



# City of Richmond

## Report to Committee

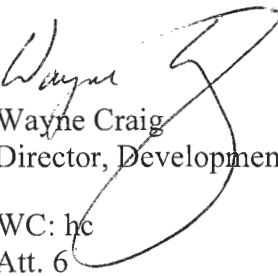
**To:** Planning Committee  
**From:** Wayne Craig,  
Director, Development

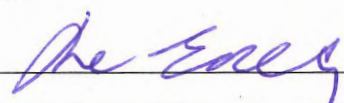
**Date:** May 31, 2017  
**File:** HA 17-766440

**Re:** Application by Kanaris Demetre Lazos for a Heritage Alteration Permit at  
12111 3<sup>rd</sup> Avenue (Steveston Hotel)

### Staff Recommendation

That a Heritage Alteration Permit to authorize the removal of a window from the front (east) elevation and to replace it with a new entry and door to match an existing door in the front (east) elevation of the heritage-protected property at 12111 3<sup>rd</sup> Avenue, be issued.

  
Wayne Craig  
Director, Development  
WC: hc  
Att. 6

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Policy Planning	<input checked="checked" type="checkbox"/>	

## Staff Report

### Origin

Kanaris Demetre Lazos has applied for a Heritage Alteration Permit (HAP) to remove a window and to add a new entrance and door in the front (east) elevation to match an existing door in the same façade of a commercial property at 12111 3<sup>rd</sup> Avenue (Attachments 1), known as “Steveston Hotel”. The purpose of the proposed exterior alterations is to provide a separate entrance to a restaurant in the hotel, as shown in the applicant’s set of plans (Attachment 2).

The Steveston Hotel has undergone significant and extensive exterior alterations since the time of construction in the 1890s (Attachment 3). Original window openings have been changed with respect to their location and size, and original wood window sashes have been replaced with large, metal-framed windows including the window proposed to be removed (Attachment 4). The central location of the existing entrance is the same as the original hotel, but the wood door frame has been replaced with metal-framed double doors (Attachment 5). As a result, the proposed façade improvements would not change original features of the Steveston Hotel.

### Surrounding Development

The property at 12111 3<sup>rd</sup> Avenue is located within the boundaries of Steveston Village Heritage Conservation Area (HCA).

- To the North: One property in the “Commercial Mixed Use (ZMU26) – Steveston Village” zone.
- To the East: The former Rod’s Lumber site at 12088 3<sup>rd</sup> Avenue has been approved to be rezoned to the “Commercial Mixed Use (ZMU33) – Steveston Village” zone, on one consolidated lot, and associated DP 16-753377 and HA 17-763809 have been issued.
- To the West and South: The Gulf of Georgia Cannery federal historic site in the “Light Industrial (IL)” zone.

### Related Policies & Studies

#### Steveston Area Plan and Steveston Village Heritage Conservation Strategy

Under the *Local Government Act*, a municipality can grant a property the status of “protected heritage property” in one of two ways. First, it can be protected through an individual heritage designation bylaw (“designated” heritage property) or, second, it can be protected through its inclusion in a “schedule” that is part of the designation of a Heritage Conservation Area (“scheduled” heritage property).

In 2009, Steveston Area Plan (SAP) was amended to include the designation of Steveston Village Heritage Conservation Area (HCA). As part of the HCA, 17 sites are identified (i.e. “scheduled”) and therefore are protected heritage properties. HAPs for the 17 protected heritage properties are subject to review and consideration in relation to all the policies and documents referenced in the SAP, including the Parks Canada National Standards and Guidelines for the

Conservation of Historic Places in Canada (“S&Gs”). The S&Gs are applied to assess the impact of proposed interventions (i.e. alterations) on the heritage values and character-defining elements of a historic place, as identified in a Statement of Significance (SOS). Steveston Village Heritage Conservation Strategy includes SOSs for the significant historic sites and features in Steveston Village, including the SOS for Steveston Hotel, which is provided in Attachment 6.

### **Heritage Procedures Bylaw 8400**

Under the City’s Heritage Procedures Bylaw 8400 s.4.1.2, Council must issue an HAP for any exterior alterations to a building, or structure, or alterations to land, for a property identified in an HCA Schedule. An HAP is required for the proposed exterior alterations to the property at 12111 3<sup>rd</sup> Avenue because the property is included in the Steveston Village HCA Schedule.

