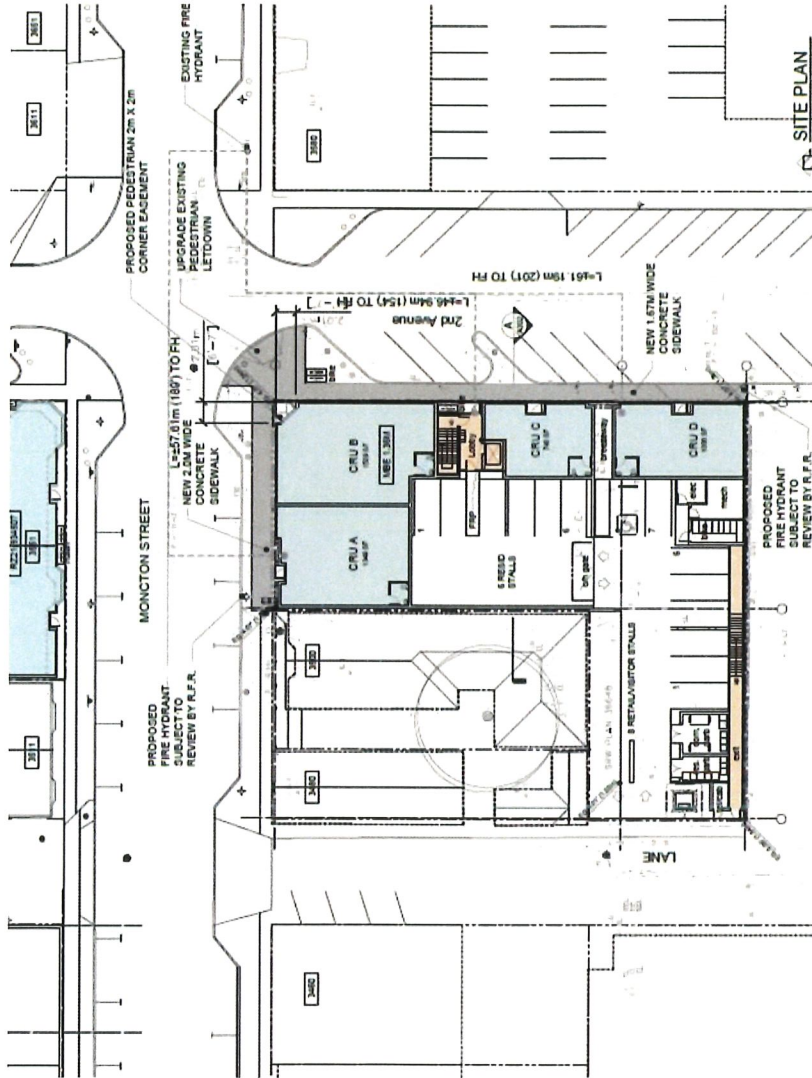


Schedule 1 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, July 17, 2023.



LEGAL DESCRIPTIONS	PERMITTED / REQUIRED	PROPOSED (✓) VARIANCE
LOT 25 SECTION 19 BLOCK 3 NORTH RANGE 7 WEST NWD PLAN 25758		
LOT AREA 1225.9 M2 [13,165 SF = 0.303 ACRES]	CS2 STEVESTON COMMERCIAL (EXIST) MIXED USE (OCP)	SITE-SPECIFIC ZONE (TBD) MIXED USE
HERITAGE/ALRESA/NEF	1.2 FAR (MONCTON STREET) (OCP)	1225.9 M2 (13,165 SF)
AREA PLAN / OCP	100% MAXIMUM	1.2 [15,834 SF/13,165 SF]
	0.0 M NORTH MIN.	TBD
	0.0 M EAST MIN. (SECOND AVENUE)	0.15 M NORTH (MONCTON)
	0.0 M SOUTH MIN. (MONCTON STREET)	0.15 M EAST (SECOND AVENUE)
	0.0 M WEST MIN. (LANE)	0.15 M SOUTH (LANE)
	2 STOREY, 9M MAX	0.15 M WEST (LANE)
	1.4 M EXIST EL AT MONCTON ST.	9 M, 2-STOREY
	1.2 FAR MAX (SOUTH SECTION)	1.09 FAR (14,372 SF / 13,165 SF)
	MATCH SIDEWALK (FOL EXEMPT APPLIES)	N/A (SET MBE AT 1.30 M)
	AVG OF SITE BUILDING 4 CORNERS	1.30 M
	6 STALLS (8 SP LESS 10% REDUX, LESS 10% TDM)	6 STALLS
	1 STALLS (5 UNITS @ 0.2 UNITS) (CAN SHARE)	1 STALL (SHARED WITH RETAIL)
	8 STALLS (430 M2 @ 3/100 M2, 33% REDUX, 10% TDM)	8 STALLS
	14 STALLS (1 VISITOR STALL SHARED WITH RETAIL)	14 STALLS (VISITOR/RETAIL SHARE) (13 STANDARD, 1 ACCESSIBLE)
	7 (5 UNITS @ 1.25 SPACES/UNIT)	7 CLASS 1 (APT) (7 HOR)
	1 (5 UNITS @ 0.2 SPACES/UNIT)	1 CLASS 2 (APT)
	2 (424 M2 @ 0.27 SPACES/100 M2 > 100 M2)	2 CLASS 1 (RETAIL) (2 HOR)
	2 (424 M2 @ 0.4 SPACES/100 M2 > 100 M2)	2 CLASS 2 (RETAIL)
	LOADING	
	1 MEDIUM SIZE ONSITE (NON-DESIGNATED)	
	RETAIL (LANE, ST PKG)	USE LANE AND DRIVE AISLE
	RETAIL (LANE, ST PKG)	USE LANE AND DRIVE AISLE
	OUTDOOR AMENITY AREA	TBD





