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Circa 2001

3. Phoenix Net Loft Building Uses

In general, there were 5 themes that summarized the potential reuse for the Phoenix Net Loft Building:

1. Performing Arts Centre /Community Art Gallery for local artists.
2. Marine recreation
3. Heritage preservation
4. Special Events
5. Research & Eco Education Facility

1. Performing Art Centre and Community Art Gallery

- There appears to be an overwhelming demand for this type of community cultural centre within Steveston that covers a range of events and activities related to the various arts and cultures.
- The Centre could include facilities that accommodate a variety of revenue generating community functions.
- The facility could include a restaurant or bistro to support functions.
- The facility could also be combined with a larger site plan that includes accommodation for artists in residence, local art programs, studios, outdoor performance, and theatre space.
- Art exhibits could reflect works by local artisans or the general community.

2. Marine Recreation

- Wooden Boat Training Facility
- Sail Training Base
- Kayak/Canoe Club
- Marina
- Aquatic Centre

3. Heritage Preservation

- Maritime Museum & restoration/boat building workshops
- Fishing Gear Museum
- BC Packers Legacy Centre

4. Special Events/Commercial

- Tall Ship moorage
- Convention Facilities
- Pocket Cruise Ship Terminal
- High End Seafood Restaurant

5. Research & Eco Education Facility

- Fraser River Estuarium Research & Interpretation.

Feedback Opportunities

The participants in the open houses were provided the opportunity to review and comment on the concept boards and background information.

In particular attendees were asked for feedback on the following:

1. Likes and Dislikes for 28 Elements of the three Visions;
2. Each of the three Visions
3. the future uses for the Phoenix Net Loft;
4. Additional comments on the Visions; and
5. Other comments about the City of Richmond.

Participants were also given the opportunity to draw their own vision on a map.

Feedback Comments

The following is a summary of the most liked and disliked elements of the three visions:

1. The Top Ten

MOST LIKED		
Rank	Element	Percent Liked
1.	Public Park Extension	85%
2.	Public Marina	71%
3.	#1 Road Pier	70%
4.	Public Plaza and Pier	68%
5.	#1 Road Tram Stop	68%
6.	Specialty Grocery Store	67%
7.	Specialty Food Store (North of Bayview Street)	67%
8.	New Public Dock	67%
9.	Performing Arts Centre	65%
10.	Waterfront Tram Stop (Easthope & Bayview)	65%

2. The Bottom Five

MOST DISLIKED		
Rank	Element	Percent Disliked
1.	Floating Homes	75%
2.	Residential Uses Over Water	73%
3.	Three Story Commercial Uses over land	67%
4.	Three Story Residential Uses over land	57%
5.	Commercial & Residential Mixed Use Piers	54%

3. The 13 In-Between

Rank	Element	Percent Liked
1.	New Pier with Special Events Moorage	62% ▲
2.	Public Library	61%
3.	Public Marina (Vision 2)	61%
4.	Waterfront Restaurant	60%
5.	Retail & Office Mixed Use	59%
6.	Public Marina (Vision 3)	58%
7.	New Pier with Commercial Use	55%
8.	One & Two Storey Commercial over land	55%
9.	Retail & Residential Mixed Use	55%
10.	Retail Fish Market	53% above 50%

Rank	Element	Percent Liked
1.	New Commercial Pier with Public Dock	46% below 50%
2.	Residential Uses on Land	44%
3.	Private Marina	39% ▼

Phoenix Net Loft Uses

In general, five themes summarized the potential reuse for the Phoenix Net Loft Building, each emphasizing the public use preference:

1. Performing Arts Centre and Community Art Gallery for local artists
2. Marine recreation
3. Heritage preservation
4. Special events
5. Research & Eco-Education Facility.

Mapping

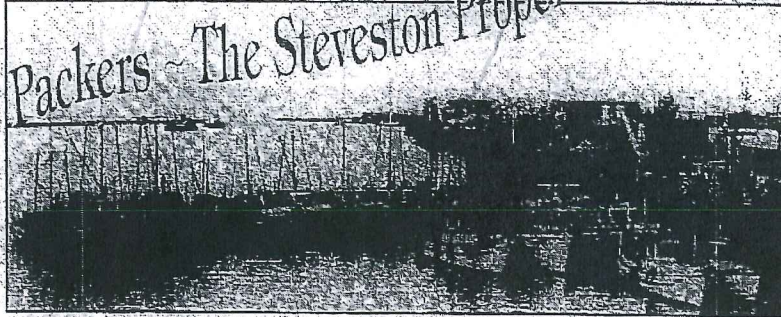
The mapping exercise invited attendees to draw their vision of the Imperial Landing area. The 25 submissions of drawings and proposals ranged from a full park waterfront to a rich mix of residential, commercial, and public-related uses including the Granville Island type theme.

A central theme was a public-oriented waterfront with water-related uses but generally no residential building over the water, reinforcing the other results.

Other suggested proposals included:

- a Pocket Cruise Ship terminal;
- a 1st Nations Cultural Centre and Hotel,
- three life sized bronze statues depicting three aspects of the fishing industry at No. 1 Road; and
- a Tall Ship training facility.

BC Packers ~ The Steveston Properties



Part 1 - Site Analysis and Development Plan

BC PACKERS THE STEVESTON PROPERTIES PROJECT TEAM

Project Manager	Moodie Consultants Ltd.
Public Consultation	Marzolf & Associates
Architects	Perkins & Company
Landscape Architects	R. Kim Perry & Associates Inc.
Environmental/Geotechnical	Agra Earth & Environmental Ltd.
Historical	Common Resources Consulting Ltd.
Marine Ecology	G. L. Williams & Associates Ltd.
Engineers	Westmar Consultants Inc.
Traffic	Bunt & Associates Engineering Ltd.
Archeological	Areas Consulting Archaeologists Ltd.
Heritage	tbc

