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

**Anderson Room, City Hall  
6911 No. 3 Road**

**Wednesday, December 17, 2025**

**Immediately following the Open Public Works and Transportation  
Committee meeting**

Pg. #      ITEM

**MINUTES**

**PRCS-4**      *Motion to adopt the **minutes** of the meeting of the Parks, Recreation and Cultural Services Committee held on November 25, 2025.*



**NEXT COMMITTEE MEETING DATE**

January 27, 2026, (tentative date) at 4:00 p.m. in the Anderson Room.

**PARKS, RECREATION & CULTURE DIVISION**

- 1. EXPERIENCE THE FRASER: RICHMOND OPPORTUNITIES AND NEXT STEPS**

(File Ref. No. 06-2400-01) (REDMS No. 8165641)

**PRCS-8**

**See Page PRCS-8 for full report**

*Designated Speaker: Jason Chan & Yihong Liao*

**Parks, Recreation and Cultural Services Committee Agenda**  
**Wednesday, December 17, 2025**

Pg. #      ITEM

STAFF RECOMMENDATION

*That the report titled “Experience the Fraser: Richmond Opportunities and Next Steps”, dated November 24, 2025, from the Director, Parks Services, be received for information.*

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2.    **PUBLIC-FACING NAME OF JAPANESE FISHERMEN’S BENEVOLENT SOCIETY BUILDING – 3811 MONCTON STREET**  
(File Ref. No. 11-7141-01) (REDMS No. 6623702)

PRCS-18

See Page **PRCS-18** for full report

*Designated Speaker: Rebecca Clarke*

STAFF RECOMMENDATION

*That the Japanese Fishermen’s Benevolent Society building at 3811 Moncton Street be given the public-facing name Steveston Japanese Canadian Museum, as presented in the report titled “Public-Facing Name of Japanese Fishermen’s Benevolent Society Building – 3811 Moncton Street”, dated November 24, 2025, from the Director, Arts, Culture and Heritage Services.*

☐

3.    **HERITAGE ALTERATION PERMIT APPLICATION AT 3811 MONCTON STREET (JAPANESE FISHERMEN’S BENEVOLENT SOCIETY BUILDING)**  
(File Ref. No. HA 25-026393) (REDMS No. 8220478)

PRCS-25

See Page **PRCS-25** for full report

*Designated Speaker: Rebecca Clarke*

STAFF RECOMMENDATION

*That a Heritage Alteration Permit be issued for the protected heritage building at 3811 Moncton Street (Japanese Fishermen’s Benevolent Society Building), which would permit a new exterior sign, plaque and plantings*

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4.    **MANAGER’S REPORT**

**Parks, Recreation and Cultural Services Committee Agenda**  
**Wednesday, December 17, 2025**

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Pg. #

ITEM

ADJOURNMENT





## Parks, Recreation and Cultural Services Committee

Date: Tuesday, November 25, 2025

Place: Anderson Room  
Richmond City Hall

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

Absent: Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on October 28, 2025, be adopted as circulated.*

**CARRIED**

### DELEGATIONS

1. Staff provided background on the history of the UBC Boathouse facility and their relationship with the City.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, November 25, 2025**

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Keira Gray, Manager, Events & Operations, and Vince Amodeo, Head Coach of Thunder Crew, John M.S. Lecky UBC Boathouse, spoke to the UBC Boathouse's activities on the Fraser River with the aid of a PowerPoint presentation (copy on file, City Clerk's Office), highlighting (i) the three main goals of the program, (ii) the multi-team, multi-level, multi-sports with a community environment approach to their programs, (iii) upcoming initiatives such as a partnership with Rowing Canada to host three Come-Try Rowing days which are open to the public at no cost and re-introducing Adult Learn-to-Row courses in the summer, (v) engaging students from School District 38 through the Come Try Rowing pilot program, and Dragon Boat program, and (vi) event rentals at the UBC Boathouse which help support the rowing programs and facility maintenance and upgrades, with weddings being the primary source of revenue.

In response to queries from Committee, the delegation advised that (i) to date there have been two Come Try Rowing days with varying success rates on engagement, (ii) the facility has 18 indoor rowing machines on site, and (iii) school programming could include dragon boating or rowing opportunities offered through school PE classes or as after school activity programs.

## **PARKS, RECREATION & CULTURE DIVISION**

**2. WEST RICHMOND PAVILION TERMS OF REFERENCE FOR PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-376) (REDMS No. 8134670)

In response to a query from Committee, staff advised that the artwork will be located in the entrance plaza and is meant to welcome the community and help with wayfinding and place making.

It was moved and seconded

*That the Terms of Reference for the West Richmond Pavilion public artwork, as presented in the report titled "West Richmond Pavilion Terms of Reference for Public Art Project" from the Director, Arts, Culture and Heritage Services, dated November 3, 2025, be approved.*

**CARRIED**

**3. OPTIONS FOR MAINTAINING VISITOR HOURS FOR LONDON FARMHOUSE**

(File Ref. No. 11-7141-01) (REDMS No. 8174091)

Discussion ensued with respect to (i) the historical significance of the London Farmhouse and London's Landing, (ii) wayfinding opportunities (iii) cost of maintaining and operating heritage sites, (iv) various programming held at the London Farmhouse, and (v) increasing visitation, and expanding parking.

2.