Figure 2: Steveston Heritage Conservation Area Map. City of Richmond, Planning Bulletin #3. 3560 Moncton Street outlined.

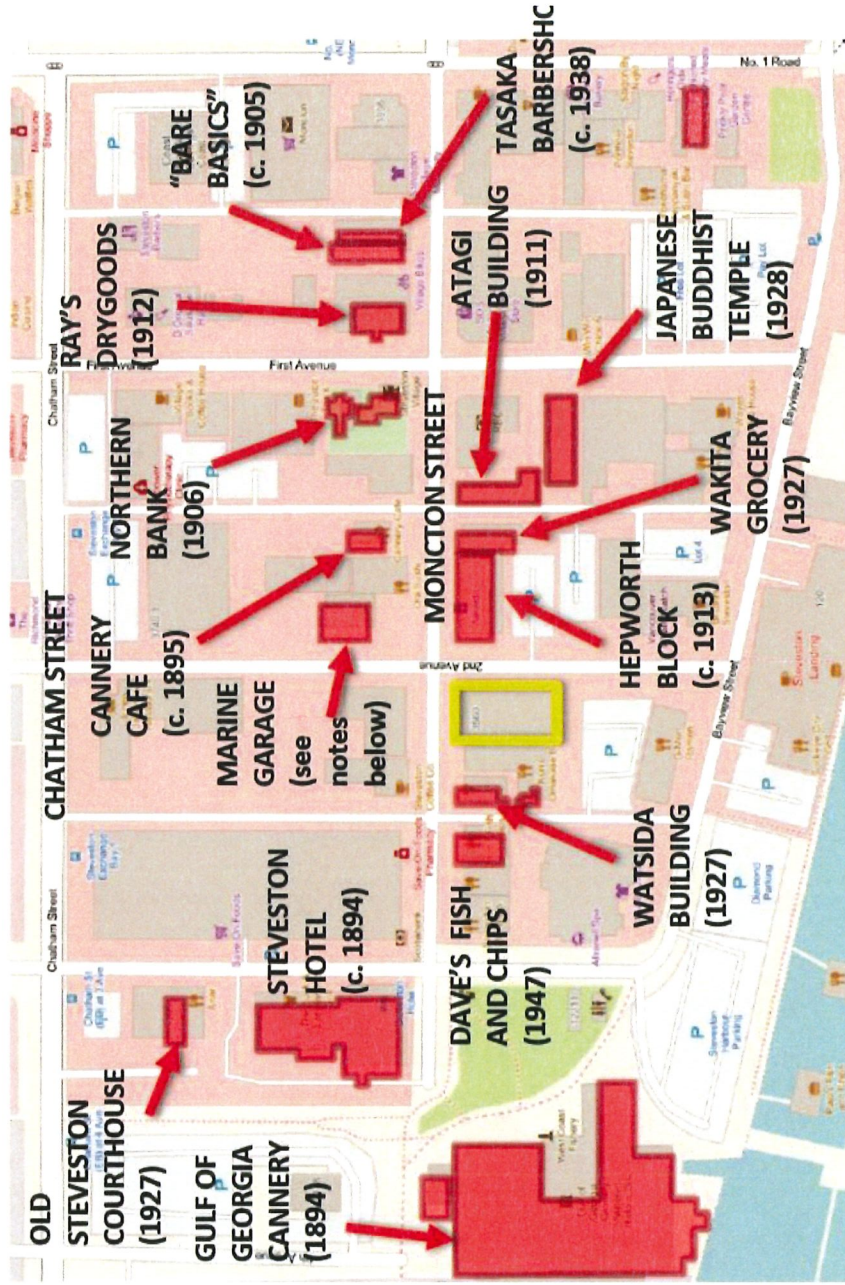


Figure 15: Historic context map outlining listed or protected historic sites along and adjacent to Moncton Street



