



To: Planning Committee

Date: October 18, 2018

From: Barry Konkin
Manager, Policy Planning

File: 08-4200-08/2018-Vol 01

Re: Steveston Village Heritage Conservation Grant Program Update

Staff Recommendations

1. That the staff report titled "Steveston Village Heritage Conservation Grant Program Update" dated October 18, 2018 be received for information.
2. That the updated Steveston Village Heritage Conservation Grant Program be approved.

Barry Konkin
Manager, Policy Planning

BK: mp
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage Development Applications	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The Steveston Village Heritage Conservation Grant (SVHCG) Program was established to enable Council to collect contributions from development projects in exchange for additional density, and distribute funds for the exterior conservation of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area, two of which are owned by the City of Richmond. A map showing the 17 identified heritage buildings is included in Attachment 1 and Statements of Significance for these buildings are included in Attachment 2. Developer contributions have been collected since 2015.

This report recommends an update to the SVHCG Program to better promote and facilitate exterior conservation of the identified heritage buildings, and to utilize the heritage conservation funds collected to date.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

Maintain the City's strong financial position through effective budget processes, the efficient and effective use of financial resources, and the prudent leveraging of economic and financial opportunities to increase current and long-term financial sustainability.

7.3. Transparent financial decisions that are appropriately communicated to the public.

Background

The purpose of the SVHCG Program is to utilize the developer-paid contributions associated with density bonus mechanisms outlined in the Steveston Area Plan in order to provide financial incentives to property owners to conserve the exterior of the 17 identified heritage buildings; 15 are privately-owned and two are City-owned.

The major source of the funding is contributions from developers in exchange for additional density over 1.2 Floor Area Ratio (FAR) up to a maximum 1.6 FAR on sites specified in the

Steveston Village Land Use Density and Building Height Map, included in the Steveston Area Plan. The current contribution rate is \$608.05 per m² (\$56.49 per ft²).

The grant program, as set out in existing Council Policy 5900 (Attachment 3), outlines a 50/50 cost-sharing model for grants. The maximum grant amount set out in the current policy is \$50,000 per identified heritage building, to be matched by private funds. For exceptional heritage conservation, Council may consider an additional \$25,000 per identified heritage building, so long as additional matching private funds are provided.

Analysis

Current Funding

Since the inception of the SVHCG Program in 2009, the City has collected \$970,581 from developers' contributions. The first contribution was received in 2015, and two subsequent contributions were received in 2017 and early 2018. Other recent developments that have taken place in the Steveston Village have chosen to build at 1.2 FAR or less, and were thus not required to provide a contribution to the grant program.

The current balance of the account is \$1,026,614.65, including an amount that was in the Heritage Trust Account prior to the adoption of the SVHCG program. No grants have been issued from this fund.

Given the healthy balance in the account, and the fact that no grants have yet been issued, staff undertook an assessment of the program to ascertain how it could be enhanced, and begin to find opportunities to use the funds for the intended purpose.

Long-term Funding Potential

An evaluation of the estimated contribution capacity of the SVHCG Program was undertaken based on review of sites with redevelopment potential in the Village over the next 20 years. Based on the maximum possible density of 1.6 FAR above the base density of 1.2 FAR as set out in the current Steveston Area Plan, and the current contribution rate of \$56.49 per square foot and assuming full build out of these sites, it is estimated that the total accumulated balance of the account could be approximately \$5.5 million.

We note that there are timing considerations for the expenditures of the grant funding: if a number of grants provided to eligible projects over the short to medium-term, there could be a short to medium term funding gap, as developer contributions to replenish the fund are dependent upon rezoning applications being submitted. Staff will monitor grant requests and the available funding and advise Council of any potential shortfall.

The changes outlined in this report are intended to encourage property owners to undertake proposed heritage conservation work of the identified heritage buildings in order to utilize the funds for the designated purpose. Should the recommendations in this report be endorsed by Council, staff will work to implement the grant program and ensure that there is funding available at a base level for each of the 17 identified heritage resources in the Village.

Proposed Changes

The following changes are proposed to better encourage owners to take advantage of the program, clarify the program's eligibility requirements and grant issuance process, and provide clear evaluation criteria. Also, the current Policy document has been restructured and rewritten to be more use-friendly. The proposed changes are reflected in a draft update to Council Policy 5900 (Attachment 4).

1. Maximum Funding Amount

Given the current balance in the fund, together with the expectation that the fund will continue to grow over time, it is recommended that funding amounts be increased. The current maximum funding amount (\$50,000) is relatively modest and may not adequately cover the amount of restoration or rehabilitation work required to appropriately conserve the exterior of the 17 identified heritage building.

It is recommended that the maximum funding amount per identified heritage building be increased to \$150,000. This substantial grant amount, together with the 50/50 matching funds from the owner, would better support the conservation of Steveston's heritage character.

It is also proposed that the additional amount available for exceptional conservation projects be increased from \$25,000 to \$100,000. The 50/50 cost sharing basis would continue to be required for these additional grant requests. An exceptional conservation project is one that, in the opinion of a retained heritage consultant, would undertake a comprehensive restoration of a building, greatly enhancing the heritage value of Steveston Village. All exceptional conservation projects will be reviewed by staff based on the proposed evaluation criteria, and Council will make the final decision on eligibility for additional funding.

In order to assist with the conservation of identified heritage buildings owned by a registered non-profit society, it is proposed that the cost sharing basis be amended to 75/25. This would mean that a non-profit owner of an identified heritage building could apply for a grant that covers up to 75% of the total eligible expenses. The non-profit owner would be required to pay the remaining 25% of the eligible expenses.

Raising the grant amount to \$150,000 for each of the 15 privately-owned buildings would amount to a total grant expenditure of \$2.55 million. That would leave approximately \$2.95 million (at build out) which Council could use for exceptional conservation projects in the village.

2. Eligibility Criteria

The proposed updated policy clarifies the eligibility criteria by providing a definition of "conservation" and providing additional examples of eligible and ineligible works.

“Conservation” means all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life, as defined in the Standards and Guidelines for the Conservation of Historic Places in Canada.

Eligible expenses include not only restoration or rehabilitation works but also structural upgrades or repair of heritage elements of the buildings to prevent further deterioration or damage. Ineligible works include on-going regular maintenance works such as window and gutter cleaning, renovations which are not related to the historic elements of the building (e.g., interior renovations, or addition to buildings), and any work deemed inappropriate at the discretion of the Manager of Policy Planning.

The current Policy includes relevant consulting costs as an eligible expense but does not limit the amount that can be spent towards consulting fees. The proposed Policy still includes relevant consulting costs to hire a heritage professional to prepare a conservation plan and drawings as an eligible item but limit the eligible amount to 10% of the overall grant amount.

