



**Parks, Recreation and Cultural Services Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Tuesday, January 31, 2023
4:00 p.m.**

Pg. # ITEM

MINUTES

PRCS-4 *Motion to adopt the **minutes** of the meeting of the Parks, Recreation and Cultural Services Committee held on December 21, 2022.*



NEXT COMMITTEE MEETING DATE

February 28, 2023, (tentative date) at 4:00 p.m. in Council Chambers

PRESENTATION

1. Rebecca Clarke, Manager, Museum and Heritage Services, to present the Richmond History Film Series Launch.

Parks, Recreation and Cultural Services Committee Agenda
Tuesday, January 31, 2023

Pg. # ITEM

COMMUNITY SERVICES DIVISION

2. **2023 COMMUNITY MURAL PROGRAM PROJECTS**
(File Ref. No. 11-7000-09-20-255) (REDMS No. 7065973)

PRCS-7

See Page **PRCS-7** for full report

Designated Speaker: Biliana Velkova

STAFF RECOMMENDATION

That the 2023 Community Mural Program Projects as presented in the staff report titled “2023 Community Mural Program Projects”, dated December 9, 2022, from the Director, Arts, Culture and Heritage Services, be approved for implementation once the Consolidated 5 Year Financial Plan (2023-2027) is adopted by Council.



3. **APPLICATION BY THE CITY OF RICHMOND FOR A HERITAGE ALTERATION PERMIT AT 6511 DYKE ROAD (LONDON FARM)**
(File Ref. No. HA 22-025867) (REDMS No. 7084243)

PRCS-30

See Page **PRCS-30** for full report

Designated Speaker: Miriam Plishka

STAFF RECOMMENDATION

That a Heritage Alteration Permit be issued which will permit the addition of a new pond boardwalk and replacement orientation sign at London Farm, 6511 Dyke Road, as outlined in the staff report titled “Application by the City of Richmond for a Heritage Alteration Permit at 6511 Dyke Road (London Farm)”, dated January 3, 2023, from the Director, Parks Services, and Director, Arts, Culture and Heritage Services.



Parks, Recreation and Cultural Services Committee Agenda
Tuesday, January 31, 2023

Pg. # ITEM

4. **APPLICATION BY THE CITY OF RICHMOND FOR A
HERITAGE ALTERATION PERMIT AT 5180 WESTWATER DRIVE
(BRITANNIA SHIPYARDS)**

(File Ref. No. HA 22- 026415) (REDMS No. 7091474)

PRCS-53

See Page PRCS-53 for full report

Designated Speaker: Rebecca Clarke

STAFF RECOMMENDATION

*That a Heritage Alteration Permit be issued to authorize alterations to the
landside buildings at Britannia Shipyards, 5180 Westwater Drive, as
outlined in the staff report titled, “Application by the City of Richmond for a
Heritage Alteration Permit at 5180 Westwater Drive (Britannia Shipyards)”,
dated January 3, 2023, from the Director Arts, Culture and Heritage
Services and the Director, Facilities and Project Development.*

☐

5. **STEVESTON HERITAGE SITES GOVERNANCE**

(File Ref. No. 11-7000-01) (REDMS No. 7089711)

PRCS-139

See Page PRCS-139 for full report

Designated Speaker: Rebecca Clarke

STAFF RECOMMENDATION

*That the staff report titled “Steveston Heritage Sites Governance”, dated
December 20, 2022, from the Director, Arts, Culture and Heritage Services,
be received for information.*

☐

6. **MANAGER’S REPORT**

ADJOURNMENT

☐



Parks, Recreation and Cultural Services Committee

Date: Wednesday, December 21, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Michael Wolfe
Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Bill McNulty
Mayor Malcolm Brodie

Also Present: Councillor Carol Day
Councillor Kash Heed
Councillor Alexa Loo

Call to Order: The Chair called the meeting to order at 4:49 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on November 29, 2022, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 31, 2023, (tentative date) at 4:00 p.m. in Council Chambers

COMMUNITY SERVICES DIVISION

1. **2023 ENGAGING ARTISTS IN COMMUNITY PROGRAM PUBLIC ART PROJECTS**

(File Ref. No. 11-7000-09-20-089) (REDMS No. 6983686)

It was moved and seconded

That the three artist proposals included in Attachment 1 for the community public art projects in partnership with the Sharing Farm and Terra Nova Nature School, Ferris Elementary School and Emergency Programs, and East Richmond Community Association, as presented in the staff report titled "2023 Engaging Artists in Community Program Public Art Projects", dated November 4, 2022, from the Director, Arts, Culture and Heritage Services, be endorsed.

The question on the motion was not called, as in reply to queries from Committee, staff noted that (i) some applications have had contributions from community groups, (ii) artists apply for a specific project they are interested in, and (iii) this is the City's standard process for applications.

The question on the motion was then called and it was **CARRIED**.

2. **STEVESTON COMMUNITY CENTRE AND LIBRARY PUBLIC ART PLAN**

(File Ref. No. 11-7000-09-20-334) (REDMS No. 7051054)

It was moved and seconded

That the Steveston Community Centre and Library Public Art Plan, as outlined in the report titled "Steveston Community Centre and Library Public Art Plan", dated November 10, 2022, from the Director, Arts, Culture and Heritage Services, be endorsed as the guiding plan for public art opportunities at the Steveston Community Centre and Library.

The question on the motion was not called, as in response in to queries from Committee, staff advised that (i) options for the outdoor plaza can be explored, and (ii) part of the program is installed artwork, however, other art options can be explored.

The question on the motion was then called and it was **CARRIED**.

3. **MANAGER'S REPORT**

Richmond Ice Centre Fire

Staff advised that the fire was due to an aging humidifying unit and that with the quick response of various City departments and specialty contractors the building has been deemed useable.

Parks, Recreation & Cultural Services Committee
Wednesday, December 21, 2022

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:00 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Wednesday, December 21, 2022.

Councillor Chak Au
Chair

Sarah Goddard
Legislative Services Associate



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Marie Fenwick
Director, Arts, Culture and Heritage Services

Re: 2023 Community Mural Program Projects

Date: December 9, 2022

File: 11-7000-09-20-255/Vol
01

Staff Recommendations

That the 2023 Community Mural Program Projects as presented in the staff report titled "2023 Community Mural Program Projects," dated December 9, 2022, from the Director, Arts, Culture and Heritage Services, be approved for implementation once the Consolidated 5 Year Financial Plan (2023-2027) is adopted by Council.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance	<input checked="" type="checkbox"/>	
Recreation and Sport Services	<input checked="" type="checkbox"/>	
Facilities Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On February 13, 2018, Council endorsed the Public Art Community Mural Program (the Mural Program). The focus of the Mural Program is to install murals in highly visible locations in publicly accessible areas throughout Richmond.

This report brings forward for consideration five mural proposals for the 2023 Community Mural Program to be painted at the retaining wall at Bethany Baptist Church, proposed by the Hamilton Community Association; Mitchell Elementary School; Pacific Net & Twine; South Arm Outdoor Pool and Steveston Outdoor Pool.

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

This report supports the Artworks: Richmond Arts Strategy 2019-2024 Strategic Direction 5:

Activate public spaces through (and for) the arts.

Analysis

Background

Richmond's Mural Program provides opportunities to add vibrancy to highly visible public spaces, foster community dialogue and cross-cultural exchange, and engage diverse and multi-generational communities. Since Council's endorsement in 2018, 15 murals have been installed through this program at civic facilities, private businesses, schools and other buildings. See Attachment 1 for a list of completed murals since the Mural Program was launched.

These artworks have been well received by the general public, facility users and community stakeholders. As well, they contribute to animating Richmond's public spaces.

Mural Program Selection Process

The Mural Program selection process is as follows:

- An annual Open Call for mural locations is issued for community groups, associations, schools, businesses and property owners to apply for a mural on their property. Private single-family properties are not eligible to participate. Where the applicant is not the property owner, the property owner must indicate consent as part of the application.

- An Open Artist Call for the Mural Program Artist Roster is issued biannually to provide a list of pre-qualified, local artists to work with selected applicants to develop their mural. The roster includes artists with a range of art styles, media and approaches.
- In consultation with Public Art staff, selected applicants are matched with an artist from the Mural Artist Roster for each mural opportunity. Selected applicants are required to sign a Mural Art Agreement with the City, while each artist enters into a tri-party agreement for services with the City and the property owner or representative.
- The City manages and funds the projects. The property owner or representative provides permission and access to the wall for installation and agrees to keep and maintain the mural for a minimum of five years.

Open Call for Mural Locations

The Open Call for mural locations for the 2023 Mural Program was issued on September 6, 2022 with a deadline of September 26, 2022 (Attachment 2).

Nine applications were received. Staff met on September 28, 2022, to review the applications. All submissions were evaluated on the basis of location, public visibility, community impact and condition of wall surface, as well as budget. The following organizations submitted an application to participate in the Mural Program in 2023:

- Hamilton Community Association (Retaining wall at 22620 Westminster Highway);
- Farrell Estates;
- Lipont Place;
- Mitchell Elementary School;
- Pacific Net & Twine;
- Richmond Rugby Football Club;
- Richmond Aquatic Services (South Arm Outdoor Pool);
- Richmond Aquatic Services (Steveston Outdoor Pool); and
- Village Bikes.

Five locations were selected for the 2023 Mural Program:

- Retaining wall at 22620 Westminster Highway;
- Mitchell Elementary School;
- Pacific Net & Twine;
- South Arm Outdoor Pool; and
- Steveston Outdoor Pool.

Proposed Mural Projects

In compliance with the Community Mural Program artist selection procedure, artists are pre-selected from the Community Mural Program Artist Roster through an open call process every two years. Murals for the 2023 program will be created by artists selected from the 2022-2024 Roster. The Roster will be updated accordingly next year.

The following five proposed mural locations and artists have been endorsed by the Richmond Public Art Advisory Committee (RPAAC).

Bethany Baptist Church

The mural location proposed by the Hamilton Community Association is the retaining wall along the public use pathway at 22620 Westminster Highway. The retaining wall belongs to Bethany Baptist Church which is in support of the project. The location is highly visible and measures approximately 600 square feet.

The artist selection meeting took place on October 18, 2022. The selection panel included members of the Hamilton Community Association.

Artist Ho Lay Hoon is recommended for this mural opportunity (Attachment 3). The artist will work with the members of the Hamilton Community Association and local community to inform the design of the mural, exploring themes of local ecology, sustainability and flood protection.

Mitchell Elementary School

The proposed mural location for Mitchell Elementary School is on the west wall adjacent to the entrance of the facility, facing No. 5 Road. The location is publicly visible and measures approximately 350 square feet.

The artist selection meeting took place on November 1, 2022. The selection panel included principal Scott Plumb and teacher Shannon Mathers.

Artist Ben Evelyn is recommended for the Mitchell Elementary School mural opportunity (Attachment 3). He will work with students from Mitchell Elementary School to create a sense of identity and student pride with a collaborative mural.

Pacific Net & Twine

The proposed mural location for Pacific Net & Twine is on the west wall facing the laneway and it measures approximately 170 square feet.

The artist selection meeting took place on October 19, 2022. The selection panel included staff from Pacific Net & Twine.

Artist Mark Anderson is recommended for this mural opportunity (Attachment 3). He will work with staff from Pacific Net & Twine to inform the design of the mural and will consider themes of local fishing industry and Steveston heritage.

South Arm Outdoor Pool

The proposed mural locations for the South Arm Outdoor Pool are the two north walls facing the approach to the pool and playground, adjacent to the entrance. The walls are highly visible and publicly accessible from multiple access points. The walls measure approximately 160 square feet and 230 square feet, respectively.

The artist selection meeting took place on October 28, 2022. The selection panel included members of the Aquatic Advisory Board.

Artist Rory Doyle is recommended for the South Arm Outdoor Pool mural opportunity (Attachment 3). He will work with community members from the South Arm Outdoor Pool to consider themes of recreation, active living and the local community.

Steveston Outdoor Pool

The proposed mural locations for the Steveston Outdoor Pool are the two walls facing the walkway into the pool. The walls are highly visible and publicly accessible from multiple access points. The walls are south and east facing and measure approximately 53 square feet and 42 square feet, respectively. The artist selection meeting took place on October 28, 2022. The selection panel included members of the Aquatic Advisory Board.

Artist Nicole Larsen is recommended for this mural opportunity (Attachment 3). The artist will work with community members from Steveston Outdoor Pool and the Kigoos Swim Club to inform the design of the mural and consider the themes of local heritage, recreation and active living.

Next Steps

Pending Council endorsement of the proposed mural locations and artists, staff will work with the artists and community partners to execute agreements and develop project implementation work plans. If approved, the projects will move into the development phase with murals to be completed by September 2023.

Financial Impact

The Mural Program budget is \$30,000 and it is funded by voluntary developer contributions to the Public Art Program Reserve Fund. The budget is included in the City's proposed 2023 Public Art Program operating budget as part of the 2023 budget process and will be implemented once the proposed Consolidated 5-Year Financial Plan (2023-2027) is adopted by Council.

The individual budget for each mural is as follows:

- Retaining wall at 22620 Westminster Highway - \$10,000
- Mitchell Elementary School - \$5,000
- Pacific Net & Twine - \$4,500
- South Arm Outdoor Pool - \$6,500
- Steveston Outdoor Pool - \$4,000

Richmond School District No. 38 will contribute in-kind preparation of the walls as well as anti-graffiti coating for all murals on the Richmond School District property.

The selected organizations will retain and maintain the murals for a period of at least five years. The cost for any maintenance and repairs required for the artwork at the locations that are not owned by the City will be the responsibility of the community partners. Following Council's approval of the 2023 Community Mural Program Projects, all project partners will enter into a written agreement with the City to outline maintenance and repairs responsibilities.

Conclusion

Murals add vibrancy to the community by energizing our public spaces, fostering community identity and civic pride, engaging youth and deterring graffiti. The creation of murals brings together local artists, students, community groups, residents and local businesses to transform the places where we live, work and play into welcoming and beautiful environments that invite interaction and appreciation of art and culture.




Biliana Velkova
Public Art Planner
(604-247-4612)

- Att. 1: List of completed Community Mural Program murals
2: Community Mural Program Property Owners Application form
3: Hamilton Community Association Mural Proposal, Mitchell Elementary School Mural Proposal, Pacific Net & Twine Mural Proposal, South Arm Outdoor Pool Mural Proposal and Steveston Outdoor Pool Mural Proposal



Community Mural Program Completed Projects

2022

	<p>Carolyn Wong <i>A Fisherman's Dream</i> Steveston Harbour Authority, 3180 Chatham Street</p>
	<p>Jean Bradbury <i>Our Friends the Trees</i> Maple Lane Elementary School, 7671 Alouette Drive</p>
	<p>Erica and Maddy Phillips <i>Facets of Byng</i> Lord Byng Elementary School, 3711 Georgia Street</p>
	<p>Dolores Altin and Elvira DS Monteforte <i>Cause and Effect</i> Hayer Demolition & Recycling, 12011 Mitchell Road</p>

	<p>Atheana Picha <i>Garden City School Mural</i> Garden City Elementary School, 8311 Garden City Road</p>
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2021

	<p>April dela Noche Milne and Dawn Lo <i>Let's Play Let's Go</i> Westwind Elementary School, 11371 Kingfisher Drive</p>
	<p>Atheana Picha <i>Tomekichi Homma Mural</i> Tomekichi Homma Elementary School, 5100 Brunswick Drive</p>
	<p>Fiona Tang <i>Thinking Learning Caring</i> Thompson Elementary School, 6211 Forsyth Crescent</p>



Dean and Christina Lauzé
McMath School Mural
 McMath Secondary School,
 4251 Garry Street



Karen Yurkovich and Tristesse Seeliger
Metamorphosis
 Lehigh Hanson,
 12651 Mitchell Road



Carmen Chan
Stages of Bloom
 Gateway Theatre,
 6500 Gilbert Road


2020




Andrew Tavukciyan
Richmond Ice Centre Community Mural
 Richmond Ice Centre,
 14140 Triangle Road



Mark Anderson
Richmond's home of Curl'ture & Curl'munity
 Richmond Winter Club,
 5540 Hollybridge Way

	<p>Laura Kwok <i>Ladybug and the Sun</i> West Richmond Community Centre, 9180 No. 1 Road</p>
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2019

	<p>Richard Tetrault and Jerry Whitehead <i>Continuum</i> Richmond Cultural Centre, 7700 Minoru Gate</p>
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6911 No. 3 Road, Richmond, BC V6Y 2C1

Contact 604-204-8696

Note: _____



The following items must be completed and submitted with your Community Mural Application.

1. Proposed Mural Wall: Area (square feet): _____
☐ Attach photo or sketch with the wall's dimensions
☐ Attach recent photograph of the wall (JPG or PDF not exceeding 2MB)
2. Do you have a preferred theme or style of art for the proposed wall?

3. Please provide evidence of support from the building tenant(s) (if different from the building owner), as well as neighborhood associations and/or adjacent neighbors (e.g., e-mail or letter of support).
4. Do you have additional funding for the project?
☐ Yes (Estimated amount \$ _____) ☐ No
5. Is your proposed wall on a heritage building?
☐ Yes ☐ No

Note: All murals on designated heritage resources, or within the Steveston Village Heritage Conservation Area (HCA), require approval by City Council and may require a Heritage Alteration Permit. Any murals on heritage buildings/structures or within the Steveston HCA will also be reviewed by the Richmond Heritage Commission.

Maintenance

The Property Owner will agree to retain and maintain the mural for a period of five years (subject to mutual agreement to terminate the agreement at an earlier date due to change of ownership, building renovations, and/or condition of the mural).

Agreement

Selected property owners will enter into a tri-party agreement for services with the City and the selected artist.

The City will manage the project and fund the work. The applicant may augment the project budget with additional funding, or cover all hard costs, if appropriate. The property owner will provide permission and access to the wall for installing the mural, as well as maintenance, if required.

Selection Process

A five-person interdepartmental staff Mural Committee will convene to review applications from property owners. The applications will be ranked based on the following criteria:

- public visibility of the location;
- condition of the wall surface;
- potential impact on adjacent properties;
- community impact;
- provision of additional or full funding of hard costs, if appropriate;
- provision of murals throughout the City; and
- evidence of support from the building tenants (if different from the building owner), as well as neighborhood associations and/or adjacent neighbors (e.g., email or letter of support).

Additional Information (Optional)

Project Timeline

Submission Deadline: Monday, September 26, 2022, 5:00 p.m.

Property Owners Notification: Thursday, October 6, 2022, 5:00 p.m.

Questions

Please contact the Richmond Public Art Program:

Tel: 604-247-4612

Email: publicart@richmond.ca

Ho Lay Hoon | Hamilton Community Association

Artist Ho Lay Hoon will work with the members of the Hamilton Community Association and local community members to inform the design of the mural, exploring themes of local ecology, Fraser River, sustainability and flood protection.

Ho Lay Hoon is a multidisciplinary artist, who works in variety of mediums. She has created a number of engaging murals and is passionate about creating art that that unifies and uplifts the community.

Examples of Previous Projects:



Ho Lay Hoon, *We the Giants*, 3302 Cambie Street, Vancouver, 2021



Ho Lay Hoon, *We the Giants*, 3302 Cambie Street, Vancouver, 2021



Proposed mural wall at 22620 Westminster Highway, Bethany Baptist Church (approx. 600 square feet)

Ben Evely | Mitchell Elementary School

Artist Ben Evely will work with students from Mitchell Elementary School to explore themes of identity and student pride through a collaboratively designed mural.

Ben Evely is emerging artist with an active painting, drawing and mural practice. He enjoys working with the public and continues to grow his interest in community-engaged art to create opportunities for neighbours and newcomers to share ideas and contribute to the spaces they inhabit.

Examples of Previous Projects:



Ben Evely with Maddy Philips, *Metro Migration*, 8002 Granville Street, Vancouver, 2017



Ben Evely, *Untitled*, Thunderbird Parkade, University of British Columbia, Vancouver, 2019



Proposed mural wall at Mitchell Elementary School (approx. 350 square feet)

Mark Anderson | Pacific Net & Twine

Artist Mark Anderson will work with staff from Pacific Net & Twine to inform the design of the mural and will consider themes of the local fishing industry and Steveston's heritage.

Mark Anderson is an accomplished mural artist with a number of high profile murals in Metro Vancouver. His artworks tell a story of a specific and relevant narrative that is connected to the geography, history or mythology of a specific place and time.

Examples of Previous Projects:



Mark Anderson, *Richmond's home of Curl'ture & Curl'munity*, Richmond Winter Club, Richmond, 2019



Mark Anderson, *Little League Champs*, Vancouver, 2014



Proposed mural wall at Pacific Net & Twine* (approx. 170 square feet)

Note: the existing mural does not have heritage value; it was installed for a film production and the property owner would like to have it covered.

Rory Doyle | South Arm Outdoor Pool

Artist Rory Doyle will engage with stakeholders from the South Arm Outdoor Pool to consider themes of recreation, active living and the local community

Rory Doyle is an artist and designer with interdisciplinary art practice specializing in murals, illustration, package design and visual branding. His intent is to find positive emotion in the viewer through vibrant palettes and movement in the subject matter.

Examples of Previous Projects:



Rory Doyle, *Craft Beer Market Mural*, Vancouver, 2021



Proposed mural walls at South Arm Outdoor Pool (approx. 230 square feet)



Proposed mural walls at South Arm Outdoor Pool (approx. 160 square feet)

Nicole Larsen | Steveston Outdoor Pool

Artist Nicole Larsen will work with the community from Steveston Outdoor Pool to inform the design of the mural and consider the themes of Steveston heritage, recreation and active living.

Nicole Larsen is an artist with an active mural and graphic design practice. She is influenced by nature and her desire to uplift others with her artwork. She often incorporates bold, bright colours and organic movement into her designs as well as themes of biodiversity, community and mental well-being.

Examples of Previous Projects:



Nicole Larsen, *Pause & Bloom*, Vancouver, 2021



Nicole Larsen, *Pause & Bloom*, Vancouver, 2021



Proposed mural walls at Steveston Outdoor Pool (approx. 55 square feet)



Proposed mural walls at Steveston Outdoor Pool (approx. 45 square feet)



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Todd Gross
Director, Parks Services
Marie Fenwick
Director, Arts, Culture and Heritage Services
Date: January 3, 2023
File: HA 22-025867
Re: Application by the City of Richmond for a Heritage Alteration Permit at 6511 Dyke Road (London Farm)

Staff Recommendation

That a Heritage Alteration Permit be issued which will permit the addition of a new pond boardwalk and replacement orientation sign at London Farm, 6511 Dyke Road, as outlined in the staff report titled "Application by the City of Richmond for a Heritage Alteration Permit at 6511 Dyke Road (London Farm)", dated January 3, 2023, from the Director, Parks Services, and Director, Arts, Culture and Heritage Services.

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

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

Att. 3

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

Staff Report

Origin

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

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

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

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

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

Related Policies and Plans

London Farm Master Plan

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

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

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

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

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

Steveston Area Plan

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

- Designing a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.
- Designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural landscape. For example, erecting a new farm outbuilding, using traditional form and materials, or installing signs and lighting compatible with the cultural landscape.

Agricultural Land Reserve

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

Stakeholder Consultation

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

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

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

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

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

Proposed Boardwalk

The purpose of the boardwalk is to:

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

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

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

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

Orientation Sign

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

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

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

Financial Impact

None.

Conclusion

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

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



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



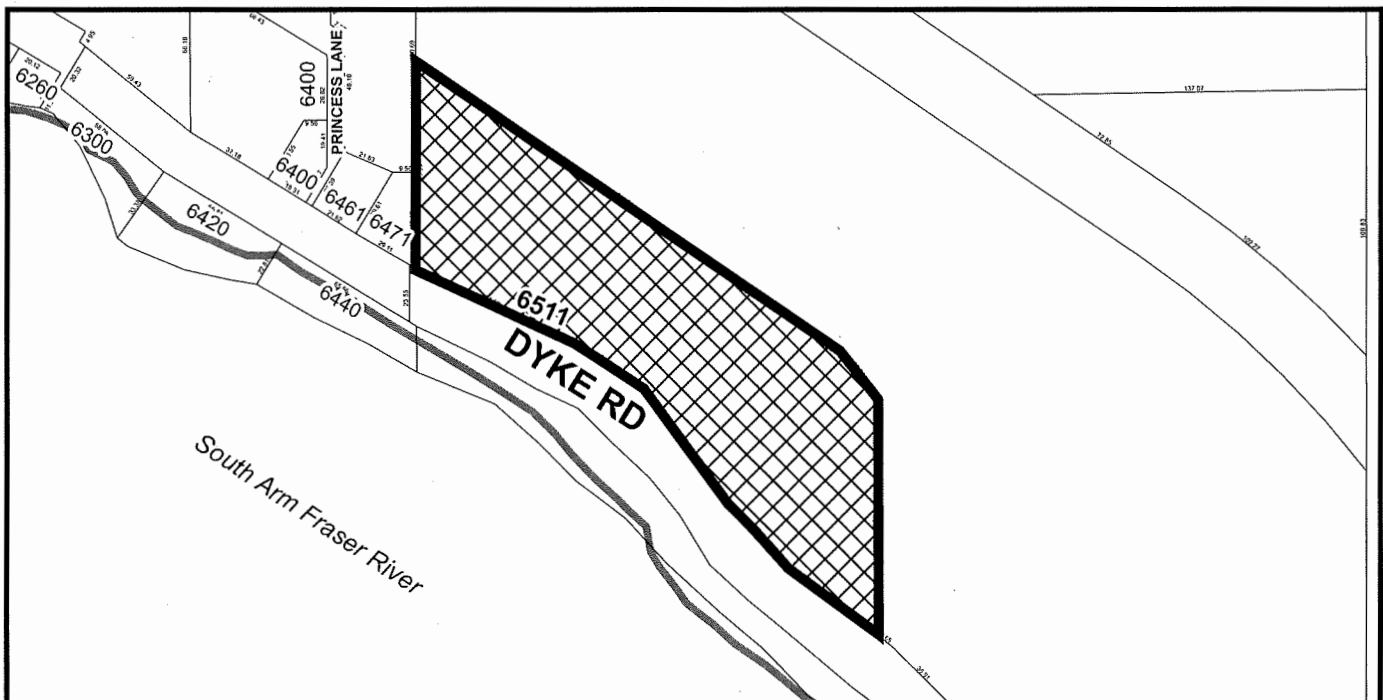
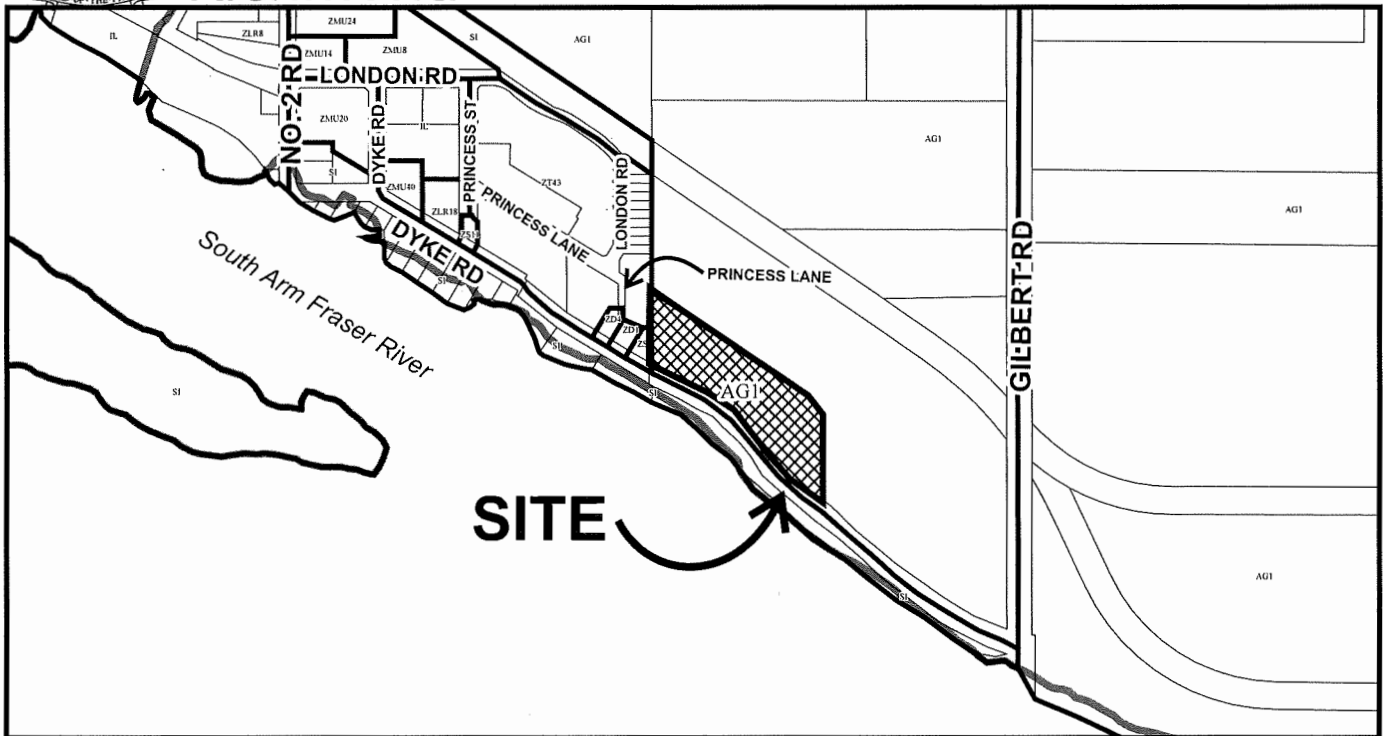
Rebecca Clarke
Manager, Museum & Heritage Services
(604-247-8330)

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

London Farm Location Map



City of
Richmond



HA 22-025867

Original Date: 11/21/22

Revision Date:

Note: Dimensions are in METRES

London Heritage Farm Statement of Significance

1898 / 1906

6511 Dyke Road, Richmond, BC



Description

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

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

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

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



(www.londonheritagefarm.ca)



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

London Heritage Farm Values Statement of Significance

"The [London] family grew up to take an active interest in the affairs of the community ... being a part of the South Arm social life which in those earlier days cemented the settlers of this district ..."¹

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

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

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

Originally from Ontario, brothers William and Charles London purchased property in the South Arm in 1881 from Thomas McNeeley, one of the first farmers on Lulu Island, building a dyke, small farmhouse and wharf. The brothers obtained title to the 200 acres of Section 18 in 1886. The family helped develop London's Landing, a small settlement on the Fraser River at the foot of No. 2 Road with a government wharf, and which became the site the London Brothers Store and Boarding House, Union church and the Lulu Island post office. The small settlement formally became London, New Westminster District in 1898, with services supporting the surrounding farming, fishing and canning industries.

