



City of Richmond

Report to Committee

To: Parks, Recreation & Cultural Services Committee

Date: March 12, 2012

From: Jane Fernyhough
Director, Arts, Culture & Heritage

File:

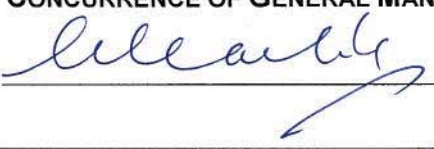
Re: Floating Net Shed

Staff Recommendations

1. That, the General Manager, Community Services and the Manager, Real Estate Services, be authorized to enter into negotiations with the owner regarding the acquisition of the floating net shed with no occupancy expectations provided:
 - a. that the current owner agrees to enter into discussions regarding potential City acquisition without expectations of occupancy, and then,
 - b. that the findings of the Statement of Historical Significance find the net shed to be historically relevant, and then,
 - c. that the findings of a Building Condition Report and Marine Survey are positive; and report back to Council on the conditions of acquisition;
2. That staff be authorized to expend no greater than \$17,000 in order to complete a Statement of Historical Significance, Building Condition Report and Marine Survey and that funding be provided from the Council Provision Account; and,
3. That the 5 Year Financial Plan (2012-2016) be adjusted accordingly.


Jane Fernyhough
Director, Arts, Culture & Heritage
(604-276-4288)

Att. 7

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Finance	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Real Estate Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On December 19, 2011, Council made the following referral:

"That a referral be made to staff to discuss with the owners to locate the floating net shed at Scotch Pond with the Sakamoto Boat alongside to be used as a caretaker suite and interpretive centre, with second choice being Britannia Shipyard."

This report outlines the option to acquire the floating net shed, unoccupied, as an important element to the heritage inventory of the City following the findings from a Statement of Historical Significance, Building Condition Report and Marine Survey, and the estimated costs to be incurred by the City.

Findings of Fact

The floating net shed is 8.53 metres wide by 20.12 metres long (28 feet wide by 66 feet long), and is being used as a residence. The exterior of the net shed is in good condition visually with a natural finished drop siding, while the interior is under construction / renovation as a residence. Currently, there is no potable water service, a small generator provides limited electrical service and heating is provided by portable propane space heaters. There is a sanitary holding tank but at the current location there is no means of access for pump out. The floatation is enclosed foam construction. **(Attachment 1)**

The net shed is not insured at this time. Both a Marine Survey and a Building Inspection are required before the owner can arrange insurance coverage. The Marine Survey may require removal from the water.

The net shed is currently tied up at the east end of Mitchell Island and accessed by temporary floats. Port Metro Harbour Authority has posted removal orders and there is an urgent need for the owner of the net shed to relocate as quickly as possible. The owner has been looking for a permanent place to moor the net shed for several months with no success. She has been told the net shed is too long for any designated houseboat slips and the Steveston Harbour Authority does not allow float houses to moor in the harbour and therefore cannot accommodate the net shed.

Staff have met with the owner of the net shed for details on the structure and have learned that the net shed, built circa 1910 to 1920, was originally situated on the Delta side of the Fraser River. The floating net shed was not originally designed as a float home and as such does not physically fit into any local float home communities. The owner is currently looking for a permanent location to moor so that the net shed is not destroyed. The owner has indicated that she is willing to donate the net shed to the City at some future date.

Analysis

At the Council meeting of December 19, 2011 Councillor Steves presented a memo asking to look into a proposal to have a floating Japanese Net Shed located in the Steveston Harbour **(Attachment 2)**, which resulted in the above referral. An update memo from staff was sent to Parks, Recreation and Cultural Services Committee in January **(Attachment 3)** with further follow up to come, as presented in this report.

Prior to the City entering into any negotiations with the owner to acquire the net shed, staff suggest that discussions with the owner take place to discuss the potential City acquisition with no expectation of occupancy by the current owner. If this is acceptable then a Statement of Historical Significance to determine the heritage value and document the character defining features would be done. Once the findings are received and historical significance established, then a Building Condition Report and Marine Survey could be undertaken to understand the current state of the net shed. The Marine Survey may require removal of the net shed from the water. Once the findings from these three reports are completed then negotiations regarding acquisition could commence. A report outlining the conditions of acquisition would then be brought forward to Council.

A description of the three reports and associated costs to be incurred by the City is provided in the table.

