



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Marie Fenwick
Director, Arts, Culture and Heritage Services
Date: December 12, 2021
File: 11-7141-01/2021-Vol 01
Re: **Application by the City of Richmond for a Heritage Alteration Permit at 6511 Dyke Road (London Farm)**

Staff Recommendation

That a Heritage Alteration Permit be issued to authorize landscape modifications to the park spaces and minor exterior modification to the London Farm house on the heritage designated lands at 6511 Dyke Road as outlined in the staff report titled, "Application by the City of Richmond for a Heritage Alteration Permit at 6511 Dyke Road (London Farm)," dated December 12, 2021, from the Director of Arts, Culture and Heritage Services.

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services	<input checked="" type="checkbox"/>	
Facility Services & Project Development	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The City of Richmond has applied for a Heritage Alteration Permit (HAP) to undertake minor maintenance work to the London Farm house and improve the landscaping and interpretation in the lands at London Farm located at 6511 Dyke Road (Attachment 1). London Farm house is a city-owned protected heritage building designated under Heritage Designation Bylaw 3515 in 1978 and the London Farm site is comprised of protected lands designated under Heritage Designation Bylaw 3528 in 1978.

Surrounding Development

The property at 6511 Dyke Road is surrounded by the following sites:

- To the north and east: agricultural fields located at 13811 Gilbert Rd zoned AG1;
- To the south: Dyke Road and the Fraser River; and
- To the west: a heritage-designated house known as the McKinney House zoned ZS1 located at 6471 Dyke Road, and 3-storey condominium complex with parking located at 6451, 6471, and 6491 Princess Lane zoned ZT43.

Related Policies & Plans

2041 Official Community Plan and Steveston Area Plan

The City's 2041 Official Community Plan Section 4 "Vibrant Cities" includes city-wide direction and policy to "preserve, promote and celebrate community heritage."

The Steveston Area Plan seeks to "conserve significant heritage resources throughout the Steveston area." Policy 4.1 (h) specifies that the Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines), prepared by Parks Canada, be used for heritage resource management. The Standards and Guidelines are applied to assess the impact of the proposed interventions (i.e. alterations) on the heritage value and character-defining elements of the London Farm site, as identified in the Statement of Significance (Attachment 2) for the property. The following are applicable Standards and Guidelines "standards" most relevant to the proposed alterations to the London Farm house and site:

- Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- Repairing an extensively deteriorated or missing feature that supports a past or continuing land use by using non-destructive methods and materials, such as regenerating a deteriorated pasture at a designated farm site and reintroducing grazing animals to maintain the meadow.

- Replacing in kind an entire feature that supports a past or continuing land use when that feature is too deteriorated to repair, such as replanting a clear-cut woodlot with the same tree species that was removed.
- Designing a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.
- Removing or altering non character-defining features that support the land use from periods other than the chosen restoration period.
- Recreating a missing feature that supports the land use from the restoration period, based on physical, documentary and oral evidence.

Heritage Procedures Bylaw 8400

London Farm was designated a protected heritage site (Bylaw 3515 and 3528) in 1978. Bylaw 3515 covers the London Farm house. Bylaw 3528 covers the London Farm lands. Under the City's Heritage Procedures Bylaw 8400, any exterior alterations to a designated heritage building and/or land subject to a Heritage Designation Bylaw requires a Heritage Alteration Permit issued by Council prior to any building/site modifications.

Agricultural Land Reserve

The property known as the London Farm is zoned "Agriculture (AG1)" and located in the Agricultural Land Reserve. Agricultural Land Commission (ALC) staff confirmed that the proposed alterations do not require a Non-Farm Use application. The City has received a Notice of Intent (NOI) approval from the Agricultural Land Commission (ALC) for the proposed changes to the lands, specifically the addition of fill to re-surface and widen existing gravel pathways and provide structural support for some concrete pads and foundations on the property.

London Heritage Farm Master Plan

The proposed alterations are consistent with the actions set out in the London Heritage Farm Master Plan approved by Council on February 8, 2021. The Master Plan includes additional items that will be the subject of future HAP applications. The goals for the proposed works outlined in the Master Plan, as identified in the December 4, 2020 Report to Council entitled, *London Heritage Farm Master Plan*, are:

1. Improve the park experience for drop-in visitors and regular users;
2. Improve accessibility to the site;
3. Add heritage interpretation; and
4. Enhance visibility.

Public Consultation

The proposed alternations were developed in consultation with the London Heritage Farm Society (Society) as part of the London Heritage Farm Master Plan development process. The proposed works will be undertaken in collaboration with the Society.

The HAP for the proposed works for London Farm was reviewed at the December 1, 2021 meeting of the Richmond Heritage Commission. Members supported the proposed maintenance works and park improvements. Please refer to Attachment 3 for an excerpt of draft minutes from the December 1, 2021 meeting.

A development sign for the Master Plan has been installed on the subject property.

Analysis

Proposed Scope of Works

The HAP application at this site involves a number of proposed alterations to the park spaces.

Specifically, the scope of work involves:

- Replacing deteriorated exterior lighting on farmhouse with period appropriate fixtures;
- Expanding and changing routing of gravel pathways to better facilitate utility vehicle access into the site and ensure clear and welcoming pathways for visitors;
- Removing old signs and adding new signs for interpretation, park information and wayfinding to support a welcoming visitors experience and share the heritage of the farm and agricultural history in Richmond;
- Adding and replacing deteriorated benches and picnic tables with furnishings appropriate to the heritage character of the site;
- Installing a new display of a 1920s tractor on a buried concrete pad to celebrate the site's heritage and provide an opportunity for visitors to engage with this history;
- Removing existing rose bushes (not original to site) to allow for the installation of the tractor feature;
- Replacing and adding exterior pot lights in the barn overhang to allow better visibility of heritage displays;
- Adding new plantings in the perennial garden and on the septic field that reflect the site's historical use;
- Adding a vegetable garden with perimeter split rail fencing to offer heritage programming in keeping with the site's original use;
- Replacing fencing, changing plantings, and removing an existing concrete pad in chicken run to provide a healthy and safe living environment for the chickens;
- Replacing chicken coop doors and adding ramps to allow chickens easier access to coop;

- Reinstating bee hives with added gravel surfacing and perimeter split rail fencing to re-start honey bee programming;
- Adding a bike rack to support park use and encourage active transportation; and
- Adding rose bushes around lavender garden to offer additional pollination opportunities and deter visitors from entering garden.

Attachment 4 provides additional detail on design and location of proposed elements.

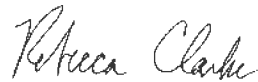
Site Servicing and Frontage Improvements

No off-site works or improvements will be required as part of the proposed works for London Farm.

Conclusion

This Heritage Alteration Permit application of proposed exterior works to London Farm house and London Farm lands is in keeping with the work identified in the 2021 London Farm Master Plan. Alterations will be consistent with the heritage character of the site and provide opportunities for increased heritage interpretation.

It is recommended that the Heritage Alteration Permit for the London Farm located at 6511 Dyke Road be approved.



Rebecca Clarke
Manager, Museum and Heritage Services
(604-247-8330)

- Att. 1: Location Map
 2: London Farm Statement of Significance
 3: December 1, 2021 Richmond Heritage Commission draft meeting minutes
 4: Park Design Package



File No.: HA 21-936123

To the Holder: City of Richmond (c/o Rebecca Clarke – Museum and Heritage Services)
Property Address: 6511 Dyke Road – London Farm
Legal Description: Lot 24, Block 3N, Plan NWP56635, Section 18, Range 6W, New Westminster Land District

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - ☒ Designated Heritage Property (s.611)
 - ☐ Property Subject to Temporary Protection (s.609)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
 - ☐ Property in Heritage Conservation Area (s.615)
 - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize the following scope of works generally in accordance with Plans #1 to #8, attached hereto:
 - Replacing deteriorated exterior lighting on farmhouse with period appropriate fixtures;
 - Expanding and changing routing of gravel pathways;
 - Removing old signs and adding new signs for interpretation, park information and wayfinding;
 - Adding and replacing deteriorated benches and picnic tables with furnishings appropriate to the heritage character of the site;
 - Installing a new display of a 1920s tractor on a buried concrete pad;
 - Removing existing rose bushes;
 - Replacing and adding exterior pot lights in the barn overhang;
 - Adding new plantings in the perennial garden and on the septic field that reflect the site's historical use;
 - Adding a vegetable garden with perimeter split rail fencing;
 - Replacing fencing, changing plantings, and removing an existing concrete pad in chicken run;
 - Replacing chicken coop doors and adding access ramps for chickens;
 - Reinstating bee hives with added gravel surfacing and perimeter split rail fencing;
 - Adding a bike rack; and
 - Adding rose bushes around lavender garden.
3. 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.
4. 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. <Resolution No.> ISSUED BY THE COUNCIL THE
DAY OF <Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

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.