Attachment 2

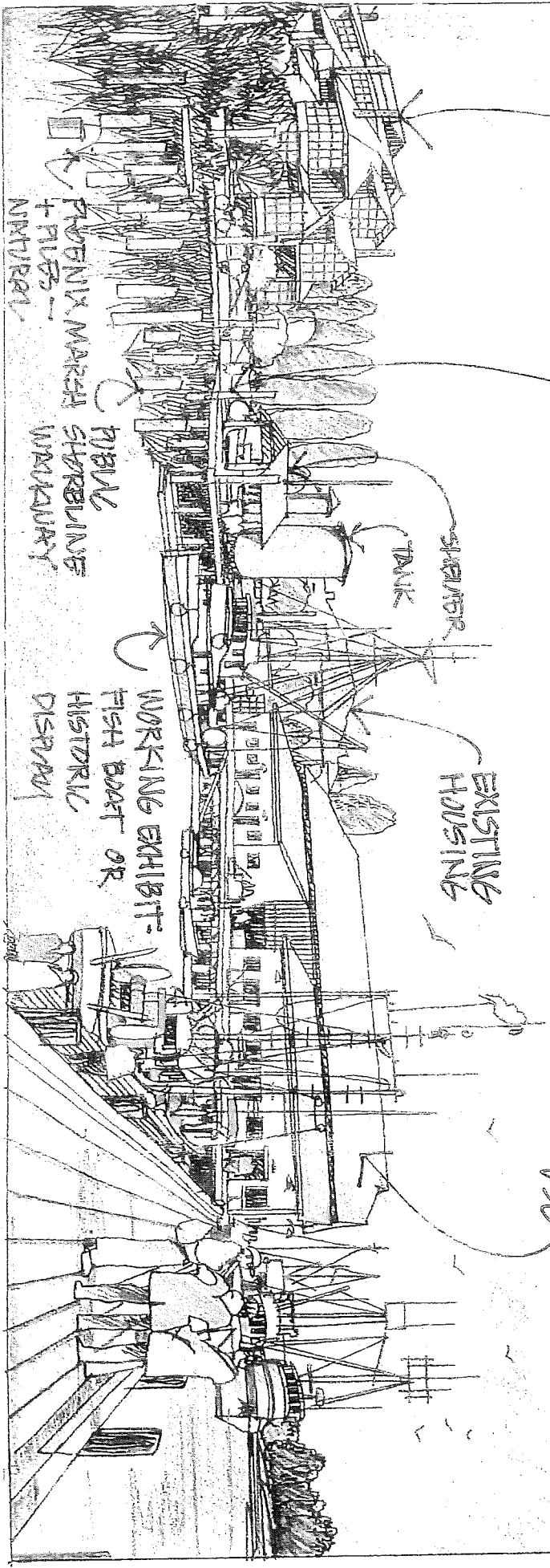
2

RESIDENTIAL CLUSTER -
SETBACK FROM POND +
KITCHENS + PUBS - CANNERY
STYLE ARCHITECTURE

PHOENIX POND
+ OUTDOOR
EXHIBIT

EXISTING
HOUSING

HISTORIC NET LEFT
BLDG. RETAINED FOR
CONTINUED INDUSTRIAL
USE



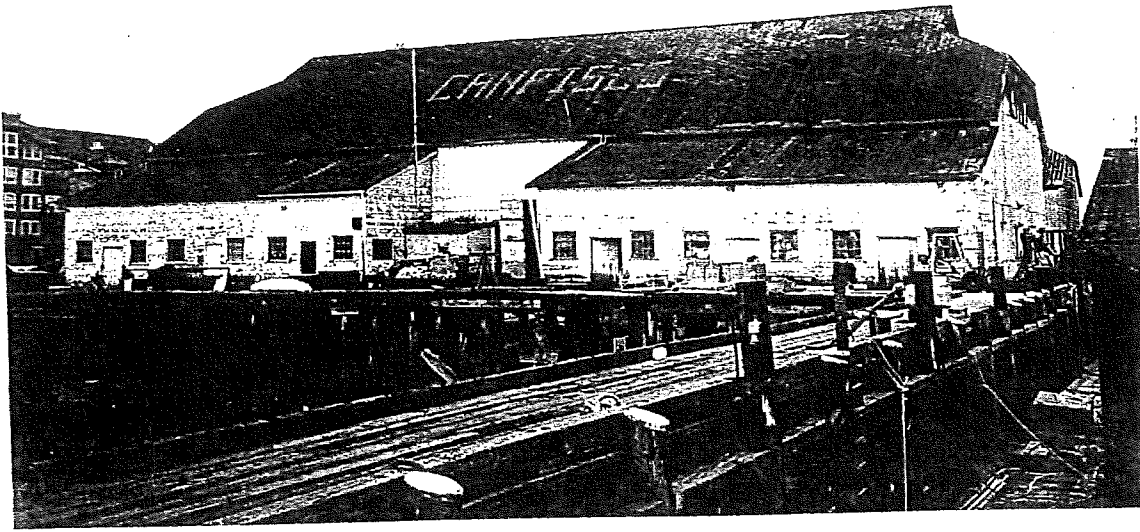
PHOENIX MARKET
+ PUBS
NATURAL

PHOENIX MARKET
STREETVIEW
WALKWAY

WORKING EXHIBIT
FISH BOAT OR
HISTORIC
DISPENSARY

STEAMER
TANK

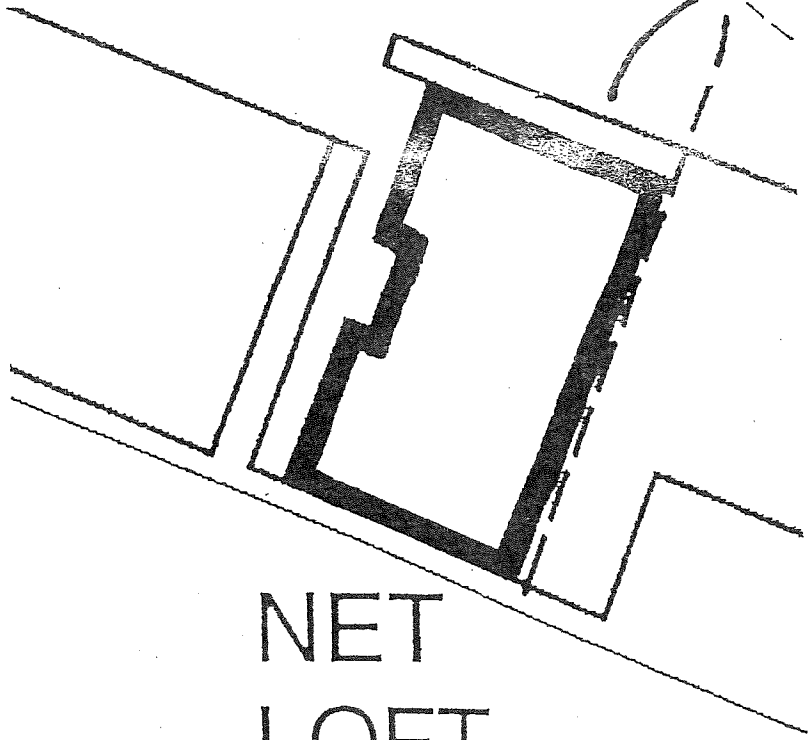
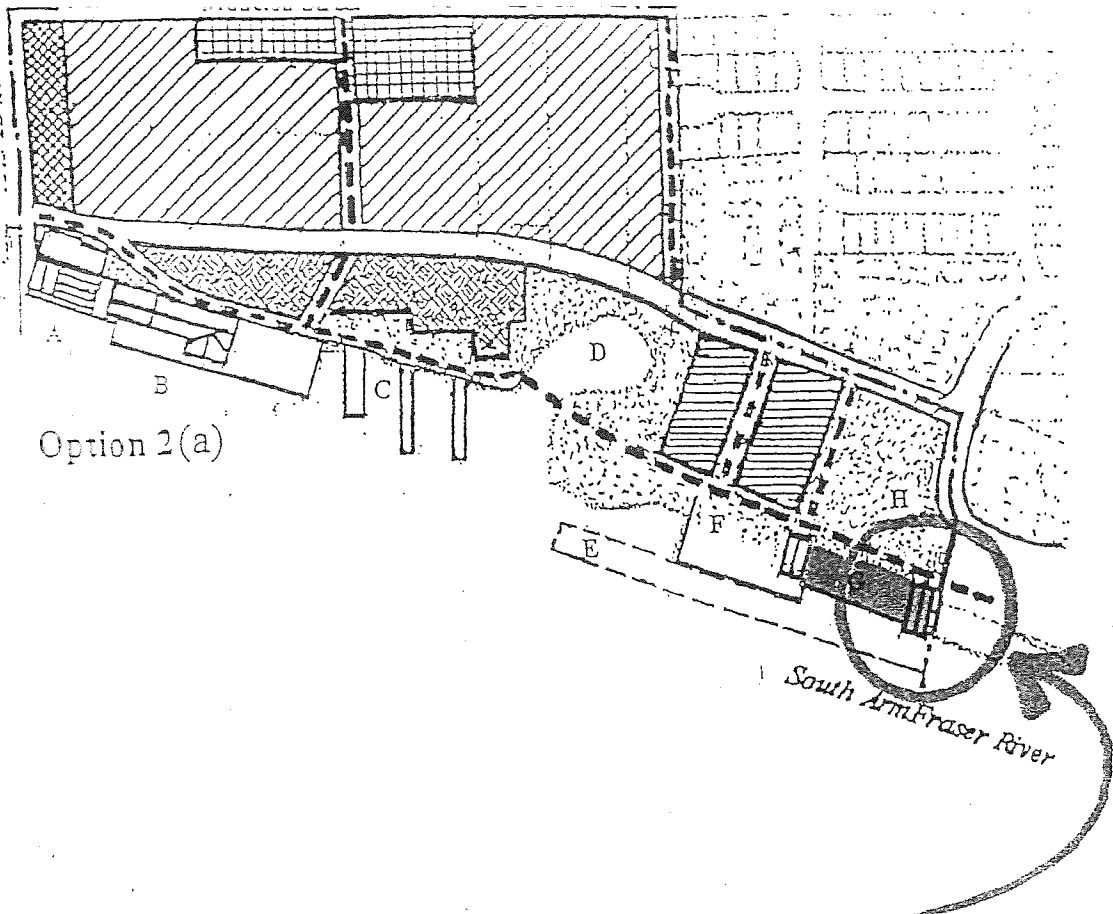
Phoenix Net Loft / Wharf



Existing "footprint" area:	Net Loft 14,000 sf	Previous Wharf 17,000 sf
Existing floor area:	Net Loft 28,000 sf	
Height (equivalent residential / commercial floors):	3 stories	