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, November 25, 2025**

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It was moved and seconded

- (1) *That Option 2, as outlined in the report “Options for Maintaining Visitor Hours for London Farmhouse”, dated November 3, 2025, from the Director, Arts, Culture and Heritage Services be approved; and*
- (2) *That the Chief Administrative Officer and the General Manager, Parks, Recreation and Culture Division, be authorized to execute all documentation, including an amendment to the Operating Agreement as outlined in the report “Options for Maintaining Visitor Hours for London Farmhouse”, dated November 3, 2025, from the Director, Arts, Culture and Heritage Services.*

**CARRIED**

**4. MANAGER’S REPORT**

*(i) Update on Kaiwo Maru*

Staff advised Committee that they met with the Kaiwo Maru Community Working Group and began brainstorming potential legacy projects, and site programming. Staff also provided an update on planning to the Gulf of Georgia Cannery Board who are interested in being involved in the event.

*(ii) Update on Richmond Celebrates FIFA*

Staff advised Committee that they are working on a toolkit for businesses and a sponsorship package. Staff have also received program proposals from the nine Community Associations/Societies. A report is forthcoming for Council consideration with the final program schedule and revised budget.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:27 p.m.).*

**CARRIED**

**Parks, Recreation & Cultural Services Committee**  
**Tuesday, November 25, 2025**

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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 Tuesday, November 25, 2025.

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Councillor Michael Wolfe  
Chair

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Raman Grewal  
Legislative Services Associate



# City of Richmond

## Report to Committee

**To:** Parks, Recreation and Cultural Services  
Committee

**Date:** November 24, 2025

**From:** Todd Gross  
Director, Parks Services

**File:** 06-2400-01/CL Vol. 03

**Re:** Experience the Fraser: Richmond Opportunities and Next Steps

### Staff Recommendation

That the report titled "Experience the Fraser: Richmond Opportunities and Next Steps", dated November 24, 2025, from the Director, Parks Services, be received for information.

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

Att. 3

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Business Services	<input checked="" type="checkbox"/>	
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
Recreation and Sport Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Public Works	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEW</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 



## Staff Report

### Origin

At the Parks, Recreation and Cultural Services Committee meeting held on January 30, 2024, representatives from Vancouver, Coast & Mountains Tourism Region, Destination BC, presented the “Experience the Fraser” (ETF) initiative, a regional recreational, cultural, and heritage program along the Lower Fraser River Corridor. As a result of the discussion, the following referral motion was introduced and carried:

*That the Experience the Fraser presentation by Destination BC, dated January 30, 2024, be referred to staff for analysis.*

The purpose of this report is to respond to the above referral, provide an overview of Richmond’s involvement in the ETF initiative, and identify early opportunities within the City’s park, open space and trail system. The report highlights potential Phase 1 projects developed in collaboration with Destination BC and outlines funding and partnership avenues to support future implementation and coordination with related City projects.

This report supports Council’s Strategic Plan 2022–2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

*Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond’s interests.*

*1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.*

*1.2 Advocate for the needs of Richmond in collaboration with partners and stakeholders.*

This report supports Council’s Strategic Plan 2022–2026 Focus Area #2 Strategic and Sustainable Community Growth:

*Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.*

*2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.*

*2.4 Enhance Richmond’s robust transportation network by balancing commercial, public, private and active transportation needs.*

This report supports Council’s Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

*Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*

*6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*

*6.2 Enhance the City's network of parks, trails and open spaces.*

## **Background**

Initiated by the Vancouver, Coast & Mountains Tourism Region of Destination BC, the ETF is a long-term initiative aimed at connecting communities along the Lower Fraser River through a continuous trail network, interpretive infrastructure, and cultural and recreational experiences.

The ETF Concept Plan was initially endorsed in principle by the Metro Vancouver and Fraser Valley Regional District Boards in 2011, providing a framework for the development of a continuous recreational corridor along the South Arm of the Fraser River.

In 2012, the ETF Implementation Plan was prepared, identifying priority actions and coordination opportunities for participating municipalities, including Richmond, to advance regional trail connectivity and interpretive initiatives.

In 2014, the ETF was expanded through the North Arm Addendum to include the North and Middle Arms of the Fraser River. That same year, Richmond Council endorsed the City's participation in ETF through the staff report titled "Experience the Fraser Concept Plan Overview – Update". This endorsement confirmed Richmond's support for implementing ETF projects within the city and recognized the regional benefits of connecting Richmond's parks and waterfront trails to the broader ETF corridor.

At the Parks, Recreation and Culture Services Committee meeting on January 30, 2024, representatives from Vancouver, Coast & Mountains Tourism Region, Destination BC, presented on the ETF initiative, highlighting opportunities for signage, wayfinding, trail improvements, and interpretive kiosks. The delegation emphasized partnership opportunities and noted that resources such as mapping, geographic information system expertise, and grant-writing support are available to assist municipalities.

Following the presentation, work has been coordinated with Destination BC to explore potential partnerships and funding opportunities, and to better understand available technical support. This report summarizes potential ETF-related projects within Richmond's parks and open space network that enhance existing trail infrastructure, wayfinding, and park amenities. The implementation cost estimate of \$100,000 was included as a 2026 capital submission for Council consideration as part of the 2026 budget process to support early park-based improvements, and staff will continue to pursue external grant opportunities to support these initiatives.

## **Analysis**

### Regional Overview

ETF is a regional initiative spanning the Lower Fraser River Corridor from Hope to the Salish Sea, encompassing approximately 642 kilometres of interconnected trails and Blueway

infrastructure. The project links communities, parks, cultural sites, and recreational destinations along the river, connecting municipal, regional, and provincial trail networks. See Attachment 1: Experience the Fraser: Regional Route Map.

The ETF supports tourism, economic development, and environmental stewardship. For Richmond, participation provides an opportunity to strengthen local waterfront identity while advancing regional connectivity and recreation objectives.

