding on the rear elevation, set below the gable roofline, has the same coved profile as the east side, and appears to be in good condition. There are sections of the newer rear extension where the wood at the lowest level has been replaced and is separating from the original lap siding above. Otherwise, the cladding is in good condition. The cladding on the rear extension, on the east side facing the neighbouring property, is concrete block, confirming that this is a newer addition. The cladding in the upper section of the rear (original section of building) is intact drop cove siding, original to the building. It is assumed this encompasses the entire rear face, most of which is covered by the addition.	 West wall lap siding  Partially exposed cove siding, east wall  Original cladding in upper section of rear gable

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.5 CORNERBOARDS	The corner boards on the front corner are in good condition, although there is loss of paint on the one at the exposed south-west corner on the lower area immediately above the sidewalk, due to backsplash and moisture penetration over time. The cornerboards along the west side are similarly showing peeling paint at the lowest points, due to backsplash, particularly those set on either side of the paired plywood-clad loading door, as illustrated in the second photo. The cornerboards set at the beginning of the rear extension, on the internal corner, are in good condition, as illustrated in the third photo. The one cornerboard at the far rear of the extension is in particularly poor condition, as illustrated in the fourth photo.	   

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.6 DOORS	The storefront door is in good condition, having been relocated at some earlier time from what was a recessed entry to its position aligned with the new storefront wall. There has been some minor damage from installing additional locks and hardware. There has been a plywood panel added to the bottom in lieu of a kickplate and there is some heavy paint build-up on the door frame, but otherwise the door appears to be in good condition. The paired door on the west side situated in the shed roofed bump-out is in poor condition. The door is evidently not original, as it is partially clad in plywood, which is showing signs of wear, with paint spalling and general paint deterioration and warping due to water backsplash. The bottom edge of the plywood section is separating from the door. The opening itself, though, while not original, does express the evolution of the building. The other paired door on the west side, set further to the rear as part of the more recent addition, is in good condition as it is largely protected by the fiberglass roof overhang. The doors are steel clad, making them more durable.	  

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	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.7 WINDOWS, SILLS AND TRIM	The storefront windows are in very good condition. These windows are more recent alterations to the building, where the recessed entry was moved forward to the front property line. The windows had originally been angled inwards to connect with the entry door frame, and likewise were moved forward. The door itself is in the same setting, although moved forward, and centrally-set between the two large storefront windows. The trim and sills of both storefront windows, and the door, are in very good condition. The fascia board above the storefront windows, immediately below the soffit, is showing minor signs of warping but generally it is in good condition. The frames of the remainder of windows that are visible from the interior, comprising three on the west side and one on the east side, are in excellent condition. There is a single window remaining in the rear wall of the original building, which appears to be intact and in good condition, although the glazing has been painted over.	 Storefront detail  Modified storefront  Original window, now set on interior wall, rear

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	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.8 CANOPY AND SIGNAGE	The canopy is in fair condition, although the cedar shingles are nearing the end of their life cycle and require replacement. The structural integrity of the canopy was recently assessed, and the necessary improvements have been made under the auspices of an engineer: cable supports run up into the false front pediment. The wood lap siding set into the sides, as well as the aluminum soffit, are in good condition. The wrap-around signage attached to the canopy is in fair condition, and the plastic panels have been spray painted over. However, it is important to note that this has already been removed and deemed to be neither viable to reinstall (based on investigation of the overall condition that was undertaken as part of this report), nor historically important (see Section 6.8).	

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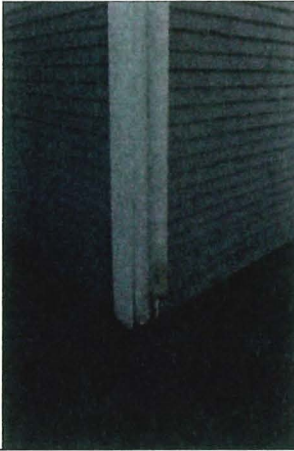
52

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.9 PARAPET	The parapet is in generally good condition, with lap siding on the front face and shingles on the rear face. There is some minor warping in the lap siding. The section of the backside where the asphalt shingles of the roof meet the wall shingles of the parapet is in fair condition, showing signs of minor deterioration due to the lack of flashing and long-term contact with rainwater on the roof.	  

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	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.10 ROOF, GUTTERS AND DOWNSPOUTS	The main roof is covered with asphalt shingles. They are in generally good condition, although the section that is in the shadow of the parapet has some moss build-up. The shed roof extension over the rear addition has a fiberglass cover which is in poor condition, with broken sections and various holes visible. The wooden structural support for the fiberglass appears to be in good condition. The flashing around the front pediment, and around the pediment for the rear extension is in fair condition. The gutter on the west side, between the utility pole and the chimney, is sloping away from the downspout, creating an opportunity for water retention and penetration. The gutter between the utility pole and the storefront corner has some minor damage but is intact. Along the west side, the downspouts drain on to the open sidewalk – there is no perimeter drainage except by the rear extension which has a storm drain and the downspout set on the section behind the chimney has no extender at the bottom. Similarly, the downspout at the rear has no extender and rain water discharge is allowed to flow out unimpeded.	  

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	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.11 CHIMNEY AND UTILITY POLE	There is a narrow concrete block chimney on the west side, set toward the rear of the original portion of the building. It is generally in good shape, and the concrete block is a later reconstruction of what was originally an earlier brick chimney of similar proportions. There is also a wooden utility pole set a few feet away from the chimney. It is in poor condition, showing advanced signs of deterioration at the base.	

6. CONSERVATION STRATEGY

The following are the standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions of the Ikeda Dry Goods building.

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

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

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

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The exterior of Ikeda Dry Goods is proposed to be retained largely in situ, except for the portion of the building situated behind the primary gable roof form, consisting of the later flat-roofed addition (Figure 35). A new detached development is proposed to take place behind the original building.



Figure 35: Portion of building proposed to be removed, comprising the 1987 addition (red outline).

The overall conservation strategies for this project are rehabilitation and preservation. Restoration is proposed to be implemented on limited components that are too severely deteriorated to retain, or those lost through alterations. The expectation is that those restored elements match existing in all respects – material, profile and overall appearance.

The gabled rear extension is the earliest of two additions, and while it cannot be proven what its original use was – storage, an office or some residential component – it does contribute to the overall character. For the purposes of this report, it is considered important to retain and has been incorporated into the design development of the new boutique hotel on site. The flat roof extension with the recessed double doors is a much later modification, dating from 1987 (with concrete block east side wall): it does not contribute in any significant way, historically or aesthetically, to the overall character. It will not be retained. The east wall will need to be completely reconstructed due to its advanced state of deterioration and will need to meet building

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code requirements for non-combustible cladding where there is minimal spatial separation.

The development will include a detached three-storey building serving as a boutique hotel fronting First Avenue (contextual elevations, Figure 36).



Figure 36a: Proposed Moncton Street Elevation - Context

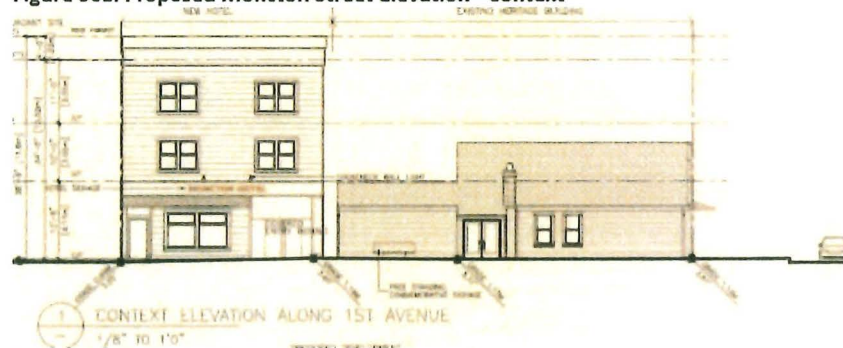


Figure 36b: Proposed First Avenue Elevation – Context

The development as currently proposed will restore the storefront, the upper front wall face and rear wall and west side chimney, conserve the cladding on the front and west side, install period-appropriate windows and doors on the west and north sides, thereby restoring the building to a period from the early 1950s, while retaining the c. 1930 addition at the rear and removing the inappropriate concrete-block addition at the rear that dates from 1987. Detailed elevations of the rehabilitation of Ikeda Dry Goods are provided as Figures 37 to 40; broader development strategies illustrating the boutique hotel are presented as Figures 41 to 44. This is further outlined in the following sections of this report.

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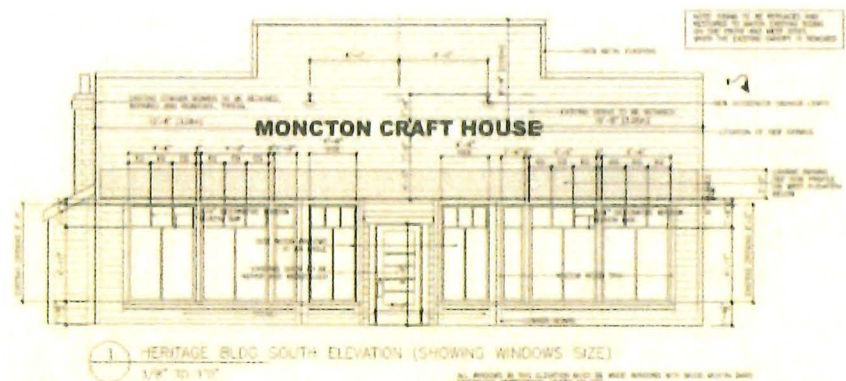


Figure 37: Proposed South Elevation, Ikeda Dry Goods

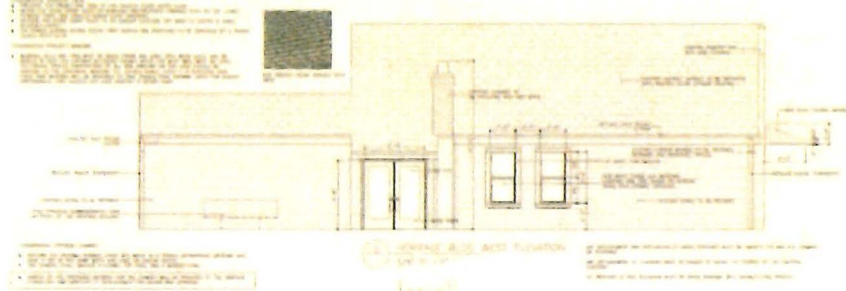


Figure 38: Proposed West Elevation, Ikeda Dry Goods

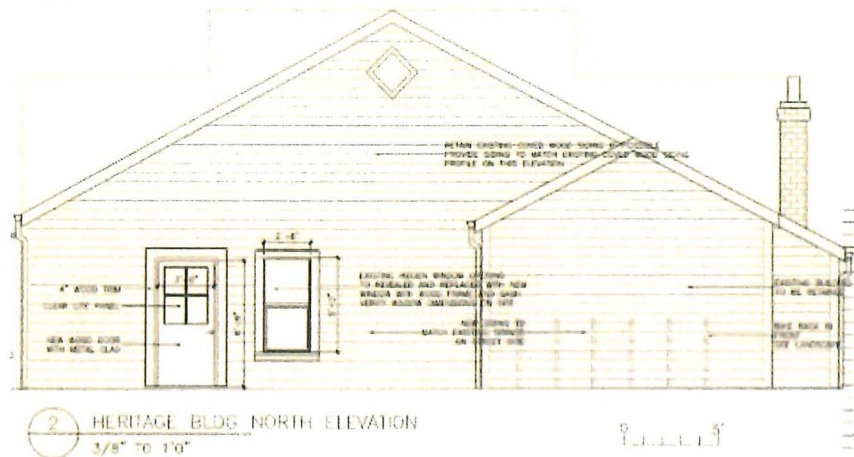


Figure 39: Proposed North Elevation, Ikeda Dry Goods

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CONSERVATION STRATEGY: MONITOR

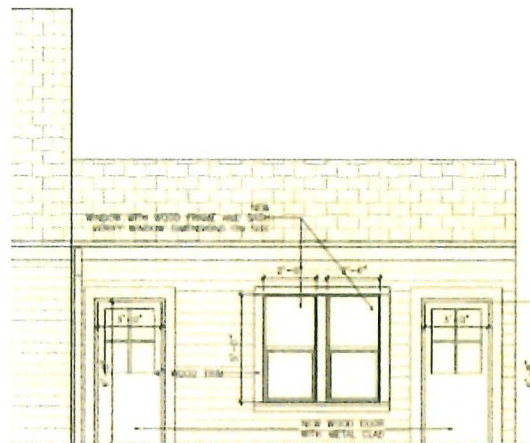
- [illegible]

EXPOSE AND REMOVE THE ORIGINAL CLADDING ON THE REAR. PRESERVE ALL OF IT UNLESS ITS CONDITION WARRANTS REMOVAL. WHERE NECESSARY, INCORPORATE CLADDING FROM THE EAST SIDE AND/OR HAVE NEW WOOD CLADDING BELLS TO MATCH EXISTING. USE A V6 PROFILE.

ANY REPLACEMENT AND REPLICATION OF WOOD
FEATURES MUST BE SMOOTH FIN AND NOT COVERED
OR TEXTURED

ANY REPLACEMENT OF CLADDING MUST BE MILLED TO MATCH THE PROFILE OF THE EXISTING CLADDING

ALL WINDOWS IN THIS FIGURATION HAVE
WINDOWS WITH DOUBLE HUNG PROFILE



1 HERITAGE BLDG INTERIOR EAST ELEVATION
3/8" TO 1'0"

Figure 40: Proposed Interior Elevation, Ikeda Dry Goods

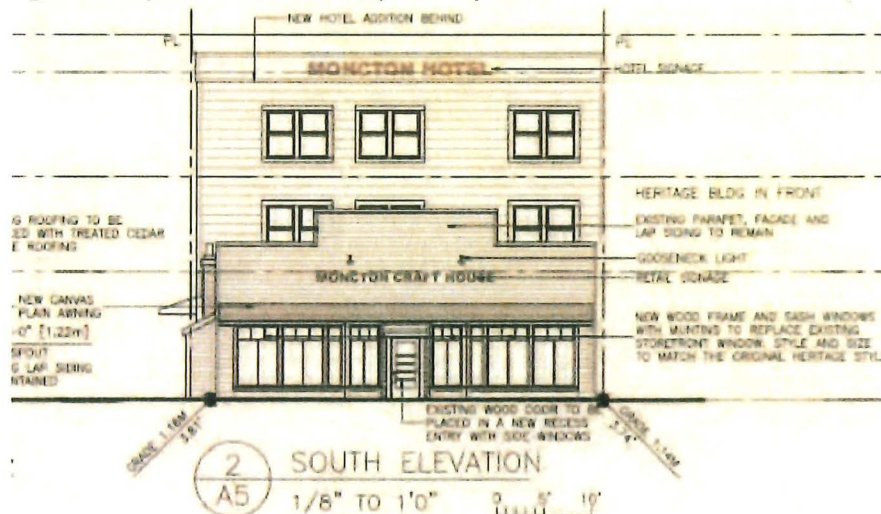


Figure 41: Proposed South Elevation, Ikeda Dry Goods and Hotel

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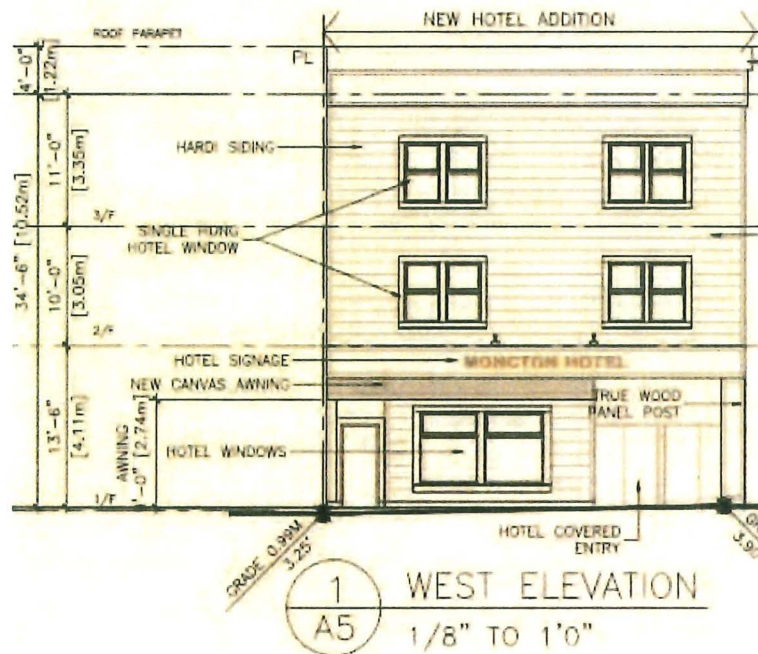