Steveston Area Plan has an HCA and a Development Permit Area (DPA) for Steveston Village. Under the DPA, a Development Permit (DP) is required for exterior changes that exceed \$50,000. As the proposed exterior alterations are less than \$50,000, a DP is not required.

### **Analysis**

#### **Scope of Proposed Work**

The applicant is proposing to remove a non-original window in the front (east) elevation, and to add a new entry and double door with a metal frame and clear-glazing that will match the existing double door in the same façade.

#### **National Standards and Guidelines for Historic Places in Canada**

In Steveston Village HCA, the guidelines that apply to HAs for protected heritage properties are the Parks Canada National Standards and Guidelines for the Conservation of Historic Places in Canada (“S&Gs”).

The following are excerpts from the S&G “standards” that are most relevant to the proposed exterior alterations to the Steveston Hotel.

#### ***Standards for Historic Places***

- Standard #1    Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move part of an historic place if its current location is a character-defining element.
- Standard #3    Conserve heritage value by adopting an approach calling for minimal intervention.
- Standard #4    Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other

historic places or other properties, or by combining features of the same property that never existed.

These standards are applicable to the proposal because the issues to be assessed include: loss of any character-defining elements; extent of changes; and avoidance of a false historic appearance. The proposal is supportable because no character-defining elements would be lost, the approach involves a modest change to the façade and the new entry and door will not appear to be historic.

### ***Guidelines for Buildings – Entrances, Porches and Balconies***

The following are excerpts from the S&G “guidelines”, specific to windows, doors and entrances, which are most relevant to the proposed exterior alterations to the Steveston Hotel.

#### **Recommended**

Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building’s style, era and character.

#### **Not Recommended**

Removing character-defining entrances, porches or balconies that are no longer needed for the new use.

### ***Guidelines for Buildings – Windows, Doors and Storefronts***

#### **Recommended**

Replacing a missing historic feature by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.

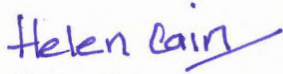
#### **Not Recommended**

Creating a false historical appearance because the new window, door or storefront is incompatible, or based on insufficient physical and documentary evidence.

Based on the National Standards and Guidelines for the Conservation of Historic Places in Canada, the removal of the window is supportable because it is not the size or in the location of the original window opening and, as such, is not a character-defining element of the building. The introduction of a new second entry, and door, is supportable because it is consistent with the above guideline to allow a new entrance where required for a contemporary use, specifically the restaurant in the Steveston Hotel. Lastly, the introduction of a new metal-framed double door is supportable because it will match the existing contemporary double door in the front (east) elevation, which is consistent with the guideline to not create a false historical appearance.