City of
Richmond



HA 21-936123

Original Date: 07/08/21

Revision Date:

Note: Dimensions are in METRES

**London Heritage Farm
Statement of Significance
1898 / 1906
6511 Dyke Road, Richmond, BC**



Description

London Heritage Farm is a 4-acre (1.64 ha) heritage site on Dyke Road located between No. 2 and Gilbert roads overlooking the South Arm of the Fraser River. Owned by the City of Richmond, the site has been developed as an agriculturally-themed park with the historical London family farmhouse as its centrepiece.

The London farmhouse is a two-storey rural farmhouse with a hipped roof, verandahs and bay window. It has been restored and furnished to illustrate rural life in Richmond during the time period 1890 - 1920.

The site includes gardens designed to represent the site during the London family's tenure, along with heritage orchard trees, a reconstructed barn, agricultural exhibits, chicken coop, beehives, community gardens and public amenities. An original slough in the centre of the site has been rehabilitated into a pond providing habitat for birds and waterfowl.

London Farm was designated a municipal heritage site in 1978 and opened to the public as an historic site in 1983. The farmhouse interior has six exhibit rooms containing furniture, accessories and photographs of the period, along with a tea room and gift shop.



(www.londonheritagefarm.ca)



London Farmhouse c.1940 during the tenure of Lucy London and Herbert Howse (Richmond Archives 1978-29-1)

London Heritage Farm Statement of Significance

"The [London] family grew up to take an active interest in the affairs of the community ... being a part of the South Arm social life which in those earlier days cemented the settlers of this district ..."

1. Obituary notice for Charles Ernest London, *Marpole-Richmond Review*, July 23, 1941.

London Heritage Farm is significant for its expression of important historical themes in the settlement of the South Arm of Lulu Island and in the wider history of Richmond, the development of the settlement of London's Landing, its association with the London family, its agricultural and aesthetic values, and its importance as a community amenity through its development as a museum and venue for community events.

Developed beginning in 1881, and one of the earliest farm sites in the South Arm area of Richmond, London Heritage Farm has significance for its historical association with the Charles London family, an early and influential South Arm family.

Originally from Ontario, brothers William and Charles London purchased property in the South Arm in 1881 from Thomas McNesley, one of the first farmers on Lulu Island, building a dyke, small farmhouse and wharf. The brothers obtained title to the 200 acres of Section 19 in 1886. The family helped develop London's Landing, a small settlement on the Fraser River at the foot of No. 2 Road with a government wharf, and which became the site the London Brothers Store and Boarding House, Union church and the Lulu Island post office. The small settlement formally became London, New Westminster District in 1898, with services supporting the surrounding farming, fishing and canning industries.

London Farm is significant for its ongoing relationship to the London family until 1948, through its purchase by daughter Lucy London and her husband Herbert Howse in 1920. After 1948, the farmhouse was rented by a series of families until its purchase by the City of Richmond in 1978.



London Farm 1908 (Richmond Archives 1984-17-74)

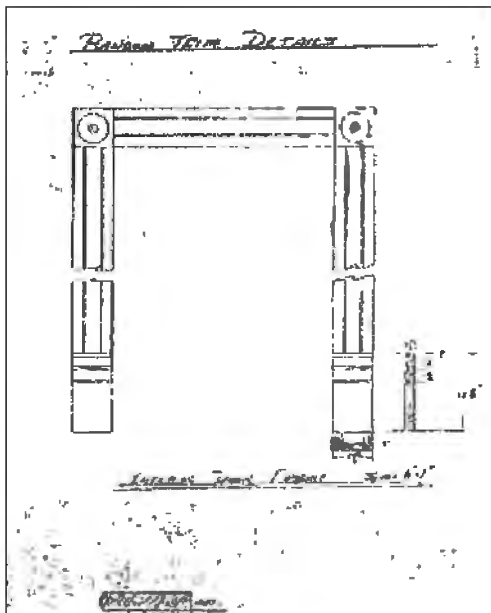
London Heritage Farm Statement of Significance



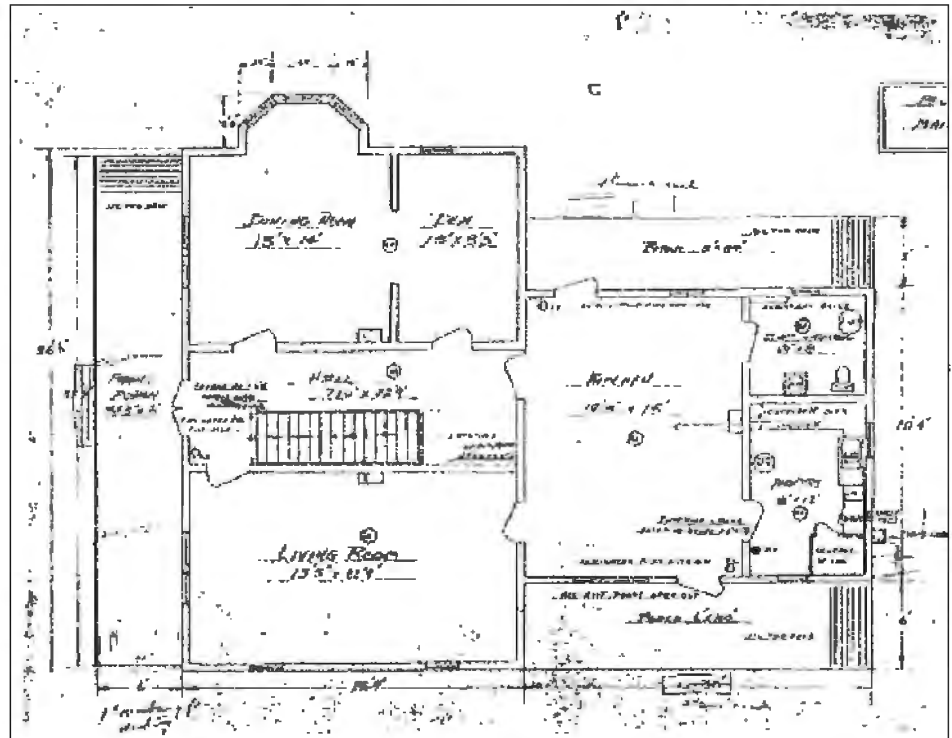
The site is important for its interpretation of the family lives of the early settlers and farmers on the South Arm, including themes such as agriculture on the South Arm, family life in a rural area of Richmond, the lives of children, and social aspects important at that time, such as the role of the Londons in the wider Lulu Island community and the presence of Chinese house and farm workers.

Originally a mixed agricultural farm producing dairy, oats, wheat, barley, timothy grass, fruit (plum, pear, cherry, apple) and a wide variety of vegetables, London Farm was one of the largest and most prosperous farms in Richmond and is valued for the continuation of its early agricultural tradition in the context of a municipal heritage site.

The remains of the once-thriving orchard include apple, pear and crabapple trees, and a grafting program has been undertaken to ensure the continuation of these fruit trees. Community and allotment gardens are located on the west portion of the site, and chickens and bees are kept. Artifacts and exhibits illustrate and explain past agricultural processes, techniques and equipment from the 1880s to the 1940s. The farm practices organic prevention and control of disease and pests.



As-found drawing of interior details
(Richmond Archives)



As-found drawing of main floor (Richmond Archives)

Replacing an earlier small farmhouse constructed in 1881, the northern section of the current London Farmhouse was built in 1898, with the southern section added in 1906. The Farmhouse has aesthetic importance as an excellent example of an early twentieth-century



rural farmhouse for a large and prominent local family. Situated in its original location, the two-storey farmhouse is Edwardian in design with Craftsman influences, T-shaped in plan, with a hipped roof and three chimneys. Balloon-framed in construction, the house has a full front verandah and two side porches with columns, and is clad in horizontal wooden drop-siding.

The farmhouse is important for the retention of the original rooms and interior spaces, and the conservation of interior features and finishes, including the wooden staircase, ornamental wooden window and door trims, interior doors, wallpaper and chimneys. The farmhouse has been furnished with articles typically found in Richmond homes between 1880 and 1929.



