



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services Committee      **Date:** January 3, 2023

**From:** Todd Gross      **File:** HA 22-025867  
 Director, Parks Services

Marie Fenwick  
 Director, Arts, Culture and Heritage Services

**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 which will permit the addition of a new pond boardwalk and replacement orientation sign at London Farm, 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 January 3, 2023, from the Director, Parks Services, and Director, Arts, Culture and Heritage Services.

Todd Gross  
 Director, Parks Services  
 (604-247-4942)

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

Att. 3

| REPORT CONCURRENCE                |                                     |                                |
|-----------------------------------|-------------------------------------|--------------------------------|
| ROUTED TO:                        | CONCURRENCE                         | CONCURRENCE OF GENERAL MANAGER |
| Policy Planning                   | <input checked="" type="checkbox"/> |                                |
| <b>SENIOR STAFF REPORT REVIEW</b> | INITIALS:<br>                       | <b>APPROVED BY CAO</b><br>     |

## Staff Report

### Origin

London Farm, located at 6511 Dyke Road (the Site), was designated a heritage site in 1978 and is protected by Heritage Designation Bylaw 3528. This bylaw protects the cultural landscape at the Site, its expression of historical themes in the settlement of the South Arm of Lulu Island, and its mixed agricultural use by the London family in the late 1800s. Please refer to Attachment 1 for a London Farm Location Map and Attachment 2 for the London Heritage Farm Statement of Significance.

Under the City's Heritage Procedures Bylaw 8400, exterior alterations to a heritage designated site are subject to a Heritage Alteration Permit (HAP). Issuance of a HAP is subject to Council authorization.

The City of Richmond is applying for a HAP to add a new pond boardwalk and replacement orientation sign to the Site. The purpose of this report is to provide an overview of the proposed boardwalk and orientation sign, applicable policies and plans, and recommend that Council authorize the issuance of a HAP.

The work proposed as part of this HAP application will continue the London Farm park renewal work included in HA 21-936123 approved in December 2021. Work approved in HA 21-936123, which includes renewed and new pathways, site furnishings, interpretive and wayfinding signage, interpretive displays, lighting, and planting, is currently underway.

Funding of \$612,000 for the London Farm park renewal, including the addition of a boardwalk and replacement of the orientation sign, was approved by Council as part of the 2022 capital planning process. Additionally, the City received \$459,000 in grant funding for this project which will offset City expenditures.

### Related Policies and Plans

#### *London Farm Master Plan*

The location and scale of the boardwalk are consistent with the "new boardwalk pond crossing with seating areas at both ends" included in the London Heritage Farm Master Plan, which was approved by Council on February 8, 2021.

The goals of the London Heritage Farm Master Plan are to:

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.

The proposed boardwalk and replacement orientation sign contribute towards all of these goals.

The park renewal work in this HAP application was identified in the Phase 1 implementation of the London Heritage Farm Master Plan. Phase 1 work includes renewed gravel pathways, garden plantings, site signage, heritage farm equipment displays, park furnishings, apiary, chicken coop and run, bike parking, and a new display outhouse and farm demonstration garden. It is anticipated that Phase 1 work will be substantially completed by Q2 2023. Phase 2 elements including, roadside, gating and driveway improvements will be considered at a later time in conjunction with planned dike upgrades along Dyke Road.

#### *Steveston Area Plan*

Under the Official Community Plan 2041, the Site falls within the Steveston Area Plan (Area Plan), which seeks to “conserve significant heritage resources throughout the Steveston Area.” Section 4.1 (h) of the Area Plan requires that the Standards and Guidelines for the Conservation of Historic Places in Canada, prepared by Parks Canada, be used to guide the management of heritage resources. Below are the standards and guidelines that most directly apply to the boardwalk and sign:

- 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.
- Designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural landscape. For example, erecting a new farm outbuilding, using traditional form and materials, or installing signs and lighting compatible with the cultural landscape.

#### *Agricultural Land Reserve*

The Site is zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve. Agricultural Land Commission staff confirmed that the existing approval for the Site to be operated as a heritage site is general enough that the proposed boardwalk and sign do not require a Non-Farm Use application.

#### Stakeholder Consultation

The proposed boardwalk and orientation sign were developed in consultation with the London Heritage Farm Society (the Society). The Society supports this work including the proposed locations and designs. Should this HAP be authorized, the Society will continue to be consulted throughout implementation.

The boardwalk and sign were reviewed by the Richmond Heritage Commission at their regular meeting on December 7, 2022. Commission members supported implementation of the boardwalk and offered no comments for consideration.

Commission members did not offer comments on the proposed location or massing of the sign. However, members suggested the architectural expression of the sign be reconsidered to reflect a simplified design with horizontal elements, similar to the existing farmhouse building. Please refer to Attachment 3 for an Excerpt from the Minutes of The Richmond Heritage Commission Meeting.

Staff considered the Commission's comments and are recommending proceeding with the HAP application with the proposed design. While the comments from the Commission were carefully considered, this design was developed in collaboration with, and supported by, the London Heritage Farm Society. The proposed design is reflective of the London Farm visual identity and consistent with the modern approach taken on other signage throughout the site which was approved as part of permit HA 21-936123. In addition, any further consultation related to design changes will increase the timeline for project completion. The grant funding received for this project must be spent prior to the March 31, 2023, deadline. Should completion of this work extend beyond this deadline, the City will have to identify an alternative funding source for this work.