### ETF Corridor in Richmond

Within Richmond, the ETF route follows the South, Middle and North Arms of the Fraser River, with trail alignments largely following existing waterfront parks, dikes, and open spaces. The 46-kilometre route begins at the Canada Line Bridge on the Middle Arm, continues west through the City Centre and Terra Nova areas, extends south to Steveston, and terminates near the Massey Tunnel bike shuttle at the eastern city boundary. Upon completion of the new tunnel project, the route will provide an improved active transportation connection across the Fraser River, enhancing regional trail continuity between Richmond and Delta. Future coordination with the Ministry of Transportation and Transit will be required to integrate ETF connections with the Massey Tunnel Replacement Project. Approximately 70 per cent of the route consists of off-road trails, with the remainder following on-street bike lanes and shared road sections. Mapping of the ETF alignment within Richmond is provided in Attachment 2: Experience the Fraser: Richmond Route and Node Map.

Along the ETF corridor, nodes serve as key destinations where people can “experience the Fraser” without travelling the full route. Nodes typically feature clusters of amenities, interpretive elements, and access points that connect people to the river. Across the full ETF corridor, 26 nodes are envisioned between Hope and the Salish Sea.

Richmond’s section includes four key nodes along the ETF route: Richmond City Centre, Terra Nova Rural Park, Steveston, and Riverport. Each telling a unique story about the city’s history, culture, and evolving relationship with the Fraser River:

- **Richmond City Centre** – Anchored by the Richmond Olympic Oval and Middle Arm waterfront, the City Centre is envisioned as the urban heart of the community, with the Fraser River as a defining feature of its public realm. The node generally extends along the Middle Arm from the Oval eastward past Cambie Road, incorporating the Richmond Night Market, River Rock Casino Resort, and adjacent waterfront areas, and forms part of the broader North Arm Confluence. The area already attracts residents and visitors through riverfront trails, public art, and recreation amenities, with long-term opportunities to enhance riverfront access and connections to Sea Island and Vancouver’s Marpole. Recognized in the regional ETF framework as a potential long-term ETF “Portal”, a major gateway where visitors are oriented and introduced to the ETF experience, Richmond City Centre offers opportunities for interpretive and wayfinding features that highlight innovation, inclusivity, and civic pride, linking regional and local trail experiences through the evolving waterfront district.

- **Terra Nova Rural Park** – Highlights Richmond’s ecological richness and stewardship. Located where the Fraser River meets the Salish Sea, the Terra Nova Rural Park celebrates conservation, community gardens, and environmental education. Its diverse habitats support migratory birds and wildlife viewing, with trails and viewing platforms offering opportunities for nature observation. The site also contains significant heritage features including historic homestead structures, remnants of early cannery-related settlement patterns, and elements of the cultural landscape, providing opportunities for interpretive storytelling. ETF enhancements here could include nature-based interpretive signage, improved wayfinding between the West Dyke Trail and Middle Arm Trail, and small-scale amenity upgrades, such as seating, viewpoints, or habitat-focused interpretive installations to deepen visitors’ understanding of the local ecology and the river environment.
- **Steveston** – Reflects Richmond’s maritime heritage and deep connection to the Fraser River. This historic fishing village, with its piers, canneries and boardwalks, embodies Richmond’s roots. The Steveston node is generally understood to include the waterfront area extending from Garry Point Park through Steveston Village to Britannia Shipyards National Historic Site. Recent initiatives such as Fisher’s Walk provide a foundation that ETF-related interpretive and trail improvements could connect to and enhance, further celebrating the “working river” theme and Steveston’s cultural and historical significance.
- **Riverport** – Illustrates the connection between recreation, agriculture and industry along the South Arm. The Riverport node is generally centered around the Riverport waterfront and recreation precinct near No. 6 Road, where trail links interface with agricultural and industrial riverfront lands. ETF enhancements here could include improved trail connections to the south dike corridor, accessibility upgrades and interpretive features that highlight the area’s working river, agricultural landscape, and recreational character, strengthening Riverport’s role as a gateway to the Fraser River corridor.

The extent and scope of improvements within each node will be confirmed in the next phase of ETF planning through site review and coordination with Destination BC, Transportation, and other project partners.

Together, these nodes provide opportunities to improve connectivity, wayfinding, recreational and cultural experiences for residents and visitors, including:

- Trail surface improvements and accessibility upgrades;
- Wayfinding and interpretive signage; and
- Small-scale park amenities or nodes along the Fraser River to encourage public engagement.

Examples of design precedents are provided in Attachment 3: Precedent Images of Potential Projects.

### Phase 1 – Implementation and Coordination

Contingent on funding availability, partnership opportunities, and coordination with related City projects, Phase 1 ETF implementation will focus on the two key nodes: Terra Nova Rural Park and Steveston. Both are established waterfront destinations with high visitation, strong interpretive potential, and existing infrastructure suitable for early, visible improvements. Future phases will consider City Centre and Riverport, coordinated with ongoing dike upgrades, adjacent development, and future park planning.

As part of Destination BC's 2024 field assessment of the ETF route through Richmond, several opportunities were identified to enhance trail quality, connectivity and overall visitor experience along Richmond's waterfront. Building on this work, Phase 1 will prioritize targeted trail upgrades, accessibility improvements and selective installation of interpretive elements at key nodes. In addition, ETF "Canyon to Coast" trail markers may be installed at select locations along the corridor to reinforce regional identity and provide immediate, low-cost visibility for the ETF initiative. Phase 1 signage will only utilize existing sign posts, and any new installations will occur solely within parks; future phases involving areas near the dike will be coordinated with Engineering.

The signage design, including wayfinding and interpretive elements, will follow the City's Parks Wayfinding System to maintain consistency in materials, construction standards, and long-term maintenance. Signs will incorporate the regional ETF logo to acknowledge Richmond's participation in the broader corridor, while being refined to reflect Richmond's unique park character and local context. Any future wayfinding elements outside parks will be coordinated with the City's broader Wayfinding Strategy to ensure consistency across the city.

