



To: Richmond City Council
From: Terry Crowe,
Manager Policy Planning
Date: May 14, 2009
File: 08-4200-08/2009-Vol 01
Re: **Public Consultation Results: Steveston Village Conservation Program (SVCP)**

Purpose

The purpose of this Memorandum is to update Council regarding the public consultation and feedback to date, on the proposed Steveston Village Conservation Strategy and Implementation Program.

Origin

On April 27, 2009, Council directed that the following public consultation steps be undertaken regarding the Steveston Village Conservation Strategy and Implementation Program:

1. The Steveston Village Conservation Strategy and Implementation Program, be referred to the Richmond School Board, Musqueam First Nation, Steveston Harbour Authority, Urban Development Institute, and Greater Vancouver Home Builders Association for comment, prior to Public Hearing; and
2. Staff be directed to hold a public open house regarding Bylaw 8403, Bylaw 8404 and Bylaw 8405 including the Steveston Village Conservation Strategy & Implementation Program, on or around May 12, 2009, to inform and receive public comment, and to report the findings to Council prior to or at the Public Hearing.

Background

May 12, 2009 Open House:

A Public Open House was held on Tuesday, May 12, 2009 from 6-9:00 pm at the Steveston Community Centre. The Open House was advertised in the *Richmond Review* and the *Richmond News*. Additional notices and handouts were posted and available at the Steveston Museum, Steveston Community Centre and Britannia Heritage Shipyard, approximately ten (10) days before the Open House to facilitate public participation and comment.

Open House Information:

For the Open House, City staff prepared an Information Summary, which presented the Strategy highlights. A Questionnaire was distributed. **(See Attachments 1 & 2)** Additional explanatory materials were also available including the SVCP Binders, the Conservation Strategy, and display boards.

Types of Feedback:

The Questionnaire responses and additional feedback (e.g., letters, emails) are available in the Councillors' Lounge, and to the public upon request from City Records.

This Memorandum presents the following:

- The results of the Open House and Questionnaires held on Tuesday, May 12, 2009, from 6-9:00 PM at the Steveston Community Centre;
- The results of the referral to the Richmond School Board, Musqueam First Nation, Steveston Harbour Authority, Urban Development Institute, and Greater Vancouver Home Builders Association; and
- The results of other feedback (e.g., from the Steveston Non-profit Group and individual emails).

Open House:

- Forty-nine (49) persons signed in at the Public Open House. Forty-three (43) Questionnaires were completed. Please see below for table of responses.

Open House Questionnaire Responses – May 12, 2009

Question 1: Is the Conservation of Steveston Village important to you?			
	Count	Percentage	
1. Strong Disagree	3	7.32 %	
2. Disagree	0	0	
3. Uncertain	3	7.32	
4. Agree	7	17.07	85%
5. Strongly Agree	28	68.29	
Question 2: I feel the following:			
	Count	Percentage	
Support for the Steveston village Conservation Program	31	79.49 %	
No support for the Steveston Village Conservation Program	1	2.56	
Other – Comments Provided	7	17.95	
Summary:			
<ul style="list-style-type: none"> ▪ 85% of respondents Strongly Agreed and Agreed with the Steveston Village Conservation Program ▪ 80% of respondents supported the Steveston Village Conservation Program 			

Open Question

In summary, of the open questionnaire comments received, 56% agreed with/supported the program; 37% requested more time with additional consultation to understand the details; and, 7% disagreed. (See Attachment 3)

Referrals To The Richmond School Board, Musqueam First Nation, Steveston Harbour Authority, Urban Development Institute, and Greater Vancouver Home Builders Association:

At time of writing this report, no comments have been received from the Richmond School Board, Musqueam Indian Band, Steveston Harbour Authority, Urban Development Institute, or Greater Vancouver Home Builders Association.

Steveston Non-Profit Group (SNPG):

- A letter dated May 4, 2009, was received from the Group asking that the final approval be delayed one (1) month to allow time to read about the Strategy.
- On May 11, 2009, City staff met with the Steveston Non-Profit Group (NPG) comprised of the seven non-profit organizations in Steveston. City staff explained the Strategy and its importance, benefits and implications in a two-hour meeting. This was the second meeting with the Group, as an earlier meeting was held in 2008. The SNPG requested copies of the Strategy package and this has been provided to them.

Other Feedback:

- Email from Mr. Norm Hooper:
 - He expressed concerns with regard to impacts to his property value.
 - The Strategy Package fully addresses such concerns.
- A staff summary of a telephone conversation with Ms. Carolyn Sakata:
 - She requested that further correspondence is to be directed to her.
 - She requested that the identified heritage property (Mrs. Sakata's House and Garden) be removed from the Strategy.
 - She expressed concern regarding the process and meeting time.

Summary Views of Owners of The 18 Identified Heritage Buildings

At this point, the owners of the 18 identified heritage buildings have indicated the following:

View	#	%	Comment
Support	4	22%	
No Comment	8	45%	
Remove	6	33%	In many of these cases, the owners favour heritage conservation but want to know how the Strategy will actually benefit them.
Total	18	100%	

The Feedback suggests that there are two main issues to address:

1. How to manage the 18 identified heritage buildings,
2. Ongoing community consultation to explain the Strategy and its benefits.

Regarding The 18 Identified Heritage Buildings

Given the high level of support for Village heritage conservation and the Strategy, and as the 18 identified heritage buildings are the Village's heritage "jewels in the crown", they should be retained in the Strategy and staff continue to meet with the owners to show how the financial incentives can benefit them. To remove them from the Strategy jeopardizes the Village's unique heritage and creates uncertainty as to whether not they will be included later. By including them now the Village's uniqueness and certainty are retained.

Summary

This memorandum provides Council with the feedback from the requested consultation process. Staff suggest that it be received for information.

As a reminder, the Public hearing on the Steveston Village Conservation Program is this coming Tuesday, May 19, 2009.