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



London Farm 1908 (Richmond Archives 1984 17 74)

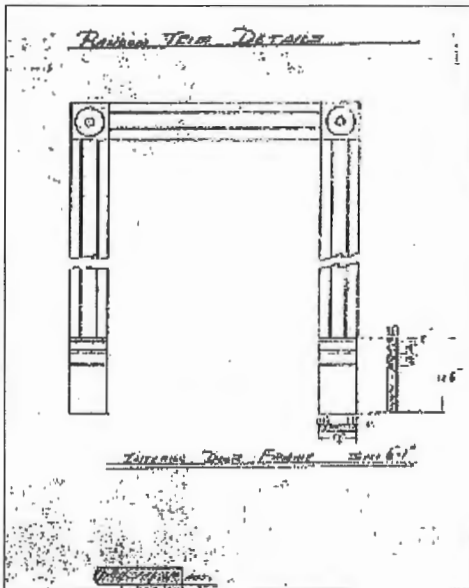
London Heritage Farm Statement of Significance



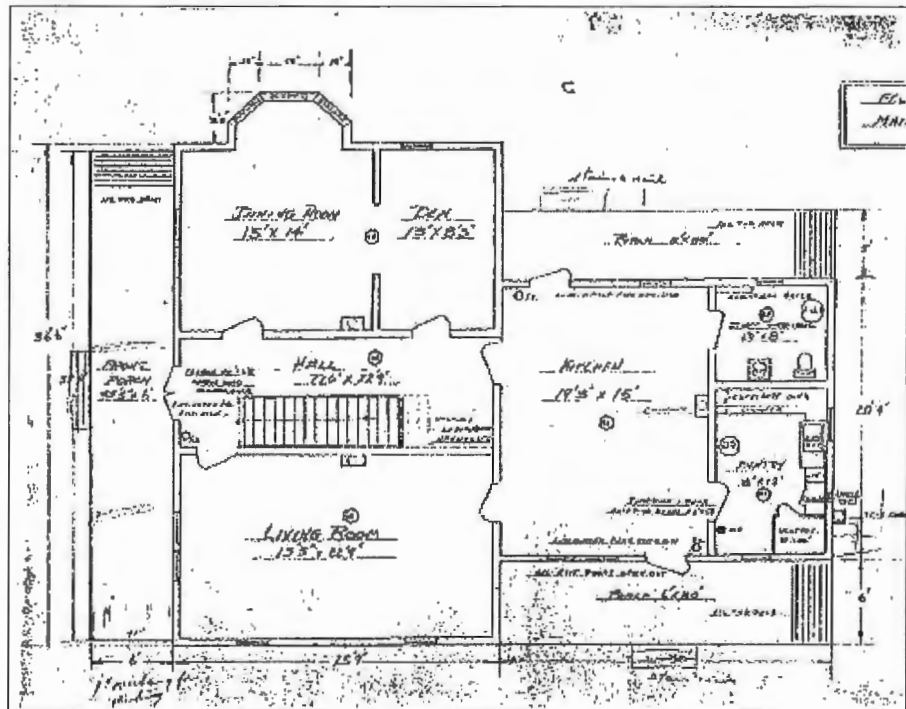
The site is important for its interpretation of the family lives of the early settlers and farmers on the South Arm, including themes such as agriculture on the South Arm, family life in a rural area of Richmond, the lives of children, and social aspects important at that time, such as the role of the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

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

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



As-found drawing of interior details
(Richmond Archives)



As-found drawing of main floor (Richmond Archives)

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



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

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



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

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



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



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



Character-defining elements

Site and landscape:

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

Farmhouse:

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

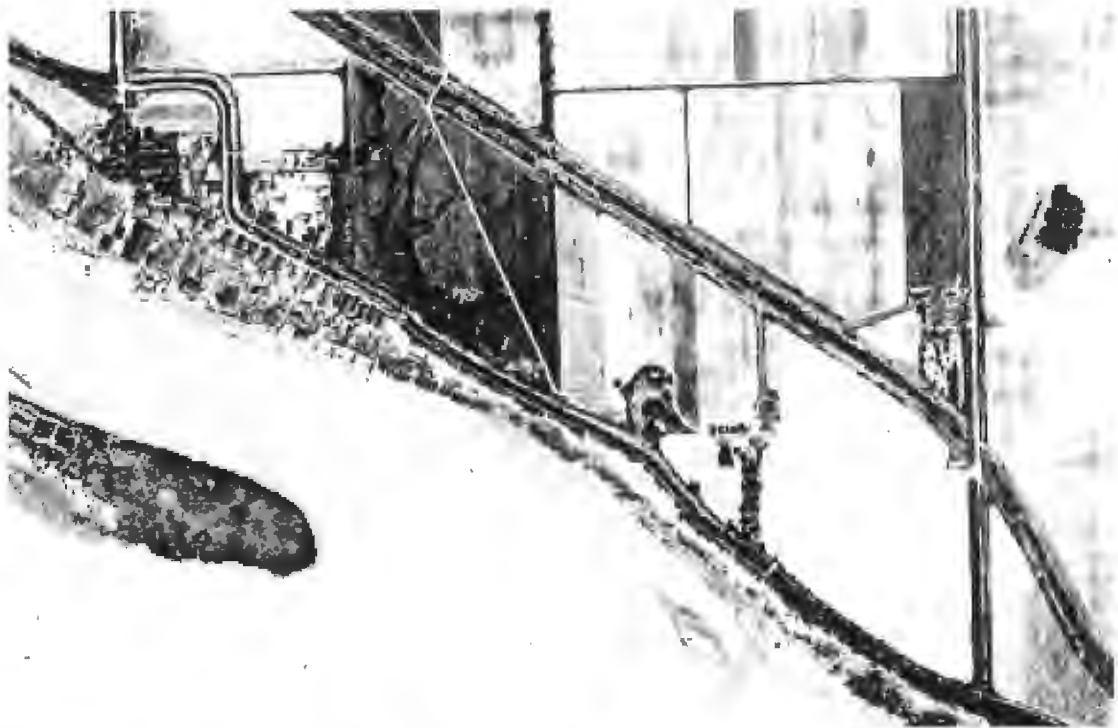


Doors Open events (www.londonheritage-farm.ca)

**London Heritage Farm
Statement of Significance**

Selected References

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



London Farm 1938



London Farm 1949

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

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

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

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

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

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

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

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

The Commission provided the following comments:

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

- The proposed sign is simple and easy to read.

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

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

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

It was moved and seconded:

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

CARRIED

It was moved and seconded:

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

CARRIED



City of Richmond

Heritage Alteration Permit

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

File No.: HA 22-025867

To the Holder: City of Richmond, Parks Services (c/o Miriam Plishka – Park Planner)
Property Address: 6511 Dyke Road
Legal Description: Lot 24, Block 3N, Plan NWP56635, Section 18, Range 6W, New Westminster
Land District

(s.617, *Local Government Act*)

1. (Reason for Permit) ☒ Designated Heritage Property (s.611)
☐ Property Subject to Temporary Protection (s.609)
☐ Property Subject to Heritage Revitalization Agreement (s.610)
☐ Property in Heritage Conservation Area (s.615)
☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. This Heritage Alteration Permit is issued to authorize the following scope of works generally in accordance with Plans #1 to #6, attached hereto:
 - Construction of a boardwalk over the south end of the existing pond; and
 - Replacement of the orientation sign.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.
6. This is not a Building Permit.

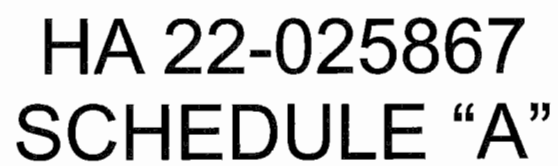
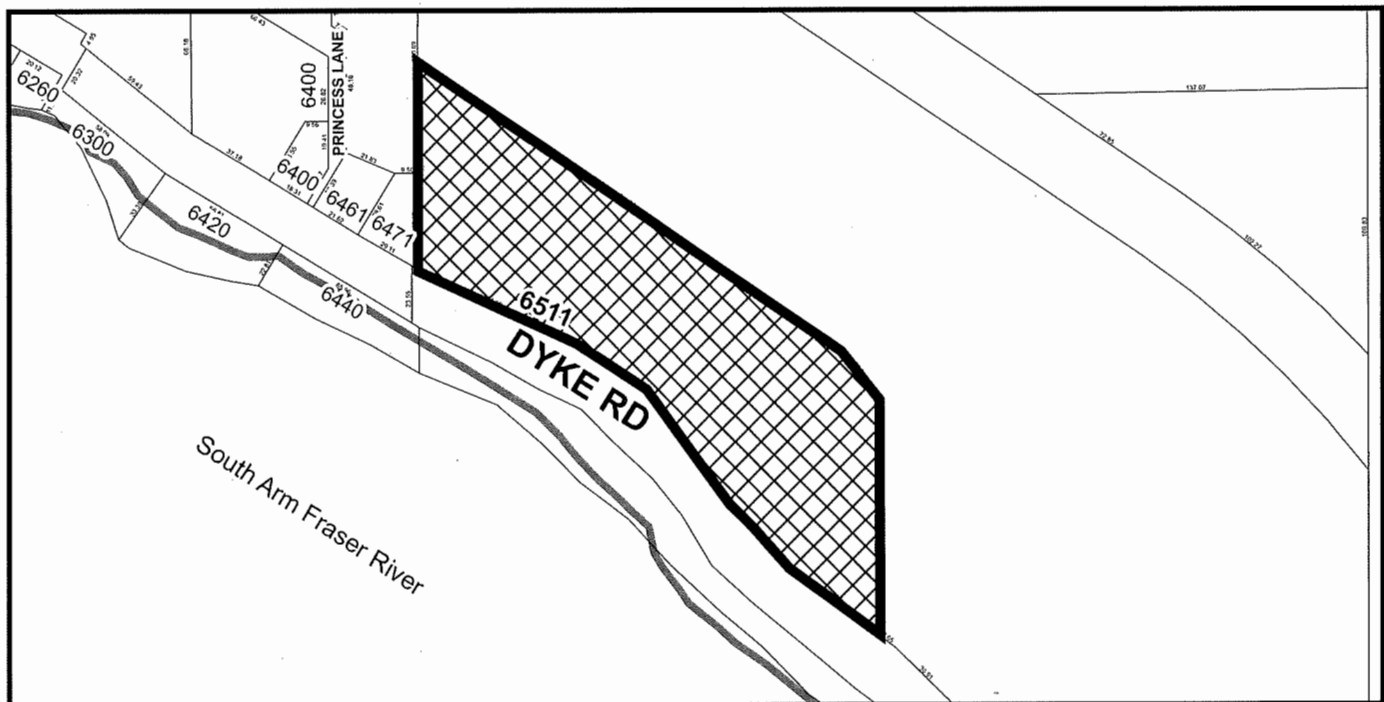
AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF
<Date>

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

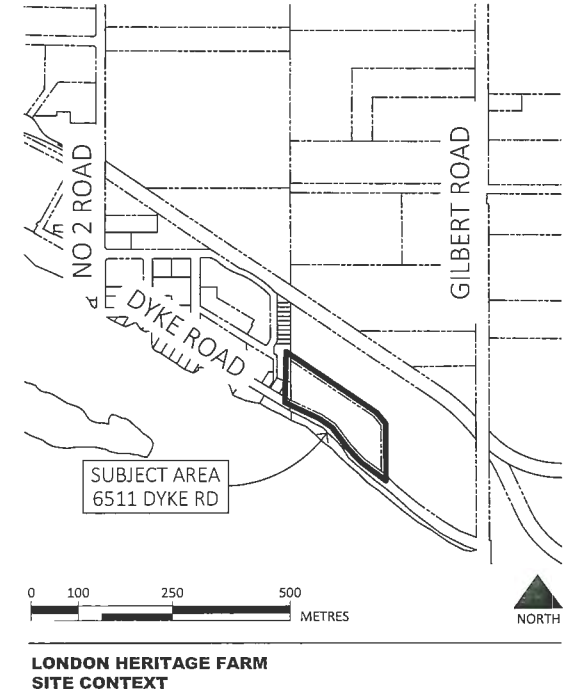
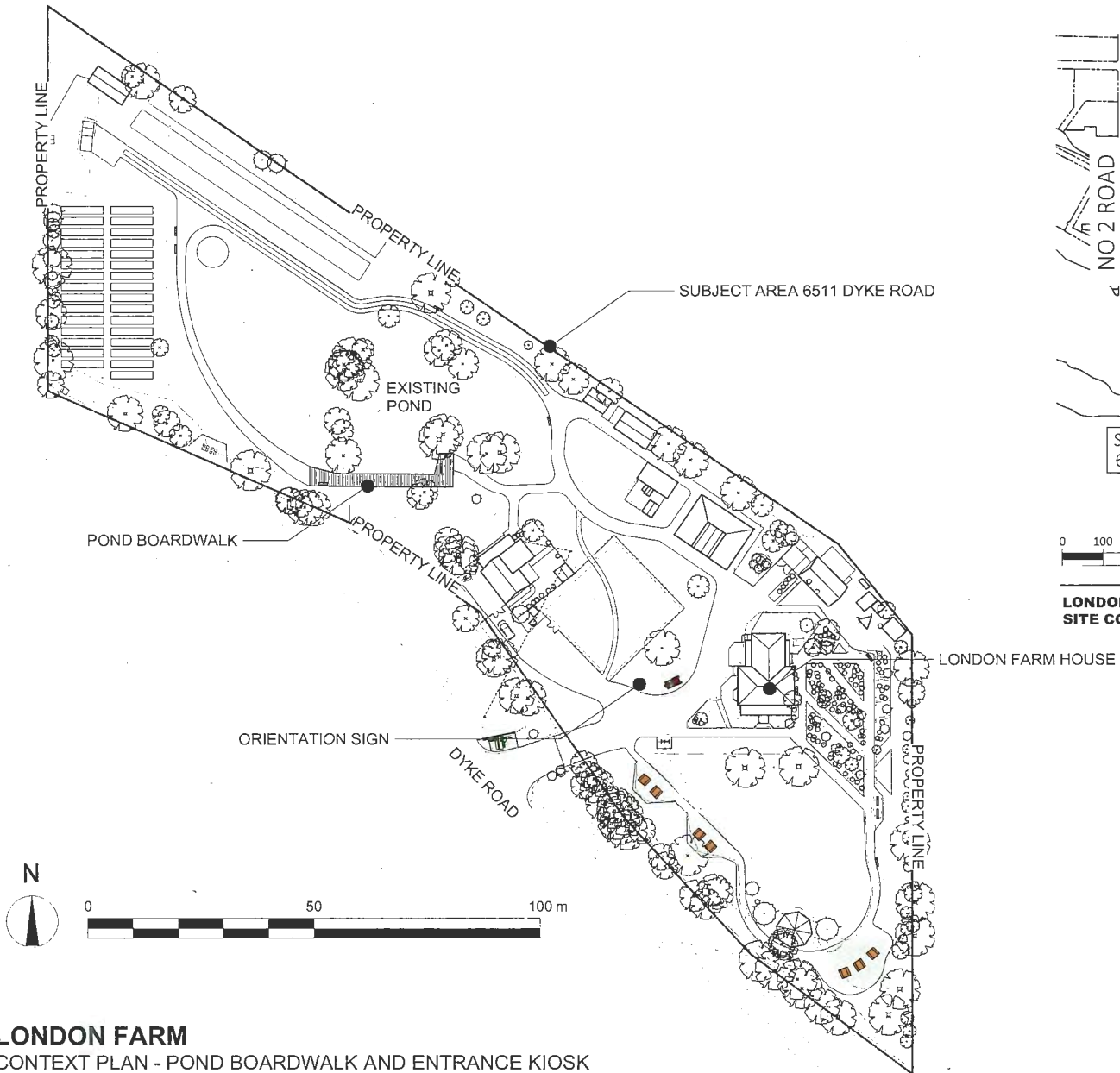
MAYOR

CORPORATE OFFICER

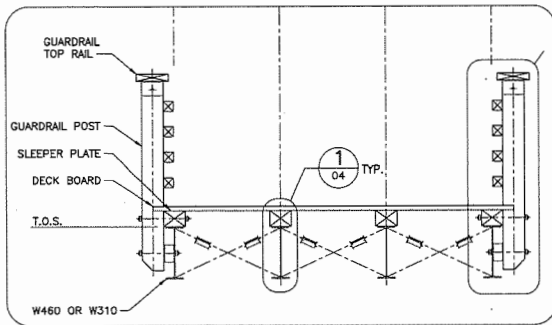
IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



Note: Dimensions are in METRES

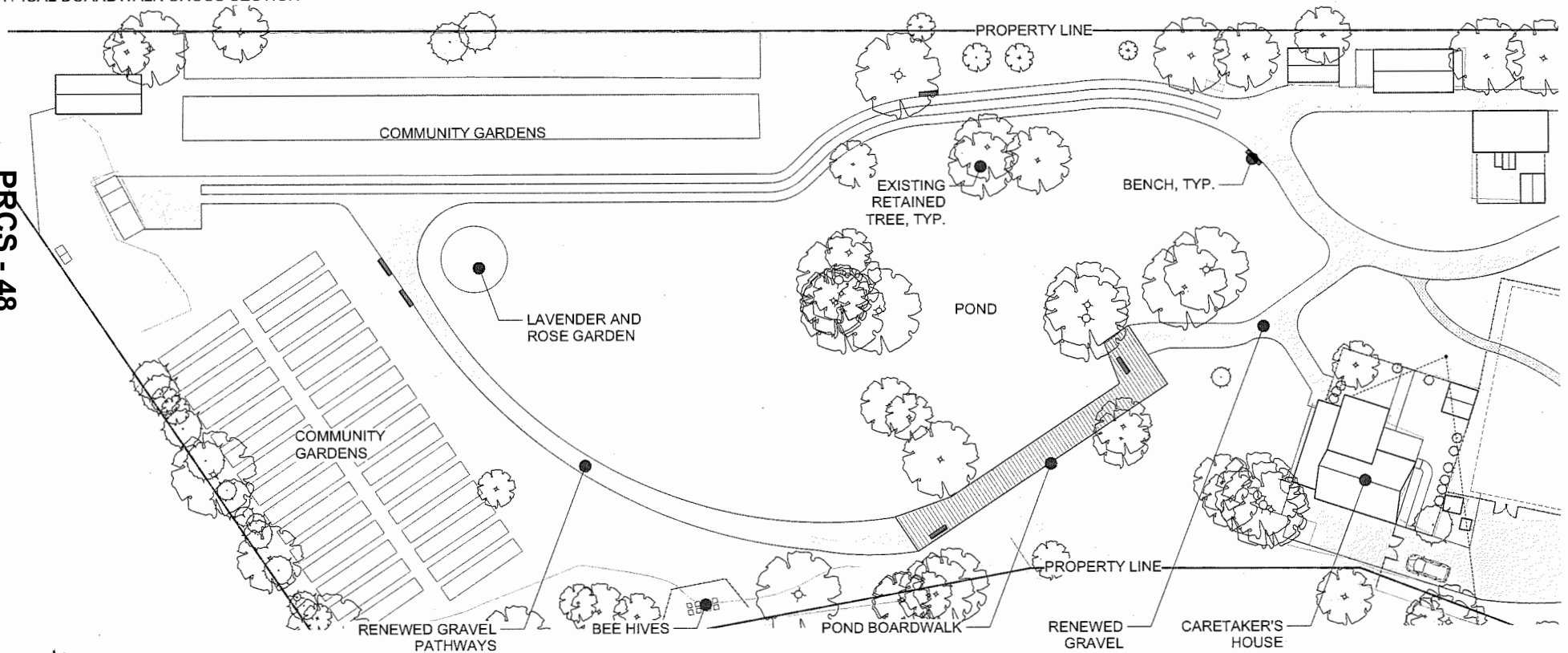


LONDON FARM
CONTEXT PLAN - POND BOARDWALK AND ENTRANCE KIOSK



TYPICAL BOARDWALK CROSS SECTION

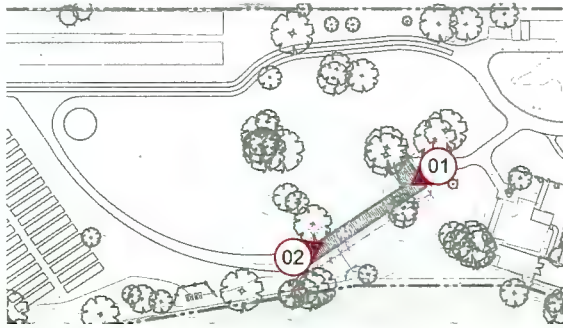
PRCS - 48



LONDON FARM
POND BOARDWALK - SITE PLAN



HA 22-025867 Plan #2



KEY PLAN

PRCS - 49



01) PHOTO LOOKING WEST OVER THE POND



02) PHOTO LOOKING EAST OVER THE POND



LONDON FARM
POND BOARDWALK - SITE LOCATION

HA 22-025867 Plan #3

PRCS - 50



WOOD DECKING AND GUARDRAIL



BENCH STYLE TO MATCH THE OTHER SITE BENCHES



LONDON FARM
POND BOARDWALK - FORM AND CHARACTER

HA 22-025867 Plan #4



LONDON FARM Orientation Sign

Orientation Sign Location



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

Orientation Sign Design





Visual Identity



Typography

Ungraded LRVW Extra Bold	Header 01
Ungraded LRVW Extra Bold, Caps	HEADER 01, ALL CAPS
Ungraded LRVW Bold	Header 02
Ungraded LRVW Bold	Subhead 01
Ungraded LRVW Bold, Caps	SUBHEAD. ALL CAPS 01
Ungraded Bold	Subhead 02
Ungraded "Small Bold"	Subhead 03
Ungraded "Small"	Our product is made from the best materials available. We guarantee our products will last for many years.
Ungraded "Small"	Our body is made from the highest quality materials. We guarantee our products will last for many years.
Ungraded "Small Bold"	Our body is made from the highest quality materials. We guarantee our products will last for many years.
Ungraded Medium	Our body is made from the highest quality materials. We guarantee our products will last for many years.
Ungraded LRVW Regular	Call Out copy block. Some of our run sentence tem tem el ina run sentiaso
Ungraded Bold	Enclosed block text looks like this.

Design Elements



Colour Palette

Postcard (PMSE) Type 4 Colour 9 10 15 30 RCH 0 1/2 1/4 MAX COLours (HTML) 0 1 2 3 4	Postcard (PMSE) Type 4 Colour 9 10 15 30 RCH 0 1/2 1/4 MAX COLours (HTML) 1 2 3 4 5	Postcard (PMSE) Type 4 Colour 9 10 15 30 RCH 0 1/2 1/4 MAX COLours (HTML) 3 4 5 6 7 8	Postcard (PMSE) Type 4 Colour 9 10 15 30 RCH 0 1/2 1/4 MAX COLours (HTML) 5 6 7 8 9 10	Postcard (PMSE) Type 4 Colour 9 10 15 30 RCH 0 1/2 1/4 MAX COLours (HTML) 11 12 13 14 15 16	Postcard (PMSE) Type 4 Colour 9 10 15 30 RCH 0 1/2 1/4 MAX COLours (HTML) 17 18 19 20 21 22	Postcard (PMSE) Type 4 Colour 9 10 15 30 RCH 0 1/2 1/4 MAX COLours (HTML) 23 24 25 26 27 28	Postcard (PMSE) Type 4 Colour 9 10 15 30 RCH 0 1/2 1/4 MAX COLours (HTML) 29 30 31 32 33 34
RAILWAY	APPLE	LETTUCE	CARROT	GARLIC	SOIL	PARCHMENT	COTTON

Visual Identity Guidelines

HA22-025867 Plan #6



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Marie Fenwick
Director, Arts, Culture and Heritage Services

Jim V. Young, P. Eng.
Director, Facilities and Project Development

Date: January 3, 2023

File: HA 22-026415

Re: **Application by the City of Richmond for a Heritage Alteration Permit at 5180 Westwater Drive (Britannia Shipyards)**

Staff Recommendation

That a Heritage Alteration Permit be issued to authorize alterations to the landside buildings at Britannia Shipyards, 5180 Westwater Drive, as outlined in the staff report titled, "Application by the City of Richmond for a Heritage Alteration Permit at 5180 Westwater Drive (Britannia Shipyards)," dated January 3, 2023, from the Director, Arts, Culture and Heritage Services and the Director, Facilities and Project Development.

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

Jim V. Young, P. Eng.
Director, Facilities and Project Development
(604-247-4610)

Att. 3

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

Staff Report

Origin

Britannia Shipyards, located at 5180 Westwater Drive (the Site) (Attachment 1), is a 3.2 hectare historic cannery and shipyard site and public park bounded by the Fraser River to the south, Westwater Drive and residential development to the north and west, and the Steveston Harbour Authority to the east. The site consists of a collection of 14 wooden buildings related to early fishing and boatbuilding operations.

In October 2020, building condition assessments were completed for multiple buildings, which identified necessary infrastructure and envelope repairs. On December 6, 2021 Council subsequently approved \$2,125,000 as part of the 2022 Capital Program to complete the work for the over-land buildings.

Britannia Shipyards, was designated a municipal heritage site in 1990 and is protected by Heritage Designation Bylaw 5585. Under the City's Heritage Procedures Bylaw 8400, any alterations to a heritage designated site are subject to a Heritage Alteration Permit (HAP). Issuance of a HAP is subject to Council authorization.

This HAP application (HA 22-026415) is in addition to a previous HAP (HA 22-009920), that includes like-for-like roof replacements for Murakami Boatworks, Murakami House, Manager's House, Point House, Men's Bunkhouse, Winch Shed and Chinese Bunkhouse. The previous HAP (HA 22-009920) was issued on April 13, 2022 by staff through delegated authority.

The City of Richmond is applying for a HAP (HA 22-026415) to undertake multiple envelope repairs, including some roof systems, of landside buildings on the Site, electrical, mechanical, envelope and equipment renewals of the Richmond Boat Builders Building and ground water mitigation improvements to the stilt house crawl spaces. These repairs are needed to preserve the buildings and maintain structural integrity. The current HAP requires Council's approval as it involves alterations that cannot be considered by staff through delegated authority.

The purpose of this report is to provide an overview of the proposed alterations, applicable policies and plans and recommend that Council authorize the issuance of a Heritage Alteration Permit.

Related Policies and Plans

Britannia Shipyards National Historic Site Strategic Development Plan

The proposed alterations support the goals of the *Britannia Shipyards National Historic Site Strategic Development Plan* (Plan) endorsed by Council on July 23, 2018. The proposed alterations are also in keeping with the Site's mission, articulated in the Plan, "to preserve west coast maritime heritage with an emphasis on local wooden boat building traditions and the cultural mosaic and living conditions of the people who worked on the Steveston waterfront". The proposed work will also advance the overarching goals identified in this Plan to complete heritage restoration and interpretation and enhance the general quality of the visitor experience.

Steveston Area Plan

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

The proposed alterations identified in this HAP were informed by the Outline Conservation Strategy prepared by Don Luxton and Associates (Attachment 2). This Strategy follows the guidance provided in the *Standards and Guidelines for the Conservation of Historic Places in Canada* and describes the heritage value of the site and each building along with the appropriate approach to alterations. As indicated in this Strategy, repair and preservation of original fabric will always be preferred over replacement in any work undertaken as part of this project.

Stakeholder Consultation

The proposed alterations were reviewed by the Richmond Heritage Commission (Commission) at their regular meeting on December 7, 2022. An excerpt from the Richmond Heritage Commission meeting is attached (Attachment 3). The Commission supported most of the proposed alterations but expressed concerns regarding the proposed synthetic roofing material for the modern low slope roof adjacent to the Murakami House. The Commission noted either the original material should be used or a more contrasting material can be used if the objective is to differentiate the non-heritage addition from the historic Murakami House. Staff have considered the members’ comments and will revert back to a like-for-like roof replacement on the low sloped roofs adjacent to the Murakami House. The Britannia Shipyards National Historic Site Society have been informed of the upcoming work and are supportive of the proposed changes.

A HAP notification sign outlining the proposed alterations has been installed on the subject property. Once construction is underway, signage will be installed to inform public about the work and the associated building closures.

Proposed Scope of Work

Envelope Repairs

A number of building envelope repairs are needed to address building deterioration. This application includes repairs and alterations for the following heritage buildings:

Richmond Boat Builders, Murakami Boatworks, Murakami House, Manager’s House, Point House, Men’s Bunkhouse, Winch Shed, Chinese Bunkhouse, Visitor’s Centre, and the modern Information Technology and mechanical buildings adjacent to the Murakami House.

The proposed alterations include:

- Wood siding, fascia, and exterior trim boards: repairs or like-for-like replacement as required on Richmond Boat Builders, Murakami Boatworks, Murakami House, Winch Shed, Chinese Bunkhouse, Manager's House, Point House, Men's Bunkhouse, and Visitor's Centre;
- Gutters and down spouts (wood and metal): repairs or like-for-like replacement as required on Richmond Boat Builders, Murakami Boatworks, Murakami House, Chinese Bunkhouse, Manager's House, Point House, Men's Bunkhouse, and Visitor's Centre;
- Exterior doors and windows:
 - Repairs or like-for-like replacements as required on Richmond Boat Builders and Winch Shed;
 - Replace exterior fibreboard doors on north and east side of Chinese Bunkhouse with solid wood doors in keeping with original character and as undertaken with the south side doors in 2021 (HA 21-939633); and
- Roof systems:
 - Replace metal roofing with cedar shingle and fill-in abandoned skylights on Richmond Boat Builders in keeping with the original heritage character of building.

Richmond Boat Builders Fit Out

Upon completion of the envelope repairs to the building, the Richmond Boat Builders will be fit out with mechanical systems and equipment to support future wooden boat building programming. Upgrades to the building include a renewed exterior dust extraction system and renewed electrical and mechanical systems on the interior. The improvements may impact the building's exterior as systems may require penetrating the building envelope. Details will be reviewed and discussed with the heritage consultant to minimize the impact and ensure that the heritage value is not negatively impacted. Once complete, the facility will be ready to host boat building programming for the public.

Improvements to Stilt House Crawl Spaces

Due to on-going issues with water seepage and mould, as part of this project, mechanical ventilation and sump pumps will be installed in the crawl spaces of the Chinese Bunkhouse, Point House, Men's Bunkhouse, Manager's House and Visitors' Centre. The improvements may impact the building's exterior as systems may require penetrating the building envelope. Details will be reviewed and discussed with the heritage consultant to minimize the impact and ensure that the heritage value is not negatively impacted.

Financial Impact

None.

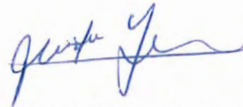
Conclusion

The proposed repairs to the envelopes of landside buildings at the Site, fit out of the Richmond Boat Builders, and improvements to the stilt house crawl spaces as described in this Heritage Alteration Permit application (HA 22-026415) are required to maintain the heritage value and structural integrity of these buildings. The materials and approach of the proposed alterations are in keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

It is recommended that the subject Heritage Alteration Permit for the Site be authorized.



Rebecca Clarke
Manager, Museum and Heritage Services
(604-841-2608)



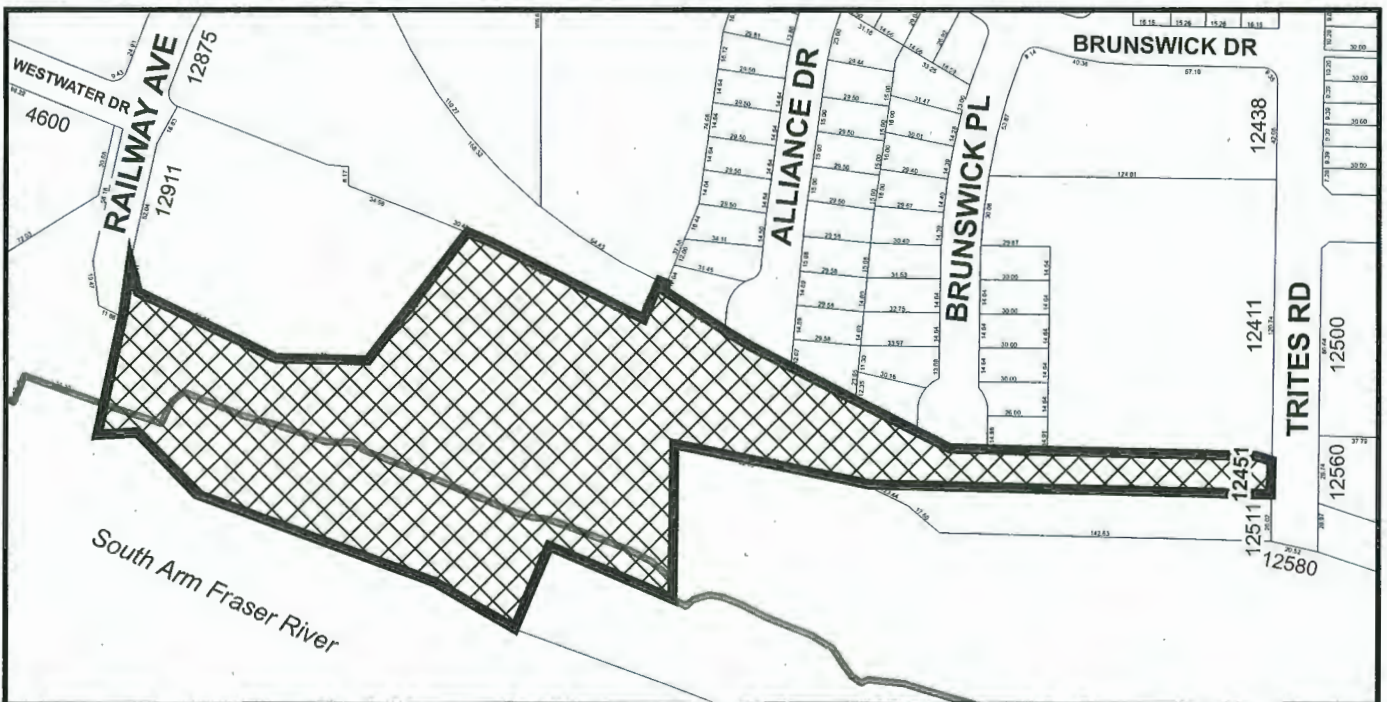
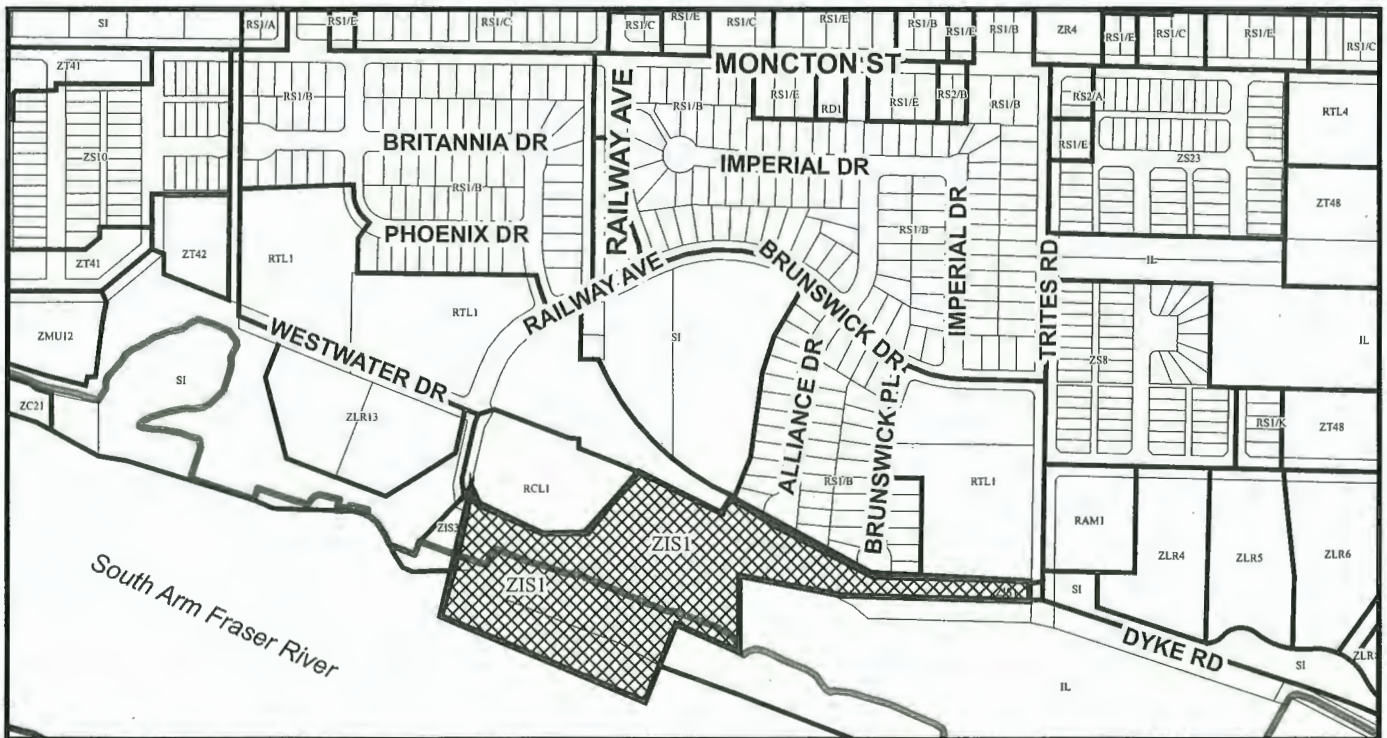
Martin Younis, B. Eng., M. Eng.
Manager, Capital Buildings Project Development
(604-204-8501)

- Att. 1: Location Map
 2: Outline Conservation Strategy
 3: December 7, 2022, Richmond Heritage Commission draft meeting minutes



City of Richmond

Britannia Location Map



HA 22-026415

Original Date: 11/28/22

Revision Date:

Note: Dimensions are in METRES



BRITANNIA SHIPYARDS

5180 WESTWATER DRIVE, RICHMOND, BC

OUTLINE CONSERVATION STRATEGY

NOVEMBER 2022

DONALD LUXTON
AND ASSOCIATES INC 

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INTRODUCTION

This Outline Conservation Strategy contains Conservation Treatments and Recommendations for the Britannia Heritage Shipyard National Historic Site. This is meant to act as an Action Plan for any person/organization conducting work on the historic site in the future. This will be further enhanced (and clarified) by the Historic Context, Statement of Significance, Policy Framework, and Conservation Recommendations from the *Standards and Guidelines for the Conservation of Historic Places in Canada* sections that make up the remainder of the Conservation Site Review document.