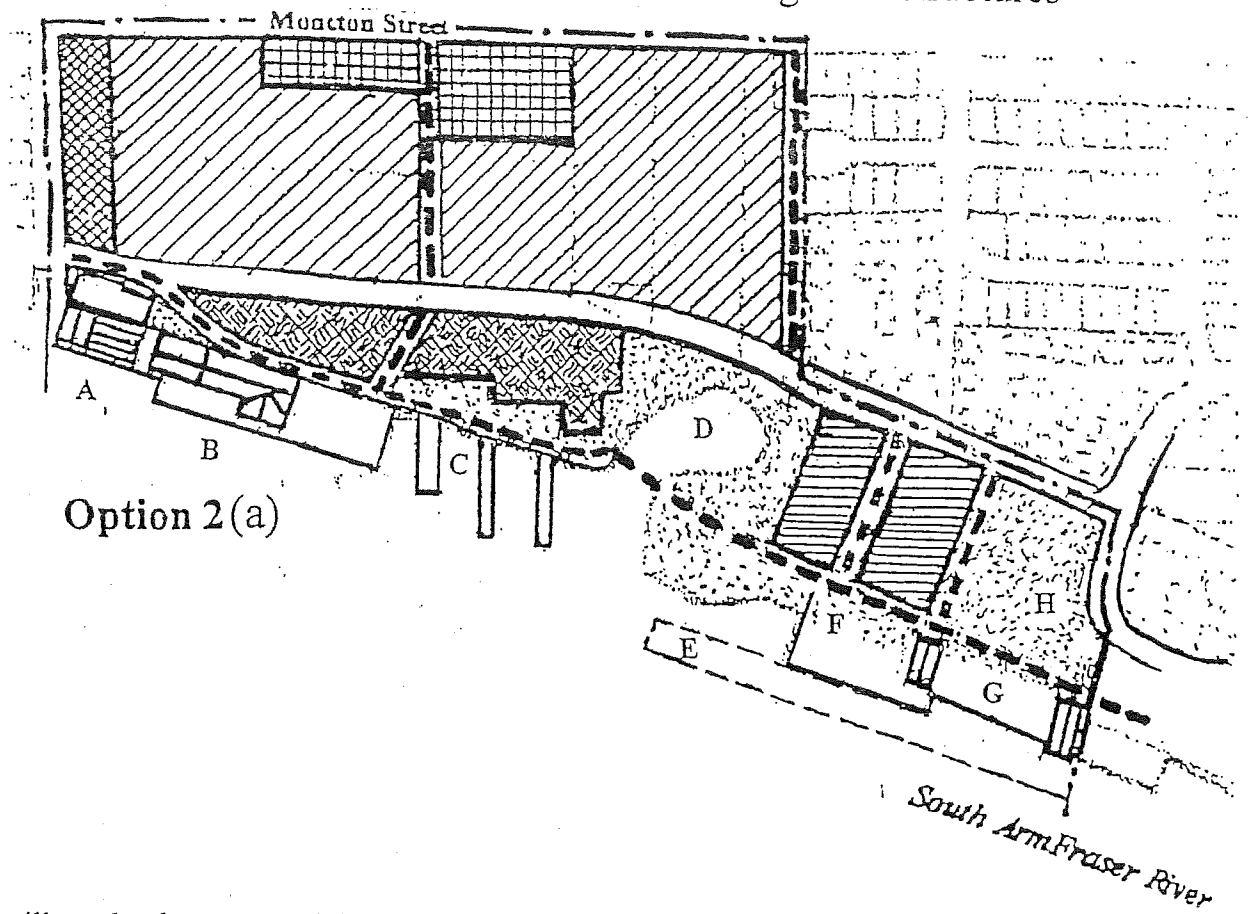
Foundation's Condition:	Net Loft - Poor to Good	Previous Wharf - Very Poor
Cost to rebuild foundations and deck to current building code, in the order of :		
Net Loft \$650,000	Previous Wharf \$1.5 million	
Base Elevation: Approx. 2.8 m geodetic (28 inches below Flood Control Level)		

Heritage Value: The Net Loft building built in 1943 has significance in that it is a working fishing industrial use. It is also visually appealing, in particular beside its sister net loft building to the east. All that is left of the previous wharf are thin sections and rotting piles. The area once covered by the Wharf is now classified as a "yellow" zone as it contains an intertidal marsh.