Figure 12: Hepworth Block, 3580 Moncton Street



Figure 13: Marine Garage, 3611 Moncton Street

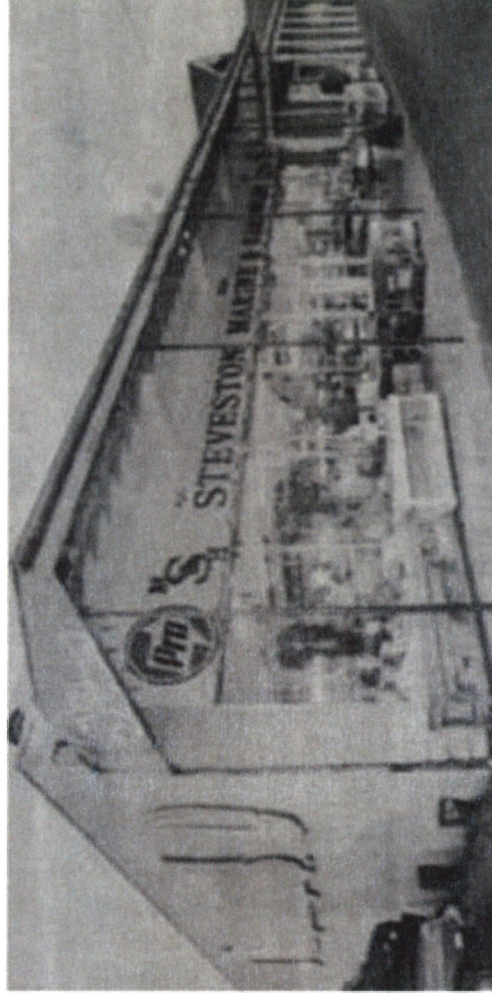


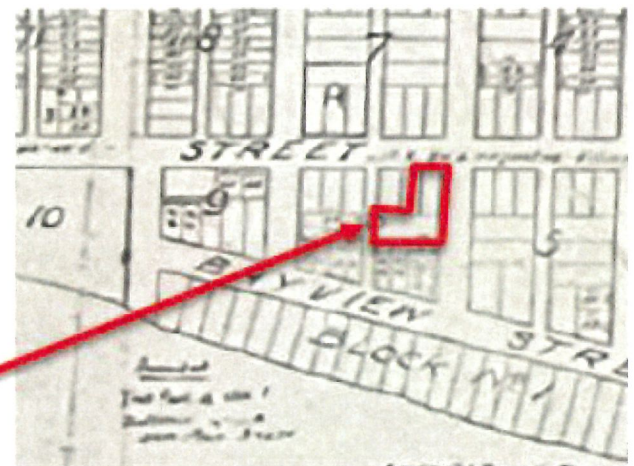
Figure 23: Steveston Marine and Hardware, 1980  
Source: Community Stories - Steveston Recollections, The History of a Village  
Steveston Museum



Figure 14: Watsida Building, 3480 Moncton Street (right)



The original layout of the village, as illustrated by the 1892 survey plan, had a commercial core focused between Chatham Street and the Fraser River and a large area to the north comprising urban-sized lots, reflecting the optimism of that time, when it was expected to develop into a town to compete with Vancouver (Figure 3). The subject site on Moncton Street is outlined, magnified below.