Figure 42: Proposed West Elevation, Hotel

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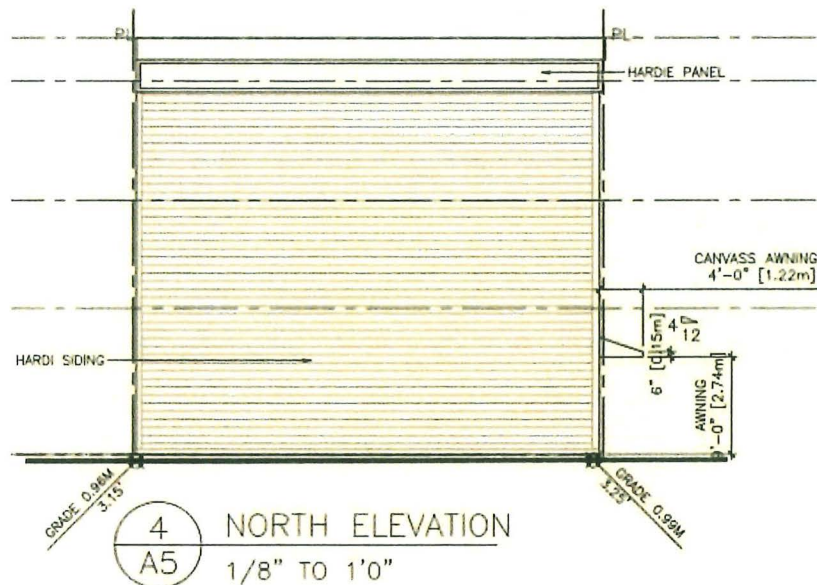


Figure 43: Proposed North Elevation, Hotel

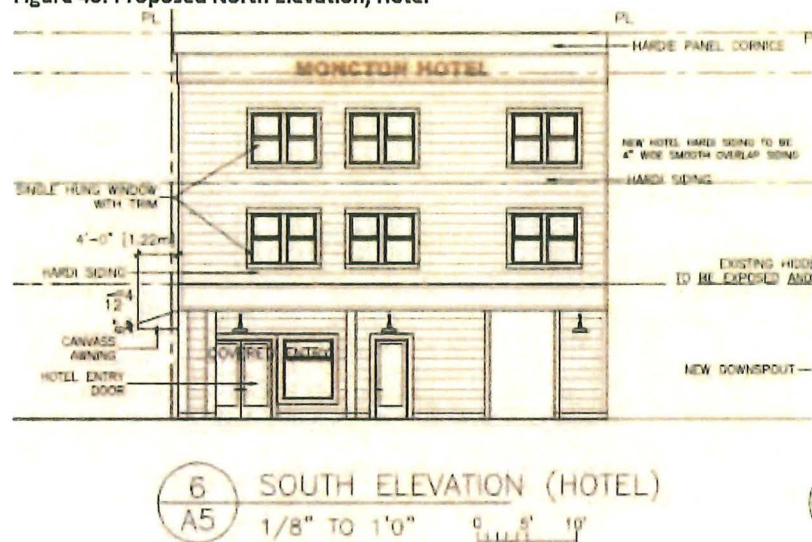


Figure 44: Proposed South Elevation, Hotel

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Having the new construction fully detached from Ikeda Dry Goods will allow for a higher degree of conservation. It will allow for comprehensive restoration and conservation of the front, west, rear walls and expose and rehabilitate the interior east wall that has been hidden for many decades due to that addition. Along First Avenue, the installation of two new wood windows set within existing frames (currently concealed), along with a new double door, would be in context of the original appearance, and would be considered a partial restoration. It, along with the primary entry for the detached boutique hotel, would also provide vitality to that side street that currently does not exist, by drawing pedestrians from both Moncton Street and Chatham Street. The principle is to revitalize the heritage building without compromising any existing character-defining elements. Details are provided in Sections 6.1, 6.6 and 6.7.

Another critical consideration is the storefront. As introduced in Section 2.1, the storefront is not original and has undergone changes that are identifiable and reversible. The strategy is to rehabilitate it to an earlier appearance, as presented in Sections 6.6, 6.7 and 6.8.

Any replacement and replication of wood features must be smooth fir, and not combed or textured, as applicable to Sections 6.4 to 6.7, and Section 6.9.

Overall, the architectural drawings reflect the direction provided in the following sections of this Conservation Plan, vis a vis accurately portraying the materials, dimensions and other critical information on elevations and floor plans.

A landscape plan has been prepared as part of this application, addressing the appropriate treatment to the immediate surroundings, particularly the courtyard to be created between Ikeda Dry Goods building and the boutique hotel (Figure 45).

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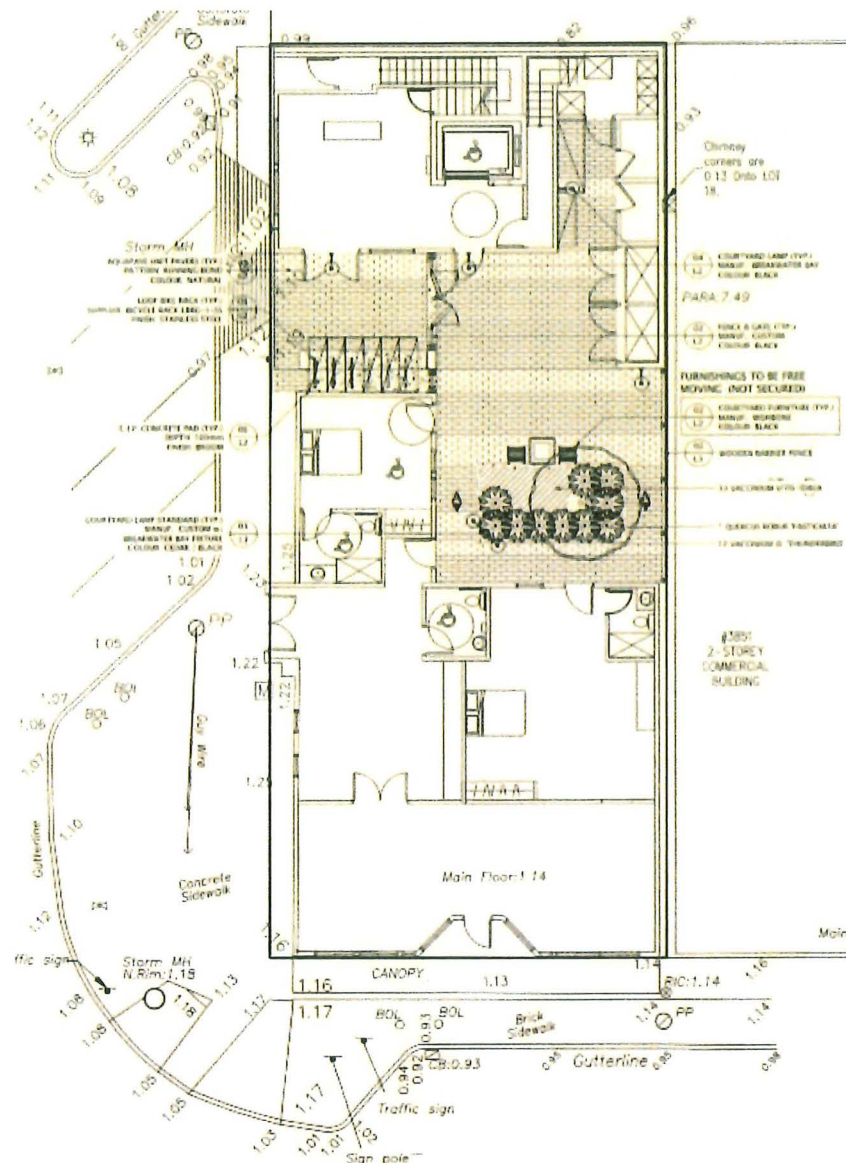


Figure 45: Proposed Landscape Plan

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6.1. SITE AND LANDSCAPING

Ikeda Dry Goods will be retained in its existing location. This will retain its crucial corner orientation as expressed by siting on the property, fronting Moncton Street with secondary orientation to First Avenue. The restoration to the west side will reincorporate some of the windows that once existed (see Section 6.7). The treatment of the property and particularly the adequate provision of open space will be thoughtfully addressed through a creative landscape plan as illustrated on Figure 45.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the corner orientation of the building fronting Moncton Street. All rehabilitation work should occur within the property line and building envelope.
- Preserve the historic secondary facing, with orientation along First Avenue (to the west).
- Open up the commercial space to the west side of the building, using a limited number of windows of a compatible form and material. If new windows are added, they must be wood frame and sash, set in singles or pairs, and be in an historically accurate placement (see further comments in Section 6.7).
- Address site drainage issues through the provision of adequate drainage measures.

6.2. FORM, SCALE AND MASSING

The form, scale and massing of Ikeda Dry Goods should remain intact. The relationship of main floor to grade is a critically important character-defining element. Any work on the building must respect this setting, and overall height, with no upper additions to the heritage component. Work on the foundation should not affect the height (see Section 6.3).

Conservation Strategy: Preservation and Rehabilitation

- Preserve the overall form, scale and massing, including its height, with the removal of the 1987 addition.
- Preserve its historic orientation of main floor to grade.
- The historic exterior facades are to be preserved and rehabilitated.
- The east wall will require full reconstruction.
- For the exterior, if seismic interventions should be required to be installed, these are to be as minimally intrusive to the appearance of the building as possible.

6.3. FOUNDATION AND PERIMETER

The original front section of Ikeda Dry Goods has no foundation, the floor consisting of a poured-in-place concrete slab. The building requires a new foundation, and potentially any necessary seismic upgrades – this has been addressed on the west and east sides as of November 2025. New minimally invasive seismic interventions that might be required should be discreet and not be visible from the exterior and require the absolute minimal degree of removal of material. Any such materials removed must be inventoried and safely stored on a temporary basis and be reincorporated so as to not impact any character-defining elements.

It will be necessary to provide a report from a structural engineer, providing all relevant strategies and approaches to the proposed structural upgrades necessary to meet B.C. Building Code and any other municipal requirements. The structural engineer must work closely with the heritage consultant to ensure that any structural interventions are minimally invasive and do not conflict with any recommendations found in this report. Should there be any conflict then the issues will need to be addressed accordingly.

Conservation Strategy: Rehabilitation

- Rehabilitate the building with a new concrete foundation wall (west and east sides now complete) with seismic reinforcement and perimeter drainage.
- Consideration to be given to set the west side wall at a slightly higher placement above the ground. However, in order to retain the historic appearance as much as possible, the lower face of that wall (i.e. the “curtain”) should extend below the top of the new foundation but retain enough height off the ground thereby reducing the degree of deterioration of low-set cladding due to water backslash.
- Incorporate new drainage components for the perimeter.

6.4. CLADDING

The cladding of Ikeda Dry Goods should remain intact, with the exception of the east side, where the wall structure has deteriorated to a point where it cannot support the cladding that remains. Any removal of cladding should be minimized. Furthermore, the design of the hotel, detached from the heritage building, presents the opportunity to create a distinct division between old and new. The proposed removal of the later rear extensions will showcase the original rear of the building.

Repair or replacement may be necessary to select sections of the lowest portions of the cladding that may have deteriorated, particularly at the rear. The earliest cladding, set on the east side with some remaining on the original rear wall, is drop siding with a unique cove profile (hereinafter referred to as “coved wood siding”).

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This would normally be conserved. However, due to the poor structural condition of the east wall, with multiple rotted wall studs and no base remaining, along with Building Code requirements for non-combustible cladding on that side, the strategy, also a sustainability practice, is to remove the remaining drop siding on that east side: it should be carefully removed, stored and reincorporated elsewhere on the building provided it is in suitable condition.

The reincorporation strategy of the coved wood siding taken from the east wall is to apply it on the rear wall and repair any existing siding that is currently in situ behind the rear additions (see comments below). If any is left over, it can be incorporated into some aspect of the interior of the retail space. By using this approach, the rear wall will be distinguishable from the other two exposed sides (front and west side) with a historically accurate cladding.

In addition, cladding on the store front will need some repair and reinstatement, given that the wall area of the window surrounds will be slightly different with the restoration of windows on the store front (see Section 6.7 for further details).

The conservation approach to the rear face is, upon removal of the later building addition, to retain the original coved wood siding that is visible in the upper gable of the original building, **and which has been confirmed as extending down into the currently enclosed space and which now serves as an interior wall. It will be retained within that interior space, although it will not be visible.** The approach is to preserve, and repair where necessary, and if any deteriorated sections (currently not visible) need removing and restoration. The first option (as noted above) should be to use the salvaged coved wood siding from the east wall, since that is identical, or if this proves to be not possible due to its condition, the second option is to mill new siding to match the profile of the existing coved siding.

NOTE: The coved wood siding at the rear is intended to remain distinct from the lap siding retained or restored on the front and west side vis a vis width and profile. The coved siding at the upper rear is original, while the lap siding on the two street facing sides is a later addition covering the stucco cladding, which in turn covers the original coved wood siding, still in situ. This follows the principle of Standards and Guidelines to have interventions appear compatible yet distinguishable. If it is feasible to retain and conserve the existing rear coved wood cladding, then the principle of achieving "compatible yet distinguishable" and conserving an original element will both be achieved.

In many cases, a conservation approach to original intact cladding, such as that on the west side, would be to remove the multiple layers (i.e. stucco and lap siding) to expose, preserve and restore that original siding. However, since it is anticipated that this exercise would result in the total removal of all siding with a requirement for rain screening, insulation, etc., the removal of the lap siding and stucco is **not**

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recommended. Furthermore, the lap siding on that side has already been noted as a character-defining element, and as such, it should be preserved. **However, should the cladding on the street facing sides be required to be removed at any time in the future, the walls should be re-clad with coved wood siding to match that of the rear.**

Conservation Strategy: Preservation, Rehabilitation and Select Restoration

- Preserve the cladding in its existing state, with minor repair and replacement of any components only where deterioration has occurred that is not repairable.
- Remove limited cladding from the store front and reinstate to cover the surrounds of the restored windows, such as the loading bay doors converted to a single or paired window (see Section 6.7). Removal of entire sections or faces of the cladding is not acceptable. Any replacement cladding must be milled to match the profile of the existing cladding.
- Preserve the original cladding on the rear, unless its condition warrants restoration, and where necessary, incorporate cladding from the east side. Only where necessary should new wood cladding milled, in which case it must match the existing rear cladding vis a vis width and profile.
- Remove the remaining cladding from the east side and original rear wall, and have it stored until a strategy is confirmed for its re-use on site, such as installation in the retail space or on the rear wall as a replacement to any deteriorated cladding (as noted above).
- The cladding on the west side, the wood lap siding, should be retained, conserved and restored where necessary.
- Any cladding necessary to address new window openings within the existing framing should match the profile of the other cladding on the west side, and be of wood, or at the rear, match that currently on that wall face.
- Future replacement of the cladding, if required, should be coved wood siding to match that on the rear wall.

6.5. CORNERBOARDS

The cornerboards of Ikeda Dry Goods should, for the most part, should be retained and repaired, primarily to address the compromised condition of the lower sections that have been exposed to repeated backsplash and moisture penetration. Any cornerboards removed in the past should be reinstated.

Conservation Strategy: Preservation and Restoration

- Preserve the cornerboards in its existing state, with select repair where necessary.
- Restore cornerboards to the storefront entry.

6.6. DOORS

The front door of Ikeda Dry Goods is an early feature of the building, likely dating back to the 1950s and should be retained and repaired where necessary. Given the strategy to restore a recessed entry to an earlier appearance, the store entry door will be set back to allow for that restoration. Should the front entry door need to be replaced for any reason in the future, then a new door should be replicated to match that of the earlier storefront vis a vis material, glazing and profile.

The west side loading doors, on the section closest to the street, are in a state of deterioration. (The second set of west side loading doors, further to the rear, are not part of the retention scheme.) Modification to the west side doors, with either a newer wood door with inset glazing (as single or paired), or single or double-set window in their place, is considered acceptable provided the overall form is not altered, the window(s) is (are) historically accurate (see Section 6.7) and the cladding matches that of the rest of the west side (see Section 6.4).