A Heritage Alteration Permit notification sign has been installed on the subject property.

### Proposed Boardwalk

The purpose of the boardwalk is to:

- Connect the park areas on the east and west sides of the pond;
- Establish a walking loop at the Site;
- Provide opportunities for seating nearer to the water; and
- Enhance the Site's interpretation of the natural environment.

The proposed location for the boardwalk is over the south end of the existing pond, at its narrowest point, and where there are gaps between existing trees.

In terms of materials, the structural components of the boardwalk (helical piles, beams, cross bracing and brackets) will be metal, while the finish materials (decking and railings) will be rough timber that is typical of agricultural spaces and in keeping with the heritage aesthetic found in other Site features.

The only existing planting that will be impacted by construction of the boardwalk is *Typha latifolia* (Bulrush) which is expected to re-establish itself after the boardwalk is completed.

### Orientation Sign

The purpose of the renewed orientation sign is to provide wayfinding and program information to the public in an appealing way, in keeping with the current visual identity of the site. The proposed sign will include printed panels with a site map and changeable site information such as hours of operation and events. The sign is to be constructed of rough timber posts, consistent with other site features and in keeping with the site's farming heritage.

The proposed sign will replace the existing deteriorated orientation kiosk in the same location. The proposed design has a smaller massing to reduce the visual impact on the site. Surrounding plantings will be limited to grass lawn as the proposed sign is intended to be accessed from both sides.

For further details on the proposed boardwalk and orientation sign, please refer to the plans included in the Heritage Alteration Permit (File No.: HA 22-025867).

**Financial Impact**

None.

**Conclusion**

The boardwalk and orientation sign as described in this HAP application is in keeping with the 2021 London Heritage Farm Master Plan. The materials and character of the boardwalk and sign will be consistent with other site features. The addition of the boardwalk and sign will enhance the Site's circulation, wayfinding and interpretation. Should issuance of this HAP be authorized, the London Heritage Farm Society will be consulted throughout implementation.

It is recommended that the subject Heritage Alteration Permit for the Site, HA 22-025867, be authorized.



Miriam Plishka  
Park Planner, Parks Services  
(604-204-8917)