**Figure 3: Original 1892 Survey Plan, subject site outlined**  
**Source: City of Richmond Archives Map 1990 14 6.**

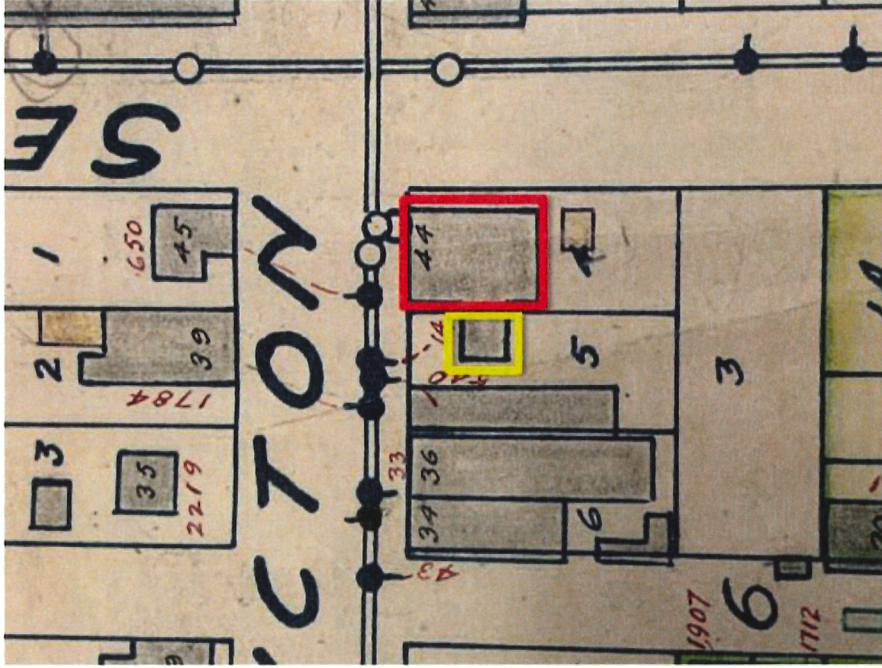


Figure 20: 1936 Waterworks Atlas, updated to 1939. Store outlined in red, living quarters outlined in yellow.