### **Conclusion**

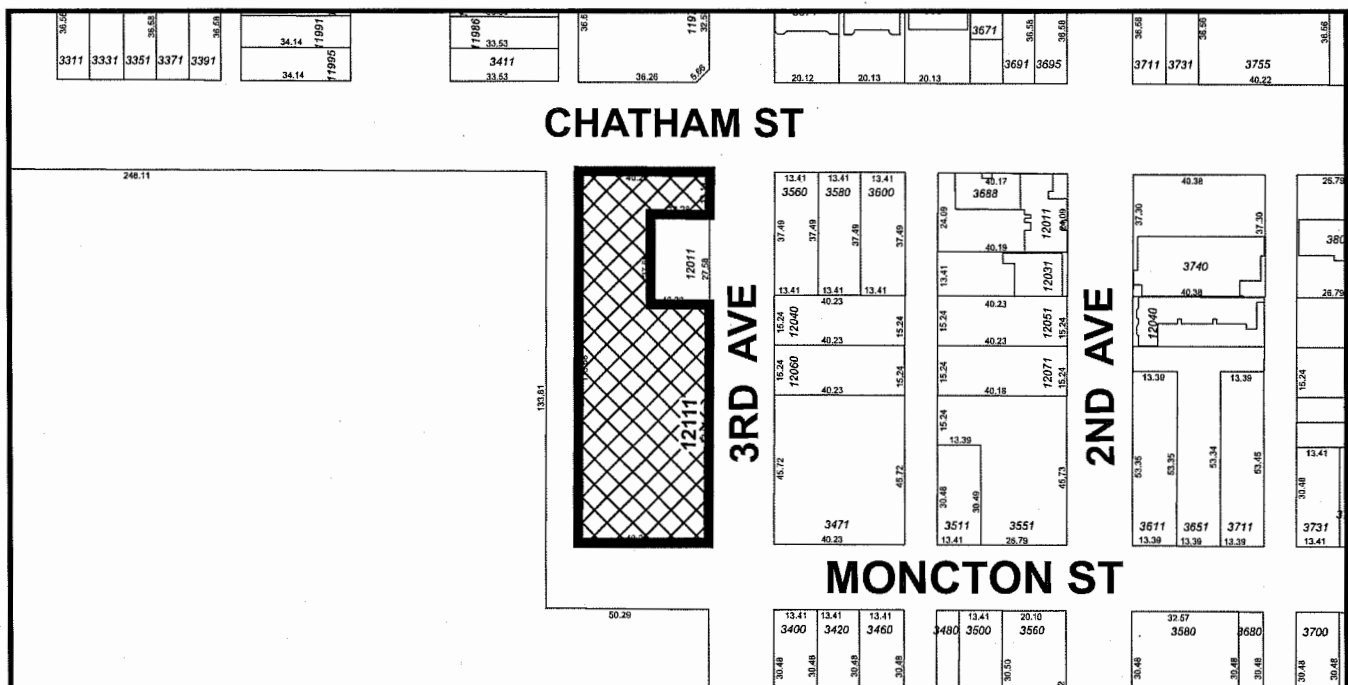
Staff supports the proposed façade improvements because they will not negatively impact any character-defining elements of the protected heritage property.



Helen Cain  
Planner 2, Heritage, Policy Planning

HC:cas

- Attachment 1: Location and Aerial Maps for Subject Site at 12111 3<sup>rd</sup> Avenue
- Attachment 2: Plans for HA 17-766440
- Attachment 3: Photographs (City of Richmond Archives Reference Item No. 1777 19 1925 and Reference Item No. 1978 5 10)
- Attachment 4: Photograph of existing window
- Attachment 5: Photograph of the existing entry and double doors
- Attachment 6: Statement of Significance for the Steveston Hotel



HA 17-766440

Note: Dimensions are in METRES

~~PLN - 136~~





City of  
Richmond



HA 17-766440

Original Date: 03/30/17

Revision Date:

Note: Dimensions are in METRES

PLN - 137

**ST. ARCHITECTURAL**  
www.starchitectural.com  
P. 604.921.1857  
DANIEL W. CONSTRUCTION INC.  
004-01-0002

NO.	DATE	DESCRIPTION
1	JAN 2017	PRELIMINARY SITE PLAN
2	JAN 2017	REVISED / REVISIONS

12111 3rd AVE.  
RICHMOND, BC

LEGAL DESCRIPTION:  
ALL OF SECTION 16, BLOCK 3 NORTH,  
RANGE 7 WEST, GROUP 1, N.W.D.  
PLAN 8995

STEVENSON HOTEL &  
RESTAURANT

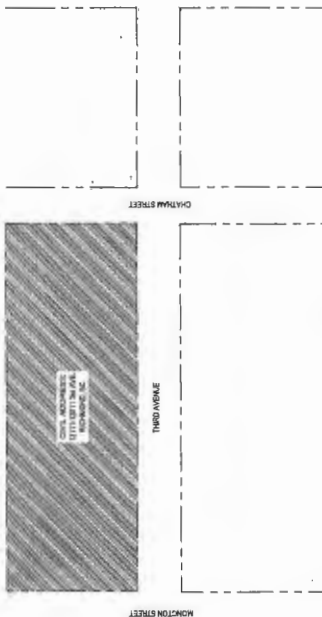
CIVIL ADDRESS:  
12111 3rd AVE.  
RICHMOND, BC