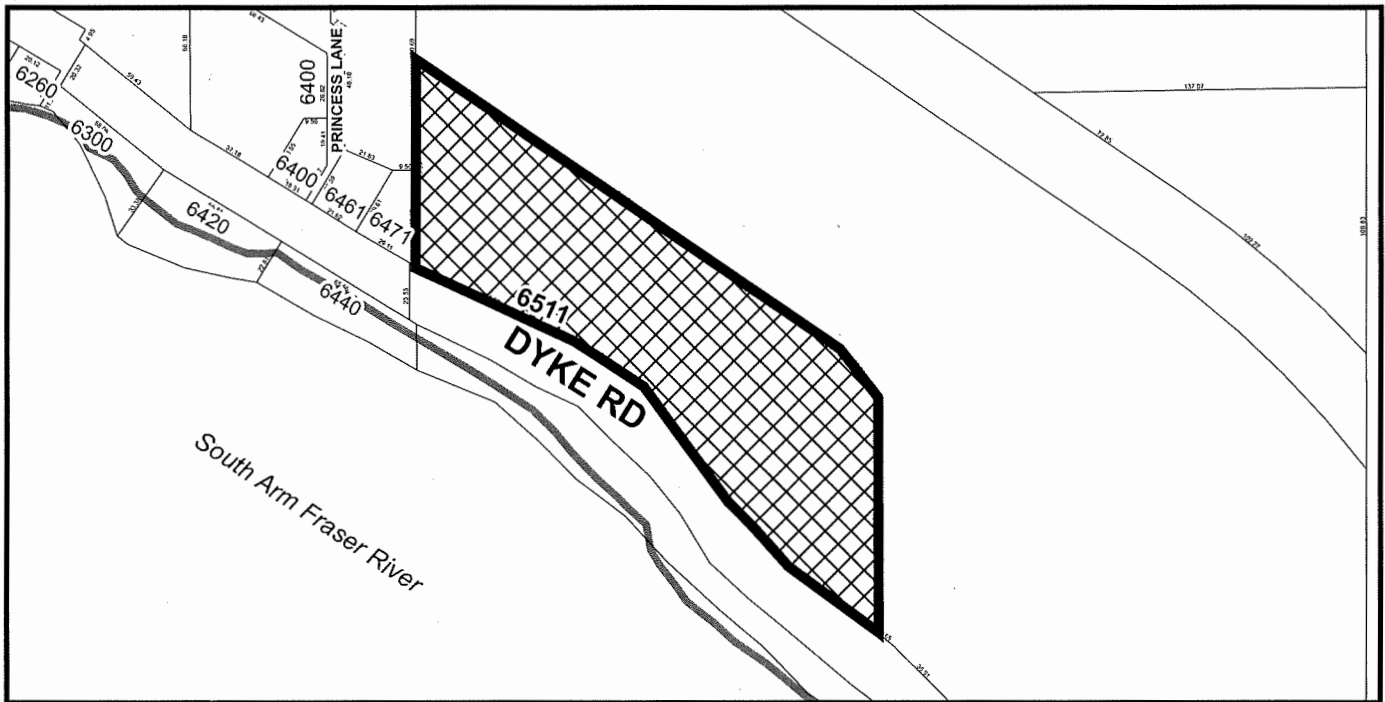
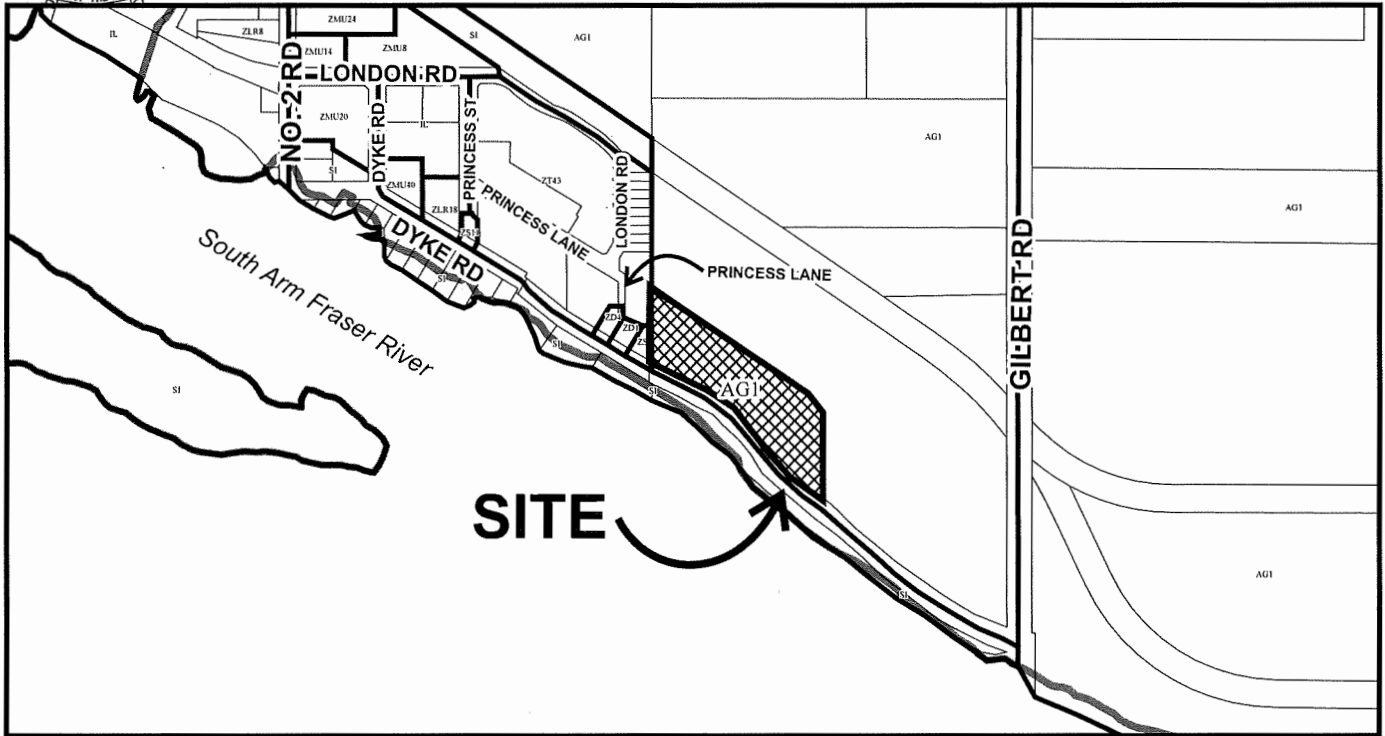
Rebecca Clarke  
Manager, Museum & Heritage Services  
(604-247-8330)

- Att. 1: London Farm Location Map  
2: London Heritage Farm Statement of Significance  
3: Excerpt from the Minutes of The Richmond Heritage Commission Meeting

# London Farm Location Map



## City of Richmond



# HA 22-025867

Original Date: 11/21/22

Revision Date:

Note: Dimensions are in METRES

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



(www.londonheritagefarm.ca)

**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.



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



## London Heritage Farm Values 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 ...”<sup>1</sup>

<sup>1</sup> 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 McNeeley, 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 18 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)

