



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: DPP PANEL, Oct. 28/09

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development

Date: October 7, 2009
File: DP 09-494467
HA 09-494489

Re: **Application by the City of Richmond for a Development Permit and Heritage Alteration Permit at 3791/3811 Moncton Street for the Relocation of the Heritage Building from 4091 Chatham Street**

Staff Recommendation

1. That a Development Permit be issued which would:
 - a) Permit the site preparation and the construction of new foundations for the relocation of the heritage building from 4091 Chatham Street to the rear of 3791 and 3811 Moncton Street on a site zoned "Steveston Commercial (Two-Storey) District (C4)"; and
 - b) Vary the provisions of the Zoning and Development Bylaw No. 5300 to exempt the relocated building from the requirements for off-street parking spaces.
2. That a Heritage Alteration Permit be issued for 3791 and 3811 Moncton Street in accordance with Development Permit DP 09-494467.

Brian J. Jackson, MCIP
Director of Development

TB:blg
Att.

Staff Report

Origin

At the February 9, 2009, Council Meeting it was moved:

That:

- (1) as per the "Public Consultation Results: 4091 Chatham Street Heritage Building Relocation Options" report, dated January 29, 2009 from the General Manager, Planning and Development, the 4091 Chatham Street Heritage Building be relocated to 3811 Moncton Street behind the existing Steveston Museum.***
- (2) staff provide comments on the use of the heritage building, including the costs.***
- (3) staff be directed to discuss with the Preservation Group, options and strategies for fundraising for the heritage building and its potential uses.***

ADOPTED ON CONSENT

To address Referral (1), the City of Richmond has applied for permission to prepare the site (including transplanting 4 of 15 trees), and to construct a new foundation to relocate the heritage building from 4091 Chatham Street to the rear of 3791/3811 Moncton Street. All proposed work is in the Steveston Village Heritage Conservation Area. The Moncton site currently contains a 1½-storey heritage building (Steveston Museum) and is zoned "Steveston Commercial (Two-Storey) District (C4). No rezoning or Servicing Agreement is required as part of this building relocation. The proposal requires the consolidation of the subject parcel with the adjacent parcel to the west, as the 4091 heritage building will be partially on the parcel to the west (3791 Moncton Street).

Referrals (2) and (3) will be addressed at a later date by Culture and Heritage when planning occurs for the restoration and adaptive reuse for the building. A separate Heritage Alteration Permit (HA) and Development Permit (DP) will be required for restoration work to the exterior of the relocated heritage building once the details are known.

Development Information

Currently, the ANAF owns the 4091 Chatham Street heritage building. As a condition of rezoning the ANAF Site, the ANAF will transfer ownership of the heritage building and contribute \$50,000 to the City for the costs of relocation and conservation.

The City owns the parcels at 3791/3811 Moncton Street. Prior to the relocation of the heritage building, the ANAF will execute the documents required by the City to transfer ownership of the building to the City. The \$50,000 contribution will be provided prior to rezoning adoption.

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

The subject site is located in the “Core Area” of the Steveston Village Heritage Conservation Area (Steveston Area Plan). Development surrounding the subject site is as follows:

- To the north is a two-storey mixed-use building with residential above commercial at grade, zoned “Steveston Commercial (Three-Storey) District (C5)”;
- To the east, across 1st Avenue, is a one-storey heritage commercial building zoned “Steveston Commercial (Two-Storey) District (C4)”;
- To the south (on the same parcel), is a 1½-storey heritage building (Steveston Museum), zoned “Steveston Commercial (Two-Storey) District (C4)”;
- To the west, is a green space (Steveston Townsquare) zoned “Steveston Commercial (Two-Storey) District (C4)”.

Findings Of Fact

On Monday, June 22, 2009, Council completed the adoption of the *Steveston Village Conservation Program* that included the establishment of the Steveston Village Heritage Conservation Area. The heritage building at 4091 Chatham Street is identified as a heritage building to be conserved in the *Steveston Village Implementation Program* and related documents.

A Heritage Alteration Permit is required in the designated Steveston Village Heritage Conservation Area prior to the City:

- Subdividing lands, and in this case, consolidating the parcels at 3791/3811 Moncton Street;
- Issuing the Development Permit;
- Constructing, or in this case, relocating a building or structure or an addition to an existing building or structure; or
- Altering a building or structure (including building demolition) or land (including landscape features).