Destination BC has highlighted the upcoming Federal Active Transportation Fund program, expected in spring 2026, as a grant opportunity to support ETF-related trail and wayfinding enhancements. If successful, these partnerships will support coordinated planning, shared resources, and the long-term implementation of ETF-related improvements across Richmond's parks and waterfront.

### **Financial Impact**

The implementation cost estimate of \$100,000 for Phase 1 ETF-related work within Richmond's parks and the operating budget impact (OBI) of \$3,450 were included as a 2026 capital submission for Council consideration as part of the 2026 budget process. Phase 1 funding will focus on high-priority, feasible improvements, such as trail surface and accessibility upgrades and planning for interpretive signage and small-scale park amenities at select locations.

The OBI supports ongoing maintenance and minor operational requirements associated with these initial projects. Future ETF-related projects and associated costs will be considered through the City's annual budget processes, as additional funding and resources become available.

## Conclusion

The ETF initiative is a long-term regional effort to connect communities along the lower Fraser River through a cohesive network of trails, interpretive infrastructure, and cultural and recreational experiences. Richmond's participation enhances regional connectivity while enriching its parks, open spaces, and waterfront trail system.

Phase 1 will deliver achievable improvements that demonstrate early success, strengthen partnerships, and position the City to pursue external funding for future phases.



Yihong Liao  
Park Planner  
(604-247-4930)

- Att. 1: Experience the Fraser: Regional Route Map  
2: Experience the Fraser: Richmond Route and Node Map  
3: Precedent Images of Potential Projects

# Experience the Fraser: Regional Route Map





# Experience the Fraser: Richmond Route and Node Map



## Legend

— Experience the Fraser Route

Nodes



## Precedent Images of Potential Projects

### Trail and Surface Enhancements



Figure 1: Dyke Trail Surface Upgrade



Figure 2: Trail Accessibility Improvements

### Interpretive and Wayfinding Signage



Figure 3: Wayfinding Signage Concept Proposed by Destination BC for the Experience the Fraser (ETF) Corridor



Figure 4: Example of ETF Corridor Signage along Highway 1 near Lytton and Yale



Figure 5: ETF "Canyon to Coast" Trail Marker

### Small- Scale Park Amenities and Nodes



Figure 6: Small Seating Node with Interpretive Kiosk



Figure 7: Bike Rest Pavilion with Interpretive Panel



# City of Richmond

## Report to Committee

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**To:** Parks, Recreation and Cultural Services Committee  
**From:** Marie Fenwick  
Director, Arts, Culture and Heritage Services  
**Date:** November 24, 2025  
**File:** 11-7141-01/2025-Vol 01  
**Re:** **Public-Facing Name of Japanese Fishermen's Benevolent Society Building – 3811 Moncton Street**

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### Staff Recommendation

That the Japanese Fishermen's Benevolent Society building at 3811 Moncton Street be given the public-facing name Steveston Japanese Canadian Museum, as presented in the report titled "Public-Facing Name of Japanese Fishermen's Benevolent Society Building – 3811 Moncton Street", dated November 24, 2025, from the Director, Arts, Culture and Heritage Services.

*CM Fenwick*

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

Att. 1

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER  <i>BJF S</i>	
SENIOR STAFF REPORT REVIEW	INITIALS: <i>SB</i>
APPROVED BY CAO  <i>Gu.</i>	

## **Staff Report**

On November 8, 2021, Council endorsed the report “Steveston Museum and Post Office Visitor Experience Improvements” which outlined recommendations to increase visitation to, and awareness of the Japanese Fishermen’s Benevolent Society building, including to establish an appealing, public-facing name for the facility.

The purpose of this report is to recommend the adoption of a public name for the facility.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

*Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*

*6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.*

*6.5 Enhance and preserve arts and heritage assets in the community.*

## **Analysis**

### **Background**

The Japanese Fishermen’s Benevolent Society (JFBS) building originally housed the administration and doctor’s offices for the Japanese Fishermen’s Benevolent Society’s hospital and school. It was part of the complex of buildings once located off Chatham Street where the Maples Residence is today. To save the building from demolition, it was moved to its current location behind the Steveston Museum and Post Office at the corner of First Avenue and Moncton Street.

Over the past twenty years the building has been referred to in City documents as the “Japanese Nurses Residence”, “Japanese House”, “Folk Victorian House”, Japanese Association Building”, and most recently the “Japanese Fishermen’s Benevolent Society Building”.

The restored facility opened to the public in 2015 with museum exhibits that share the history of Steveston’s Japanese Canadian community. When the building was opened to public, it was not given its own public-facing name but was generally seen as an addition to the Steveston Museum and Post Office complex.

While visitors primarily access the building through the Steveston Museum and Post Office, the JFBS building has frontage on First Avenue which is occasionally used as a visitor entrance. Currently, there are no identifying signs communicating to visitors about the services offered inside. As a result, many people are not aware of the significant museum displays sharing the important stories of Steveston’s Japanese Canadian community.

The establishment of a facility name will support the creation of welcome signage and promotional materials that clearly communicate to the public the nature of the program offered. The addition of a facility sign, National Historic Event plaque and landscaping improvements are addressed in a separate report titled “Heritage Alteration Permit Application at 3811 Moncton Street (Japanese Fishermen’s Benevolent Society Building)”, dated November 24, 2025, from the Director, Arts, Culture and Heritage Services.