There is a new rear door proposed on the north wall, and on the inside (east-facing) wall of the retained c. 1930 addition. The former should be set where the original rear door was located, but if this is not feasible, then it should be set in a location that does not impact the setting of any restored windows at the rear. The latter does not require an exact placement as it is not replacing an existing door. The rear doors should be solid wood and provide inset glazing and/or a fixed transom above each of the doors.

A door schedule is provided (Figure 46).

Conservation Strategy: Preservation, Restoration and Rehabilitation

- Preserve the frames and trim of the store entry door.
- Repair the store entry door by removing inappropriate changes such as the lower plywood panel and various newer door hardware.
- Restore the store entry door to its earlier location, set back to create a small recessed entry.
- The paired loading doors facing First Avenue are proposed to be replaced by a single or paired glazed wood door (see Section 6.7).
- A single door can be added the rear face, while the rear extension, inside facing (east side), can have new but historically compatible windows and doors with a similar approach to the rear rehabilitation. Those doors should be solid wood, with either inset glazing or a transom.

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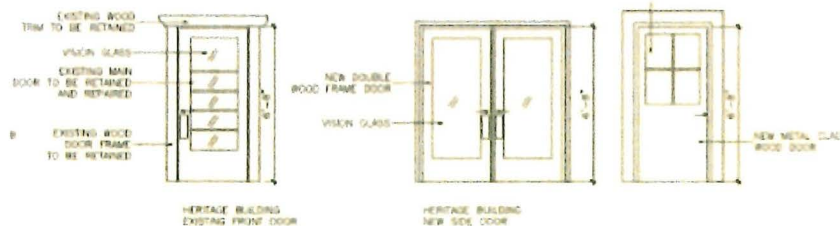


Figure 46: Door Schedule

6.7. WINDOWS, SILLS AND TRIM

The storefront windows of Ikeda Dry Goods should be rehabilitated to bring back to more of a pre-1950 appearance, with the simple recessed retail entry on Moncton Street and new windows to match or closely resemble the original.

The early storefront windows – namely those that existed prior to the mid-1950s, as seen in the photograph from around 1952 (Figure 20 of Section 2.2 and Figure 47) – were large plate glass with muntins creating a multi-pane effect and had strong vertical divisions (i.e. mullions). The wall surface below consisted of drop siding that appears to be similar or identical to the first layer of drop siding on the west and east walls, and which is still visible on the upper face of the rear wall. It is not known, however, if this is the original surface of the storefront base wall or whether that siding was taken from other locations on the building as part of repairs.



Figure 47: Magnified view of storefront windows and base wall from c. 1950.
Source: City of Richmond Archives, Noel McConnell Fonds, Photograph 2012 62b.

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These windows and storefront wall were removed sometime around the mid-1950s, and new and larger fixed picture windows were reinstated on a new wall face, with a reconfiguration of the entry so that it was brought forward flush with the front of the building. **Given the strategy to pursue a Heritage Revitalization Agreement (HRA) for this property to accommodate the proposed boutique hotel development at the rear, and relax certain provisions such as on-site parking and loading, a rehabilitation of the store front windows and base wall to the 1952 appearance is the recommended approach to achieve a higher degree of conservation as would otherwise not be the case under a non-HRA project.** Those rehabilitated windows should be designed with the same proportions, materials and divisions – mullions and muntins – and be of wood. In addition, the supporting wall face below those storefront windows should use that same profile drop siding.

In addition, new windows are an option on the First Avenue side. The rationale for this is that the exposed interior proves that there were originally at least two single-set windows on this side. In this case, windows, sills and trim must be wood frame and sash, with wood sills, and be modest in size. The existing as-found frames within the west wall should be used. The design, profile and proportions of all new windows on this side should be identical to the historical windows: appearing double-hung but with only the lower sash operable (i.e. single-hung). Since it is expected that these new windows will be required to have double-pane thermal units for energy performance, they should not have muntins in either sash. Likewise, for the one remaining multi-pane rear window currently set within an interior wall, that opening should be exposed as part of the rehabilitation. It should be restored to a single-hung wood frame and sash window to match the others on the west side and rear. The restored single-hung windows may or may not be operable.

Wherever possible, existing window openings should be used to incorporate a new window.

Conservation Strategy: Preservation and Rehabilitation (storefront) and Restoration (side facing and rear)

- Retain and where necessary, restore components of the storefront trim, window frames and sills based on archival evidence.
- The rehabilitation of the recessed entry will result in a window incorporated on either side of the door, along with small windows on the angled sides leading to the door. In addition, the storefront windows will comprise two sections divided by a prominent vertical mullion, with muntins to create three panes across the top with one vertical muntin extending down to the bottom to create two equally sized panes. The proportions of the angled entry – both the door and windows immediately adjacent – should match that as closely as possible to the images found in Figures 19 and 20 of this report.

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Figure 48 serves as an illustration of the placement of mullions and muntins but is not scaled to proportions of the store front of Ikeda Dry Goods; a window schedule is provided as Figure 49.

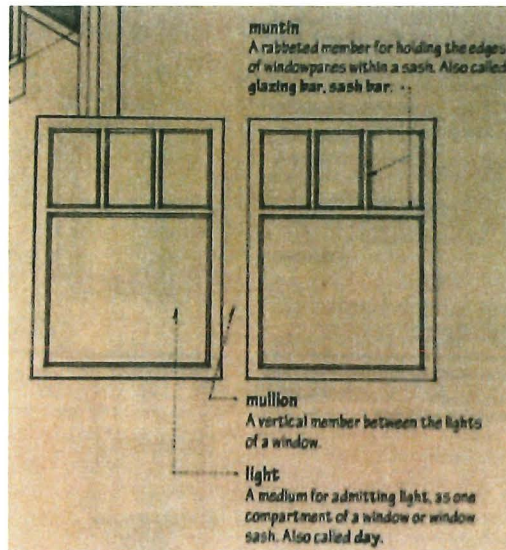


Figure 48: Example of how the mullions and muntins are to be restored (not to scale)

- All restored window components – frame, sash, trim, muntins and mullions – are to be wood.
- Restore new windows to the First Avenue side. The principle of new windows is to allow for a better exposure for the retail space to augment the storefront which has ample glazing for display purposes. For the new windows, the existing frames situated in the west wall must be used as the placement for single-set restored windows that have a double-hung appearance. The option remains to have only the lower sash operable, in which case they would be classified as “single-hung”. In all cases the frame, sash, sill and trim must be wood. The new windows should not overwhelm the west side of the building, and by using existing openings, will match the historical siting and dimensions; this will ensure that the wood cladding remains the predominant design feature on the west side. They may be either operable or fixed, and muntins should not be used if double-glazing is required or proposed.
- Restore at least one of the existing window openings at the rear with a single-hung wood window (but with no muntins as per the comment above).

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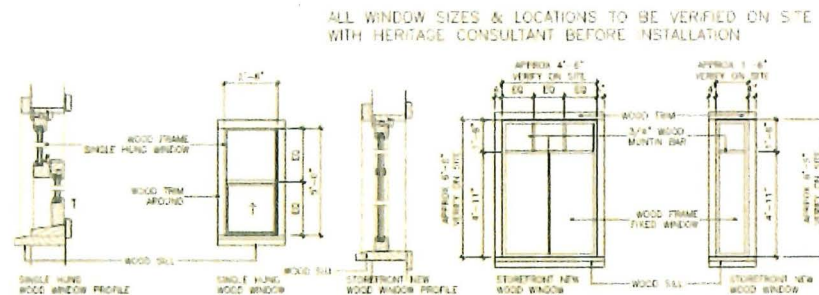


Figure 49: Window Schedule

6.8. CANOPY AND SIGNAGE

The original flat-roof canopy of Ikeda Dry Goods would have been considered a character-defining element, but it is not listed in the Statement of Significance since it is no longer visible; it is not known whether it is still in place within the framing of the current sloped-roof canopy. As such, the current canopy should be entirely removed due to its lack of contribution to character, and replaced with a light fabric awning that better expresses the early evolution of the storefront that had no canopy (as seen in photos from the 1940s through the early 1950s). This way, the truer historical appearance will be restored back while adequate weather protection for a shopping street will be in place. Full restoration of any wood cladding that may have been lost due to the canopy will be required with wood lap siding to match existing.

The placement of the awnings should be immediately above the storefront windows so as to not interfere with any restored signage.

The wrap-around sign, which was recently removed from the canopy due to concerns over its method of attachment and integrity, has been assessed further and determined to **not have heritage value** (and in any case, based on the canopy strategy, would not be possible to reinstate). However, further review has concluded that the historical blade signage (no longer in place) could be restored, **but this is not a required option** (Figure 50). If that option were chosen, now or in the future, the lettering, or business name, should be determined upon further review of all options; having it reinstated as “Drygoods” is the first option to consider, and while “Rays” could be substituted with some other name, “Drygoods” on the horizontal portion is the preferred approach.

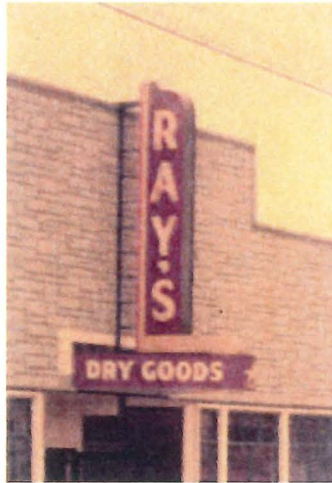


Figure 50: Historic blade sign design

Further assessment will be required to determine the design detail (i.e. the business name and style of lettering). In any case, the sign's illumination should be neon or LED equivalent, and the colour should match the rich red base of the earlier one.

Conservation Strategy: Rehabilitation (awning) and Restoration (wall face and signage)

- Remove the sloped-roof full-width canopy and restore the wall surface behind, to match existing wood lap siding.
- Install a light fabric awning set for pedestrian weather protection.
- A future option remains to restore a blade sign on the wall directly above the entry, illuminated with neon lettering or LED equivalent, to a form matching the 1940s appearance, and with the business name to be further determined.

6.9. PARAPET

The parapet of Ikeda Dry Goods should be retained and repaired.

Conservation Strategy: Rehabilitation and Restoration

- Retain and repair the face of the parapet, with restoration of cladding where damaged or deteriorated, with wood to match existing profile.
- Replace the existing flashing and pay particular attention to where the wall face meets the roof at the rear of the parapet, with installation of new flashing and any other protective components as necessary, in conjunction with the re-roofing (see Section 6.10).

6.10. ROOF, GUTTERS AND DOWNSPOUTS

The roofing, flashing, gutters and downspouts of Ikeda Dry Goods should be replaced with new and historically compatible components. As per the review by the Heritage Advisory Commission as part of this proposal, roofing material shall be cedar shingles.

Conservation Strategy: Rehabilitation

- Repair and replace deteriorated components of the roofing and associated components, including cedar shingles, with material and profile to be historically accurate.
- Cedar shingles should appear as natural, or if subjected to any treatment before installation, that must not affect the appearance.
- Replace any flashing, gutters and downspouts as necessary. Gutters shall be half-round profile.

6.11. CHIMNEY AND UTILITY POLE

The chimney of Ikeda Dry Goods should be replaced in full, as the concrete block currently in place is not original or period-appropriate. The restored chimney should be re-built with red brick and match the dimensions and height of the existing concrete block chimney, unless BCBC requires the height to match the roof peak. (Note: it will not be a functioning chimney, so the height may not be an issue.) The chimney should have a modestly corbelled brick edge at the top, on which would be placed a concrete cowl as similar as possible to the one seen in Figure 19, Section 2.2. of this report.

The utility pole should be removed, and unless a new pole is required to accommodate the connection of electrical or other services, it does not need to be replaced.

Conservation Strategy: Restoration (chimney); None (utility pole)

- Restore the original chimney using red brick as a period-appropriate material and have it set at the same width and the same or similar height.
- Have the design of the chimney include a corbelled top edge, and a modest cowl.
- Remove the utility pole and replace only if an alternative site or means of connection is not possible with the proposed rear extension.

6.12. COLOUR SCHEME

The existing colour scheme of the body (i.e. cladding) of Ikeda Dry Goods is not considered historically-appropriate. A minor adjustment to the body of the building, along with new historically-appropriate colours, are necessary for other areas such as trim, windows and doors.

Given the multiple layers of cladding over the original wood cove siding (stucco followed by lap siding), investigating any original layers of paint is challenging. As such, two options remain. One is to follow a historically-appropriate scheme using the reference to a white body with green trim, following the colours of the former Imperial Cannery. The challenge with this is interpreting exactly what those colours might be since there is no formal documentation. Second is to assess the colours on the original rear wall once it is exposed and conclude at that point in the project.

It is recommended that the initial colour scheme be as illustrated in Figure 51, with the option for further investigation of the colours on the rear wall as the project proceeds, with the option to revise the colour scheme once that takes place.

Conservation Strategy: Rehabilitation

- Restore a finish, hue and placement of colours that is historically appropriate to the heritage building. Further investigation of the paint on what is presumed to be the original siding on the rear wall (currently inaccessible) may provide the opportunity to conclude on a suitable and period-appropriate colour for the cladding as an alternative to the one proposed below.
- At present, the colour option is for the main body to be white, with green trim (Imperial Cannery colours) ¹⁴. Further investigation of this may be necessary to determine the exact colour.
- The option remains for further investigation of any original colours that may still be in place on the enclosed rear wall (which is to be re-exposed as part of the rehabilitation). **Depending on what is discovered, if anything, this may lead to an updated strategy for colour examination and alteration to what is shown below.**
- Substitutions or matching of custom colours are to be reviewed by the heritage consultant. Test samples can be applied to the heritage building in advance of painting which will allow a review and approval in the field. This will become part of the final report by the heritage consultant verifying that all conditions for the conservation have been met.

¹⁴ "Photo sparks memories of family-owned store", Letter from Al Kerfoot to *Richmond News*, July 2, 2022

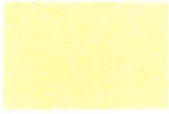
ELEMENT	COLOUR	CODE	SAMPLE	FINISH
Siding (H1)	Classical White	SW 2829		Matte
Door and Window Trim, Fascia, Corner Boards (H2)	Pendrell Green	SW 2833		Semi- gloss
Window Sash (H3)	Gloss Black	SW 6258		Semi- gloss
Store entry door (H4)	Mellish Rust	None		Semi- gloss

Figure 51a: Proposed Colour Scheme¹⁵

The proposed colours, with code numbers as noted above and illustrated on Figure 51b, apply to those illustrations.

¹⁵ See notes above regarding a potential second option for colour determination.

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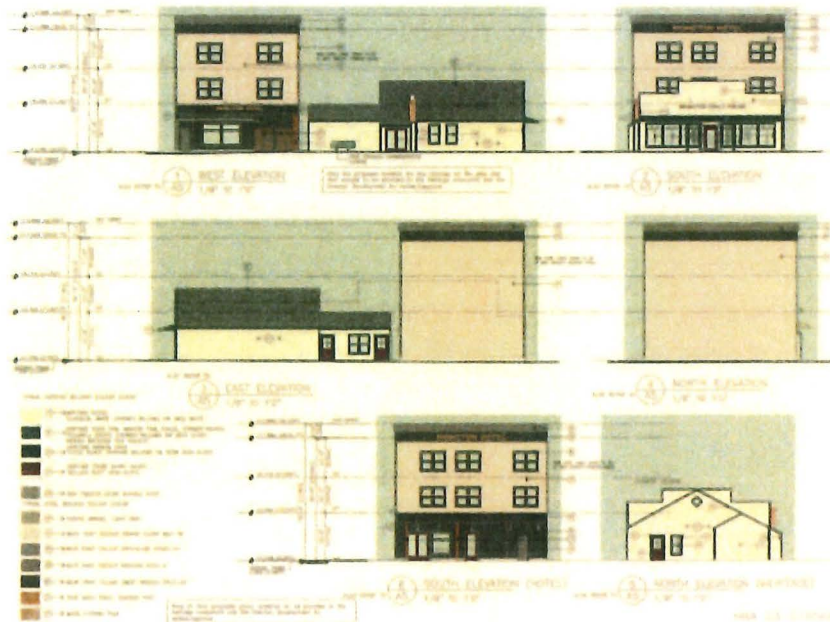


Figure 51b: Proposed Colour Scheme – All Elevations

6.13. ALTERATIONS OR INTERVENTIONS

The impact of development or site alterations and interventions call for some changes to the exterior of this building. The primary intervention introduced here, and elaborated in the following sections of this report, is the removal of the addition at the rear of the building – the later and larger one behind that comprises concrete block walls. This dates from 1987. More minor interventions include the removal of the canopy set on the storefront, which is not historically accurate or appropriate.