Terry Crowe
Manager, Policy Planning
TC:tcb

pc

- Joe Erceg, MCIP, General Manager, Planning and Development
- Terence Brunette, Planner 2
- Sara Badyal, MCIP, Planner 1

List of Attachments:

- | | |
|----------------------|--------------------------------|
| Attachment 1: | Open House Information Summary |
| Attachment 2: | Questionnaire |
| Attachment 3: | Questionnaire Comments |



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

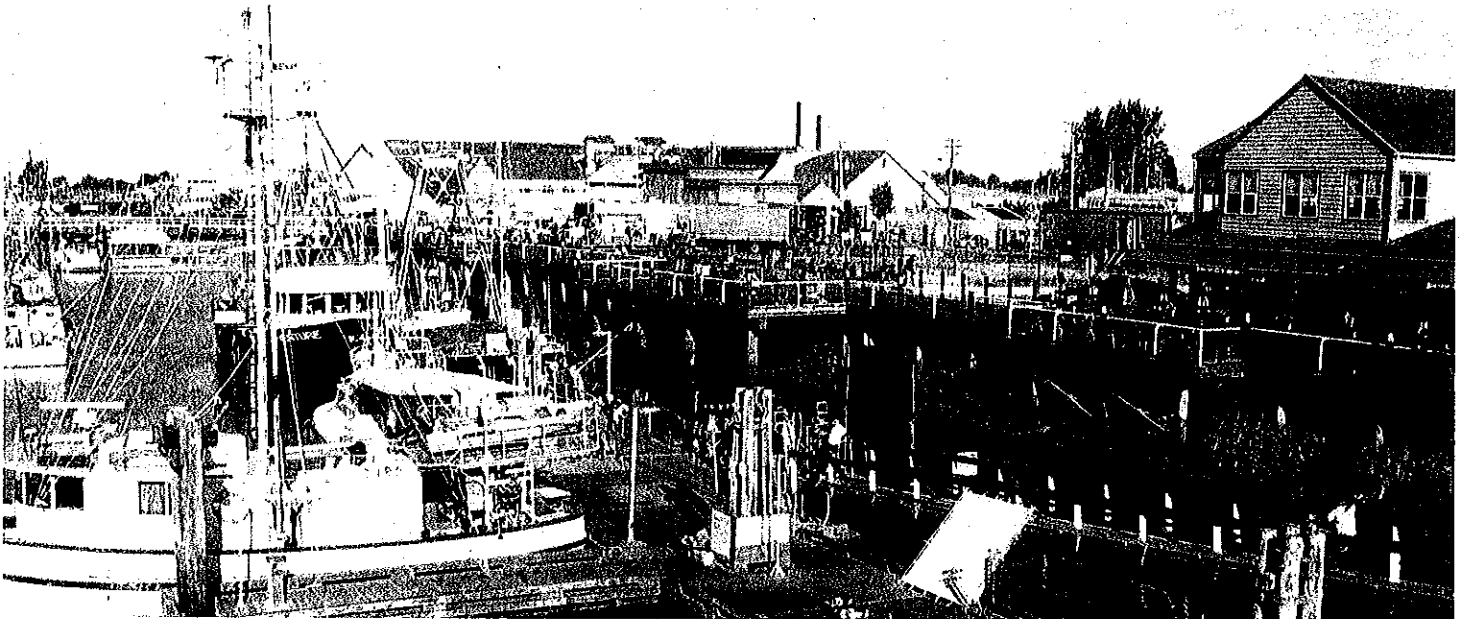
ATTACHMENT 1

INFORMATION

Steveston Village Conservation Program

Policy Planning Division

Contact 604-276-4279 Fax 604-276-4052



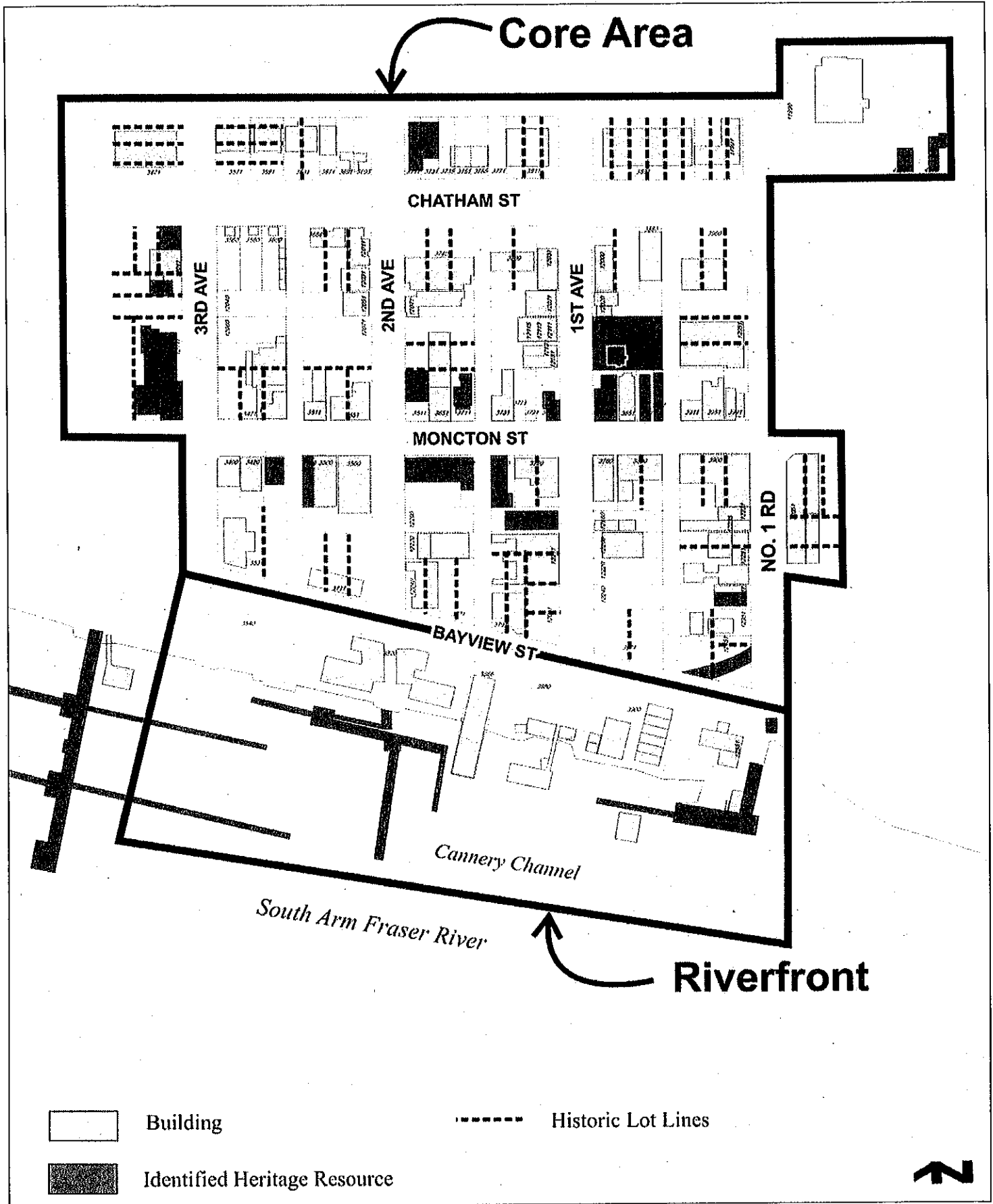
Strategy Highlights

- The City of Richmond has taken another step towards conserving the valuable heritage resources in Steveston Village for future generations. At a regular Council meeting on Monday, April 27, Council approved the Steveston Village Conservation Strategy, which will protect the exteriors of 18 identified heritage buildings within the Village. The strategy will provide for the retention of small lot sizes, streetscape features and existing views within the Village. Historic Moncton Street will receive special attention to preserve its character. Land uses in the Village will not be affected.
- The study, funded by the City, the Real Estate Foundation of BC, and the BC Ministry of Tourism, Sport and the Arts (Heritage Branch), and BC Ministry of Community Services (Smart Development Partnerships), will enable Council to address a long-standing community expectation to conserve the Village's heritage. An Open house and public hearing are to be held in the coming weeks to explain the strategy and its implementation.
- The strategy is supported by the principles of conservation, incentives and partnerships and was developed with community and property-owner consultation, as well as assistance from the Heritage Commission, heritage consultants and City staff.

Implementation Highlights

- A range of financial incentives, which will assist affected property owners for the heritage conservation of the exteriors of their buildings, are defined in the strategy. They include density bonusing, reduced parking requirements and a developer-funded grant program.
- The implementation program involves continuous consultation with affected property owners over the long term to determine how best to apply the incentives and achieve cost-effective solutions for each specific property.
- For more information, visit www.richmond.ca/cityhall/council/agendas/council/2009/SVCP_CNCL_042709.htm

Map of Steveston Village



Summary - Steveston Village Conservation Strategy

Element	Heritage Resource	Non Heritage Resource