Also, the updated Policy clearly notes that contributors to the SVHCG Program may apply for a grant (e.g., if the site proposed to be redeveloped contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application.

3. Evaluation Criteria

The proposed updated policy includes the identification of evaluation criteria to assess grant applications. The following criteria are proposed so that proposed projects achieve the objectives of the program.

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant’s ability to carry out the project in a reasonable time-frame at reasonable costs and to secure other funding sources.

4. Grant Issuance Process

The grant issuance process and submission requirements are more clearly defined in the updated Policy, and will be supplemented by an updated information bulletin (Attachment 5).

The updated bulletin outlines the grant application procedures and minimum submission requirements. The bulletin also provides the contact information of the designated staff member who can provide further information on the program and help the property owners navigate associated application procedures (e.g., Heritage Alteration Permit and Building Permit).

If a grant application approved by Council, the eligible works must be completed before the grant is issued, and the following items must be submitted and accepted by City staff prior to the grant issuance.

- A letter from the applicant/owner indicating the actual cost of the completed project accompanied by paid bills as proof and a request for payment of the grant;
- A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
- Photographs of the completed project.

The works covered by the approved grant must be completed within 24 months of the date of the approval by Council. After that time, the grant approval will expire.

Richmond Heritage Commission

The Richmond Heritage Commission (RHC) reviewed the proposed changes at its meeting held on October 17, 2018, and supported the proposed changes outlined in the draft Policy. The minutes of the RHC are attached to this report (Attachment 6).

At the same meeting, the RHC discussed benefit of providing grants for interior restorations and requested that Council and staff consider grants for interior works for the purpose of historical restoration.

Protection of interior features is typically accomplished through a heritage designation bylaw or a Heritage Revitalization Agreement. As none of the buildings' interior features in the village are so protected, the grant funds should be used for exterior building upgrades.

Next Steps

In addition to the updated bulletin that will be posted on the City website, staff propose the following additional implementation actions:

- **Information Session/Workshop**
In January 2019, staff will invite the property owners of all of the 15 privately-owned buildings to an information session about the SVHCG Program. The purpose of the information session will be to share information about the program and application procedures and to obtain feedback from the property owners on the updated program.
- **One-on-One Meetings with Owners**
Following the information session, staff propose to contact the individual property owners to set up separate one-on-one meetings in February 2019. This will allow staff to provide tailored assistance and also to identify any specific conservation works that may be

envisioned for the site. Staff will also follow up with property owners on a regular basis to discuss possible grant applications and restoration projects.

Staff will report back to Council in six months (May 2019) regarding the outcome of the information session and meetings with individual owners.

Financial Impact

The recommendations in this report have no financial impact as the source of funds for the program remains unchanged (i.e., density bonus contributions, other grants and donations).

Conclusion

Staff recommend that the Steveston Village Heritage Conservation Grant Program be updated to further encourage the conservation of the exterior of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area.

If the updated program is approved, staff will hold an information session and meetings with individual property owners to share the information about the program and explore conservation ideas.



for Minhee Park,
Planner 2

MP:cas

Attachment 1: Map Showing the 17 Identified Heritage Buildings

Attachment 2: Statements of Significance

Attachment 3: Current Council Policy 5900

Attachment 4: Draft Council Policy 5900 with Proposed Changes




Attachment 5: Draft Information Bulletin

Attachment 6: Excerpt Minutes from October 17, 2018 Richmond Heritage Commission Meeting

Map 1 - Steveston Village Heritage Conservation Area (HCA):
Resources and Modified 1892 Historic Lot Lines Map



LEGEND

	Non Heritage Building		Identified Heritage Resource		Historic Lot Lines
1	3811 Moncton St.: "Japanese Doctors'/Hospital Office" relocated from 4091 Chatham St.	7	3580 Moncton Street "Hepworth Block"	13	3831 Moncton Street "Ray's Drygoods/Budget Appliance"
2	3711/3731 Chatham Street "Steveston Methodist Church"	8	3611 Moncton Street "Marine Garage"	14	3871 Moncton Street "Bare Basics"
3	12011 3 rd Avenue "Steveston Courthouse"	9	3680 Moncton Street "Wakita Grocery"	15	3891 Moncton Street "Tasaka Barbershop"
4	12111 3 rd Avenue "Sockeye/Steveston Hotel"	10	3700 Moncton Street "Redden Net/ Atagi Building"	16	12191 1 st Avenue "Japanese Buddhist Temple"
5	3460 Moncton Street "Dave's Fish & Chips"	11	3711 Moncton Street "Cannery Café"	17	12311 No 1 Road "Prickly Pear Garden Center"
6	3480 Moncton Street "Watsida Bulding/ Riverside Art Gallery"	12	3811 Moncton Street "Steveston Museum/Northern Bank"		

Sept 8, 2009

Steveston Village Conservation Program

Chatham Street
resources

35. 4091 Chatham Street

** Relocated to 3811 Moncton Street*

Description



Often referred to as the Folk Victorian House, this building is a one-storey rectangular residential structure with a hipped roof. It is located on a small lot on an extension of Chatham Street to the east of No. 1 Road. It is one of two small homes located side by side on this short, narrow street which was formerly a private road.

Values



Originally the Doctor's Office and Nurses Residence associated with the Steveston Fisherman's Hospital, this building is valued for its historical association to the history of the Japanese in Richmond. The building was originally located in the Fisherman's Hospital complex at the north-east corner of No. 1 Road facing Chatham Street, a site operated by the Fisherman's Benevolent Society.

The house was moved to its present location and used as a private residence following the forced evacuation of the Japanese population during the Second World War, and is representative of the general reorganization of this once-predominantly Japanese precinct following expropriation.

Its location in this particular area of the Village reflects the growth in the Japanese population in the core of Steveston as families began to join the young men working in the local fishery and canneries in the early decades of the 20th Century. Along with other nearby buildings, such as the Japanese School and the Fishermen's Hospital, the Office/Residence characterized this area as a precinct of Japanese culture and services.

This building is also valued as an architectural example of its type, a 1920s residence, which is an important characteristic of the Japanese cultural background in this area of Steveston.

Character-Defining Elements

The character-defining elements of 4091 Chatham Street include:

- The remaining characteristic elements of the 1920s style
- Large trees, both evergreen and deciduous, that surround the house and which speak to its residential character
- The location of the house on this short narrow portion of Chatham Street, almost a back lane, which recalls the historical orientation of the buildings in the area

This resource met the following criteria:

- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Chatham Street resources



36. 3731 Chatham Street Steveston Bicycle Shop

Description

The Steveston Bicycle Shop is situated on a prominent corner lot on Chatham Street and Second Avenue. The building is T-shaped with a front gable facing the street and a side gable behind. It has a steeple and an entry porch with a gable roof.