To illustrate the flower gardens established by the London family, re-established ornamental and kitchen gardens have been designed to reflect the aesthetics and plant material typical of farmhouse gardens in the early twentieth century. The landscape includes several remaining specimen trees associated with the farmhouse, and lush vegetation has established itself around the restored pond.

The authenticity of the original farmhouse and remaining landscape features from the London era, such as the site's location, ditch, pond, agricultural fields, and specimen trees, is a significant feature of the place. Value is found in the reconstructed, presently existing buildings, structures, planted trees, gardens, exhibits and other landscape features for their ability to reflect London Farm as it was in the past and which allow the site to be used for its current purpose, as a museum and heritage attraction for the City.



The London Farm site has ecological value, primarily due to the restoration of the pond by the London Heritage Farm Society. The original slough on the site was impacted by agricultural dyking and ditching in the area. Enhancements have included the construction of a berm along the to retain water which previously emptied into the Dyke Road drainage canal, creating a pond an associated wetland that provides habitat for a variety of birds and waterfowl that use the wetland vegetation for nesting.



London Farm is valued for its contribution to the community life of Richmond, through its role as an interpretive historic site and for the ongoing programming and events that occur throughout the year. Particularly important is the role of the non-profit, volunteer organization, the London Heritage Farm Society, whose volunteer and fundraising work supports the maintenance and improvement of the house and gardens of this historic place. The importance of London Farm to the community was underscored by its designation as a municipal heritage site in 1978.



Character-defining elements

Site and landscape:

- Rural landscape context of the site in its original location on Dyke Road on the South Arm
- Relationship to the Fraser River
- Dyke Road ditch along the southern boundary of the site
- Surrounding agricultural fields
- Specimen trees
- Lawn areas
- Wooden fences
- Pond and associated trees and vegetation
- Recent gardens and outbuildings that interpret the place at the time of the London family occupation, such as the barn, greenhouses, sheds, chicken coop, and ornamental and vegetable gardens
- Activities that represent the ongoing agricultural focus of the site, such as the management of orchard trees, allotment gardens, keeping of chickens and bees
- Outdoor museum exhibits and functions such as the large farming machinery display and small hand tool museum
- Artifacts and exhibits that explain past agricultural processes, techniques and equipment
- Ongoing use of the site for community events

Farmhouse:

- Form and character of an early twentieth century South Arm farmhouse, including the T-shaped plan, hipped roof, front and side verandahs with square columns, scrollcut brackets and open balustrades, and bay window with mansard roof with fishscale shingles
- Elements of original construction such as the pier block foundation, wooden drop siding with cornerboards, balloon framing and cedar shingle roof
- Three brick chimneys
- Windows, including double-hung wooden sash (replicated replacements)
- Wood front door with etched glass
- Original interior layout of rooms, staircase and hallways
- Interior wooden doors, trim and floor, wainscoting and picture rails
- Original hardware
- Museum exhibits and collections including recreated room settings, artifacts, photographs and documentation

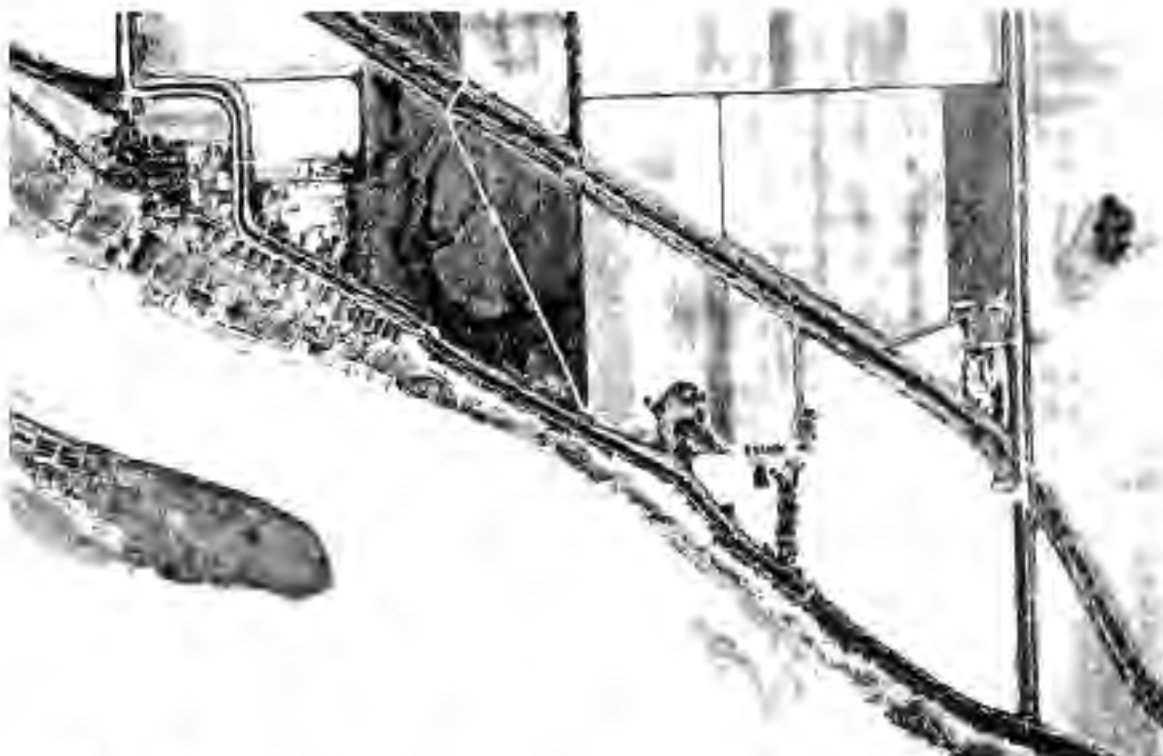


Doors Open events (www.londonheritage-farm.ca)

**London Heritage Farm
Statement of Significance**

Selected References

- Bannister, Marie. *A History of London, Lulu Island, Richmond*. Richmond Parks and Leisure Services, 1992.
- Bodnar, Diana L. *A History of London Area, Richmond, 1800-1990*. Richmond Parks and Leisure Services, 1990.
- City of Richmond Archives. *A Guide to the City of Richmond Archives Relating to London Farm*. 1996.
- City of Richmond Heritage Sites: London Farm. <http://www.richmond.ca/culture/sites/london/about.htm>
- City of Richmond Archives Reference Files, Heritage Buildings.
- Foundation Group Designs. Inventory Sheets, January 1990
- Foundation Group. Richmond Heritage Inventory Phase II May 1989. City of Richmond Archives.
- Keen, Mary and City of Richmond Archives. *Time and Tide: The Settlement of Lulu Island's South Arm Shore*. Volume 2: Richmond Neighbourhood Series. Richmond: City of Richmond Archives, 2005.
- London Family Biography Files. City of Richmond Archives.
- Ripon, Shan. *London Farm, Richmond: Historic Site Analysis and Investigation*. Richmond Historical and Museum Society, 1987.
- Ross, Leslie. *Richmond, Child of the Fraser*. Richmond: '79 Centennial Society, 1979.
- Steveston Recollections: The History of a Village <http://www.museevirtuel-virtualmuseum.ca/>



London Farm 1938



London Farm 1949



City of Richmond

Minutes

Richmond Heritage Commission

Wednesday, December 1, 2021
7:00 pm

Cisco Webex Online Meeting

Present: Todd Follett
Jesus Hipolito
Jack Olsen
Victoria Grigorenko
Brenda Clark
Joseph Fry
Rocky Lu

Absent: Ron Hyde
Councillor Michael Wolfe, Council Liaison

Also Present: Minhee Park, Planner 2
Diana Nikolic, Program Manager, Policy Planning
Rebecca Clarke, Manager, Museum and Heritage Services

Call to order: Chair Todd Follett called the meeting to order at 7:05pm.

1. Approval of the Agenda

It was moved and seconded:

That the December 1, 2021 agenda for the meeting of the Richmond Heritage Commission be adopted.

CARRIED

2. Adoption of the Minutes

It was moved and seconded:

That the minutes of the Regular meeting of the Richmond Heritage Commission held on November 3, 2021, be adopted.