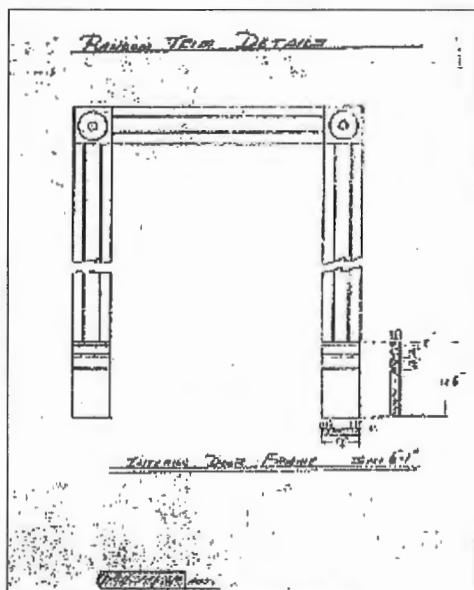


**London Heritage Farm**  
Statement of Significance

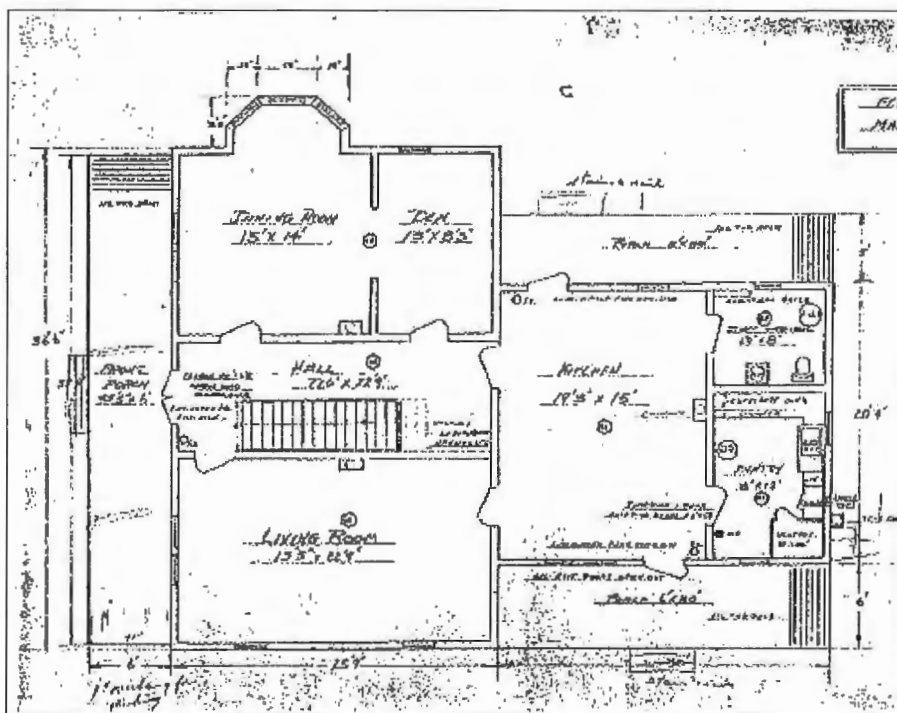
The site is important for its interpretation of the family lives of the early settlers and farmers on the South Arm, including themes such as agriculture on the South Arm, family life in a rural area of Richmond, the lives of children, and social aspects important at that time, such as the role of the 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](http://www.londonheritage-farm.ca))

**London Heritage Farm** **Selected References**  
**Statement of Significance**

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.

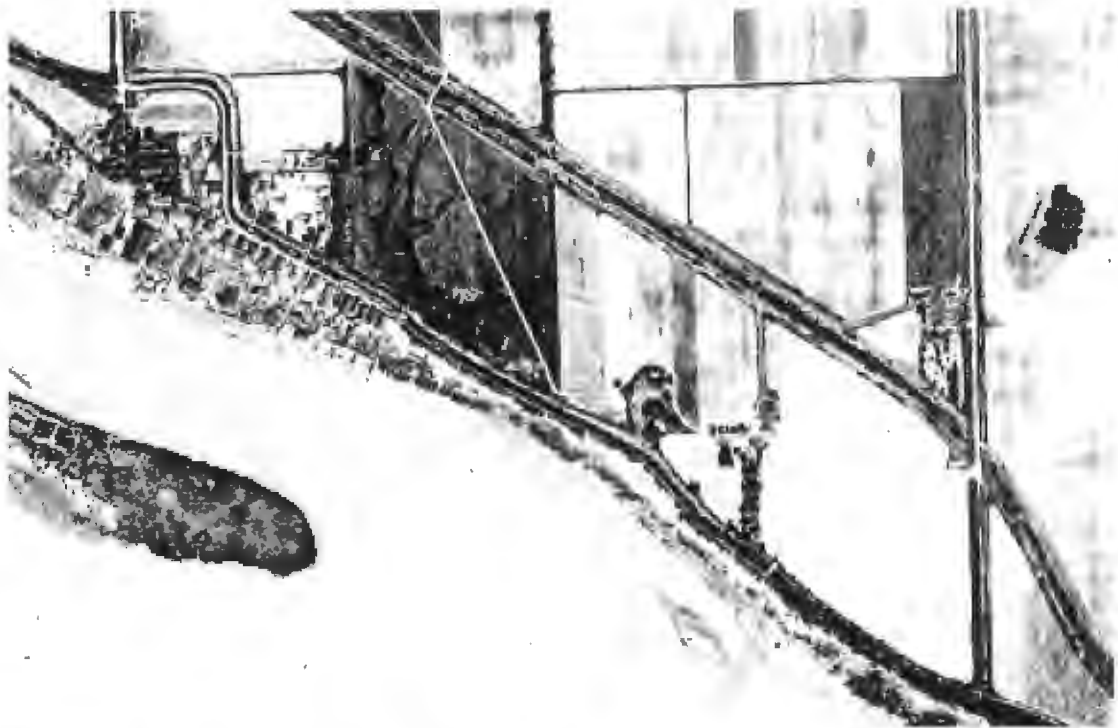
Keen, Mary and City of Richmond Archives. *Time and Tide: The Settlement of Lulu Island's South Arm Shore*. Volume 2: Richmond Neighbourhood Series. Richmond: City of Richmond Archives, 2005.

