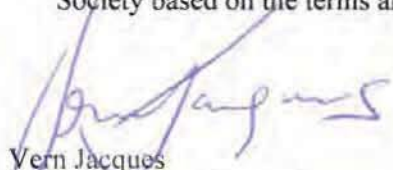




To: Parks, Recreation and Cultural Services Committee **Date:** June 27, 2011
From: Vern Jacques **File:**
 Acting Director, Recreation
Re: Steveston Tram Building Project

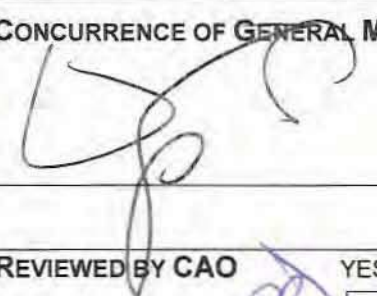
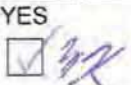
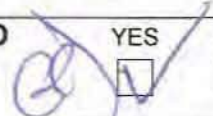
Staff Recommendation

1. That staff be authorized to proceed with the Steveston Tram Building Project based on a modified conceptual design at a cost of \$1.973M; and
2. That Council confirm the final slope of roof and colour of the Steveston tram building based on the options presented in this report; and
3. That \$372,600 be allocated from the approved Interurban Tram Restoration (2011) project to fund the Steveston Tram Building Project (2011); and
4. That \$427,400 be allocated from the Steveston Road Ends to fund the Steveston Tram Building Project (2011); and
5. That the 5 Year Financial Plan Bylaw (2011-2015) be amended accordingly; and
6. That the Chief Administrative Officer and the General Manager, Parks & Recreation be authorized to negotiate a modification of the existing agreement between the City and the Steveston Community Society based on the terms and conditions in this report, and to execute the modification agreement.



Vern Jacques
 Acting Director, Recreation
 (604-247-4930)

Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER		
Budgets	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Arts, Culture and Heritage	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Law	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
Project Development	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>			
REVIEWED BY TAG	YES	NO	REVIEWED BY CAO	YES	NO
	<input checked="" type="checkbox"/> 	<input type="checkbox"/>		<input checked="" type="checkbox"/> 	<input type="checkbox"/>

Staff Report

Origin

On April 27th 2011, the following resolution was passed at the Parks, Recreation and Cultural Services Committee:

That staff report back to the Parks, Recreation and Cultural Services Committee regarding:

- (1) authorization to proceed with the Steveston Tram Building Project based on a modified conceptual design at a cost of \$1.973M;
- (2) the allocation of \$372,600 from the approved Interurban Tram Restoration (2011) project to fund the Steveston Tram Building Project (2011);
- (3) the allocation of \$427,400 from the Steveston Road Ends to fund the Steveston Tram Building Project (2011);
- (4) that the 5 Year Financial Plan Bylaw (2011-2015) be amended accordingly;
- (5) the development of an operating agreement for the Steveston Tram Building, (i) subject to the approval of the Steveston Community Society and (ii) pending approval of an amendment to the present operating agreement in place between the City of Richmond and the Steveston Community Society; and
- (6) modification of the Steveston Tram Building design to meet the City's Official Community Plan-Steveston Area Plan Development Permit Guidelines specifically for the Steveston Village Conservation Program.

The purpose of this report is to update Council on the status of the agreement between the City and Steveston Community Society, to seek approval to negotiate the terms and conditions required to modify the existing agreement between the City and the Steveston Community Society to include the tram building, to present a revised concept for the tram building, and to seek approval from Council to proceed with the design and construction of the tram building.

This project fits with Council's term goal to "Advance the City's destination status and ensure our continued development as a vibrant cultural city...."

Analysis

Proposed Building

The Architect, Birmingham & Wood, has developed three concept designs for the tram building, each of the options meet the Steveston Area Plan – Steveston Village Development Permit Guidelines. It should be noted however, that the proposed location of the tram building within Steveston Park is outside of the conservation area.