Values

Built by volunteer labour in 1894, this is the oldest extant church building on its original site in Richmond. Its architectural style reflects the modest early church structures which serviced the populations of Steveston, particularly those working in the canning and fishing industries.

This historic place is also valued for its connections with the First Nations and culturally diverse populations of the Steveston community, seen in its historic associations with the Methodist Indian Mission and Steveston Methodist Church, and its later function as the first United Church in Canada to amalgamate Japanese and Caucasian congregations after WW II.

The location of this building on Chatham Street is important, as it reflects the need to accommodate what was once a primarily residential area, yet has a reasonably close proximity to the commercial core and waterfront of the village.

Character-Defining Elements

The character-defining elements of the Steveston Bicycle Shop include:

- Its location on Chatham Street, and its relationship to the commercial core and waterfront
- Its historic associations with the Steveston Methodist Church, the Methodist Indian Mission, and the Steveston United Church, and any surviving evidence thereof
- Its simple wooden construction and church form, including its cross-gable form, its cupola, and historic arched windows and window openings.
- Its architectural style that reflects its original use as a church, including its T-shaped plan, front gable roof and façade, arched windows, steeple, and gable-roofed entry porch

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

3rd Avenue resources



48. 12011 3rd Avenue Steveston Courthouse

Description

The Steveston Courthouse is a simple, rectangular, utilitarian structure with Craftsman influences such as a front gable roof and gable pediment over the entry door. Its entry directly fronts the sidewalk of Third Avenue.

Values

The Steveston Courthouse is an important monument to the social well-being of the village since the 1890s. It is valued for its historic uses as a judicial and community facility; the building housed court sessions in the 1920s and '30s, the Red Cross during World War II, and became a meeting place and community hall after World War II. As a symbol of early community building and development, the courthouse also possesses important associative values representative of political relationships between the early Richmond Township and the various villages within its jurisdiction.

The association of this site with an earlier courthouse jail, and firehouse originally located next door makes it a monument to civic protection and safety.

Steveston Courthouse is also valued as a fair example of a utilitarian community structure with Craftsman style influences. It is significant that this simple wooden building survived the fire of 1918.

Character-Defining Elements

The character-defining elements of the Steveston Courthouse include:

- Its location on this site, and its relationship to the street
- The utilitarian structure of the courthouse consisting of a simple rectangular plan, lapped wood and shingle siding, wooden sash casement windows, and an entry directly off the street
- Craftsman details such as exposed, painted rafter ends, decorative brackets supporting the eaves of the gabled entry roof, and wood cladding
- The location of the two front doors in the right and left hand walls of the recessed entry
- Its symbolic importance as a courthouse and community hall serving the residents of Steveston

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design and style
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The scale, form and materials

Steveston Village Conservation Program

Moncton Street resources



22. 12111 3rd Avenue Steveston Hotel/Sockeye Hotel

Description

The Steveston Hotel (Sockeye Hotel) takes up the west side of a full block along Third Avenue. The historic place is a two-storey, utilitarian structure with a flat, unarticulated façade and a flat roof. It directly fronts the street, without transition or landscaping.

Values

The Steveston Hotel is valued for its historic association with the development of the Steveston townsite and its social and cultural value as a community gathering place and local business. Constructed in 1894, the hotel represents the economic infrastructure which supported the local fishing and canning industries historically, and the tourism industry today. As an historic and longstanding fixture in the community, it is significant that this historic place has had continuing use as a gathering place for the town's citizens, and continues to operate in its original function today.

Architecturally, the Steveston Hotel is an excellent example of a building which predates the fire of 1918. A significant landmark building in the commercial downtown of the village, it represents the growth of Steveston as a prosperous frontier town in the late nineteenth and early twentieth centuries. It is also important to note the role of this building as a refuge for many after the fire, and its contribution to rebuilding the town seen in its temporary housing of the Steveston Post Office for a time.

Character-Defining Elements

The character-defining elements of the Steveston Hotel include:

- The hotel's landmark status at the terminus of Steveston's main street
- Its prominent location at the corner of Moncton Street and 3rd Avenue
- The liveliness and diversity the establishment lends to the street edge along 3rd Avenue
- Surviving elements of its two stages of construction, seen in such elements as its flat-roofed form and simple lines

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process, function and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Steveston Village Conservation Program

Moncton Street resources



23. 3460 Moncton Street Dave's Fish and Chips

Description

Dave's Fish and Chips is a small wooden commercial building with a gable roof and a false-front façade located on the main commercial street in the village.

Values

Dave's Fish and Chips is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing. Dave's Fish and Chips is one of a number of buildings which stand as symbols of the efforts to rebuild Steveston after the waterfront fire of 1918.

Character-Defining Elements

The character-defining elements of Dave's Fish and Chips include:

- Its small-scale form
- Its key elements which identify it as an early-twentieth century commercial building, including its false-front, its relationship to the street
- Its contribution to the historic streetscape of contiguous buildings of a similar nature

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

Steveston Village Conservation Program

Moncton Street resources



24. 3480 Moncton Street Riverside Art Gallery/Watsida Building

Description

The Riverside Art Gallery (Watsida Building) is part of a row of commercial buildings along Moncton Street in downtown Steveston. All of the buildings are of a similar age and scale, and present a continuous façade of small retail shops flush to the sidewalk.

Values

The building is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. The Riverside Art Gallery building was reconstructed after Steveston's waterfront fire of 1918, reflecting the effort made to rebuild the townsite.

The building represents the pattern of commercial development which characterized Steveston in the early part of the twentieth century. Its location along a north/south lane emphasizes its narrow street frontage, horizontal scale and modular construction.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

Character-Defining Elements

The character-defining elements of the Watsida Building include:

- Design details typical of early commercial buildings including a front gable roof, square false front with a decorative cornice and brackets, typical rectangular building behind, and horizontal wood clapboard cladding
- The height, scale, and massing of the building typical of the streetscape
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure
- Its association with Mr. I. Watsida, who constructed the building and conducted business there in the 1920s and 30

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Moncton Street resources

25. 3580 Moncton Street Hepworth Block

Description

The Hepworth Block is a three-storey, rectangular brick building sited flush to commercial buildings on Moncton Street the sidewalk on a prominent corner of Steveston's commercial district at Moncton and Second Avenue. The building encompasses three storefronts along Moncton Street. The neighbouring buildings are smaller-scaled and contrast with the massing of the Hepworth Block.