It will be imperative that there be no unforeseen negative impacts beyond these interventions and the rationale for the removal of these sections is elaborated on in the following sections of this report.

7. PROPOSED DEVELOPMENT – ALTERNATIVE AND MITIGATIVE STRATEGIES

The proposed development consists of the retention of the building in its original (i.e. 1924) form with the single addition at the rear from c. 1930, its exterior restoration, and development of a low-rise detached boutique hotel at the rear of the site. Overall, the scope of work on the heritage building that are to be retained in situ as part of the proposed HRA, and as elaborated on in the following sections of this report is to:

- Retain the exterior of the heritage building that comprises the original 1924 footprint and the c. 1930 addition, while setting it on a new foundation (west and east side foundation wall now complete);
- Undertake comprehensive restoration to the exterior and particularly the east side which has greatly deteriorated due to lack of maintenance;
- Remove the later rear addition, comprising the flat-roof concrete block construction dating from 1987.

The mitigative strategies involve:

- conserving the vast majority of the exterior, including restoration of the rear upon having it opened up with removal of the 1987 addition noted above;
- retaining as much of the original exterior cladding as possible;
- repairing and restoring any that is deteriorated beyond repair;
- restoring key elements such as reinstating the cedar shingle roof;
- the application of non-combustible cladding on the east side;
- implementing a commemoration plan.

The east side is almost impossible to see from the street, and code requirements based on extremely narrow spatial separation call for such a measure. The cladding on this side will need to resemble, but not mimic, the cladding on the opposite side. It will be lap siding with a similar profile.

7.1. ALTERNATIVE DEVELOPMENT APPROACHES

One of the alternative development approaches that was considered was the removal of the earlier c. 1930 addition, on the basis that it did not serve as a residence for the Japanese-Canadian family, Shizuma and Toshiko Miyashita and their four children. However, as explained in Section 2 of this report, it has been concluded by the writer of this report, more recently, that despite this space (on its own) not having served as a residence (described in records as a “four-room bungalow”) for a family of six, records do show that some portion of the store, and most likely the east half of the building, including the storefront, served as a

dwelling. Therefore, while that c. 1930 rear extension is minimal in area (280 sq.ft.), it does express, to some degree, the evolution of this building not only as a store, but as an early residence for the Japanese-Canadian family who owned it and subsequently lost in 1942 as part of property seizure by the Canadian government. This rear extension served as an office or some kind of storage area for the business.

To conclude, over many decades, this site has had a number of uses along with accessory buildings, based on documented proof from Fire Insurance Plans and from the recollection of Casey Muir, nephew of previous owner, Norm Hooper (see Section 2.1.1). The rear extension is worthy of retention as an expression of the “story” and historic evolution of this site.

However, as a character-defining element, does create challenges and complications in the attempt to develop a low-rise detached boutique hotel at the rear, given the lack of space without looking at further relaxations. Primarily, this includes on-site parking and loading for the businesses.

Therefore, the option to develop the new building while retaining the rear extension requires full relaxation of those parking and loading requirements to zero, while attempting as best as possible to keep it detached from Ikeda Dry Goods, in order to fully meet *Standards and Guidelines for the Conservation of Historic Places*.

7.2. RESPECTING THE HERITAGE RESOURCE

The scope of work, as introduced in this section, brings a complete and integrated approach to a high level of conservation applying to Ikeda Dry Goods.

The building will remain in situ, including the c. 1930 rear extension. Its foundations require replacement to extend the life of this building substantially. With the exception of the east side, which requires full restoration of that wall and application of new cladding, the exterior will remain unchanged, with the only interventions being the addition of windows in locations where they existed previously, and retaining the dimensions of those same openings. It will undergo a minimal amount of work, pertaining primarily to repair of character-defining elements. The storefront will be restored to an appearance that is historically accurate, while the cladding on three of the four sides will be retained. Any repair work must match existing in terms of material and profile. Any components that have been replaced in the past and are not period-appropriate, such as the storefront awning, are to be restored back to those that are appropriate vis a vis material, profile and operation.

The work proposed includes aspects of preservation, restoration and rehabilitation as outlined in the *Standards and Guidelines*, and each standard is being met as outlined in the following table.

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General Standards for Preservation, Rehabilitation and Restoration

Standard	Description
1	Its intact and repairable character-defining elements are not to be substantially altered, removed or replaced. <i>Comment: All elements will be carefully examined for condition and are to be replaced only where it is demonstrated that it is beyond repair.</i> Location, as one of its character-defining elements, is to be retained. <i>Comment: Ikeda Dry Goods will keep its orientation on Moncton Street and First Avenue and its setbacks intact, given that they are to be retained in situ.</i>
2	Minimal changes have occurred over time, and where they have become Character-Defining Elements, will be retained. <i>Comment: The changes that have occurred over time such as, on the west side, wood lap siding set over a layer of stucco, under which is the original cove drop siding, or the false front parapet, are to be preserved. Changes that have occurred over time which have not become character-defining elements, such as the solid loading doors on the west side, have the potential to be restored back to an appropriate appearance using period-appropriate materials such as wood frame and inset glazing. The later rear addition, which is not a character-defining element, is to be removed.</i>
3	Adopt an approach calling for minimal intervention. <i>Comment: This is the overall standard expected of this development. Only where materials have reached a point beyond repair shall they be restored through replication vis a vis appearance, profile and material. Where materials are in good condition, removal (and reinstatement) should only be done where cleaning, repair or other measures necessitate removal from the building.</i>
4	Recognize a resource as a physical record of its time, place and use and do not create a false sense of history by adding other elements. <i>Comment: The physical record of Ikeda Dry Goods is to be retained, no other elements from other historic places are to be incorporated, and no features from this property that previously did not co-exist are to be combined.</i>
5	Find a use requiring minimal or no change. <i>Comment: The historic and on-going commercial use, a Character-Defining Element of this building, is to be retained.</i>
6	Protect and stabilize if necessary. <i>Comment: The building will be protected for the duration of the work.</i>

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Standard	Description
7	Evaluate the condition of Character-Defining Elements to determine level of intervention required. <i>Comment: As part of the proposed development, the condition of each Character-Defining Element is to be inventoried and assessed, with priority placed on repair, and replaced only if deteriorated.</i>
8	Maintain Character-Defining Elements on an on-going basis. <i>Comment: The conservation and rehabilitation consisting of both repair and restoration will ensure that Character-Defining Elements are retained and maintained under approved standards.</i>
9	Make any intervention to preserve Character-Defining Elements physically and visually compatible with the existing. Document all interventions. <i>Comment: Any interventions should comprise material to match while achieving a certain degree of subtle distinguishability, through design details. This would apply to the rear, in the case where exiting is required, and to the windows, which (based on the one remaining window set in the rear wall) appear to have been multi-paned upper and lower sashes. Since it is difficult to produce new double-glazed windows that keep an historically accurate muntin profile, the restored wood windows are to be simple double hung with no muntins. Documentation of the entire project shall be a key part of the works (the approved drawings forming the approved HRA) for future reference and on-going maintenance (see Section 8.3 of this Impact Statement).</i>

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Additional Standards Relating to Rehabilitation

Standard	Description
10	Repair rather than replace Character-Defining Elements. <i>Comment: All elements will be carefully examined for condition and only where repair is not possible due to the condition, identical elements on the building will be used as a means to replicate to achieve an exact match. Due to the overall good condition of the exterior, this measure is not expected to be required, with the exception of the east side which will require non-combustible cladding.</i>
11	Conserve heritage value and Character-Defining Elements when making any new additions, with the addition physically and visually compatible with, subordinate to and distinguishable from the historic place. <i>Comment: No additions are proposed to the heritage building, and all exterior elements, with the exception of the later flat-roof addition, will remain intact.</i>
12	Create any new additions so that the form/integrity of an historic place is not impaired if the new work is removed later. <i>Comment: No additions are proposed to the heritage building.</i>

The planning objectives of the proposed development meet the general objectives for Preservation, Rehabilitation and Restoration as outlined in the *Standards and Guidelines*.

7.3. MINIMIZING IMPACT AND IDEAL DESIGN APPROACHES

Standards and Guidelines for the Conservation of Historic Places forms the basis for respecting the heritage resources and addressing impact and arriving at the ideal design approaches for this development.

The following points serve as the starting point for discussion of the proposed work.

1. The c. 1930 addition was not noted as a character-defining element in the original Statement of Significance prepared for the City of Richmond in 2000. However, through extensive study and new information brought forward, it has been determined that it does have value in expressing the evolution of the site, even if the original use of that particular rear extension is not certain. Together, with the larger store space, it combined historic uses of commercial and residential in housing some or all of the family that ran the Ikeda Drygoods business in the 1930s and up to 1942. Therefore, for the updated Statement of Significance prepared as part of this report, it has been identified as a character-

defining element. It has intangible value necessary to warrant its inclusion as a character-defining element and therefore its retention in the new development. **The value associated with an early Japanese-Canadian business is strongly tied to the main building (1924) and this addition (c. 1930).**

2. The chosen restoration period is the mid-century setting of the building, 1952, as per the values noted above.
3. The other component most impacted is the removal and reconstruction of the east wall, due to its deterioration and the requirement to meet current building code provisions. This wall will not be visible and therefore any such work on it will be minimized simply due to its orientation as an interior side wall.
4. As such, *Standards and Guidelines for the Conservation of Historic Places* specify, under Section 4.1.11, part 20, that it is recommended "to remove or alter non character-defining built features from periods other than the chosen restoration period."¹⁶
5. Nevertheless, this report presents some suggested design approaches to the surface treatments set between the heritage building and the boutique hotel, and commemoration or interpretation, that allow for this component to be recognized in order that the public may be educated on the evolution of the site as a business during the inter-war period.

These are elaborated on in Section 7.4 and 7.5 of this report.

7.4. METHODOLOGY FOR MITIGATING NEGATIVE IMPACTS

The impact of the proposal involves the removal of the later addition at the rear, an expansion in 1987 as a commercial business known at that time as Budget Appliances. This space likely served as an office or as storage for the business, which as an appliance sales and repair, required more space than the historic uses to accommodate a large number of household and major appliances.

The only impact on the heritage components (i.e. character-defining elements) involves new fenestration – doors and windows – and removal of cladding on the east wall that is highly deteriorated, structurally unsound and does not meet current building code requirements. Non-combustible cladding will be installed on a reconstructed wall, and as noted in Section 7.3, this will not be visible from the street. Nevertheless, the profile of the non-combustible cladding should closely match the profile of the lap siding elsewhere on the building.

In addition, it is imperative that the original drop cove siding, much of which still exists in the rear wall which is currently part of the interior space, and on the east wall is retained upon removal of the rear addition, provided that it is in suitable condition. Any deteriorated or missing parts must be restored using either the

¹⁶ Standards and Guidelines for the Conservation of Historic Places, Parks Canada, 2010, p. 93

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siding salvaged from the east site of the building, or by having new wood siding milled to match the original. Any remaining drop cove siding should be stored for any necessary future exterior repairs.

Finally, in order for the site to be fully understood and to have it serve as public awareness and education of the fuller history, it should be explained along with providing information on that removed component of the building as part of a commemoration or interpretive plan, in the form of a plaque or an information board (see Section 7.5 of this report for more details).

7.5. COMMEMORATION

A modest Interpretive and Commemoration Plan should be undertaken in recognition of Ikeda Dry Goods heritage values – primarily the historical and cultural significance. This has been expressed by the Heritage Advisory Committee in its recent review of this HRA proposal. It will serve to educate the public, and owners or tenants of the building, of the early importance of the site and its ties to the development of Steveston as a community strongly tied to the fishing industry and its earliest owners.

The Interpretive panel or plaque is proposed to be placed on site: the indentation of the building's footprint towards the rear is the recommended location, which will make it easy to locate and allow for public viewing. As a freestanding plaque set close to the west wall, facing First Avenue, it will avoid having it attached to the wall and thereby preventing any damage by attachment hardware, and allow for free access to repair and service that wall whenever necessary (Figure 52).

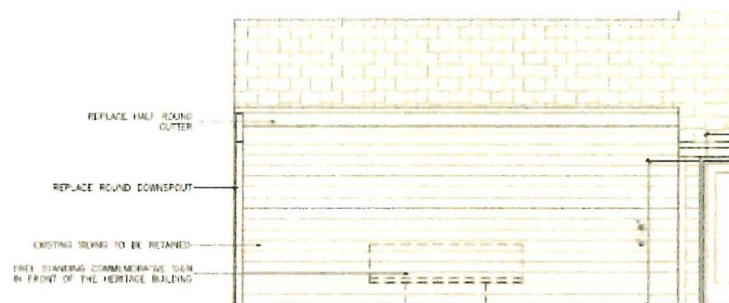


Figure 52: Proposed location of free-standing commemorative panel facing First Avenue

The Interpretive panel should focus on key information that would be of interest to the public, drawing from the values expressed in the Statement of Significance. It should be designed in a way that draws a potential reader in to uncover the story of

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Ikeda Dry Goods. If it is an interpretive panel, it should use colour, titles, graphics (archival photographs, maps or drawings) and text that is attractive and dynamic, using variable font sizes and styles. Multiple panels are an option, but if a single panel is large enough to accommodate the graphics and text, then that should be the preferred approach.

In order to have an effective Interpretive Plan, maintenance and repairs need to be performed. Over time the information may need to be updated and improved. Whether this is the responsibility of the building owner, or the municipality, and who bears the costs, will need to be determined. Nevertheless, a Section 219 covenant is recommended to be placed on title that allows for maintenance and updating. This could be made a condition of final approval.

8. MAINTENANCE PLAN

Given the proposal to preserve and rehabilitate Ikeda Dry Goods, a maintenance plan ensures that the objectives of long-term legal protection can be met and monitored. An overall maintenance plan should include provisions for:

- Terms of reference for maintaining the building through any management or maintenance contract(s);
- Regular scheduling of work, and clearly defining what components are repetitive (i.e. monthly or annual, for the same elements) or singular one-time focused or broad-based (i.e. throughout the building)
- Clarifying what work is required immediately and what work is planned further and under what timelines;
- Owner's records of all maintenance procedures;
- Drawings and photos of the building for either the owner or maintenance/management contractor.

The owner should retain the plan for future reference. It will ensure the long-term integrity of Ikeda Dry Goods and be in keeping with the provisions of the Steveston Heritage Conservation Area. Regular upkeep combined with good standards of workmanship and materials is the guiding principle of a comprehensive and well-executed maintenance plan.

8.1. MAINTENANCE GUIDELINES

A maintenance schedule is critical to any Conservation Plan. Short-term and long-term targets need to be set for each element. A building that has undergone a higher degree of renovation, replication or repair is equally prone to the need for maintenance as compared to a building that has had more components retained and conserved. In particular, any errors or weaknesses in material or method should be

identified in the early stages and corrected where necessary, so that accelerated deterioration does not take place.

Regularly scheduled maintenance ensures the longevity of any element, whether wood, stone, brick or other material. Water is essential to manage, as it is the singularly the most invasive and damaging to any building. Other forces such as sun-exposed wall faces, wind, ice and vermin affect building elements and the while the cost of maintenance on a regular basis may seem high, putting off this work inevitably leads to greater costs to restore, particularly for heritage buildings that often contain materials that are expensive, in short supply or need to be custom made.

8.2. REQUIRED PERMITS

The type and degree of permitting depends on the municipal requirements as commonly outlined in general or heritage-specific requirements-of-maintenance by-laws, or in policy or other by-laws or guidelines.

As part of the development, a Heritage Revitalization Agreement (HRA) will be necessary to address the variances required as part of the addition of a detached boutique hotel at the rear of Ikeda Dry Goods. The HRA will include items such as height, density and any other by-law provisions that need to be addressed as a result of this unconventional development. A Public Hearing will be necessary as part of the approval process.