KEY PLAN &  
EXISTING SITE PLAN

DATE: Jan. 2017  
BY: MJJ  
K.D. LAZOS  
004-01-0002  
A1

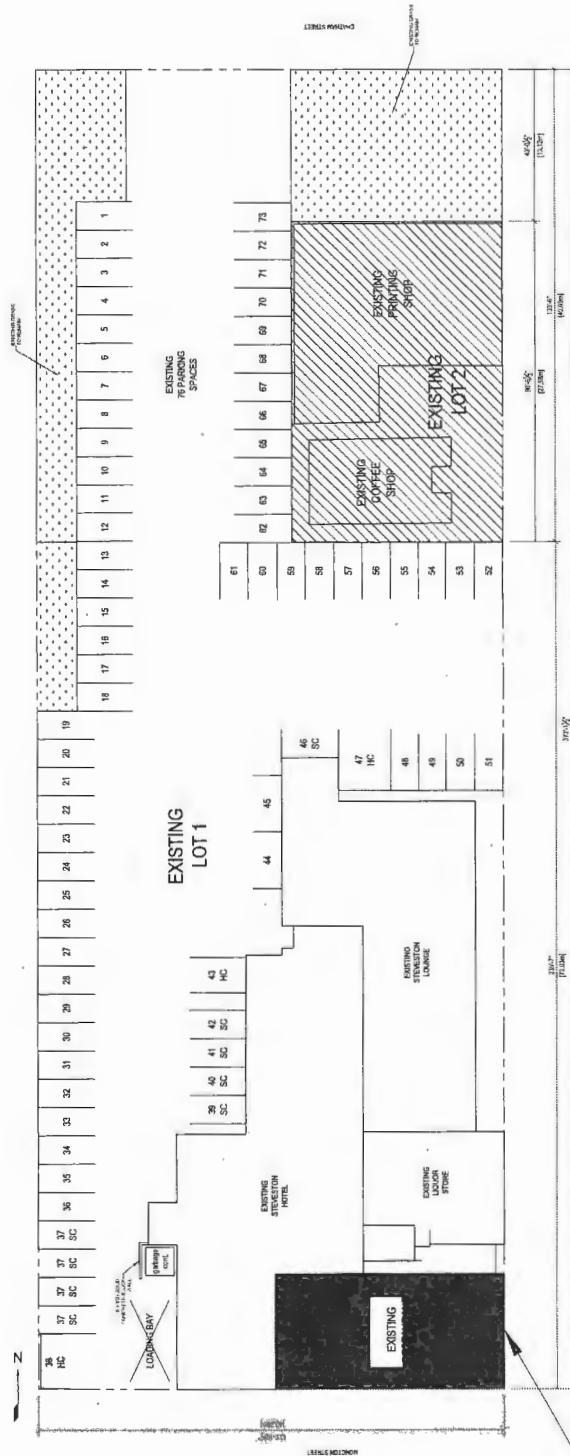
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NOTE: the existing building/structure is to remain as is.  
The purpose of this work is to remove one window and replace it with new double entry doors that will lead directly into the restaurant. In other words, we would like to have a separate entrance to the restaurant so that the restaurant will have its own entry and own address separate from the hotel entry and the hotel business.



KEY PLAN  
SCALE: 1"=10'

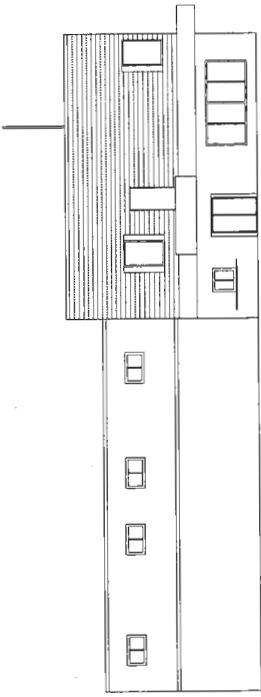
PLN - 138



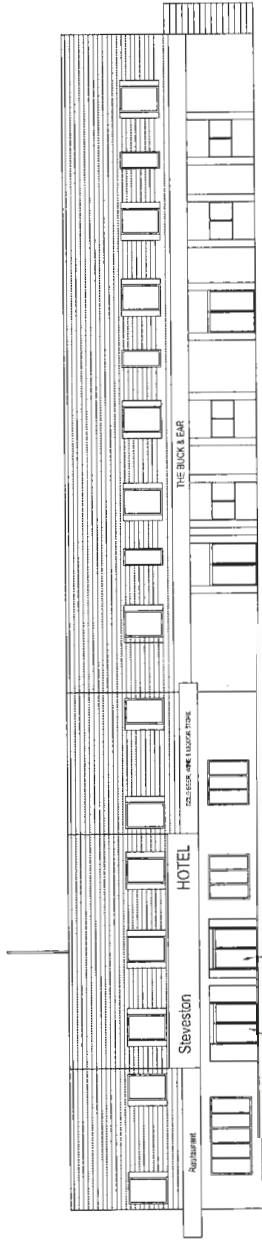
SUBJECT  
AREA

SITE PLAN - EXISTING  
SCALE: 1"=10'