CARRIED

3. New Business:

a) Heritage Alteration Permit for London Heritage Farm (HA21-936123)

Rebecca Clarke, Manager of Museum and Heritage Services, introduced the Heritage Alteration Permit (HAP) application, and provided the following comments:

- The London Heritage Farm Master Plan has been developed in collaboration with the London Heritage Farm Society to guide the future development and operation of the site, and was adopted by Council in February, 2021.
- Detailed designs are now available to implement the London Heritage Farm Master Plan. Most of the proposed works are to upgrade the features that have been deteriorated and some works are implementation of new features.

In response to the Commission's questions, Ms. Clarke provided the following clarification and additional information.

- The concrete pad for the tractor display is proposed at the ground level to support the weight of the tractor.
- Portions of the park will remain open while the proposed works are undertaken.
- In terms of phasing and priorities, most of the proposed works have been included in the capital submission for 2022. Once funding is in place, the works will be phased, and the Parks Department will lead the majority of the works. The boardwalk proposed over the pond will be part of Phase 2, and a separate Heritage Alteration Permit application will be submitted for the boardwalk. The proposed work at the front entrance and the driveway will need to be coordinated with the dike alignment project.
- No change is proposed to the current parking layout.
- No off-site works are proposed as part of the HAP.

Discussion ensued with regard to the consistency of the proposed HAP with the approved London Heritage Farm Master Plan, and a motion to endorse the Heritage Alteration Permit application was introduced, but failed to receive a seconder.

Further discussion ensued regarding the signage at the front entrance and the works that should be integrated with the proposed dike upgrade project.

It was moved and seconded:

That the Heritage Alteration Permit application for London Heritage Farm (HA21-93612) be endorsed as presented with a condition that the landscape improvement work, signage and fencing at the front entrance are designed and undertaken in conjunction with the dike upgrades in front of the site.

CARRIED

b) Steveston Heritage Interpretive Framework

Ms. Clarke provided an overview of the Steveston Heritage Interpretive Framework with the aid of PowerPoint presentation.

- An Interpretive Framework sets out the main themes and stories told at heritage places. These themes help guide the design and operation of heritage facilities.

- The three themes for Steveston are: 1) Cultural Diversity 2) Connection to the Fraser River 3) the Past in our Present. The stories are: 1) Fishing 2) Farming 3) Community Life 4) Transportation.
- A number of gaps and weaknesses were identified in the existing interpretation of Steveston through the development of the Framework, and further heritage initiatives should address these gaps.

In response to the Commission's questions, staff provided the following clarification and additional information.

- Staff are having conversations with Musqueam people to identify ideas and opportunities in order to ensure the indigenous stories are told.
- Staff would appreciate feedback from the Commission on how the Framework fits in the Steveston Village Heritage Conservation Area.
- Natural and ecological history and traditional uses by indigenous people are part of the "Connection to the Fraser River" theme, and landscape is also a big part of the theme. There are a lot of opportunities for storytelling.
- Staff continue to explore options for digital communication. Currently, video contents are accessible through social media.

c) Updates from Museum and Heritage Services

Ms. Clarke provided the following updates:

- A report summarizing Phoenix Net Loft Phase 1 public consultation results was referred back to staff to propose further directions and options for general and multi-use flexible programming and other possibilities.
- Interior renovation is proposed to the Steveston Museum in order to support the existing operation such as the post office, heritage displays and programming with support for additional cultural programs.
- The capital budget for new roofs and envelop repair for a number of buildings at Britannia Shipyards has been approved.

d) 2022 Work Program – Brainstorming Session

Staff shared the 2021 Work Program and requested that the Commission think about ideas for the 2022 Work Program. Discussion ensued regarding raising the profile of Richmond heritage and having a more specific proposal and options.

4. Business Arising:

- Council Liaison Update

Staff shared the updates provided by Councillor Wolfe prior to the meeting.

- Council approved the Steveston Heritage Interpretation Framework and Steveston Museum and Post Office Improvements.
- Councillor Wolfe has been assigned as the liaison for the Heritage Commission.
- The report regarding Phoenix Net Loft Phase 1 engagement was referred back to staff.
- At the November 23, 2021 Parks, Recreation and Cultural Service Committee meeting, the Committee discussed the waterfront coordinator position for Britannia Shipyards. A referral was made on the master plan update to Garry Point and Steveston area public amenities such as Phoenix Net Loft and Scotch Pond.
- At the November 29, 2021 Finance Committee meeting, the Committee considered the proposed capital and operating budgets, and one time expenditures. The report includes a list

of heritage buildings receiving capital funding over the next 5 years, including the Japanese duplex and First Nations bunkhouse reconstruction and exhibit development, Phoenix Net Loft interpretive centre implementation, and the Steveston Museum and Post office program space and exhibit upgrades, for a total of over \$27 million. The budget goes to the December 6, 2021 Council meeting.

- Staff Liaison Update

The Staff Liaison provided the following updates to the Commission:

- A Heritage Alteration Permit has been issued for the new signs at 12251 No.1 Road (Five Roads Brewing Co.).
- The Richmond Heritage Awards will be organized in May 2022.

5. Next Meeting Date

The next meeting is set for Wednesday January 5, 2022 (tentative date) at 7:00pm via Cisco Webex, with the understanding that the Chair and Staff Liaison can cancel the meeting if there are no pressing matters.

6. Adjournment

It was moved and seconded:

That the meeting adjourn (8:15 pm).

CARRIED

MP:mp

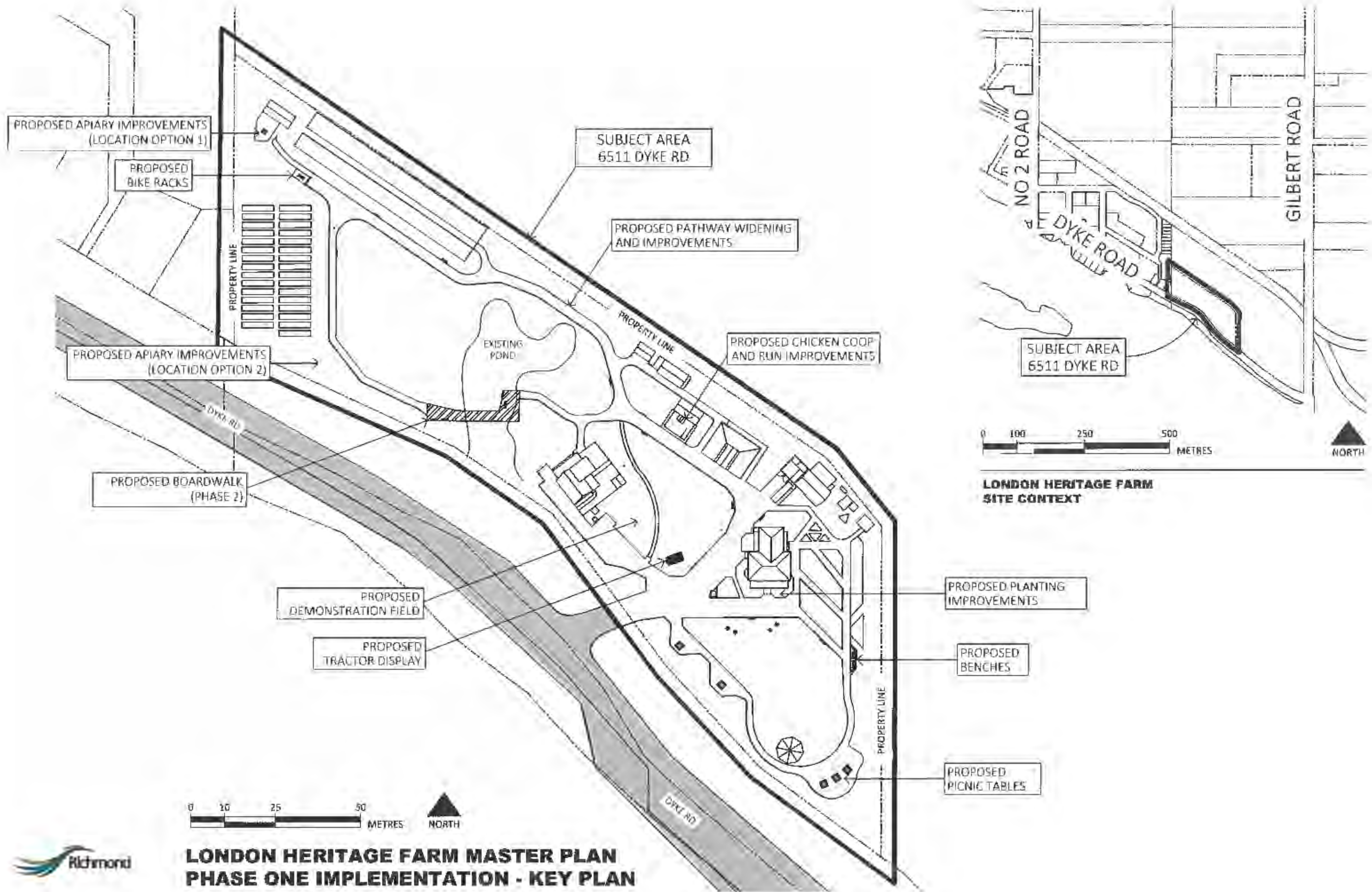
Certified a true and correct copy of the Minutes of the meeting of the Richmond Heritage Commission of the Council of the City of Richmond held on Wednesday, December 1, 2021.