### Policy

Council Policy 2016, Naming of Public Building – Parks or Places (Attachment 1) states that a proposal for naming a public building, park or place, will be considered if:

*A place has significant meaning for, or ties to, the City*

*A program, activity, or symbol is pertinent to the life of the City specific to the location and may be used to effectively promote and market the program or activity both within and outside the community.*

### Naming Considerations

In addition to compliance with Council Policy 2016, in identifying potential names of the facility, consideration was given to:

- the program for the facility which is an extension of that offered in the Steveston Museum and Post Office;
- the history of the building;
- the alignment with the names of other facilities in the City of Richmond;
- the connection to Steveston’s Japanese Canadian community; and
- the results from engagement with the Steveston Historical Society and the Japanese Canadian Community.

A good public-facing name is one that is unique, memorable and conveys the use of the space. While buildings may maintain their original name on the Heritage Inventory, an effective public-facing name is important for marketing and communications purposes. One example of this is the Steveston Museum and Post Office which is listed as the Northern Bank Building in the Heritage Inventory to reflect the building’s original use.

### Community Engagement

Community engagement on potential names was undertaken in the fall of 2025 in conjunction with input on other opportunities to improve the profile and interpretation of the building. Input was accepted through a Let’s Talk Richmond survey which was shared with the Steveston Historical Society and Japanese Canadian community members in Steveston. 27 responses were received. The options outlined below reflect the results of this engagement.

### Naming Options

To address the above naming considerations, the following options were considered:

- Steveston Japanese Canadian Museum (Recommended);
- Steveston Nikkei Museum; and
- Steveston Japanese Fishermen's Benevolent Society Building.

#### Option 1 - Steveston Japanese Canadian Museum (Recommended)

Staff recommend that the building known as the Steveston Japanese Fishermen's Benevolent Society Building be renamed as Steveston Japanese Canadian Museum.

The recommended name responds to the naming considerations and reflects that the program is an extension of the museum services offered in the existing Steveston Museum.

Under this option the building will retain its current historical name for use on the City of Richmond's Heritage Inventory similar to the Steveston Museum and Post Office and Northern Bank Building sited above.

69% of survey respondents supported this name for the facility.

#### Option 2 – Steveston Nikkei Museum

This name responds to the naming considerations and reflects that the program is an extension of the services offered in the existing Steveston Museum.

16% of respondents supported this name for the facility. A number of respondents expressed concern that members of the public may not have a clear understanding of the word "Nikkei".

#### Option 3 – Steveston Japanese Fishermen's Benevolent Society Building

Since the building opened in 2015, it has been informally called the Steveston Japanese Fishermen's Benevolent Society Building. While this name responds to some of the naming considerations, it does not reflect the nature of the program or that the program is an extension of the services offered in the existing Steveston Museum. As a result, many people are not aware of the existence of the museum exhibits offered inside the building and this has negatively impacted visitation.


8% of respondents supported this name for the facility.

### **Financial Impact**

None.

## **Conclusion**

Staff recommend the facility known as the Steveston Japanese Fishermen's Benevolent Society Building at 3811 Moncton Street be given the public facing name Steveston Japanese Canadian Museum.

A handwritten signature in black ink, reading "Rebecca Clarke". The signature is written in a cursive, flowing style.

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

Att. 1: Policy 2016 – Naming Public Buildings – Parks or Places



Page 1 of 2	<b>Naming Public Buildings – Parks or Places</b>	<b>Policy 2016</b>
	Adopted by Council: May 12, 1997	

## **POLICY 2016:**

It is Council policy that:

The naming of public buildings, parks or places within the City shall be undertaken to:

1. Honour or memorialize individuals, corporations, events, and places that have attained achievements of extraordinary and lasting distinction and contribution to the City, or
2. Pay tribute to an association with an activity or program which is specific to the use of the public building, park, or place.

In all cases, staff will review the proposals/submissions based on the following "Guidelines for Naming", prior to making a recommendation to City Council. The final decision rests with City Council by means of a resolution adopted by majority vote of Council. In the absence of a clear direction or decision from staff, the final decision will be made by Council.

After the final decision on the naming of public facilities, parks and spaces has been made, the City Clerk shall notify all parties affected by, or interested in, such new public buildings, parks or places.





### **GUIDELINES FOR NAMING**

1. Proposals/submissions for naming a public building, park or place may be received from the public (including residents, community associations and organizations), staff, and corporations.
2. A proposal for naming a public building, park or place in honour of a person who has rendered outstanding service to the City, will be considered. Names of living individuals may be considered, but the use of individual names should be minimized.
3. A proposal for naming a public building, park or place, other than in honour of an individual, will be considered if:
  - an organization has had historical and exceptional ties to the City.
  - an event or date is significant in the City's history.
  - a place has significant meaning for, or ties to, the City.
  - a program, activity, or symbol is pertinent to the life of the City specific to the location and may be used to effectively promote and market the program or activity both within and outside the community.
4. In a proposal for naming "joint sites" between the City and School District, the park and school names should coincide through consultation between the two organizations.
5. A proposal for naming "parks and open spaces" may consider the name of the abutting road. Similarly, a public building accommodated on a park, the park name, or the building, should relate to each other.
6. A proposal for naming a "character area" such as a neighbourhood and/or open space should be designated by names linking persons, events, places or activities with appropriate references to location and activities to be conducted on the site or land form.
7. A proposal for naming a public building or park in recognition of a corporation which has made a significant gift or contribution to the City may be considered.
8. A named facility will retain that name as long as it exists. However, if a name is designated for a facility associated with a specific program or activity and that activity is subsequently changed, the name may be applied to a similarly-used facility, if possible, and if not, to another facility.