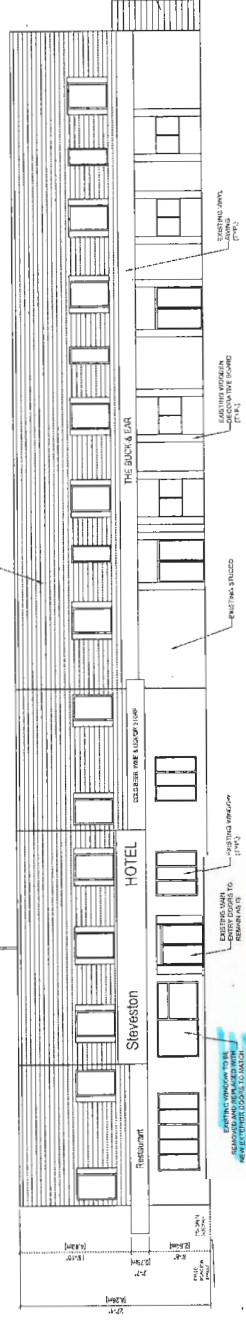




EXISTING SOUTH ELEVATION (MONCTON ST. VIEW)  
SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION (THIRD AVE. VIEW)  
SCALE: 1/8"=1'-0"



EXISTING EAST ELEVATION (THIRD AVE. VIEW)  
SCALE: 1/8"=1'-0"

**DL ARCHITECTURAL**  
 www.DLarchitectural.com  
 7000 University Ave. Suite 100  
 Richmond, BC V6V 1K6  
 TEL: 604.271.1187  
 FAX: 604.271.1188

**PROJECT:** 12111 3rd Ave.  
**CLIENT:** K.D. LAZOS  
**DATE:** JAN 2017

**LEGAL DESCRIPTION:**  
 ALL OF SECTION 10, BLOCK 3 NORTH,  
 RANGE 7 WEST, GROUP 1, N.W.D.  
 PLAN 55985

**HOTEL & RESTAURANT**

**EXISTING & PROPOSED ELEVATIONS**

**DATE:** 1/18/2017  
**BY:** MJJ  
**SCALE:** 1/8"=1'-0"  
**PROJECT NUMBER:** K.D. LAZOS  
**DATE:** JAN 2017

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	JAN 2017	ISSUED FOR PERMIT

**NOTES:**  
 1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
 2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
 3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



Sockeye Hotel, [ca. 1905]  
City of Richmond Archives  
Photography #1977 19 25



PLN - 141



Sockeye Hotel, [ca. 1920]  
City of Richmond Archives  
Photography #1978 5 10



PLN - 142









## Steveston Village Conservation Program

Moncton Street  
resources22. 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



# City of Richmond

## Heritage Alteration Permit

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 17-766440

To the Holder: Kanaris Demetre Lazos

Property Address: 12111 3<sup>rd</sup> Avenue, Richmond, BC V7E 3K1

Legal Description: LOT 2 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER  
DISTRICT PLAN 68935

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.611)
  - ☐ Property Subject to Temporary Protection (s.609)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
  - ☒ Property in Heritage Conservation Area (s.615)
  - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize all works related to the removal of an existing non-original window and its replacement with a new double door with metal frame and clear glazing to match an existing double door with metal frame and clear glazing, as outlined in the scope of works, drawings and photographs in Attachment 1 Plan Sheets 1 to 3 and the Reference Plans 1 to 2.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2017

\_\_\_\_\_  
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.