The Strategy emphasizes the heritage conservation of the exteriors of the identified heritage buildings. The interiors of such buildings can be upgraded flexibly if they do not negatively affect the valued exteriors.

Two-Phased Development Application:

A two-phase approach is proposed to manage the relocation and restoration of the 4091 Chatham Street heritage building:

- Phase 1 - Relocation consists of:
 - site preparation;
 - building relocation;
 - site servicing;
 - basic stabilization to secure and make weather tight; and
 - building perimeter secured from public access.
- Phase 2 - Building Restoration for Adaptive Reuse consists of:
 - exterior restoration; and
 - interior rehabilitation for adaptive reuse.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified in the review of the subject Development Permit application. In addition, it complies with the Official Community Plan (OCP) and is in compliance with the "Steveston Commercial (Two-Storey) District (C4)".

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to exempt the relocated building from the requirements for off-street parking spaces.

(Staff supports the proposed variance as it enables the conservation of a valued heritage resource identified in the Steveston Village Conservation Strategy. The relocation of this building will also enhance Steveston Village and increase the number of original heritage buildings in the Village's Core Area. The parking can be accommodated within existing provisions in the Village. It is also anticipated that some of those visiting the building will be pedestrians. The City's Transportation Department has been consulted and supports the variance).

Design Panel Comments

As the scope of the proposed addition is very limited, the application was not referred to the Advisory Design Panel (ADP) for comment.

Richmond Heritage Commission Comments

The proposed relocation of the heritage building at 4091 Chatham Street was considered by the Richmond Heritage Commission at the Meeting of June 19, 2008.

Analysis

Conditions of Adjacency

Phase 1:

- The proposed relocation of the heritage building maintains and enhances the pedestrian-oriented streetscape on 1st Avenue through its scale, materials, front porch entrance and architectural character.
- The height, location and orientation of the building respect the scale, massing and detail of the existing adjacent buildings to the south and across the street to the east.
- The building setbacks will comply with Building Code and zoning requirements and allow for landscaped areas to mitigate any impacts to adjacent buildings and to the public open space.
- The ground floor level will be determined to match that indicated by archival photos, the present site at 4091 Chatham Street, and accessibility requirements.
- The relocated heritage building will be stabilized on temporary blocks and secured while the foundations are constructed. Services will be taken up to the building but capped off where necessary in the crawlspace.

Phase 2:

- The restoration and rehabilitation for adaptive re-use will occur in a second phase with a separate Heritage Alteration Permit/Development Permit process once the details of building restoration, building use and other related issues have been determined.

Urban Design and Site Planning**Phase 1:**

- The proposal requires the consolidation of the subject parcel with the adjacent parcel to the west, as the 4091 heritage building will be partially on the parcel to the west (3791 Moncton Street).
- Consistent with adjacent development, the building is to be pulled forward on the site to respect the “Zero Lot Line” required under the Steveston Commercial (Two-Storey) District (C4) Zoning Schedule and to match the existing heritage building to the south.
- No driveway or parking is currently located on-site. No driveway or parking will be located on-site. Vehicular access is to be provided on 1st Avenue.
- A variance has been requested to exempt the relocated heritage building from off-street parking requirements.

Phase 2:

- Accessibility measures to ensure barrier-free use will be incorporated during Phase 2, the restoration phase.

Architectural Form and Character**Phase 1:**

- The heritage character of the building maintains the streetscape and urban quality of Steveston Village. This heritage character also enhances Moncton Street’s character as per the relevant *Steveston Area Plan* Development Permit Guidelines.

Phase 2:

- The existing heritage building materials (e.g., horizontal wood siding, wood trim, wood frame/sash windows) will be maintained. A colour scheme consistent with the Official Community Plan (OCP) Guidelines will be proposed during the restoration phase.

Landscape Design and Open Space Design**Phase 1:**

- The landscaping surrounding the proposed relocation site is mature and well maintained.
- The proposed relocated building will impact four (4) of fifteen (15) trees on the Town Square site. These trees will be removed from the property.
 - Other landscaping will be implemented, where appropriate, to offset the loss of plantings required by the relocation as part of the Phase 2 work.
- Barrier free pedestrian access is provided through the site and will be maintained when the second phase of restoration and adaptive reuse is completed.
- As this is a Steveston Village address (with completed frontage improvements and no lane access), no upgrades or frontage improvements are required. Any servicing connections will be co-ordinated through the building permit process.
- Paving treatment will utilise permeable pavers in access paths to increase permeability of the site and variety in paving treatment and will be detailed in the Phase 2 DP/HA.