# City of Richmond

## Report to Committee

**To:** Parks, Recreation, and Cultural Services  
Committee

**Date:** November 24, 2025

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

**File:** HA 25-026393

**Re:** **Heritage Alteration Permit Application at 3811 Moncton Street (Japanese Fishermen's Benevolent Society Building)**

### Staff Recommendation

That a Heritage Alteration Permit be issued for the protected heritage building at 3811 Moncton Street (Japanese Fishermen's Benevolent Society Building), which would permit a new exterior sign, plaque and plantings.

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

Att. 4

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

## Staff Report

### Origin

As part of the report titled “Steveston Museum and Post Office Visitor Experience Improvements” Council approved the installation of “new signage and curb appeal elements to improve the exterior visibility of the Japanese Fishermen’s Benevolent Society building”.

On June 9, 2025, in response to a delegation from Parks Canada and Tenney Homma to the Parks, Recreation and Cultural Services Committee, Council supported in principle “the proposed location for the installation of the National Historic Event Designation Cunningham v. Tomey Homma plaque, in the front garden of the Japanese Fishermen’s Benevolent Society Building”.

The purpose of this report is to seek approval of a Heritage Alteration Permit to make exterior alterations to the protected heritage building known as the Japanese Fishermen’s Benevolent Society building, located at 3811 Moncton Street in the Steveston Village Heritage Conservation Area. The proposed alterations require a Heritage Alteration Permit (HAP).

The proposed alterations include the addition of a new facility sign, the National Historic Event plaque and new plantings. No changes are proposed to the design or materials of the building. The building is owned by the City of Richmond and continues in use as a museum, as permitted under the current zoning “Steveston Commercial (CS2)”.

A location map and aerial view is provided in Attachment 1.

This report supports Council’s Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

*Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.*

*6.2 Enhance the City’s network of parks, trails and open spaces.*

*6.3 Foster intercultural harmony, community belonging, and social connections.*

*6.5 Enhance and preserve arts and heritage assets in the community.*

### Background

#### Heritage Value

The Japanese Fishermen’s Benevolent Society (JFBS) building at 3811 Moncton Street is one of 17 protected heritage buildings in the Steveston Village Heritage Conservation Area. It is a one-storey wood sided building facing First Avenue in the historic Steveston townsite. It is situated on the grounds of the Steveston Museum and Post Office to the rear of the Northern Bank building.

Built circa 1900, the JFBS building originally served as the administration office for the Japanese Fishermen's Hospital and Japanese School. It is the only surviving structure from what was once a two-acre grouping of Japanese Canadian institutions, homes, and farms located at No.1 Road and Chatham Street in Richmond. The building was moved from its original location on Chatham Street to its current location in 2009 and restored. The building contributes to the historic character of Steveston Village. It now operates as part of the larger Steveston Museum and Post Office site and houses exhibits sharing the stories of the Japanese Canadian community in Steveston.

The building is valued for its close association with the Japanese Fishermen's Benevolent Society, as a reminder of the Japanese experience in Steveston, as a rare remnant of a once-extensive infrastructure built by Steveston's Japanese Canadian community and for its surviving original and early material design elements. The character-defining elements include the board sidewalk; hipped roof and brick chimney; wood siding, trim and fascia boards; double-hung wooden sash windows; and central front porch with hipped roof and square columns with scroll cut knee brackets. More detailed information about the heritage value and character-defining elements of the JFBS building can be found in the Statement of Significance (Attachment 2).

### **Surrounding Development**

To the North: A two-storey non-heritage property zoned "Steveston Commercial (CS3)".

To the South: A one-storey non-heritage property zoned "Steveston Commercial (ZMU50)".

To the East: Across 1<sup>st</sup> Avenue is the one-storey protected heritage property, Ikeda Dry Goods, at 3831 Moncton Street, zoned "Steveston Commercial (CS2)" and subject of current Heritage Revitalization Agreement and Heritage Alteration Permit applications.

To the West: A two-storey non-heritage property zoned "Steveston Commercial (CS2)".

### **Related Policies & Studies**

#### Official Community Plan & Steveston Area Plan

The City's Official Community Plan (OCP) provides city-wide direction and policy to preserve, promote and celebrate community heritage. The subject site is designated "Neighbourhood Service Centre" in the OCP and "Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)" in the Steveston Area Plan. The continued museum use of the JFBS building is consistent with the plan and the current zoning of "Steveston Commercial (CS2)".

### Steveston Village Heritage Conservation Area

Steveston Village is designated as a Heritage Conservation Area (HCA) in the Steveston Area Plan. In the HCA, 17 buildings and some landscape features are identified as heritage resources. The subject building is one of the 17 protected heritage properties.

The Steveston Area Plan seeks to conserve significant heritage resources throughout the Steveston area and conserve the identified heritage resources within the Steveston Village Node as outlined in the Steveston Village Conservation Strategy. All properties within the HCA are subject to the City's conservation requirements and applicable heritage policies and design guidelines.

An HAP is required for exterior alterations to protected heritage buildings in accordance with the *Local Government Act* (Part 15) to help retain the heritage values and special heritage character of Steveston Village. This includes for changes to signs and landscaping elements, as proposed. Signs and landscaping elements for protected heritage properties should be in keeping with the history and heritage character of the building and be guided by the Steveston Village Conservation Strategy (2009) and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Signs should also meet the requirements of the Signage section of the Development Permit Guidelines in the Steveston Area Plan.

### The Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (2<sup>nd</sup> edition, 2010, Parks Canada), pan-Canadian best-practice principles and guidance, is used as a guide in managing the protected heritage resources in Steveston Village. The *Standards and Guidelines* define conservation as “all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.”