The City of Richmond Heritage Planner and a qualified Heritage Consultant should be consulted prior to the beginning of any work on this historic resource, and a work plan should be defined. If, during the conservation work process, there is any doubt or confusion regarding any of the conservation recommendations contained within this report (or anything agreed upon in the work plan), the City of Richmond Heritage Planner and/or the qualified Heritage Consultant should be consulted.



Britannia Heritage Shipyard, August 2022

1.0 STEVESTON HISTORIC CONTEXT

In 1880, William Herbert Steves, the son of Manoah Steves, the first settler in what would become Steveston, bought land and began to develop a townsite that would rival that developing in Vancouver. He enlisted aid from the British Army Engineers to lay out the townsite and by 1890, the area was known as Steveston. Early Steveston boasted a variety of amenities including, an opera house, church, several hotels, retail stores, a wharf to accommodate steamboats and Lulu Island's first newspaper and hospital.

Originally a farming community, it wasn't long before commercial fishing was firmly established as the economic engine that would power Steveston for the next century, commencing with the opening of the first cannery on the waterfront in 1882. By 1890, Steveston was a full-blown boom town, with canneries lining its waterfront and record catches of salmon, herring and other species. Steveston canneries were shipping salmon overseas, setting a record of more than 7.2 million kilograms in 1901. Steveston became known as the largest commercial fishing and cannery centre in Canada. This natural bounty supported many hotels and entertainment venues, including an opera house, saloons and bawdy houses, as well as gambling tables and opium dens to serve the fishing season population of 10,000. In the 1880s, fish processing technology changed as salting gave way to canning—and this technology benefited greatly from the catch being as fresh as possible. Accordingly, new processing and canning plants located in Steveston were close to the fishing grounds. However, by 1912, the fish processing lines had become automated, reducing the town's population by nearly half. In 1917, the annual salmon run failed due to blasting operations three years earlier at Hell's Gate in the Fraser Canyon, during the construction of the Canadian National Railway. Debris blocked the river to returning salmon. This disruption was complicated by several disastrous fires in 1918 (one of which resulted in the destruction of the Chinese and Japanese sections of Steveston Village), resulting in the closing, merging, or conversion of several canneries.



Looking down Second Avenue in Steveston, 1898, City of Richmond Archives (CRA) 1984-0017-00075

BRITANNIA SHIPYARDS
5180 WESTWATER DRIVE, RICHMOND BC

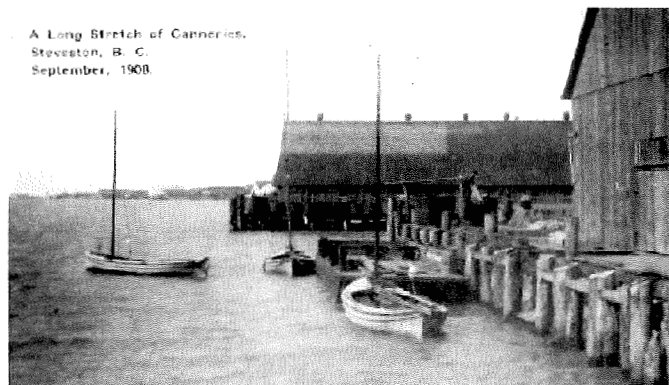
On January 14, 1942, the federal government ordered the evacuation of all males of Japanese descent over the age of 18 from British Columbia's coast. On February 26, 1942, this order was expanded to include women and children. By October 21, 460 Japanese Canadians, including 2,600 from Steveston, had been moved by train to British Columbia's interior, many to ghost towns like Kaslo and New Denver, where they were often relegated to makeshift houses without electricity or running water. Some families went even further, in order to work on sugar beet farms in Alberta and Manitoba. The war ended in September 1945 but Japanese Canadians were not allowed to return to the coast until May 1949.

Following the war, Steveston returned to its peacetime state, with fishers fishing and shops catering to their needs and those of surrounding residents. Celebrating Steveston's commercial fishing legacy, the first Steveston Salmon Festival was launched in 1946, and continues today as an annual event. On February 28, 1958, the famed Interurban tramlines, which had provided a vital transportation link to Vancouver, had their final run on the Marpole-Steveston run, the region's last remaining route. In 1972, the first purpose-built Martial Arts Centre, or dojo, outside of Japan opened in Steveston, reinforcing the Japanese Canadian heritage of the area. In 1979, the Steveston Museum opened in a building dating from 1905, which had been Steveston's first bank, then a doctor's office.

Today, Steveston retains its fishing village character and remains home to Canada's largest fishing fleet, consisting of over 600 vessels. Steveston is also home to two National Historic Sites of Canada, including the Gulf of Georgia Cannery, once nicknamed the "Monster Cannery", and Britannia Shipyard. These sites help contribute to Steveston's increasing tourism trade.



Two female cannery workers holding a sockeye salmon on a Steveston dock ca. 1942, CRA 1985-4-1759

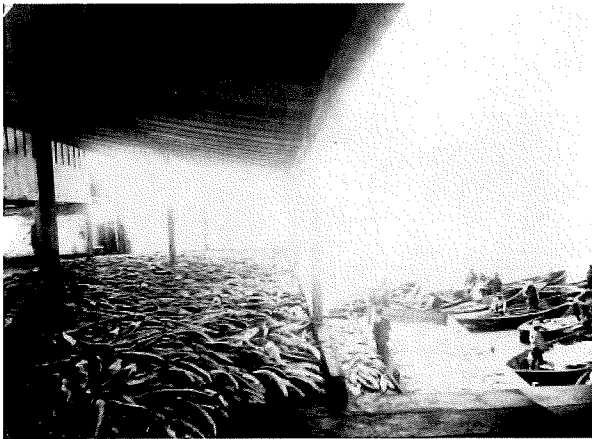


A Long Stretch of Canneries, Steveston, September 1908, CRA 1984-0017-00009



Schooners at Steveston Canneries loading canned salmon destined for Cape Horn and England, 1899, CRA 1985-4-7

BRITANNIA SHIPYARDS
5180 WESTWATER DRIVE, RICHMOND BC



Anglo-B.C. Packing Co., Phoenix Cannery, 1890, City of Vancouver Archives (CVA) Indust P3.1



CVA Indust P5

2.0 HISTORY OF BRITANNIA HERITAGE SHIPYARD

The British Columbia salmon canning industry began in the 1870s, and by 1890, the year the Britannia plant opened for business, there were already two salmon canneries operating at Steveston, and over thirty operating in British Columbia. The 3.3-hectare Britannia Shipyard property is located on the south side of Lulu Island, 15 kilometres south of Vancouver, and is designated as a National Historic Site. In 1890, the Britannia Shipyard Property was constructed as a cannery, and retained this function until 1910, when it was adapted for use as a boat repair yard. Cantilevering over the water, the shipyard overlooks Steveston Channel at the mouth of the Fraser River. The Shipyard is part of three-kilometre stretch of shoreline known collectively as Cannery Channel, extending from Garry Point and the Gulf of Georgia Cannery on the west end, to London Farm in the east. Many tall ships moored in Steveston every week during canning season to export canned salmon to world markets.

The Britannia Shipyard is the oldest surviving structure on the Steveston waterfront, and the oldest shipyard building in British Columbia. The Cannery was built in the distinctive T-shaped plan that characterized most early canneries. The long wing of the 'T' was built perpendicular to the riverbank, with the short wing built over the water and parallel to the shore. Fish cutting was typically done in the short wing, and the rest of the canning operation took place in the long wing of the building. The proximity to the water made it easy for the fish to be unloaded onto the wharf and into the cannery. High lofts in the building were used for storing empty cans and nets.

By 1900, seventeen canneries were operating along Cannery Channel. In addition, hundreds of industrial structures associated with both canning and fishing lined the shore. Mergers between firms began to take place, and one of the first examples was the formation of the Anglo-British Columbia Packing Company Ltd (ABC) in 1891. This merger, which sought



Anglo-B.C. Packing Co. Receiving Salmon: Salmon being moved from flat bottom double ended skiffs onto a receiving scow, Garry Point Cannery, 1891, CVA Indust P4

BRITANNIA SHIPYARDS
5180 WESTWATER DRIVE, RICHMOND BC

to increase efficiency and profits, brought together nine salmon canneries, including two at Steveston: the Phoenix and the Britannia. Henry O. Bell-Irving founded ABC, and the company quickly grew to account for more than one quarter of British Columbia's total salmon pack. ABC sold huge quantities of canned salmon to the US government during the Spanish-American war in 1898, and initiated the shipping of salted, dried fish to Japan in December 1900. The company remained in the Bell-Irving family for three generations.

Technological advances provided investors with means to improve production. For example, the advent of gasoline motors in the first decade of the twentieth century allowed for more efficient fishing methods, and made the use of larger boats possible. These boats could travel to more distant fishing grounds in the Strait of Juan de Fuca, which was becoming increasingly important as American fishermen were catching larger quantities of Fraser River salmon and carrying them to new canneries on Puget Sound in the state of Washington. Mechanization was bringing great efficiencies to the canning industry, and in the decade before World War I, it became possible for machinery to perform tasks such as washing, butchering, salting and weighing the fish, and putting it in cans; both reducing waste and the number of workers needed.

At the turn of the twentieth century, cannery work had been very labour intensive, with workers using hand-soldering devices. The labour force employed in the fishing and canning industries was ethnically diverse, with different groups often working and living separately. The Britannia cannery workforce included European, Japanese, Chinese and First Nations workers, many of whom were housed on the site. In the early days of the Britannia Shipyards, there were about 1,000 Chinese immigrants in the local area working in the canneries. Most foremen, mechanics and bookkeepers were European, while First Nations, Chinese and Japanese employees worked on the processing lines. Many residents lived beyond a dyke, along which ran pathways and boardwalks that served as a main street for the Steveston waterfront. Workers, cyclists, school children, and supply carts shared this narrow boardwalk built on piles above the marsh. During winter months, the boardwalk was often drenched by high tides.

The current buildings that compose the Britannia Shipyards property tell the stories of these diverse residents and workers. Originally a complex of over 90 structures, the site now illustrates the industrial activities and living arrangements of a typical Steveston cannery and shipyard of the early 1900s. Often each cannery supplied housing for individual ethnic groups in its workforce, with structures built on pilings to raise them above the level of the mud flats. An interesting example is the Chinese Bunkhouse, which is the last surviving Chinese Bunkhouse on the west coast. The building was originally located in Knight Inlet, and was relocated to its current location in the early 1950s. This bunkhouse was home to 75-100 Chinese cannery workers who were employed through Chinese contractors to work on the canning line. Accommodations were bare and extremely cramped. The Japanese Duplex building was once part of a complex of 16 buildings used by Japanese workers at the Phoenix Cannery. The two-storey structure originally served as housing. Constructed in the 1890s, it is the last building of its kind on the Steveston waterfront.

The land on which the Britannia Shipyards sits is the traditional territory of the Musqueam, a Coast Salish First Nation. While First Nations men fished for the canneries, the women were employed as workers on its processing lines. Built in the late 1880s to house native cannery workers, the First Nations Bunkhouse is reminiscent of traditional nineteenth century Coast Salish Longhouses. The board and batten fir siding is fastened with handmade nails.

Other significant buildings on the site include four stilt houses, which were built in the late 1800s as fisherman's dwellings. John Murchison, Steveston's first police chief and customs officer, purchased the Murchison Houses in 1895. Today, these stilt homes are open to visitors as the Visitor Centre, the Manager's House, the Men's Bunkhouse and the Point House.

After 1901, the salmon output of canneries located along the Fraser River district went into a slow decline. The decrease was due to both overfishing and greater competition from canneries based in the state of Washington. As stated previously, in 1917 the annual salmon run failed due to blasting operations four years earlier at Hell's Gate in the Fraser Canyon. British Columbia investors lost confidence in the canning industry after this disastrous season. Many canneries closed or were converted to other uses, with some buildings converted to auxiliary functions such as warehouses, salteries and net lofts. 1917 was the last year for which the Anglo-British Columbia Packing Co. purchased a canning licence for the Britannia.

However, the Anglo-British Columbia Packing Co. continued to operate a number of canneries in British Columbia, including the Phoenix, located next door to its Britannia plant. In 1918-1919 the Britannia site became a conveniently located shipyard and general maritime repair facility to fix the company's fleet of fishing boats. Conversion to this new



Worker using an "Iron Chink" to clean salmon, 1941, CVA 586-701

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use required some alterations to the exterior of the Britannia structure; a large opening for a boat slip was made, allowing vessels to be hauled directly from the water into the building, and the wharf was widened.

During the 1930s and 1940s, the Murakami Boatworks was in operation, built by Mr. Murakami on property rented from the Phoenix Cannery. One or two gillnet fishing boats were constructed each winter and the Murakami family fished in the summer. At launching time, temporary tracks were placed over the boardwalk to roll the boat out. At one point a steam-box extended through the east side of the back wall, and was used to soften the wood used in boat building so it could easily be bent. Murakami House, next to the boatworks, was built in 1885 on piles over the marsh. The Murakami family, consisting of ten children and their mother and father, lived in the residence from early 1929 to 1942. After the family's evacuation in 1942 to a sugar beet farm in Manitoba, the building was used to store lumber for the Britannia Shipyard and has since been restored.

Saeji Kishi and his employees constructed the Richmond Boatbuilders facility on piles above the marsh in the early 1930s. The facility was designed to accommodate up to four 30-foot fishing boats at one time. Gillnet fishing boats, 24' and 26' in length, with drums and Easthope engines, were the main product of the shop. The Kishis lost their boat works in the World War II internment of Japanese Canadians.

The surrounding environment of the Britannia Shipyard site was originally a treeless marsh. However, the vegetation changed significantly in the 1950s when the marsh was filled with sand dredged from the Steveston Channel. Now, the inter-tidal zone marsh is an important fish habitat and is a protected area for migratory birds and a family of swans. Shady Island, across the channel, was once a small sandbar that provided only minimal protection from storms. A wooden bulkhead was built in the 1930s to protect the dyke from storm wave erosion. Part of the original dyke can be seen in front of the Britannia Shipyard building and large stones can be seen in the marshes. Some of these ballast stones are from early schooners and clippers.

In the late 1960s, the Canadian Fishing Company purchased the Britannia Shipyard, and continued to use the facility into the 1970s, vacating it in 1980. In 1990, the site was donated to the City of Richmond by the Triple "R" Lands Corporation, and the property was designated as a National Historic Site in 1991. By 1994, the Britannia Heritage Shipyard Society had received grants and other donations totalling over \$1,000,000 to restore and upgrade buildings, repair wooden boats, and reconstruct the wooden bulkhead beside the dyke. Today, the Britannia Heritage Shipyard National Historic Site continues to represent an important cultural landscape for both Steveston and the City of Richmond as a whole.



Murakami home in state of disrepair, before restoration, 1984, CRA 1984-4- 56

BRITANNIA SHIPYARDS
5180 WESTWATER DRIVE, RICHMOND BC



3.0 STATEMENT OF SIGNIFICANCE

BUILDING NAME:	Britannia Heritage Shipyard National Historic Site
CIVIC ADDRESS:	5180 Westwater Drive, Richmond, BC

Description of the Historic Place

Britannia Heritage Shipyard is a 3.2 hectare historic cannery and shipyard site, and public park located on the south side of Lulu Island near Steveston BC and the mouth of the Fraser River. The Shipyard is part of three-kilometre stretch of shoreline known collectively as Cannery Channel which was once the most prolific salmon canning centre in British Columbia.

The site is bounded by the South Arm and Steveston Channel to the south, Westwater Drive and residential development to the north and west, and the Steveston Harbour Authority to the east.

The site consists of a collection of wooden buildings related to early canning, fishing and shipbuilding operations arranged along a wooden boardwalk, dyke and bulkhead. The buildings reflect both the original Britannia operation and others not originally on the site relocated for interpretive purposes. The foreshore of the Fraser River contains important ecological and wildlife habitat features.

The site was declared a National Historic Site in 1991 and opened as a city park in 1995.

Heritage Value of the Historic Place

The Britannia Heritage Shipyard is important for its historical, aesthetic, scientific, cultural, social and ecological values. A civic public park and natural historic site, it contains an integral concentration of buildings and landscape features that collectively tell the story of life and work in the fish camps, canneries and shipyards of Steveston and Richmond.

Located on Steveston's Cannery Channel at the mouth of the Fraser River for close access to the fishing grounds, the Britannia Shipyard is significant for its role as one of the earliest still-surviving canneries in British Columbia, and as one which has adapted to many changes over its lifetime. Britannia Shipyard is significant for its geographical location on the South Arm, near the mouth of the Fraser River where it enters the Strait of Georgia. As part of the Fraser River estuary, the area is recognized as an important regional and local ecological resource, particularly the intertidal and tidal marshes where rushes and reeds play an important role in salmon reproduction. The marshes also attract shorebirds.

Constructed in 1890 by Duncan Batchelor and partners, Britannia Shipyard is valued for its historical association with the expansion of fishing and canning in Richmond and along the BC coast beginning in the late 1870s. Illustrating the liquidity of the industry, the cannery was purchased by Henry O. Bell-Irving's ABC Canning Company in 1891, the same year ABC absorbed the adjacent Phoenix Cannery and the Garry Point Cannery.

The Britannia cannery adapted to changes in technology, particularly mechanization, in the first decades of the twentieth century, including electricity, the sanitary canning system and the Smith butchering machine. Gasoline motors on gillnet boats allowed a wider fishing area, and facilitated the greater use of purse seines, powering net winches and propelling larger boats. After the decline in fish after 1913 and the Hell's Gate slide, Bell-Irving supervised the adaption from a cannery to a thriving shipyard to construct boats and service Steveston's fishing fleet.

The Britannia site is important for its still-evident features and their materials in the landscape that are indicators of the development and evolution of the cannery and shipyard. The physical location of the original buildings show the layout of the cannery and shipyard. The wooden boardwalk indicates the connection to the commercial area of Steveston, serving as a transportation route and main street for the community. The bulkhead is the result of the necessity of shoring up the land from inundation by the Fraser River. Pilings in the water reflect the location of wharves. Re-established gardens, such as the Murakami garden, and orchard planting reflect domestic aspects of the original landscape.

The Shipyard is important for its collection of buildings, including original cannery and shipyard buildings, and relocated structures from both its early history, for example, the Chinese Bunkhouse, and recent years. The collection of industrial and residential buildings is indicative of the diversity of Britannia's once-thriving, self-sufficient community of canneries, boatyards, residences and stores. The re-purposing of buildings for new uses was common throughout the canneries and in part allowed the Britannia Shipyard to remain viable for boat building and repair, equipment storage, and other maritime uses until the 1970s.

The building collection is important for its variety of scales corresponding to an individual building's original use, and for their physical materials, particularly wood and metal.

Collectively, the remaining original buildings and those moved to the site are important for the breadth of the interpretive programming which tells the full story of life in a cannery and shipyard setting over nearly a century. The site's ability to present information about the economic and social hierarchy that existed in the canneries and shipyards of the time, and of the ethnic diversity of its workers, is an important aspect of the place.

The workforce, both men and women, were of diverse cultural origins and most lived and worked on the site. The cannery and shipyard was supported by this hierarchy of workers which at first included managers, fishermen, cannery workers and cooks. After the transition to a shipyard, the workforce expanded to include fishermen, shipwrights, skilled craftsmen, machinists, engineers, cooks and others in support of the fishing fleet.

Racial divisions were part of life in the canneries, and this is reflected at Britannia. The canneries had separate living quarters for Europeans, Japanese, Chinese and First Nations. Housing types included Chinese and Japanese bunkhouses, First Nations huts, family housing and European houses.

BRITANNIA SHIPYARDS
5180 WESTWATER DRIVE, RICHMOND BC

As elsewhere, discrimination existed towards Japanese, Chinese and First Nations workers. The relocation of the Japanese in 1942 relates directly to the cannery's workforce and the Japanese Duplex, but also to the two Stilt Piling houses (Men's Bunkhouse and Point House) as they were houses confiscated from their Japanese owners during the relocation.

Britannia has for many years been of value to the community as an important historical and recreational site. Past employees and residents of the Shipyard have contributed oral histories that bring the site to life. Its collection of buildings and landscape features is considered to have national value and was designated a National Historic Site in 1992 by the National Historic Sites and Monuments Board of Canada. It opened as a public city park in 1995.

The decision to make the site a park with full public access rather than a gated heritage attraction is important for the integration of the site into the community and to allow casual visitors to use and experience the place at all hours.

The place maintains significant social value and a link to its history through its many regular and seasonal activities supported by volunteers. Such programs and events include ecological education, interpretive tours, cultural and musical celebrations, community uses such as weddings, children's events, the annual Maritime Festival and ongoing active use of the Shipyard and the Richmond Boat Builders facility for boat building and boat repair.

Character-Defining Elements

Site and Setting:

- Significant geographical location on Cannery Row adjacent to Steveston Channel
- Ecologically important features such as the Fraser River foreshore habitat and re-established native plant material
- Relationship of site to adjacent residential development
- Site as open space with full public access

Archeological features:

- Evidence of shell midden on Lot 6
- Intangible connection to the land through millennia of use by First Nations

Cultural landscape features:

- Boardwalk and bulkhead
- Wooden pilings along the foreshore
- Views of the foreshore, Steveston Channel and Shady Island
- Vegetation features such as:
 - Re-establishing native plant material
 - Riparian vegetation on foreshore and constructed ponds
 - Existing trees
 - Re-created gardens
 - Re-established orchard

Building and structures:

- Remnants of original building cluster pattern
- Buildings associated with the Britannia cannery and shipyard, including:
 - Shipyard and Cannery Complex
 - Richmond Boat Builders
 - Murakami Residence
 - Murakami Boatworks
 - Chinese Bunkhouse
 - Japanese Duplex
 - First People's House
 - Cannery Office (Winch Shed)
- Buildings associated with the Phoenix Cannery, including:
 - Phoenix Seine Net Loft
- Buildings associated with the interpretation of the site, including:

- Murchison House #1 (Visitor Centre)
- Murchison House #2 (Manager's House)
- Stilt Piling House #1, 12080 7th Avenue (Men's Bunkhouse)
- Stilt Piling House #2, 12100 7th Avenue (Point House)
- Outhouse
- Chicken Coop

Intangible cultural features:

- Continued use for boat building and repair
- Oral histories
- Community uses such as interpretive tours, festivals, events and park use

4.0 CONSERVATION RECOMMENDATIONS:

4.1 SITE

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS



Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through



CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and Settings <ul style="list-style-type: none"> Significant geographical location on Cannery Row adjacent to Steveston Channel Ecologically important features such as the Fraser River foreshore habitat and re-established native plant material Relationship of site to adjacent residential development Site as open space with full public access 	<ul style="list-style-type: none"> Retains the connection between Richmond and its maritime history. 	<p>Britannia Shipyard and the surrounding grounds collectively known as the Britannia Heritage Shipyard National Historic Site trace their origins to 1890. The site, its buildings and intangible features should remain in this location, as its proximity to Cannery Row adjacent to Steveston Channel is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p>	
4.2	Archaeological Features: <ul style="list-style-type: none"> Evidence of shell midden on Lot 6 Intangible connection to the land through millennia of use by the First Nations 	<ul style="list-style-type: none"> Maintains the connection between the site and its long legacy of use. 	<p>Archaeological features of the Britannia Heritage Shipyard National Historic Site should be carefully protected and preserved, under the direction of a qualified archaeologist(s).</p>	


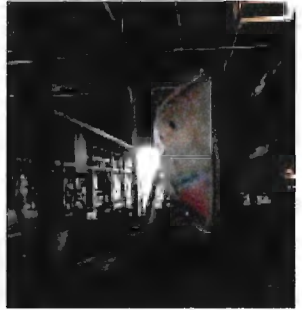
CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3	Cultural Landscape Features: <ul style="list-style-type: none"> Boardwalk and bulkhead Wooden pilings along the foreshore Views of the foreshore, Steveston Channel and Shady Island 	<ul style="list-style-type: none"> Physical materials tie the site together and provide the public with an opportunity to interact with the entire site. 	<p>The Character-Defining Elements of the cultural landscape of the Britannia Heritage Shipyard National Historic Site add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the buildings and structures of the Britannia Heritage Shipyard National Historic Site in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the buildings and structures as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic buildings and structures. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic buildings and structures. 	
4.4	Vegetation Features such as: <ul style="list-style-type: none"> Re-establishing native plant material Riparian vegetation on foreshore and constructed ponds Existing trees Re-creating gardens Re-established orchard 	<p>Provides the public with an opportunity to learn about and interact with the re-established and re-created natural habitat of the site</p>	<p>Conserve and maintain the re-established native plant material, riparian vegetation on foreshore and constructed ponds, existing trees, re-created gardens, and re-established orchard. The vegetation features of the Britannia Heritage Shipyard National Historic Site are living organisms with life spans, and may require re-planting in the future.</p> <p>Should major interventions be required on the vegetation features of the Britannia Heritage Shipyard National Historic Site, a certified Landscape Architect should be consulted. Proper maintenance should be undertaken on a daily, monthly, annual, and periodic cycle.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.5	Building and Structures: <ul style="list-style-type: none"> Remnants of original building cluster plan Buildings associated with the Britannia Cannery and Shipyards, including: Shipyards Cannery Complex; Richmond Boat Builders; Murakami House; Murakami Boatworks; Chinese Bunkhouse; Japanese Duplex; Winch 	<ul style="list-style-type: none"> Provides the public with an opportunity to see and explore the buildings that originally composed the cannery complex 	<p>The Character-Defining Elements of the cultural landscape of the Britannia Heritage Shipyards National Historic Site add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the buildings and structures of the Britannia Heritage Shipyards National Historic Site in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the buildings and structures as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic buildings and structures. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic buildings and structures. 	
4.6	<ul style="list-style-type: none"> Buildings associated with the Phoenix Cannery, including the Seine Net Loft and Phoenix Gill Net Loft 	<ul style="list-style-type: none"> Provides the public with an opportunity to see and explore the buildings that originally composed the cannery complex 	<p>The Character-Defining Elements of the cultural landscape of the Britannia Heritage Shipyards National Historic Site add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the buildings and structures of the Britannia Heritage Shipyards National Historic Site in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the buildings and structures as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic buildings and structures. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic buildings and structures. 	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.7	<ul style="list-style-type: none"> Buildings associated with the interpretation of the site, including: Murchison House No. 1 (Visitor Centre); Murchison House No. 2 (Manager's House); Silt Piling House No. 1 (Men's Bunkhouse); and Silt Piling House No. 2 (Point House) 	<ul style="list-style-type: none"> Provides interpretive and educational points of interest for the public. 	<p>The Character-Defining Elements of the cultural landscape of the Britannia Heritage Shipyard National Historic Site add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the buildings and structures of the Britannia Heritage Shipyard National Historic Site in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the buildings and structures as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replacement is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic buildings and structures. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic buildings and structures. 	
4.8	<p>Intangible Cultural Features:</p> <ul style="list-style-type: none"> Continued use for boat building and repair Oral histories Community uses such as interpretive tours, festivals, events and park use 	<ul style="list-style-type: none"> Provides an enhanced level of cultural history awareness for the overall site. 	<p>Maintain the use of Richmond Boat Builders as a boat building/repairing and community space for the education and interpretation of past and current boat building and boat repair practices. Should this use prove to be economically unviable, a historically compatible use should be identified.</p> <p>Maintain community uses such as interpretive tours, festivals, events and park use.</p> <p>Maintain the role of the buildings and structures of the Britannia Heritage Shipyard National Historic Site as currently used as educational and interpretive centres.</p>	

5.0 OUTLINE CONSERVATION STRATEGY:

5.1 CHINESE BUNKHOUSE (UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS




Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.



CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and setting: <ul style="list-style-type: none"> Landmark on the Steveston waterfront Wharf and boardwalk associated with the building Relationship to other buildings in the complex Views of the Fraser River and foreshore Chicken coop 	Retains the connection to the early maritime history of British Columbia.	<p>The Chinese Bunkhouse was constructed circa 1915 and has been situated in this location since its relocation to the site in 1951. The building should remain in this location, as its proximity to the Britannia Shipyard recreates a historical building cluster typical of the era, and is now one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS


#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	<p>Building:</p> <ul style="list-style-type: none"> Industrial accommodation form, scale and massing as represented by its two-storey height, symmetrical, rectangular massing and large-scale floor plan Wood frame heavy timber construction Utilitarian style as expressed by its shallow gabled hip roof with corrugated metal cladding and exposed timber rafter ends, and its board and batten exterior cladding 	<p>The wooden materials used in the construction of the Chinese Bunkhouse reflect the traditional building elements employed during the early twentieth century. The building is the last remaining bunkhouse of its type on the west coast.</p> <p>The gabled roof and wooden elements of the Richmond Boat Builders facility reflect the traditional building style and materials utilized through the interwar period of the twentieth century.</p>	<p>An August 2022 site visit into the existing conditions of the materials of the roofing and wood cladding revealed these Character-Defining Elements to be in fair to good condition in need of minor repairs and maintenance.</p> <p>A review of the existing foundation / crawlspace damp proofing showed no evidence of deterioration in need of repair. Further review by a licensed engineer is recommended to determine if repairs / maintenance is required at this time.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 23, #10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.</p> <p>The Character-Defining Elements of the Chinese Bunkhouse building add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Chinese Bunkhouse in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Replace existing cedar wood shingle roofing with like for like. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. 	  

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3	Windows: <ul style="list-style-type: none"> Regular window fenestration in a single row on the upper floor A single window on each of the short facades Irregular fenestration on the lower floor Variety of multi-paned wood windows with wood trim 	The materials used in the construction of the Chinese Bunkhouse reflect the traditional building elements employed during the early twentieth century.	<p>The Character-Defining Elements of the Chinese Bunkhouse building add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Chinese Bunkhouse in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. 	
4.4	Interior Features and Details: <ul style="list-style-type: none"> Interior layout on two floors with rectangular spaces running the length of the building Wood posts and beams Wood floor Narrow wood staircase Horizontal board walls Wood ceiling on the upper floor Exhibits, installation and interpretation 	Provides the community with an opportunity to explore the interior structure and interact with the original bunkhouse function.	<p>Conserve and maintain the wood floors, painted board ceilings, vertical wide-planked painted wood walls, trims including wood trim around windows, and interpretive installations, materials and details.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Chinese Bunkhouse in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. 	