Source: City of Richmond Archives 1991 40 133

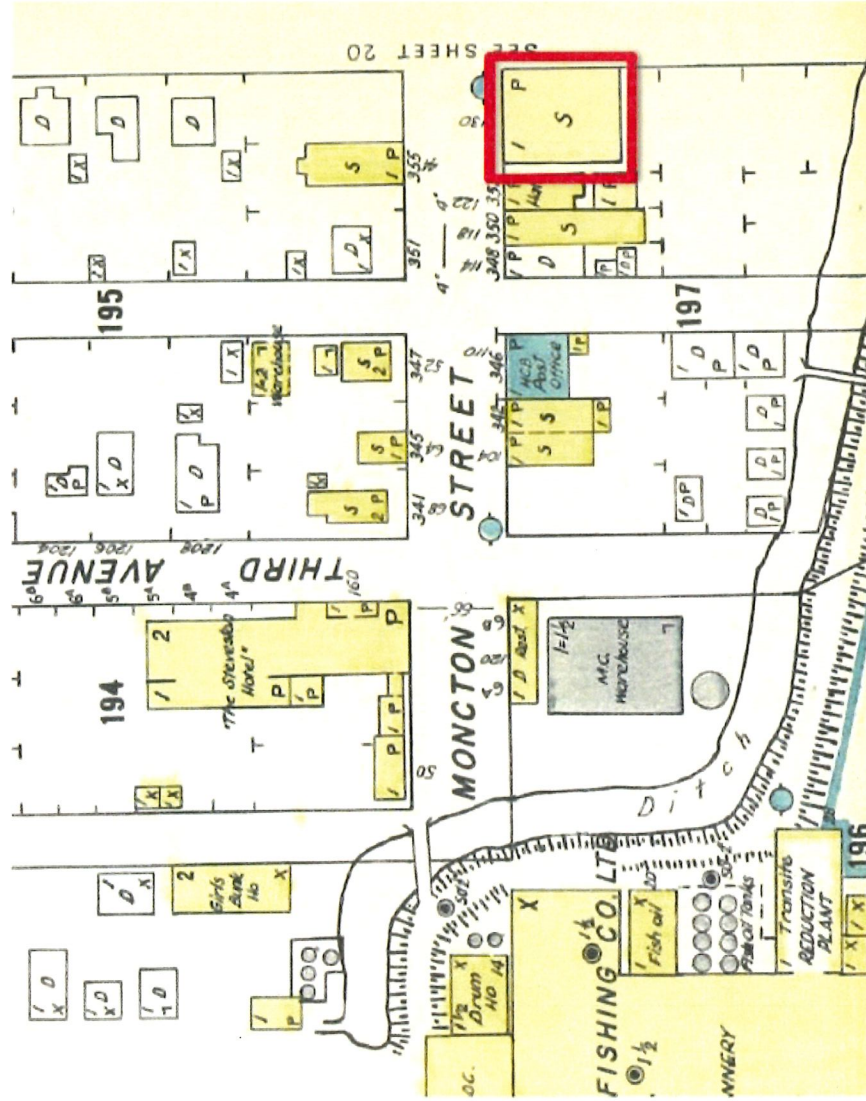


Figure 22: 1960 Fire Insurance Plan

Source: City of Richmond Archives 1985 146 19

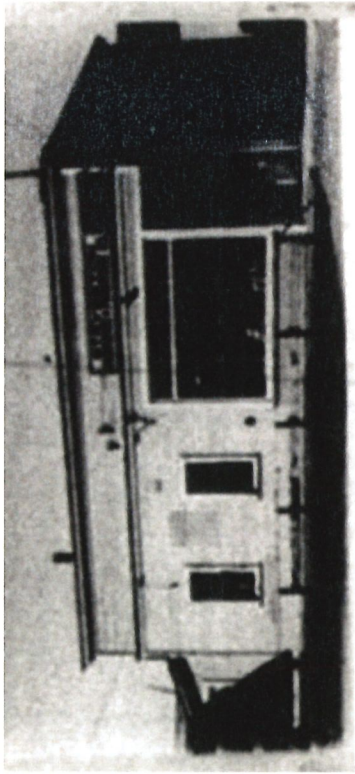


Figure 18: Tanaka Building, 3560 Moncton Street, April 1943.  
 Source: Landscapes of Injustice, Collection of Official Files and Correspondence pertaining to Matsu Tanaka.

AGE OF CHILDREN: 28

**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

Property 1

1. LOCATION AND DESCRIPTION: Canton A 7th, Steveston, B.C.

Lots 2A & 2B Block 15 of Section 10 Block 3 North Range 7 West Map 249 in the district of New Westminster. (Municipality of Richmond)

Property 2

Title No. 121055 E. // // // // // 444 Moncton St., Steveston, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Municipality of Richmond. Lot 4 and the East half of lot 5 of Block 6 of part of Section 10, Block 3, North Range 7, West Map 249 in the District of New Westminster. Title No. 00156 B

Property 1 - Home. Property 2 - 1 Storey 6 roomed wooden frame dwelling house and store in front of premises, 1 wood shed.

Figure 19: Part of Real Estate Summary of Matsu Tanaka, Office of the Custodian.  
 Source: Landscapes of Injustice, Collection of Official Files and Correspondence pertaining to Matsu Tanaka.