Statement of Historical Significance	Identifies and describes the elements that are important to determining the overall heritage value of a historical place or building.	\$1200 + HST
Building Condition Report	Identifies the overall condition of the building fabric and reveals any defects, deficiencies or building code compliance discrepancies. Is needed for insurance purposes.	Estimated at \$4000 + HST
Marine Survey	Ascertains the condition and suitability for service of a vessel. In this instance it is applicable to the underwater portions of the structure, particularly the floatation. Is needed for insurance purposes.	Estimated at \$10,000 + HST

The floating net shed, if confirmed historically significant, would add an important element to the heritage inventory of the City and would be a unique and valuable asset if converted to an interpretative centre or an exhibit space

If acquisition were successful, further research would be required to determine the most appropriate permanent location and suitable programming. Potential expenses related to adding this feature to our heritage inventory could include:

- A once time cost of \$3000 to transport the net shed from Mitchell Island to its temporary location at Britannia Shipyard;
- Annual operating costs of \$5000 to maintain the net shed's present state;
- Insurance and other legal costs that cannot be determined at this time;
- Ongoing maintenance/operating costs of \$4000 for the Sakamoto Boat, if acquired;
- Depending on the permanent location on land or in the water, dredging costs at Scotch Pond, pile driving as well as upgrades to water and electrical services and if on land, foundation and building improvements.

These as well as programming expenses would be presented in future budgets. This feature could be a valuable asset to our city's heritage inventory and public heritage experiences.

Temporary Location

If the net shed is deemed to be in an acceptable condition and historically relevant based on the report findings, it could be acquired by the City in its current condition, unoccupied, and temporarily tied up to the Phoenix Gillnet Loft at Britannia Heritage Shipyard until future funding is acquired and a permanent location is determined. Britannia Heritage Shipyard has been determined the best location for the temporary placement of the net shed because of its minimal impact to the environment and the City. The location identified (**Attachment 4**) would ensure the net shed remained floating and did not ground on the riverbed and therefore affect the marine life habitat. The cost to transport the net shed from its current location at Mitchell Island to Britannia Shipyard is estimated at \$2500 + HST. Once acquired by the City, the net shed would require a certain level of maintenance annually, estimated at \$5000, to maintain its present state.

Programming

Originally there were hundreds of net sheds built on stilts or on barges along the river at Steveston. Typically a net shed had living quarters at one end and big sliding doors at the other end where nets could be easily loaded on and off a boat to be mended and stored. In the 1950's one of the floating net sheds was anchored at the mouth of the Steveston Harbour and used by a Cash Buyer who bought fish directly from the fishermen as they returned home. If the City acquired the net shed it could be used as an exhibit at Britannia Shipyard or as an interpretative centre at Scotch Pond, either on land or the water.

The adopted park plan in 1983 for Garry Point Park included a Marine Interpretive Centre. The facility envisioned was "a very simple structure with room for a small classroom, displays, washroom and service/storage." The 2009 Waterfront Strategy indicates an update to the park plan is required. The net shed could be repurposed for the Interpretive Centre in the future.

Use as a Caretaker Suite

The owner would like to live in the net shed, however this creates a number of additional challenges for the City due to the limited infrastructure for sanitary, water and electrical hook ups and access at these sites. All three sites are also required to comply with City building codes and City bylaws, which could likely impact the license to occupy in the net shed's present state. It is recommended that the net shed not be considered for occupation and any negotiation with the current owner to acquire the net shed would require that it not include occupancy.

Sakamoto Boat

The owner of the Sakamoto Boat has considered donating his historic fishing boat, the *Crystal S*, to the Gulf of Georgia Cannery Society. It is not known if any agreement has been reached. The boat is fully restored and operational and is currently located in Scotch Pond. If the owner offered to donate his boat to the City, an agreement would need to be negotiated and an annual maintenance fund of \$4000 would be required in order to maintain the boat in working order. If the Sakamoto Boat was acquired by the City in conjunction with acquiring the net shed, these two assets could be situated alongside each other to complement their historic nature.