BRITANNIA SHIPYARDS
5180 WESTWATER DRIVE, RICHMOND BC

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.5	Intangible Cultural Features: <ul style="list-style-type: none"> Oral histories and photographs Community uses such as interpretive tours, festivals and events 	Provides the public with educational and interpretive opportunities.	Conserve and maintain the interpretive and educational aspects of the Chinese Bunkhouse, as it fulfills an important community awareness function at the Britannia Heritage Shipyard National Historic Site.	

5.0 OUTLINE CONSERVATION STRATEGY: 5.2 MURCHISON HOUSE 1, VISITOR CENTRE (UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS



Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.


CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and setting: <ul style="list-style-type: none"> Location at Britannia Heritage Shipyards Part of a reconstructed building cluster plan Pond and Boardwalk 	Retains the connection to the early maritime history of the area.	<p>The Murchison House No. 1 was constructed circa 1889 and has been situated at the Britannia Heritage Shipyards National Historic Site since 1993. The building should remain in this location, as its proximity to the Britannia Shipyards recreates a historical building cluster typical of the era, and is now one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>The reconstructed boardwalk and pond, which references the original salt marsh which existed in the early days of Britannia Shipyards, should also be preserved as part of the Murchison House No. 1 site.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	Building: <ul style="list-style-type: none"> Form, scale and massing as expressed by its one-storey height with side-gabled roof and shed roof extension, and its horizontal massing Wooden construction featuring balloon framing and a prefabricated structure Vernacular design features including beveled wood siding, open porch with square posts, and wooden cornerboards Double hung wooden sash windows with upper sash horns Wood doors 	The elements used in the construction of the Murchison House No. 1 reflect the traditional building techniques employed during the late nineteenth century.	<p>The Character-Defining Elements of the Murchison House No. 1 building add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Murchison House No. 1 in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. Further investigation to determine the actual heritage colours of the windows, exterior trims and sills, and sidings should be undertaken when future work and maintenance is planned. 	
4.3	Interior: <ul style="list-style-type: none"> Wood floors Painted board ceilings Vertical wide-planked painted wood walls Trims including wood trim around windows Interpretive installations, materials and details 	Extensive wooden elements throughout the interior reflect typical finishes of the late nineteenth century.	<p>Conserve and maintain the wood floors, painted board ceilings, vertical wide-planked painted wood walls, trims including wood trim around windows, and interpretive installations, materials and details.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Murchison House No. 1 in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic house. 	

CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3	Intangible Cultural Features: <ul style="list-style-type: none"> • Oral histories associated with the building and interpretation • Interpretive and educational tours 	The building serves as the Visitor Centre for the Britannia Heritage Shipyard National Historic Site.	Conserve and maintain the interpretive and educational aspects of Murchison House No. 1. Should the primary use of the building change, its interpretive and educational role, as part of the Britannia Shipyard National Historic Site, should continue.	

5.0 OUTLINE CONSERVATION STRATEGY: 5.3 MURCHISON HOUSE No. 2, MANAGER'S HOUSE (UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS



Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.

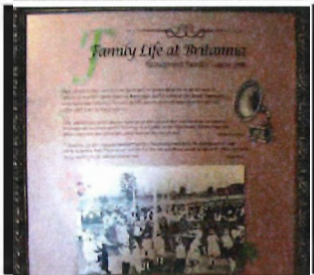
CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and setting: <ul style="list-style-type: none"> Location at Britannia Heritage Shipyard Part of a reconstructed building cluster plan Pond and Boardwalk 	Retains the connection to the early maritime history of the area.	<p>The Murchison House No. 1 was constructed circa 1889 and has been situated at the Britannia Heritage Shipyard National Historic Site since 1993. The building should remain in this location, as its proximity to the Britannia Shipyard recreates a historical building cluster typical of the era, and is now one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>The reconstructed boardwalk and pond, which references the original salt marsh which existed in the early days of Britannia Shipyard, should also be preserved as part of the Murchison House No. 1 site.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	Building: <ul style="list-style-type: none"> Residential form, scale and massing including its: one and one-half storey height with front-gabled roof and vertical massing Construction: balloon framed, prefabricated construction Wooden construction materials including cedar roof shingles, and exterior horizontal bevelled siding with cornerboards Double hung sash windows with upper sash horns 	<p>The elements used in the construction of the Murchison House No. 2 reflect the traditional building techniques employed during the late nineteenth century.</p>	<p>The Character-Defining Elements of the Murchison House No. 2 building add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Murchison House No. 2 in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replacement is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. Further investigation to determine the actual heritage colours of the windows, exterior trims and sills, and sidings should be undertaken when future work and maintenance is planned. 	
4.3	Interior: <ul style="list-style-type: none"> Wood floors Painted narrow board wood ceilings and horizontal wood walls Trims including wood trim around windows and wainscoting Wood staircase to upper floor Angled ceiling on the upper floor Interpretive installations, materials and details 	<p>The building's interpretive and educational displays illustrate early living situations at the Britannia Heritage Shipyard National Historic Site.</p>	<p>Conserve and maintain the interpretive and educational aspects of Murchison House No. 2. Should the primary use of the building change, its interpretive and educational role, as part of the Britannia Shipyard National Historic Site, should continue.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3.	Intangible Cultural Features: <ul style="list-style-type: none"> Oral histories associated with the building and interpretation Interpretive and educational tours 	<p>The building's interpretive and educational displays illustrate early living situations at the Britannia Heritage Shipyard National Historic Site.</p>	<p>Conserve and maintain the interpretive and educational aspects of Murchison House No. 2. Should the primary use of the building change, its interpretive and educational role, as part of the Britannia Shipyard National Historic Site, should continue.</p>	

5.0 OUTLINE CONSERVATION STRATEGY:

5.4 STILT PILING HOUSE No. 1: MEN'S BUNKHOUSE (UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):

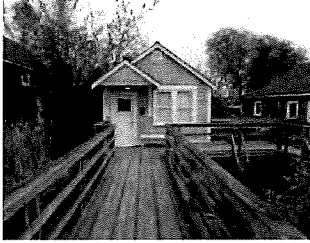
- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS



Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.

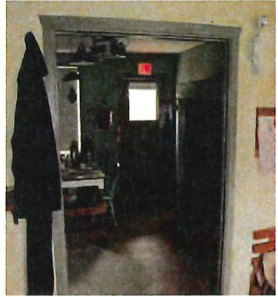

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and setting: <ul style="list-style-type: none"> Location at Britannia Heritage Shipyards Part of a reconstructed building cluster plan Pond and boardwalk 	Retains the connection to the early maritime history of the area.	<p>The Men's Bunkhouse dates to the 1890s and has been relocated to its current site as part of the recreated Historic Zone at Britannia Shipyards. The building should remain in this location, as its proximity to the Britannia Shipyards is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	Building: <ul style="list-style-type: none"> Wood frame construction on wood pilings Residential form, scale and massing including: one-storey height, rectangular footprint, front-gabled roof with front-gabled porch Vernacular design features including wooden fascias, horizontal beveled wooden siding, cedar roof shingles, and corner boards Double hung wooden sash windows 	<p>The elements used in the construction of the Men's Bunkhouse reflect the traditional building techniques employed during the late nineteenth century.</p>	<p>The Character-Defining Elements of the building of the Men's Bunkhouse add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Men's Bunkhouse in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the bunkhouse as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. Further investigation to determine the actual heritage colours of the windows, exterior trims and sills, and sidings should be undertaken when future work and maintenance is planned. 	
4.3	Interior: <ul style="list-style-type: none"> Wood floors Trims including wood trim around windows and doors Furnishings, artifacts and interpretive material relating to life in a typical men's bunkhouse at Britannia Cannery and Shipyard 	<p>The caretaker suite also includes exhibit space for the public.</p>	<p>Conserve and maintain the interior Character-Defining Elements of the Men's Bunkhouse. Conserve the furnishings, artifacts and interpretive material relating to life in a typical men's bunkhouse at Britannia Cannery and Shipyard; furnishings, and artifacts should be maintained in the Men's Bunkhouse collection and preserved in an appropriate manner.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Men's Bunkhouse in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the bunkhouse as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. 	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3	Continuation of Interior	The caretaker suite also includes exhibit space for the public.	<p>The conservation of any furnishings or artifacts should be based on 'Preventative Conservation', which emphasizes non-interventive actions to prevent damage to and minimize deterioration of artifacts in a collection. Such actions include:</p> <ul style="list-style-type: none"> Monitoring and recording levels of environmental agents (e.g., light, relative humidity, temperature); Inspecting and recording the condition of objects; Controlling environmental agents; Establishing a pest management system; Practicing proper handling, storage, exhibit, and housekeeping techniques; Incorporating needed information and procedures regarding the collection in emergency management plans. 	
4.3	Intangible Features: <ul style="list-style-type: none"> Oral histories associated with the building and interpretation Interpretive and educational tours 	The building is a representation of early life at the cannery site.	<p>Conserve and maintain the interpretive and educational aspects of the Men's Bunkhouse. Should the primary use of the building change, its interpretive and educational role, as part of the Britannia Shipyard National Historic Site should continue.</p>	

5.0 OUTLINE CONSERVATION STRATEGY:

5.5 MURAKAMI BOATWORKS (UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS


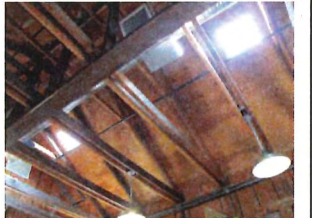

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.



CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and setting: <ul style="list-style-type: none"> Location as part of the original Phoenix Cannery/Britannia Shipyard cluster of structures around and along the historical boardwalk. Spatial connection to the adjacent Murakami House Views of the Fraser River 	Retains the connection to the early maritime history of the area.	<p>The Murakami Boatworks has been situated in this location since its construction in 1929. The building should remain in this location, as its proximity to the Phoenix Cannery, as well as the Murakami House is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	Building: <ul style="list-style-type: none"> Simple rectangular building form and horizontal massing Gable roof with wood shingle and exposed rafter ends Weathered vertical board and batten siding on the exterior Large double door at the south end with hinged upper portion to enlarge the door for the passage of boats Multi-paned wood windows with wood trim 	<p>The wooden materials used in the construction of the Murakami Boatworks facility reflect the traditional building elements employed during the interwar period of the twentieth century.</p>	<p>An August 2022 visual investigation into the existing conditions of the materials of the roofing revealed these Character-Defining Element to be in a state of deterioration with biological growth over the wood shingle and in need of replacement.</p> <p>The Character-Defining Elements of the Murakami Boatworks building add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Murakami Boatworks in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Preserve existing later-added skylights. Code compliant safety glass is to be utilized for skylights. Repair is preferred over replacement. Original wood elements should be considered for restoration before replacement is considered. Existing wood siding to be repaired or replaced in kind (e.g. dutchman repair). Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Replace existing wood shingle roofing with like for like. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. Restore wood gutters to original profile per archival images and on-site surviving elements. Further investigation to determine the actual heritage colours of the windows, exterior trims and sills, and sidings should be undertaken when future work and maintenance is planned. 	  

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3	Interior Features: <ul style="list-style-type: none"> Undivided interior open space Wood floor Wood ceiling, beams and rafters Vertical wood board interior walls Large wood door with diagonal bracing Re-created interior space based on oral histories and including workbenches, lockers, drying racks and storage bins 	Provides the community with a chance to interact with the historic usage of the building.	<p>Conserve and maintain the interior Character Defining Elements of the Murakami Boatworks.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Murakami Boatworks in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. 	
4.4	Intangible Cultural Features: <ul style="list-style-type: none"> Oral histories and photographs Community uses such as interpretive tours, festivals and events 	Provides the public with educational and interpretive opportunities.	Conserve and maintain the use of the Murakami Boatworks as an educational and interpretive resource for the community.	

5.0 OUTLINE CONSERVATION STRATEGY:

5.6 MURAKAMI HOUSE

(UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS




Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.



CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and setting: <ul style="list-style-type: none"> Location as part of the original Phoenix Cannery/Britannia Shipyard cluster of structures near the historical boardwalk. Spatial connection to the adjacent Murakami Boatworks Views of the Fraser River Re-established garden with picket fence 	Retains the connection to the early maritime history of the area.	<p>The Murakami House has been situated in this location since its construction circa 1885. The building should remain in this location, as its proximity to the Phoenix Cannery, as well as the Murakami Boatworks is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	<p>Building:</p> <ul style="list-style-type: none"> Remnants of original building cluster pattern Simple rectangular building form and horizontal massing Gable roof with wood shingle and exposed rafter ends Weathered vertical board and batten siding on the exterior Multi-paned wood windows with wood trim 	<p>The wooden materials used in the construction of the Murakami House reflect the traditional building elements employed during the late nineteenth century.</p>	<p>An August 2022 visual investigation into the existing conditions of the materials of the roofing revealed these Character-Defining Element to be in a state of deterioration with biological growth over the wood shingle and in need of replacement.</p> <p>The Character-Defining Elements of the Murakami House building add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Murakami House in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Replace existing wood shingle roofing with like for like. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. Replace existing wood siding where damaged and deteriorated. Restore wood gutters archival evidence exists to support its replication. Further investigation to determine the actual heritage colours of the windows, exterior trims and sills, and sidings should be undertaken when future work and maintenance is planned. 	  

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3	Interior Features: <ul style="list-style-type: none"> Horizontal board interior walls Open and transparent wood dividers between rooms Reconstructed traditional Japanese cedar bath Re-created interior space based on oral histories and furnishings, artifacts and items that illustrate the functions of the various rooms 	Provides the public with an opportunity to interact with the building's historic layout and features.	<p>Conserve and maintain the Interior Character Defining Elements of the Murakami House.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Murakami House in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic house. 	
4.4	Intangible Cultural Features: <ul style="list-style-type: none"> Oral histories and photographs Community uses such as interpretive tours, festivals and events 	Provides the public with educational and interpretive opportunities.	Conserve and maintain the use of the Murakami House as an educational and interpretive resource for the community.	

5.0 OUTLINE CONSERVATION STRATEGY:

5.7 STILT PILING HOUSE No. 2: POINT HOUSE (UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS


Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.



CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and setting: <ul style="list-style-type: none"> Location at Britannia Heritage Shipyard Part of a reconstructed building cluster plan Pond and boardwalk 	Retains the connection to the early maritime history of the area.	<p>The Point House dates to the 1890s and has been relocated to its current site as part of the recreated Historic Zone at Britannia Shipyard. The building should remain in this location, as its proximity to the Britannia Shipyard is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	Building: <ul style="list-style-type: none"> Wood frame construction on wood pilings One-storey height and rectangular massing Side gable roof with shingle cladding, shed roof extension and wooden fascias Exterior cedar shingle siding with cornerboards Double hung wooden sash windows, single and multi-paned 	<p>The elements used in the construction of the Point House reflect the traditional building techniques employed during the late nineteenth century.</p>	<p>An August 2022 visual investigation into the existing conditions of the materials of the roofing revealed these Character-Defining Element to be in a state of deterioration with biological growth and in need of repair and maintenance.</p> <p>The Character-Defining Elements of the building of the Point House add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Point House in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the house as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. Further investigation to determine the actual colours of the windows, exterior trims and sills, and sidings should be undertaken when future work and maintenance is planned. Structural review of existing wood piles to determine extent of repairs and replacements. Replacement wood piles to be coated with environmentally appropriate coating. Provide product specifications prior for heritage and architectural review prior to application. 	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3	Interior: <ul style="list-style-type: none"> Wood floors Painted narrow board wood ceilings and horizontal wood walls Trims including wood trim around windows and doors Vertical board wainscoting 	The interior features reflect the historic residential usage of the building.	<p>Conserve and maintain the interior Character-Defining Elements of the Point House.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Point House in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the house as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic house. 	
4.4	Intangible Features: <ul style="list-style-type: none"> Oral histories associated with the building and interpretation Interpretive and educational tours Interpretive installations and artifacts relating to housing at Britannia Cannery and Shipyard 	The building is a representation of early life at the cannery site.	<p>Conserve and maintain the interpretive and educational aspects of the Point House. Should the use of the building change, its role as an interpretive and educational part of the Britannia Shipyards National Historic Site should continue. Conserve the artifacts relating to housing at Britannia Cannery and Shipyard; artifacts should be maintained in the Point House collection and preserved in an appropriate manner.</p> <p>The conservation of any artifacts should be based on 'Preventative Conservation', which emphasizes non-interventive actions to prevent damage to and minimize deterioration of artifacts in a collection. Such actions include:</p> <ul style="list-style-type: none"> Monitoring and recording levels of environmental agents (e.g., light, relative humidity, temperature); Inspecting and recording the condition of objects; Controlling environmental agents; Establishing a pest management system; Practicing proper handling, storage, exhibit, and housekeeping techniques; Incorporating needed information and procedures regarding the collection in emergency management plans. 	

5.0 OUTLINE CONSERVATION STRATEGY

5.8 RICHMOND BOAT BUILDERS (UPDATED SEPTEMBER 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):



- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.


Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.

CONSERVATION RECOMMENDATIONS

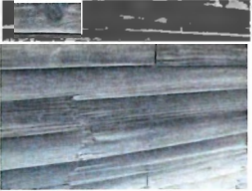


#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and Settings <ul style="list-style-type: none"> Original location as part of the Britannia Shipyard site Relationship of the building to the Fraser River Remains of the marine ways that allowed boats to be transported to the river Boats, equipment, wheeled barrows, supplies and other items related to boat building near and around the boat builders structure Continuous use for boat building and repair 	Retains the connection to the early maritime history of the area.	<p>The Richmond Boat Builders building has been situated in this location since its construction circa 1932. The building should remain in this location, as its proximity to the Britannia Shipyard is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p>	
4.2	Building: <ul style="list-style-type: none"> Industrial form, scale and massing including its front-gabled square plan section fronting a lower, front-gabled rectangular plan warehouse Wooden construction including cedar cladding, cedar roof shingles, exposed rafter tails, and wooden trim Large front door opening with doors of diagonal cedar cladding, and smaller man-door Arrangement of six-paned wooden windows on the east and west facades 	The gabled roof and wooden elements of the Richmond Boat Builders facility reflect the traditional building style and materials utilized through the interwar period of the twentieth century.	<p>An August 2022 visual investigation into the existing conditions of the roof; exterior wood sidings; barn doors and windows; were listed as part of the proposed maintenance repairs to the historic structure. The list are as follows:</p> <ul style="list-style-type: none"> Reported vermin and pest infestation (carpenter ants in particular) have access through the gaps between the sliding mechanism of the barn doors and building frame need to be addressed. Existing review of the exterior drop wood siding reveal numerous varying sizes of holes, gaps where light, outside air in need of patching / sealing. Existing tarp paper is in deteriorated condition throughout and is also in need of replacement. 	

BRITANNIA SHIPYARDS
5180 WESTWATER DRIVE, RICHMOND BC

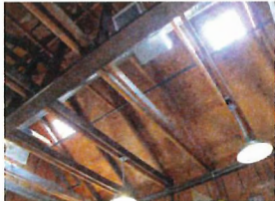


CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
	<p>Continuation of Building:</p> <p>Archival Images: Close-up of Boat Works Building. 1971. Yesaki, Mitsuo. Britannia Boat Works [Nikkei National Museum 2012-16-2-33 (B)].tif</p> 			

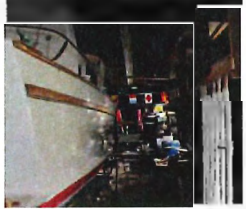
CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
	Continuation of Building:	The gabled roof and wooden elements of the Richmond Boat Builders facility reflect the traditional building style and materials utilized through the interwar period of the twentieth century.	<p>The Character-Defining Elements of the building of the Richmond Boat Builders add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Richmond Boat Builders in the future:</p> <ul style="list-style-type: none"> • Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. • Replacement of existing deteriorated galvanized roofing with original cedar shingles over the main building to be undertaken as part of the conservation. • All existing additions to the main building where existing metal roofing is in deteriorated condition are to be replaced with new galvanized roofing. • Repair is preferred over replacement. Extensive repairs of the original wood elements to be undertaken for restoration before replication is considered. Localized repairs to the existing wood siding and replacement in-kind (e.g. dutchman repair) is the preferred approach to restoration and preservation. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. • Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. 	 
4.3	<p>Interior of Building:</p> <ul style="list-style-type: none"> • Open truss roof construction and exposed wood construction and finishes in the interior • Intact furnishings, tools, machinery, equipment and supplies associated with the boatworks 	Provides the public with an opportunity to observe the inner workings of a boat building and repair facility.	<p>Conserve and maintain the open truss roof, exposed wood construction and finishes in the interior. Conserve the intact furnishings, tools, machinery, equipment and supplies associated with the boatworks; should functioning furnishings, tools, machinery, equipment or supplies associated with the boatworks be rendered useless beyond repair, they should be maintained as artefacts in the Richmond Boat Builders' collection and preserved in an appropriate manner.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Richmond Boat Builders in the future:</p> <ul style="list-style-type: none"> • Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. 	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
	<p>Continuation of Interior of Building:</p> <ul style="list-style-type: none"> Open truss roof construction and exposed wood construction and finishes in the interior Intact furnishings, tools, machinery, equipment and supplies associated with the boatworks 	<p>Provides the public with an opportunity to observe the inner workings of a boat building and repair facility.</p>	<ul style="list-style-type: none"> Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Deteriorated wood cladding to be replaced with new appropriate material. Keep sample of original material for replication. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building Further investigation to determine the actual colours of the windows, exterior trims and sills, and sidings should be undertaken when future work and maintenance is planned. <p>As per Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 23, #10 Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.</p> <p>The conservation of any furnishings, tools, machinery, equipment or supplies associated with the boatworks rendered useless beyond repair should be based on 'Preventative Conservation', which emphasizes non-interventive actions to prevent damage to and minimize deterioration of artifacts in a collection. Such actions include:</p> <ul style="list-style-type: none"> Monitoring and recording levels of environmental agents (e.g., light, relative humidity, temperature); Inspecting and recording the condition of objects; Controlling environmental agents; Establishing a pest management system; Prevent entry of pests at sliding entry door and openings with gaskets sealers; Practicing proper handling, storage, exhibit, and housekeeping techniques; Incorporating needed information and procedures regarding the collection in emergency management plans. 	  

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.4	<p>Intangible Features:</p> <ul style="list-style-type: none"> Community use for educational programming and the interpretation of past and current boat building and boat repair practices 	Provides educational and interpretive opportunities for the community.	Conserve and maintain the use of Richmond Boat Builders as a boat building/repairing and community space for the education and interpretation of past and current boat building and boat repair practices. Should this use prove to be economically unviable, a historically compatible use should be maintained.	

5.0 OUTLINE CONSERVATION STRATEGY: 5.9 WINCH SHED (UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS

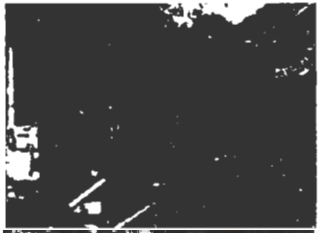


Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.



CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and setting: <ul style="list-style-type: none"> Location on the boardwalk near the Richmond Boatbuilders structure, marine ways and riverfront 	Retains the connection between Richmond as a modern city and the early maritime history of the area.	<p>The Winch Shed building has been located on its site since its construction in the 1950s. The building should remain in this location, as its proximity to the Richmond Boat builders building is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p>	


CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	Building: <ul style="list-style-type: none"> Industrial form such as small functional layout, square footprint, and gable roof Materials such as: cedar roof shingles, horizontal lapped wood siding with cornerboards dimensional wood trim and wooden fascias Vertical wood paneled door Wood-frame casement windows 	<p>The traditional building style and materials used in the construction of the Winch Shed connect it to the past traditions of the area and separate it from the contemporary structures of the surrounding neighbourhood.</p>	<p>The Character-Defining Elements of the building of the Winch Shed add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Winch Shed in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the shed as defined in the character-defining elements section of the Statement of Significance. Restore all existing wood window sashes to match archival image. Six-paned, fixed sash, painted windows and panelled wooden door. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. Further investigation to determine the actual colours of the windows, exterior trims and sills, and sidings should be undertaken when future work and maintenance is planned. 	  

CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	Archival Image			
			Archival image above shows original six-paned, fixed sash, unpainted finish.	<i>Close-up of Winch Shed. 1971. Yesaki, Aituo. Britannia Boat Works (Nikkei National Museum 2012-16-2-33 (B)).tif</i>
4.3	Interior: <ul style="list-style-type: none"> Winch machinery and cables Horizontal board interior walls Wood floor Visible roof rafters and purlins Electrical works, cables and other infrastructure related to the operation of the winch Equipment such as ropes, ladders and dollies related to the use of the Winch Shed 	Provides the public an opportunity to see and interact with an historic building.	<p>Conserve and maintain the interior Character-Defining Elements of the Winch Shed. Conserve the equipment such as ropes, ladders and dollies related to the use of the Winch Shed; should the equipment such as ropes, ladders and dollies related to the use of the Winch Shed be rendered useless beyond repair, they should be maintained as artefacts in the Winch Shed collection and preserved in an appropriate manner.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Winch Shed in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the shed as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic house. 	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
	Continuation of Interior:	Provides the public an opportunity to see and interact with an historic building.	The conservation of any artifacts should be based on 'Preventative Conservation', which emphasizes non-interventive actions to prevent damage to and minimize deterioration of artifacts in a collection. Such actions include: <ul style="list-style-type: none"> Monitoring and recording levels of environmental agents (e.g., light, relative humidity, temperature); Inspecting and recording the condition of objects; Controlling environmental agents; Establishing a pest management system; Practicing proper handling, storage, exhibit, and housekeeping techniques; Incorporating needed information and procedures regarding the collection in emergency management plans. 	
4.4	Intangible Features: <ul style="list-style-type: none"> Rehabilitation and ongoing use of winch and marine ways as part of boat construction and repair 	Provides the public an opportunity to see and interact with an historic building.	Conserve and maintain the ongoing use of the winch and marine ways as part of boat construction and repair. Should this ongoing use prove unviable, a historically appropriate use for the building should be maintained.	

5.0 OUTLINE CONSERVATION STRATEGY:

5.10 BRITANNIA SHIPYARD (UPDATED REVIEW AUGUST 2022)

RELEVANT POLICIES (FROM OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

RELEVANT POLICIES (FROM STEVESTON AREA PLAN):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

BUILDING CODE AND LIFE AND SAFETY CONSIDERATIONS




Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.

CONSERVATION RECOMMENDATIONS







#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.1	Site and settings: <ul style="list-style-type: none"> Location on pilings extending into the Fraser River Landmark on the Steveston waterfront Surrounding Fraser River foreshore environment Relationship and bridge connection to boardwalk and bulkhead Still-existing wooden pilings adjacent to the cannery building Wharves, docks and walkways associated to the cannery building Views of the Fraser River and foreshore 	Retains the connection between Richmond as a modern city and the early maritime history of the area.	<p>The Britannia Shipyards building has been situated in this location since its construction in 1890. The building should remain in this location, as its proximity to the Fraser River at the historic Steveston townsite is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS

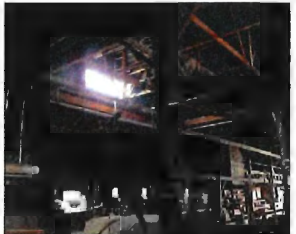

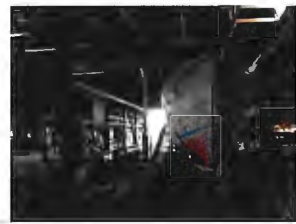
#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	<p>Building:</p> <ul style="list-style-type: none"> Part of original cannery / shipyard building cluster pattern Wood building construction on wooden piling foundation L-shaped plan and prominent massing Opening on the south facade to allow the passage of boats Gable roof including a cross-gable portion at the north side of the building and modified gable roof at the south side Board and batten exterior siding Multi-paned wood windows Large wooden entry doors Winch, cables and ways installed when the building was converted to a shipyard 	<p>The traditional building style and materials used in the construction of the Britannia Shipyards connect it to the past traditions of the area and separate it from the contemporary structures of the surrounding neighbourhood.</p>	<p>The Character-Defining Elements of the building of the Britannia Shipyards add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Britannia Shipyards in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. <p>As per Standards and Guidelines for the Conservation of Historic Places in Canada, pg. 23, #10 Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.</p> <ul style="list-style-type: none"> Replace all existing G.I. roofing and its components (i.e. roof anchors, gutters) Review of existing exterior siding reveal some level of deterioration due to exposure to the elements has occurred over time and is in need of rehabilitation. West Elevation: Replace all existing horizontal siding to match archival images. Repair in situ and restore vertical wood sidings to match in dimension and thickness, original configuration. Rehabilitate and restore windows as per proposed Window Schedule 	  

BRITANNIA SHIPYARDS
5180 WESTWATER DRIVE, RICHMOND BC

CONSERVATION RECOMMENDATIONS

#	ARCHIVAL IMAGES
4.2 Archival	     

CONSERVATION RECOMMENDATIONS

#	CHARACTER-DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3.	Interior: <ul style="list-style-type: none"> Complex floor plan Complex wood framed roof structure Heavy square wooden posts with angled roof supports Wood floors and ceilings Internal wood doors Multi-paned wood windows Horizontal wood planked walls Interior details such as benches, furnishings, brick chimney, hoists, cables and machinery Tools and marine vessels Exhibits and demonstrations, such as interpretive panels, tools and boat building displays 	Provides the public an opportunity to see and interact with an historic building.	<p>Conserve and maintain the interior character defining elements of the Britannia Shipyard. Conserve the artifacts associated with the Britannia Shipyard.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Britannia Shipyard in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement: Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic house. <p>The conservation of any artifacts should be based on 'Preventative Conservation', which emphasizes non-interventive actions to prevent damage to and minimize deterioration of artifacts in a collection. Such actions include:</p> <ul style="list-style-type: none"> Monitoring and recording levels of environmental agents (e.g., light, relative humidity, temperature); Inspecting and recording the condition of objects; Controlling environmental agents; Establishing a pest management system; Practicing proper handling, storage, exhibit, and housekeeping techniques; Incorporating needed information and procedures regarding the collection in emergency management plans. 	 
4.4	Intangible Cultural Features: <ul style="list-style-type: none"> Continued use for boat building and repair Oral histories Community uses such as interpretive tours, festivals, events and park use 	Provides the public an opportunity to see and interact with an historic building.	<p>Conserve and maintain the use of Britannia Shipyard as an educational resource for the community. Should this use prove to be economically unviable, a historically compatible use should be maintained.</p>	

5.0 Outline Conservation Strategy:

5.11 Seine Net Loft (Updated Review August 2022)

Relevant Policies (from OCP):

- Enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible;
- Encourage the preservation and celebration of community heritage;
- Where possible, encourage the adaptive reuse of heritage buildings to maintain them for the future;
- Continue to engage the private and volunteer sectors and take advantage of partnership opportunities with senior levels of government to preserve and rehabilitate heritage assets;
- Integrate a broad interpretation of heritage into festivals and celebrations unique to Richmond.

Relevant Policies (from Steveston Area Plan):


- Continue the City's commitment to Steveston's existing City owned heritage resources and encourage them to be operated in an economically viable manner using a variety of methods;
- To assist in managing heritage resources apply the "Standards and Guidelines for the Conservation of Historic Places in Canada", Parks Canada, as a guideline;
- Promote the integration of the trail system with cycling routes, greenways, walkways, and existing park pathways;
- Provide opportunities along the trails and greenway system for interpretation and educational information about Steveston's natural and historical features.

Building Code and Life and Safety Considerations


Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety as well as long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been added to the British Columbia Building Code, which facilitate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Please note that under the current Code, equivalencies are offered for interior rehabilitation. The one exception is for windows; the wording of the code requires "two sheets of glass" rather than double-glazing (as it is usually interpreted) and therefore Code requirements can be met through the use of interior or exterior storm windows, or exempted under the heritage definitions of the Energy Efficiency Act.