Future exemptions for more minor work (i.e. repair, re-painting in existing colours) may be possible, (subject to confirmation from the City of Richmond Planning Department) but in most cases, as Ikeda Dry Goods is in a Heritage Conservation Area, a Heritage Alteration Permit, either stand-alone or in conjunction with another permit (e.g. Development, Sign, Building) may be required for exterior alterations.

8.3. ROUTINE, CYCLICAL AND NON-INVASIVE CLEANING

By undertaking work on a routine basis, a sensitive approach to the cleaning treatment is the more likely outcome since dirt or other damage will not have had as much time to build up. The principle of any cleaning should be in accordance with *Standards and Guidelines for the Conservation of Historic Places* which specifies the gentlest means possible. In cases where the removal of dirt and other material is necessary on stucco, concrete or wood, a soft bristle brush without water is best, sweeping away the loosened material. The recommended approach for elements that require a more intensive cleaning is to use a soft bristle brush with warm water and a mild detergent. Pressure washing, sandblasting or any abrasive cleaning should not be used under any circumstances.

8.4. REPAIR AND REPLACEMENT OF COMPROMISED MATERIALS

Repair, reinstatement and replacement of material on Ikeda Dry Goods must conform with those established under the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The heritage building's character-defining elements, those characteristics that contribute to the tangible heritage value, such as materials, form and configuration, must be conserved. This draws from the following principles:

- Minimal intervention must be a goal, and any intervention must be the least intrusive and gentle means possible;
- Character-defining elements must be repaired and reinstated, rather than replaced, wherever possible;
- Repair may involve anything from the removal and cleaning or simple refinishing to extracting extensively deteriorated, decayed or missing material and reinstalling the same but with in-kind material to match existing, and using recognized conservation methods;
- Repaired or replaced material must be physically and visually compatible with the historic place.

8.5. INSPECTIONS AND INFORMATION FILE

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule, addressing all aspects of Ikeda Dry Goods including exterior and site conditions. From this inspection, a report should be compiled that will include notes, sketches, and observations and to mark areas of concern, for example, cracks, staining and rot. The report need not be overly complicated, but must be thorough, clear and concise. Issues of concern, from the report, should be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections.

The owner of Ikeda Dry Goods should retain an information file where inspection reports can be filed. This file should also contain the Log Book that itemizes problems and corrective action. Additionally, this file should contain the HRA, building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available to the owner(s), which will aid in determining appropriate interventions when needed. This information file should be passed along to any subsequent owner(s). The file would include a list outlining the finishes and

materials used. The building owner should keep on hand a stock of spare materials for minor repairs.

The maintenance Log Book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past, and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

A full record of these activities will help to plan for future repairs and provide valuable information in the overall maintenance of the building and will provide essential information for the longer-term and serve as a reminder to amend the maintenance and inspection activities on an as-needed basis.

8.6. EXTERIOR MAINTENANCE

The most potentially damaging element to heritage buildings is water, including frost, freezing and thawing, and rainwater runoff including pipes and ground water. Animal infestation is a secondary concern. Ikeda Dry Goods, as a single storey building with no basement, is at risk of both of these occurring without on-going and regular maintenance.

The most vulnerable part of any building is the roof, where water can enter in without warning. Roof repair and renewal is one of the more cost-effective strategies. Any leak, however minor it might be, needs to be taken seriously and may be a sign that other areas are experiencing the same, or that a more significant leak or water entry is imminent.

The following checklist contains a wide range of potential problems specific to Ikeda Dry Goods such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

Exterior Inspection

Site and Foundation

- ☒ Does water drain away from the foundation?
- ☒ Is there back-splash occurring?
- ☒ Is there movement or settlement of the foundation as illustrated by cracks or an uneven surface?
- ☒ Is there any evidence of rising damp?

Wooden Elements

- ☒ Are there moisture problems present?
- ☒ Is any wood in direct contact, or extremely close to, the ground?
- ☒ Is there any evidence of insect infestation?
- ☒ Is there any evidence of fungal spread or any other type of biological attack?
- ☒ Does any wood appear warped or cupped?
- ☒ Does any wood display splits or loose knots?
- ☒ Are nails visible, pulling loose or rusted?
- ☒ Do any wood elements show staining?

Exterior Painted Materials

- ☒ Is the paint blistering, peeling or wrinkling?
- ☒ Does the paint show any stains such as rust, mildew or bleeding through?

Windows

- ☒ Is any glass cracked or missing?
- ☒ Does the putty show any sign of brittleness or cracking, or has any fallen out?
- ☒ Does paint show damage by condensation or water?
- ☒ Do the sashes operate easily or if hinged do they swing freely?
- ☒ Does the frame exhibit any distortion?
- ☒ Do the sills show any deterioration?
- ☒ Is the flashing properly shedding water?
- ☒ Is the caulking connection between the frame and cladding in good shape?

Doors

- ☒ Are the hinges sprung or in need of lubrication?
- ☒ Are the latches and locks working freely?
- ☒ Is the sill in good shape?
- ☒ Is the caulking connection between the door frame and cladding in good shape?
- ☒ Is the glazing in good shape and held securely in place?
- ☒ Is the seal of the door in good shape?

Gutters and Downspouts

- ☒ Are any downspouts leaking or plugged?
- ☒ Do the gutters show signs of corrosion?
- ☒ Are there any missing sections of downspouts and are they securely connected to the gutters?
- ☒ Is the water being redirected away from the building to either in-ground drainage or rainwater catchment?

Roof

- ☒ Are there water blockage points?
- ☒ Is the leading edge of the roof wet?
- ☒ Is there any sign of fungus, moss, birds, vermin, insects, etc.?
- ☒ Are the shingles showing any advanced sign of weathering such as curling or exposure of sub-surface?
- ☒ Are any shingles loose or missing?
- ☒ Are the flashings well set?
- ☒ Are any metal joints or seams sound?
- ☒ Is there any water ponding present?

8.7. FINAL REPORT

The heritage consultant will submit a final report to the project manager as part of any necessary final clearance(s) on permit(s) for Ikeda Dry Goods. The report will summarize how the work performed, in conjunction with those permits, corresponds to the direction given in the Conservation Plan and whether there are any deficiencies to be addressed.

9. APPENDICES

9.1. BIBLIOGRAPHY

- *Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, Second Edition, 2010

9.2. VITAL STATISTICS, NEWSPAPER ARTICLES AND OTHER RECORDS

- "Photo sparks memories of family-owned store", *Richmond News*, July 2, 2022
- Letter from Norm Hooper to City of Richmond dated May 12, 2009
- Landscapes of Injustice, University of Victoria – Personal information
 - Tsyutayo Ikeda, Custodian Identification No. 5030. Born July 1, 1915, housewife and sewing student, family includes Sue Yoshioka (mother), Kiyemon Yoshikoa (father), Teruhiko Ikeda (husband), home address is 77 Moncton Street, Steveston, forcibly uprooted to Picture Butte, Alberta
 - Teruhiko Ikeda, Custodian Identification No. 3624. Born January 5, 1903, skipper and fish packer employed by Nakamura Fish Packers, family includes Isune Ikeda (mother), Kaijiro Ikeda (father), Tsyutayo Ikeda (wife), home address is Moncton Street (no number given), Steveston, forcibly uprooted to Picture Butte, Alberta
 - Toshiko Miyashita, Custodian Identification No. 5031. Born June 5, 1904, self-employed dressmaker, family includes Tsune Ikeda (mother), Kijiro Ikeda (father), Shizuma Miyashita (husband), Satomi (son), Setsuo (son),

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Mitsuo (son) and Hideaki (son). Home address is listed as P.O. Box 445, 77 Moncton Street, Steveston. Forcibly uprooted to Lethbridge, Alberta and Picture Butte, Alberta. Statement of all property, etc. — see images below

FILE NO. 5031

STEVESTON BRANCH
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MIYASHITA, Toshiko

HOME ADDRESS: Box 445, 77 Moncton St., Steveston, B.C.

REGISTRATION NUMBER 04407 SEX: Female AGE: 37

OCCUPATION: Dressmaker

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: SEIJI

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: SATOMI (M) SEISUO (M) MITSUO (M)
HIKARU (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 15, 14, 13, and 4 yrs.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling house at Box 446, 77 Moncton St.,
Steveston, B.C.
2. LANDLORD'S NAME AND ADDRESS: Brother, D.T. IKEDA
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$25 per month, paid in full
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None

- o Shizuma Miyashita, Custodian Identification No. 3324. Born August 31, 1888. Fisherman, family includes Toshiko Miyashita (wife), Satomi (son), Setsuo (son), Mitsuo (son) and Hideaki (son). Home address is listed as 77 Moncton Street, forcibly relocated to Picture Butte, Alberta. Statement of all property, etc. – see images below

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JUNE 2026

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3831 MONCTON STREET, RICHMOND

92

**BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE NO. 352

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MIYABITA Shisuke.

HOME ADDRESS: 77. Moncton Street, Steveston, B.C. P.O. Box 448.

REGISTRATION NUMBER 04408. SEX Male. AGE 83.

OCCUPATION: Fisherman.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Canadian Fishing Company, Vancouver, B.C.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Toshiko.

ADDRESS OF WIFE OR HUSBAND: 77. Moncton Street, Steveston, B.C.

NAMES OF ANY LIVING CHILDREN: Satomi (M) Seisue (M) Miyue (M)
Hideaki (M).

ADDRESS OF CHILDREN: as above.

AGE OF CHILDREN: 15, 13, 12, 4.

EXHIBIT NO. 699-3
DATE Sept 22, 45
FILED BY Y. S. A. Rice

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION:

2 lots behind the rented house, 77. Moncton Street, Steveston, in
which declarant is living. (See agent's report for legal description)

Declarant bought the land about 12 years ago intending to build a
house on it.

2. BUILDINGS AND OTHER IMPROVEMENTS:

None.

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STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 77. Moncton Street, Steveston, B.C.
Dwelling House. Bungalow of four rooms. Dressmaker's Shop in front.

2. LANDLORD'S NAME AND ADDRESS: T. Ikeda, 77. Moncton Street,
Steveston, B.C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
\$25.00 per month paid up to date.

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS GROWN

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS

At 77. Moncton Street, Steveston, B.C.

3 Sewing Machines, 1 Kitchen Stove, 1 Heating Stove, 3 Beds, Springs and Mattresses, 1 Washing Machine, 2 Cabinets, 4 Chest of drawers, 3 Tables, 2 Carpets, 12 Chairs, 1 Sofa, 3 Boxes China, 1 Box Kitchen Utensils.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

9.3. CITY DIRECTORIES AND ASSESSMENT RECORDS

- City Directories for BC Towns, Steveston, VPL Special Collections (1922-1942)
- Municipal Assessment Roll Records (1914-1921), City of Richmond Archives

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9.4. MCLEAN HERITAGE PLANNING AND CONSULTING – CURRICULUM VITAE

Highlights of Qualifications

Drawing from 26 years of experience in public sector heritage planning and land development with the City of Surrey and City of Vancouver, Hugh McLean established his heritage consultancy in 2021. He serves clients in the public and private sector, and prepares reports covering a range of heritage scenarios: evaluating a building for addition to a heritage register, values-based historic research and architectural assessment as part of Statements of Significance, assessment of building condition and preservation strategies, restoration and rehabilitation as part of Conservation Plans, and higher-level strategies for potential incentives using an array of planning tools including legal protection and agreements. This requires interest-based negotiation to achieve heritage conservation, and familiarity with and application of, relevant legislative provisions, policy, zoning, guidelines and *Standards and Guidelines for the Conservation of Historic Places*.

Consultancy Project Summary (partial) – 2021-2024

Principal, McLean Heritage Planning and Consulting

- **City of White Rock, Statements of Significance.** Preparation of three SoS's for city-owned heritage resources – White Rock/P'Qualls, The Pier, Train Station.
- **City of Chilliwack, Heritage Interest Inventory Review:** Assess current heritage buildings and update as a first step towards creating a Heritage Register
- **1483-1491 Carlton Street, Halifax, NS:** Heritage Impact Statement to determine the appropriate degree of retention for two historic buildings as part of a multi-use commercial-residential tower development
- **203 Pembina Street, New Westminster:** Conservation Plan for a historic oak tree proposed to be retained as part of a new residential development
- **86 Ochterloney Street, Dartmouth, NS:** Heritage Impact Statement to determine the appropriate degree of retention for two historic buildings and rationale for removal of one other building as part of a multi-use commercial-residential tower development
- **3560 Moncton Street, Richmond:** Design Consultation for a new multi-use development situated in the Steveston Heritage Conservation Area
- **Duncan City Hall, 200 Craig Street, Duncan:** Conservation Plan and Roof Replacement Strategy as part of seismic upgrades, window restoration and slate roof replacement
- **Elmwood Hotel, 5185 South Street, Halifax, NS:** Heritage Impact Statement for the "best practices strategy" to determine the appropriate degree of higher-density redevelopment and conservation in the context of Halifax's "Old South Suburb" Heritage Conservation District
- **Sandwick Manor, 276 Sandwick Road, Courtenay:** Heritage Strategy Report to assess potential incentives and planning tools to conserve a historic house within a commercially-zoned area

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- **Frome Residence, 228 Thrift Street, Coquitlam:** Heritage Assessment for a single-family house situated in the historic area of Maillardville
 - **Anglican Church of the Epiphany, 10553 148 Street, Surrey:** Heritage Assessment of a church including reincorporation of select character-defining elements into a new development
 - **Mackenzie Residence, 5418 184 Street, Surrey:** Heritage Interiors Study, with recommendations to maximize the conservation of the interior elements of this legally-protected house
 - **Dolman Residence, 1611 Cedar Crescent, Vancouver:** Heritage Assessment of proposed exterior rehabilitation to a legally-protected residence within the First Shaughnessy Heritage Conservation Area
 - **Cobalt Hotel, 917 Main Street; Angeles Rooms, 927 Main Street, Vancouver:** Statements of Significance for two SRO buildings in the Downtown Eastside
- Previous Experience**
- 2001 to 2006; 2008 to 2020: Heritage Planner, Planning, Urban Design and Sustainability, City of Vancouver**
- Negotiation of Heritage Revitalization Agreements and heritage designation as part of development applications, with incentives based on merits of restoration, adaptive re-use and financial analysis; presentation of reports to Council at Public Hearing
 - Managing all aspects of Statements of Significance (SoS) with staff and heritage consultants, chair of the SoS/VHR Subcommittee; management of heritage SoS projects including RFP and contracts, securing provincial funding, coaching of consultants
 - Oversee the upgrade to the City of Vancouver's Heritage Register Evaluation system
 - Coordination with Province to place Statements of Significance on Canadian Register
 - Management of Transfer of Density database, By-law updates and Heritage Register database
 - Design of biennial Heritage Awards program
 - Liaison to Heritage Commission, Gastown Planning Committee and Shaughnessy Design Panel
 - Issuance of heritage alteration permits including conditions for heritage clearance
 - Management of plaque program, updates to heritage website, administrative bulletins
- 2006 to 2008: Planner, Central Area Planning, City of Vancouver**
- Design and implementation of a consultant's historical/cultural review of Paueru Gai (Powell Street) in the context of themes, community values, potential for zoning incentives, including community outreach and development of an interactive website
 - Department representative to Oppenheimer Park planning process
 - Policy and ODP review for Downtown Eastside and review and input on local initiatives such as the new Strathcona Library

MCLEAN HERITAGE PLANNING & CONSULTING
 JUNE 2026

1994 to 2001: Planner, City of Surrey

- Project management of rezoning and subdivision applications including negotiation of Heritage Revitalization Agreements as the staff member responsible for the heritage program
- Updated heritage, transportation and parks provisions of the Official Community Plan
- Established Surrey's Heritage Register: evaluation of buildings and owner consultation

Other Relevant Roles

Vancouver Heritage Foundation Granting Committee, 2013 to present
 Collaborator – Landscapes of Injustice, University of Victoria, 2013 to 2020
 Board Member, BC Association of Heritage Professionals, 2019 to present

Education

Master of Arts, Community and Regional Planning
 University of British Columbia, 1988

Bachelor of Environmental Studies, Urban and Regional Planning
 University of Waterloo, 1984

Professional Membership

Full Member - Canadian Institute of Planners / Planning Institute of British Columbia
 Professional Member - Canadian Association of Heritage Professionals

Awards

Canadian Institute of Planners, Murray Zides Award for Planning Excellence
 Grand Prize - City of Surrey Official Community Plan, 1997



Corporate Office:
4101 Carlingham Road, Courtenay, BC V1S 3H5

Regional Office:
20-2025 Tenth Avenue, Courtenay, BC V1S 3H5

Other Locations:
info@mcleanheritage.com
www.mcleanheritage.com

APPENDIX 3

FORM OF CERTIFICATION OF COMPLIANCE

Date: _____

City of Richmond

6911 No. 3 Road

Richmond BC V6Y 2C1

Attention: Director, Development,
Planning and Development

Re: Heritage Revitalization Agreement for 3831 Moncton Street

I hereby give assurance that I have fulfilled my obligations for field review in relation to the captioned property as set out in the Heritage Revitalization Agreement dated _____, 2026 between the City of Richmond and 1359161 B.C. Ltd. (Bylaw No. 10741) (the “**Heritage Revitalization Agreement**”), and that the Conservation Work, as defined therein, has been substantially completed. I confirm that the architectural components of the work comply in all material respects with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement.