The proposed sign, plaque and plantings are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, including supporting the continued museum use, and being compatible with the historic building in terms of scale while not imitating the historic architecture. The design and materials are compatible with the historic character of Steveston Village and its history, and with the planting selections will enhance the heritage values of the building as identified in the Statement of Significance, including its association with the Japanese Fishermen's Benevolent Society and Steveston's Japanese Canadian community. The proposed changes will provide a more distinct setting and profile for the building within the site and enhance the character-defining elements of the building façade and entrance, the boardwalk and park space.

### Community Engagement

The proposed design was developed with input from Steveston's Japanese Canadian community and Steveston Historical Society to respect and acknowledge Steveston's Japanese heritage and

be in keeping with the heritage character of the Steveston Museum and Post Office and surrounding village.

Community engagement was undertaken to seek input on opportunities to improve the profile and interpretation of the JFBS, including feedback on the proposed design. Input was accepted through a Let's Talk Richmond survey which was shared with the Steveston Historical Society and Japanese Canadian community members in Steveston. 27 responses were received. 84 per cent of survey respondents support or strongly support the proposed design. Additionally, 72 per cent of respondents felt it is important to offer information related to this building in Japanese and English to better serve both locals and Japanese tourists.

An HAP notification sign has been installed on the subject property, and notices have been mailed to residents and property owners within 100 metres of the subject site.

#### Richmond Heritage Commission

The HAP application was presented to the Richmond Heritage Commission on November 12, 2025, and the Commission supported the application. See Attachment 3 for an excerpt of the draft minutes from the meeting that took place on November 12<sup>th</sup>.

#### **Analysis**

This Heritage Alteration Permit application is to allow changes to the frontage of the JFBS building on First Avenue including a new facility sign, plaque installation and plantings. Attachment 4 provides details on the design rationale and its reflection of Japanese tradition and Steveston character.

The proposed new free-standing facility welcome sign will inform passersby of the building's services and raise awareness of the JFBS exhibits and history of Steveston's Japanese Canadian community. A free-standing sign is proposed as the JFBS building did not originally have an identifying sign attached to the building and the portico height is not sufficient to allow a hanging sign. The design draws inspiration from the existing structures and bollards found throughout Steveston, including the characteristic use of metal, wood, and rope, which reflect the local maritime and industrial heritage.

The sign is shown with the proposed facility name "Steveston Japanese Canadian Museum" written in both English and Japanese. The proposed name is addressed in a separate report titled "Public-Facing Name of Japanese Fishermen's Benevolent Society Building – 3811 Moncton Street", dated November 13, 2025, from the Director, Arts, Culture and Heritage Services.

The National Historic Event plaque recognizes the legal fight undertaken by Steveston resident Tomekichi Homma to get the right to vote for all Japanese Canadians. The boulder base design for the plaque installation was inspired by the Steveston Nikkei Memorial at Moncton Street and No. 1 Road—with the proposed boulder to be sourced from the same area in the interior of BC.

The proposed landscape elements are reflective of traditional Japanese landscaping, similar to those found in the garden in the adjacent Town Square Park, as well as other Japanese gardens in Steveston.

### **Financial Impact**

Should the permit be approved, funding to implement the work was included in the 2022 capital project for visitor experience improvements at the Steveston Museum. Additionally, Parks Canada has committed to contributing to a portion of the funds required for the installation of the National Historic Event plaque.

### **Conclusion**

The proposed changes are consistent with the applicable policies and guidelines for Steveston Village and therefore, it is recommended that the Heritage Alteration Permit (HA 25-026393) for 3811 Moncton Street, be issued.