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

**Excerpt from the Minutes of  
The Richmond Heritage Commission Meeting**

**Wednesday, December 7, 2022 – 7:00 p.m.  
Webex meeting**

a) Heritage Alteration Permit Application for 6511 Dyke Road (HA 22-025867)

Miriam Plishka, Park Planner, introduced the Heritage Alteration Permit (HAP) application for the London Heritage Farm, and provided the following information:

- The purpose of the HAP is to construct a new boardwalk at the south end of the pond and an orientation sign near the front entry of the site.
- The proposed boardwalk would help establish a continuous walking loop within the site. The proposed materials of the decking and guardrail would be simple wood and two seating areas are proposed on either side of the boardwalk with benches and interpretive panels.

Rebecca Clarke, Manager of Museum and Heritage Services, provided the following additional comments and information:

- The heritage value of the pond lies in that it represents the historic slough which used to exist in the area, and the intention is to highlight the original waterway feature.
- A series of interpretive and wayfinding signs was approved as part of the previous HAP but details of the main orientation sign were not finalized at that time.
- The proposal is to maintain the location of the sign with a slightly different orientation. The sign design was developed through a collaborative process with the London Heritage Farm Society.
- The sign will replace the existing kiosk and will convey information about the site, and share information about different events and program and volunteer opportunities.

In response to a question from the Commission regarding the overall vocabulary of the signs on the site, staff noted that other signs were lower and rectangular and were supported by two wooden posts.

The Commission provided the following comments:

- It would be good to have cohesion in the design vocabulary. The existing heritage building is a simple structure with horizontal elements. Revising the design scheme to reflect similar horizontal elements would complement the heritage character of the building. The curved top is a contemporary approach and is not in keeping with the heritage character of the building.
- Colours, materials or some horizontal elements that complement the heritage character can be considered to better integrate the sign into the overall landscape.



- The proposed sign is simple and easy to read.

In response to the questions from the Commission, staff provided the following additional comments:

- The roof over the existing kiosk is deemed unnecessary and is often considered visual intrusion.
- The proposed sign design is a modern approach to attract more people to the heritage site that has evolved over time and adapted to the current needs, and actively engage them.

The Commission requested that more information be provided regarding how the sign design fits within the context in a cohesive manner and the design be brought back to the Commission for final comments and review.

It was moved and seconded:

***That the proposed boardwalk included in the Heritage Alteration Permit application (HA 22-025867) be supported as presented.***

CARRIED

It was moved and seconded:

***That considerations be given to the comments made by the Richmond Heritage Commission on the orientation sign design included in the Heritage Alteration Permit application (HA 22-025867), and the sign design along with contextual information on the overall approach to signs on the site be brought back to the Richmond Heritage Commission for review and comments.***

CARRIED



File No.: HA 22-025867

To the Holder: City of Richmond, Parks Services (c/o Miriam Plishka – Park Planner)  
Property Address: 6511 Dyke Road  
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 applies to and only to those lands shown cross-hatched on the attached Schedule “A” and any and all buildings, structures and other development thereon.
3. This Heritage Alteration Permit is issued to authorize the following scope of works generally in accordance with Plans #1 to #6, attached hereto:
  - Construction of a boardwalk over the south end of the existing pond; and
  - Replacement of the orientation sign.
4. 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.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.
6. This is not a Building Permit.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF <Date>