Considerations for a Permanent Location

Staff have looked at three potential City-owned locations for permanent placement of the net shed:

1. Scotch Pond - east end of the pond - floating (**Attachment 5**)
2. Scotch Pond - east end of the pond - on land (**Attachment 6**)
3. Britannia - west end between the Seine Net Loft & the Phoenix Net Loft (**Attachment 7**)

In order to locate the net shed at any of these locations there are a number of considerations that will need to be resolved. Both the Scotch Pond floating location and the Britannia location require dredging which is outside of the current areas and can be expected to initiate a FREMP/DFO review prior to approval. Both of these locations would require pile driving to secure the net shed in place as well as upgrades to existing water and electrical services infrastructure. The Scotch Pond on land site requires site preparation and building foundations as well as infrastructure for building services. All three sites require zoning review to confirm compliance.

At this time, further research is required to anticipate the total costs associated with permanent placement of the net shed at either Britannia Heritage Shipyard or Scotch Pond.

Financial Impact

Findings from the Statement of Historical Significance (\$1200 + HST), Building Condition report (\$4000 + HST) and Marine Survey (\$10,000 + HST) must be taken into consideration prior to staff entering into negotiations with the owner to acquire the floating net shed. It is recommended that no greater than \$17,000 be incurred to conduct these reports. The source of funding will be the Council Provision Account. Staff recommend expending these amounts sequentially depending on whether the facility can be acquired without occupancy.

Conclusion

It is important that a Statement of Historical Significance, Building Condition Report and Marine Survey be conducted prior to staff entering into negotiations with the owner to acquire the net shed with no expectation of occupancy. If the City acquires the net shed it could be used as an exhibit at Britannia Shipyard or as an interpretative centre at Scotch Pond, either on land or on water.

The floating net shed would add an important element to the heritage inventory of the City. It is representative of a part of our maritime history, which no longer exists in Richmond. At Scotch Pond or Britannia Heritage Shipyard it could expand the community's current understanding of the importance of the river, the foreshore and the fishing industry in our community.



per. Bryan Klassen
Britannia Site Supervisor
(604-718-8044)

The Ark

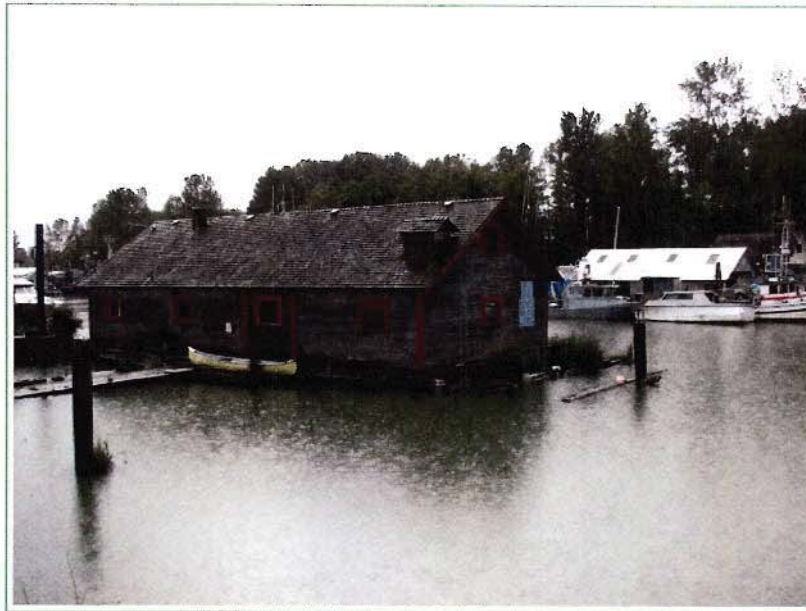
Welcome to the Eclectic Ark. Here is the story of my dream home along with some pictures to show you what my project looked like when I first got it.

In the Beginning

June 21 2010

I finally have a float home!!! All these years of **blogging**, where I kept going on about how I wanted to build or find a float home and it has finally happened. I am over the moon!!

Meet the Ark



A long, long time ago (100+ years), the "ark", was a one-room schoolhouse. At some point, someone bought it and put it on floats to use as living quarters for a logging camp. I found it on Craigslist in the free section a couple of years ago. At that time the building was being used as a workshop. The slough where it was being moored, was bought by an individual and everyone was given thirty days to relocate. The owner couldn't find a buyer in time, so at the last minute was giving it away.

Schedule 1 to the minutes of the
Regular Council Meeting held on
Monday, December 19, 2011

To: Mayor and Councillors

From: Councillor Harold Steves

Re: Historic Japanese floating netshed house.