Option 1 (Attachment 1) – The original design, as presented to the Parks, Recreation & Culture Committee on April 27th, 2011, with colours from Vancouver Heritage Foundation's historical true colours palette. The green colour enhances and contrasts the tram's notable red colour. This option shows a 13:12 roof pitch and corner trim that is the same colour as the siding. This option

recognizes the historic significance and heritage value of the tram, is physically and visually compatible with the tram, and the buildings' surroundings, and it distinguishes itself as a building conceived in our current era, while respecting heritage value and character defining elements. This is the preferred option of the architect and project staff.

Option 2 (Attachment 2) – A revised design which addresses discussion at the committee meeting on April 27th, 2011, and suggestions of the committee members. This option shows a red structure with contrasting cream trim and a 10:12 roof pitch. The colours were also chosen from the historical true colours palette.

Option 3 (Attachment 3) – The same building design as option 2, except the building is presented in the same green colour as option 1.

A meeting with Community Stakeholders, including representatives from Steveston Community Society, Richmond Heritage Commission, Richmond Museum Society, Richmond Heritage Railway Society, Steveston Historical Society, and the Steveston Group of Eight was held on May 10th, 2011. The stakeholders had an opportunity to meet with the Architects and review the options. The majority (four out of six) of community stakeholders preferred Option 2, as the preferred design for the tram building.

It should be noted that the options presented are concept designs for form and character. During the detailed design phase other details such as fenestrations, accents, etc. may be added. Examples of the type of details that are designed after the concept stage are presented in Attachment 4 for Council's reference.

Operating Agreement

The existing agreement dated May 10, 2000 (the "Existing Agreement") between the City and the Steveston Community Society includes all of the facilities located in Steveston Park, including the Steveston Community Centre, the Netshed Indoor Tennis Facility, the Japanese Canadian Cultural Centre, the Martial Arts Centre, Storage Facilities, and Programmable Spaces with the Park.

The Existing Agreement covers all of the major terms associated with the operation of the buildings, including term, staffing, facility operation and maintenance, equipment, programs, finances, insurance, and dispute resolution.

Staff met with representatives of the Steveston Community Society and have agreed in principle that the existing agreement should be extended to include the tram building. Some modifications to the agreement will be required and these are outlined in Attachment 5. In addition to the terms outlined staff and the Steveston Community Society will develop a protocol outlining the procedure for moving the tram and the conditions under which it can be moved. The Steveston Community Society has agreed with the terms as outlined.

Financial Impact

The increase in budget required to complete the tram building as presented in the concept design is \$800,000. The capital funding allocated for the tram restoration will be reduced from \$830,000 to \$457,400. The second phase capital funding required to complete the tram restoration will be a 2012 capital request.

In addition, the Operational Budget Impact (OBI) is projected to increase by \$9,900. This increase will be included for consideration as part of the 2012 operating budget process.

The 2011 Capital Plan and the 5 year Financial Plan (2011-2015) will be amended to reflect these changes.

Conclusion

The revised scope, design, and additional funding will allow the building to meet the program and curatorial needs for the tram, while providing an architecturally significant building, that showcases an important historical artifact. The terms and conditions agreed to by the City and the Steveston Community Society will provide the framework required for the ongoing efficient and effective operation of the tram building and the programs and services associated with it.



Elizabeth Ayers
Manager, Community Recreation Services
(604-247-4669)