CHAPMAN STREET

THIRD AVENUE

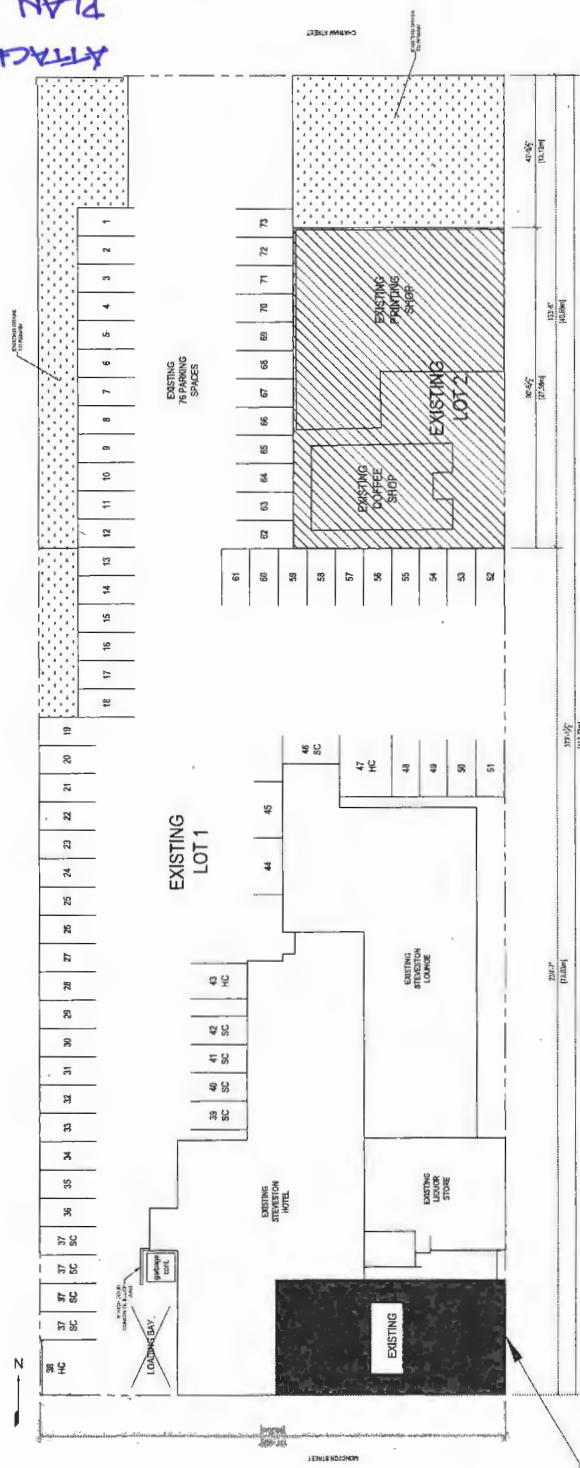
NORTON STREET

KEY PLAN  
SCALE: NTS

NOTE: the existing building/structure is to remain as is.  
The purpose of this work is to remove one window and replace it with new double entry doors that will lead directly into the restaurant. In other words, we would like to have a separate entrance to the restaurant so that the restaurant will have its own entry and own address separate from the hotel entry and the hotel business.

PLN - 147

ATTACHMENT 1  
PLAN 1 OF 3  
HA 17-766440



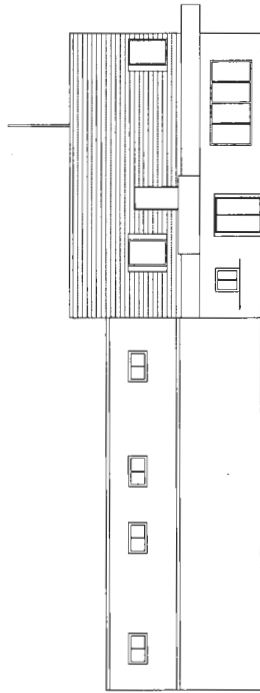
SUBJECT  
AREA

SITE PLAN - EXISTING  
SCALE: 1/8"=1'-0"