NET
LOFT

Implications of Option 2(a)'s treatment of shoreline buildings and structures



Points to note:

- All buildings will need to be renovated that will require building permits to ensure compliance to current building code regulations including seismic (earthquake) requirements.
- If buildings are to be open to the public, a more strict level of building code regulations apply. These regulations must be met to limit liability for public safety.
- Approximately 90% of the shoreline buildings are located on Provincially owned waterlots, leased by BC Packers. Any improvements (buildings or structures) are owned by BC Packers.
- Existing floor area of shoreline buildings represents approximately 25% of total floor area proposed for entire site in Option 4.

Summary:

Option 2(a) Component	"Footprint" Area	Existing Floor Area of Buildings	Est. cost to rebuild foundations and deck only to current building code
A. Brunswick Cannery and Cold Storage	46,300 sf	100,850 sf	\$3 million + Cold Storage
B. Main Imperial Cannery and deck of Reduction Plant	60,400 sf	76,000 sf	\$3.8 million
C. Moorage Piers	16,100 sf	n/a	\$800,000
F. Phoenix Can Loft and deck area	48,000 sf	30,000 sf	\$5.7 million
G. Phoenix Net Loft and previous Wharf	31,000 sf	28,000 sf	\$2.2 million
Total	201,800 sf	234,850 sf	\$15.5 + million

29. Former Phoenix Site Office, late 1920s and later

This building has some significance for indicating its role in the business operations. It has little architectural significance. The building is in poor condition, and its interior was renovated in the 1970s.

30. Phoenix Net Loft, c.1943

This building was erected on pilings over the river and its function is to store the nets of the cannery's fishing fleet. It is still in use today for net storage and repair, and has significance as a working industrial building which represents the heritage of the fishery. Its visual appeal is also enhanced by its location next to a twin net loft that is preserved as part of the Britannia Heritage Shipyard. Still faintly visible on the roof shingles is the abbreviation Canfisco, marking the site's industrial history.

This building has excellent potential to continue in its present use, and in doing so support the fishing industry. Further, the large volumes of the ground and upper floors could be conducive to other adaptive reuse strategies.

While the two storey timber structure and cedar plank cladding is in good condition, other elements need prompt repair if the building is to be maintained. The roof is leaking and the water is causing related damage to the structure. Foreshore Technologies has reported that various sections of the substructure are in poor condition due to heavy fungal damage, though the overall condition of the substructure is fair. Westmar Consultants estimates the cost of repairing the 14,000 square foot Net Loft's substructure at \$650,000 (\$46/square foot).

Phoenix Pond, 1947

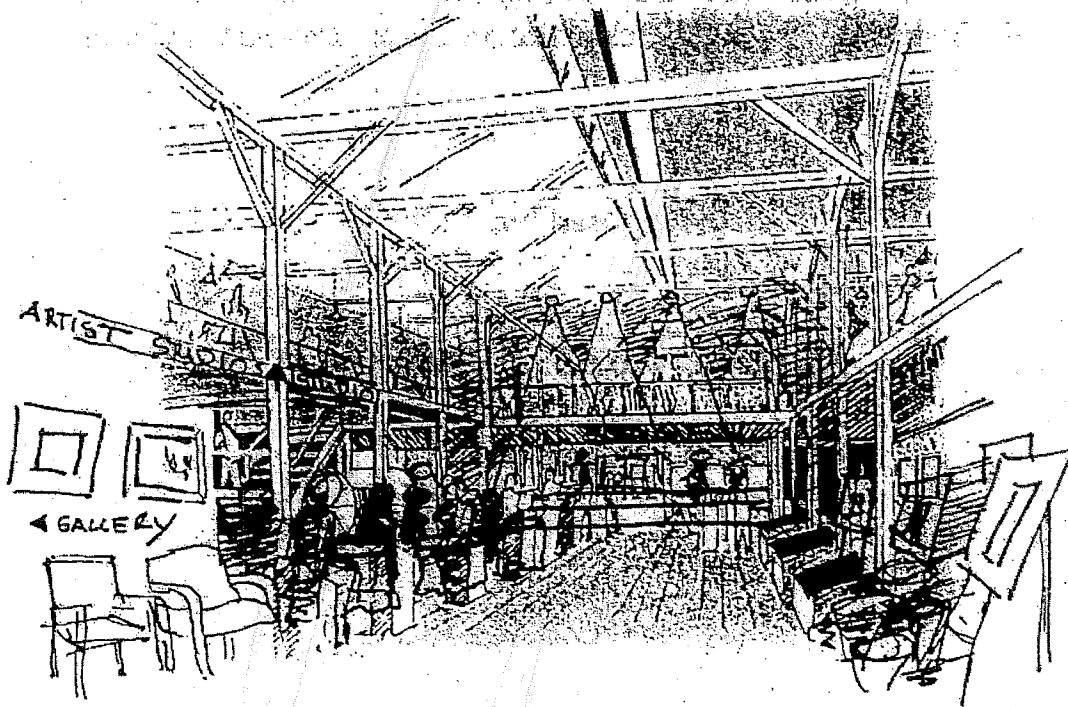
This pond, with an opening to the river, was dredged to provide sheltered wet storage space for small fishing boats, before the construction of Shady Island. In addition, there may be pilings (noted on 1993 survey map) from the old Hume Cannery, or other buildings, near the mouth of the pond that may provide a visual cue for heritage interpretation.