Phase 2:

- On-site landscaping will be planted during Phase 2, the exterior restoration phase. The landscape design at grade may include trees, planting beds, and setback plantings to maintain the public open space and to maintain privacy at the interface with the neighbouring building.

Crime Prevention Through Environmental Design**Phase 1:**

- Setbacks in conformity with limiting distance requirements will permit the retention of side-wall windows to ensure overlook to side-yards. Windows will be maintained in the south and west elevations looking into the town square and to 1st Avenue.
- Adequate exterior lighting will be provided in the area by the proposed new entry and side/rear yards to light any dark areas in compliance with CPTED guidelines.
- Building Code requirements for accessibility will be addressed.

Uses

- The City is in discussion with various preservation groups and stakeholders regarding possible uses. A future report will outline the options and strategies for potential uses and restoration fundraising, to address (3) of Council's referral (cited above).

Financial Implications**Two-Phased Development Application:**

A two-phase approach is proposed to manage the relocation and restoration of the 4091 Chatham Street heritage building at 3791/3811 Moncton Street:

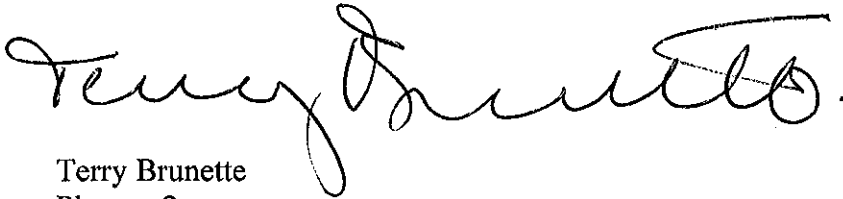
- Phase 1 Relocation consists of:
 - site preparation;
 - building relocation;
 - site servicing;
 - basic stabilization to secure and make weather tight; and
 - building perimeter secured from public access.
- Phase 1 Relocation is funded by:
 - \$50,000 cash contribution from the ANAF for moving expenses;
 - \$40,000 contribution in kind from Townline (e.g., preparation of construction documents, site preparation, construction of foundations, site servicing);
- Phase 2 Building Restoration for Adaptive Reuse consists of:
 - exterior restoration; and
 - interior rehabilitation for adaptive reuse.
- Phase 2 Building Restoration funding to be determined.

Note: Facilities and Finance Staff advise that the City will provide any needed interim funding until cash and in-kind contributions have been received.

Conclusions

The proposed relocation and conservation of the heritage building provides a community benefit by: (a) conserving a heritage resource identified in the *Steveston Village Conservation Strategy*, and (b) enhancing the heritage character by increasing the number of heritage buildings in the Village Core Area for public use and enjoyment.

Staff recommend that the Development Permit and Heritage Alteration Permit be issued.



Terry Brunette
Planner 2
Policy Planning Department
(604-276-4279)
TB:blg

Prior to future Building Permit issuance, the developer is required to complete the following:

- Consolidation of the parcels at 3791 and 3811 Moncton Street;
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

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

**Development Application
 Data Sheet
 Development Applications Division**

DP 09-494467

Attachment 1

Address: 3791/3811 Moncton Street

Applicant: City of Richmond

Owner: City of Richmond

Planning Area(s): Steveston – Steveston Village

Floor Area Gross: 224 m² (existing +relocated) Floor Area Net: 81 m² (building to be relocated)

	Existing	Proposed
Site Area:	409 m ²	613 m ²
Land Uses:	Office/Commercial	Office/Commercial
OCP Designation:	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)	Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)
Zoning:	Steveston Commercial (Two-Storey) District (C4)	Steveston Commercial (Two-Storey) District (C4)
Number of Units:	1(Commercial Institutional-Museum)	To Be Determined

