



Regular Council Meeting for Public Hearings

Monday, June 15, 2009

- Place: Council Chambers
Richmond City Hall
6911 No. 3 Road
- Present: Mayor Malcolm D. Brodie
Councillor Linda Barnes
Councillor Derek Dang
Councillor Sue Halsey-Brandt
Councillor Bill McNulty
Councillor Harold Steves
- Gail Johnson, Acting Corporate Officer
- Absent: Councillor Evelina Halsey-Brandt
Councillor Greg Halsey-Brandt
Councillor Ken Johnston
- Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

Steveston Village Conservation Strategy

- 1 A. Official Community Plan Amendment Bylaw 8403**
(Properties within Steveston Village; Applicant: City of Richmond)
- 1 B. Zoning Amendment Bylaw 8404**
(Various properties within Steveston Village; Applicant: City of Richmond)
- 1 C. Zoning Amendment Bylaw 8405**
(Various properties within Steveston Village; Applicant: City of Richmond)

Applicant's Comments:

With the aid of various display boards, Terry Crowe, Manager, Policy Planning, provided background information related to the Steveston Village Conservation Strategy.



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Mr. Crowe advised the following:

- the proposed conservation area has 90 buildings and of those, eighteen have heritage value;
- only the exteriors of the eighteen identified heritage buildings are affected; the interiors are not affected;
- small lots are to be retained where possible and if some lots are consolidated, the design of the building would reflect that of two lots;
- land use is also not affected by the proposed Conservation Strategy;
- owners of properties within the proposed Conservation Strategy may utilize density incentives as the current floor area ratio (FAR) is 1.0 and the proposed Strategy's FAR ranges from 1.2 to 1.6 FAR;
- a City based heritage grant program has been created in order to help owners conserve the exterior of their buildings;
- the remainder of the non-heritage value buildings within the proposed conservation area would be required to follow the Sakamoto guidelines currently in place; and
- under the proposed conservation strategy, the non-heritage value buildings may receive density and parking incentives, however, they are not eligible for the heritage grant program.

Written Submissions:

- (a) Norm Hooper, #203 – 8580 General Currie Road (two separate pieces of correspondence);
- (b) Memorandum dated May 14, 2009 from the Manager of Policy Planning, City of Richmond, with May 12, 2009 Community Questionnaires attached;
- (c) Luella Cook, #205 – 4280 Moncton Street;
- (d) Sam Lu, #110 – 3651 Moncton Street;
- (e) Pat Montgomery, Richmond resident;
- (f) Beth Clinton, #104 – 4111 Bayview Street;



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- (g) Carol-Lyn Sakata on behalf of Kay Sakata, 12080 1st Avenue (letters dated June 10, 2009 and May 17, 2009);
- (h) Mary Abbott, 3911 Moncton Street;
- (i) Memorandum dated June 12, 2009 from the Manager of Policy Planning, City of Richmond, with June 4, 2009 Community Questionnaires attached;
- (j) Pat Montgomery, Richmond resident (Schedule 1);
- (k) Dr. Jim Tanaka, 7571 Montana Road (Schedule 2); and
- (l) John Aldag, Historic Sites Manager, Coastal British Columbia Field Unit, Parks Canada (Schedule 3).

Submissions from the floor:

Jim Kojima, #29 – 7611 Moffatt Road, President of the Steveston Community Society, was dissatisfied with the course of events related to public consultation by staff about the Steveston Village Conservation Strategy. He particularly pointed out that holding an open house on Provincial Election Day was insulting. Although he felt that 80% of the proposed Strategy is positive, he stressed that residents input should not be ignored. He also spoke of the three residential properties included in the Strategy area, one of which is proposed to be designated as a heritage building, and offered that heritage designation should be the owner's choice.

Carol-Lyn Sakata Thaler, 3760 Granville Avenue, speaking on behalf of her mother, brother, and husband, requested that her mother's property at 12060/80 1st Avenue be taken off the list of eighteen identified heritage buildings as it is causing her mother distress. Ms. Sakata Thaler referenced a memorandum from the Manager, Policy Planning and was of the opinion that the findings were inconsistent. She also cited concerns related to notification by staff of the proposed Strategy and to decreased value of the property if it were to be a designated heritage building as it is presently zoned 'commercial'.



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Mel Goodwin, 11051 Kingfisher Drive, Director Gulf of Georgia Historical Society, and Chair of the 208 Seniors Housing Society, spoke in favour of the proposed Steveston Heritage Conservation Strategy and was pleased to see efforts being taken to preserve Steveston's character. Mr. Goodwin believed that the Britannia Heritage Shipyard and the Gulf of Georgia Cannery should be included in the proposed Strategy area. He also noted that the nurses quarters currently situated on the Army Navy Air Force (ANAF) site (11900 No. 1 Road) will be relocated, therefore, the ANAF should not be included in the proposed Strategy area as it has no heritage significance.

Karen Schiefner, #80 – 4151 Regent Street, believed that the telephone exchange building on No. 1 Road and the Canfisco building, which is east of the proposed Strategy site, should be included.

Loren Slye, 11911 3rd Avenue, Chair of the Gulf of Georgia National Historic Site Board, was of the opinion that the Gulf of Georgia site, the telephone exchange building, and the Canfisco building should be part of the proposed Strategy's area. In addition, he believe the Sakata property should not be included.

Dana Westermarck, 13333 Princess Street, spoke in favour of the proposed Strategy, citing that most buildings affected by the proposal are commercial. Primarily Mr. Westermarck believed that the Sakata property (12060/80 1st Avenue) should remain in the proposed Conservation area, however it should be excluded from heritage designation as the proposed Strategy does not adequately compensate owners of heritage residential properties. Mr. Westermarck concluded by stating that the proposed Steveston Heritage Conservation Strategy has a good balance between challenges and incentives for property owners, unlike other heritage strategies in the lower mainland.