EVALUATION MATRIX

Bldg.#	Name/Use	Year	Signifi- cance of Historic Function	Interpretive Contribution	Economic Viability of Retention	Reuse Potential	Condition
1	BCP Head Office	1968	Med	Low	High	Med	High
2	Imperial Cannery	1903, 1943	Very High	Very High	Low	Med	Med
3	Reduction Plant	1937	Med	High	Low	Med	Med
4	Labelling/Old Brunswick Cann.	1893 & later	Very High	Very High	Low	Low	Low
5	Cold Storage	1942	Low	Low	Low	Med	Med
6	Boiler House/Compressor	1941	High	High	Med	Low	Med
7	Evaporation Plant	1948	Med	Very High	Med	Med	Med
8-9	Service/Workshop	late 1940s	Low	Low	Med	High	High
10	First Aid	mod. constr.	Low	Low	Low	Med	Med
11	Site Office	mod. constr.	Low	Low	Low	Low	Med
12	Fire Hall	c.1940	Med	High	Med	Low	Med
13-14	Warehouses	1949-50	Med	Low	Low	Med	Med
15	Bulk Storage/Labelling	1966	Low	Low	Low	Low	Med
	Cold Storage	1966	Low	Low	Low	Low	Med
17-18	Warehouses	c.1956	Low	Low	Low	Low	Med
19	Net Loft	1942	Low	High	Low	Low	Med
20	Employment Off.	mod. constr.	Low	Low	Low	Low	Med
21	Warehouse	c. 1956	Low	Low	Low	Low	Low
22	Warehouse	1978	Low	Low	Low	Low	Low
23	Reduction Plant/Boiler Room	1982	Low	Low	Low	Low	Med
24	Fish Smoking	early 1960s	Low	Low	Low	Low	High
25	Cold Storage	early 1960s	Low	Low	Low	Low	Med
26-27	Warehouses	c. 1955	Low	Low	Low	Low	Med
28	Phoenix Cannery	1897 & later	Very High	Very High	Low	Low	Low
29	Site Office	1920s/1940	Med	Low	Low	Low	Low
30	Phoenix Net Loft	c. 1943	High	High	High	High	Med

Phoenix Net Loft Artists' Market

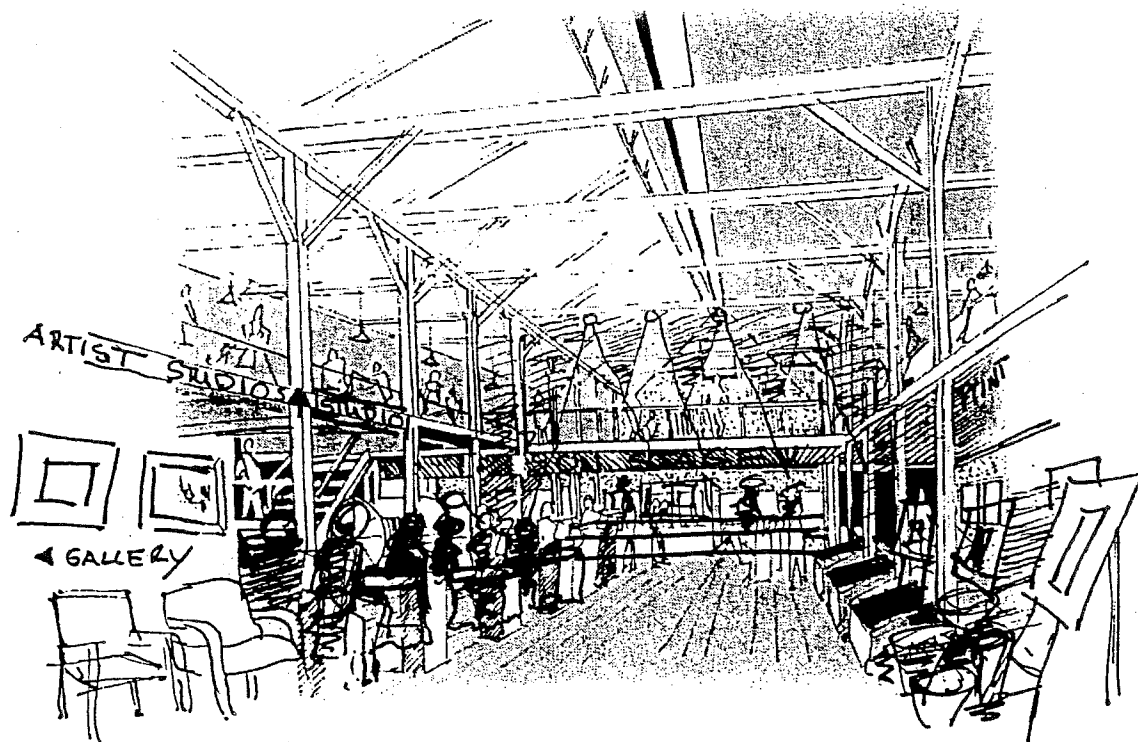
"Self supporting multi-purpose Art Center"



During World War 2, Prime Minister Winston Churchill was told to cut the budget for the arts. To his credit, he refused saying "Then what are we fighting for?"

Phoenix Net Loft Artists' Market

"Self supporting multi-purpose Art Center"



During World War 2, Prime Minister Winston Churchill was told to cut the budget for the arts. To his credit, he refused saying "Then what are we fighting for?"

2337P Waterlots Proposals - Expression of Interest

Expression of interest to develop, manage and maintain the Phoenix
Net Loft Portion of the B.C. Packer site as a Maritime Artist Center

Proposed by:

Mark Glavina & Associates

Friday, August 17, 2001

Mark Glavina
Phoenix Coastal Art
3891 Moncton Street,
Richmond BC
V7E 3A7
P - 604-448-1867
F - 604-448-1861
mark@phoenixcoastalart.com

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Introduction

Accept this proposal as an expression of interest for the development, operation and management of the Phoenix Net Loft. This is a brief outline of a strong concept ensuring the legacy of the only surviving historic Building on the BC Packers 47 acre site. This Concept has been planned in harmony with the recently adopted Official Community Plan for the Steveston Area ensuring that *"In the Year 2021, the Steveston Waterfront Neighbourhood will serve as a major home port for the commercial fishing fleet around which will exist a unique community, rich in heritage, in which people will live, work and play, and many others will come to shop and enjoy the recreation, heritage and natural amenities of the area"*.

The major benefits of this proposal are enhanced and unrestricted public access to the waterfront; it will encourage the mixed use of an integrated waterfront and a vital link on the heritage trail between Britannia Shipyards and the planned residential community, ensuring compatibility between land uses. The Phoenix Net Loft will become the historical framework for contemporary use, with a commercial vein, to ensure economic viability for the Arts, Heritage and Culture; as well this will respond to the City of Richmond interests' of economic sustainability and quality of life.

A very strong team has been put together to develop this project with a wide variety of backgrounds to ensure success and compatibility with the city's objectives. The development team varies in experience from architectural, business, marketing, arts, culture and financial.