Conservation Recommendations

#	Character-Defining Elements	Heritage Value	Conservation Treatment and Recommendations	Images
4.1	Site and setting: <ul style="list-style-type: none"> Location on pilings extending into the Fraser River Landmark on the Steveston waterfront Surrounding Fraser River foreshore Wooden walkway connection to boardwalk Remains of wood pilings to the east and west Wharves on the west and south of the building 	Retains the connection between Richmond as a modern city and the early maritime history of the area.	<p>The Seine Net Loft building has been situated in this location since its construction in 1955. The building should remain in this location, as its proximity to the Phoenix Cannery at the Britannia Heritage Shipyard National Historic Site is one of its most distinguishing character-defining elements and adds significantly to its heritage value.</p> <p>Every effort should be made, when possible, to retain heritage resources in situ. Relocation should only be considered when a resource has already been relocated, as an alternative to demolition, or for functional, rehabilitation requirements.</p> <p>As per <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, page 22, #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 a part of an historic place if its current location is a character-defining element.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGE VALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.2	Building: <ul style="list-style-type: none"> • Large rectangular massing • Heavy timber construction • Gabled hip roof with asbestos cladding • Regularly spaced, 4-paned square windows • Wooden door • Exterior encapsulated asbestos siding 	<p>The traditional building style and materials used in the construction of the Seine Net Loft connect it to the past traditions of the area and separate it from the contemporary structures of the surrounding neighbourhood.</p> <p>The Seine Net Loft reflects the cannery function of the facility, which dates to 1955, as part of the Phoenix Cannery.</p>	<p>The Character-Defining Elements of the building of the Seine Net Loft add significantly to its heritage value; conserve and maintain these Character-Defining Elements. The following conservation recommendations should be kept in mind whenever any conservation work is required on the Seine Net Loft in the future:</p> <ul style="list-style-type: none"> • Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. • Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. • Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic building. • Substitute materials, such as asphalt shingles, are not acceptable for replacement of the roofing material on the historic building. <p>Rehabilitation of Seine Net Loft's exterior wall and roofing cladding requires removal of all existing asbestos panels in its entirety. This intervention is consistent to <i>Standard and Guidelines for the Conservation of Historic Places in Canada</i>, pg. 247, "...Other natural and synthetic materials historically used in construction have since been found to be toxic and can pose health risks..."</p> <p>All new metal panels replacements to utilize saved asbestos sample panel for replication in size, shape and form. Provide sample for heritage review.</p> <p>Structural review of existing wood piles to determine extent of repairs and replacements. Replacement wood piles to be coated with environmentally appropriate coating. Provide product specifications prior for heritage and architectural review prior to application.</p>	

CONSERVATION RECOMMENDATIONS

#	CHARACTER- DEFINING ELEMENTS	HERITAGEVALUE	CONSERVATION TREATMENT AND RECOMMENDATIONS	IMAGES
4.3	Interior: <ul style="list-style-type: none"> Massive interior volume Wood floor Wood posts with angled roof supports Wood beams, rafters and ceiling Wood staircase and mezzanine Artifacts and exhibits 	Provides the community with an opportunity to explore the actual structure of a net loft.	<p>Conserve and maintain the interior character defining elements of the Seine Net Loft. Conserve the artifacts associated with the Seine Net Loft.</p> <p>The following conservation recommendations should be kept in mind whenever any conservation work is required on the Seine Net Loft in the future:</p> <ul style="list-style-type: none"> Preserve all original elements, features, and materials of the building as defined in the character-defining elements section of the Statement of Significance. Repair is preferred over replacement. Original wood elements should be considered for restoration before replication is considered. Substitute materials, such as Hardie Board or combed or textured lumber, are not acceptable for replacement of any woodwork on the historic house. <p>The conservation of the artifacts associated with the Seine Net Loft should be based on 'Preventative Conservation', which emphasizes non-interventive actions to prevent damage to and minimize deterioration of artifacts in a collection. Such actions include:</p> <ul style="list-style-type: none"> Monitoring and recording levels of environmental agents (e.g., light, relative humidity, temperature); Inspecting and recording the condition of objects; Controlling environmental agents; Establishing a pest management system; Practicing proper handling, storage, exhibit and housekeeping techniques; Incorporating needed information and procedures regarding the collection in emergency management plans. 	 
4.4	Intangible Cultural Features: <ul style="list-style-type: none"> Continued use for boat building and repair Oral histories Community uses such as interpretive tours, festivals, events and park use 	Provides the public with educational and interpretive opportunities.	<p>Conserve and maintain the use of Seine Net Loft as a community space. Should this use prove to be economically unviable, a historically compatible use should be identified.</p>	

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

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

b) Heritage Alteration Permit Application for 5180 Westwater Drive (HA22-026415)

Rebecca Clarke, Manager of Museum and Heritage Services, provided an overview of the Heritage Alteration Permit application to repair and replace various elements of the envelopes of the buildings located at the Britannia Shipyards National Historic Site with the aid of photo slides. Ms. Clarke highlighted the following information:

- Most of the proposed changes are repairs or like-for-like replacements.
- A synthetic roofing material that resembles the appearance of cedar roof is proposed for the modern addition attached to the Murakami House.
- The Richmond Boat Builders building will receive significant upgrades, including siding replacement, window repairs and upgrades to the mechanical system on a like-for-like basis.
- The mechanical ventilation system of all the stilt buildings will be upgraded to address water issues in the crawl space, and some changes may be visible on the exterior.
- A Heritage Alteration Permit was issued in 2021 to replace the exterior door on the south side of the Chinese Bunkhouse. Doors on the north and east sides will also be replaced to match the new door which is more in keeping with the heritage character of the building.

The Commission expressed concerns regarding the proposed synthetic roofing material for the addition of the Murakami House, noting that cedar roof can last long even on a low pitched roof, if installed properly. The Commission also noted that a synthetic material would be more noticeable if it is installed immediately adjacent to cedar roof.

In response to the Commissions' questions, staff provided the following information.

- A synthetic material is selected since the addition has no heritage value and using the same material (i.e., cedar) can be misleading and can create "false" heritage.
- Cost is not an overriding factor in the decision to use the synthetic roofing material.

Discussion ensued regarding the roofing material. The Commission noted that, if the objective is to differentiate the non-heritage addition from the historic Murakami House, it can be better achieved by using a more contrasting material such as metal, and this approach would be consistent with the approach used for the Richmond Boat Builders Building.

The Commission appreciated the comprehensiveness of the presentation and well thought-out details of the proposed work, particularly to the Richmond Boat Builders Building. The Commission requested that the comments regarding the synthetic roofing material be considered and discussed with the heritage professionals involved in the project.

It was moved and seconded:

That the Heritage Alteration Permit application (HA 22-026415) be supported subject to consideration of the comments regarding the proposed roofing material for the Murakami House addition made by the Richmond Heritage Commission.

CARRIED



File No.: HA 22-026415

To the Holder: City of Richmond (c/o Abbas Stancioff Clayton)
Property Address: 5180 Westwater Drive & 12451 Trites Road (Britannia Shipyards)
Legal Description: LOT 1 EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 72772, SECONDLY; PART SUBDIVIDED BY PLAN 77126, THIRDLY; PART SUBDIVIDED BY PLAN NWP87861, SECTION 11 AND 12 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 70037

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - ☒ Designated Heritage Property (s.611)
 - ☐ Property Subject to Temporary Protection (s.609)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
 - ☐ Property in Heritage Conservation Area (s.615)
 - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit applies to and only to those lands shown cross-hatched in Schedule A.
3. This Heritage Alteration Permit is issued to authorize the following work to the buildings at 5180 Westwater Drive and 12451 Trites Road as identified in the attached Plans #1 to #24.
 - Wood siding, fascia, and exterior trim boards: repairs or like-for-like replacement as required on Richmond Boat Builders, Murakami Boatworks, Murakami House, Winch Shed, Chinese Bunkhouse, Manager's House, Point House, Men's Bunkhouse, and Visitor's Centre;
 - Gutters and down spouts (wood and metal): repairs or like-for-like replacement as required on Richmond Boat Builders, Murakami Boatworks, Murakami House, Chinese Bunkhouse Manager's House, Point House, Men's Bunkhouse, and Visitor's Centre;
 - Exterior doors and windows:
 - Repair or like-for-like replacement as required on Richmond Boat Builders and Winch Shed; and
 - Replace exterior fiberboard doors on north and east side of Chinese Bunkhouse with solid wood doors in keeping with original character and as undertaken with the south side doors in 2021 (HA 21-939633);
 - Roof systems:
 - Replace metal roofing with cedar shingle and reinstate abandoned skylights on Richmond Boat Builders to be in keeping with original heritage character of building.
4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.
6. This is not a Building Permit.

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

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

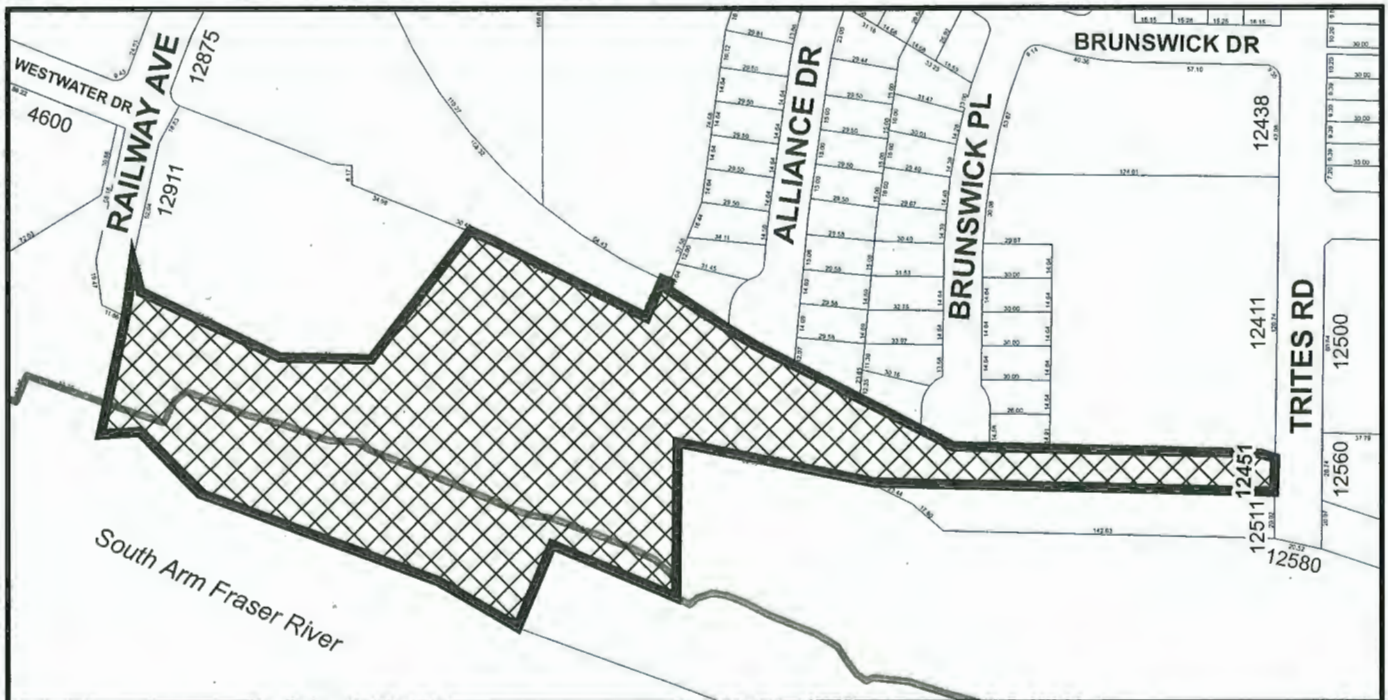
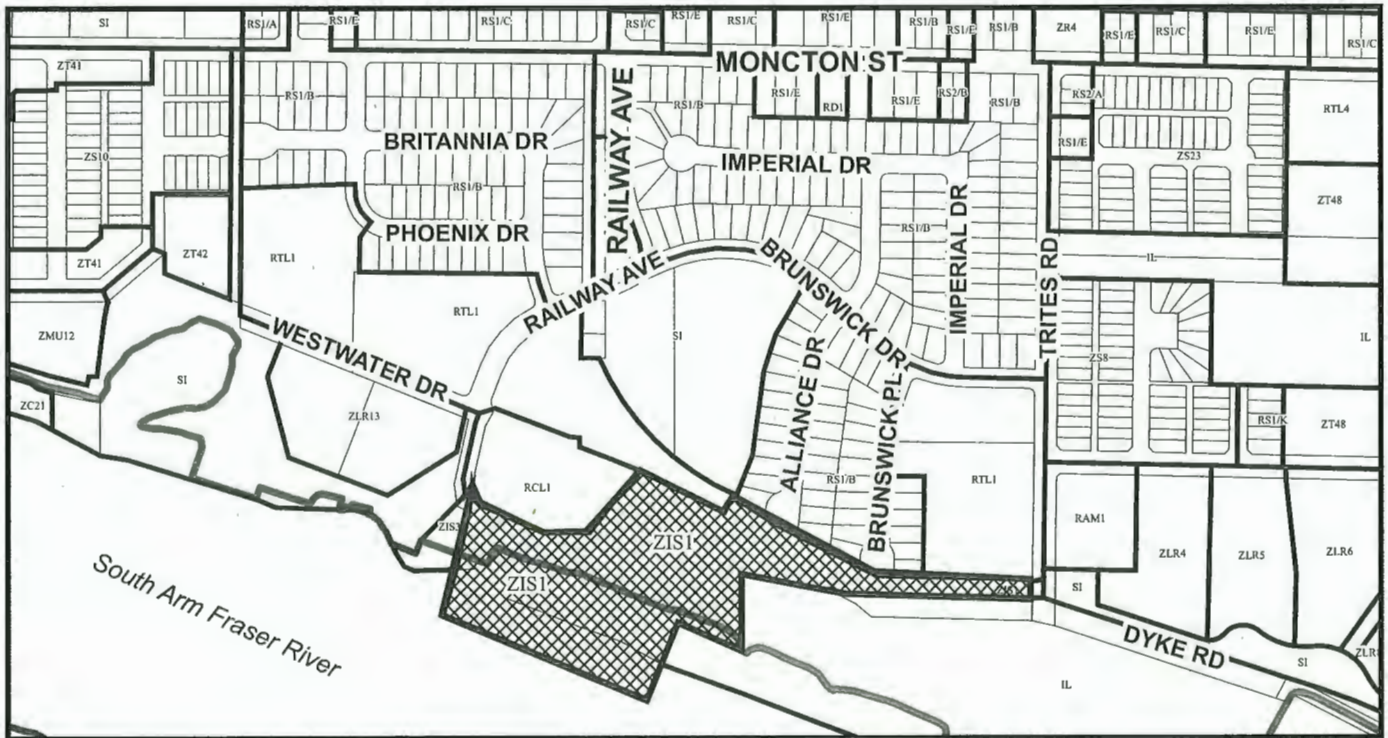
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City of Richmond



HA 22-026415
SCHEDULE "A"

Original Date: 11/28/22

Revision Date:

Note: Dimensions are in METRES

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LEGAL DESCRIPTION

#	SUBMITTAL REVISION	DATE
1	BASE DRAWING	2023-02-03
2	ARCHITECTURAL DESIGN	2023-02-03
3	PERMITTED FOR CLIENT REVIEW	2023-11-17
4	ISSUED FOR TENDER	2023-01-14

BRITANNIA ENVELOPE AND MECHANICAL RENEWALS - 5180 WESTWATER DR, RICHMOND

CLIENT

CONSULTANT TEAM

CITY OF RICHMOND

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c: 604.442.7821

Contact: Abbas Stancioff Clayton,
Project Manager
Email: aclayton@richmond.ca

Architect / Building Envelope - Prime Consultant

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LEED AP BD+C
Email: terra@eai.ca

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CWM Consulting Engineers Ltd.
2nd Floor - 1412 West 7th Avenue
Vancouver, BC V6H 1C1

TEL: 604.731.6584 ext 150

Contact: Louise Lam, P.Eng
Email: llam@cwmm.com

Heritage Consultant

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Vancouver, BC V6C 1V5

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CAHP
Email: donald@donaldluxton.com

MECHANICAL

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Vancouver, BC V6C 1S4

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604.687.1800x2112

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Principal
Email: prichards@integralgroup.com

ELECTRICAL

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TEL: 604.687.1800x2025

Contact: Bryan Uemoto,
Principal
Email: buemoto@integralgroup.com

QUANTITY SURVEYOR

James Bush & Associates
Ltd.
3722 197th St
Langley, BC V3A 1B3

TEL: 604.533.8004

Contact: Jim Bush
Email: jim@jba.bc.ca

DRAWING LIST:

- A0.0 COVER PAGE & DRAWING LIST
A1.0 SITE PLAN
A1.1 CHINESE BUNK HOUSE - EXISTING AND DEMOLITION
A1.8 BOAT BUILDERS BUILDING - EXISTING AND DEMOLITION
A1.7 POINT HOUSE CARE TAKER - EXISTING AND DEMOLITION
A1.4 MEN'S BUNK HOUSE - EXISTING AND DEMOLITION
A1.3, MURAKAMI BOAT WORKS - EXISTING AND DEMOLITION
1
A1.6 MURAKAMI HOUSE - PLANS
A
A1.3 MANAGER'S HOUSE - EXISTING AND DEMOLITION
A1.9 WINCH HOUSE - EXISTING AND DEMOLITION
A1.2 GIFT SHOP - EXISTING AND DEMOLITION
A0.1 SCHEDULES
A1.8 Boat Builders Building Elevations
2
A1.8_B8_Building Sections
3
A1.1. CHINESE BUNK HOUSE BUILDING SECTIONS
2
A1.1. CHINESE BUNKHOUSE ELEVATIONS
1
A1.8. ROOF PLAN
1
A1.8. 3D IMAGES
5
A2.1 ROOFING DETAILS
A1.8 ELEVATIONS AND SECTIONS
8
A2.2 ROOFING AND WINDOW DETAILS
A1.8 BOAT BUILDERS BUILDING DETAILS
4
A1.0 ROOF PLAN
-1
A1.8. EAST ELEVATIONS
2B

GENERAL NOTES:

- 1.0 THE FOLLOWING GENERAL CONDITIONS ARE TO BE USED EXCLUSIVELY FOR BRITANNIA SHIPYARDS. PUBLICATION OF THESE NOTES IN PART, OR IN WHOLE, IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM ELEMENTAL ARCHITECTURAL AND BUILDING SCIENCE SOLUTIONS.
- 2.0 THE DRAWINGS WERE PREPARED FROM POINT CLOUD SCAN.
- 3.0 THE CONTRACTOR SHOULD VERIFY ALL DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH THE WORK.
- 4.0 THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DETAILS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE ARCHITECTURAL DETAILS, GENERAL REQUIREMENTS, OR SPECIFICATIONS, PLEASE NOTIFY THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.
- 5.0 ALL WORK REPLACING EXISTING WORK IS TO BE COMPLETED AS PER BCBC 2018
- 6.0 PROTECT ALL LANDSCAPING AND ROADWORK DURING CONSTRUCTION. PROTECT NATURAL HABITAT AND PREVENT EROSION OF SOILS DUE TO RUN OFF.
- 7.0 WHERE APPLICABLE, THE MANUFACTURER'S WRITTEN PRODUCT LITERATURE SHALL TAKE PRECEDENCE OVER THESE WRITTEN RECOMMENDATIONS.
8. THESE NOTES ARE NOT INTENDED TO ADDRESS OR CONFLICT WITH OTHER REQUIREMENTS OF THE NATIONAL BUILDING CODE INCLUDING LIFE AND FIRE SAFETY, OCCUPANCY, STRUCTURAL, MECHANICAL, ELECTRICAL, ACOUSTIC, AND ANY OTHERS.
9. TEMPORARY MEASURES, SITE SAFETY, MEANS, SEQUENCE, AND OVERALL PROJECT CO-ORDINATION REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.

ABBREVIATIONS

AB	AIR BARRIER
ARCH	ARCHITECTURAL
BLDG.	BUILDING
CLG.	CEILING
CONC.	CONCRETE
CONT.	CONTINUOUS
CT	CERAMIC TILE
CW	COMPLETE WITH
DIA.	DIAMETER
DS	DOWNSPOUT
DWVG	DRAWING
EL.	ELEVATION
EX.	EXISTING
FCD	FIBRE CEMENT BOARD
FD	FLOOR DRAIN
FG	FIXED GLASS
GALV.	GALVANIZED
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
INSUL.	INSULATION
MB	MOISTURE BARRIER
MECH.	MECHANICAL
NTS	NOT TO SCALE
O/C	ON CENTRE
POLY	POLYETHYLENE
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
RVL	RAIN WATER LEADER
SA	SELF ADHERED MEMBRANE
SBS	STYRENE BUTADIENE-STYRENE
SS	STAINLESS STEEL
TYP.	TYPICAL
T/O	TOP OF
U/S	UNDER SIDE
VB	VAPOUR BARRIER
WP	WATER PROOF
WRB	WATER RESISTIVE BARRIER
WRM	WELDED WIRE MESH

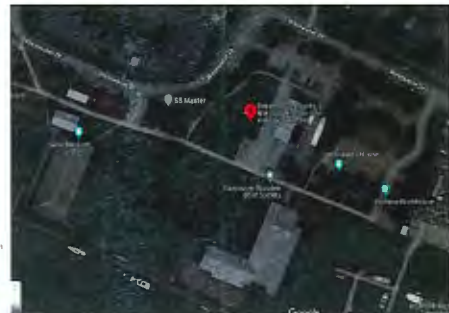
LINE TYPE
LEGEND

---	BUILDING PAPER
---	FLASHING IMPERMEABLE (S.A.M)
---	FLASHING PERMEABLE (S.A.M)
---	UNDERLAYMENT
---	PMMA
---	POLY AIR BARRIER
---	ROOFING 2 PLY SBS
---	METAL FLASHING (THICK)
---	METAL FLASHING (THIN)
---	ROOT BARRIER
---	FILTER FABRIC
---	DRAINAGE MAT
---	PROPERTY LINE
---	PVC MEMBRANE

HATCH LEGEND

	BATT INSULATION		GYPSUM WALL BOARD		POLYISOCYANURATE INSULATION
	EARTH		PLYWOOD		EXTRUDED EPS TYPE 4 INSULATION
	CEMENT BOARD		STUCCO CLADDING		SEMI RIGID MINERAL WOOL INSULATION
	CONCRETE		S.S. METAL ROOF		EXPANDED (EPS) TYPE 2 INSULATION
	CONCRETE BLOCK		WOOD CLADDING		SPRAY FOAM INSULATION
	GRAVEL				

PRCS - 115



SITE LOCATION



RENDER

elemental

ARCHITECTURE AND INTERIORS INC.
SUITE 118 - 3889 HENNING DRIVE
BURNABY B.C. V5C 6P8
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F: 604.608.3387

BRITANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

5180 WESTWATER DR
RICHMOND
BC
V7E 8P3

SCALE: 1:5

PROJECT NUMBER: 2306

DRAWN BY: RA

DATE: 2023-02-03

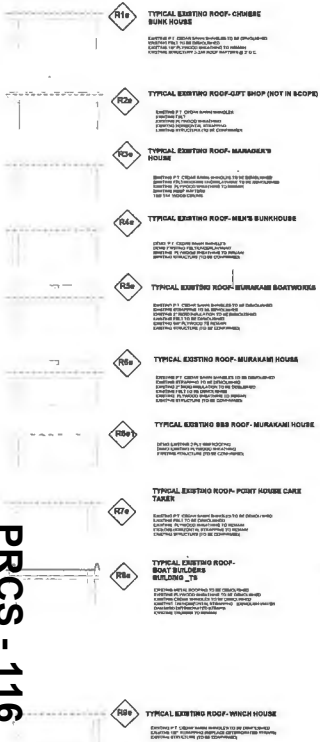
ARCH. DRAWING

CHECKED BY: TBGJ

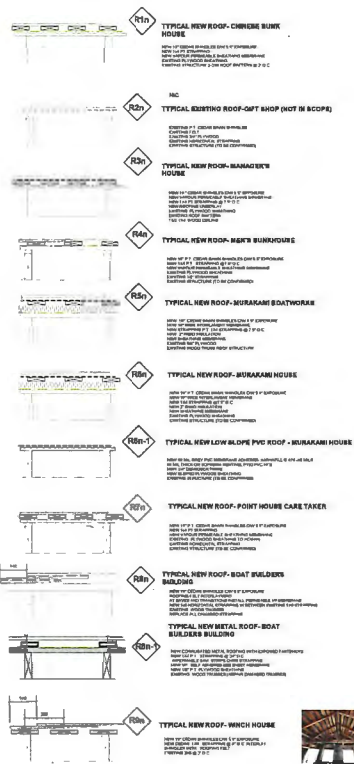
COVER PAGE &
DRAWING LIST

DRAWING #:

A0.0

EXISTING ROOF ASSEMBLIES
TO BE DEMOLISHED

PROPOSED ROOF ASSEMBLIES



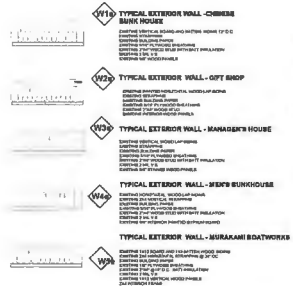
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	①	BBB W1
	②	BBB W2
	③	WH W1

WINDOW SCHEDULE
1:30

PRCS - 116

① ROOF SCHEDULE EXISTING AND NEW
1:10

EXISTING WALL ASSEMBLIES



NEW WALL ASSEMBLIES

② WALL SCHEDULE
1:12

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SUBMISSION/REVISION DATE

1. BASE DRAWINGS	2022.02.05
2. SCHEMATIC DESIGN	2022.02.28
3. ISSUED FOR CLIENT REVIEW	2022.11.17
4. ISSUED FOR TENDER	2023.01.04

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BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT-1

5160 WESTWATER DR
RICHMOND
DC
V7E 0P3

SCALE: As Indicated

PROJECT NUMBER: 22022

DRAWN BY: RA

DATE: 2023-02-03

BASE DRAWINGS:

CHECKED BY: TSQJ

SCHEDULES

DRAWING #:

A0.1

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#	SUBMISSION	REVISION	DATE
1.	BASE DRAWINGS		2022-02-03
2.	SCHEMATIC DESIGN		2022-02-09
3.	DESIGNED FOR CLIENT		2022-11-17
4.	DESIGNED FOR TENDER		2023-01-04

BRITANNIA HERITAGE SHIPYARDS



NORTH

PRCS - 117

EXISTING PARKING

WESTWATER DR.

WESTWATER DR.

WESTWATER DR.

SOUTH ARM FRASER RIVER

SEINE NET LOFT
PROJECT 2PHOENIX NET
LOFT, NICSHIPYARD
BUILDING
PROJECT 2

FLOATING DOCK/WALKWAY

① SITE PLAN NEW
1:300

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BRITANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

5180 WESTWATER DR
RICHMOND
BC
V7E 8P3

SCALE: 1:300

PROJECT NUMBER: 22062

DRAWN BY: RA

DATE: 2022-02-03

BASE DRAWING:

CHECKED BY: TEGJ

SITE PLAN

DRAWING #: A1.0

PRCS - 118



① ROOF PLAN NEW
1:500

- PROJECT 1 NEW GCHA ROOF
- PROJECT 1 NEW METAL ROOF
- PROJECT 1 NEW EMERALD/SHINGLE ROOF
- PROJECT 1 NEW PVC ROOF
- NOT IN SCOPE OF WORK

Plan #4

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#	SUBMISSION REVIEW	DATE
1	BASE DRAWINGS	2022.03.03
2	SCHEMATIC DESIGN	2022.03.08
3	ISSUED FOR CLIENT REVIEW	2022.11.17
4	ISSUED FOR TENDER	2023.01.04

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F: 604 608 3357

**BRITANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1**

5180 WESTWATER DR
RICHMOND
BC
V7E 6P3

SCALE:	1:500
PROJECT NUMBER:	2202
DRAWN BY:	RA
DATE:	2022.03.03
BASE DRAWING:	
CHECKED BY:	TEJU

ROOF PLAN
DRAWING #: **A1.0-1**

The Owner and Architect warrant that the information provided in this report is true and correct to the best of their knowledge and belief. The Owner and Architect warrant that the information provided in this report is true and correct to the best of their knowledge and belief. The Owner and Architect warrant that the information provided in this report is true and correct to the best of their knowledge and belief.

#	REVISION	DATE
1	BASIC CHANGES	2022.05.03
2	REDESIGN FOR CLIENT	2022.05.17
3	REDESIGN FOR CLIENT	2022.05.17
4	DESIGNED FOR TENDER	2022.05.18

REVISIONS: CHANGES TO
HOUSE SCOPE OF WORK
ROOF REPLACEMENT
MECH. REPLACEMENT
FOUNDATION/CONCRETE DUMP

elemental
ARCHITECTURE AND INTERIOR INC.
1000 WESTWATER DR.
RICHMOND, BC V6X 3E9
TEL: 604.273.8888
F: 604.273.8887

BRIANNA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

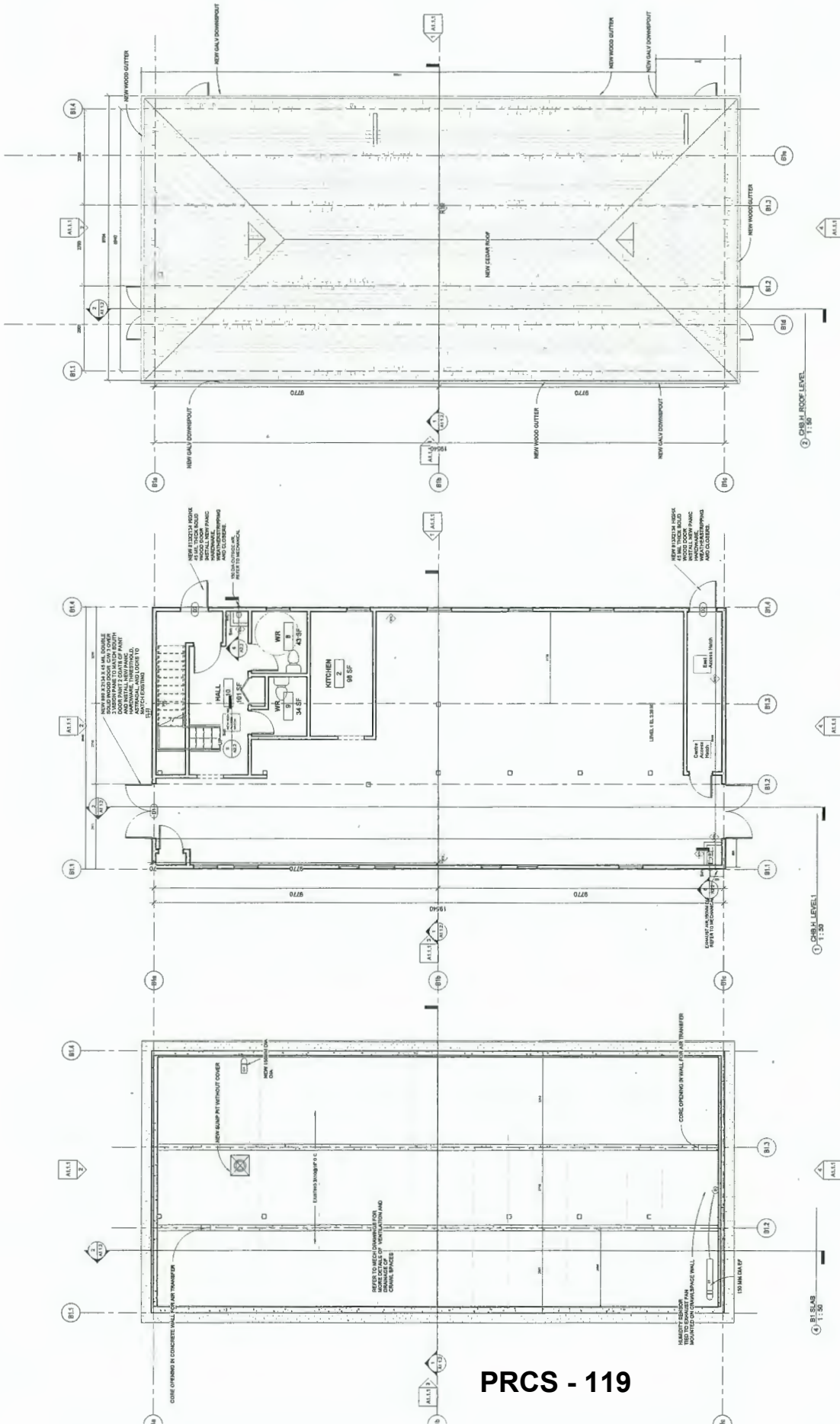
5100 WESTWATER DR.
RICHMOND
BC V6X 3E9
VTE SP3

SCALE 1:50

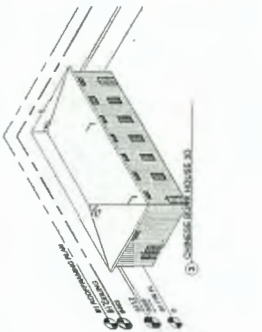
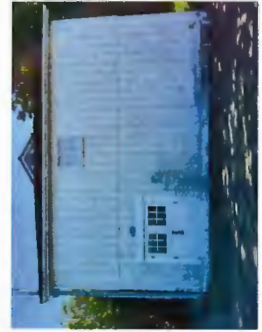
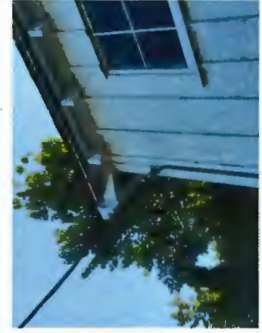
PROJECT NUMBER: 2022
DRAWN BY: SA
DATE: 2022-05-03
NAME: CHAIRMAN
CHECKED BY: TEGU