Values

The Hepworth Block is valued as a Steveston landmark and is a good example of a simple commercial and residential building of the early twentieth century. Its brick construction gives it a functional and aesthetic durability which has endured through various periods of change within the Steveston town centre, and enabled the building to survive the 1918 fire. Its landmark status is emphasized by its juxtaposition with the scale and material of surrounding buildings, all of which are smaller and primarily wood frame.

As a mixed used commercial and residential building, the Hepworth Block is reflective of the need for commercial diversity in the community. A rare three storey brick building in Steveston, the Hepworth Block is associated with an early prominent professional in the Village.

Character-Defining Elements

The character-defining elements of the Hepworth Block include:

- Its prominent location at the intersection of Moncton Street and 2nd Avenue
- Its significant contribution to the historic commercial streetscape
- Its multi-purpose form, with storefronts at street level and residential space above
- Its commercial building style as demonstrated by its elegant brick
- building material, horizontal massing, windows, its size and its height, all contributing to its landmark status on Moncton Street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials



Steveston Village Conservation Program

Moncton Street resources



31. 3611 Moncton Street Marine Garage

Description

The Marine Garage is a one-storey horizontally massed Art Deco building constructed to provide fuel and servicing for vehicles. It is located on a prominent corner of Moncton Street.

Values

The Marine Garage is valued as a unique reflection of the mixed-use nature of both Moncton Street and Steveston itself, which accommodated businesses, residences, and professional and industrial uses, the latter mostly associated with the canning and fishing industries. The building is valuable as an indicator of the evolution of Steveston from a frontier town, and the changes that came with the wider-spread use of the automobile, reflecting social changes over time. Its role in providing fuel and repairs for vehicles in Steveston is indicative of the self-sufficient functioning of the town, which provided the community with everything it needed.

It is significant that the garage is situated on Moncton Street, historically the primary commercial street in Steveston.

Character-Defining Elements

The character-defining elements of the Marine Garage include:

- The corner location typical of early garages
- The setback from the corner leaving space for vehicles and fuel pumps
- The streamlined form of the building
- The functional yet stylistic details of the building including the angled building corner and entry doorway, horizontal canopy, large plate glass windows and multi-paned garage door

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique, and style
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form, materials

Steveston Village Conservation Program

Moncton Street resources



26. 3680 Moncton Street Wakita Grocery

Description

The Wakita Grocery store is a rectangular, wood framed, false fronted building, part of a row of commercial buildings facing Moncton Street in downtown Steveston. The building is located on a north/south lane.

Values

The Wakita Grocery building is valued for being one of several buildings that create the characteristic almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street.

It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing. Wakita Grocery is one of a number of buildings which stand as symbols of the efforts to rebuild Steveston after the waterfront fire of 1918.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

Character-Defining Elements

The character-defining elements of Wakita Grocery include:

- The building's front gable roof and the false front typical of many of Steveston's commercial buildings constructed early in the century, and its typical rectangular building form behind
- The height, scale and massing of the building typical of the streetscape
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical development form of the street, which creates a diverse, articulated edge and a sense of enclosure
- Its association with K. Nakashima's Marine Grocery (1927-1930) and with the Wakita Grocery (1930-1947), and surviving evidence thereof

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Moncton Street resources



27. 3700 Moncton Street Redden Net Company/Atagi Building

Description

The Redden Net Company (Atagi Building) is part of a row of commercial buildings along Moncton Street in downtown Steveston. It is a rectangular, wood framed, false fronted building facing Moncton Street and located on a north/south lane.

Values

The Redden Net Company building is historically important for having survived the 1918 Steveston fire, making it one of the original and earliest commercial buildings on Moncton Street. As a survivor of the fire, it is important as a model for the rebuilding of Moncton Street which created a façade of similarly scaled wood frame, false front style commercial buildings. It is a significant part of the early pattern of commercial development which characterized Steveston in the early part of the 20th century.

Oriented towards, and built flush to the street, the Atagi Building emphasizes the flow of pedestrian traffic along the village's main commercial thoroughfare. Its location adjacent a north/south laneway emphasizes the buildings horizontal massing and narrow street frontage.

Character-Defining Elements

The character-defining elements of the Atagi Building include:

- The building's front gable roof and distinctive stepped parapet false front, and its typical rectangular building form behind
- The height, scale and massing of the building typical of the streetscape
- Its location as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure
- Commercial glazed windows and recessed entry
- Horizontal narrow wood cladding

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Moncton Street resources



An earlier incarnation

32. 3711 Moncton Street Cannery Cafe

Description

The Cannery Café is a two level, gabled roofed structure with shed extensions on each side, located on the on the main commercial street in the village, and slightly set back from the street.

Values

Originally constructed c.1900 as the cookhouse for the Lighthouse Cannery at the foot of 1st Avenue, the building is significant as an early example of a cannery support facilities; it is an expression of the social and economic operations of the canneries in which workers lived in bunkhouses and ate communally. In contrast to the historic street-wall, made up of a number of similar simple, small-scale, wood-frame, false front commercial buildings, the building is important for its gable-roofed form and its front to back, one and two-storey massing which speaks to its original function and location.

Its adaptive reuse as a modern commercial building is an important reflection of the continued evolution of the village, and the ways in which cannery and other buildings in Steveston have been modified to other uses in other locations over time.

Character-Defining Elements

The character-defining elements of the Cannery Café include:

- Domestic form and one and two-storey massing, front to back, more in keeping with buildings associated with the canneries than the Moncton Street commercial buildings.
- Setback from Moncton Street in a contrast to most of the other buildings on the block similar nature
- Shed extensions to the sides of the building

This resource met the following criteria:

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 3: The level of importance of associations with eras in Steveston's history and development
- Criterion 4: The scale, form and materials

Steveston Village Conservation Program

Moncton Street resources

28. 3811 Moncton Street Steveston Museum/Northern Bank

Description

The Steveston Museum building is a two-storey front gabled structure that sits flush with the street. Located on a prominent corner in the busy commercial area of Steveston, the former bank is now home to the Steveston Museum and a post office outlet.

Values

Constructed in 1906, the Steveston Museum is valued for its pre-fabricated design and construction and its classical detailing which identify it as an early building of permanence and importance. Its style reflect its suitability to house the Northern Bank for which it was built, and later, a medical office. As one of the earliest surviving institutional buildings in the area, it forms part of the pattern of commercial development which characterized Steveston in the early part of the twentieth century, as the area boomed in population and economic wealth from farming and fishing.

This historic building is valued for the contribution it makes to an almost continuous façade of simple, wood frame buildings along Moncton Street. It stands as a physical and symbolic landmark on a prominent corner of the village's main commercial street.