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

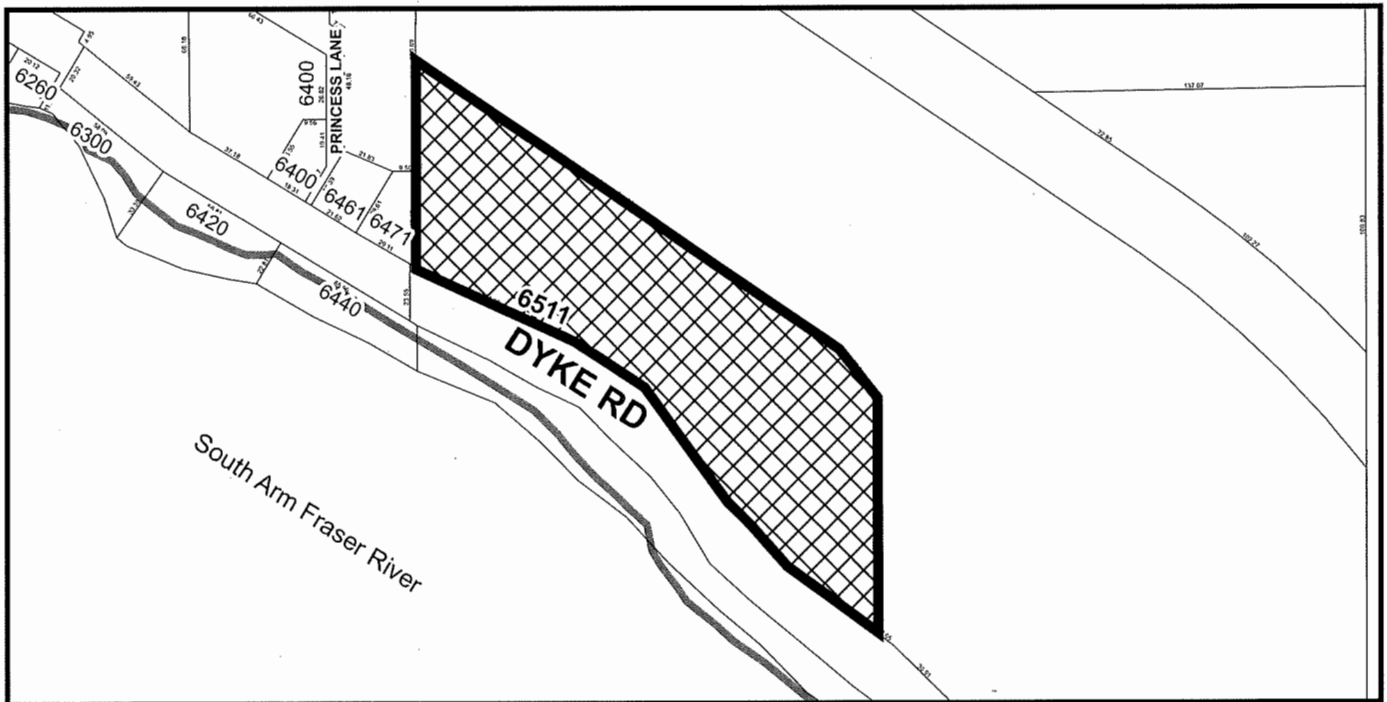
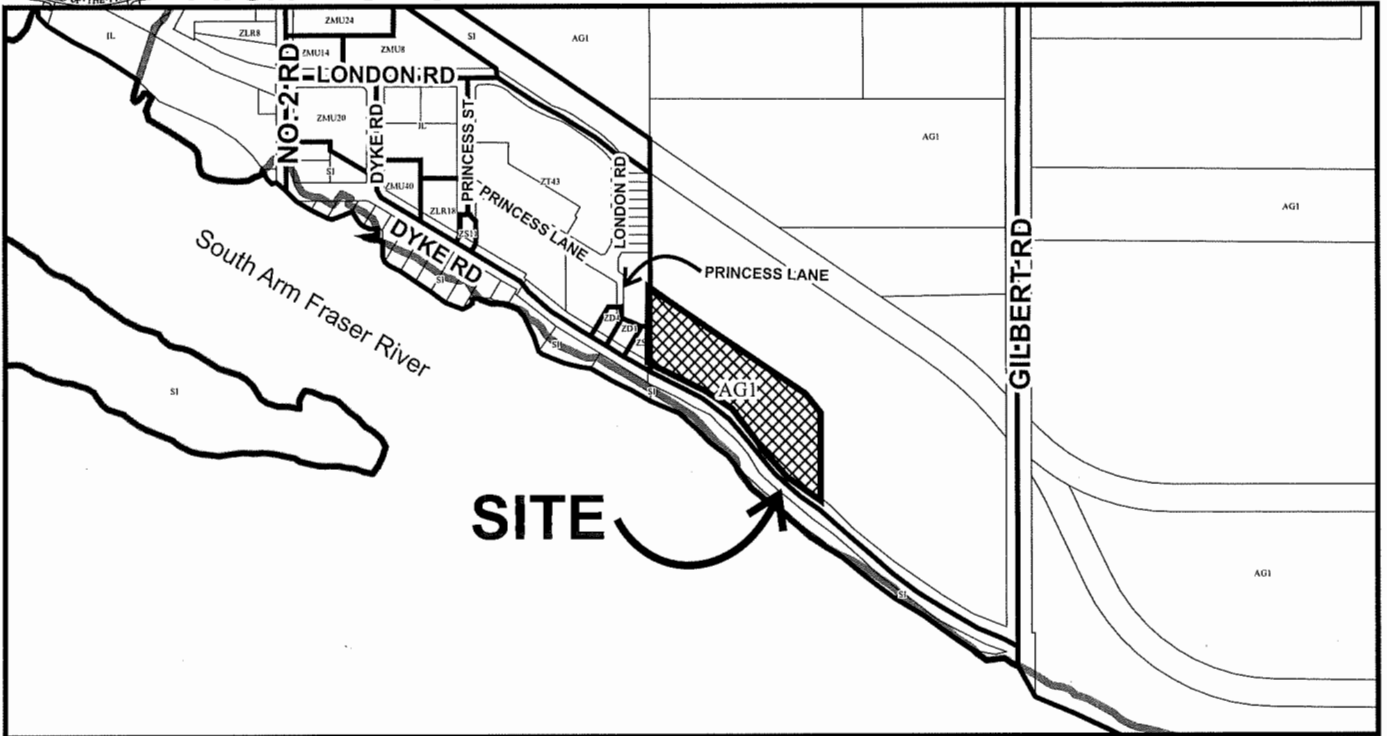
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
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