Identified Heritage Buildings	18 HERITAGE BUILDINGS PROTECTED (20%) (Exteriors Only)	72 BUILDINGS (80%) (Can be kept, redeveloped, demolished / rebuilt)
Steveston Area Plan	Applies	Applies
Applicable Guidelines	New Federal Heritage Conservation Guidelines	Strengthened Sakamoto Guidelines
Small Lots – 1892 Survey	RETAIN	RETAIN
View Corridors	PROTECTED	PROTECTED
Public Realm Features	PROTECTED	PROTECTED

Benefits - Steveston Village Conservation Strategy

Benefits	To Whom	
	Owner of a Heritage Resource	Owners of a Non Heritage Resource
<ul style="list-style-type: none"> ▪ Steveston Village Heritage Clarified 	YES	YES
<ul style="list-style-type: none"> ▪ Buildings 	18 Important Heritage Buildings Conserved	72 Non Heritage Buildings
<ul style="list-style-type: none"> ▪ Exteriors Only 	<ul style="list-style-type: none"> ▪ Interested Only in Exteriors ▪ Heritage guidelines 	<ul style="list-style-type: none"> ▪ Interested Only in Exteriors ▪ Saskamoto guidelines
<ul style="list-style-type: none"> ▪ Land Use Not Affected 	Land Use Not Affected	Land Use Not Affected
<ul style="list-style-type: none"> ▪ Flexibility 	▪ YES	▪ YES
<ul style="list-style-type: none"> ▪ Financial Incentives 	▪ YES	▪ YES
<ul style="list-style-type: none"> - Increased Density 	- YES	- YES
<ul style="list-style-type: none"> - Reduced Parking 	- YES	- YES
<ul style="list-style-type: none"> - City Heritage Grants 	- YES	- No Grant
<ul style="list-style-type: none"> ▪ Continue to Explore Viable Solutions with Owners 	▪ YES	▪ YES
<ul style="list-style-type: none"> ▪ An Ongoing Legacy 	▪ YES	Support Village heritage through the Saskamoto guidelines



PLEASE SUBMIT THE QUESTIONNAIRE IN THE DROP-BOX BEFORE YOU LEAVE

City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

QUESTIONNAIRE

**Steveston Village Conservation Program
 Policy Planning Division**

Contact 604-276-4279 Fax 604-276-4052

Purpose of Questionnaire

To seek public input on the Steveston Village Conservation Strategy and Implementation Program.

Please respond:

1. **Is the conservation of Steveston Village important to you?** (Please check one)
 (1 is Strongly Disagree and 5 is Strongly Agree)

1
 Strongly
 Disagree

2
 Disagree

3
 Uncertain

4
 Agree

5
 Strongly
 Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: _____

Company: (If applicable) _____

Address: _____

City: _____

Please complete this questionnaire at the Open House on May 12, 2009, from 6:00 pm-9:00 pm at the Steveston Community Center (Tye Room) to enable the feedback to be analyzed and reported to Council at the Public Hearing. Please submit the questionnaire in the drop-box provided before you go. If you have any questions, please contact Terry Brunette, Planner, at 604-276-4279.

Thank you for your feedback.