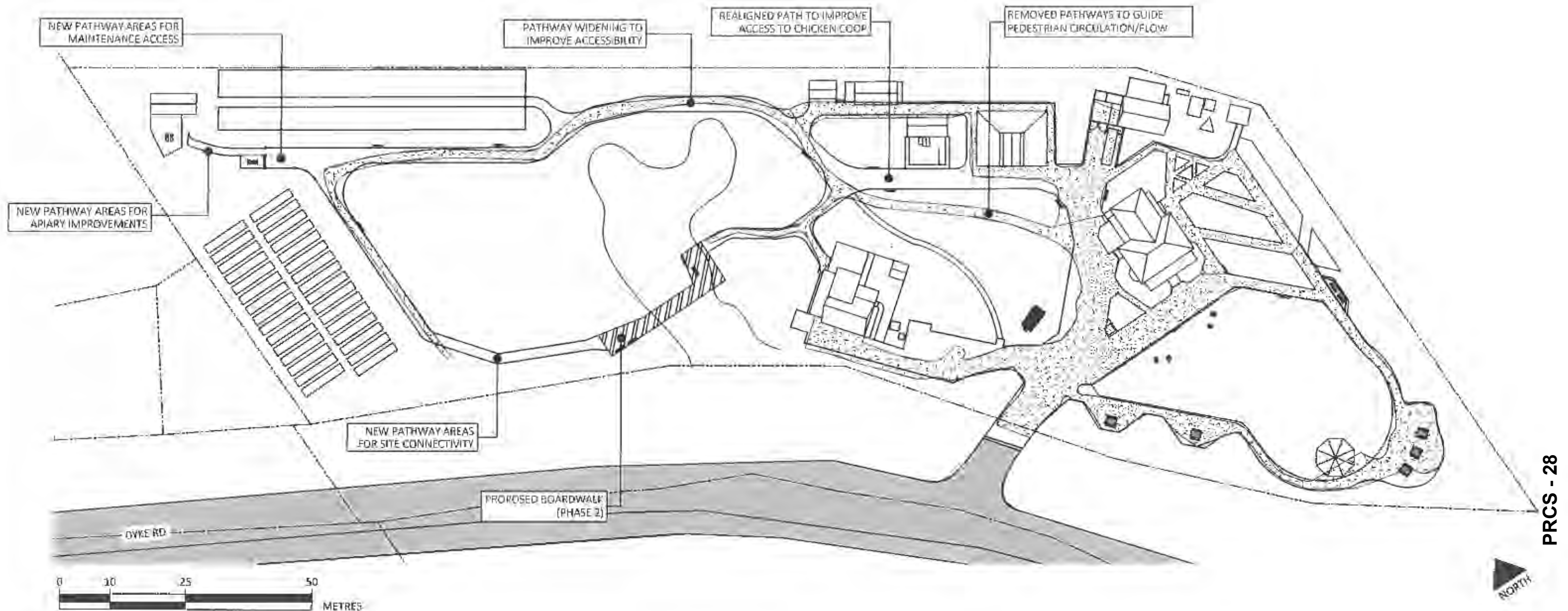
Todd Follett, Chair

Minhee Park
Planner 2




Distribution: Commission Members
Councillor Michael Wolfe
John Hopkins, Director, Policy Planning
Diana Nikolic, Program Manager, Policy Planning
Marie Fenwick, Director, Arts, Culture and Heritage Services

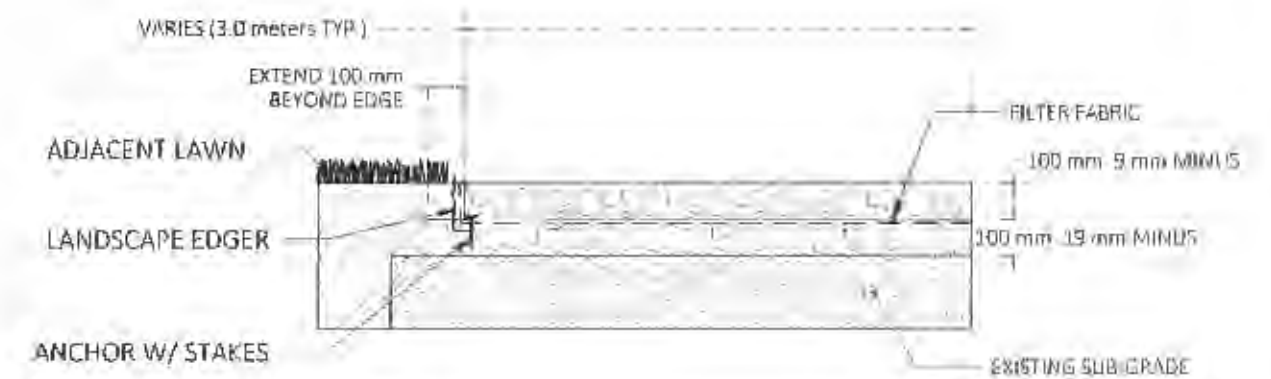
Rebecca Clarke, Manager, Museum and Heritage Services
Suzanne Smith, Program Manager, Development
Minhee Park, Planner 2, Policy Planning





LEGEND

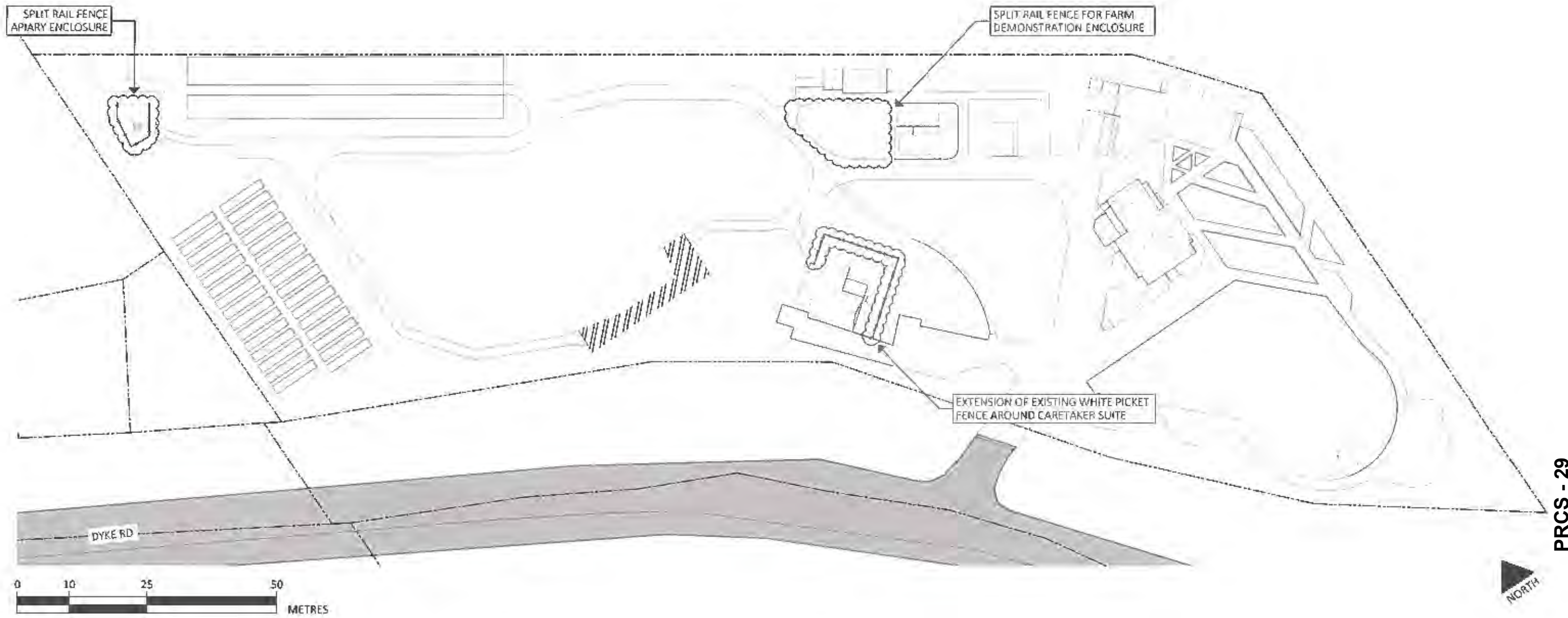
-  EXISTING PATHWAY AREAS TO BE RENEWED/REMOVED
-  PROPOSED PATHWAY AREAS COMPACTED AGGREGATES (SEE DETAIL X)
-  PROPOSED BOARDWALK