CHINESE BUNK
HOUSE-
EXISTING AND
DEMOLITION
DRAWING #

A1.1



PRCS - 119



#	SUBMISSION	REVISION	DATE
1.	BASIS DRAWINGS		2022.02.03
2.	SCHEMATIC DESIGN		2022.02.28
3.	ISSUED FOR CLIENT REVIEW		2022.11.17
	ISSUED FOR TENDER		2023.01.04

elemental
ARCHITECTURE AND INTERIORS INC.
SUITE 118 - 3888 HENNING DRIVE
RICHMOND B.C. V6X 4P8

BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

5150 WESTWATER DR
RICHMOND
BC
V7E 6P3

SCALE: 1:50

RESEARCH DESIGN

Source: *U.S. Census Bureau, 1997*

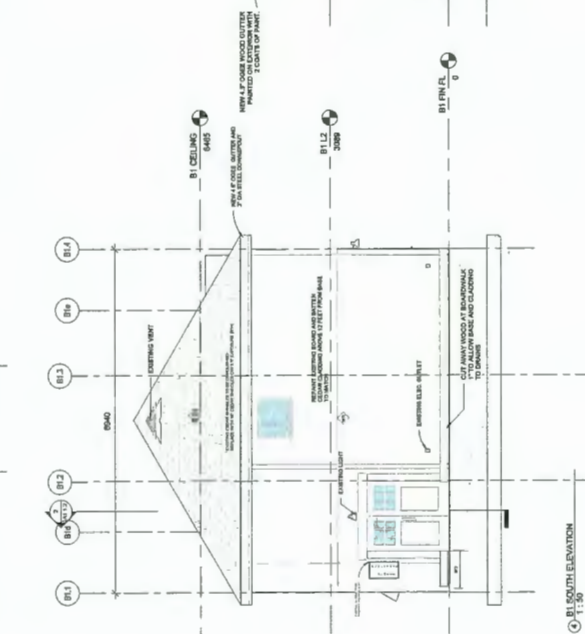
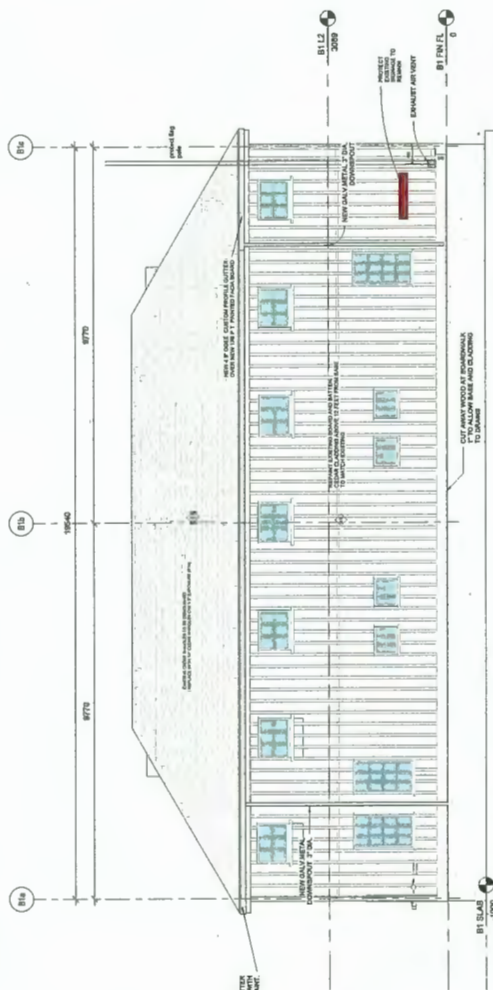
DATE: 2022-03-03

BASE ORANGE:

CHECKED BY: TUGUL

CHINESE
BUNKHOUSE
ELEVATIONS

DRAWING #: A1.1.1

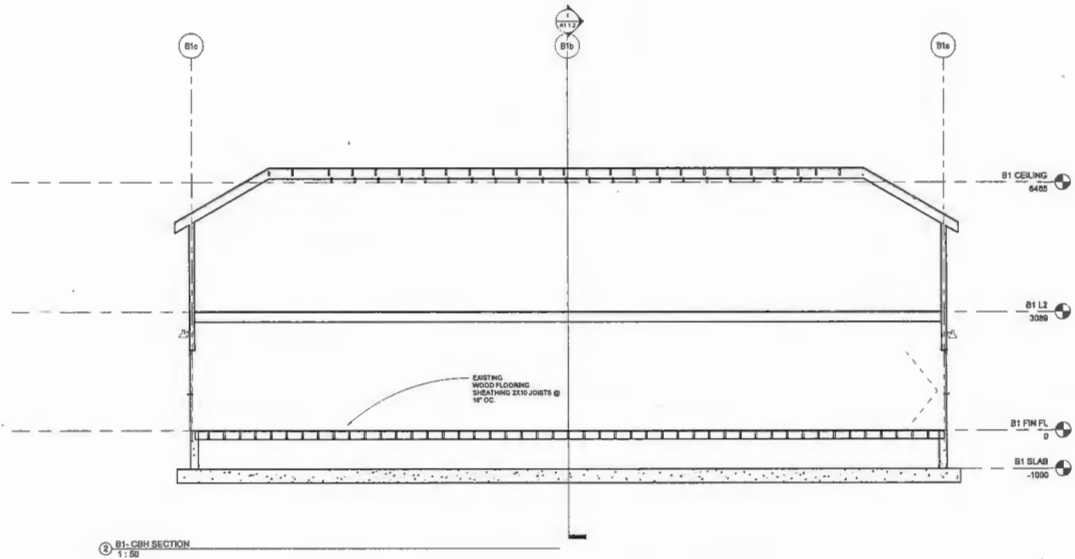
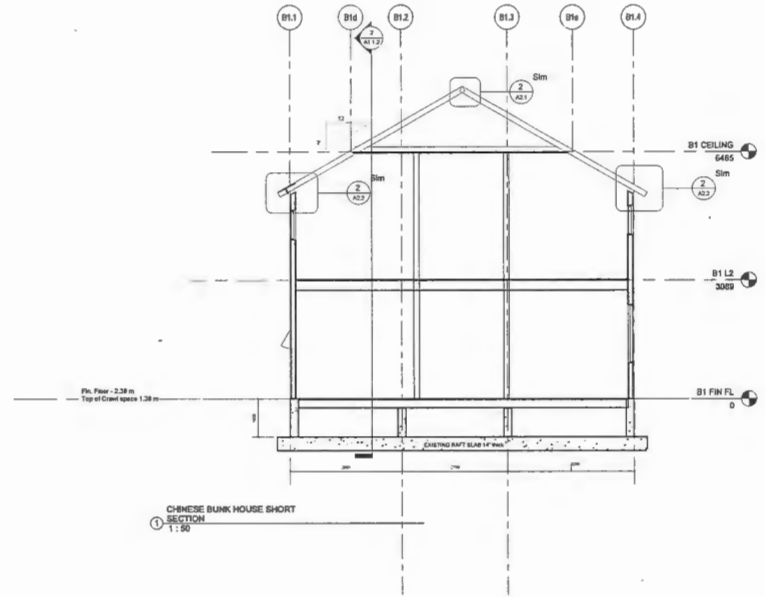
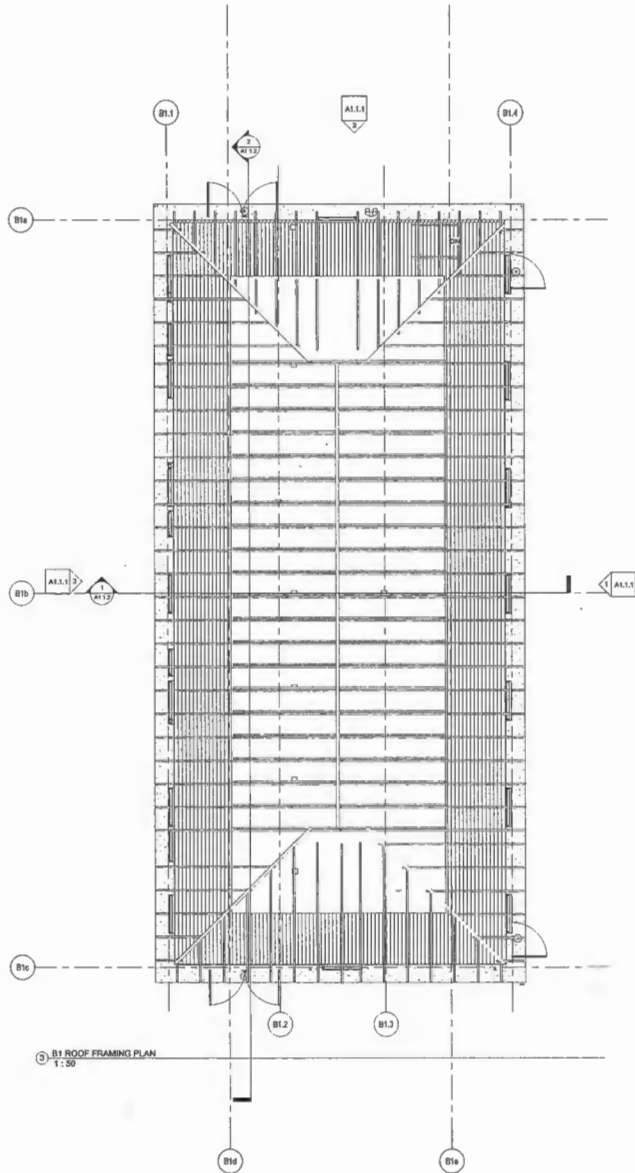


3 B1 - WEST ELEVATION
1:50

④ B1 SOUTH ELEVATION
1:50

NOTE: ANY PROPOSED MECHANICAL INTERVENTIONS THAT WILL AFFECT EXISTING WOOD BEING SHALL BE REVIEWED BY THE HERITAGE CONSULTANT AND ARCHITECT. SHOP DRAWINGS AND SAMPLES OF WOODS SHALL BE REVIEWED PRIOR TO FABRICATION AND/OR INSTALLATION.





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#	DESCRIPTION	DATE
1	BANK DRAWING	2022.02.05
2	SCHEMATIC DESIGN	2022.02.25
3	DESIGN FOR CLIENT	2022.11.17
4	REVISION FOR TENDER	2022.01.04

elemental

ARCHITECTURE
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**BRIANNIA
ENVELOPE AND MECH.
RENEWALS
PROJECT -1**

5180 WESTWATER DR
RICHMOND
BC
V7E 6P3

SCALE: 1:50

PROJECT NUMBER: 2202

DRAWN BY: RA

DATE: 2022-02-05

BANK DRAWING:

CHECKED BY: TROJ

**CHINESE BUNK
HOUSE BUILDING
SECTIONS**

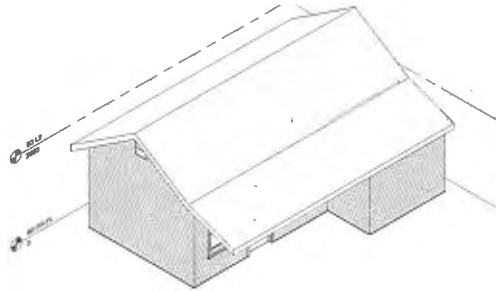
DRAWING #:

A1.1.2

BUILDING -2 GIFT SHOP-SCOPE OF WORK:
FOUNDATION/CRAWLSPACE VENTILATION AND DRAINAGE WITH SUMP PUMP



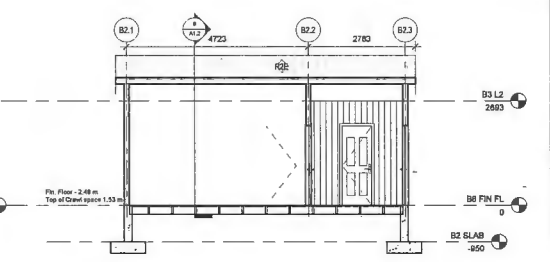
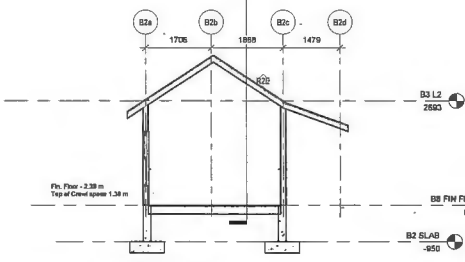
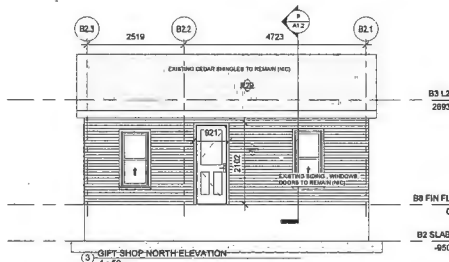
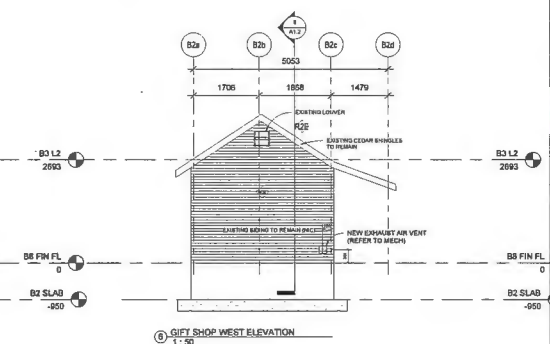
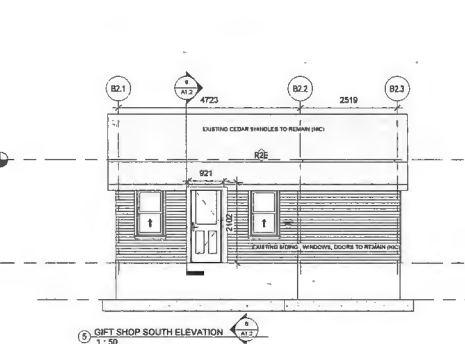
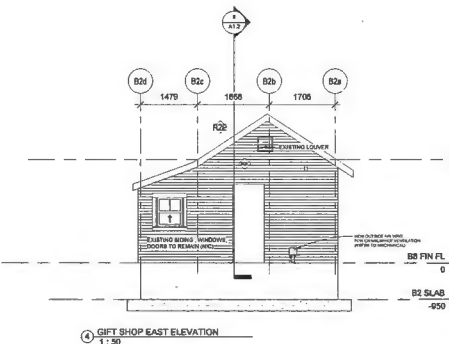
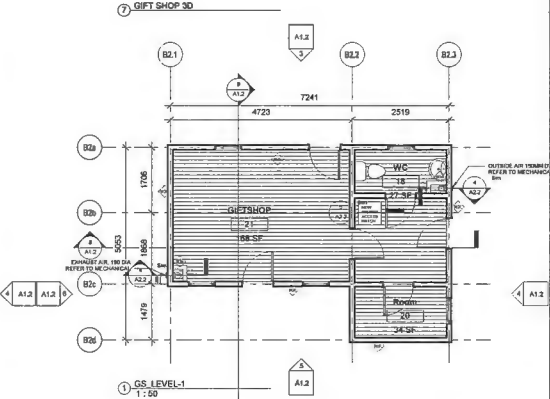
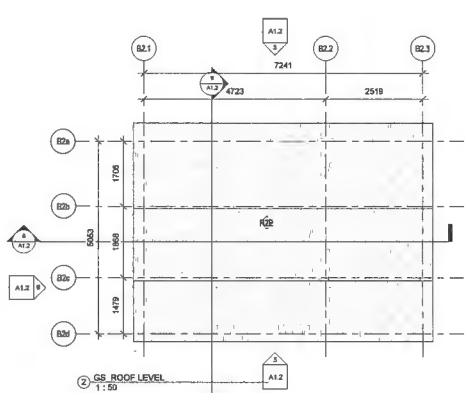
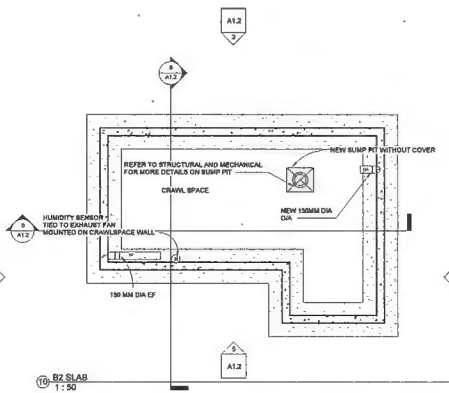
NOTE: ANY PROPOSED MECHANICAL INTERVENTIONS THAT WILL AFFECT EXISTING WOOD SIDING SHALL BE REVIEWED BY THE HERITAGE CONSULTANT AND ARCHITECT. SHOP DRAINAGE AND SAMPLES OF VENTS SHALL BE REVIEWED PRIOR TO FABRICATION AND/OR INSTALLATION.



Plan #8

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#	SUBMISSION	REVISION	DATE
1.	BASE DRAWINGS	2022.03.03	
2.	SCHEMATIC DESIGN	2022.06.29	
3.	REVISED FOR CLIENT	2022.11.17	
4.	REVISED FOR TENDER	2022.01.04	



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SUITE 119 - 1289 HERRING DRIVE
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F. 604.266.0907

BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

1180 WESTWATER DR
RICHMOND
BC
V7E 8P3

SCALE: 1:50

PROJECT NUMBER: 2202

DRAWN BY: RA

DATE: 2022-02-03

BASE DRAWINGS:

CHECKED BY: TRJLJ

GIFT SHOP -
EXISTING AND
DEMOLITION

DRAWING #:
A1.2

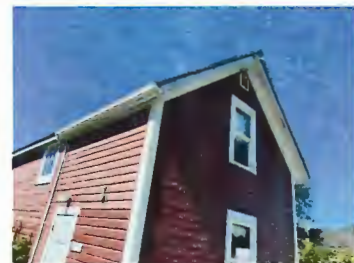
**BUILDING -3 MANAGER'S HOUSE-
SCOPE OF WORK:**

ROOF REPLACEMENT

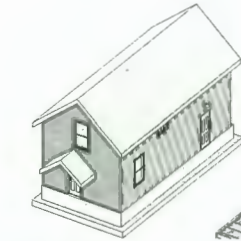
UPPER FLOOR REPAIRS (NIC)

STRUCTURAL REPAIRS

FOUNDATION/CRAWLSPACE

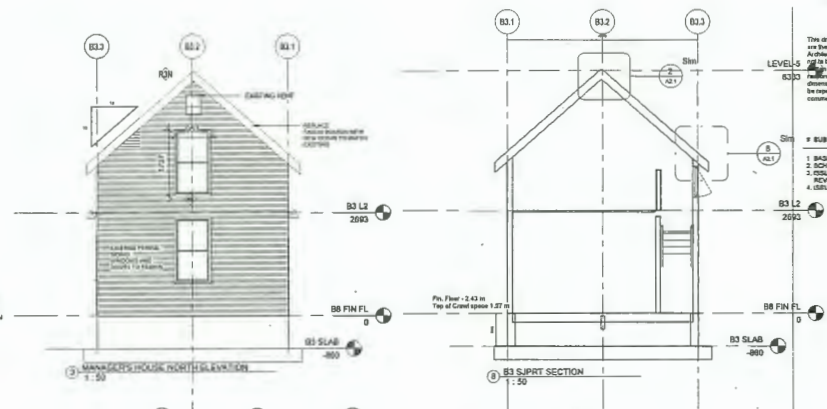


PROCS - 123



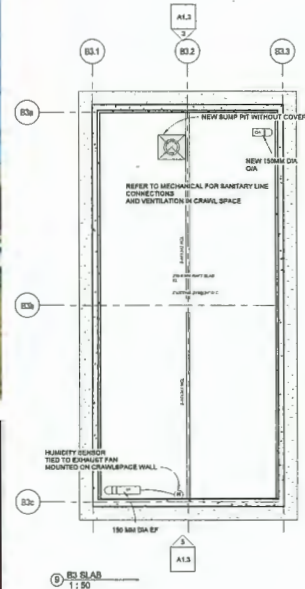
3D MANAGER'S HOUSE

NOTE: ANY PROPOSED MECHANICAL INTERVENTIONS THAT WILL AFFECT EXISTING WOOD SIDING SHALL BE REVIEWED BY THE HERITAGE CONSULTANT AND ARCHITECT. SHOP DRAWINGS AND SAMPLES OF FINISHES SHALL BE REVIEWED PRIOR TO FABRICATION AND/OR INSTALLATION.

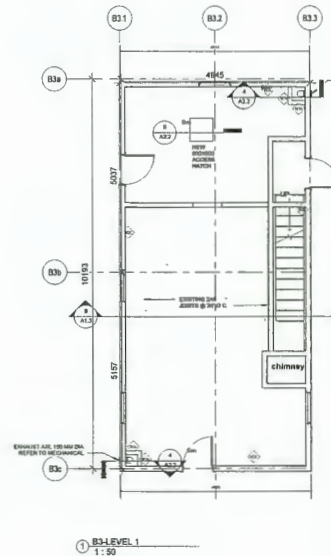


MANAGER'S HOUSE NORTH ELEVATION

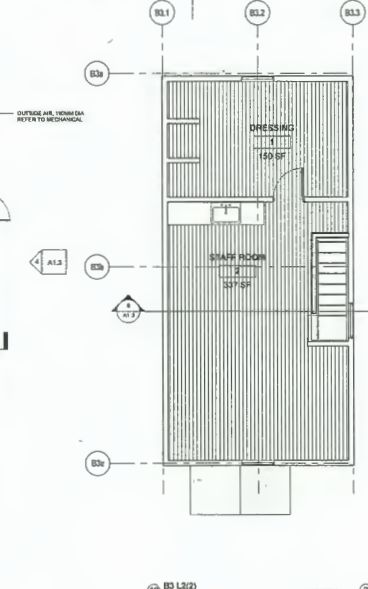
B3 SPIRIT SECTION



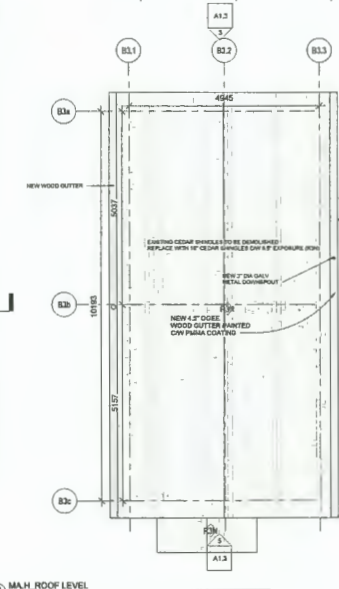
B3 SLAB 1:50



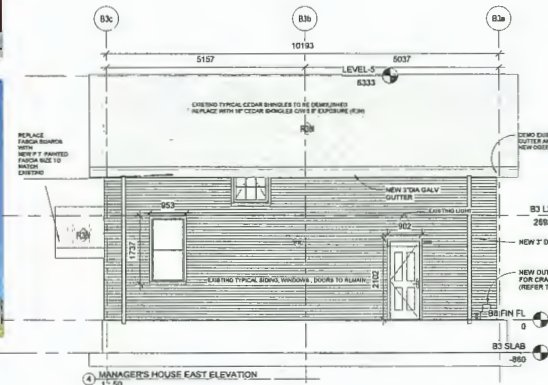
B3 LEVEL 1 1:50



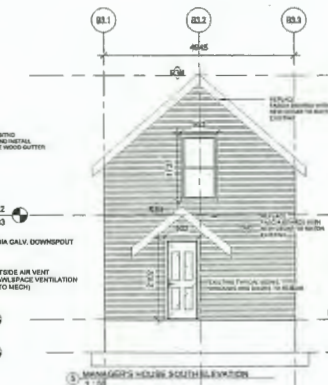
B3 LEVEL 1 1:50



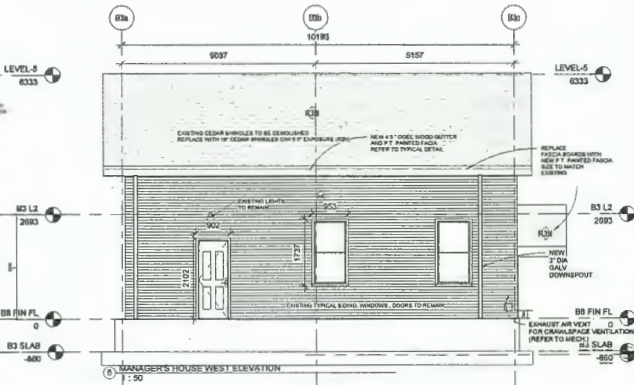
MAN. H. ROOF LEVEL 1:50



MANAGER'S HOUSE EAST ELEVATION 1:50



MANAGER'S HOUSE SOUTH ELEVATION 1:50



MANAGER'S HOUSE WEST ELEVATION 1:50

Plan #9

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#	SUBMISSION	REVISION	DATE
1	BASE DRAWING	2023.03.03	2023.03.03
2	SCHEMATIC DESIGN	2023.03.28	2023.03.28
3	DESIGN FOR CONSTRUCTION	2023.04.17	2023.04.17
4	DESIGN FOR TENDER	2023.01.04	2023.01.04

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ARCHITECTURE AND INTERIORS INC.
SUITE 118 - 3889 NEWING DRIVE
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F: 604-268-2347

**BRTIANNA
ENVELOPE AND MECH.
RENEWALS
PROJECT -1**

5180 WESTWATER DR
RICHMOND
B.C. V6T 6P3

SCALE: 1:50

PROJECT NUMBER: 20202

DRAWN BY: RA

DATE: 2023.02.03

BASE DRAWING

CHECKED BY: TRGJ

**MANAGER'S
HOUSE-
EXISTING AND
DEMOLITION**

DRAWING #:
A1.3



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#	SUBMISSION REVISION	DATE
1	BASE DRAWINGS	2022.03.03
2	SCHEMATIC DESIGN	2022.05.28
3	ISSUED FOR CLIENT REVIEW	2022.11.17
4	ISSUED FOR TENDER	2022.01.04

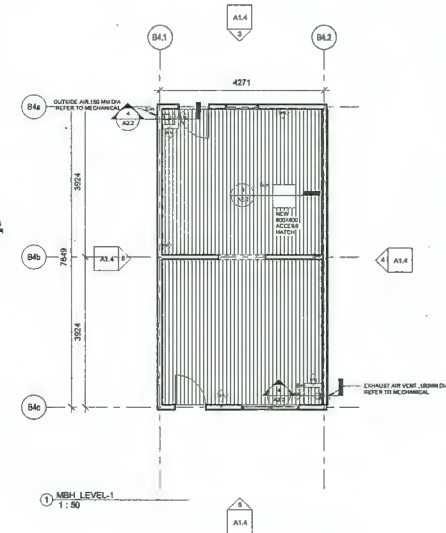
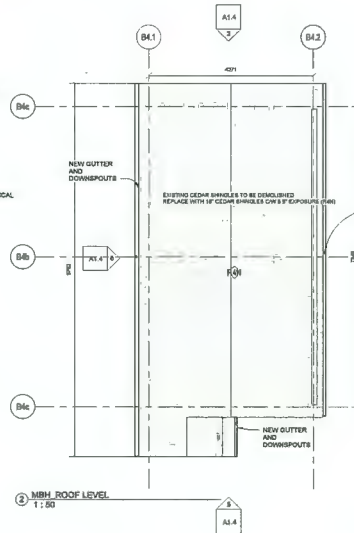
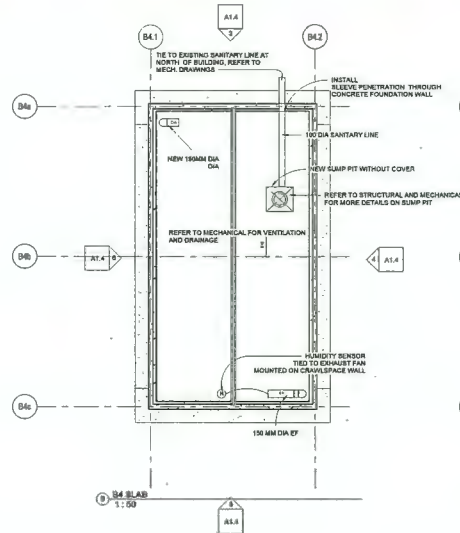
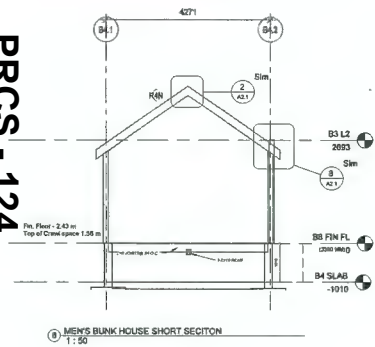
BUILDING -4 MEN'S BUNKHOUSE-SCOPE OF WORK:

ROOF REPLACEMENT

FOUNDATION/CRAWLSPACE

NOTE: ANY PROPOSED MECHANICAL INTERVENTIONS THAT WILL AFFECT EXISTING WOOD SIDING SHALL BE REVIEWED BY THE HERITAGE CRIMINAL TOWN AND ARCHITECT. SHOP DRAWINGS AND SAMPLES OF VENTS SHALL BE REVIEWED PRIOR TO FABRICATION AND/OR INSTALLATION.