This letter is not being provided in connection with Part 1 of the British Columbia Building Code but in connection only with the requirements of the Heritage Revitalization Agreement.

Heritage Professional's Name

Address

Telephone Number

Email Address

Signature or Seal:

APPENDIX 4

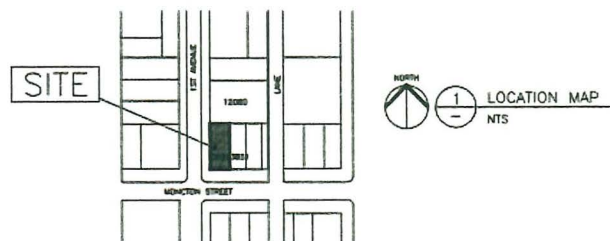
PLANS

(see attached.)

PROPOSED DEVELOPMENT AT 3831 MONCTON STREET, RICHMOND, BC

SCOPE: CONSERVATION OF AN EXISTING HERITAGE BUILDING,
WITH A HOTEL ADDITION AT THE BACK OF THE SITE

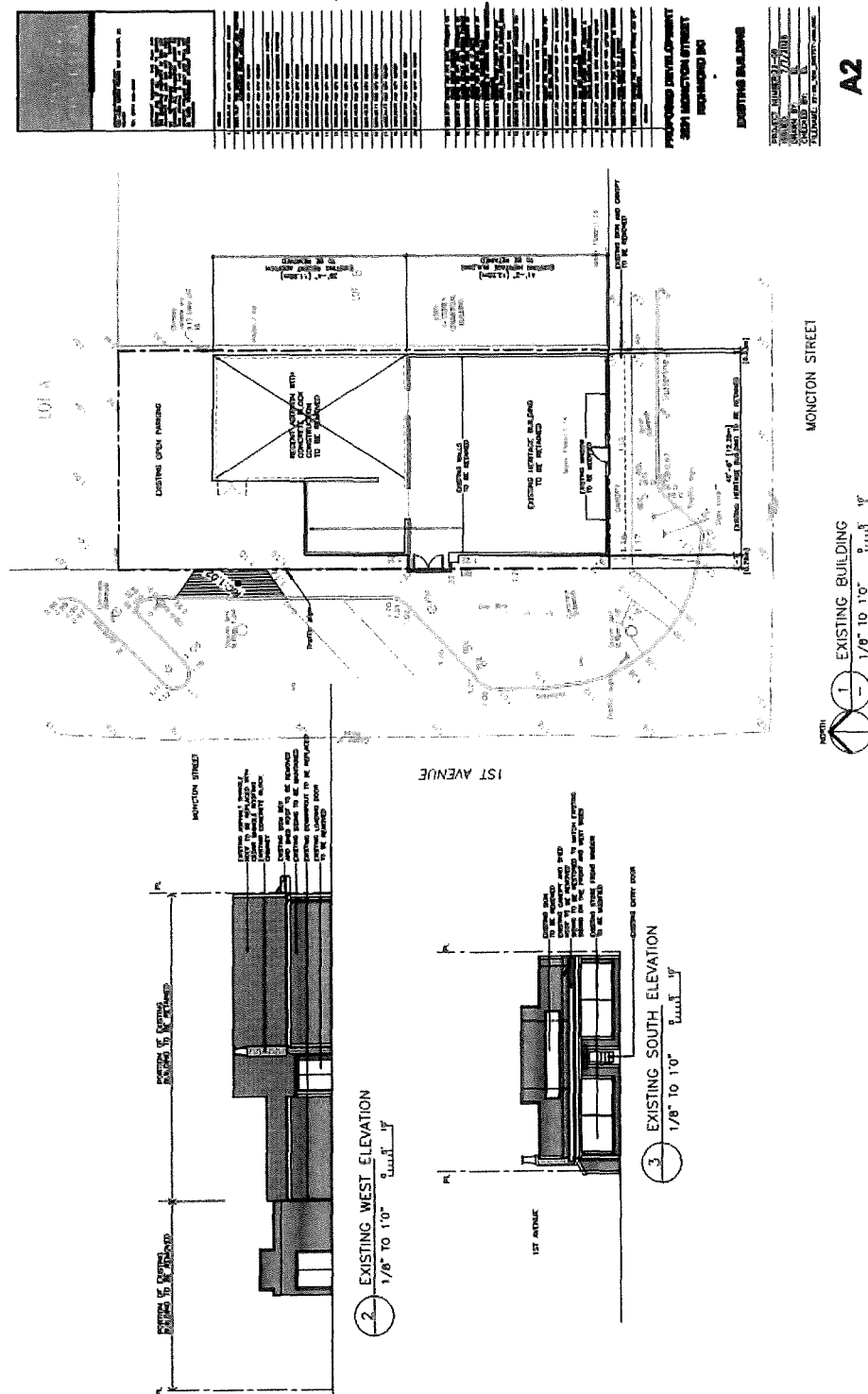
DEVELOPMENT DATA	
(A) CHAC ADDRESS:	3831 MONCTON STREET, RICHMOND BC
(B) LEGAL DESCRIPTION:	LOT 18, SEC 10 BLK 34, RS 700 HRP 242
(C) LOT AREA:	400 SM 4,403 SF
(D) ZONING USE:	CSE CURRENT ZONING (CSE)
PROPOSED BUILDING	
(E) FLOOR AREA RATIO:	1.0 400 SM (4,403 SF)
(F) BUILDING COVERAGE:	100%
(G) BUILDING HEIGHT:	9M (2 STOREY)
(H) SETBACK:	NO REQUIREMENT
(I) PARKING:	HOTEL ROOM = 10 1 CAR PER 2 GUEST SLEEPING ROOMS = 5 CARS RETAIL (HERITAGE BUILDING) 111.3 SM 3 CARS PER 100 SM = 4 CARS TOTAL REQUIRED = 9 CARS 33% REDUCTION ALLOWED IN STEVEDOR AREA = 3 REDUCTIONS TOTAL REQUIRED = 6-3 = 3 CARS
(J) LOADING:	ON SITE LOADING NOT REQUIRED FOR STREET LOADING ZONE WITHIN 50M OF SITE
(K) BICYCLE:	HOTEL CLASS 1 0.27 PER 100SM = 1 RETAIL CLASS 1 0.27 PER 100SM = 0.3 HOTEL CLASS 2 0.27 PER 100SM = 1 RETAIL CLASS 2 0.4 PER 100 SM = 0.4



HRA 23-016568

PROPOSED DEVELOPMENT 3831 MONCTON STREET RICHMOND BC	
DEVELOPMENT SUMMARY	
PROJECT NUMBER:	23-016568
DATE:	7/7/2023
DRAWN BY:	AL
CHECKED BY:	AL
FILENAME:	23-016568-MAIN

A1

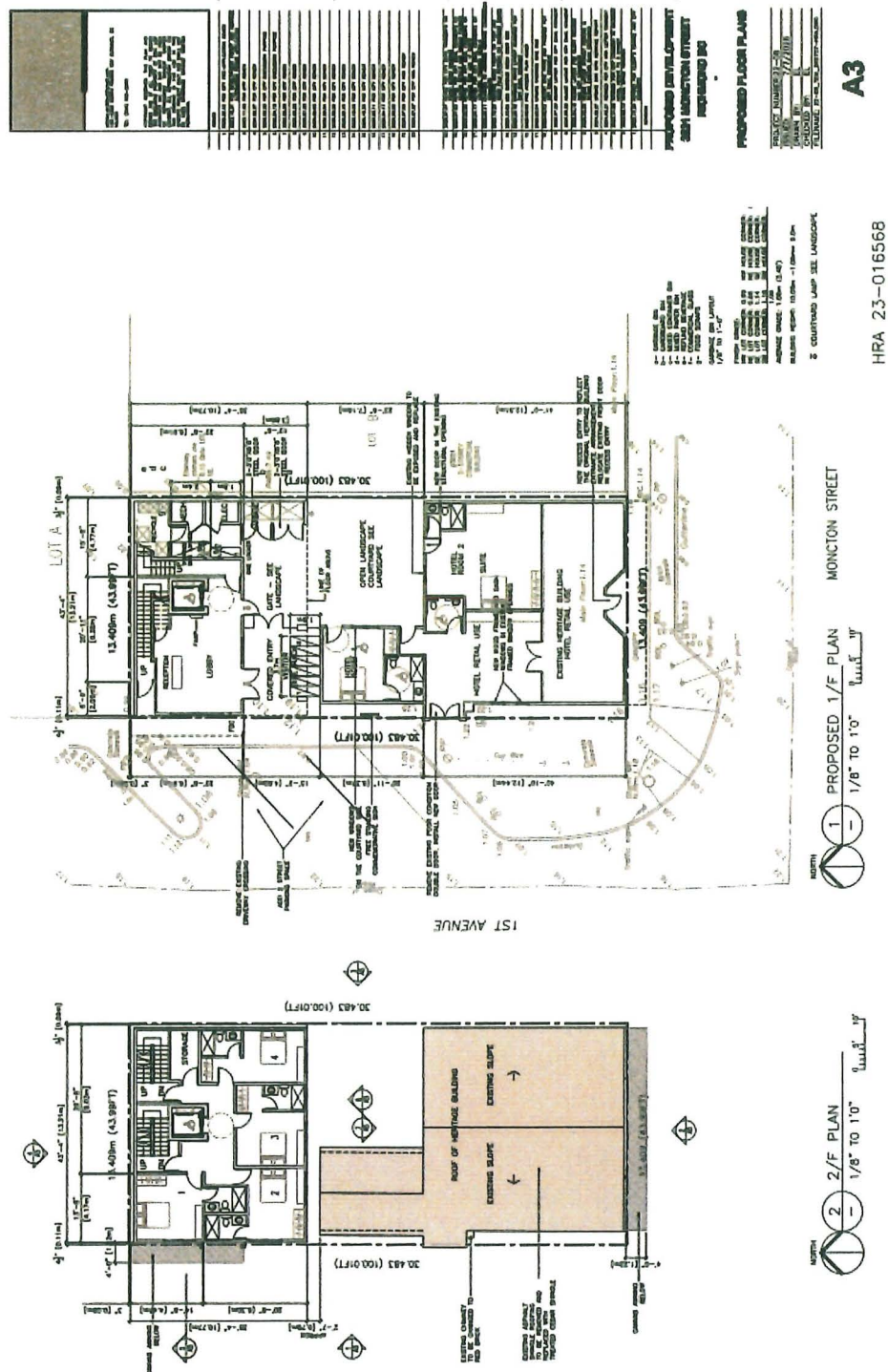


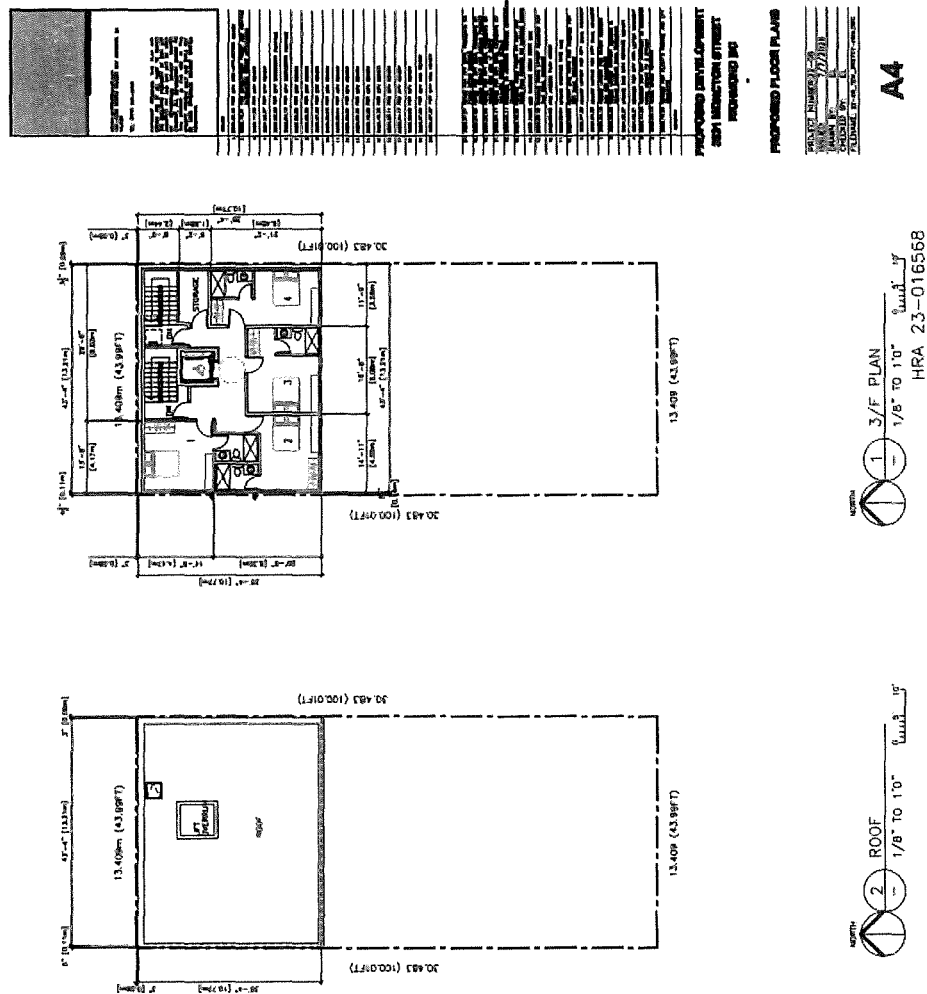
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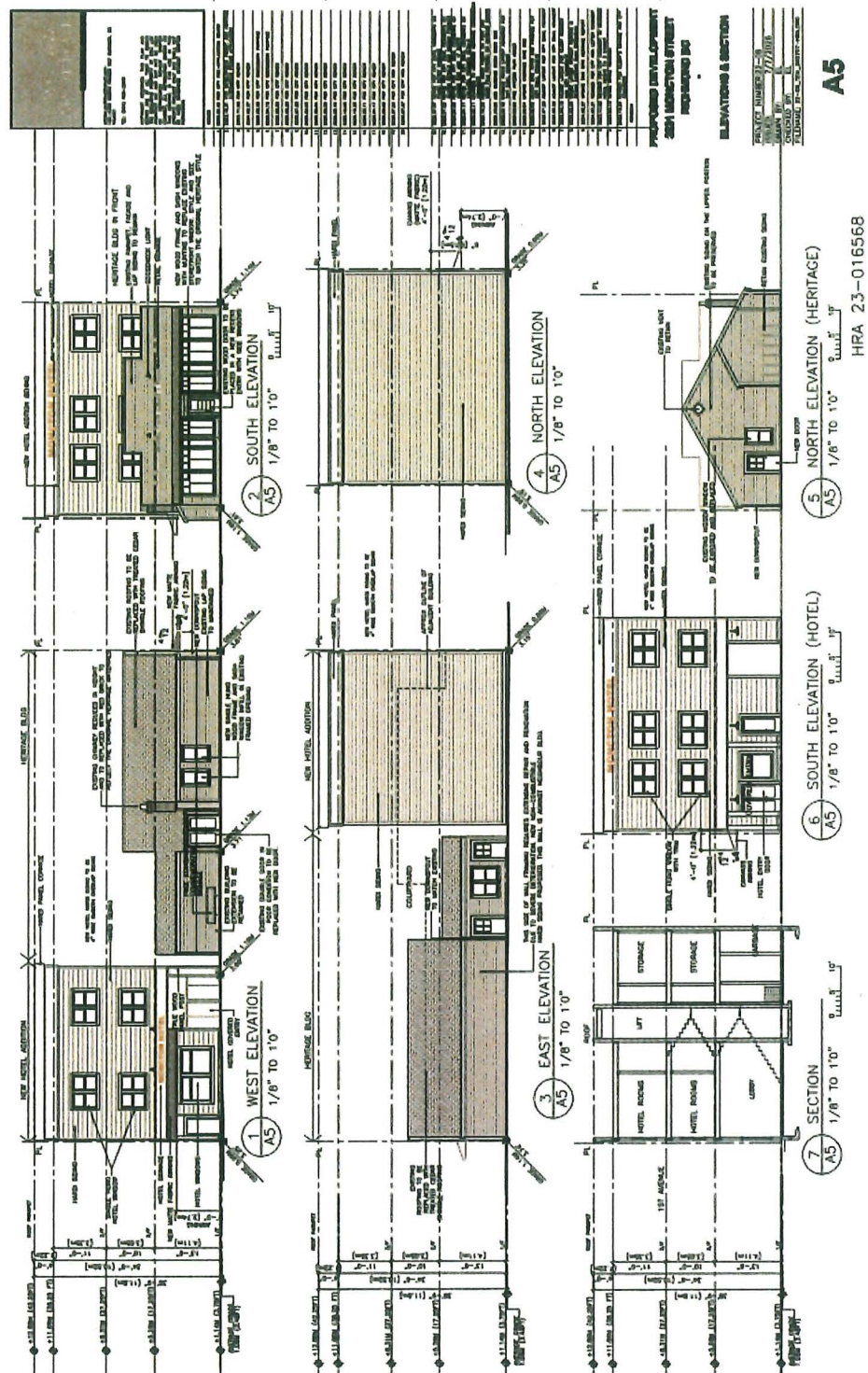
MONCTON STREET