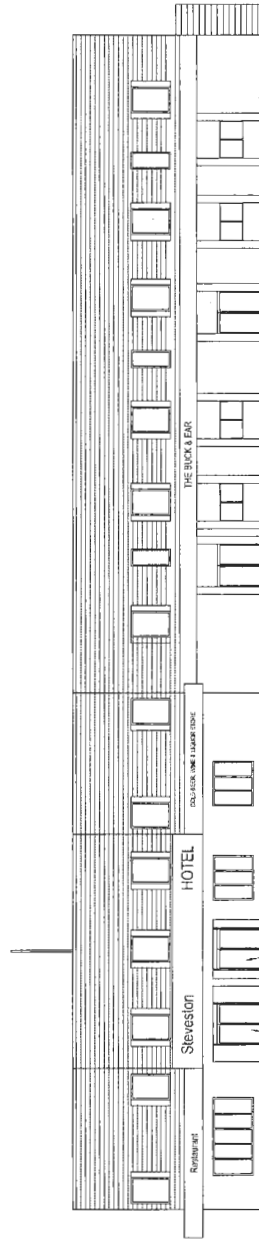
<b>ST. L. ARCHITECTURAL</b> www.stlarchitectural.com P. 604.911.887 DIVISION #100 CONSTRUCTION INC. VANCOUVER, BC		12111 3rd AVE. RICHMOND, BC	
LEGAL DESCRIPTION: ALL OF CERTAIN BLOCK NORTH, RANGE WEST, GROUP 1, NW/4, PLAN 8885		STEVENSON HOTEL & RESTAURANT	
CIVIL ADDRESS: 12111 3rd AVE. RICHMOND, BC		KEY PLAN & EXISTING SITE PLAN	
DATE: N.T.S.L.	DATE: Jan. 2017	PROJECT NO.: A1	PROJECT NO.: 004-01-0002
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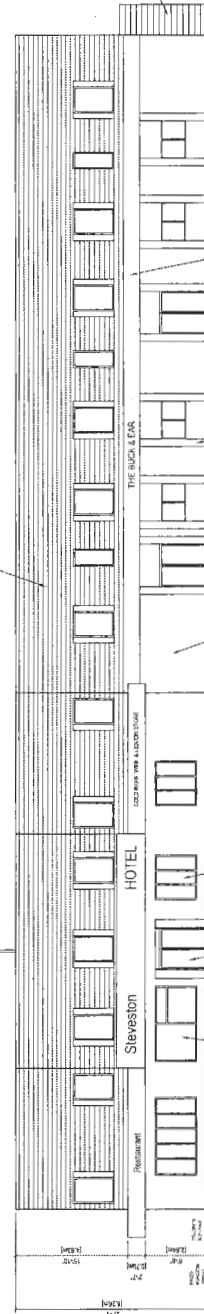
HA 17-766440  
 ATTACHMENT 1  
 PLAN 2 OF 3



EXISTING SOUTH ELEVATION (MONCTON ST. VIEW)  
 SCALE 1/8"=1'-0"



PROPOSED EAST ELEVATION (THIRD AVE. VIEW)  
 SCALE 1/8"=1'-0"



EXISTING EAST ELEVATION (THIRD AVE. VIEW)  
 SCALE 1/8"=1'-0"

DL ARCHITECTURAL  
 www.DLarchitectural.com  
 Telephone: 514-664-9211/5057  
 DIVISION OF PUBLIC WORKS  
 004-015882