"Why should you support the arts? It is an economically sound investment. For every dollar that we invest in the arts, we generate seven"

Susan Stern - The Toronto Star

Phoenix Net Loft

Artists' Market

CONCEPT

Think of Granville Island under one roof.....an arts umbrella

The existing Net Loft with imaginative and strategic renovations would become a vital link on the Steveston Heritage Trail, celebrating and encouraging Richmond's Arts and Culture. The proposed use of this facility would include a performance, entertainment and gallery space, a number of working artists' studios, Co-operative Artists' Market for participating artists, drama and dance studios, and a possible cultural interpretative center.

Naturally, emphasis will be placed on maritime themes, with a local flavour for the participating artists such as print makers, glass blowers, potters, fabric artists, painters, sculptors, jewelers, wood carvers, metalsmithing and even the performing arts participants. The opportunity for working artists to share their knowledge as mentors to young aspiring artists would be facilitated through the facility making workshop and studio space accessible to the public.

The facility will incorporate working artist studios retail gallery, entertainment and performance area, education and lecture hall, supplies, frame shop. The application is based on subletting smaller units to professional artists and artisans, as working studios for individuals and groups, guilds or co-operatives. Emphasis will be placed on maritime art with a local flavour encouraging multiple use, such as print makers, glass blowers, potters, fabric artists, painters, sculptures, jewelers, woodworkers and carvers, metalsmithing, dance studio and performing art studio. The facility would provide, all under one roof, a much needed grass root infrastructure to the Artist community, inclusive of cultural and artistic endeavors.

Finally our proposed use insures that this last remaining structure from the BC Packers 47 Acre site will continue to exist as a legacy for our children and grand children. It ensures and encourages public access and participation and, combined with the activities at Britannia Heritage Shipyard, creates a critical mass on the waterfront that would benefit both endeavors

This facility is planned as a for-profit, private endeavor, partnering with the city of Richmond as the property owner. An experienced development team has been put together to ensure credibility, profitability and viability of the concept.

Background

Project lead
Mark Glavina

My experience as a leader in the art community dates back to 1993 when I completed a mural and a sold out Exhibition "*River Harvest 1913*" at Shady Island Restaurant. I own and operate **Phoenix Coastal Art** at 3891 Moncton Street in Historic Steveston Village. My business is art !

Our original location is dedicated to promoting and selling a variety of local Art from hand made crafts, ceramic sculpture, woodwork and jewelry to paintings by renowned Richmond artist like Dan Varnals, Adrienne Moore, Donna Baspaly. Excellent commercial success and the demand for art related services have allowed us to expand our current services to a second location **The Phoenix Art Workshop**. Our new facility will permit us to finally offer an array of art classes and workshops. A two-year waiting list for the children's classes and extensive adult demand for programs demonstrates the need for this type of resource in our community. Our new location will be home to our very popular picture framing service, as well as a new 1000sq foot gallery space. This new endeavor will allow our first location to expand its' art supply inventory to meet the growing needs of the community. The need for additional classroom space and workshop facilities is anticipated for the year 2003.

I have been always been involved with local heritage groups, believing that they are a key link to our cultural ties and identity as a community. My strong belief in the survival of our community's identity has been demonstrated through my commitment to the planning process over the past five years. My understanding of sustainable communities, balancing the community's need and economic viability is the strongest asset I bring to this process.

In 1995 I was commissioned to paint a mural of Fin Slough at Broadmoor Mall and have recently completed a mural at Homma Elementary with the co-operation of the student body as an educational experience. For the Past five years I have co-curated the exhibitions at the Gulf of Georgia Cannery, drawing artists to Steveston from all over the lower mainland. And in 1996 I opened Phoenix Coastal Art as part of my commitment to the arts in this amazing community.

I am confident I have put together an excellent project development team with a strong and creative concept.

Benefits

- Unrestricted Public Access to the Waterfront
- Heritage legacy accessible to the public
- Creates a economically viable Cultural Legacy
- Adheres to the O.C.P.
- Lends itself to the village atmosphere with an integrated waterfront
- Long term retention of the unique character of a waterfront building
- Co-existence with maritime activity along the water's edge
- Creates a critical mass of unique activity complementing Britannia Heritage Shipyards
- Promotes local visual and performing arts in a variety of disciplines
- Meets and exceeds the city's objective of economic viability and re-use of our heritage resource
- Permits educational opportunities for our community
- Stimulates the local economy
- Enhances the Steveston's business center rather than competes
- A vital link on the heritage trail between Britannia Shipyards and the planned residential community, ensuring compatibility between land uses
- It ensures and encourages public access and participation
- Is sensitive to the local environment and river habitat
- The Benefits of Granville Island under one roof in our own community

Development team

Mark Glavina
Phoenix Coastal Art
3891 Moncton Street
V7E 3A7

Local Business owner and operator
Steveston resident, artist and educator.

John Uren
11931 Fourth Ave
Richmond BC
V7E 3H4

Marketing consultant, founder and
president of Cannery Channel Tours and
former Marketing consultant for the
Stratford Festival and Expo 67

Royal Bank of Canada
6400 #3 Road
Richmond BC
V6Y 2C2

Al Hailey
Loans Officer, Business development

Mary Gazetas
6911 #3 Road
Richmond BC
V6Y 2C1

Graduate of Montreal's National Theater
School and 16 years working for the
City of Richmond in the Cultural and
Heritage Field

Hotson Baker Architects
Bruce Haden
604-255-1169

Project developer for Granville Island
Lonsdale Quay and Richmond City Hall
and National Heritage Advisors with
extensive experience in heritage
development of this kind

Rob Smith & Co
Structure Consultants Ltd
303-1226 Homer St
V6B 2Y5

Structural Engineers with particular
experience with Steveston's waterfront
properties.

Don Pepper & Associated
6-3555 Westminster Hwy
Richmond BC
V7C 5P6

Steveston Fisherman, Economist and
retired educator and Author

Peter Findlay
CFD Investments
Venture Capital
19 B Fourth Ave.
Ottawa, K1S 2KS

Venture Capital

4

Barry Roughton's sketches and photos

Attachment 4



from:
BC PACKERS
concept plan



PHOENIX
POND

DECK?