**Steveston Village Conservation Program
May 12, 2009 Open House
Questionnaire Comments**

- I live in the block behind the post office and we are not pleased about the Japanese Medical Building moving into that little park. We signed a petition as well, and very beautiful trees will be destroyed.
- I agreed but with more public input and owners.
- I support the Steveston Conservation Program and would like to see even stronger restrictions on they type of changes that may occur. The title “Historic Fishing Village” will need to be removed if the village experiences any more changes to it’s unique character.
- Want to see the heritage of the village preserved. I would love to see Steveston be a model for the environment, parks, recycling containers in the village and great public transportation.
- Whatever the final outcome, make sure the buildings are well built, not just to code and that they are attractive and will stand the test of time. Try to keep the fishing heritage alive. Respect the families that have been here for generations but look ahead and above all keep the sense of community. Try to restrict cars, encourage walking and cycling.
- Good beginning – need to implement a moratorium on development applications until this is sorted out and approved to prevent changes that result in loss of heritage in the interim. Doesn’t go far enough in my opinion. Eliminate the three storey option entirely – nothing new should be higher than 2 storeys, especially on the waterfront lots.
- I feel we need more time to look at program. Lots of food stuff, yet more discussion needed. Would like to see James Burton do a case study with real financials.
- I found the display to be quite confusing and inaccessible to the common public with no specialized knowledge of the project. However, one of the people involved was very helpful in explaining it. The conservation of Steveston Village is extremely important to me as it’s historic nature is a main reason for wanting to live here.
- There are financial reasons for supporting this. It is exactly that which attracts tourism. Besides, it will also keep film locations in Steveston. Quite a few have been lost. There is the garage at Moncton and 2nd Avenue as an example. It has been in countless films.
- Display boards very easy to follow and understand. Summaries and Conservation Strategy very useful. Lots of back up documentation. Good opportunity for discussion, dialogue and clarification with the “experts”.

- Encourage property ownership by business occupying the premises – like lower taxes for owner-occupied houses – keep property in better repair in conservation area. Provide kiosks in village that identify available services and locations – like an indoor shopping mall – driven by central computer – prosperity = \$ for conservation. Like 3 storey must be set back.
- I have great concern about the fact that only the heritage building fronts are to be maintained and not the entire building (from what I read in the report). I am greatly concerned about proposed changes to density and what that will actually work out to be in terms of construction when non heritage buildings are pulled down.
- It's very important to ensure that the landowners are on side and have incentive to maintain their properties as heritage. If there was some way to attempt to retain the “small town” tenants (as opposed to national chains) – that would be preferred. I realize that this would be difficult.
- I disagree with the Conservation Strategy as stated in the amendment Bylaw 8403, the zoning and development Bylaw 5300, and 8405, when it affects very old unsalvageable homes on Chatham Street. These very old, old, dilapidated homes should be torn down and rebuilt to the existing facades on Chatham Street. These old houses are not valuable heritage buildings. The owners of these dilapidated homes should be left alone to sell or develop as they choose. Some of these older homes are not even structurally sound!
- Also, pay attention to streetscapes, plantings, etc. to improve “ambience”. Also how will cope with traffic from residents and visitors.
- More time.
- Excellent public meeting. Glad to attend.
- What I don't understand is how we can be adding more floor space to Steveston (both commercial and residential) and also give reduced parking requirements when the added floor space will result in more vehicles and we have a shortage of parking spaces now. Why are we showing proposed 3 storey buildings, but not showing 4 floors. The roof access structures are a fourth floor. This is misleading information. We should not be allowing 3 storey buildings in Steveston – it will kill the area as being a “village” and thus it's attractiveness. This whole thing needs more time to digest. To read all the material available to make informed decisions. Why would this public information meeting be held on election day when most people go out and vote after supper?
- We must retain the character of the existing village of Steveston.
- One evening is not enough to properly evaluate this but I support a Steveston Village Conservation Program but feel the Sakamoto Guidelines are still appropriate. 2 storeys, not 3 and definitely no more “bumps” on the roof like the new building at Chatham and No. 1 Road. Action should be taken quickly to stop further development and time taken to present a new scheme to the public.

- I would like to see the heritage feel of Steveston maintained.
- Delay for further input from community.
- The issue of Steveston's heritage is important to me although I feel I need more information and time in order to make a decision about whether or not I support the program. So far I feel that the program has been pushed ahead without enough support from "locals" and business owners.
- The strategy plan was needed to preserve the uniqueness of Steveston. It will only improve the area. Homeowners and businesses alike should not be afraid of the program.
- "Lets Keep All Heritage" we do not need any more new development or over development in the village. What we need is to support the fishing industry and the environment. We need low storey buildings everywhere (3 storeys or less) and keep our park space and enhance it.
- Very pleased to hear that Steveston Museum/Post Office included in heritage designations – let's keep the Post Office function.
- Two storey buildings should be allowed with 8' ceilings. All buildings should be heritage style. Have more old buildings made heritage protected.
- There is no need to hurry this through. The community needs to have input. A case study should be done on the Sakada (sp.) house on 1st Avenue.
- Require more time to review!
- A hydrologic engineering study should be done of underground drainage before increasing density and constructing sewage drainage that will block underground water flow. We live on Trites Road near Britannia and our complex is sinking due to development along Trites. We have had foam injected under our townhouse complex to temporarily stop the sinking. Also please keep the Medical Services Building and Dr.'s offices on Chatham. But please make sure about foundations for heavy 3 storey concrete buildings.
- Need more time to properly consider the proposal.
- I require more time, information and input from the entire community.
- I am concerned the unique character of Steveston is disappearing and being replaced with commercialism.