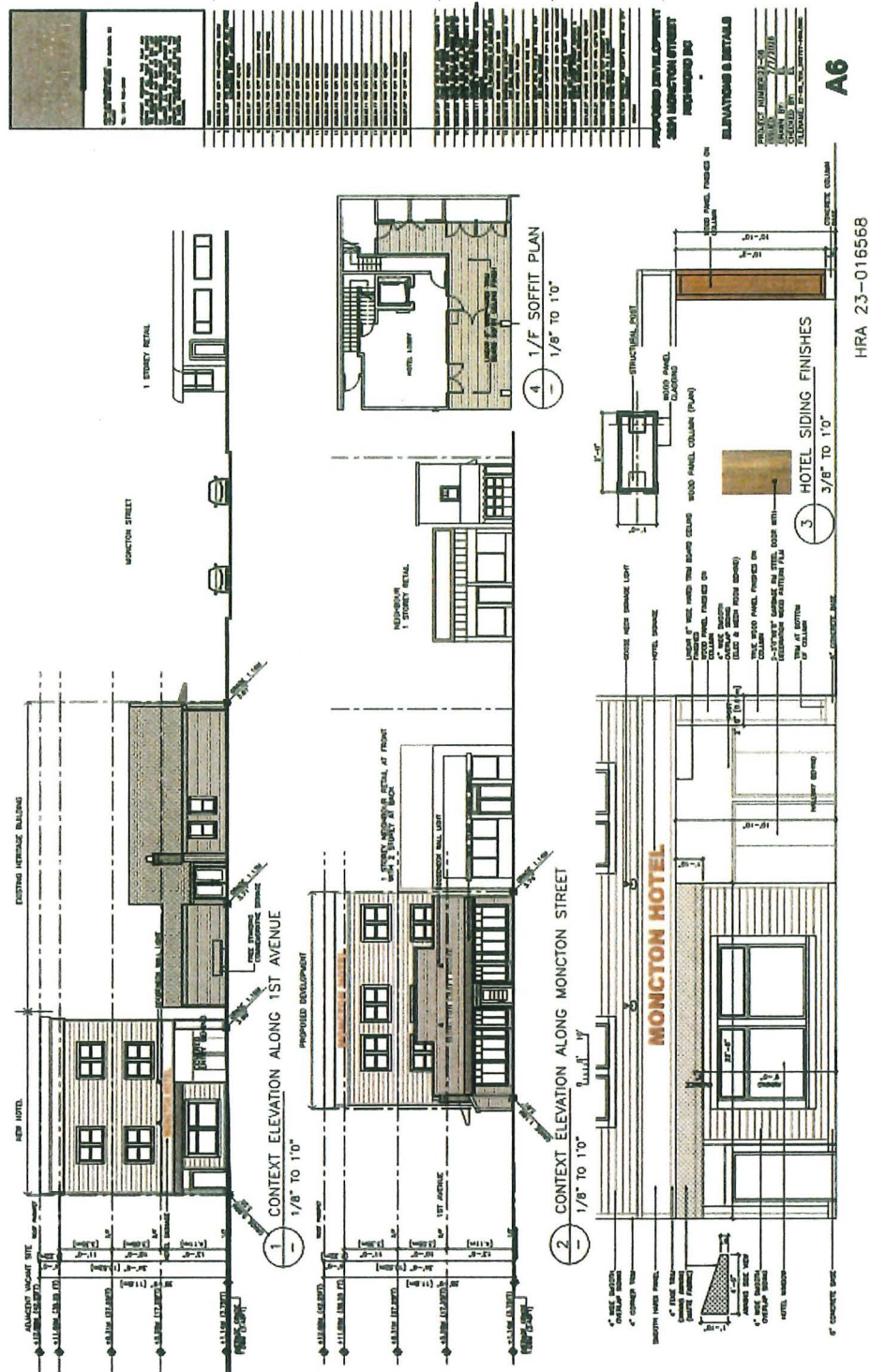
HRA 23-016568

1 EXISTING BUILDING
1/8" TO 1'0"





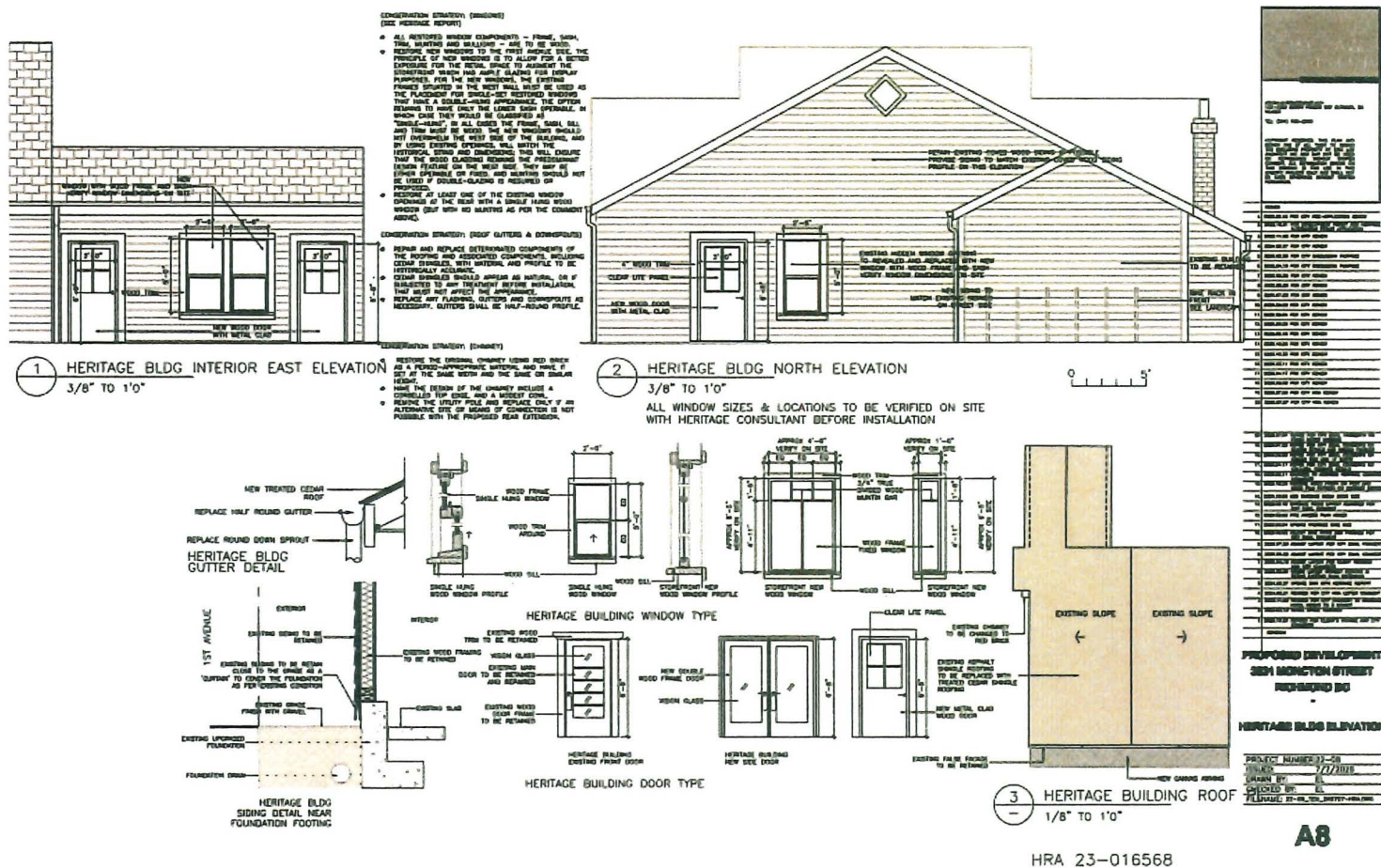


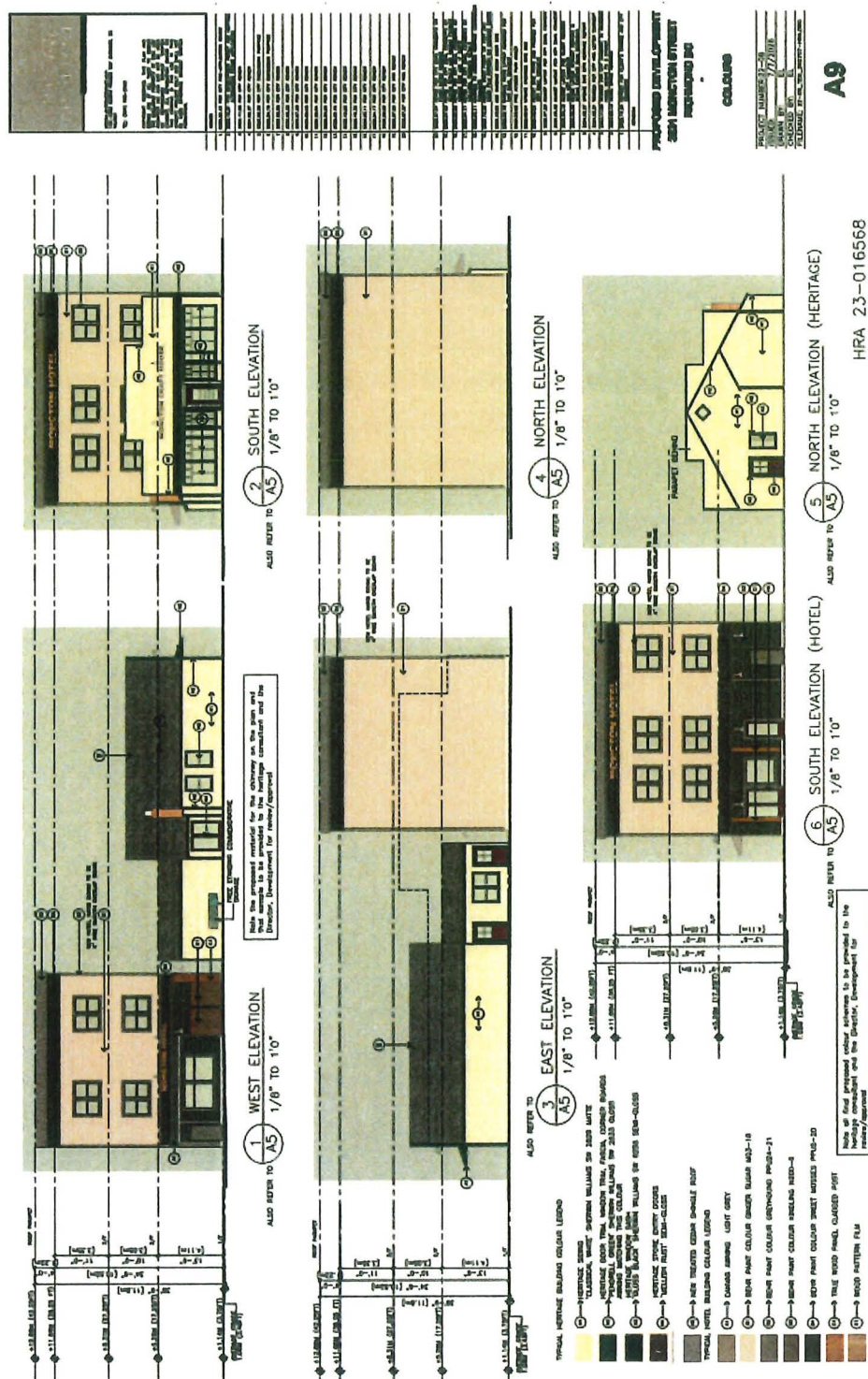


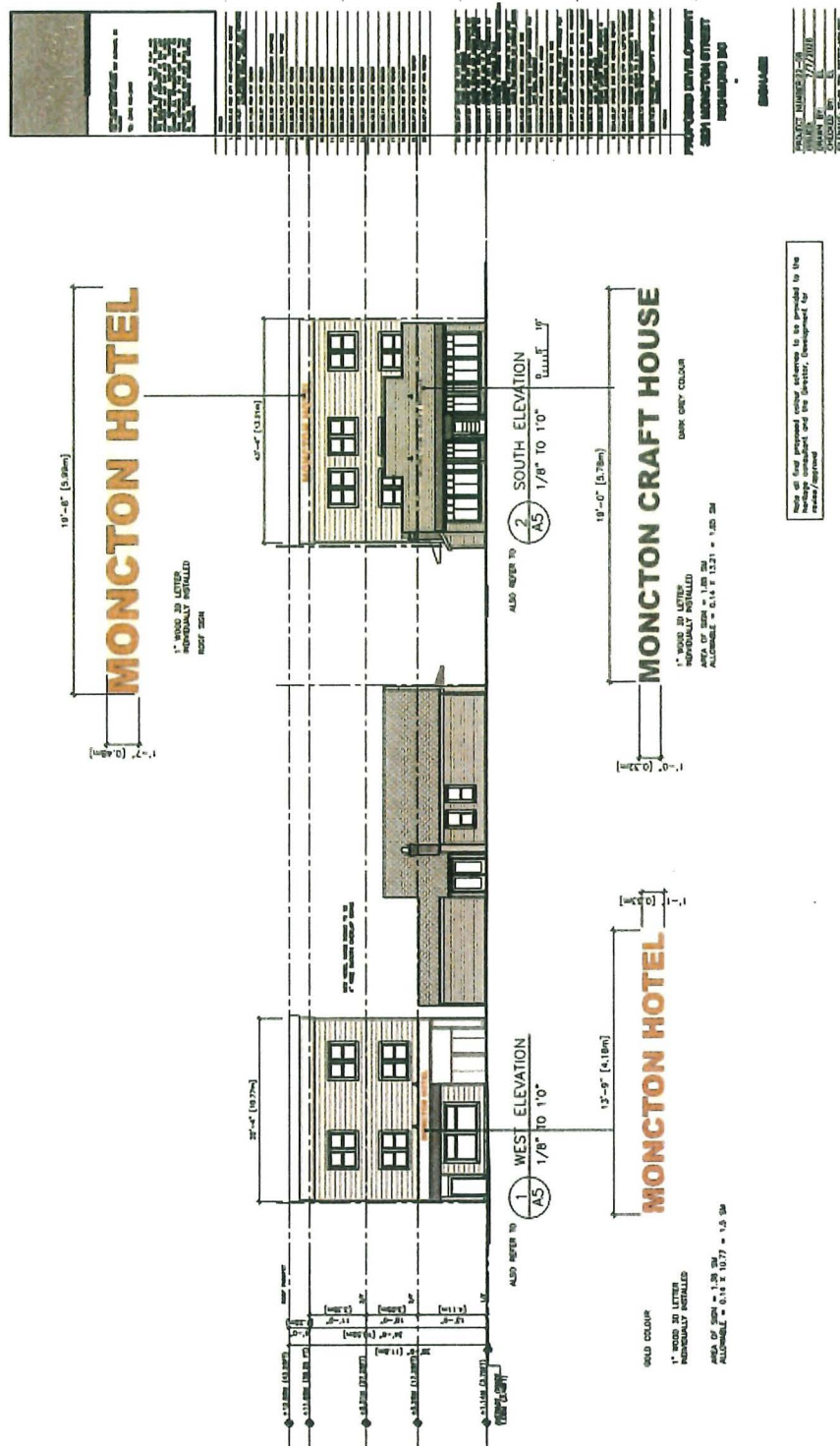
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HRA 23-016568