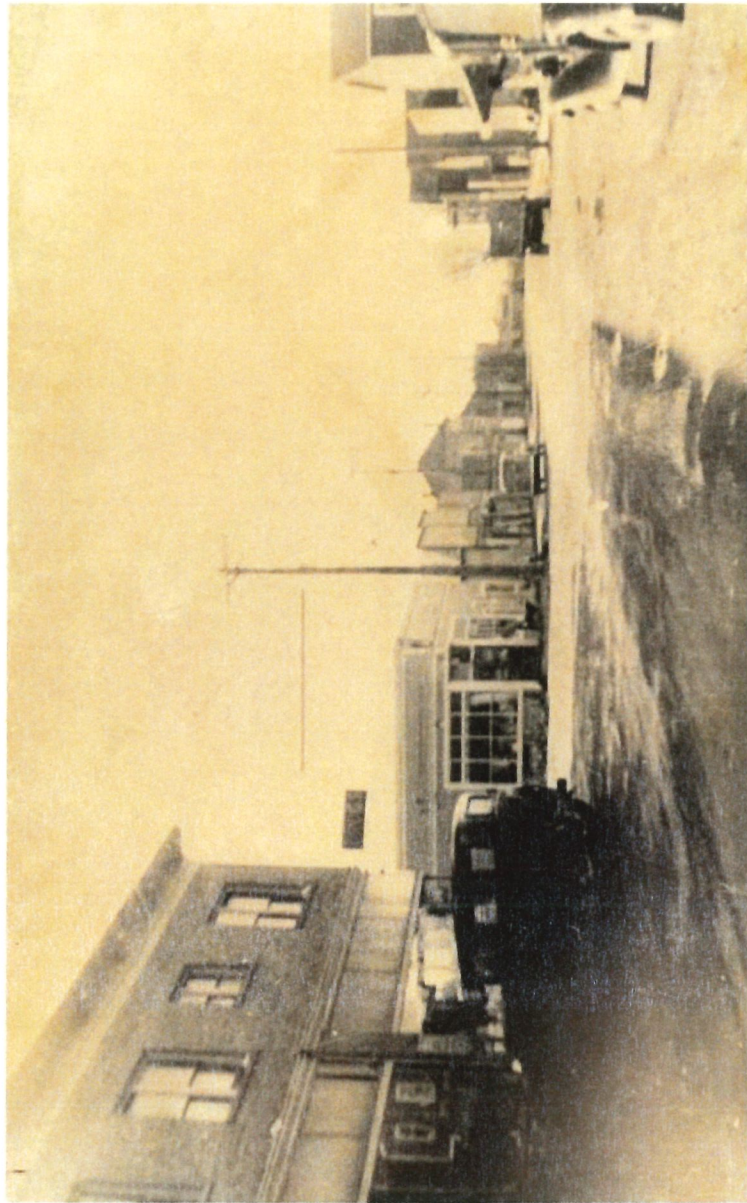
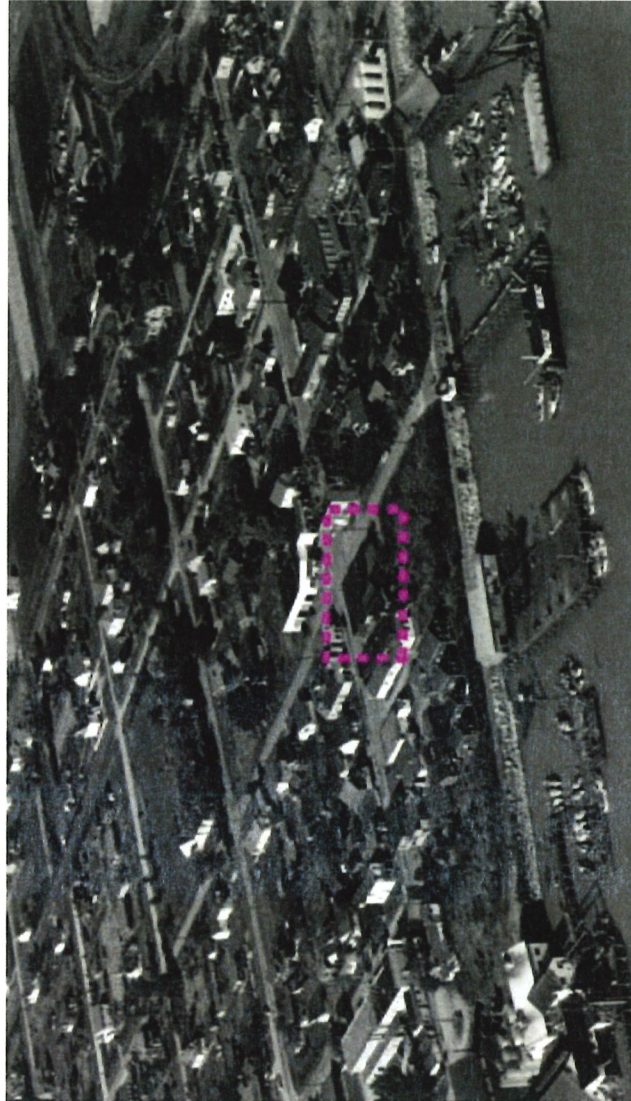
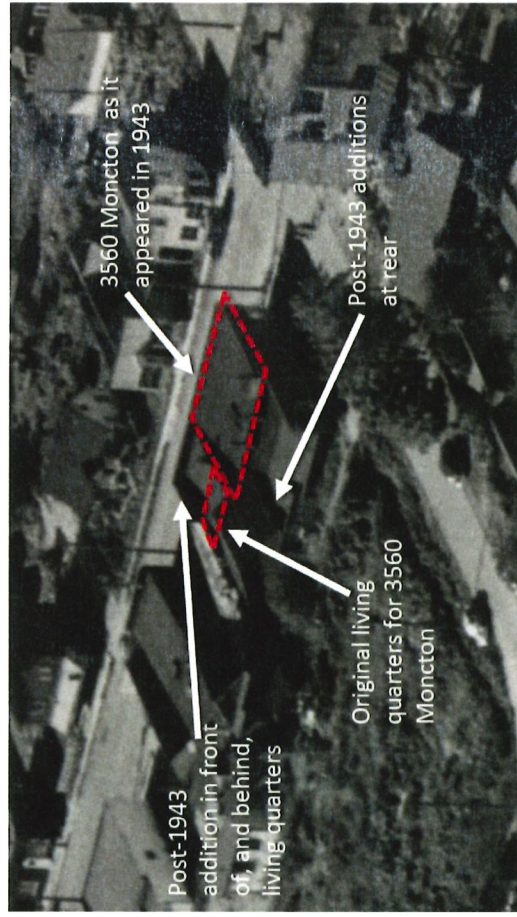


Figure 17: Moncton Street as seen from slightly east of Second Avenue, 1939.  
 Tanaka Building, centre left.  
 Source: City of Richmond Archives 1977 2 13



*Steveston Village (Moncton/2<sup>nd</sup>), looking northeast (1952 photo)*



**Figure 21: Air Photo of Steveston, magnified to show subject site, 1952. Original building and living quarters outlined in red. Source: City of Richmond Archives 1997 16 90**