Operating as the Steveston Museum since 1979, this historic building possesses significant social value in communicating local heritage and history to the public.

Character-Defining Elements

The character-defining elements of the Steveston Museum include:

- Characteristics of its style, including a front gable bellcast roof, hip dormers with bellcast roof, turned columns at the street edge, wood shingles on gable ends and dormer, and the beveled siding
- The nature of its construction, a prefabricated building ordered and assembled on site
- The height, scale, colour and massing of the building
- Its orientation to Moncton Street and 1st Avenue and the boardwalk surface at the sidewalk edge
- Its landmark status in a prominent corner location
- Its presence as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure
- Its historic association with the Northern Bank, and surviving physical evidence thereof
- Its historic association with the Steveston Museum

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials



Steveston Village Conservation Program

Moncton Street resources



29. 3831 Moncton Street Budget Appliance Store/Ray's Drygoods

Description

The Budget Appliance store (Ray's Drygoods) is a gable roofed, false fronted rectangular building forming part of a row of commercial buildings along Moncton Street in Steveston. It is located along a north/south lane, and is part of a row of similarly scaled commercial buildings.

Values

The Budget Appliance building is historically important for having survived the 1918 Steveston fire. Its presence after the fire set the tone for the construction of the Moncton Street façade of similarly scaled wood frame, false front style commercial buildings. It is one of the original and earliest commercial buildings on Moncton Street.

The building is valued for the physical contribution it makes to Moncton Street's façade of simple, wood frame, false front style commercial buildings. Typical of the scale of most of the buildings in this area, it is oriented and built flush to the street. The building is valued as part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century.

Having survived the fire of 1918, this is a good example of an early false-fronted commercial structure, prominently located at the corner of Moncton Street and First Avenue.

Character-Defining Elements

The character-defining elements of the Budget Appliance store include:

- The building's front gable roof and the distinctive stepped parapet false front, and its typical rectangular building form behind
- The height, scale, colour and massing of the building typical of the streetscape
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical development form of the street which creates a diverse, articulated edge and a sense of enclosure
- Commercial glazed windows
- Elements of the building which identify it as pre-1918
- Its association with the earlier Ray's Drygoods store

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development

Steveston Village Conservation Program

Moncton Street resources

33. 3871 Moncton Street Bare Basics (Oasis Cafe)



Description

The Bare Basics (Oasis Cafe) building is a small wooden commercial building with a gable roof and a false-front façade located on the main commercial street in Steveston.

Values

The Bare Basics building is valued primarily for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street.

Typical of the scale of the majority of the buildings on Moncton Street, the building is oriented and built flush to the street. It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing.

Character-Defining Elements

The character-defining elements of the Bare Basics building include:

- Its small-scale form, horizontal massing and its contribution to the historic streetscape of contiguous buildings of a similar nature
- Key elements which identify it as an early-20th Century commercial building, including its false-front, its relationship to the street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

Moncton Street resources



30. 3891 Moncton Street Tasaka Barbershop

Description

Constructed in 1938, the Tasaka Barbershop building is a one-storey false front wooden structure that sits flush with the street, part of a row of similar commercial buildings along Moncton Street in Steveston.

Values

The Tasaka Barbershop is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. Constructed in 1930, it is typical of the scale of the majority of the buildings in this area, oriented and built flush to the street.

It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing.

Architecturally, the Tasaka Barbershop is significant as a fine example of an early, wood frame, false front building. Its design, with an angled entrance facing the intersection, emphasizes the importance of its prominent location on the main commercial street in the village.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

Character-Defining Elements

The character-defining elements of the Tasaka Barbershop include:

- Design details typical of early commercial buildings including a front gable roof, square false front with a double-hung window and decorative moulded cornice, typical rectangular building behind, side shed gable window and brick chimneys
- The height, scale, colour and massing of the building typical of the street
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical form of the street
- Its association with the Tasaka Barber Shop and surviving evidence thereof

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

1st Avenue resources



44. 12191 1st Avenue Steva Theatre/Japanese Buddhist Temple

Description

The Japanese Buddhist Temple is a rectangular one and one-half storey gabled structure with a small front yard area fronting First Avenue in Steveston. A two-storey false front addition built over the front yard now meets the edge of the sidewalk.

Values

Constructed in 1924, the Japanese Buddhist Temple is valued for its associations to the history of the Japanese in Richmond. The presence of the temple in Steveston Village reflects the growing Japanese population in the core of Steveston as families began to join the young men working in the local fishery and canneries. This temple remained in active use as a place of worship until 1941 and the internment of the Japanese during World War II. An important part of Steveston's culturally diverse heritage, it is symbolic of Japanese culture, religion and community. The rectangular shape of the building with its short façade facing the street reflects the building's use as a place of worship.

The alteration and adaptive reuse of the building as the Steva Theatre in 1947 reflects the changes in social norms and demographics which occurred in Steveston after WWII.

Character-Defining Elements

The character-defining elements of the Japanese Buddhist Temple include:

- The design elements of the original temple building including its
- rectangular shape, gable roof, and horizontal row of windows on the long side of the building
- The location of the temple in the heart of Steveston
- The siting of the building on its lot, with the original front facade set back from the edge of the sidewalk
- Its association with the Japanese Buddhist Temple, and any surviving physical evidence thereof
- Its association with the Steva Theatre, and any surviving physical elements thereof, including the two-storey false-front addition facing the street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process and function
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials

Steveston Village Conservation Program

No.1 Road resources

54. 12311 No. 1 Road The Prickly Pear Garden Centre



Description

The Prickly Pear Garden Centre is a small, one-storey, freestanding, gable-roofed commercial building with a false front located on No. 1 Road in Steveston's commercial core.

Values

The Prickly Pear Garden Centre is valued as one of the only historic false-front buildings on No. 1 Road in Steveston. Its presence at this location within the townsite extends the historic sense of place to the perimeter of the Steveston commercial core, bordered to the east by No. 1 Road. It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing. It is also significant that this building is freestanding, as it reinforces the historic nature of, and acts as a bookend to, the southern end of the western side of the road.

This historic place helps to define the transition between No. 1 Road and Bayview Avenue, which is notable for the historic CPR curve seen in the layout of the intersection of these two streets.