EA:ea

JULY 6, 2011



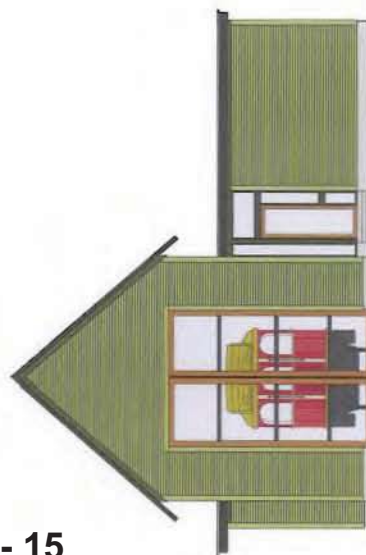
PERSPECTIVE



SOUTH ELEVATION



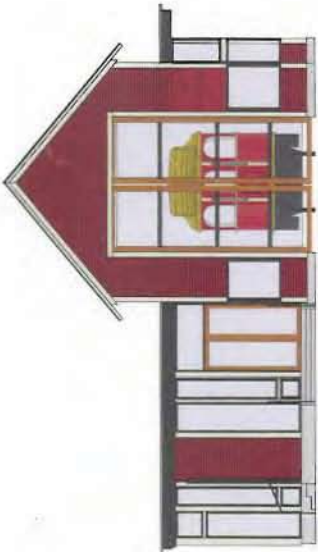
WEST ELEVATION



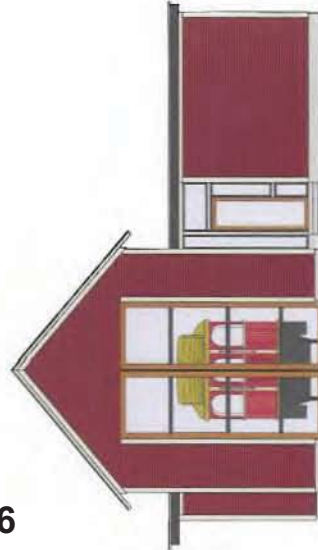
NORTH ELEVATION



PERSPECTIVE



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

OPTION 2: 10:12 RED OPTION • STEVESTON TRAM BUILDING

BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

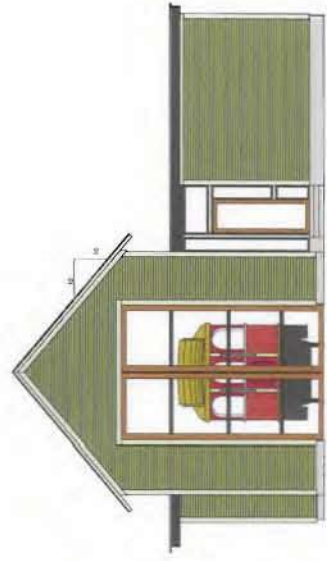
JULY 6, 2011



PERSPECTIVE



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

OPTION 3: 10:12 GREEN OPTION WITH LIGHT TRIM • STEVESTON TRAM BUILDING

BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

JULY 6, 2011

JULY 6, 2011



SOFFITS



GABLE END TREATMENT



SIDING PROFILE AND TRIM



WINDOWS



COVERED PLATFORM



DOORS



STEEL ROOF TIES TO EXTEND TO EXTERIOR GABLE END

Modifications to Existing Operating Agreement between the City and the Steveston Community Society

The Existing Operating Agreement will be modified to address the following:

1. Add the tram to the schedule of facilities covered by the Existing Operating Agreement, with specific acknowledgment in the Existing Operating Agreement that:
 - the tram remains the sole property of the City;
 - as set out below, certain sections of the operating agreement will not apply to the tram and may apply to the tram building and *vice versa*;
 - the tram is part of the City's Heritage Collection and therefore must be treated in accordance with the Heritage Collection Policy (a copy of which will be attached to the modification agreement);
2. The City will be solely responsible for the renovation, restoration and preservation of the tram and all costs (including staffing, volunteer supervision and equipment) associated with the restoration of the tram;
3. Subject to section 5 below, the Society may rent-out the tram building in accordance with the terms of the Existing Operating Agreement but may not rent-out the tram for any use or function;
4. The Society and the City may sponsor programs in the tram building. The organization that sponsors the program will receive all revenues associated with such programs and assume responsibility for all expenses associated with such programs. The sponsoring organization has the right to set the fees associated with the programs.
5. Heritage and interpretive programming for the tram is the first priority for all spaces in the tram building, with the exception of the meeting room.
6. The Society acknowledges that it has been given the opportunity to review the concept design of the tram building and will be given the opportunity to review the detailed design.