Joanne McPhail, Richmond resident, speaking on behalf of her mother who owns one of the three residential properties within the Strategy area, advised that her mother had no intentions to modify her house.

Ralph Turner, 3411 Chatham Street, expressed concern about the height of buildings included in the proposed Conservation area, particularly the existing four-storey buildings which may set a precedent.



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Charmis Deboer, 3380 Georgia Street, representing her mother who resides at 3751 Chatham Street, spoke in favour of the proposed Strategy but had significant concerns with its parameters. Her mother's property is part of the Conservation area and as such Ms. Deboer cited concerns about potential loss of value and the challenges it may pose when selling the property, rebuilding on the site to conform to the guidelines, and rebuilding on three single lots.

Laurie Wozny, 9711 Finn Road, Chair of the Richmond Heritage Commission, spoke in favour of the proposed Strategy citing that it is thorough and comprehensive. Mr. Wozny advised that his family has lived in a heritage home for many years and they have never been negatively affected, financially. He asked that Council adopt the proposed Strategy so that Steveston Village can be conserved.

Gordon Kibble, 11171 4th Avenue, speaking as the Co-Chair of the Advisory Committee on the Environment (ACE), listed various current projects in Steveston Village and was of the opinion that these projects should have come before ACE in order for environmental aspects to be examined. Mr. Kibble stated that he supported the proposed Strategy but wished to learn more about it. He believed that the proposed Strategy should be brought before ACE prior to it proceeding any further.

Guy O'Byrne, President of Realacorp Management Ltd., managing the Steveston medical building located at 3811 Chatham Street, queried what the proposed Strategy would impose on his company's building if they should wish to expand.

Peter Mitchell, 6271 Nanika Crescent, advised that he is involved with several groups affected by the proposed Strategy and noted that the boundaries set out for the Conservation area are inconsistent. He was of the opinion that if one building with existing heritage status is included in the proposed Strategy, then all buildings with existing heritage designation should be treated equally. Mr. Mitchell believed that the three residential properties should remain in the proposed Conservation area; however, the Sakata property (12060/80 1st Avenue) should not be designated as heritage as the proposed incentives do not sufficiently recompense the owner.



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He also commented on density bonuses, three-storey buildings with four-storey occupations, parking space inconsistencies and the lack of notice to Richmond residents regarding the proposed Strategy. Mr. Mitchell further cited concerns regarding water lots, and density transfers outside of the proposed Strategy's area. A copy of Mr. Mitchell's submission forms part of these minutes and is attached as Schedule 4.

Georgina Patko, Steveston resident, expressed concern regarding the lack of public notification for public information meetings. She noted that many Richmond residents live in condominiums and do not always receive a local paper. Ms. Patko also commented that alternative ways to interest Richmond youth in partaking of public meetings should be explored.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. One speaker then addressed Council for the second time with new information.

Mel Goodwin expressed concern regarding the ANAF site (11900 No. 1 Road) remaining in the proposed Conservation area as it would set a precedent.

PH09/6-1

It was moved and seconded

That Official Community Plan Amendment Bylaw 8403 be given second reading.

The question on resolution PH09/6-1 was not called as the following amendments were introduced.

PH09/6-2

It was moved and seconded

That Schedule A to the Official Community Plan Amendment Bylaw 8403 be amended to remove the Sakata house and garden at 12060/80 1st Avenue from the list of identified heritage buildings included in the Steveston Conservation Strategy.

CARRIED

PH09/6-3

It was moved and seconded

That Schedule A to the Official Community Plan Amendment Bylaw 8403 be amended to remove the ANAF property located at 11900 No. 1 Road from the proposed Steveston Conservation Strategy area.

CARRIED



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The question on resolution PH09/6-1 as amended, was then called and it was **CARRIED**.

PH09/6-4

It was moved and seconded

That a wider conservation area for the Steveston Conservation Strategy be considered which would begin at Scotch Pond and Garry Point Park, and moving east, would include the wharves and docks along 7th Avenue, the Canfisco net shed and site, the Gulf of Georgia Cannery, the Japanese fishermen's hospital office, the telephone exchange building on No. 1 Road, the portion of Steveston Park that includes the tram tracks, the undeveloped Onni and City site at the foot of No. 1 Road, Britannia Heritage Shipyard, the Steveston Harbour Authority buildings, Dana Westermarck's Abercrombie home and Curtis Eyestone's McKinney home, up to and including London Farm, and other sites that may be identified by staff.

CARRIED

PH09/6-5

It was moved and seconded

That Official Community Plan Amendment Bylaw 8403 be given third reading.

CARRIED

PH09/6-6

It was moved and seconded

That Zoning Amendment Bylaw 8404 be given second and third readings.

CARRIED

PH09/6-7

It was moved and seconded

That Zoning Amendment Bylaw 8405 be given second and third readings.

CARRIED

PH09/6-8

It was moved and seconded

That staff review the status of the Steveston Heritage Conservation Strategy in one year's time, and report back on the result of their review.

CARRIED



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PH09/6-9

It was moved and seconded

That Planning staff review the Department's policies and procedures for providing notification of public information meetings, with a view to improving the process and report back to the Planning Committee, also advising how the community will be informed of any future changes to the Steveston Conservation Strategy.

CARRIED

Council expressed its appreciation to the public, staff, and consultant for their participation in the Steveston Heritage Conservation Strategy.

ADJOURNMENT

PH09/6-10

It was moved and seconded

That the meeting adjourn (9:06 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting for Public Hearings of the City of Richmond held on Monday, June 15, 2009.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)