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	0.37	None
Lot Coverage:	N/A	N/A	None
Setback – Front Yard:	0	0	None
Setback – Side Yard (North):	N/A	Approximately 2.5 m	None
Setback – Side Yard (South):	N/A	3.5 m (from Steveston Museum)	None
Setback – Rear Yard:	N/A	Existing	None
Height (m):	Existing	Existing	None
Lot Size:	209 m ² (existing)	613 m ² (consolidated)	None
Off-street Parking Spaces – Regular/Commercial:	1.5 (subject to confirmation of use)	0	None
Off-street Parking Spaces – Accessible:	1.5 (subject to confirmation of use)	0	None
Total off-street Spaces:	1.5 (subject to confirmation of use)	0	None
Tandem Parking Spaces	N/A	N/A	None
Amenity Space – Indoor:	N/A	N/A	None
Amenity Space – Outdoor:	N/A	N/A	None



City of Richmond
Planning and Development Department

Development Permit

No. DP 09-494467

To the Holder: CITY OF RICHMOND
Property Address: 3791/3811 MONCTON STREET
Address: C/O YVONNE STICH
PARKS, RECREATION & CULTURE
CITY OF RICHMOND

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #2 attached hereto.
4. This Development Permit varies the parking provisions of *Zoning and Development Bylaw No. 5300* to exempt the relocated building from the requirements for off-street parking spaces.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. The subject parcel at 3811 Moncton Street shall be consolidated with the adjacent parcel to the west at 3791 Moncton Street.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

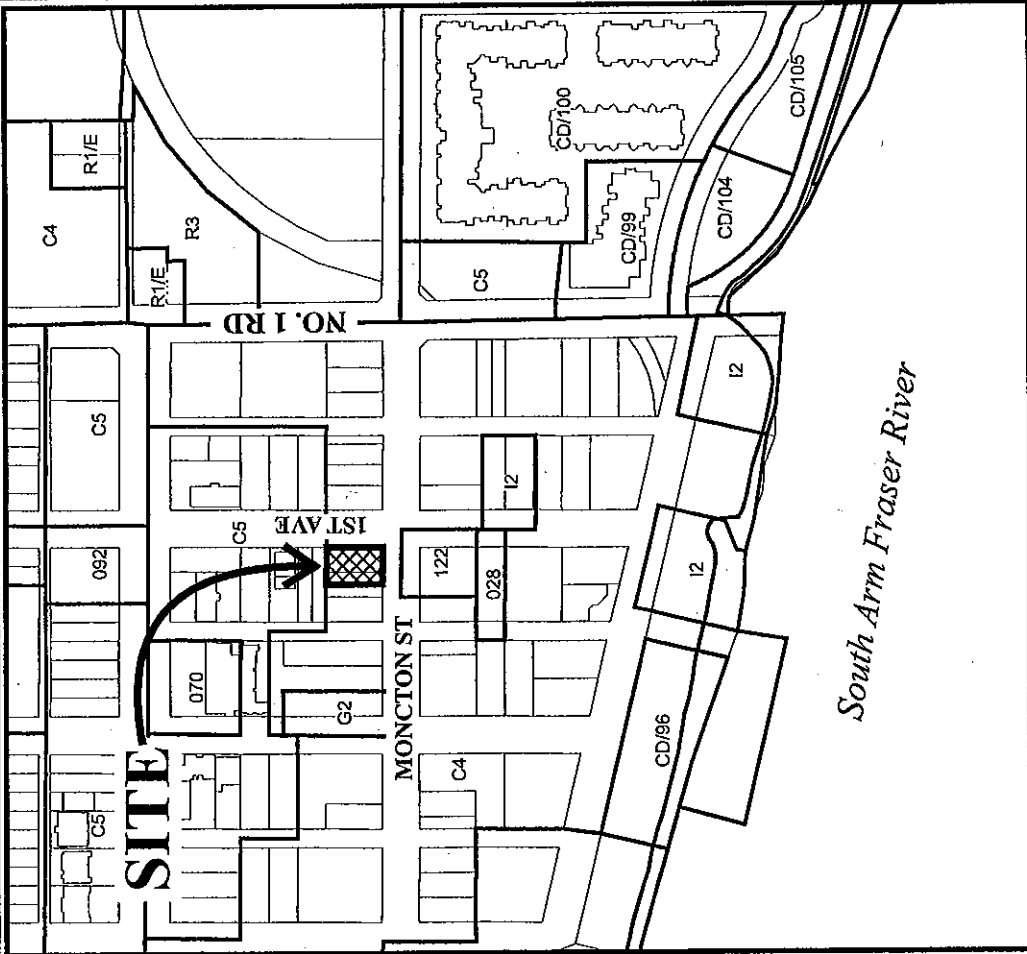
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