**STANDARD PATHWAY DETAIL
CROSS-SECTION**



LONDON HERITAGE FARM MASTER PLAN PATHWAY IMPROVEMENTS



PRCS - 29

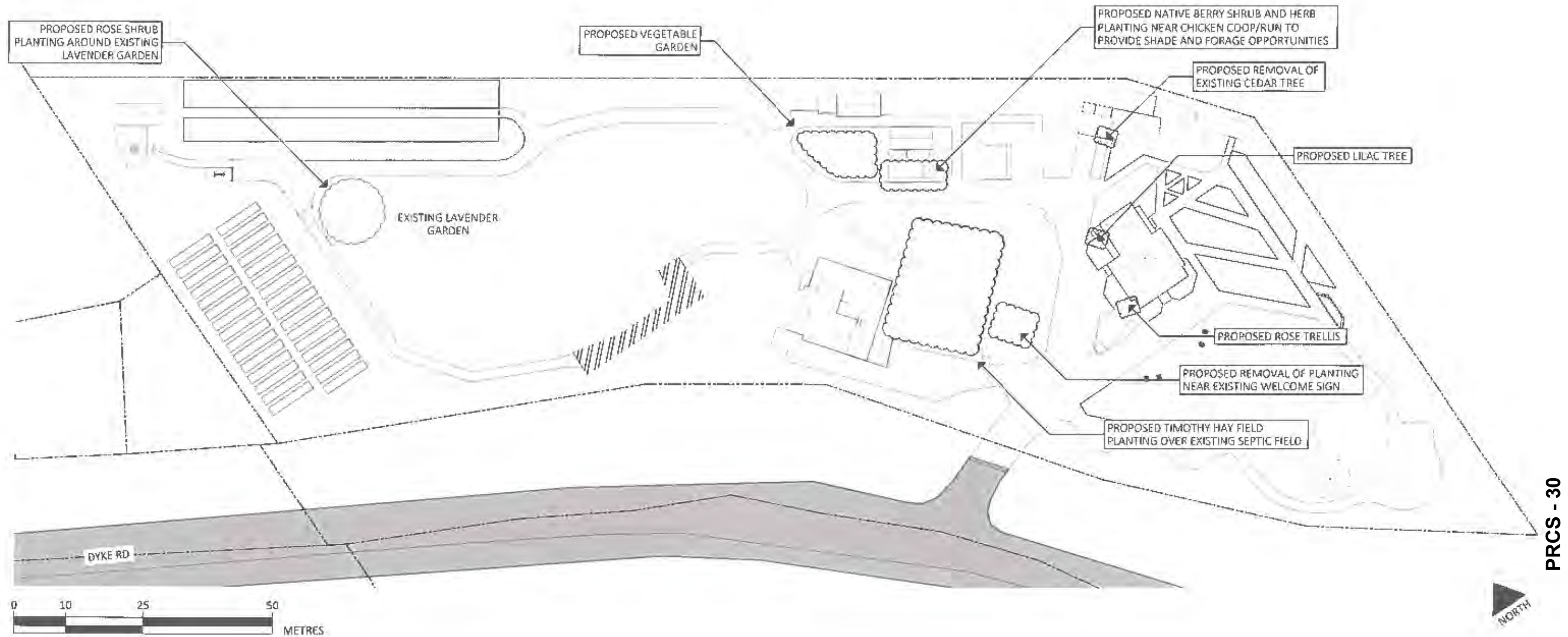
PRECEDENT IMAGERY



WHITE PICKET FENCE



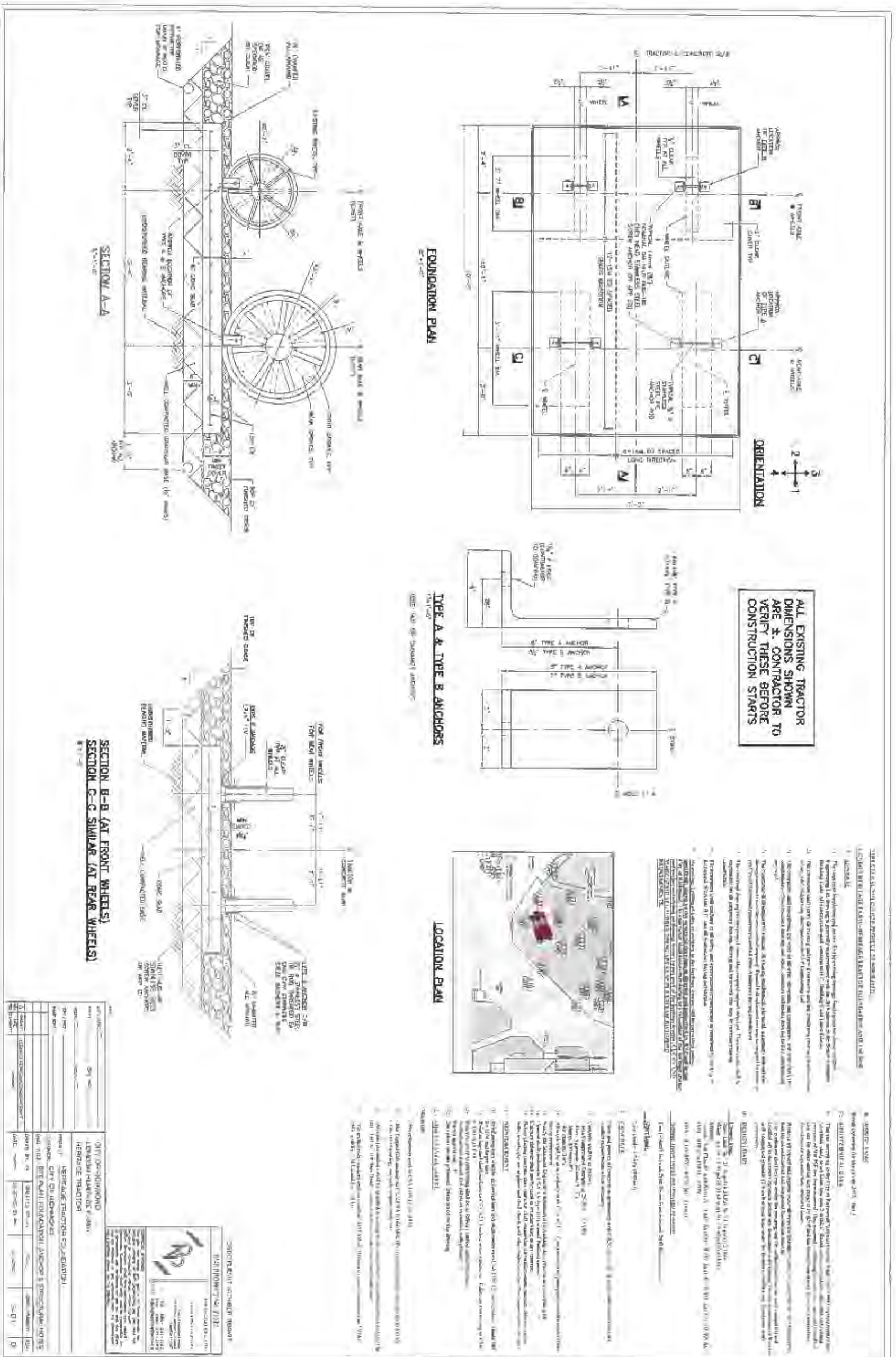
SPLIT RAIL FENCE

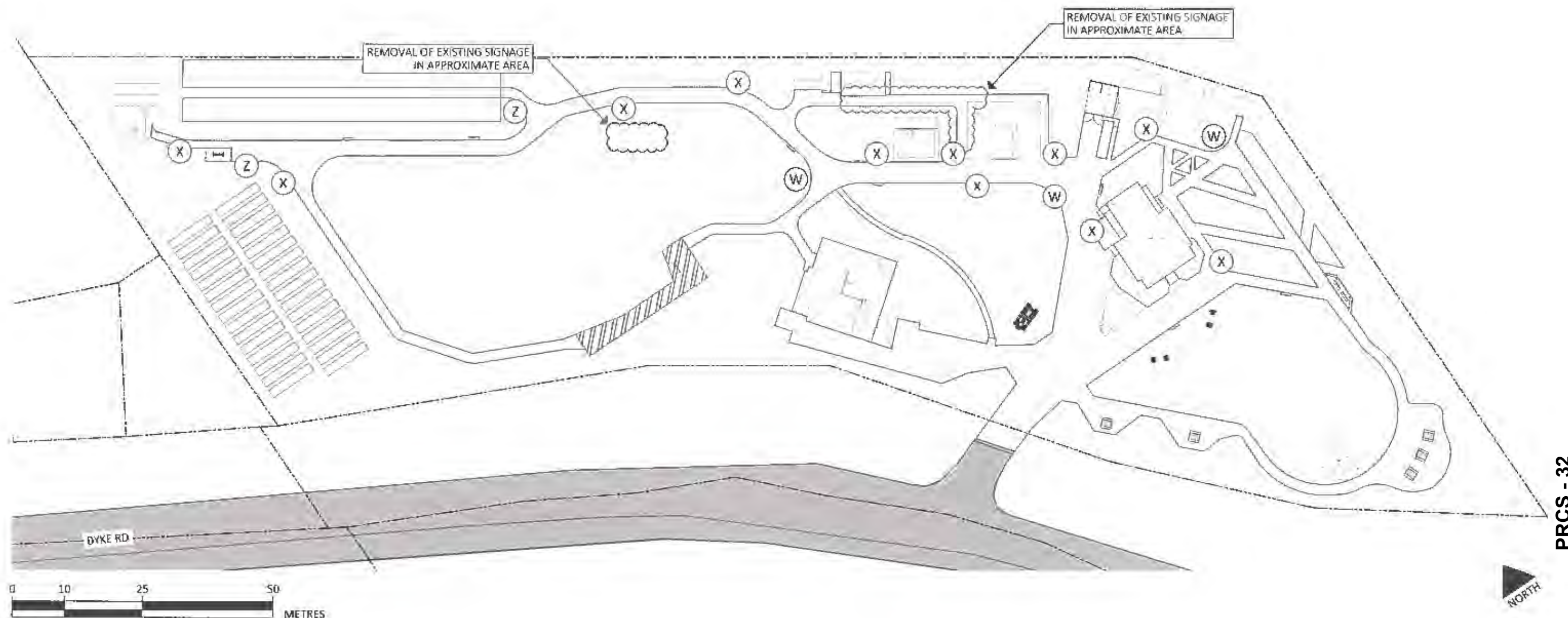


PRECEDENT IMAGERY



**LONDON HERITAGE FARM MASTER PLAN
PLANTING IMPROVEMENTS**





PRCS - 32

PROPOSED SIGNAGE