STEVESTON COMMUNITY SOCIETY

4111 Moncton Street, Richmond, BC V7E 3A8

Tel: 604-718-8080 Fax: 604-718-8096

Salmon Festival Tel: 604-718-8094

TO: MAYOR & WWW.stevestonsalmonfest.ca
 COUNCILLOR
 FROM: CITY CLERK'S OFFICE

pc: Joe Erceg +
 Terry Crowe for
 response

PHOTOCOPIED

MAY 6 2009

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May 4, 2009

Mayor and Council
 City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

RE: Steveston Village Conservation Strategy & Implementation Program

4060-07-01

Dear Mayor Brodie and Councillors;

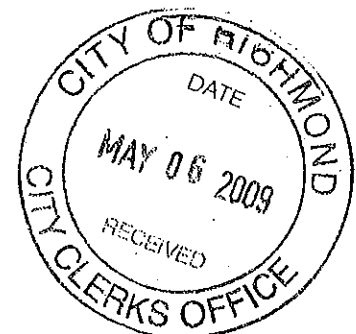
We at the Steveston non-profits groups consisting of:

- Steveston Community Society,
- Gulf of Georgia Cannery Society,
- Steveston Museum Society,
- Britannia Heritage Shipyard Society,
- Steveston Harbour Authority,
- Steveston Rotary Club,
- London Farm Society;

recognize the hard work and effort that staff and others has put into this proposal but feel an integral part of the community has been left out of the process and at this time request that the Steveston Conservation Strategy & Implementation Program be tabled for one month to give the Steveston non-profit groups and others an opportunity to have meaningful input to any changes that may affect our community.

Yours very truly,

Loren Slye, Chair
 Steveston non-profit groups



Island City, by Nature

May 12, 2009

Summary Comments From Ms. Carolyn Sakata

(Her mother owns a house and garden on 1st Avenue which is identified a heritage resource)

Purpose

She asked that her May 12, 2009 telephone comments regarding the Steveston Village Conservation Strategy package and the heritage designation of the 1st Ave property be forwarded to Public Hearing.

Comments

Ms. C. Sakata asked that, as her mother is elderly, all correspondence go to her.

She also commented on the tax history of the property and complained about the consultation and notification process.

She asked that, at this point in time, the 1st Ave property not be designated heritage.

Note by PPD Staff

MayorandCouncillors

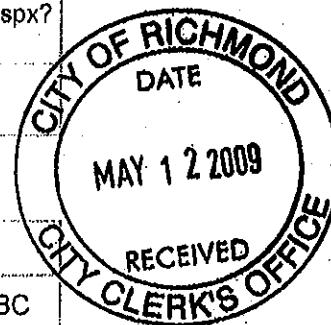
From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Tuesday, 12 May 2009 3:44 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #445)
Follow Up Flag: Follow up
Flag Status: Green
Categories: UCRS CODE / FILE NUMBER: 08-4200-08

To Public Hearing
Date: May 19 2009
Item # 2A,B,C
Re: Bylaws 8403
8404, 8405

Send a Submission Online (response #445)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2009-05-12 3:43:50 PM



Survey Response

Your Name:	Norm Hooper
Your Address:	#203 8580 General Currie Rd Richmond BC V6Y 3V5
Subject Property Address OR Bylaw Number:	3831 Moncton St V7E 3A7
Comments:	My Main concerns with the Heritage Conservation Area Plan Are: What would this Heritage rezoning do to the various property values?. Is there compensation for properties which drop in value? The cost of a individual owner having to maintain very old buildings with no help and hope of redevelopment in the future. The Taxes are high and hard to cover as a Historic site. My personal opinion and fears are this plan will create undue hardship upon the many small owners whom have worked for many years to keep these properties from falling into complete ruins. As a personal note I am the founder of Budget Appliance Centre and have operated in Steveston for 30 years and never had any one comment on the Historical or age of the building. Budget is now operated and owned by a long term employee Chuck Kelly ,I rent the Store to Budget (118653 BC Ltd) which is the only this property held by this company I hope this letter will truly express my concerns Norm Hooper

Wednesday, May 13, 2009

**118653 B.C. Ltd
(Norm Hooper)
#203 8580 General Currie Rd
Richmond B.C.
V6Y 3V5**

Terry Brunette,
Planning and Development
City of Richmond
(Steveston as a Heritage Conservation Area)

To Public Hearing
Date: <u>May 19 2009</u>
Item # <u>2A.B.C</u>
Re: <u>BUSINESS 8403</u> <u>8404, 8405</u>

I am the long time owner of 3831 Moncton St in Steveston presently the Budget Appliance Store the Store is held by my company 118653 BC Ltd the companies only holding. I have spent a lot of money since buying the property when buying the store it was in very bad repair part of the building collapsing and the Hydro had cut the power off and would not hook it up until wiring passed inspection. I also added 1000 sq ft to the property at this time engineered for two levels.

I am the founder of Budget Appliances and have served the Richmond community for many years since 1977. The Business is now owned by A long time employee Chuck Kelly, I retired in March 08, I have a few concerns with the Plan for parts of Steveston, being designated as a Heritage site.

What would it do to the rezoned properties values?

Where would the money come from to keep these buildings standing with no hope for re development?

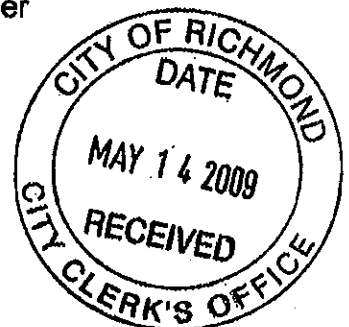
Are their provisions for compensation for the owners if the property drops in value being a Heritage site?

In closing I would like to make a few brief comments, I have always supported Steveston as a Character place, however through the years since 1977 it has Changed dramatically and still a very different place with the public happy to shop and enjoy the community none of the new developments seem to bother the public the opposite is true they love the place.

In 30 years Budget Appliance Centre has never had a person ever commented on my property being a historic site.

I hope this will help, I simply do not want a few owners to take the short end of the stick to support some of the old buildings on their own. Norm Hooper (118653 BC Ltd.)

Thank you
Norm Hooper



**Steveston Village Conservation Program
May 12, 2009 Open House
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- There is no need to hurry this through. The community needs to have input. A case study should be done on the Sakada (sp.) house on 1st Avenue.
- Require more time to review!
- A hydrologic engineering study should be done of underground drainage before increasing density and constructing sewage drainage that will block underground water flow. We live on Trites Road near Britannia and our complex is sinking due to development along Trites. We have had foam injected under our townhouse complex to temporarily stop the sinking. Also please keep the Medical Services Building and Dr.'s offices on Chatham. But please make sure about foundations for heavy 3 storey concrete buildings.
- Need more time to properly consider the proposal.
- I require more time, information and input from the entire community.
- I am concerned the unique character of Steveston is disappearing and being replaced with commercialism.