Date: Dec. 19, 2011

(a) Netshed: At a recent Parks, Recreation and Culture meeting staff were asked to look into a proposal to have a floating Japanese netshed located in Steveston Harbour. (See attached letter) It is a traditional combination netshed and house built circa 1910 to 1920 and was lived in by the Tamaki family on the Delta side of the river during the 1920's.

Originally there were hundreds of these netshed houses along the river at Steveston, built on either stilts or on barges. In the 1950's one of these floating netshed houses was anchored at the mouth of Steveston Harbour and used by a Cash Buyer who bought fish directly from the fishermen as they returned to the harbour from fishing. The last floating netshed house was tied up adjacent to the Hong Wo Store in the 1970's.

Typically the netshed house had living quarters at one end and a netshed at the other. The fisherman would tie his boat up alongside. Large sliding doors opened at either side of the netshed so nets could easily be loaded on or off the boat. The nets would be hung from the ceiling for storage. There would be an area for mending nets indoors out of the rain and somewhere in the vicinity there would be space for a bluestone tank. Amazingly this netshed house is in excellent condition and still has the large sliding doors on either side, the original siding, and original tongue and groove fir floor in the living quarters.

Because of the extra length due to having a netshed at one end the owner has been unable to find a floathome marina that can take that size of vessel. She is offering the vessel to the city if some means can be arranged and would be willing to provide caretaker services, etc.

There are two locations where a historic netshed would be an asset, Scotch Pond and Britannia Shipyard. There were similar floating netsheds at the Britannia Shipyard and it would compliment the historic zone with its stilt houses. However, the Britannia already has a caretaker living in one of the stilt houses and another living on his boat. There is none at Scotch Pond.

(b) Historic Sakamoto Fishing Boat: At the same time, Steveston Fisherman Bud Sakamoto has been considering donating his historic fishing boat to the Gulf Of Georgia Cannery National Historic Site. It is fully restored and operational and is located in Scotch Pond but will require maintenance every couple of years which could be done at the Britannia Shipyard.

(c) Garry Point Park Plan: The final Phase 5 of the Garry Point Park Plan proposed that a "Marine Interpretation Centre" be located adjacent to Scotch Pond at the east end. This was to include natural history and small boats that could be used safely on the inside waters of Sturgeon Bank without having to venture into the river from Steveston Harbour. It also envisioned a "traditional Japanese house" in the Japanese garden that could serve as a museum.

Discuss

Proposal: Negotiate with the owners to locate the floating netshed at Scotch Pond with the Sakamoto boat alongside to be used as a caretakers suite and interpretive centre. Second choice Britannia Shipyard.

Hello Mr. Steves, my name is Rhianna Featherstone. Your name was recommended to me by several people as being someone who could help me.

I own a beautiful old floating netshed with living accommodations. At the moment I have it moored on Mitchell Island but the landlord wants the space for another business venture and I have to move right away. I have been searching for months for somewhere to go but not having any luck. The building was not originally designed as a typical floathome and as such does not physically fit into any of the local floathome communities. I need to find a unique location for it.

I work in Steveston in the old Hepworth building and love the fact that so much of Steveston has been restored and preserved, reflecting its rich heritage. My netshed would fit in perfectly with the look of places such as Finn Slough and The Britannia Shipyard. I was looking at Scotch Pond and think my shed would fit in beautifully at the back end. I am renovating it in a style that reflects it's past, trying to achieve a sense of an old homestead on the water for example, the kitchen is all old vintage appliances and the lighting is stain glass. I have put this place together totally by recycling building material and buying only used fixtures from Craigslist or thrift stores. It is very important to me that my home reflects my values of walking softly on the planet by recycling as much as possible, by having a composting toilet system and by being as green as possible.

Once I have the interior finished, I would like to use it as a center to teach people skills like cooking on a woodstove, making homemade butter, canning food, living off the grid, herb walks to identify the local flora and fauna as well as classes on natural healing methods (I am a Registered Massage Therapist and have studied herbal medicine making) I would also be happy to be in that location as a security presence at night. I love working in Steveston and want to live within walking distance of my office.

www.westrichmondmassage.com

The link www.eclecticark.blogspot.com will take you to my blog called "The eclectic ark" that I am writing about the netshed. Once you are at the blog, scroll down past the drawing, and there are tabs underneath. Click on the one called "the ark" to see pictures of my home.