Character-Defining Elements

The character-defining elements of the Prickly Pear Garden Centre include:

- Its location as the southernmost building on the western side of No. 1 Road
- Its relationship to No. 1 Road and the nearby intersection with Bayview Avenue
- Its relationship to the alleyway at rear, and the business access provided thereby
- Its freestanding nature
- Its key elements which identify it as an early commercial building, including its false-front, and its relationship to the street

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, and style
- Criterion 3: The level of importance of associations with an era important in Steveston's history and development
- Criterion 4: The intactness, scale, form, materials and texture



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Adopted by Council: April 27, 2009		

POLICY 5900:

It is Council policy that:

1. Purpose

The purpose of this program is to establish, for Steveston Village, as identified in the Steveston Area Plan, a City grant program to financially cost share in conserving the exteriors of private and City owned identified heritage properties.

2. Program Funding Sources

- The sources of funds will include moneys contributed from:
 - Private sector density bonusing contributions as per the Steveston Area Plan (e.g., for rezonings to the Steveston Village Conservation Zone) with over 1.2 floor area ratio (FAR),
 - Other private donations, and
 - Senior government and NGO grants.
- If an owner who is rezoning to the Steveston Village Conservation Zone and increasing density to over 1.2 FAR, wishes to apply for a City grant, the developer shall provide the required contribution to the City prior to final approval of a rezoning and may later apply for a cost sharing grant.
- Private sector density bonusing contributions shall be calculated as \$47.00 per buildable square foot for densities over 1.2 FAR. (This is a portion of the increased land value which private landowners receive due to increased density over 1.2 FAR).
- Where a developer is required to meet the City's Affordable Housing Policy, the \$47.00 is to be reduced accordingly.
- The rate may be reviewed and modified by Council periodically.

3. City Accounts

For the grant program, the City will maintain the existing Heritage Trust Account No. 2207 (a capital and non-capital heritage account) to manage received funds and may, as necessary, establish new heritage accounts.

4. The Use of Program Funds

The collected funds are to be used to cost share:

- For privately owned identified heritage buildings: the private capital costs of conserving their exteriors, on a 50/50 cost sharing basis.
- For City owned identified heritage buildings: the City's capital costs of conserving their exteriors, on a 50/50 cost sharing basis.
- The Program is not to pay for all private or City heritage conservation costs.



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	Adopted by Council: April 27, 2009	

5. Council Approval is Required

- Council approval is required to allocate any program funds.

6. Maximum Private Grant Amount

- Private owners may apply to receive up to:
 - Initial Funding: \$50,000 per identified heritage building - with private matching funds.
 - Optional Funding: Council may consider an additional \$25,000 per identified heritage building - with additional matching private funding to achieve exceptional heritage conservation, as determined by Council.
- As heritage conservation may occur in stages, a private owner may apply more than once, however, the maximum grant which may be allocated is \$75,000 per identified heritage building.

7. Private Owner Application Requirements and Procedures

- Step 1: Private Owner – City Discussion
 - Owners are encouraged to discuss their grant application intentions as early as possible when considering to apply and before undertaking any work, to discuss the implications and timing of a possible grant,
 - No grant is to be provided for work which is undertaken before Council approves the grant.
- Step 2: Owner Application
 - Owners are to submit a completed application form accompanied by:
 - A cover letter describing the proposed work and how it complies with program objectives,
 - Architectural drawings and coloured renderings,
 - An outline of conservation work and specifications,
 - Current color photographs of the building,
 - Any archival photographs and historical documentation,
 - A minimum of three (3) competitive estimates for the proposed work, (Note: This is not a pro forma analysis)
 - Other, as necessary.
- Step 3: Application Review Procedure
 - Applications will be reviewed by staff who will make a recommendation to Council.
 - Council approval is required for all grants.
- Step 4: Actual Grant Issuance
 - Council authorizes a grant,
 - Owners submit actual costs of completed work,
 - Staff review costs,



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	Adopted by Council: April 27, 2009	

- Staff may issue the approved grant if it meets the program criteria and Council has approved it, and
- Staff notify Council of issued grants.

8. Eligible Private Owner Grant Items

- Program grants for private sector work are for the conservation of the exteriors of identified heritage buildings (e.g., roof, foundation, walls, siding, doors, windows).
- This includes directly related costs to prepare drawings, etc.
- Maintenance work will not be funded.

9. No Grant, if Funds are Not Available

- If no program funds are available when a grant application is made:
 - No grant application will be considered,
 - No City grant will be given, and
 - A grant is not to be deferred until grant funds become available.

10. Maximum Grant Amount for City Owned Identified Heritage Buildings

- A City division may apply to receive up to:
 - Initial Funding: \$50,000 per identified heritage building - with other matching funds.
 - Optional Funding: Council may consider an additional \$25,000 per identified heritage building - with additional other matching funding to achieve exceptional heritage conservation, as determined by Council.
- As heritage conservation may occur in stages, a City division may apply more than once, however, the maximum grant which may be allocated is \$75,000 per identified heritage building.

11. City Application Requirements and Procedures

- Step 1: City Division Discussion
 - Applying City divisions are encouraged to discuss their grant application intentions as early as possible when considering to apply and before undertaking any work, to discuss the implications and timing of a possible grant,
 - No grant is to be provided for work which is undertaken before Council approves the grant.
- Step 2: City Division Application

The relevant City division is to submit a completed application form accompanied by:

 - A cover letter describing the proposed work and how it complies with program objectives,
 - Architectural drawings and coloured renderings,



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- An outline of conservation work and specifications,
 - Current color photographs of the building,
 - Any archival photographs and historical documentation,
 - If the City is doing the work itself, an itemized estimate of the proposed work,
 - If the City is contracting out the work, proposals as per City policy.
 - Other, as necessary.
- Step 3: Application Review Procedure
 - Applications will be reviewed by staff who will make a recommendation to Council,
 - Council approval is required for all grants.
 - Step 4: Grant Issuance
 - Council authorizes a grant,
 - Once approved, the grant may be issued to do the work.

12. Eligible City Grant Items

- Program grants for City owned identified heritage buildings are for the conservation of their exteriors (e.g., roof, foundation, walls, siding, doors, windows).
- This includes directly related costs to prepare drawings, etc.
- Maintenance work will not be funded.

13. No Grant if Funds are Not Available

- If no program funds are available when a grant application is made:
 - No grant application will be consider
 - No City grant will be given, and
 - A grant is not to be deferred until grant funds become available.

14. Program Review

- The Program will be reviewed and modified by Council, as necessary.



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Adopted by Council: April 27, 2009 Amended by Council: xxxx, 2018		

POLICY 5900:

It is Council policy that:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners – on a cost share basis - for conserving the exterior of 17 heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan.

The 17 identified heritage buildings make a significant contribution to the heritage character of Steveston Village. The intent of the program is to help conserve the exterior of these significant buildings and support their continued legacy for future generations.