Name: _____

BAYVIEW ST

GERRARD PL

BRITANNIA DR

PHOENIX DR

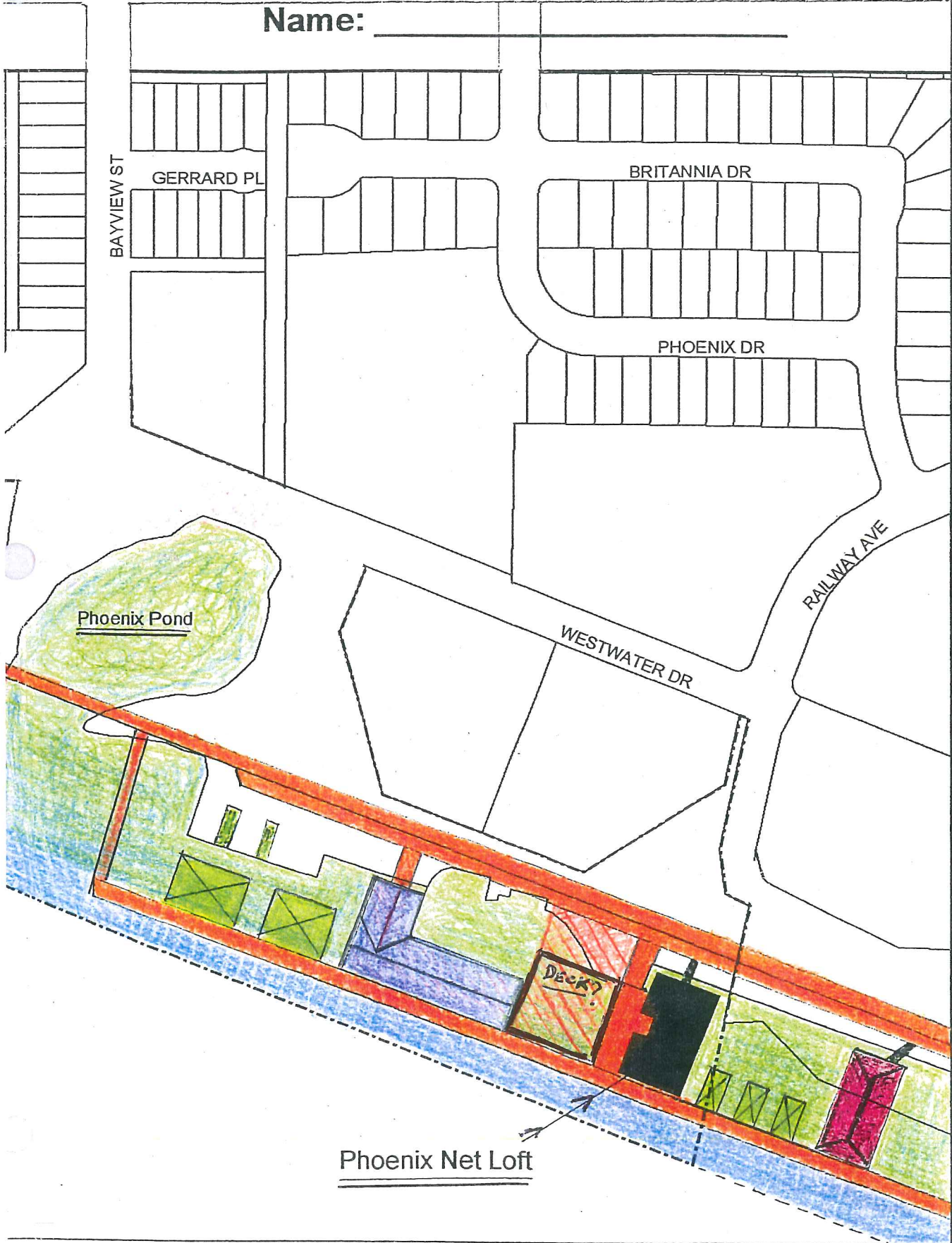
RAILWAY AVE

WESTWATER DR

Phoenix Pond

Deck?