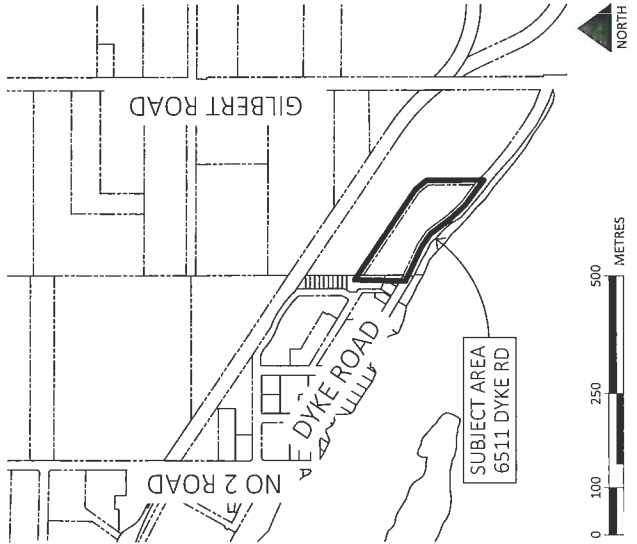


HA 22-025867  
**SCHEDULE "A"**

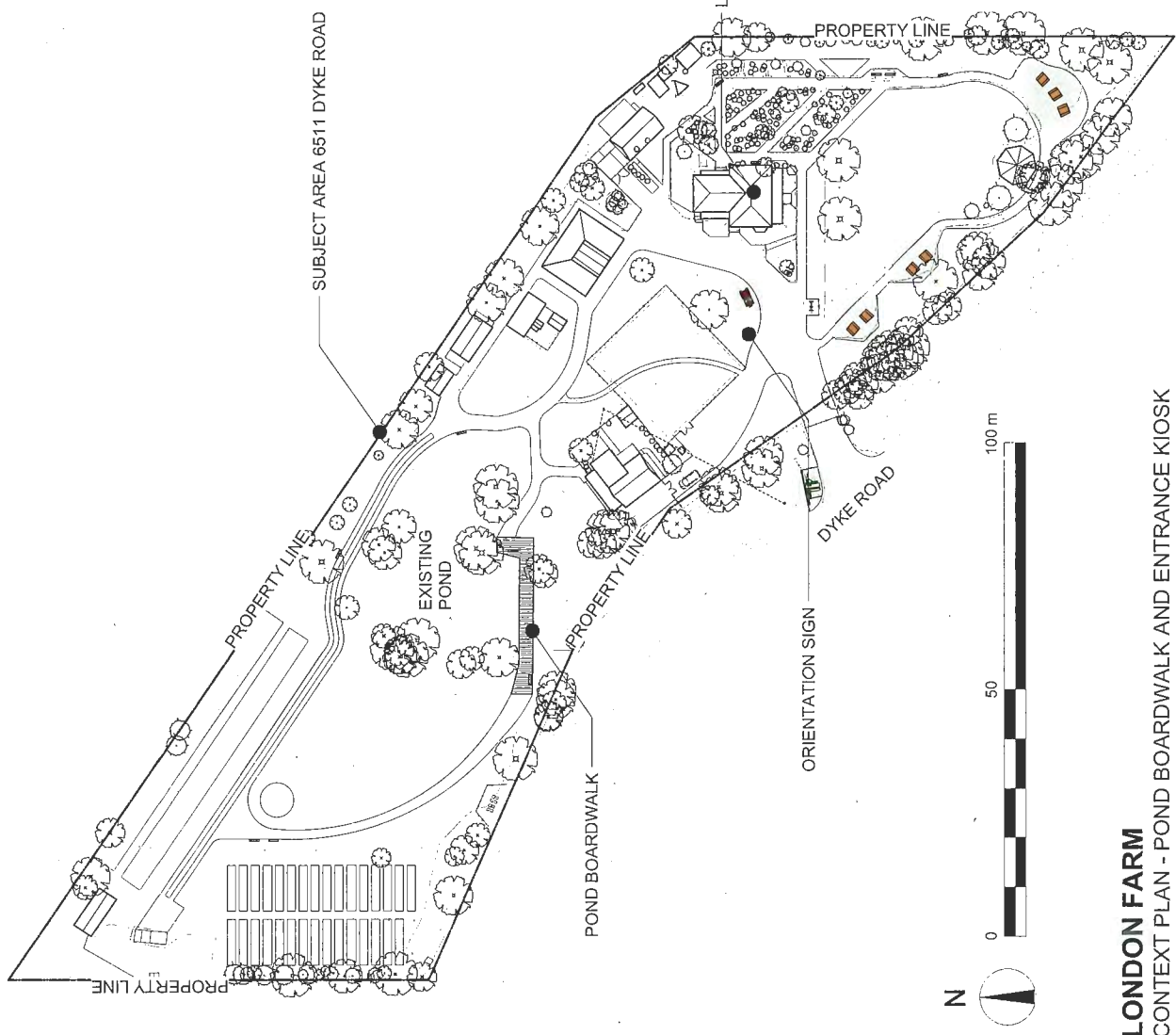
Original Date: 11/21/22

Revision Date: 11/28/22

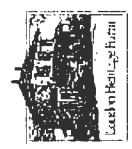
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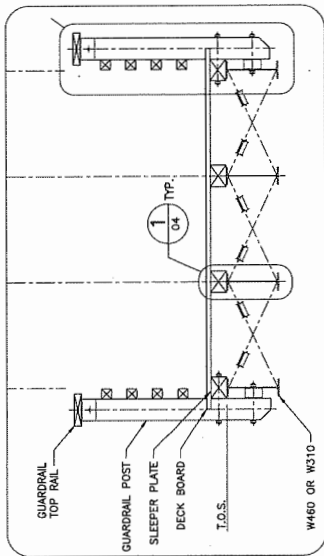