1. Program Funding Sources

The source of funds for the SVHCG Program includes:

- Density bonus contributions, as set out in the Steveston Area Plan*;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

*Specific sites within the “Steveston Village Land Use Density and Building Height Map” are identified for a maximum possible Floor Area Ratio (FAR) of 1.6. In order to achieve this maximum density, a contribution of \$608.05 per m² (\$56.49 per ft²) - based on the increase in net building floor area between the 1.2 FAR base density and up to the 1.6 FAR maximum density - must be provided.

Contribution amounts may be reduced by an amount equivalent to any cash-in-lieu contributions received under the City’s Affordable Housing Strategy.

The above contribution rate to the SVHCG Program will be revised, starting February 28, 2019, and then by February 28 every two years thereafter, by adding the annual inflation for the preceding two calendar years using the Statistic Canada *Vancouver Construction Cost Index – Institutional* inflation rate. The revised rates will be published in a City Bulletin.

2. Grant Amounts

- Maximum grant of \$150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (e.g. only projects with eligible expenses of \$300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council, with private matching funding, to achieve exceptional heritage conservation. Exceptional heritage conservation means a complete and comprehensive restoration of a building, in the opinion of Manager of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area. The final determination of what is exceptional will



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be made by Council based on the project's overall contribution to conserving the character of Steveston Village.

- If the registered owner of the property containing one of the identified heritage buildings is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total grant amount per identified heritage building is limited to \$150,000, and for exceptional conservation projects, it is limited to \$250,000.
- If no program funds are available, no grant applications will be considered (i.e., first-come, first-serve basis).

3. Eligible Expenses

Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:

- Façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building;
- Repair or restoration of the character-defining elements such as wood windows or original cladding;
- Reconstruction of lost heritage elements such as front porches or exterior trims;
- Roof replacement;
- Structural upgrades, including seismic upgrades, and stability work (e.g. new foundations) to extend the physical life of the building; and
- Directly related consultant costs, including the cost to prepare a conservation plan and architectural drawings, up to 10% of the total grant amount. Consultant costs without associated physical improvements to the building are not eligible.

Ineligible expenses include, but are not limited to, the following:

- General on-going maintenance work (e.g. power washing, gutter cleaning);
- Renovation or replacement of the non-historic elements of the building;
- New additions and/or construction of accessory buildings;
- Interior works; and
- Any other work deemed to be inappropriate at the discretion of the Manager of Policy Planning.

The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used as a guide in determining eligible expenses. The Standards and Guidelines for the Conservation of Historic Places in Canada defines "conservation" as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.



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4. Grant Applications

- Grant applications must be submitted in accordance with the procedures and forms provided by the City;
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government), and are eligible to apply for a grant;
- Contributors to the SVHCG Program may apply for a grant (e.g., if the site proposed to be redevelop contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application;
- All grant applications that meet the eligibility criteria will be considered by Council. A grant will not be provided where work has already been undertaken prior to Council approval;
- Final decision on all grant applications that meet the eligibility criteria will be made by Council;
- If Council approves the application, the eligible works must be completed before the grant is issued. The following items must be submitted and accepted by City staff prior to the grant's issuance.
 - A letter from the applicant/owner indicating the actual cost of the completed project accompanied by paid bills as proof and a request for payment of the grant;
 - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
 - Photographs of the completed project; and
- The completed works must be inspected and deemed satisfactory by the City staff.
- The works covered by the approved grant must be completed within 24 months of the date of the approval by Council. After 24 months from the date of the approval, the grant approval will expire.

5. Evaluation Criteria

The following considerations will form the basis for evaluation of grant applications.

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;



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- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame at reasonable costs and secure other funding sources.



Steveston Village Heritage Conservation Grant Program

No.: PLANNING-03
Date: 2011-07-13
Rev.: 2018-xx-xx

Purpose:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners – on a cost share basis – for conserving the exterior of identified heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan. The identified heritage buildings are shown in Attachment 1.

Program Funding Sources:

The source of funds for the SVHCG Program includes:

- Density bonus contributions, as set out in the Steveston Area Plan*;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

*Specific sites within the “Steveston Village Land Use Density and Building Height Map” are identified for a maximum possible Floor Area Ratio (FAR) of 1.6. In order to achieve this maximum density, a contribution of \$608.05 per m² (\$56.49 per ft²) - based on the increase in net building floor area between the 1.2 FAR base density and up to the 1.6 FAR maximum density - must be provided.

Contribution amounts may be reduced by an amount equivalent to any cash-in-lieu contributions received under the City’s Affordable Housing Strategy.

The above contribution rate to the SVHCG Program will be revised, starting February 28, 2019, and then by February 28 every two years thereafter, by adding the annual inflation for the preceding two calendar years using the Statistic Canada Vancouver Construction Cost Index – Institutional inflation rate. The revised rates will be published in a City Bulletin.

Grant Amount:

- Maximum grant of \$150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (e.g. only projects with eligible expenses of \$300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council with private matching funding to achieve exceptional heritage conservation, based on its overall contribution to conserving the character of Steveston Village, as determined by Council. Exceptional heritage conservation means a complete and comprehensive restoration of a building, in the opinion of Manager of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area. The final determination of what is exception will be made by Council based on the project’s overall contribution to conserving the character of Steveston Village.

- If the registered owner is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- Total maximum grant per identified heritage building is \$250,000.
(As heritage conservation may occur in stages, an owner/developer of the may apply more than once.)
- If no program funds are available, no grant applications will be considered (i.e., first-come, first-serve basis).

Eligible Expenses:

Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:

- Façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building;
- Repair or restoration of the character-defining elements such as wood windows or original cladding;
- Reconstruction of lost heritage elements such as front porches or exterior trims;
- Roof replacement;
- Structural upgrades, including seismic upgrades, and stability work (e.g. new foundations) to extend the physical life of the building; and
- Consultant costs including the cost to prepare a conservation plan and architectural drawings.

Ineligible expenses include, but are not limited to, the following:

- General on-going maintenance work (e.g. power washing, gutter cleaning);
- Renovation or replacement of the non-historic elements of the building;
- New additions and/or construction of accessory buildings;
- Interior works; and
- Any other work deemed to be inappropriate at the discretion of the City.

The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used as a guide in determining eligible expenses. The Standards and Guidelines for the Conservation of Historic Places in Canada defines “conservation” as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.

Grant Applications:

- Grant applications must be submitted in accordance with the procedures and forms provided by the City;
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government);
- Contributors to the SVHCG Program may apply for a grant but must provide the required contribution to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application;
- All grant applications that meet the eligibility criteria will be considered by Council. A grant will not be provided where work has already been undertaken prior to Council approval; and
- Final decision will be made by Council.