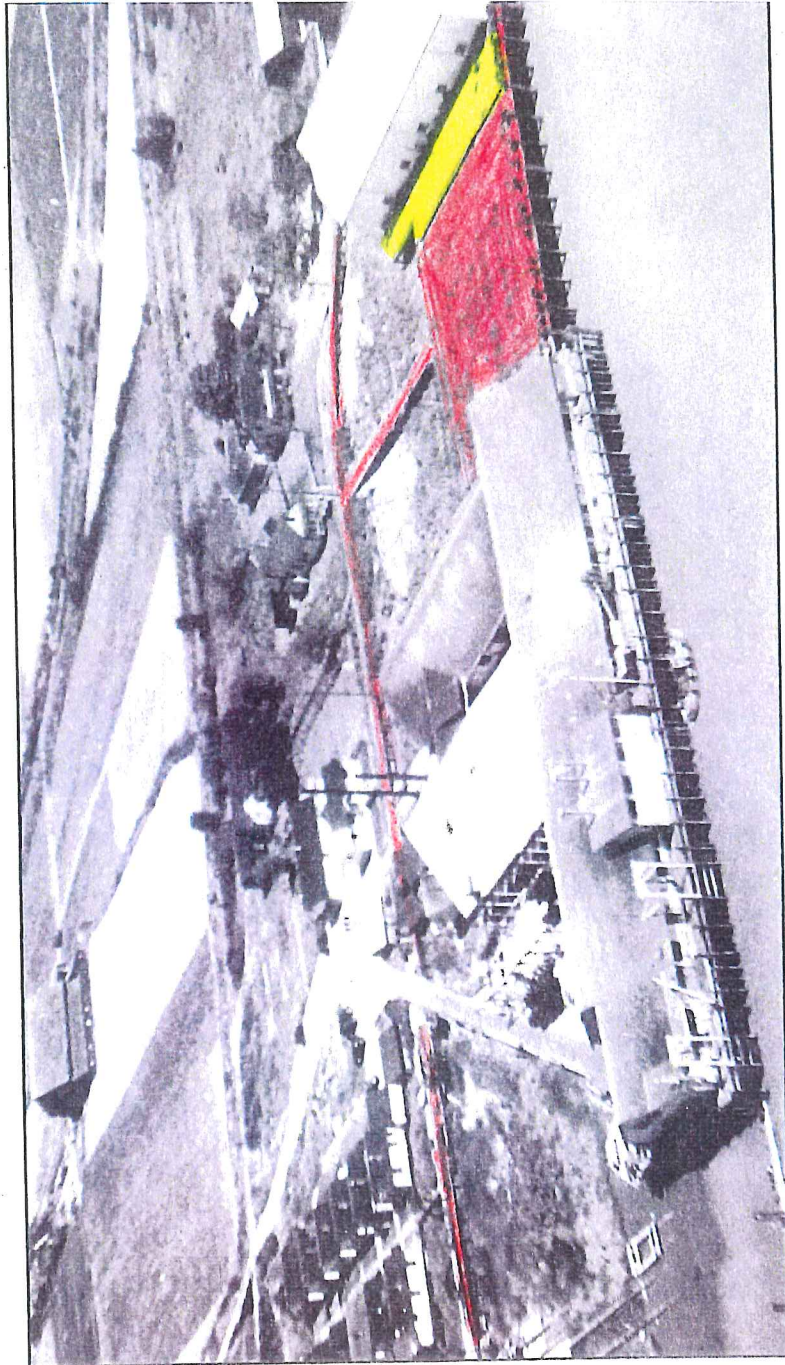
Phoenix Net Loft





© 2006 Europa Technologies
Image © 2006 DigitalGlobe

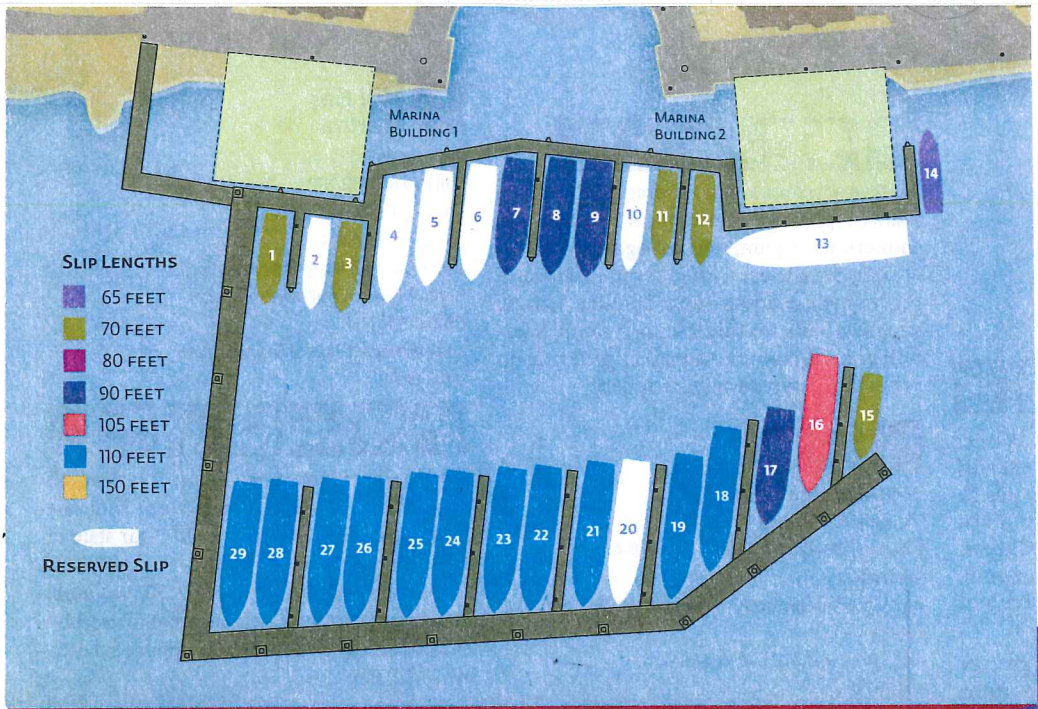
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VICTORIA INTERNATIONAL MARINA



MARINA SLIPS NOW SELLING

Join the space race.



Now is the time to acquire a marina slip at the most exciting new project on the international yachting scene. The Victoria International Marina in beautiful Victoria, British Columbia, Canada is now selling 29 exclusive slips accommodating vessels of 65' to 150' in length. The race is on to secure your space today. Call 604.687.2206 or visit victoriainternationalmarina.ca to learn more.

6 Cowichan Bay Fisherman's Wharf

Harbourmaster: Chuck Von-Haas
 1699 Cowichan Bay Rd, PO Box 52
 Cowichan Bay BC V0R 1N0
Phone: 250-746-5911 **Fax:** 250-701-0729
E-mail: cbfwa@shaw.ca
Website: www.haa.bc.ca
Chart: 3478
VHF: 66A



Marina services: Fishermen's Wharf is located in Cowichan Bay with 500' of transient moorage available. \$1.00 per ft. overnight plus power. Lots of Shops, Pub-Lounge, Bread & Bakery, Custom Cheese, Great Restaurants and a maritime museum. Sorry: no short stops after 2pm, overnight only.

Nearby facilities: Village: restaurants; grocery store; bakery; marine mechanic; liquor store; playground; hiking trails; post office; ATM; adventure charters; golf; vineyard.

7 Dungeness Marina

Owners: Rob & Carrie Hokanson
 1759 Cowichan Bay Rd, PO Box 51
 Cowichan Bay BC V0R 1N0
Phone: 250-748-6789 **Fax:** 250-748-9869
E-mail: info@dungenessmarina.com
Website: www.dungenessmarina.com
VHF: 66A

Chart: 3478



Marina services: Guest moorage: 240', rafting allowed; power: 30-amp; water; washrooms; showers; wi-fi; pumpout; garbage disposal.
Nearby facilities: Coffee shop; restaurant; grocery store; liquor store; laundry; fishing supplies; bank machine; launch ramp; haul-out; marine repairs/mechanic; golf; transit; post office; www.cowichanbay.com

8 Goldstream Boathouse

3540 Trans-Canada Hwy
 Victoria BC V9B 6H6
Phone: 250-478-4407 **Fax:** 250-478-6882
Website: www.goldstreamboathousemarina.com
Chart: 3441
Location: Head of Saanich Inlet.
VHF: 66A
Hazards: Shallow near estuary side. Watch for marker.



Marina services: Guest moorage: approx. 300', reservations suggested; power: 30 & 50-amp; snack bar; water; washrooms; launch ramp; garbage disposal; gas; diesel; marine/fishing supplies; ice; haul-out up to 50'; marine repair services; marine mechanic; 24-hour security.

9 Mill Bay Marina

740 Handy Rd
 Mill Bay BC V0R 2P0
Phone: 1.877.443.4303
Fax: 250.743.4304
E-mail: contact@millbaymarina.ca
Website: www.millbaymarina.ca
Chart: 3441
Location: East side of Saanich Inlet.
VHF: 66A



Marina services: Located in the Saanich Inlet, close to the Gulf Islands, we provide safe harbour to boats ranging to 88'. Our state of the art floating breakwater provides 700' of transient moorage. We offer 30, 50, 100-amp; water; sani-dump; wifi; laundry; showers; bistrot and access to shopping & supplies in beautiful Mill Bay.

10 Oak Bay Marina

1327 Beach Dr
 Victoria BC V8S 2N4
Phone: 250-598-3369 **Fax:** 250-598-1361
Toll free: 1-800-663-7090
E-mail: obm@obmg.com
Website: www.oakbaymarina.com
Chart: 3424
VHF: 66A
Hazards: Robson Reef.

Marinas in the heart of the city **VICTORIA, BC**

GREATER VICTORIA HARBOUR AUTHORITY

1-877-783-8300 ext. 243 • 250-383-8326 • Radio Channel 66A
 www.victoriaharbour.org