Hepworth Building

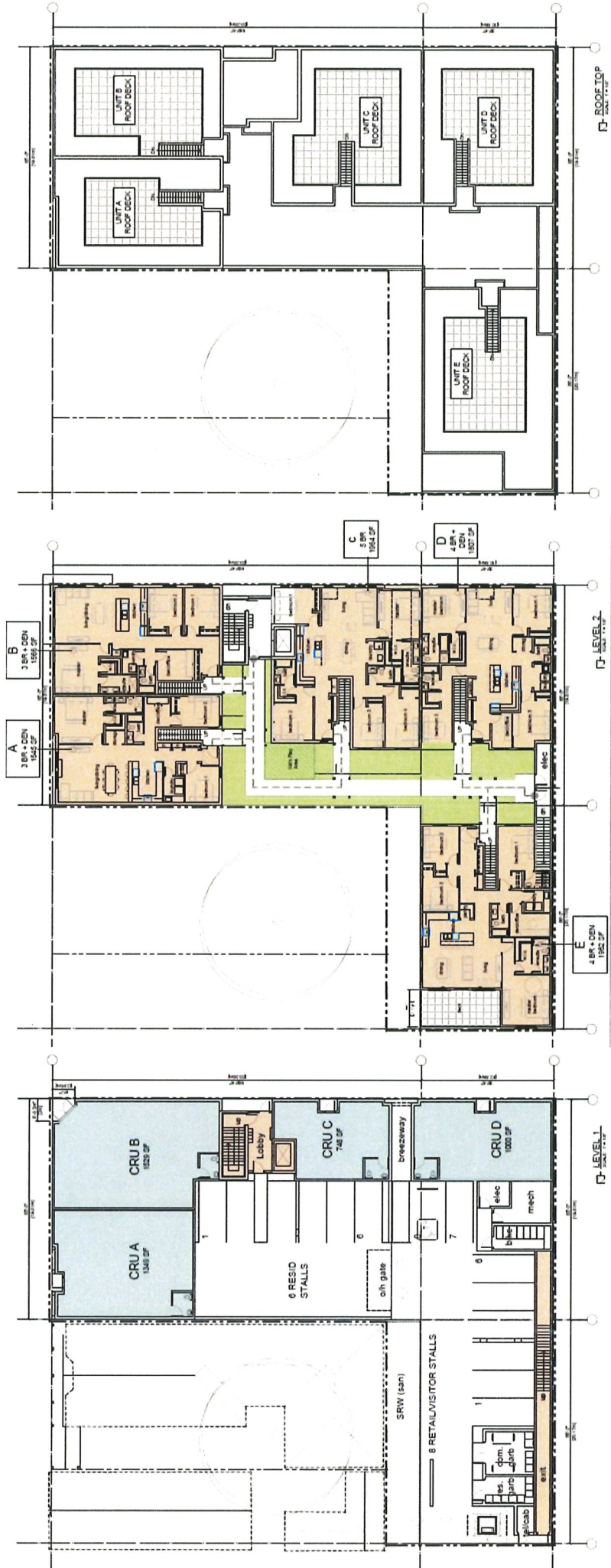
3560 Moncton St - Subject Site

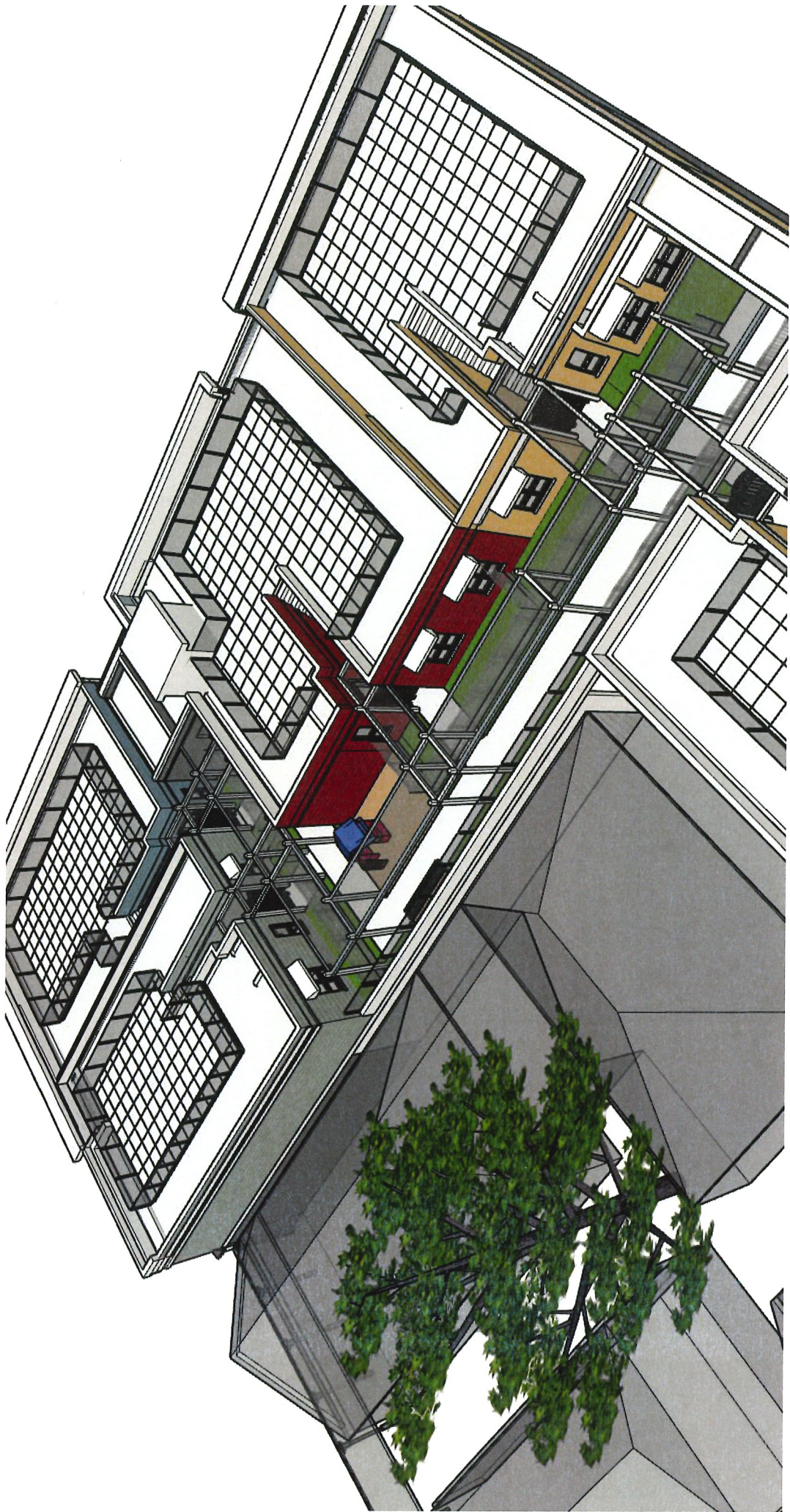