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City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

QUESTIONNAIRE
Steveston Village Conservation Program
Policy Planning Division

Contact 604-276-4279 Fax 604-276-4052

Purpose of Questionnaire

To seek public input on the Steveston Village Conservation Strategy and Implementation Program.

Please respond:

1. **Is the conservation of Steveston Village important to you?** (Please check one)

(1 is Strongly Disagree and 5 is Strongly Agree)

- 1 Strongly Disagree 2 Disagree 3 Uncertain 4 Agree 5 Strongly Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
 No support for the Steveston Village Conservation Program
 Other - Comments provided as below

Comments:

I LIVE IN THE BLOCK BEHIND THE POST OFFICE + WE ARE NOT PLEASED ABOUT THE JAPANESE MEDICAL BUILDING MOVING INTO THAT LITTLE PARK. WE SIGNED A PETITION AS WELL + VERY BEAUTIFUL TREES WILL BE DESTROYED.

Please complete the following information:

Name: M. THOMAS
Company: (if applicable) _____
Address: _____
City: RICHMOND, B.C.

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1
Strongly
Disagree

2
Disagree

3
Uncertain

4
Agree

5
Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

Please complete the following information:

Name: CRASS STEWART

Company: (If applicable) _____

Address: _____

City: RICHMOND, B.C.

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Strongly
Agree

2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: Wk. Brinker

Company: (If applicable) _____

Address: _____

City: Richm

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Strongly
Agree

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- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

I agree but with more public input and owners

Please complete the following information:

Name: B Ovenden

Company: (If applicable)

Address:

City: XMD

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Uncertain

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Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: Heather Sheppard

Company: (if applicable) _____

Address: _____

City: Richmond

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Agree

2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: Laurel Sheppard

Company: (If applicable) _____

Address: _____

City: Richmond

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Uncertain

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Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

I support the Steveston Conservation Program and would like to see even stronger restrictions and on the type of changes that may occur. The title "Historic Fishing Village" will need to be removed if the village experiences any more changes to its unique character.

Please complete the following information:

Name: Pat Montgomery

Company: (If applicable) _____

Address: _____

City: Richmond,

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Strongly Disagree
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Disagree
- 3
Uncertain
- 4
Agree
- 5
Strongly Agree

2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: DAURA BEESLEY

Company: (If applicable) _____

Address _____

City: Road BC

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Strongly Disagree

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Agree

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Strongly Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

*- Want to see the heritage of the village preserved
- I would love to see Steveston be a model
for the Environment - Parks, recycling containers
in the village & great public transportation*

Please complete the following information:

Name: *Vera Gammert*

Company: (If applicable) _____

Address: _____

City: *Richmond*

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2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Whatever the final outcome, make sure the buildings are well built, not just to code and that they are attractive and will stand the test of time. Try to keep the fishing heritage alive. Respect the families that have been here for generations but look ahead and above all keep the sense of community. Try to restrict cars, encourage walking + cycling.

Please complete the following information:

Name: Derek Williams

Company: (If applicable) _____

Address: _____

City: RICHMOND V7E 5C5

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2. **I feel the following:** (Please check one)

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- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: Ann Ny Ky Fook K

Company: (If applicable) _____

Address: _____

City: Richmond

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Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

PROCESS RUSHED

Please complete the following information:

Name:

D. ANDERSON

Company: (If applicable)

Address:

City:

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2. **I feel the following:** (Please check one)

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- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Good beginning - need to implement a moratorium on development applications until this is sorted out and approved to prevent changes that result in loss of heritage in the interim. Doesn't go far enough in my opinion. Eliminate the three story option entirely - nothing more should be higher than 2 stories, especially on the waterfront lots.

Please complete the following information:

Name: Ethel Turner

Company: (If applicable) _____

Address: _____

City: Steveston

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- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

I feel we need more time to look at programs

~~to see~~ lots of good stuff, yet more discussion

needed. Would like to see James Burtas do a case study with
real farmers.

Please complete the following information:

Name: Ray Martyniuk

Company: (If applicable) Steveston Water Park / Property owner Cannery Cafe

Address: Villages Bike

City: Rich

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Agree

2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

I found the display to be quite confusing and inaccessible to the common public with no specialized knowledge of the project. However, one of the people involved was very helpful in explaining it.

The conservation of Steveston Village is extremely important to me as its historic nature is a main reason for wanting to live here.

Name: Margan Melville

Company: (If applicable) na

Address: _____

City: Richmond

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Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

There also financial reasons for supporting this. It is exactly that which attracts tourism. Besides, it will ~~also~~ also keep film locations in Steveston. Quite a few have been lost. There is the garage at Manton and 2nd Ave - as an example. It has been used in countless films.

Please complete the following information:

Name: PETER WAGENBLAST

Company: (if applicable) PHOTOGRAPHER

Address: _____

City: RICHMOND

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Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

*Display boards very easy to read & understand.
Summaries & Strategy Considerations very useful.
Lots of work up documentation. Good opportunities
for discussion, dialogue & clarification with the
"experts".*

Please complete the following information:

Name: To Anne Roxque

Company: (If applicable) n/a Heritage Commission Advisory member

Address: _____

City: Richmond BC

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2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

- ① Encourage property ownership by business occupying the premises - like lower taxes for owner-occupied houses - keep property in better repair in conservation area.
- ② Provide kiosks in village that identify available services & location - like an indoor shopping mall - driven by central computer - property = \$ for conservation.
- ③ Use 3rd story must be set back.

Please complete the following information:

Name: JOHN DOSTON

Company: (If applicable) _____

Address: _____

City: RICHMOND - STEVESTON

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(1 is Strongly Disagree and 5 is Strongly Agree)

1
Strongly
Disagree

2
Disagree

3
Uncertain

4
Agree

5
Strongly
Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: Terry Brunette

Company: (If applicable) _____

Address _____

City: Richmond

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Thank you for your feedback.