PRCS - 124



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BURNABY B.C. V5C 6P6
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F: 604 503 3347

BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT-1

5180 WESTWATER DR
RICHMOND
BC
V7E 8P3

SCALE: 1:50

PROJECT NUMBER: 2202

DRAWN BY: RA

DATE: 2022-02-03

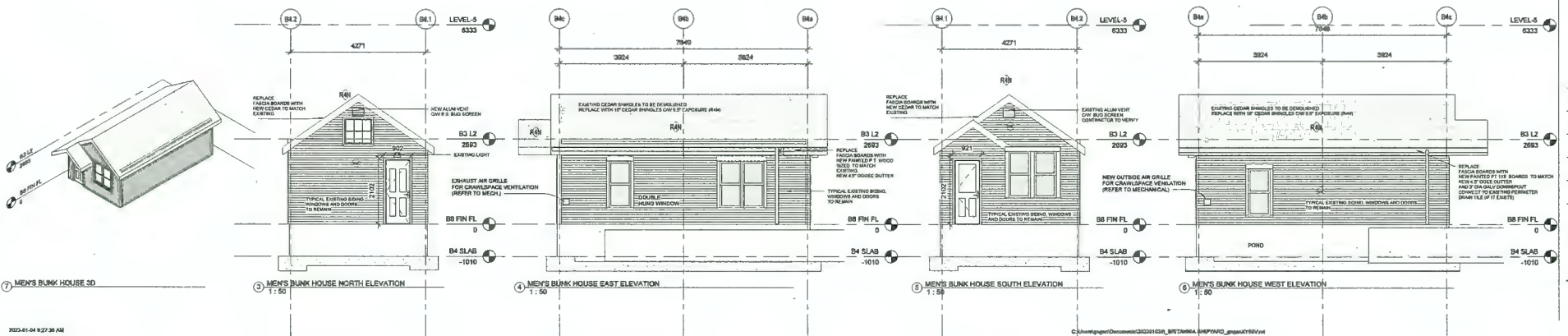
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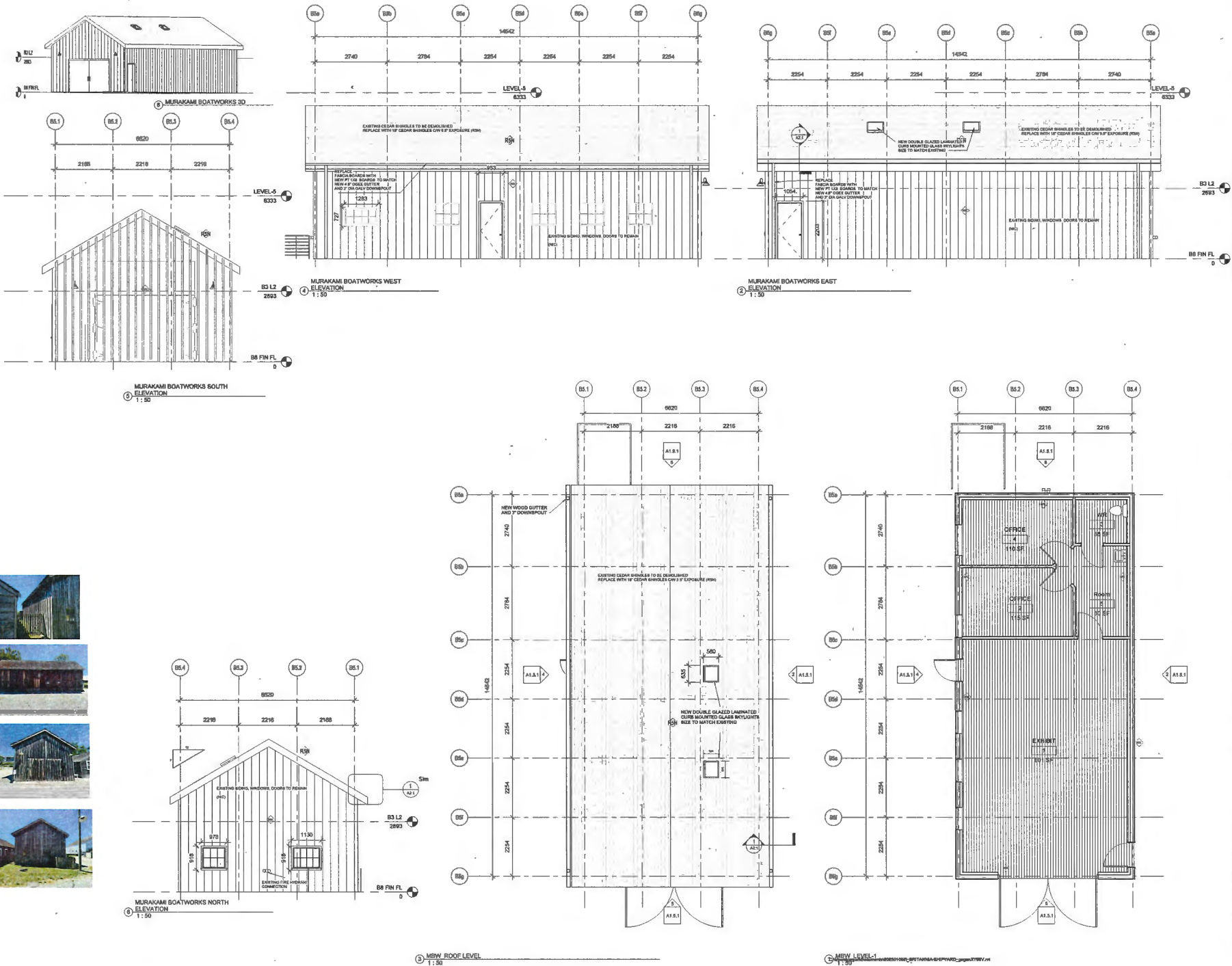
CHECKED BY: TEJL

MEN'S BUNK
HOUSE -
EXISTING AND
DEMOLITION

DRAWING #:

A1.4





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#	SUBMISSION	REVISION	DATE
1.	BASE DRAWINGS	2022.02.03	
2.	ARCHITECTURAL	2022.02.28	
3.	REVISED FOR CLIENT	2022.11.17	
4.	ISSUED FOR TENDER	2023.01.04	

BUILDING -5 MURAKAMI-
BOATWORKS-SCOPE OF
WORK:
ROOF REPLACEMENT
NEW CURB MOUNTED
SKYLIGHT

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HIGH VECTURE AND INTERIORS INC.
SUITE 110 - 2840 HENNING DRIVE
BURNABY B.C. V5C 6P6
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F: 604.593.3387

BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

5180 WESTWATER OR
RICHMOND
B.C.
V7E 8P3

SCALE: 1:50
PROJECT NUMBER: 2202
DRAWN BY: BA
DATE: 2022-02-03
NAME: DRAWINGS
CHECKED BY: TNGJ

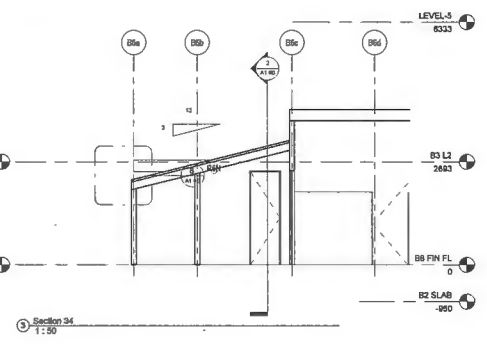
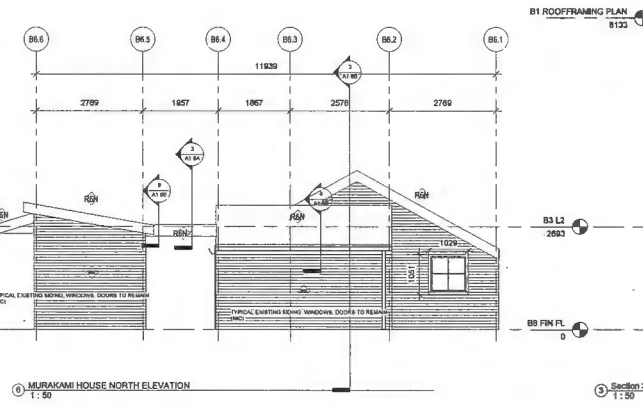
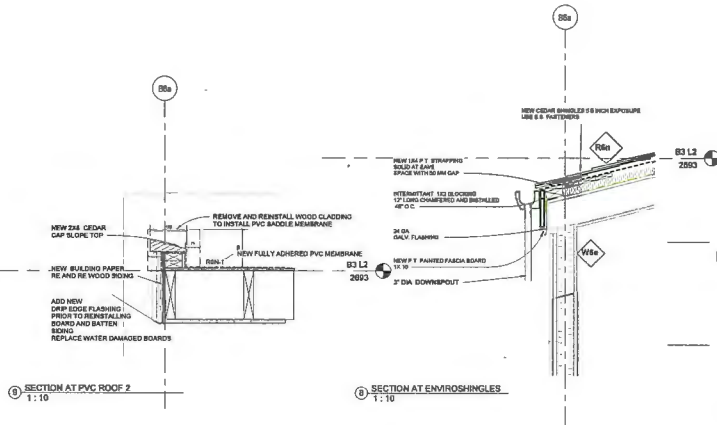
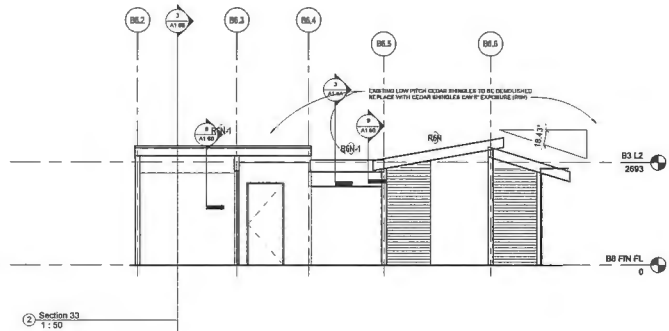
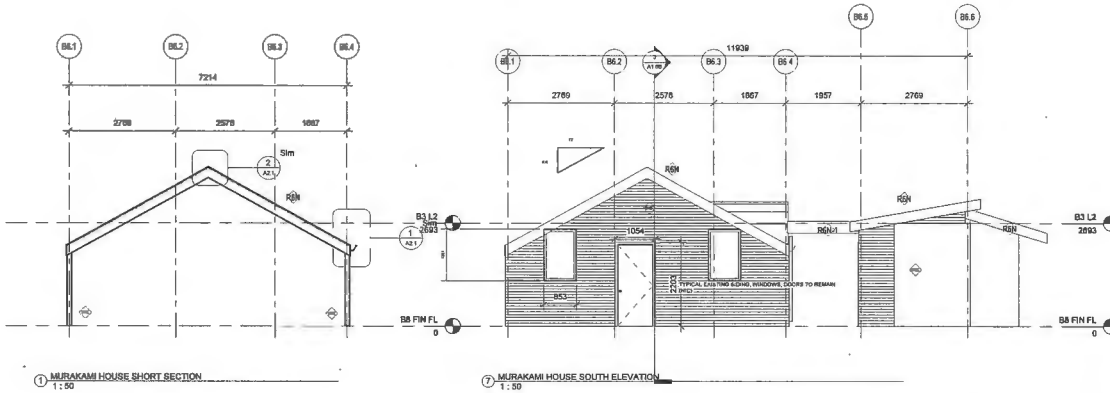
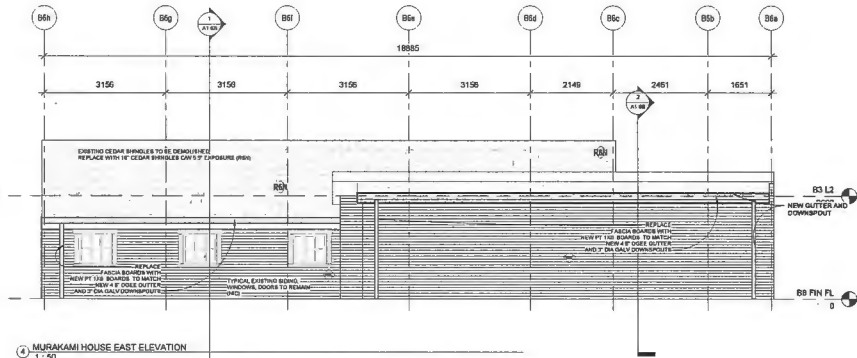
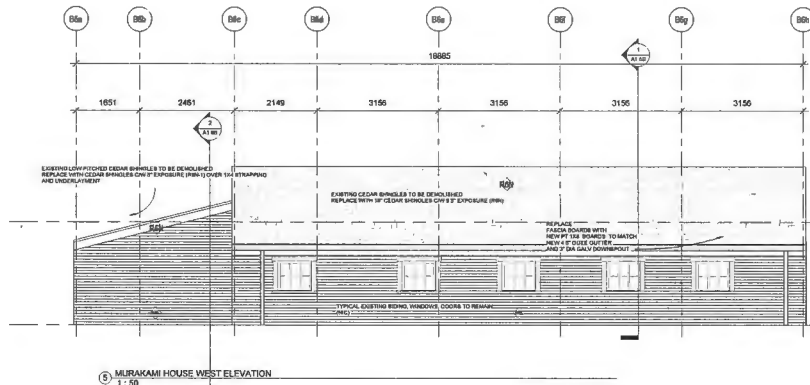
MURAKAMI BOAT
WORKS -
EXISTING AND
DEMOLITION

DRAWING #:
A1.5.1

C:\Users\garni\Documents\20230103_R_BUTANKHA SHEPYARD_pages\XYBMV.A

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#	SUBMISSION	REVISION	DATE
1.	BASE DRAWINGS	2022.02.03	
2.	SCHEMATIC DESIGN	2022.02.28	
3.	ISSUED FOR CLIENT REVIEW	2022.11.17	
4.	ISSUED FOR TENDER	2023.01.04	



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F: 604.566.3387

BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

5180 WESTWATER DR
RICHMOND
BC
V7E 6P3

SCALE: As Indicated

PROJECT NUMBER: 2202

DRAWN BY: BA

DATE: 2023-02-03

BASE DRAWINGS:

CHECKED BY: TBGL

ELEVATIONS AND
SECTIONS

DRAWING #:

A1.6B

PRCS - 127

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1. BASIS OF DESIGN
2. BASIS OF DESIGN
3. BASIS OF DESIGN
4. BASIS OF DESIGN

DATE: 02/22/2024
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT NUMBER: 2024-01-01

BUILDING 37 POINT
SCOPE OF WORK:
ROOF REPLACEMENT
FOUNDATION/SLAB
ACE

elemental
ARCHITECTURE AND INTERIORS INC.
1000 WESTWATER DR
RICHMOND, VA 23260
T: 804.688.8888
F: 804.688.8889
WWW.ELEMENTALVA.COM

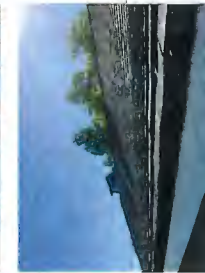
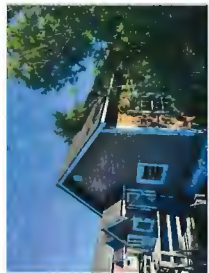
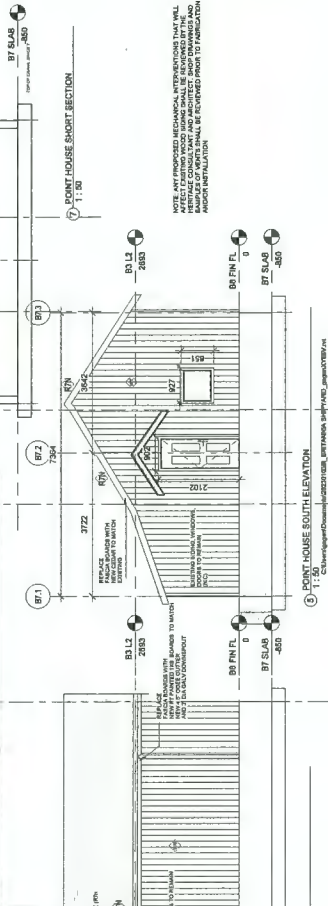
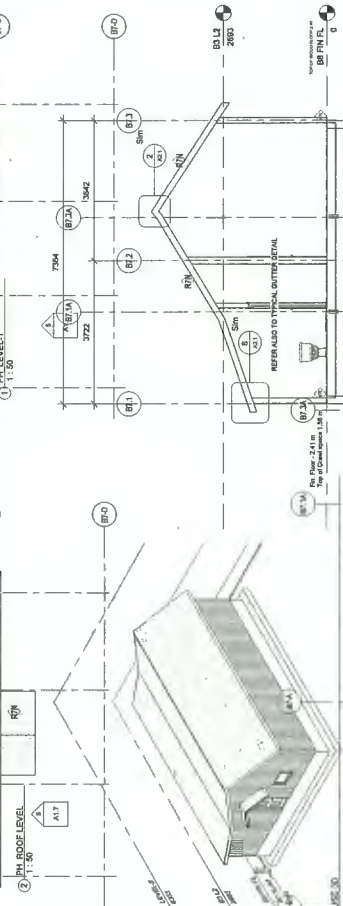
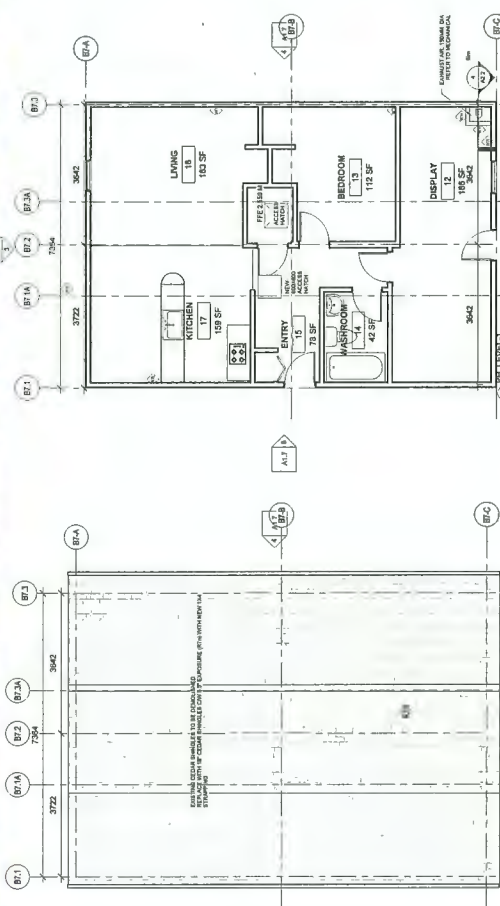
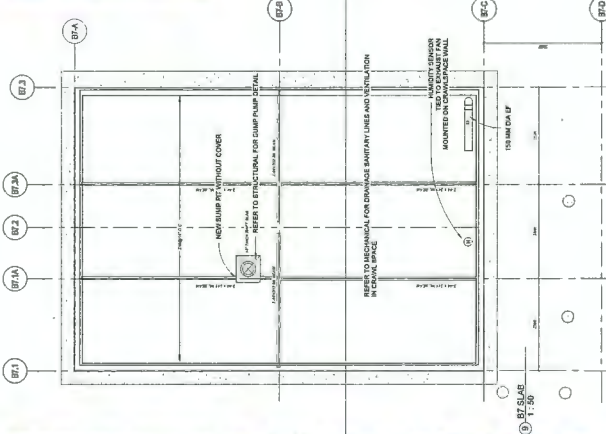
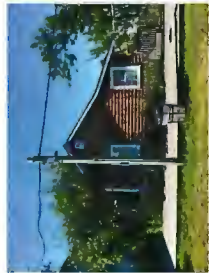
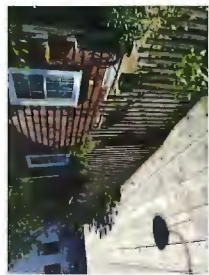
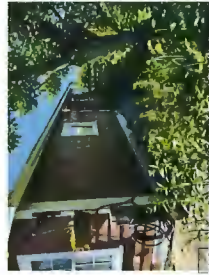
BRIANNA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

5180 WESTWATER DR
RICHMOND, VA 23260
VTE BP3

SCALE: 1:30
PROJECT NUMBER: 2024-01-01
DRAWN BY: JAC
DATE: 02/22/2024
CHECKED BY: JAC

POINT HOUSE
CARE TAKER -
EXISTING AND
DEMOLITION

DRAWING #
A1.7





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A DIVISION OF THE KIMBERLY-CLARK COMPANY
SUITE 118 - 2889 MERRING DRIVE
BURNABY B.C. V5C 8P8
T. 604.368.0990
F. 604.698.3367

**BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1**

5180 WESTWATER DR
RICHMOND
BC
V7E 6P3

SCALE 1:50

PROJECT NUMBER 22022

DRAWN BY: RA

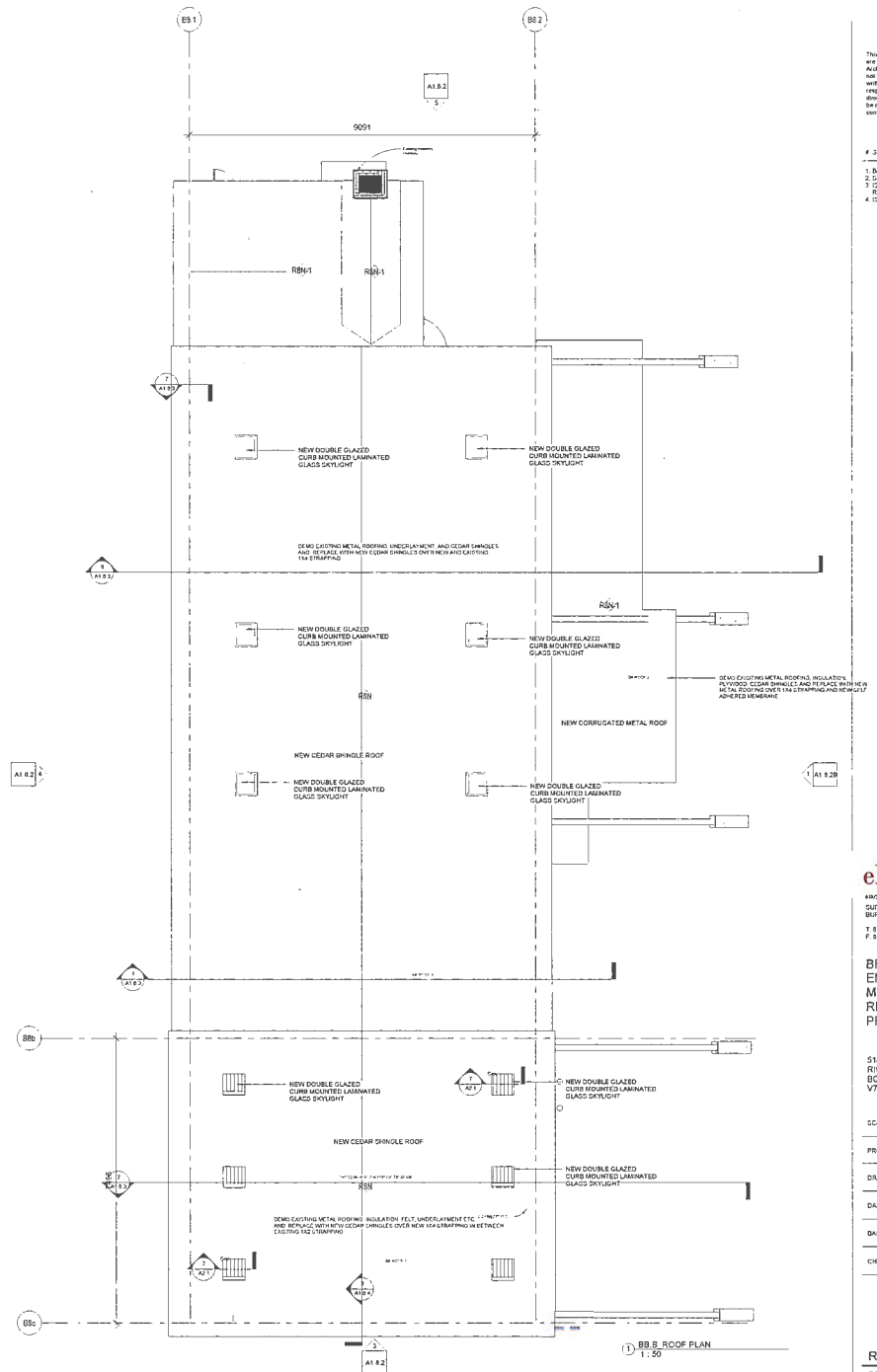
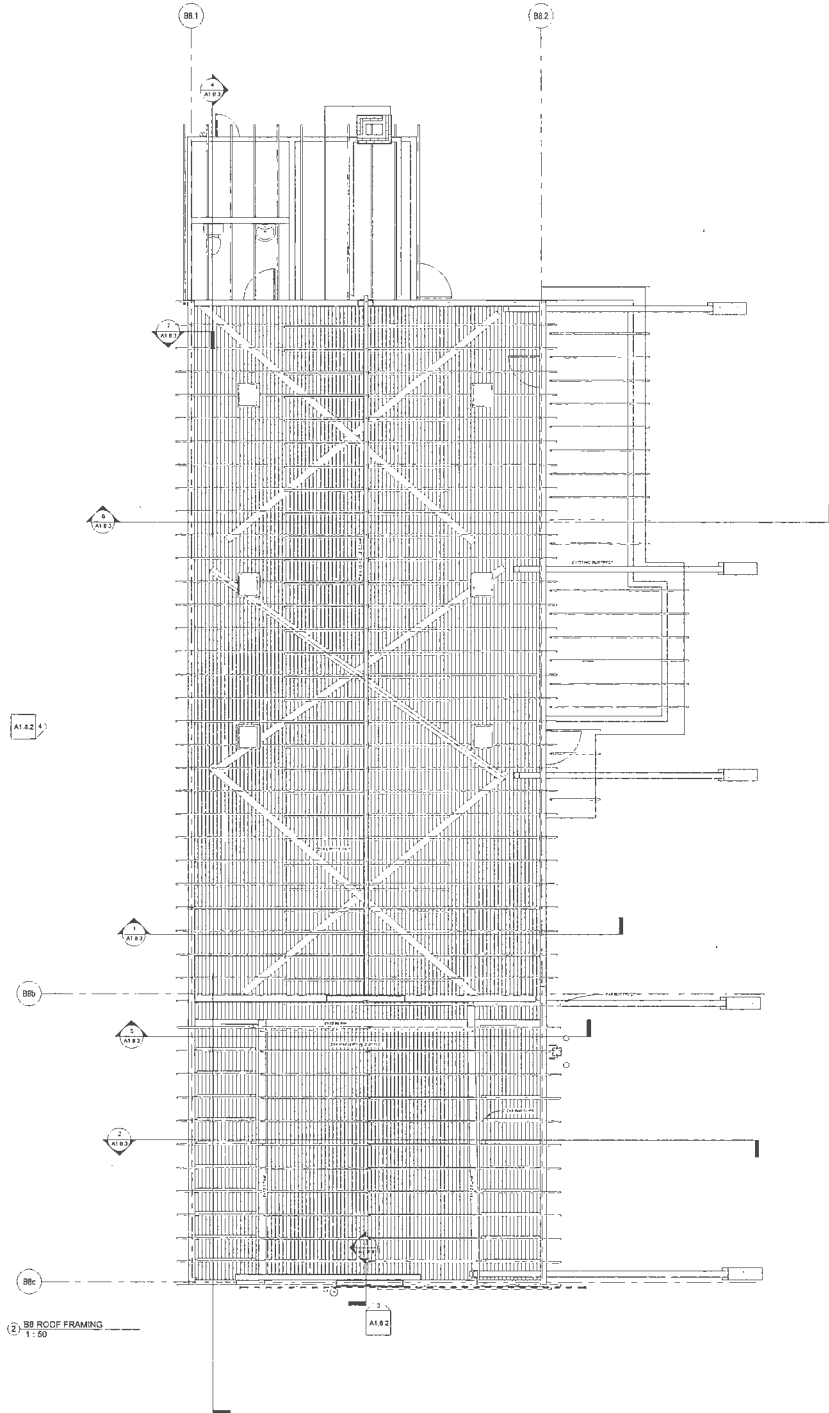
DATE 2022-02-03

BASE DRAWINGS

CHECKED BY: TSGJ

BOAT BUILDERS
BUILDING -
EXISTING AND
DEMOLITION

DRAWING #:
A1.8



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#	SUBMISSION	REVISION	DATE
1	BASE DRAWINGS		2022-03-09
2	COMMENTS TO CLIENT		2022-03-09
3	ISSUED FOR CLIENT REVIEW		2022-11-17
4	ISSUED FOR TENDER		2023-01-04

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ARCHITECTURE AND INTERIORS INC.
SUITE 110, 3000 HENNING DRIVE
BURNABY B.C. V5C 6P8
T 604 568 0900
F 604 568 3387

**BRTIANNA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1**

5180 WESTWATER DR
RICHMOND
BC
V7E 6P3

SCALE: 1:50

PROJECT NUMBER: 2202

DRAWN BY: RA

DATE: 2022-03-09

BASE DRAWING:

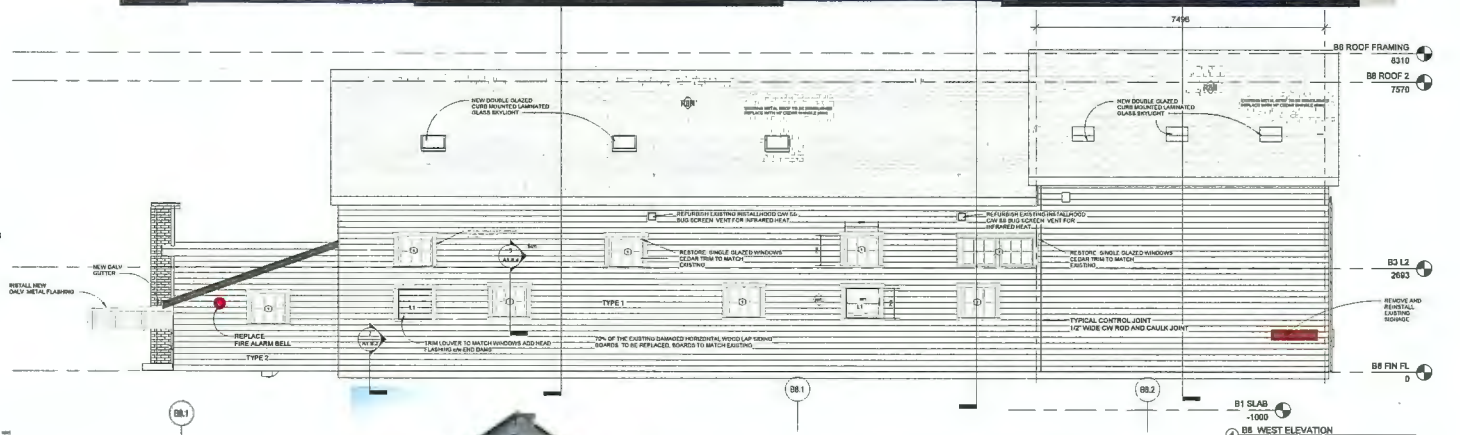
CHECKED BY: TSGJ

ROOF PLAN

DRAWING #:

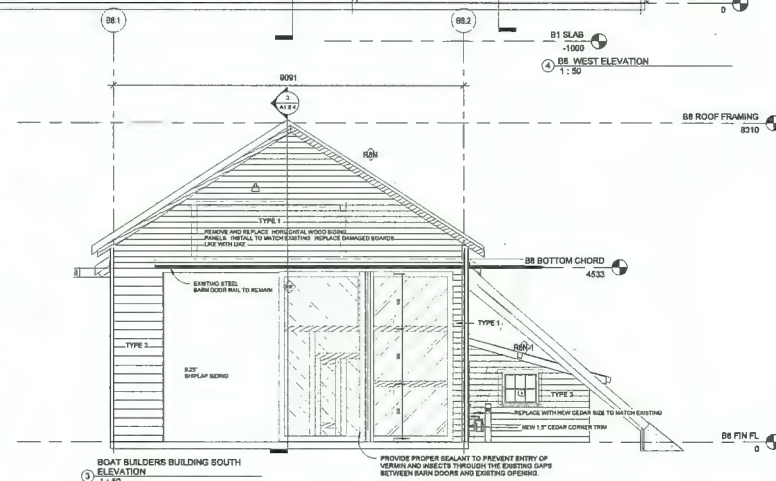
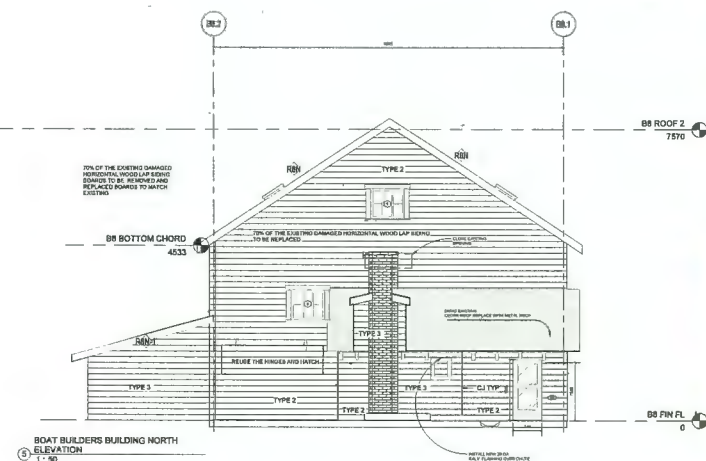
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#	SUBMISSION/REVISION	DATE
1.	BASE DRAWINGS	2022.02.8
2.	SCHEMATIC DESIGN	2022.02.3
3.	ISSUED FOR CLIENT REVIEW	2022.11.1
4.	ISSUED FOR TENDER	2022.01.1



NOTE: CLADDING SIZES VARY IN SIZES

TYPE 1 .75 X 5.5" KILN DRIED (4.75" EXPOSURE)
TYPE 2 .75" X 7.25 KILN DRIED (6.5" EXPOSURE)
TYPE 3 .75" X 9.25" KILN DRIED (8.5" EXPOSURE)
THE CONTRACTOR IS TO CAREFULLY DOCUMENT THE SIZES OF THE SIDING
AND INSTALL NEW SIDING IN SIZES TO MATCH EXISTING.