Watsida Building

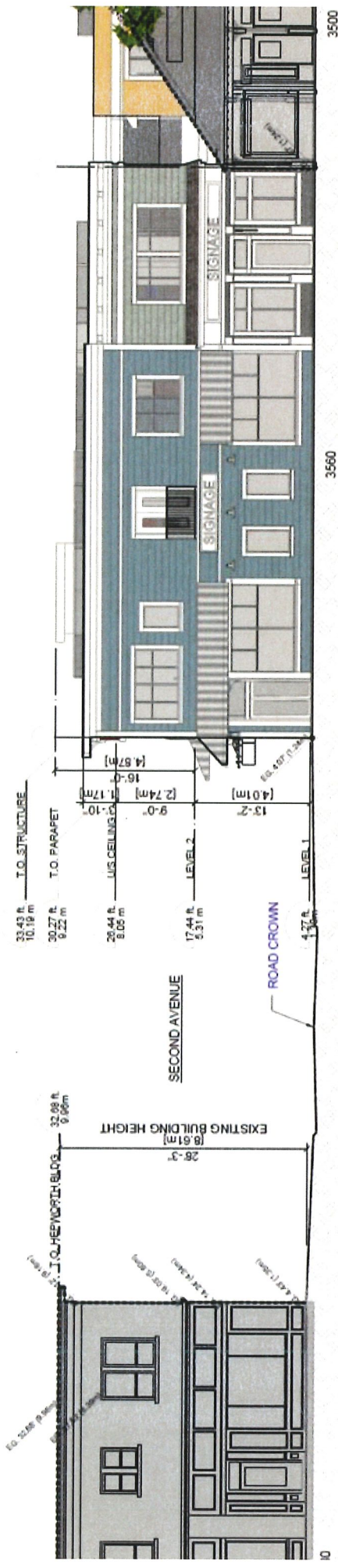
Moncton Street

Second Avenue









MONCTON STREET ELEVATION



SECOND AVENUE ELEVATION