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City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

**QUESTIONNAIRE
Steveston Village Conservation Program
Policy Planning Division**

Contact 604-276-4279 Fax 604-276-4052

Purpose of Questionnaire

To seek public input on the Steveston Village Conservation Strategy and Implementation Program.

Please respond:

1. Is the conservation of Steveston Village important to you? (Please check one)
(1 is Strongly Disagree and 5 is Strongly Agree)

1
Strongly
Disagree

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Uncertain

4
Agree

5
Strongly
Agree

2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

I HAVE GREAT CONCERN ABOUT THE FACT THAT ONLY THE HERITAGE BUILDING FRONTS ARE TO BE MAINTAINED AND NOT THE ENTIRE BUILDING. (FROM WHAT I READ IN THE REPORT. I AM GREATLY CONCERNED ABOUT PROPOSED CHANGES TO DENSITY AND WHAT THAT WILL ACTUALLY WORK OUT TO BE IN TERMS OF CONSTRUCTION)

Please complete the following information: WHEN NON HERITAGE BUILDINGS ARE PULLED DOWN:

Name: CAROLYN MICHELS

Company: (If applicable) —

Address: _____

City: RICHMOND V6Y 3S1

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Strongly
Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

It is very important to ensure that the landowners are on side, and have incentive to maintain their properties as heritage. If there was some way to attempt to retain the 'small town' tenants (as opposed to national chains) - that would be preferred. I realize that this would be difficult.

Please complete the following information:

Name: Mark Sakai

Company: (If applicable) _____

Address: _____

City: Rund

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Strongly
Disagree

2
Disagree

3
Uncertain

4
Agree

5
Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

I disagree with the conservation strategy as stated in the amendment bylaw 8403, the zoning and development bylaw 5300, and 8405, when it affects so very old unsalvageable homes on Calhoun St. These very old, old, dilapidated homes should be torn down and rebuilt to the

Please complete the following information:

existing facades on Calhoun St. These old houses are not valuable heritage buildings. The owners of these dilapidated homes should be left alone to sell or devlope as they choose. Some of these older homes are not even

Name: _____

Company: (If applicable) _____

Address: _____

City: *Steveston, BC*

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Disagree

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Agree

5
Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

Also, ~~for~~ pay attention to street scenes,
plantings, etc. to create improve "ambience"
also how will cope with traffic from
residents + visitors

Please complete the following information:

Name: MARSHALL LETCHER

Company: (If applicable) _____

Address: _____

City: _____

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Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: JOE BAUER,

Company: (If applicable) _____

Address: _____

City: STEVESTON, RICHMOND, B.C., V7E 2X1

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Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

MORE TIME

Please complete the following information:

Name:

J. JOHNSON

Company: (if applicable)

Address:

Richmond

City:

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2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

excellent public meeting. Glad to attend

Please complete the following information:

Name: Kirk Piché

Company: (If applicable) Piché const. Ltd

Address: _____

City: Richmond

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Agree

2. I feel the following: (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

① What I don't understand is how we can be adding more floor space to Steveston (both commercial & residential) and also have reduced parking requirements when the added floor space will result in more vehicles and we have a shortage of parking space now.

② Why are we showing proposed 3 story bldgs but showing 4 floors
Please complete the following information:
Name: Ralph Turner
Company: (If applicable) _____
Address: _____
City: Steveston
- the roof access structures are a 4th floor.
This is misleading information.
we should not be allowing 3 story bldg buildings in Steveston - it will kill the area as being a "village" and thus its attractiveness.

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Thank you for your feedback.

SEE OVER

This whole thing needs more time to digest.

- To read all the material available to make informed decisions.
- Why would this public info meeting be held on Election day when most people go out and vote after supper?



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Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

*we must retain the character of
the existing village of Steveston.*

Please complete the following information:

Name: *DAVE MCKENNA*

Company: (if applicable) *REMAX WESTCOAST*

Address: _____

City: *Richmond*

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Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Programme

No support for the Steveston Village Conservation Programme

Other - Comments provided as below

Comments:

One evening is not enough to properly evaluate this out

*I support a Steveston Village Conservation Programme
but feel the Sakamoto Guidelines are still appropriate.
2 storeys, not 3 & definitely no more "bumps" on
the roof like the new building @ Chatham's Not Road.
Action should be taken quickly to stop further development*

*Please complete the following information:
to the public. & time taken to present a new scheme*

Name: ANNE IKEDA

Company: (If applicable) _____

Address: _____

City: RICHMOND BC V7E 5W1

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Strongly
Agree

2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
 No support for the Steveston Village Conservation Program
 Other - Comments provided as below

Comments:

*I would like to see the
heritage feel of Steveston maintained*

Please complete the following information:

Name: *Wendy Melville*

Company: (If applicable)

Address:

City: *Richmond*

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Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

Delay for further input from community

Please complete the following information:

Name: J. STEWART

Company: (If applicable) _____

Address: _____

City: RICHMOND BC

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Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Please complete the following information:

Name: Michele Krasikow

Company: (if applicable) _____

Address: _____

City: Richmond, BC

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Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

THE ISSUE OF STEVESTON'S HERITAGE IS IMPORTANT TO ME ALTHOUGH I FEEL I NEED MORE INFORMATION AND TIME IN ORDER TO MAKE A DECISION ABOUT WHETHER OR NOT I SUPPORT THE PROGRAM. SO FAR I FEEL THAT THE PROGRAM HAS BEEN PUSHED AHEAD WITH OUT

Please complete the following information:

ENOUGH SUPPORT FROM 'LOCALS' + BUSINESS OWNERS

Name: DANA

Company: (If applicable) LIVE AND WORK IN STEVESTON

Address: _____

City: RMD

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Agree

2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
 No support for the Steveston Village Conservation Program
 Other - Comments provided as below

Comments:

The strategy plan was needed to preserve the uniqueness of Steveston. It will only improve the area. Home owners & businesses alike should not be afraid of the program.