ARCHITECTURE AND INTERIORS IN
SUITE 118 - 3888 HENDERSON DRIVE
BURNABY B.C. V5C 6P8
T. 604.566.8890
F. 604.608.3387

BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

5180 WESTWATER DR
RICHMOND
BC
V7E 6P3

SCALE: 1:50

PROJECT NUMBER: 22002

DRAWN BY: RA

DATE: 2022-02-02

BASE DRAWINGS:

CHECKED BY: T545J

Boat Builders Building Elevations

DRAWING #:

A1.8.2

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#	SUBMISSION/REVISION	DATE
1.	BASE DRAWINGS	2022.02.03
2.	SCHEMATIC DESIGN	2022.02.28
3.	ISSUED FOR CLIENT REVIEW	2022.11.17
4.	ISSUED FOR TENDER	2023.01.04



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F. 804.804.3387

**BRTIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1**

5160 WESTWATER DR
RICHMOND
BC
V7E 6P3

DOI: 10.1002/for

[illegible]

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REF ID: A1260

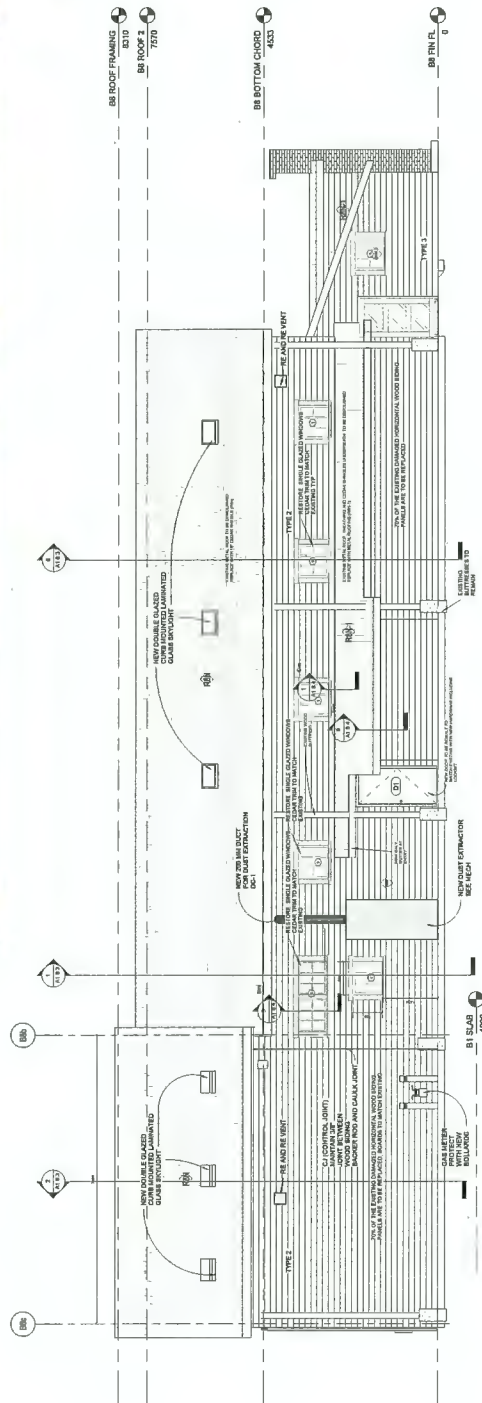
BASE DRAWINGS

CHECKED BY: TSGJ

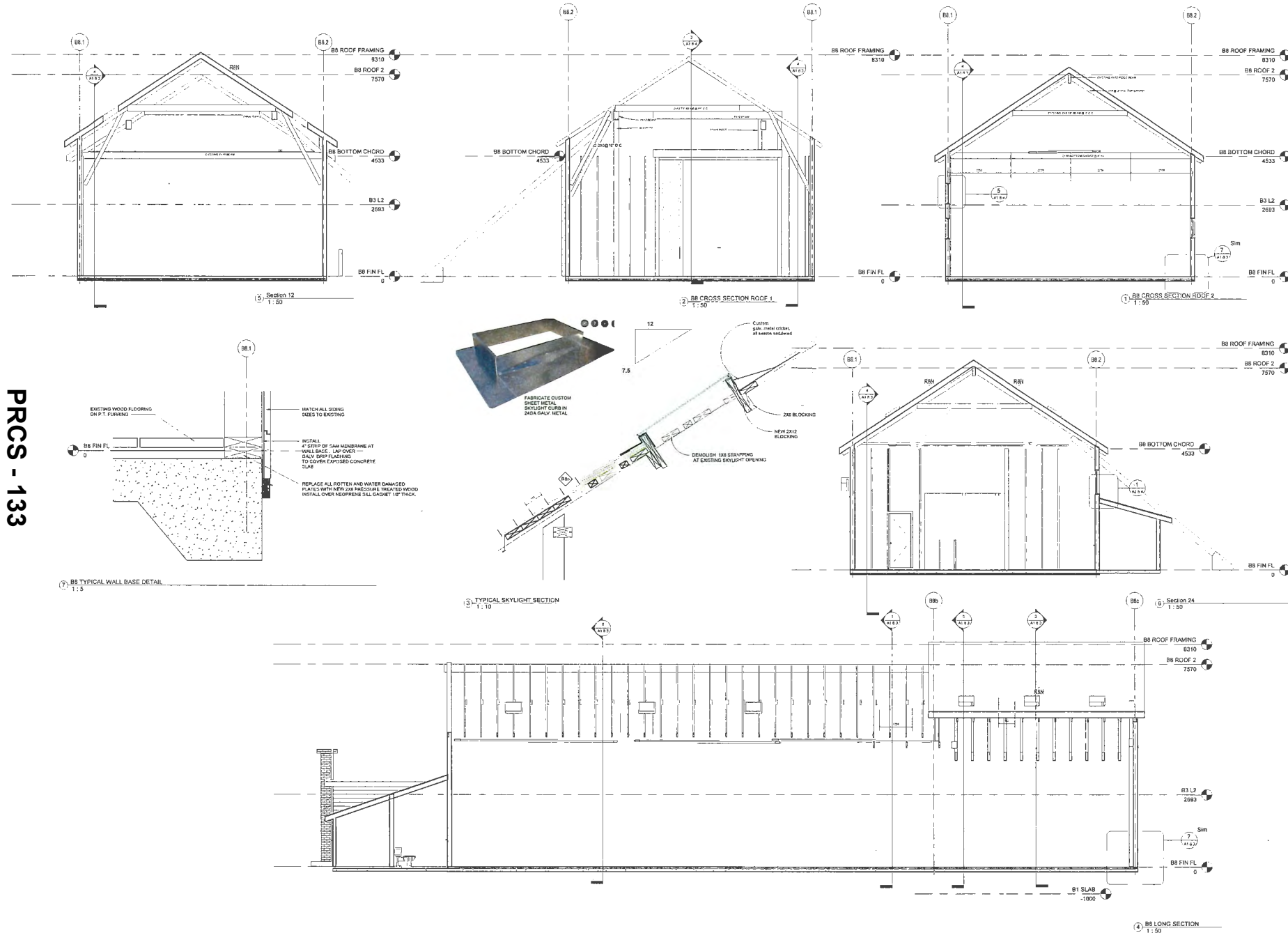
**EAST
ELEVATIONS**

A1.8.2B

C:\Users\gargant\Documents\20230103_08_00\TANIA_ESPINOSA\...



BOAT BUILDERS BUILDING EAST
ELEVATION
1
1:100



Plan #19

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#	SUBMISSION/REVISION	DATE
1	DATE DRAWINGS	2022-02-03
2	SCHEMATIC DESIGN	2022-02-28
3	ISSUED FOR CLIENT REVIEW	2022-11-17
4	ISSUED FOR TENDON	2023-01-04

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ARCHITECTURE, INTERIOR DESIGN, AND CONSTRUCTION
 1101 12th Avenue North
 Burnaby, B.C. V5C 2P8
 T: 604 266 0200
 F: 604 266 2287

**BRTIANNIA
 ENVELOPE AND
 MECH.
 RENEWALS
 PROJECT - 1**

5180 WESTWATER DR
 RICHMOND
 BC
 V7E 6P3

SCALE: As Indicated

PROJECT NUMBER: 2302

DRAWN BY: RA

DATE: 2023-03-01

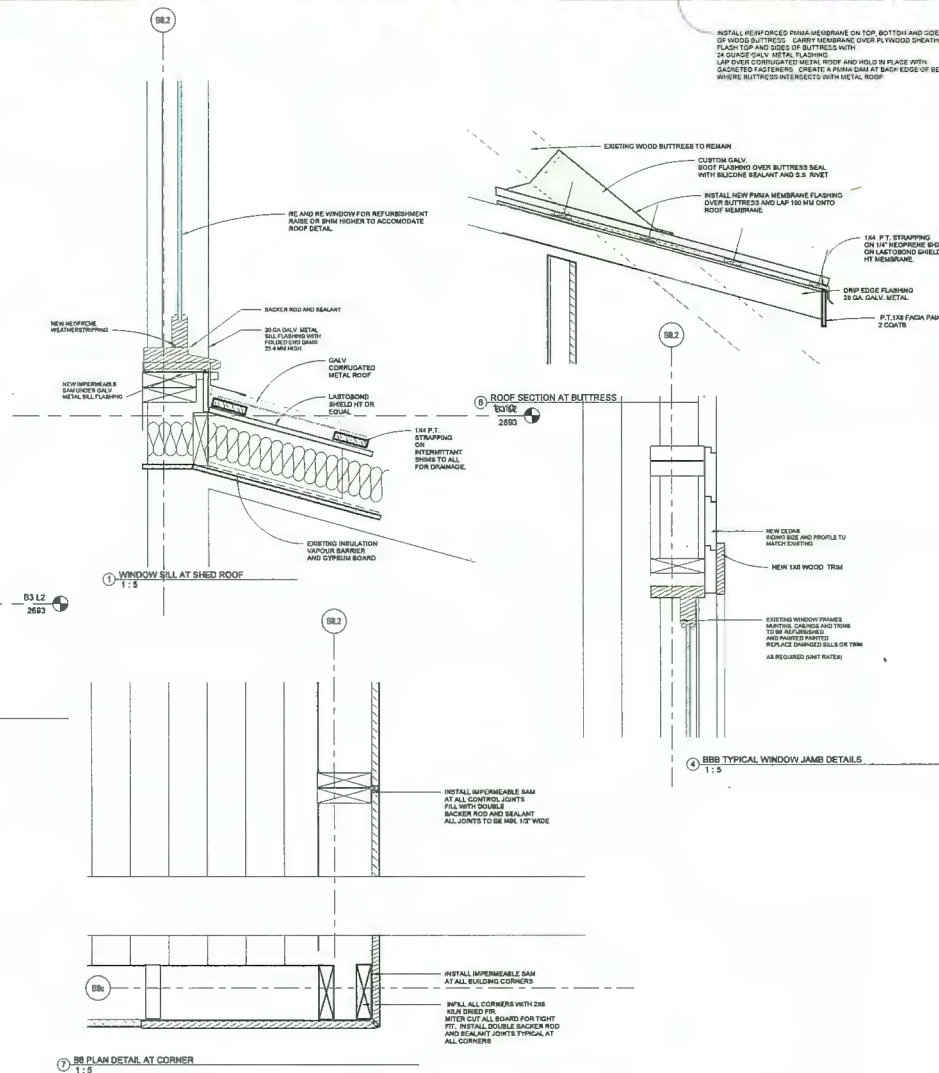
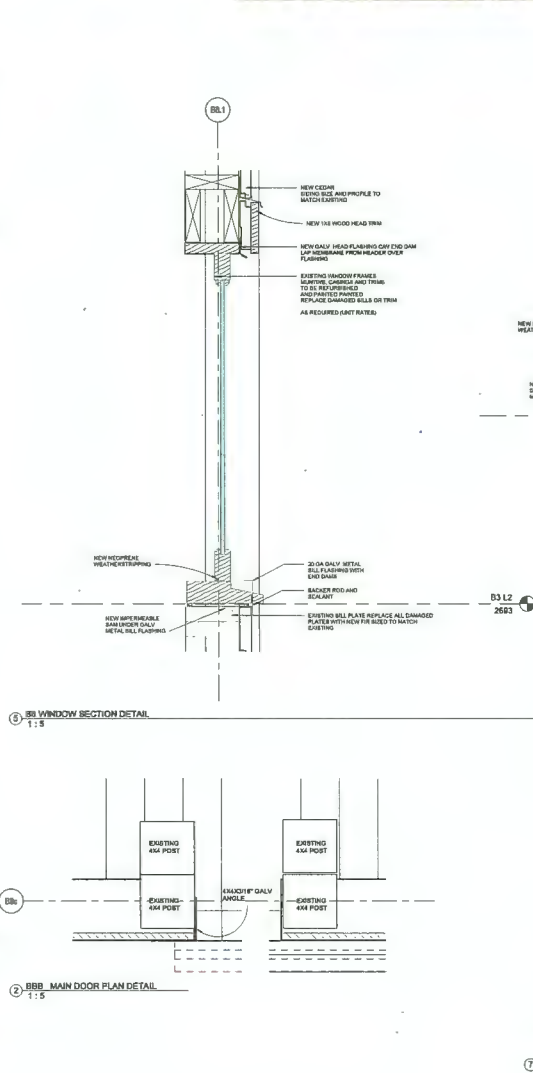
BASE DRAWINGS:

CHECKED BY: TS/GJ

B8_Building
 Sections
 DRAWING #:
A1.8.3

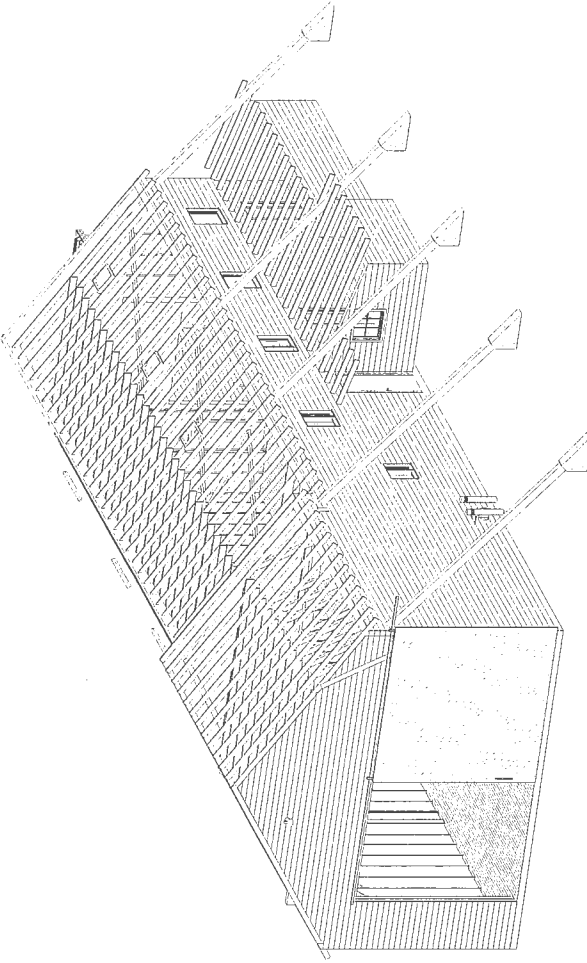


PRCS - 134

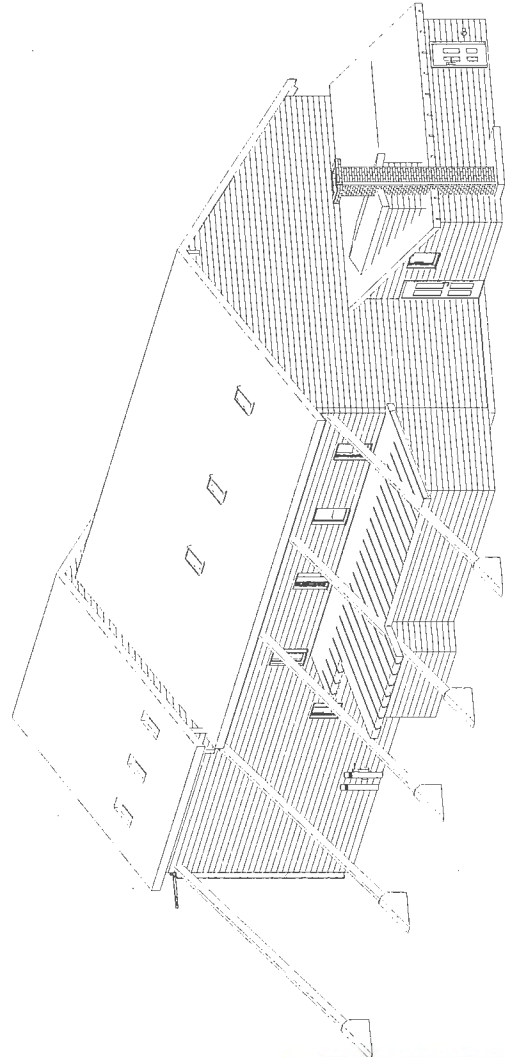


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4. SUBMISSION REGION DATE
5. DATE DRAWINGS 2023.03.20
6. DATE FOR CLIENT 2023.03.20
7. DATE FOR TENDER 2023.03.20

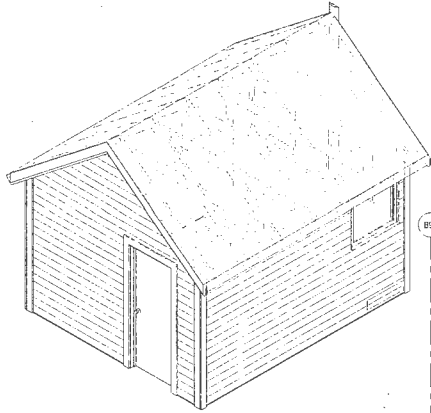


1. BOAT BUILDERS BUILDING 3D View 1



2. BOAT BUILDERS BUILDING 3D View 2





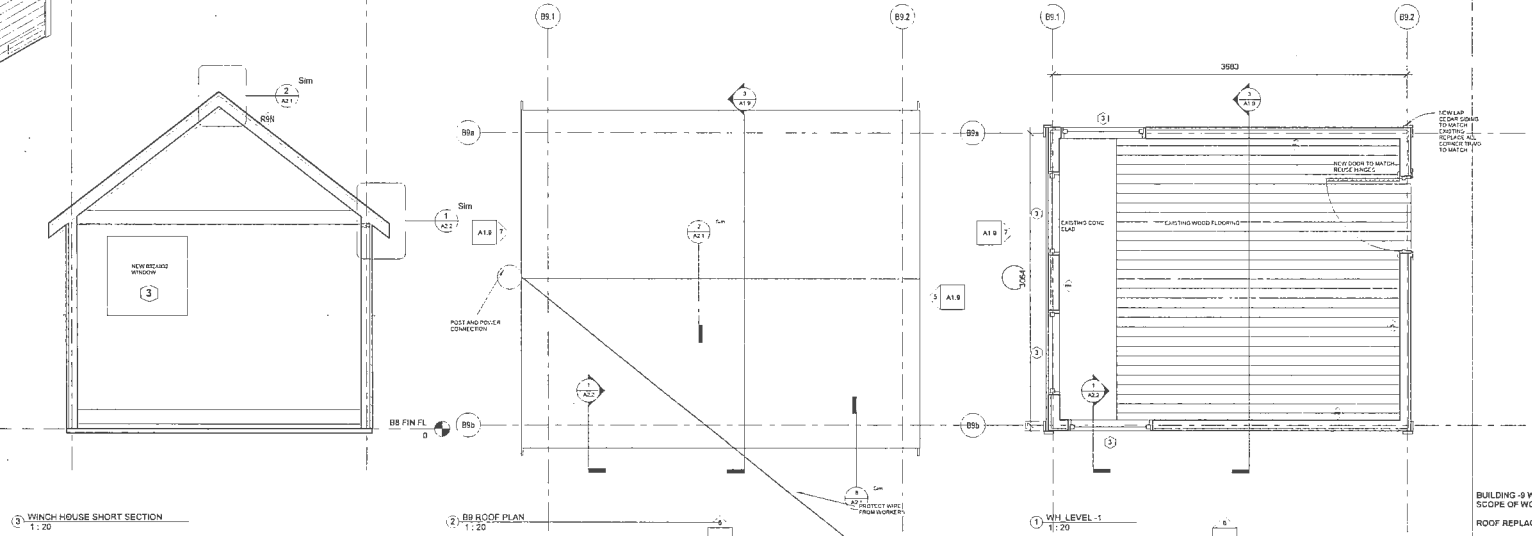
WINCH HOUSE 3D



Plan #22

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#	SUBMISSION	REVISION	DATE
1	BASE DRAWINGS		2022-02-03
2	SCHEMATIC DESIGN		2022-02-28
3	DESIGNED FOR CLIENT		2022-11-17
4	ISSUED FOR TENDER		2023-01-04



BUILDING -9 WINCH HOUSE
SCOPE OF WORK:
ROOF REPLACEMENT
WINDOW & DOOR
REPLACEMENT + SEALS

elemental
ARCHITECTURE AND INTERIORS INC.
SUITE 118 - 1088 HORNING DRIVE
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BRIANNIA
ENVELOPE AND
MECH.
RENEWALS
PROJECT -1

5180 WESTWATER DR
RICHMOND
BC
V7E 8P3

SCALE: 1:20

PROJECT NUMBER: 22002

DRAWN BY: RA

DATE: 2022-02-03

BACK DRAWING

CHECKED BY: TGG4

WINCH HOUSE -
EXISTING AND
DEMOLITION

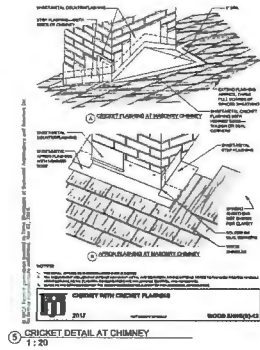
DRAWING #: A1.9

WINCH HOUSE NORTH ELEVATION
1:20

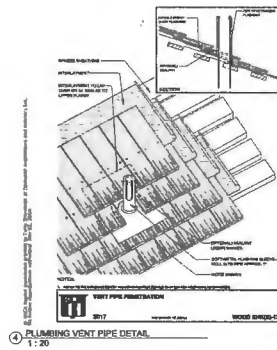
WINCH HOUSE EAST ELEVATION
1:20

WINCH HOUSE SOUTH ELEVATION
1:20

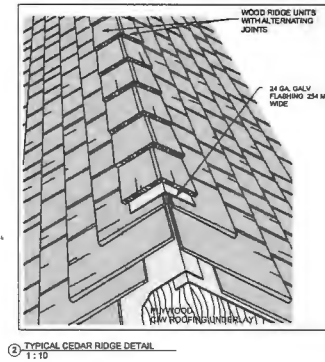
WINCH HOUSE WEST ELEVATION
1:20



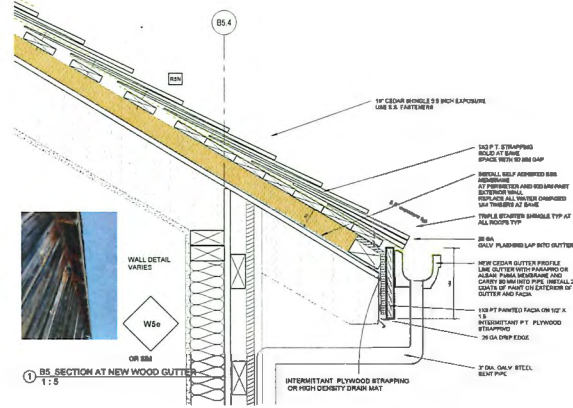
CRICKET DETAIL AT CHIMNEY
1:20



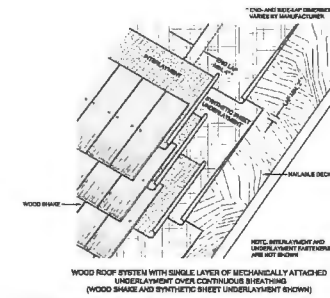
PLUMBING VENT PIPE DETAIL
1:20



TYPICAL CEDAR RIDGE DETAIL
1:10

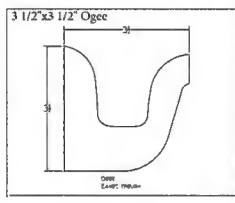


BS SECTION AT NEW WOOD GUTTER
1:5

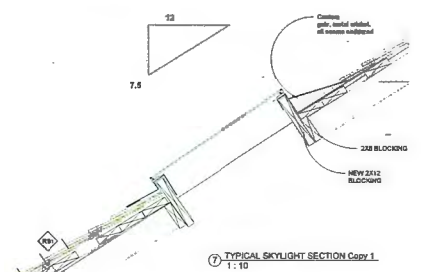
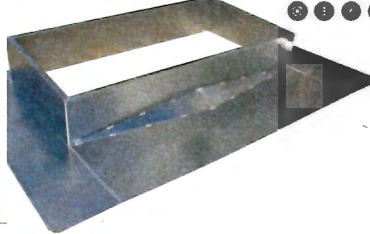
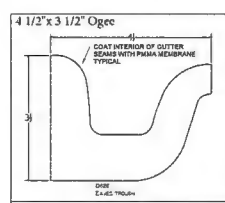


ROOF DETAIL WITH INTERLAYMENT
1:20

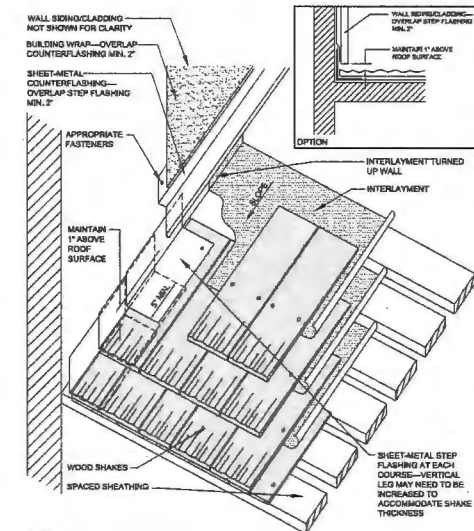
VINTAGE WOODWORKS INC. HERITAGE WOODGUTTER Ogee EAVES TROUGH PROFILES IN WIDTH 3.5\"/>



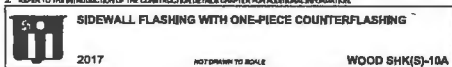
TYPICAL WOOD GUTTER PROFILE
1:10



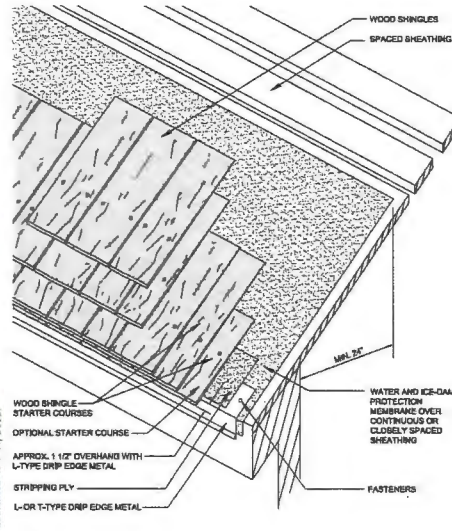
TYPICAL SKYLIGHT SECTION Copy 1
1:10



NOTES:
1. FOR SUBMITTAL AND CONVEY OPTIONS FOR SHEET METAL AND COUNTERFLASHING OPTIONS, REFER TO THE BRCA RECOMMENDATIONS AND/OR OTHER RELEVANT STANDARDS.
2. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.



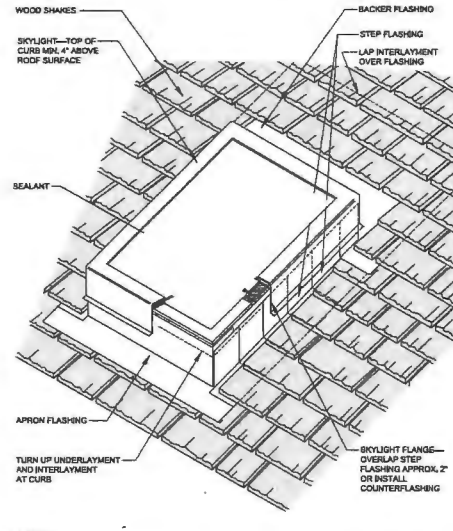
SIDEWALL FLASHING WITH ONE-PIECE COUNTERFLASHING
2017 NOT DRAWN TO SCALE WOOD SHK(S)-10A



NOTES:
1. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.



EAVE WITH WATER AND ICE-DAM PROTECTION MEMBRANE
2017 NOT DRAWN TO SCALE WOOD SHK(S)-3



NOTES:
1. REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.



SKYLIGHT DETAIL
2017 NOT DRAWN TO SCALE WOOD SHK(C)-15

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BRIANNIA
ENVELOPE AND MECH.
RENEWALS
PROJECT -1

5180 WESTWATER DR.
RICHMOND
B.C.
V7E 6P3

SCALE: As Indicated

PROJECT NUMBER: 2202

DRAWN BY: RA

DATE: 2023-02-03

BASE DRAWINGS:

CHECKED BY: TRJ

ROOFING
DETAILS

DRAWING #:

A2.1



City of Richmond

Report to Committee

To:	Parks, Recreation and Cultural Services Committee	Date:	December 20, 2022
From:	Marie Fenwick Director, Arts, Culture and Heritage Services	File:	11-7000-01/2022-Vol 01
Re:	Steveston Heritage Sites Governance		

Staff Recommendation

That the staff report titled "Steveston Heritage Sites Governance," dated December 20, 2022, from the Director, Arts, Culture and Heritage Services be received for information.

Marie Fenwick

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

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER <i>[Signature]</i>	
SENIOR STAFF REPORT REVIEW	INITIALS: <i>[Signature]</i>
APPROVED BY CAO <i>[Signature]</i>	

Staff Report

Origin

At the Parks, Recreation & Cultural Services Committee meeting held on March 26, 2019, staff received the following referral:

That governance of Steveston Heritage sites be reviewed to consider: (1) the establishment of an overall Steveston Heritage Sites Board including London Farm, Britannia Shipyard, Steveston Museum, and Gulf of Georgia Cannery Societies, with possible representation from the Heritage Commission; (2) the responsibility of the Steveston Historical Society be expanded to include the Steveston Tram and Branscombe House; and (3) the responsibility of the Britannia Heritage Shipyard Society be expanded to include the Phoenix Net Loft and new moorage float, Imperial Landing Float, Garry Point Pilings, and Scotch Pond.

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

3.2 Enhance arts and cultural programs and activities.

3.4 Celebrate Richmond's unique and diverse history and heritage.

The purpose of this report is respond to the referral from March 26, 2019 described above.

Analysis

Background

Steveston is home to four non-profit societies who have mandates dedicated to the preservation and presentation of different heritage sites in the area. These include the Steveston Historical Society, the Gulf of Georgia Cannery Society, the Britannia Shipyards National Historic Site Society, and the London Heritage Farm Society. Each of these groups is dedicated to their unique mandate and passionate about the history and heritage of the site they are connected to. This is shown by the many volunteer hours contributed toward the activation of and care of these places, as well as the funding, each group contributes to the site through grants, donations and fee-based activities.

At this time, the governance of these groups is generally strong with groups engaging in strategic planning, new board members joining each year, and maintaining or growing memberships. These groups have open conversation with each other and the Chairs share information on a regular basis through formal meetings, such as the Steveston 20/20 group, and through informal gatherings, emails and regular conversations. Staff continue to work with the groups collectively and will look for opportunities to further encourage cross-organization connections.

Between 2020 and 2022, Council approved new agreements with the London Heritage Farm Society, the Steveston Historical Society and the Britannia Shipyards National Historic Site Society. Through the development of these agreements, the relationship between each society and the City regarding the governance of the sites was further clarified and the commitment of each group to supporting their associated site was renewed.

For the London Heritage Farm Society, there is a strong connection to the park spaces, including caring for the heritage and allotment gardens, the chickens, and bees. They continue to be committed to offering farm-related public programming and running the gift shop in the London Farmhouse.

For the Britannia Shipyards National Historic Site Society, there is a strong interest in the waterside activities and moorage opportunities. They also remain interested in the presentation and preservation of heritage vessels across the site.

The Steveston Historical Society has gained momentum with cultural programming in recent years with the introduction of a new pop-up art shop in the Steveston Museum, the delivery of a Steveston heritage walking tour, and a variety of events in the adjacent Town Square Park such as the summer vintage markets and holiday Songs in the Snow. In addition, with the completion of the most recent agreement, the Steveston Historical Society has renewed its commitment to running the Post Office and maintaining open hours for the Steveston Museum and are working to maximize the opportunities associated with this program.

The Gulf of Georgia Cannery Society operates independently of the City and continues to have a strong governance board with a number of new members joining in 2022. They have recently completed significant infrastructure upgrades and over the past year, have had success rebuilding their visitation from pandemic lows. City staff maintain regular connections to the staff and board of the Gulf of Georgia Cannery and are working to integrate this site into new promotional initiatives for Steveston's heritage and collaborate on programming where possible.

Consideration of an Overall Steveston Heritage Sites Board

In addition to conversations with each board at the time of the development of their agreements with the City, in November 2022, the Board Chair of each group was contacted by City staff and asked to comment on the possibility of restructuring the governance of the heritage sites in Steveston. The outcome of these discussions was that, at this time, the four societies do not have a desire to change the governance structure of their organizations or to create an umbrella board for Steveston heritage sites. Board members are currently operating at their capacity doing work directly relevant to the sites they are passionate about and there is currently no interest in adding another formal level of administration.

In consideration of the feedback from the societies, staff do not recommend forming a new governance board for the Steveston heritage sites. Staff will continue to play a leadership role in encouraging communication and connection between these groups. This includes the recent development of a new umbrella Steveston Heritage Sites website as well as exploring future opportunities for an annual gathering of Richmond's active heritage groups.

Expanding Responsibility of the Steveston Historical Society

In June 2022, the Steveston Historical Society renewed its agreement with the City. Through this process, the Steveston Historical Society re-established its commitment to programming the Steveston Museum and Post Office. In addition to the main Steveston Museum building, the premises outlined in the agreement includes the Town Square Park and Japanese Fishermen's Benevolent Society building. The Society has taken an active interest in programming Town Square Park and is contributing to planning for the future renewal of displays and programs in the Japanese Fishermen's Benevolent Society building.

In recent discussions with the Steveston Historical Society, the Board expressed that they do not currently have the capacity to deliver programming at the Steveston Tram. However, they would be welcome and permitted to do so under the terms of their current agreement with the City. As new opportunities arise at the Tram, staff will involve the Steveston Historical Society and explore possibilities for the Society to support the delivery of future programming in this location.

Branscombe House is currently programmed as an artist-in-residence space. While the Steveston Historical Society has not expressed interest in delivering programming at Branscombe House, they would be welcome to do so when not actively used by the artist-in-residence and permitted to do so under the terms of their current agreement with the City.

Expanding the Responsibility of the Britannia Shipyards National Historic Site Society

In October 2022, Council approved the renewal of the Britannia Shipyards National Historic Site agreement with the City. Through this process, the Britannia Shipyards National Historic Site Society worked with the City to expand its area of involvement to include the docks at Imperial Landing. The Britannia Shipyards National Historic Site Society remains interested in the future reconstruction and programming of the Phoenix Net Loft. The potential for the Britannia Shipyards National Historic Site Society to play a role in its operation will be explored through the process of establishing a program for this space.

The pilings at Garry Point Park are used on occasion for major waterfront events. When the opportunity arises to activate the floats at these pilings again, staff will reach out to the Britannia Shipyards National Historic Site Society to offer an opportunity to play a role in this work.

The Scotch Pond Heritage Cooperative currently has an agreement to manage moorage and upkeep the facilities at Scotch Pond. The Scotch Pond site will be the subject of a future report to Council and opportunities to explore a stronger connection to Britannia Shipyards and the Britannia Shipyards National Historic Site Society can be explored then. At this time, the Britannia Shipyards National Historic Site Society has not expressed an interest in being involved in the operation of this facility.

Financial Impact

None.

Conclusion

Currently, the four societies associated with the heritage sites in Steveston; Gulf of Georgia Cannery Society, London Heritage Farm Society, Steveston Historical Society, Britannia Shipyards National Historic Site Society are doing well and satisfied with their current mandates. At this time, staff do not recommend a change to the governance structure of the Steveston heritage sites, nor to further expand the scope of the Steveston Historical Society and Britannia Shipyards National Historic Site Society's responsibilities. Staff can accommodate changes to organizations' governance or mandates in the future if needed.

A handwritten signature in black ink that reads "Rebecca Clarke". The script is cursive and fluid.

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