SCHEDULE OF QUANTITIES

ID	QTY	DESCRIPTION
(W)	3	WAYFINDING
(X)	11	INTERPRETIVE
(Z)	2	INFORMATIONAL

PRECEDENT IMAGERY



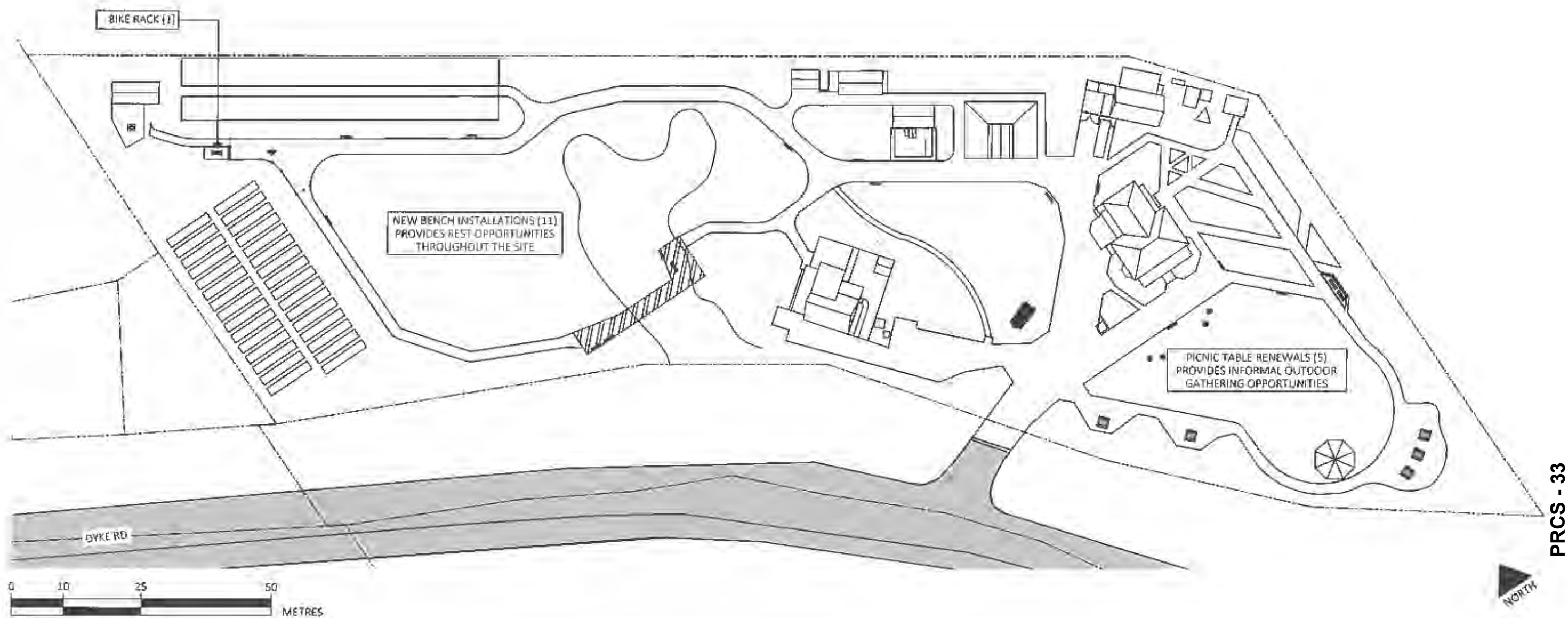
INTERPRETIVE AND INFORMATIONAL SIGNS






WAYFINDING SIGNAGE



**LONDON HERITAGE FARM MASTER PLAN
SIGNAGE IMPROVEMENTS**



PROPOSED FURNISHINGS
SCHEDULE OF QUANTITIES

ID	QTY	DESCRIPTION
	5	PICNIC TABLES
	11	BENCHES
	1	BIKE RACKS

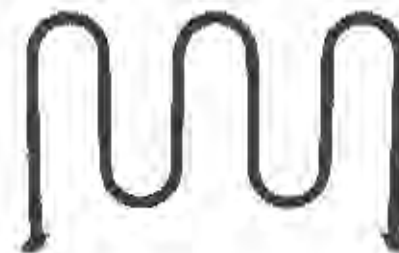