I have been doing some research on it and it was owned by a Japanese family called Tamaki in the 1920's on the water side of a property that once housed one of the first schoolhouses in Delta. It would be a shame to see this beautiful place destroyed because it had nowhere to go. I look forward to hearing your thoughts on how I can save it and if there might be a place for me in the Steveston Community.

Yours, truly, Rhianna Featherstone
604 780-4986



2.3.4 Japanese Garden

The garden could consist of two parts, a wet garden with pond and appropriate features and dry garden with gravel beds and other symbolic features. The two parts of the garden could be separated by a structure resembling a traditional Japanese house. This could serve as a museum of Japanese history in the area, bonsai display, etc.

It is possible the garden could be developed to become a well known feature of the park to the extent that a small fee could be charged to help offset the maintenance costs. A traditional Japanese garden will require extensive maintenance and this cost must be considered in any decision to proceed with development.

2.3.5 Marine Interpretive Centre

The park is ideally suited for an outdoor education facility. Its location on the Fraser, the delta, Sturgeon Bank and its settlement history makes it a prime vehicle for both natural and historical interpretation. A small biological station which could be used by classrooms during the school year and by park visitors at other specified times would provide a very complementary facility to the school system and the Richmond Nature Park.

The availability of Parks Canada expertise at the Gulf of Georgia Cannery provides an ideal opportunity not only to utilize Parks Canada's resources but also to build a complementary program between the park and the historic site.

The facility will be located on the Scotch Pond extension. It is perceived as being a very simple structure with room for a small classroom, displays, washroom and service/storage. Suggestions have been made to include a group of non-motorized boats, eg. flat bottom punts, to provide classroom access to Sturgeon Bank and water safety drills.

The program could be established by the science teachers of Richmond who could use the resources of Parks Canada, West Water Research, UBC, Small Craft Harbours, DPW, GVRD and other government agencies.



City of Richmond

Memorandum Britannia Heritage Shipyard

To: Mayor and Council
From: Bryan Klassen
Britannia Site Supervisor

Date: January 19, 2012

File:

Re: Floating Net Shed

At the Council meeting of December 19, 2011, Council made the following referral:

"That a referral be made to staff to discuss with the owners to locate the floating netshed at Scotch Pond with the Sakamoto Boat alongside to be used as a caretaker suite and interpretive centre, with second choice being Britannia Shipyard."

Staff have met with the owner to discuss the possibilities of locating the net shed in a City of Richmond facility and an initial discussion with Mr. Sakamoto.

The net shed is 8.53 meters wide by 20.12 meters long (28 feet wide by 66 feet long), and is being used as a residence. The exterior of the net shed is in good condition visually with a natural finished drop siding, while the interior is under construction / renovation as a residence. Currently, there is no potable water service, a small generator provides limited electrical service and heating is provided by portable propane space heaters. There is a sanitary holding tank but at the current location there is no means of access for pump out. The floatation is enclosed foam construction.

The net shed is currently tied up at the east end of Mitchell Island and accessed by temporary floats. Port Metro Harbour Authority has posted removal orders and there is an urgent need for the owner of the net shed to relocate as quickly as possible. The owner has been looking for a permanent place to moor the net shed for several months with no success. She has been told the net shed is too long for any designated houseboat slips and the Steveston Harbour Authority does not allow float houses to moor in the harbour and therefore cannot accommodate the net shed.

Relocation to a City of Richmond facility raises a number of issues.

The Scotch Pond Historical Cooperative is responsible for moorage in Scotch Pond and currently both their agreement with the City and their constitution require that moorage is only open to members and those members must have a valid fishing license and insurance. There is also no sanitary service and limited electrical infrastructure in place to facilitate the net shed hook up. The size of the net shed may be an issue depending on placement at the floats and the depth required.