Evaluation Criteria:

The following considerations will form the basis for evaluation of grant applications.

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame and secure other funding sources.

Application Procedures:

Step 1: Application Review

- Owners are encouraged to discuss their proposals as early as possible to learn about the process, requirements, and timing of a possible grant. The submission requirements are detailed in the attached application form.
- Staff will review the application for completeness and eligibility, and will notify the applicant if it does not provide all of the required information or does not meet the eligibility criteria.
- Once staff completes its initial review, the application will be forwarded to the Richmond Heritage Commission (RHC) for comment and advice. The RHC is made up of nine (9) members of the public, appointed by Council, and advises Council on heritage conservation and promotion matters.
- Staff will prepare a report to Council containing an assessment of the proposal, advice from the RHC and a recommendation.
- The report will be forwarded to the Planning Committee, which is made up of five City Council members, for consideration. The Planning Committee will review the staff report and recommendation. The applicant's attendance is recommended as the Planning Committee may provide the applicant with an opportunity to make a presentation. The Planning Committee will also consider any comments from the public and make a recommendation to Council. The applicant will be contacted by staff regarding the meeting date, time and the location when the application is considered.
- The staff report and Planning Committee recommendations will be forwarded to Council for its consideration. Council will usually deal with the application at its next regular meeting following the Planning Committee meeting. The meeting date and time can be confirmed by viewing the Council agenda on the City website.
- When Council has received and reviewed all of the information, it will make a decision to:
 - approve the grant;
 - reject the grant; or
 - refer the grant application back to the Planning Committee or staff for more information.
- All applicants will be notified in writing following City Council's decision, and advised of the next steps.
- In most instances, a Heritage Alteration Permit (HAP) is required. The grant application may be processed concurrently with the required HAP application.

Step 2: Grant Issuance

- If Council approves the grant, the applicant will be notified in writing and reminded that the work must be completed before the grant will be issued.
- The following items have been submitted and accepted by City staff prior to the grant's issuance.
 - A letter from the applicant/owner indicating the actual cost of the completed project and requesting for payment of the grant accompanied by paid bills as proof;
 - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
 - Photographs of the completed project.
- Building permit must be applied for and issued before commencement of the proposed work.
- The work must be inspected and deemed satisfactory by the City staff. Once this has occurred, the applicant will receive a letter and grant payment from the City.

The application form including detailed submission requirements are attached to this Bulletin.

Program Contact:

For further information, please contact Minhee Park, Heritage Planner, at 604-276-4188 or mpark@richmond.ca.

see attached →



**City of
Richmond**

**Steveston Village Heritage
Conservation Grant Application**

Policy Planning Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Contact 604-276-4188

The application can be submitted at the Front of House at the City Hall or through arranging a meeting with Heritage Planner, Minhee Park, at 604-276-4188 or mpark@richmond.ca. **All materials submitted to the City for a Steveston Village Heritage Conservation Grant Application become public property, and therefore, available for public inquiry.**

For submission requirements, please refer to the attached Steveston Village Heritage Grant Application Attachments.

Property Address(es): _____

Legal Description(s): _____

Applicant: _____

Correspondence/Calls to be directed to:

Name: _____

Address: _____

Postal Code

Tel. No.: _____
Business Residence

_____ E-mail Fax

Property Owner(s) Signature(s): _____

Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use
Date Received: _____
File No.: _____



Consultation with City staff prior to application is recommended, to be aware of criteria pertinent to the application, permits required in addition to the *Steveston Village Heritage Conservation Grant Application*, and the extent of documentation required to support the application and related permits.

The following items must be completed and submitted with your Steveston Village Heritage Conservation Grant Application.

1. A letter of authorization and/or proof of ownership is required. If ownership has changed, a copy of the interim agreement or transfer of property title is required.
2. A letter outlining the proposal conservation work and specifications and how the proposal fulfills the program objectives. The letter should also include a statement of all applicable funding sources, indicating the requested amount, other grants or funding secured or sought for the proposed work.
3. A Conservation Plan prepared by a qualified heritage consultant and a written rationale explaining how the proposed work fits in the long-term conservation of the heritage resource.
4. Architectural drawings: one full size set and one set of reduced 11" x 17" drawings. Additional drawings may be required for complex proposals.
5. Current colour photographs of the building
6. Archival photographs and historical documentation to clearly demonstrate the nature and appropriateness of the proposed conservation.
7. At least two (2) competitive estimates from an independent contractor for all labour and materials involved in the proposed eligible works. The estimates must be itemized in detail, and must indicate the scope and nature of work of each item. The estimates must be recent and valid, and dated no more than six months prior to the application.

Fees

No fees are required for a Steveston Village Heritage Conservation Grant Application. Please consult with Zoning counter staff for all fees for other related permits (e.g., Rezoning Permit, Development Permit, Building Permit, Heritage Alteration Permit, Heritage Revitalization Agreement).

Program Contact

Minhee Park, Heritage Planner, Policy Planning Department
6911 No. 3 Road, Richmond, BC V6Y 2C1, 604-276-4188, mpark@richmond.ca.

Excerpt of Minutes
Richmond Heritage Commission
Held Wednesday, October 27, 2018 (7:00 pm)
M.2.004
Richmond City Hall

Steveston Village Heritage Conservation Grant Program Update

Staff distributed the draft policy (forms part of the minutes as Schedule 1) and provided an overview of the proposed update to the Steveston Village Heritage Conservation Grant Program, including the current objectives and policies, and proposed changes.

The grant program was established in 2009 when the Steveston Village Heritage Conservation Program was adopted by Council in order to encourage the exterior conservation of the 17 protected buildings, as identified in the Steveston Area Plan.

It was noted that the 50/50 cost sharing with private owners is not changing, but the maximum allowable amounts will be increased.

This update also makes it clear what types of proposals are eligible for grants by providing examples of eligible and ineligible works. Evaluation criteria are also added to help staff and Council assess grant applications to ensure the proposed works achieve the objectives of the Program.

In response to Commission's question regarding interior works, staff noted that interior works are not eligible because interior features are not protected.

Discussion ensued on ownership of buildings, usage of buildings and benefits to having interior restorations.

It was noted that consulting costs have been factored in to the grants program but are limited to 10% of the grant amount. The Commission noted that the limitation is reasonable.

It was further noted that every application through this program will come before the Commission for review and comment.

It was moved and seconded

That the Richmond Heritage Commission support the proposed changes to the Steveston Village Heritage Conservation Grant Program as outlined in the draft policy.

CARRIED

It was moved and seconded

That the Richmond Heritage Commission recommend that Council and staff consider grants for interior works for the purposes of historical restorations.

CARRIED