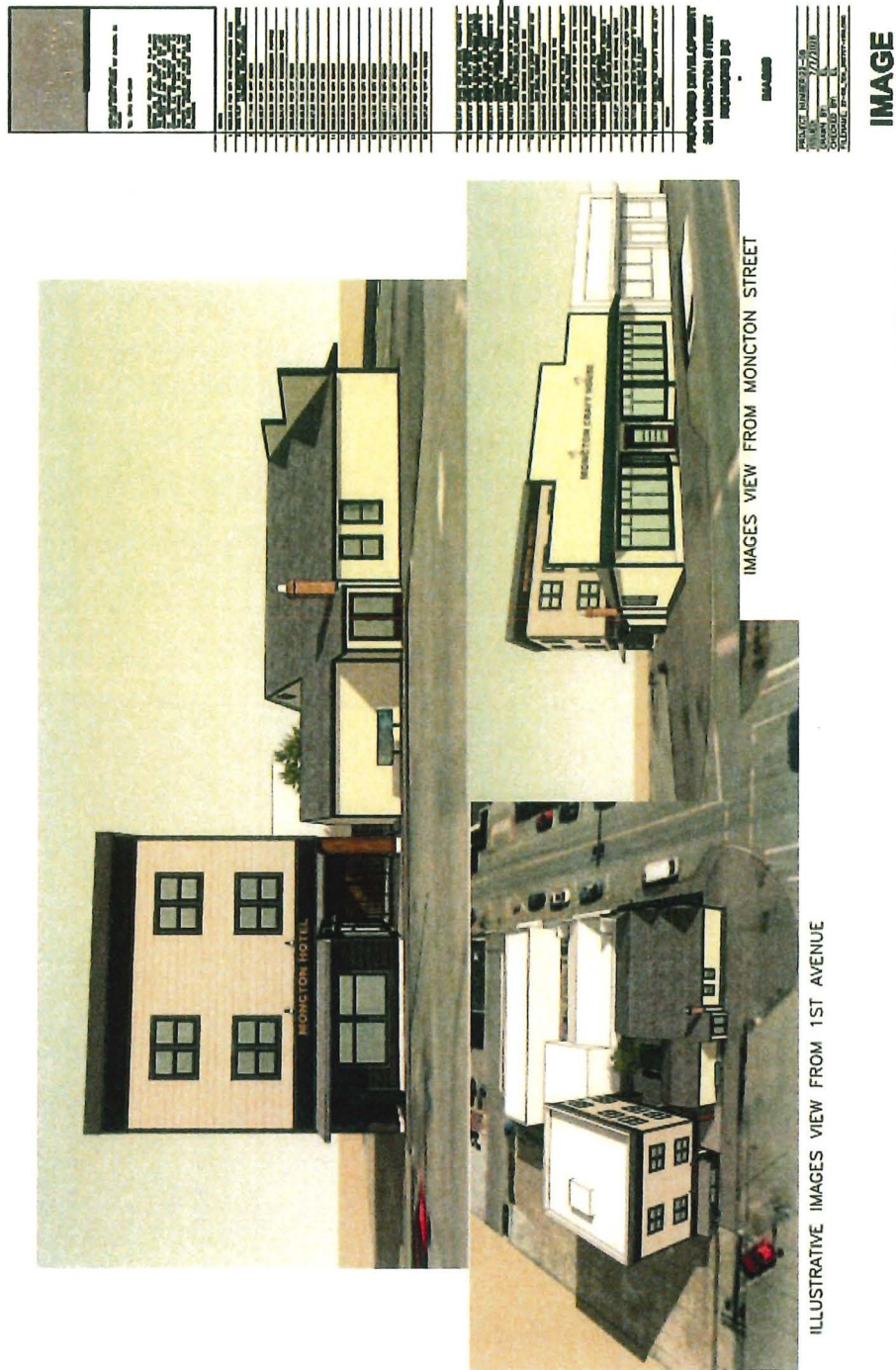






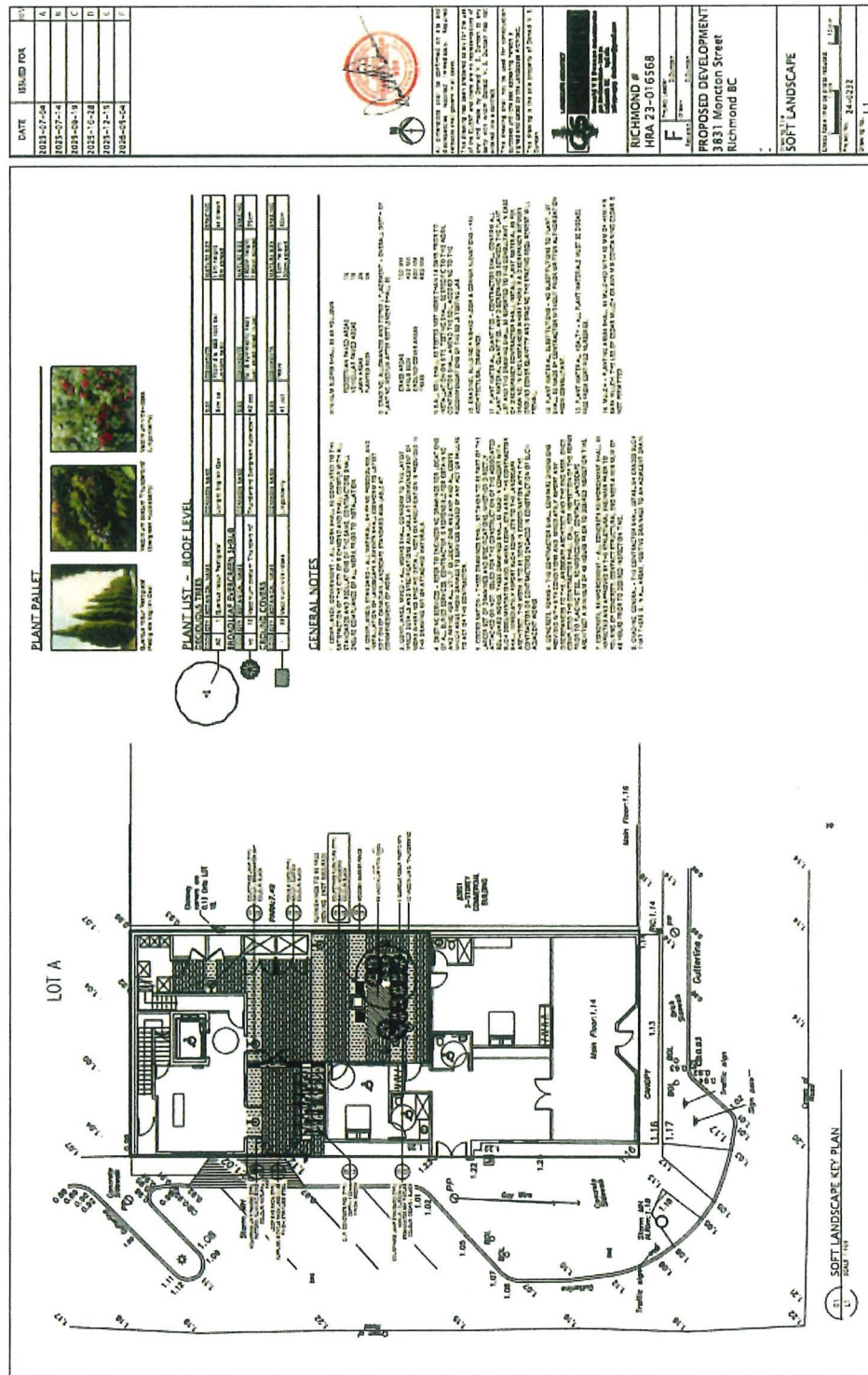
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HRA 23-016568

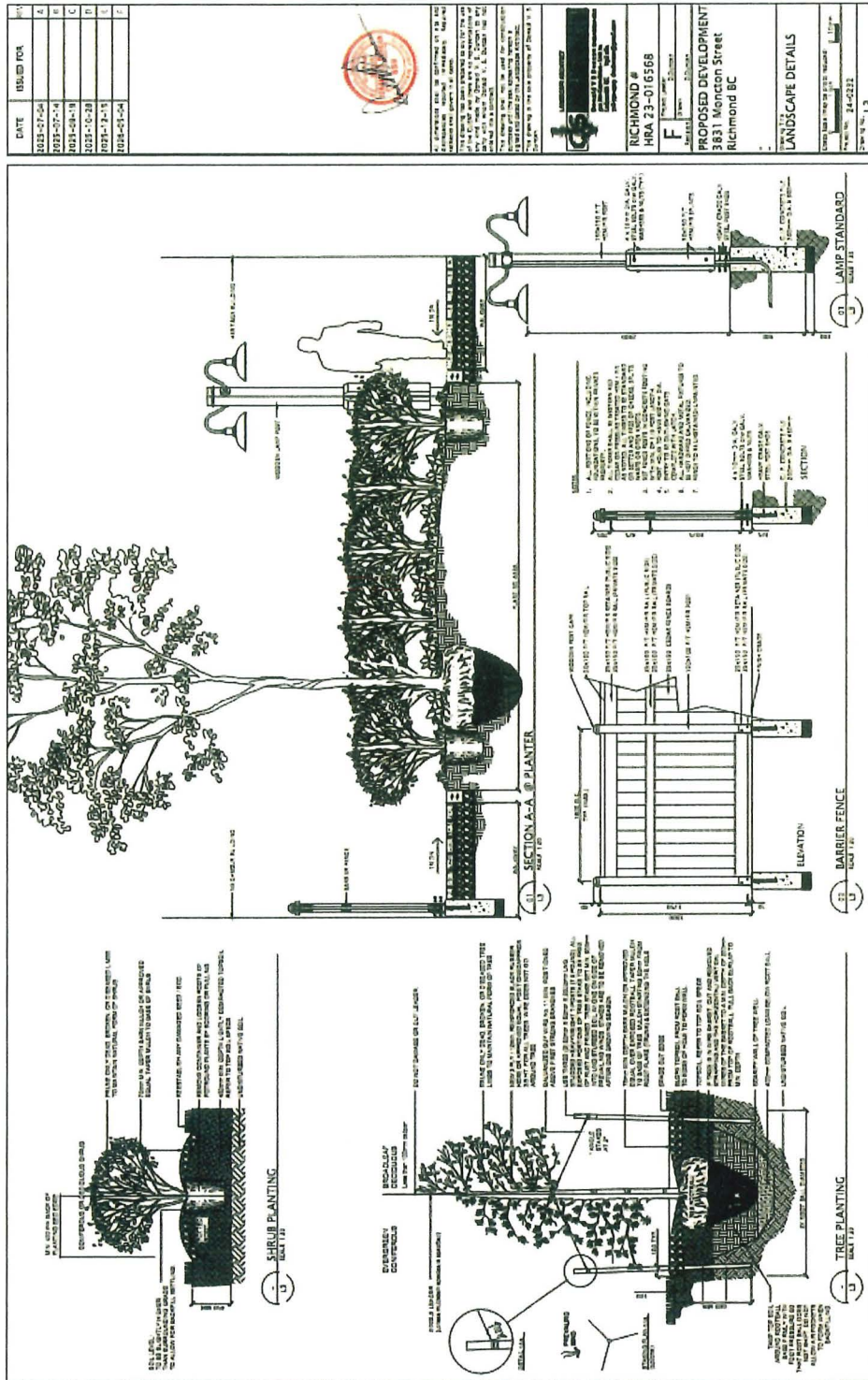


HRA 23-016568

IMAGE



[illegible]



APPENDIX 5**SITE CONNECTION AND TRANSPORTATION WORKS
– TRANSPORTATION AND ENGINEERING REQUIREMENTS**

Works to be completed by the City, at the Owner's cost and expense, pursuant to the City's standard work order processes for site, transportation and utility connections:

Transportation:**Frontage Upgrades**

1. The existing driveway along the 1st Ave frontage is to be closed permanently. The existing driveway let-down to be removed and sidewalk to be extended to meet existing to the north and south, with a minimum clear width of 1.8 m.
2. Two new on-street angled parking stalls to be introduced on 1st Avenue. All signage, line painting, and wheel stops for the new parking stalls to be installed.
3. Unless otherwise specified by the City, all road works to be designed as per City bylaw, Transportation Association of Canada (TAC) standards, and the City's Engineering Design Specifications.
4. All above ground third party utilities (e.g. hydro/telephone kiosks) must not be placed within any frontage works area, including sidewalk and boulevard. Any required statutory rights of way with such third party utilities as may be required within the subject site is to be secured for the placement of this equipment.

Engineering:**1) Water Works:**

- a) Using the City's OCP Model, there is 450.0 L/s of water available at a 20 psi residual at the Moncton Street frontage. Based on the proposed development in the Plans, the Lands require a minimum fire flow of 200 L/s.
- b) At Owner's cost, the Owner is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the proposed development on the Lands has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages to meet City spacing requirements for the proposed land use.

- c) At Owner's cost, the City will:
 - i) Cut and cap at main the existing water service connection and remove meter servicing the Lands at 1st Avenue frontage.
 - ii) Install a new water service connection and tie-in to the existing 150mm water main at 1st Avenue frontage, complete with new meter and meter chamber. Water meter and water meter chamber to be located within City property.
 - iii) Complete all tie-ins for the proposed works to existing City infrastructure.
 - iv) If required, install new fire hydrants as per City specifications.

2) Storm Sewer Works:

- a) At Owner's cost, the Owner is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the City's design review of applicable building permits and the Site Connection and Transportation Works.
- b) At Owner's cost, the City will:
 - i) Cut and cap, at catch basin STCB968, the existing southern storm service connection. Retain the existing catch basin and northern storm service connection servicing the neighboring property.
 - ii) Cut and cap, at manhole STMH9178, the existing storm service connection and remove the associated inspection chamber.
 - iii) Install a new storm service connection from the existing manhole STMH9178, perpendicular to the storm sewer main, complete with a new inspection chamber. Inspection chamber to be located within City property.
 - iv) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

- a) At Owner's cost, the City will:
 - i) Retain the existing 150mm FRP sanitary lead servicing the Lands.
 - ii) Cut and cap, at inspection chamber, the existing sanitary service connection.
 - iii) Upgrade the existing sanitary inspection chamber to a 600mm inspection chamber complete with sanitary service connection.
 - iv) Complete all tie-ins for the proposed works to existing City infrastructure.

4) General Items:

- a) At Owner's cost, the Owner is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground

utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the City's design review for any applicable building permits and the Site Connection and Transportation Works prior to commencement of construction of said works. The Owner shall coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) 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 statutory right-of-ways that shall be shown on the architectural plans/functional plan, the works drawings, and registered prior to the City's design approval:

- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iii) Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- iv) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Owner will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Owner will be required to enter into a de-watering agreement with the City wherein the Owner will be required to treat the groundwater before discharging it to the City's storm sewer system.
- v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

APPENDIX 6
VARIANCES TO ZONING BYLAW 8500

Richmond Zoning Bylaw 8500 is varied and supplemented in its application to the Lands as follows:

1. The maximum **floor area ratio** for the Lands is 1.2.
2. Notwithstanding Section 4.5 of Richmond Zoning Bylaw 8500, the bicycle, garbage and recycling facilities, and mechanical and electrical rooms are not included in the calculation of maximum **floor area ratio**.
3. The maximum **height** for **buildings** is 12 m, and containing not more than three **storeys**, on the portion of the site shown as Area A in the Schedule 1 below.
4. No on-site **parking spaces** are required.