Please complete the following information:

Name: Laurie Wozny

Company: (If applicable) _____

Address: _____

City: Richmond, B.C.

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Agree

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Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

"LET'S KEEP ALL HERITAGE" WE DO NOT NEED ANY MORE NEW DEVELOPMENT OR OVER-DEVELOPMENT IN THE VILLAGES. WHAT WE NEED IS TO SUPPORT THE FISHING INDUSTRY AND THE ENVIRONMENT. WE NEED LOW STORY BUILDINGS EVERYWHERE (3 STORIES OR LESS) AND KEEP OUR PARKSPACE AND ENHANCE IT.

Name: GORDON KIBBLE

Company: (If applicable) _____

Address: _____

City: RICHMOND BC ~~AB~~ 1

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Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

*Very pleased to hear that Steveston Museum/Post
Office included in HERITAGE DESIGNATIONS - LET'S
KEEP THE POST OFFICE FUNCTION.*

Please complete the following information:

Name: *William (Bill) Westwood*

Company: (If applicable) _____

Address: _____

City: *Richmond*

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(1 is Strongly Disagree and 5 is Strongly Agree)

1
Strongly
Disagree

2
Disagree

3
Uncertain

4
Agree

5
Strongly
Agree

2. I feel the following: (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

*Two Storey buildings should be added, with 8" ceilings
All buildings should be Heritage style. Have more old
buildings made Heritage protected.*

Please complete the following information:

Name: Joyce Turner

Company: (If applicable) A Turner Sales

Address: _____

City: RICH.

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Thank you for your feedback.



PLEASE SUBMIT THE QUESTIONNAIRE IN THE DROP-BOX BEFORE YOU LEAVE

City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

QUESTIONNAIRE

**Steveston Village Conservation Program
Policy Planning Division**

Contact 604-276-4279 Fax 604-276-4052

Purpose of Questionnaire

To seek public input on the Steveston Village Conservation Strategy and Implementation Program.

Please respond:

1. **Is the conservation of Steveston Village important to you?** (Please check one)

(1 is Strongly Disagree and 5 is Strongly Agree)

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Strongly
Disagree

2
Disagree

3
Uncertain

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Agree

5
Strongly
Agree

2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

THERE IS NO NEED TO HURRY THIS THROUGH
THE COMMUNITY NEEDS TO HAVE INPUT
A CASE STUDY SHOULD BE DONE ON
THE SAKADA HOUSE ON 1ST AVE

Please complete the following information:

Name: LOREN SYK

Company: (If applicable) _____

Address: _____

City: RICHMOND, BC

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Agree

2. **I feel the following:** (Please check one)

- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

Require more time to review!

Please complete the following information:

Name: Tania Sly

Company: (If applicable) _____

Address: _____

City: Richmond B.C.

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Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

*But please make sure
about foundations for
heavy 3 story concrete
Buildings*

Comments:

*A hydrologic engineering study should be done
of underground drainage before increasing
density and constructing sewage drainage
that will block underground water flow. We live
on Trites Rd near Britannia and our complex is sinking*

Please complete the following information:

Name: Carolyn Duguid

Company: (If applicable) na

Address: _____

City: Richmond, BC

*due to development along Trites
we have had foam injected under
our townhouse complex to
temporarily stop the sinking*

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Thank you for your feedback.

*also please keep
medical services Bldg 250 Dr's offices on Chatham*



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2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

NEED MORE TIME TO PROPERLY
CONSIDER THE PROPOSAL.

Please complete the following information:

Name: BRUCE LIVINGSTON

Company: (If applicable) HENDERSON LIVINGSTON STEWART

Address:

City: RICHMOND, BC

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2. **I feel the following:** (Please check one)

Support for the Steveston Village Conservation Program

No support for the Steveston Village Conservation Program

Other - Comments provided as below

Comments:

I require more time, information and input from the entire community.

Please complete the following information:

Name: *Alan Jarvis*

Company: (If applicable) _____

Address: _____

City: *Richmond*

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- Support for the Steveston Village Conservation Program
- No support for the Steveston Village Conservation Program
- Other - Comments provided as below

Comments:

I am concerned the unique character
of Steveston is disappearing and being
replaced with commercialism

Please complete the following information:

Name: JUNE STEVENS

Company: (If applicable) _____

Address: _____

City: RICHMOND

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PUBLIC OPEN HOUSE SIGN-IN SHEET
Steveston Village Conservation Program
Policy Planning Division

Contact 604-276-4279 Fax 604-276-4000

Tuesday, May 12, 2009 – 6-9:00 pm
Tyee Room, Steveston Community Centre

PLEASE PRINT – Thank you

NAME	ADDRESS
CAROLYN MICHELS	
M. THOMAS	
Pat Montgomery	
Laurel Sheppard	
Heather Sheppard	
K. HOLLAND BIGGS	
JOHN ROSTON	
JUDI LARTER	
KEVIN CLAY	
MIKE BRENNER	
Derek Williams	
CORA & COLLE STEWART	
Laurie Wozny	
Jo-Anne Racque	
Don Driscoll	

7/5



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NAME	ADDRESS
Jordan MacPhail	
Shanna Stewart	
Vera Gammert	
Edith Turner	
Ralph Turner	
GRAHAM TURNBULL	
JACQUI TURNER	
F. Beth Oyander	
Barbara Anne Stee	
DANA KOTNY	
Michele Krasikow	
BRUCE LIVINGSTON	
MARK SAKAI	
Anne Piche	
LERRI KORETTAN	



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NAME	ADDRESS
LAURA BEESLEY	
Ray McIntyre	
Bill Westlands	
MARSHALL LETCHER	
Kirk Piché	
Ann Nyky foruk	
Morgan Melochie	
JOE BAUER	
Gary Piché	
June Stevens	
Peter Weyand	



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NAME	ADDRESS
ANNE IKEDA	
KOREN SLYE	
Alan Jarvis	
Wendy Melville	
PETER OZORIO	
DAVE McKinnon	



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NAME	ADDRESS
<i>Lynne & Warren Duock</i>	
<i>Phil Karlsson</i>	