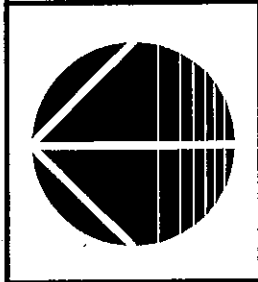
MAYOR



City of Richmond



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40.19	12131								
13.41	40.23	13.41	13.41	13.41	13.41	13.41	13.41	13.41	13.41
30.48	3771	3731	3791	3831	3831	3831	3831	3831	3831
13.41	30.48	13.41	30.48	30.48	30.48	30.48	30.48	30.48	30.48
13.41	13.41	13.41	13.41	13.41	13.41	13.41	13.41	13.41	13.41
15.24	12080	12080	12060	15.24	15.24	15.24	15.24	15.24	15.24
IST AVE									
MONCTON ST									
3700	26.78	3720	13.41	3760	13.41	3760	13.41	3760	13.41



DP 09-494467

SCHEDULE "A"

Original Date: 10/05/09
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond

Heritage Alteration Permit

No. HA 09-494489

To the Holder: CITY OF RICHMOND

Property Address: 3791/3811 MONCTON STREET

Legal Description: LOT 1 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT REFERENCE PLAN 249

(s.972, Local Government Act)

1. (Reason for Permit)
 - Designated Heritage Property (s.967)
 - Property Subject to Temporary Protection (s.965)
 - Property Subject to Heritage Revitalization Agreement (s.972)
 - Property in Heritage Conservation Area (s.971)
 - Property Subject to s.219 Heritage Covenant
2. The subject parcel at 3811 Moncton Street shall be consolidated with the adjacent parcel to the west at 3791 Moncton Street.
3. This Heritage Alteration Permit is issued in accordance with approved Development Permit (DP 09-494467).
4. The heritage resource currently located at 4091 Chatham Street shall be relocated subject to Development Permit (DP 09-494467) to the consolidated parcel at 3791/3811 Moncton Street.
5. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

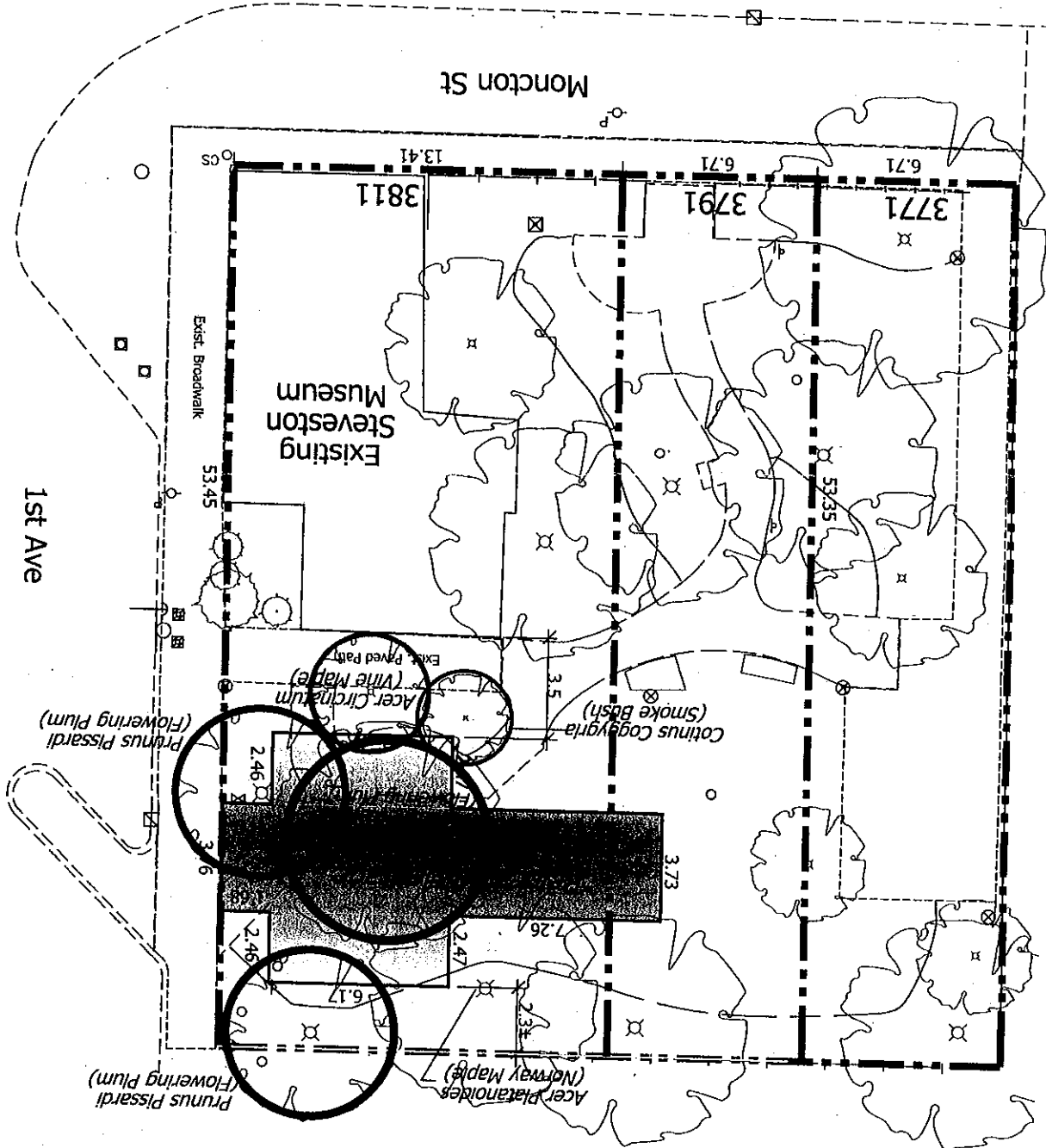
DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE LOCAL GOVERNMENT ACT PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT

Note: Dark Circles outlined indicates trees to be removed



* Presentation Purposes Only
Not for the Construction

scale = 1:200

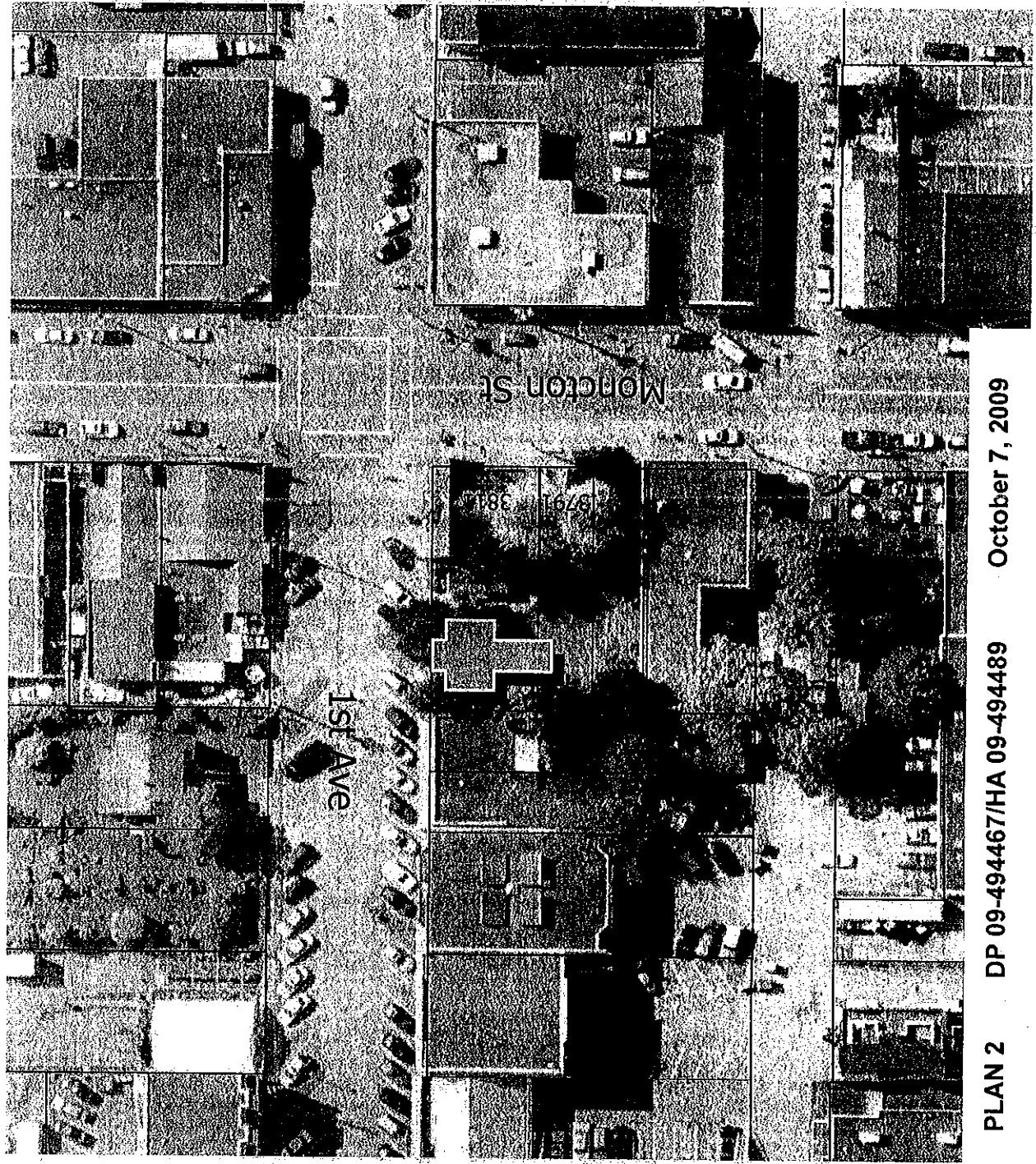


Japanese Nurses' Building Relocation Project
3791 & 3811 Moncton Street

October 7, 2009

DP 09-494467/HA 09-494489

PLAN 1



Japanese Nurse's Building Relocation Project
3791 & 3811 Moncton Street

Not to Scale



PLAN 2 DP 09-494467/HA 09-494489 October 7, 2009