PRECEDENT IMAGERY



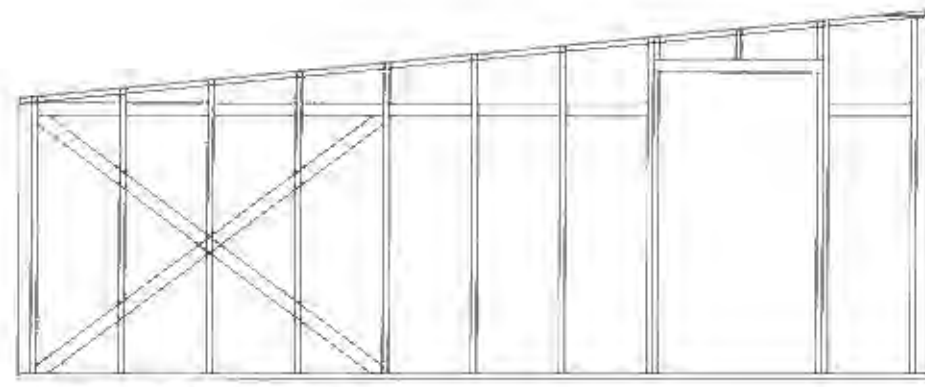
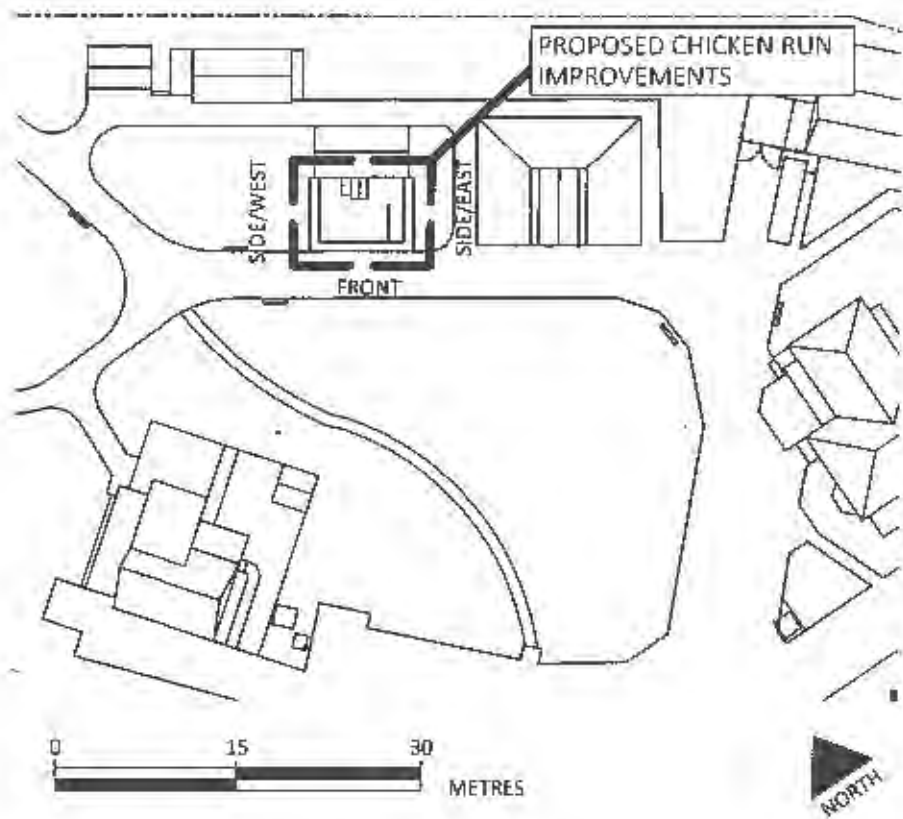
BENCHES



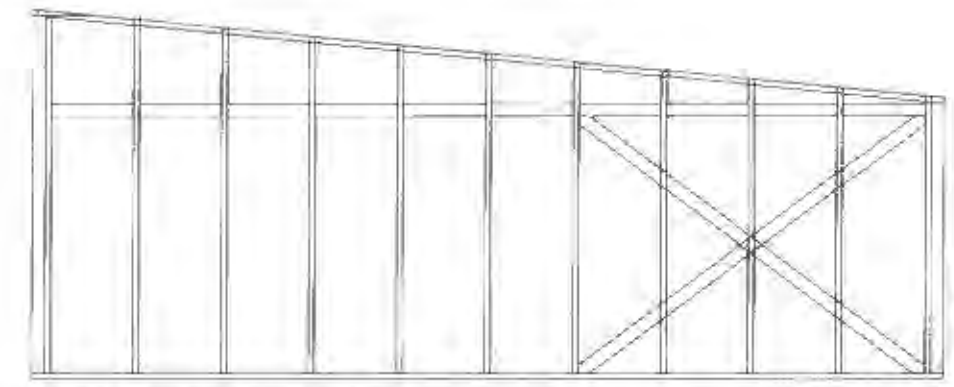
PICNIC TABLES



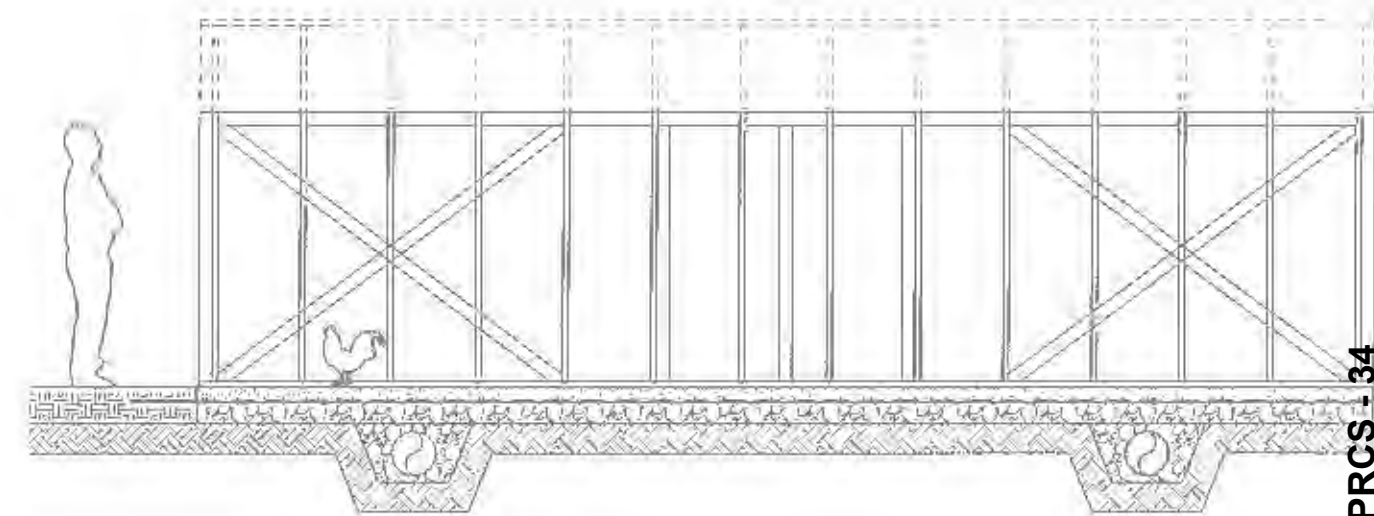
BIKE RACKS



SIDE ELEVATION (EAST)

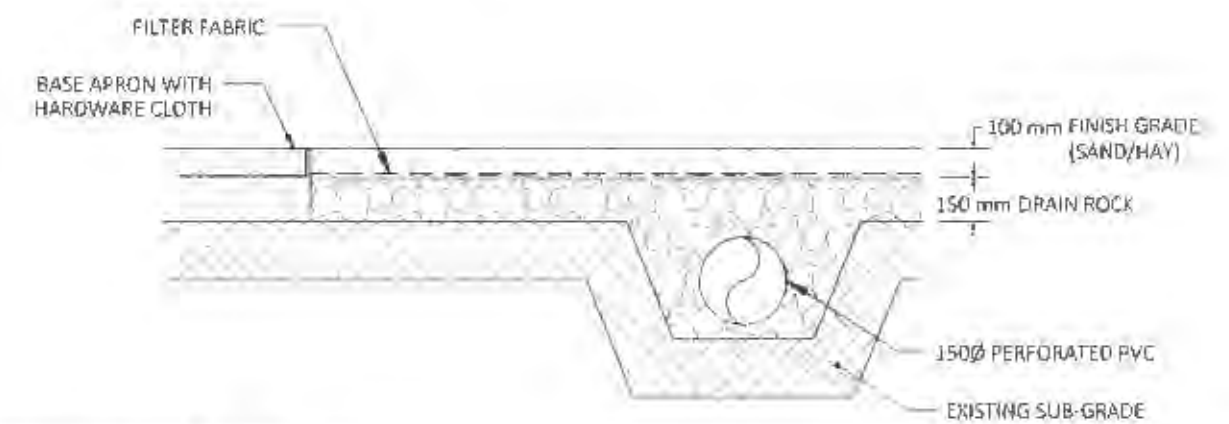


SIDE ELEVATION (WEST)



FRONT ELEVATION WITH BASE PROFILE

PRECEDENT IMAGERY



BASE PROFILE DETAIL
CROSS SECTION