NO.	DATE	BY	REVISIONS
1			FOR SUBMITTAL TO THE CITY OF MONCTON
2			REVISED REVISIONS

12111 3rd AVE.  
 RICHMOND, BC

LEGAL DESCRIPTION:  
 ALL OF SECTION 10, BLOCK 1 NORTH,  
 RANGE 7 WEST, GROUP 1, NMD,  
 PLAN 68035

HOTEL &  
 RESTAURANT

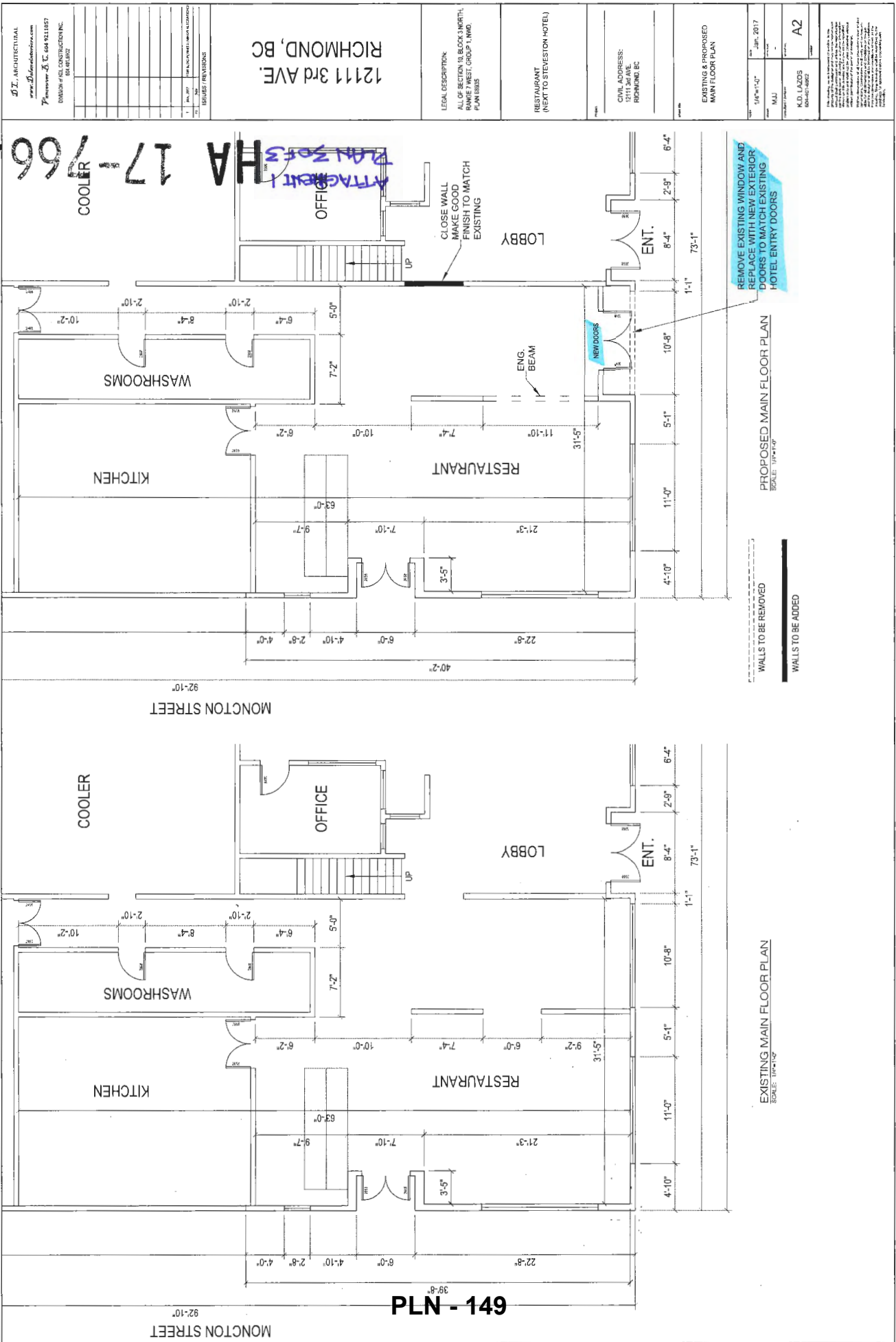
CIVIL ADDRESS:  
 12111 3rd AVE.  
 RICHMOND, BC

EXISTING & PROPOSED  
 ELEVATIONS

DATE: 18th JUL 2017	DATE: 18th JUL 2017
BY: MJJ	BY: MJJ
CHECKED BY: K.D. LAZOS	CHECKED BY: K.D. LAZOS
PROJECT NO: 664-015882	PROJECT NO: 664-015882
SCALE: A3	SCALE: A3

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ATTACHMENT 1  
REFERENCE PLAN 2 OF 2  
HA 17-766440



ATTACHMENT 1  
REFERENCE PLAN 1 OF 2  
HA 17-766440



# City of Richmond

## Heritage Alteration Permit

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 17-766440

To the Holder: Kanaris Demetre Lazos

Property Address: 12111 3<sup>rd</sup> Avenue, Richmond, BC V7E 3K1

Legal Description: LOT 2 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER  
DISTRICT PLAN 68935

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.611)
  - ☐ Property Subject to Temporary Protection (s.609)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
  - ☒ Property in Heritage Conservation Area (s.615)
  - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize all works related to the removal of an existing non-original window and its replacement with a new double door with metal frame and clear glazing to match an existing double door with metal frame and clear glazing, as outlined in the scope of works, drawings and photographs in Attachment 1 Plan Sheets 1 to 3 and the Reference Plans 1 to 2.
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DELIVERED THIS DAY OF , 2017

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MAYOR

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CORPORATE OFFICER

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