McGinn Engineering & Preservation Ltd.
Barry McGinn Architect

1st Avenue Street Elevation

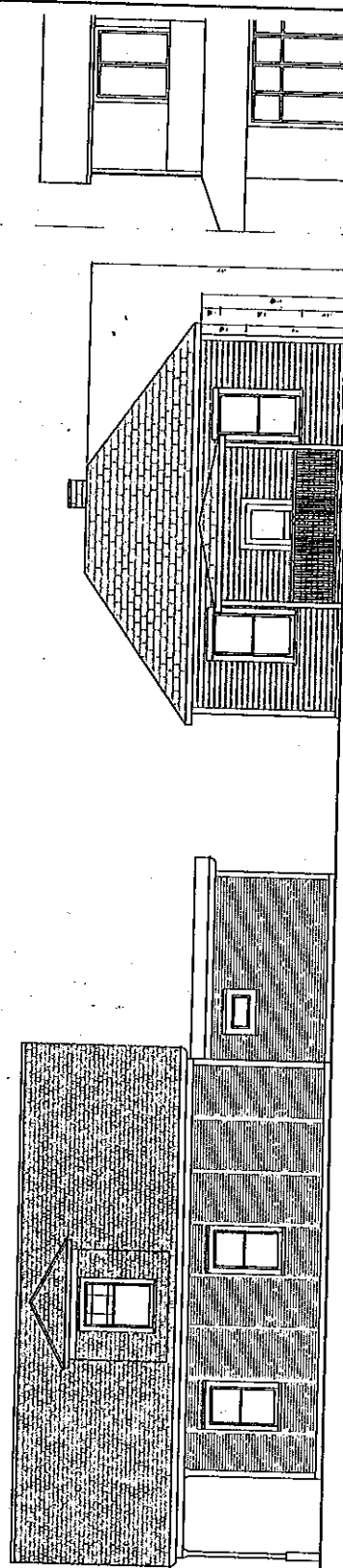
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.

NO.	DESCRIPTION	DATE

Project: Nurse's Residence
Rehabilitation
491 Clatham St.
Richmond, P.C.

Title: 1st Avenue Street Elevation

Drawn: R. Jones
Scale: 3/4" = 1'-0"
DWG: 2A2-00



Doctor's & Hospital Offices/
Nurses' Residence

1st Avenue Street Elevation
Scale: 3/4" = 1'-0"