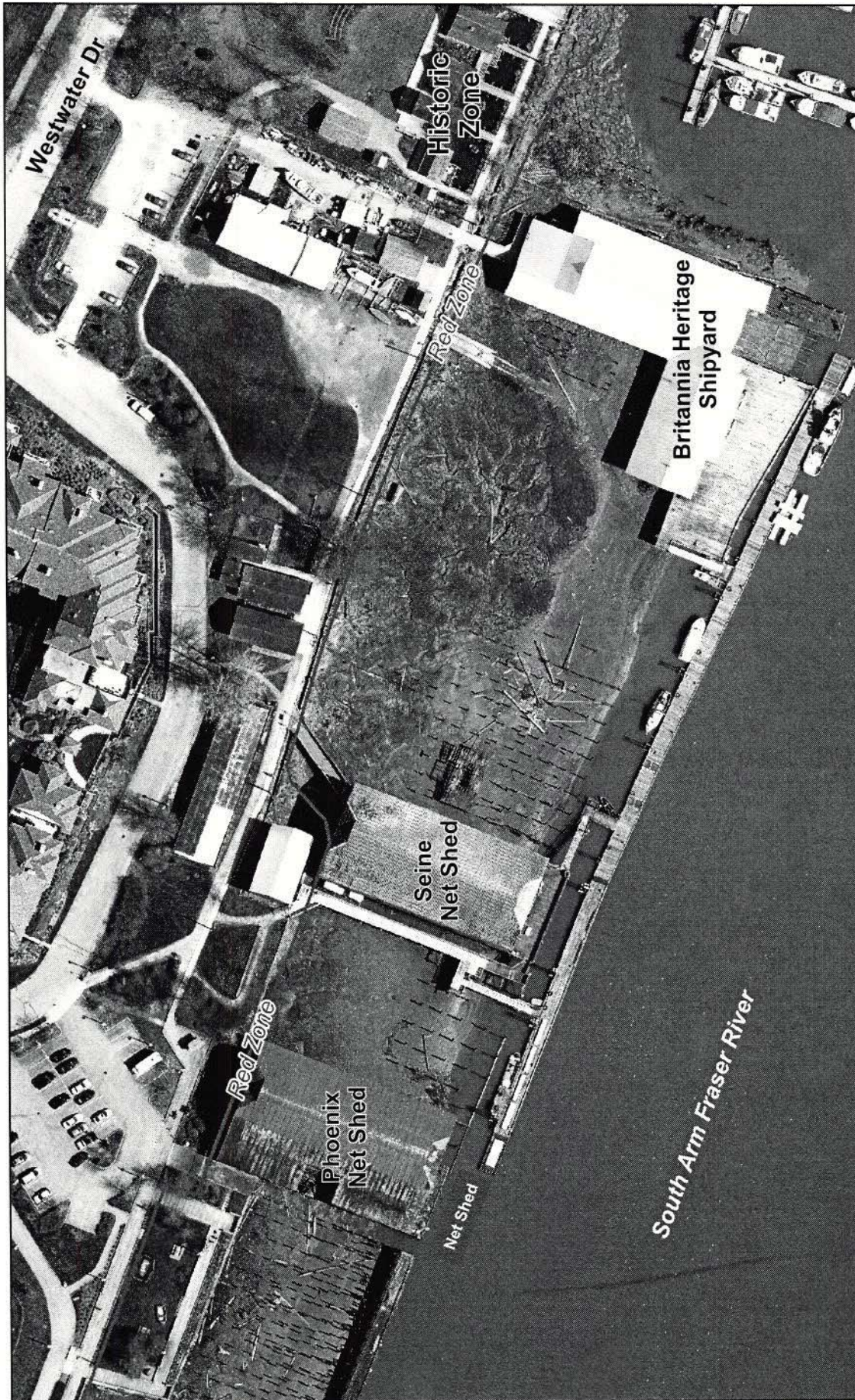
At Britannia Shipyards, the same issues of infrastructure for sanitary, water and electrical service hook up exist.

The owner currently does not have any insurance. A marine survey for the floatation and a building survey for the residence would be required before the owner could arrange insurance coverage. The marine survey may require removal from the water.

Staff will continue to investigate the possibilities for this net shed and report back to Committee on options and costs.

Bryan Klassen
Britannia Site Supervisor
(604-718-8044)

pc: TAG
Mike Redpath, Senior Manager, Parks
Jane Fernyhough, Director, Arts, Culture and Heritage Services

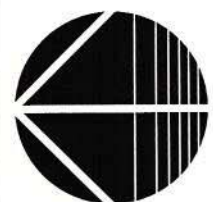


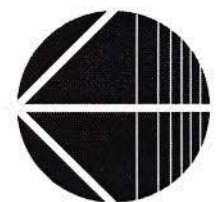
Original Date: 03/13/12

Revision Date:

Note: Dimensions are in METRES

Floating Net Shed at Britannia Heritage Shipyard



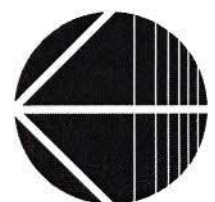


Floating Net Shed at Scotch Pond

Original Date: 02/14/12

Revision Date:

Note: Dimensions are in METRES

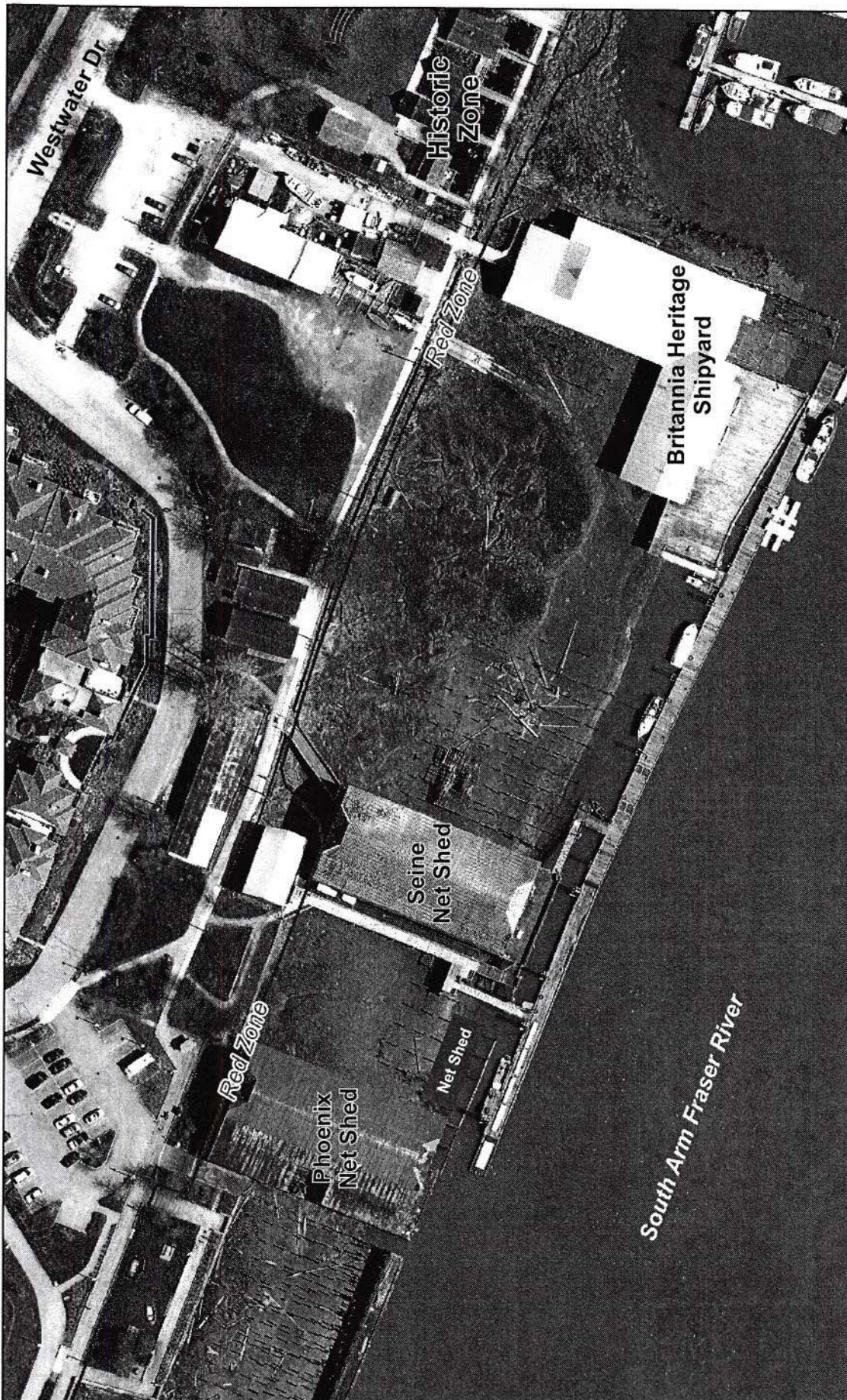


Floating Net Shed at Scotch Pond

Original Date: 03/02/12

Revision Date:

Note: Dimensions are in METRES



Original Date: 03/02/12

Revision Date:

Note: Dimensions are in METRES

Floating Net Shed at Britannia Heritage Shipyard