LONDON HERITAGE FARM  
SITE CONTEXT

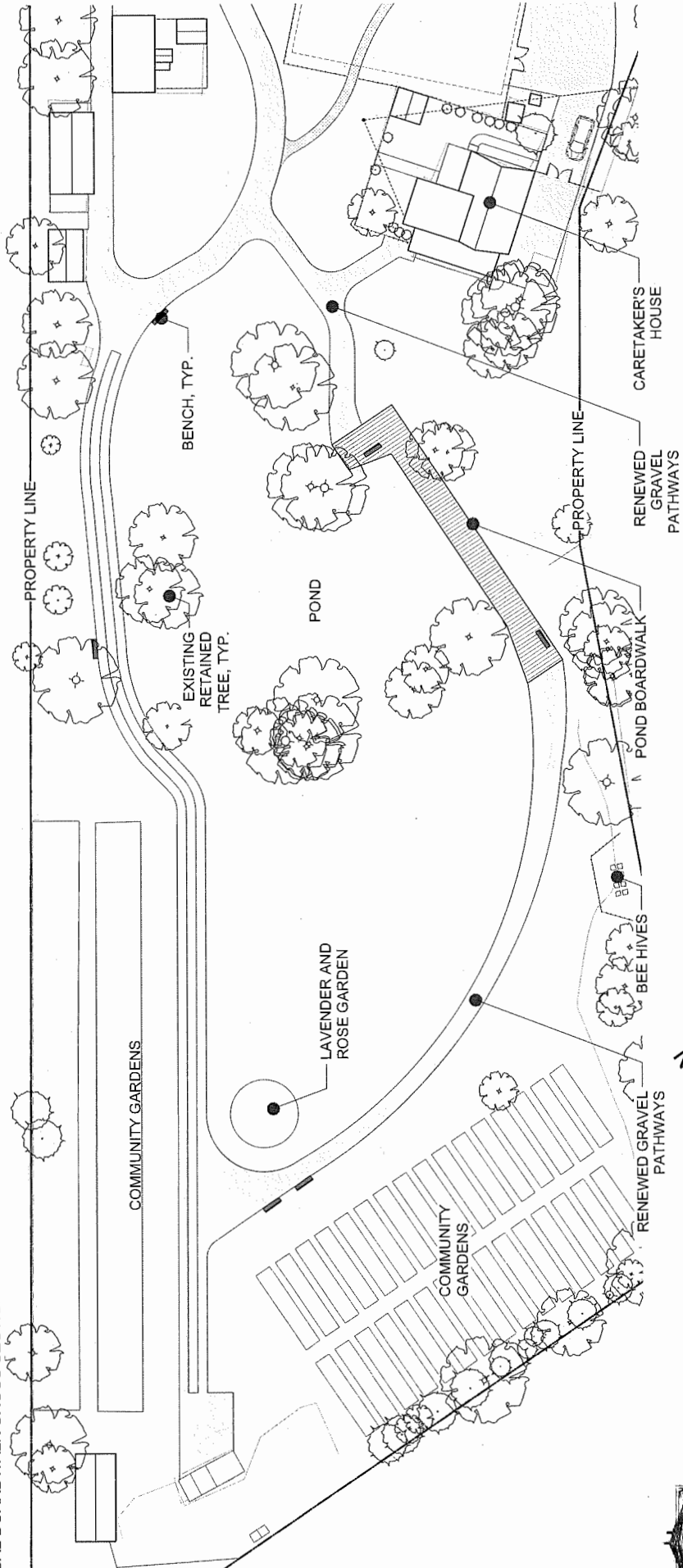


LONDON FARM  
CONTEXT PLAN - POND BOARDWALK AND ENTRANCE KIOSK

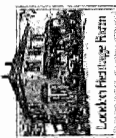




TYPICAL BOARDWALK CROSS SECTION



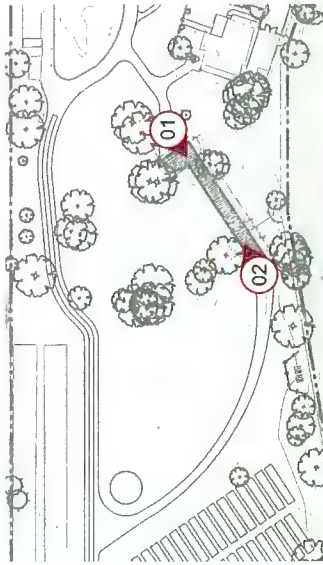
PRCS - 48



**LONDON FARM**  
 POND BOARDWALK - SITE PLAN

HA 22-025867 Plan #2





KEY PLAN



01) PHOTO LOOKING WEST OVER THE POND



02) PHOTO LOOKING EAST OVER THE POND



**LONDON FARM**  
POND BOARDWALK - SITE LOCATION





WOOD DECKING AND GUARDRAIL



BENCH STYLE TO MATCH THE OTHER SITE BENCHES





### LONDON FARM Orientation Sign

#### Orientation Sign Location



- Cedar posts
- Vinyl wrapped aluminum graphics
- Top edge traces the logo curve
- Separate Hours panel is updatable
- Potential to be double-sided

#### Orientation Sign Design



Top edge traces new visual identity curve

Right panel will include farm history and a map



Separate hours panel is updatable

Left panel will include information on events