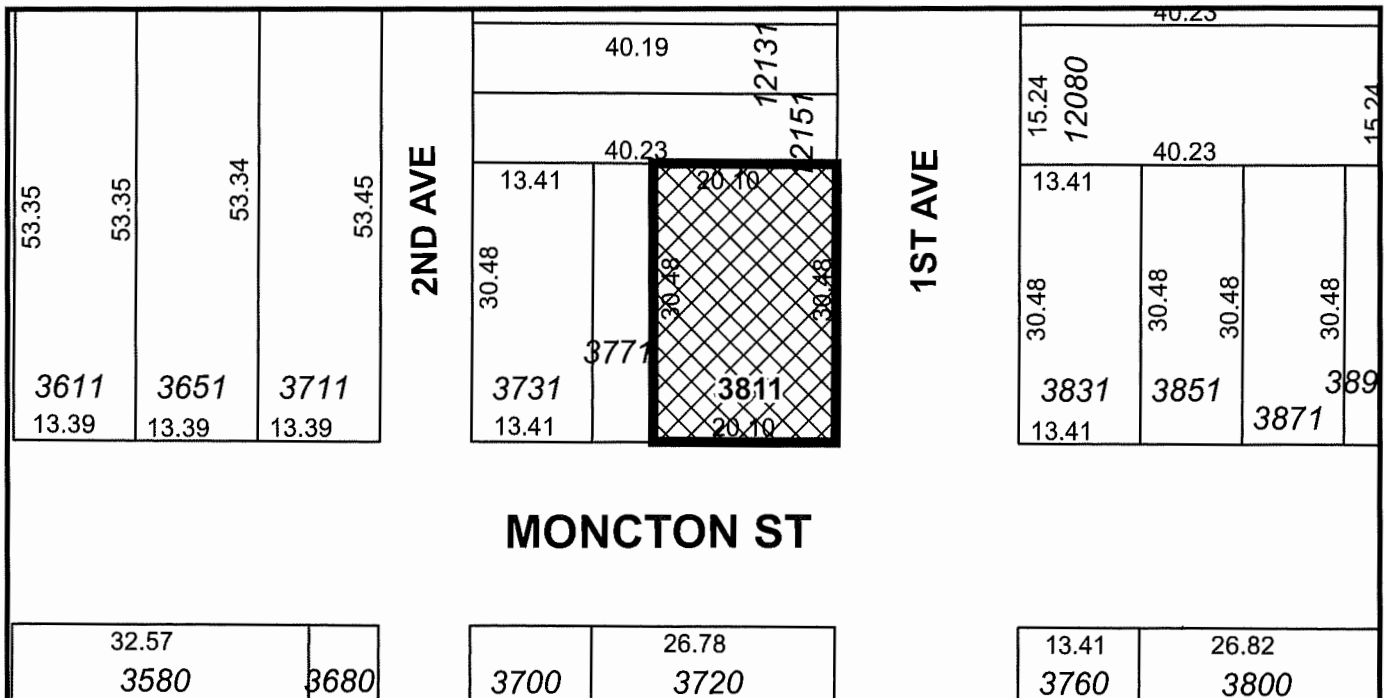


Rebecca Clarke  
Manager, Museum and Heritage Services

- Att.    1: Location Map and Aerial View  
         2: Japanese Fisherman's Benevolent Society Building – Statement of Significance Building  
         3: Excerpt from the Draft Richmond Heritage Commission Meeting Minutes – November 12, 2025  
         4: Japanese Fishermen's Benevolent Society: Proposed Design for Frontage Upgrades



City of  
Richmond



HA 25-026393

Original Date: 10/03/25

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



HA 25-026393

Original Date: 10/03/25  
Revision Date:

Note: Dimensions are in METRES



## Japanese Fishermen's Benevolent Society Building Statement of Significance Building

c. 1900

Moncton Street, Richmond, BC

### Description

The Japanese Fishermen's Benevolent Society building is a single storey, wood-frame and wood-sided bungalow with a hipped roof, small front porch and rear addition. It has recently been relocated to 1st Avenue immediately north of the Steveston Museum in Steveston in Richmond, B.C.

The building forms part of a museum precinct at the corner of 1st Avenue and Moncton Street, sharing the site with the Steveston Museum (Northern Bank) building and a small park. The building will contain exhibit and rental space. Programming will in part tell the story of the Japanese Canadian experience in Steveston and the mix of cultures in this historic community, marking a new and exciting chapter for the Steveston Museum.

The building is listed on the City of Richmond Heritage Register and the National Register of Historic Places.

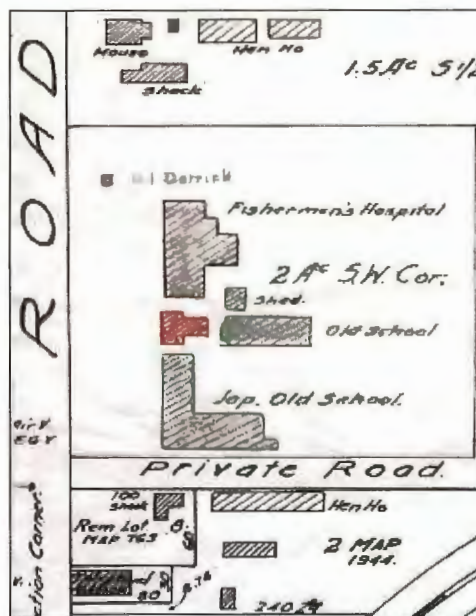


物産博覧会開会式に於ける日本漁民の代表  
# 一、事務所、診療所、左

### Values

The Japanese Fisherman's Benevolent Society (JFBS) building is valued for its historical and social significance, for its cultural significance as a rare remnant of a once-extensive infrastructure built by Steveston's Japanese Canadian community, and for its surviving original and early material and design elements. It is significant as the only surviving structure from what was once a two-acre Japanese precinct that included the Japanese Fishermen's Hospital and Steveston Japanese School.

The building is important for its close historical association with the Japanese Fishermen's Benevolent Society (registered under the British Columbia Benevolent Society Act in 1900), to serve the general interests of the Japanese community in Steveston as well as Japanese fishermen and cannery workers. As well as providing funding, materials and labour for the JFBS building, the Society and its members built the first hospital in Steveston to deal with the yearly outbreaks of typhoid



Waterworks Atlas showing the location of the Japanese Fishermen's Benevolent Society Building, 1936. (Richmond Archives).

**Japanese Fishermen's  
Benevolent Society Building**  
Statement of Significance



among fishermen living in crowded, unsanitary housing along the waterfront, with a second, larger hospital constructed in 1900 at the corner of Chatham Street and No. 1 Road. The JFBS building is a rare remnant of the infrastructure representative of the Society's unique and pioneering medical plan that ensured medical coverage would be extended to the fishermen and their families free of charge in return for a yearly fee.

The building is historically, socially and culturally important as a reminder of the Japanese experience in Steveston, through the federal government's Oriental exclusion policies in the 1920s and through Japanese internment after the bombing of Pearl Harbour by Imperial Japan in December 1941.

The federal government's race-based policies during the 1920s expelled many Japanese Canadian fishermen engaged in BC's commercial fisheries with a series of mandates such as Japanese Canadians being eligible for only certain fishing licenses, being confined to fishing in specified districts, and being prohibited from using gasoline-powered boats.

The JFBS building is a record of the removal of the Japanese Canadians from the West Coast in 1942, and their subsequent loss of ownership and control of their properties. All fishing vessels, homes and other property owned by Japanese Canadians were seized without compensation and a federal Order-in-Council mandated the expulsion of the Japanese from a 100-mile strip of the BC coast. Left in trust with the Custodian of Enemy Alien Property and returning to private hands in 1948, the JFBS building was at some point moved to face Chatham Street and used as a private residence.

In keeping with its original location in the Japanese precinct in Steveston, the present siting of the building within the historic core of Steveston Village is important. The building's history of adaptive re-use has resulted in additions and modifications which may be considered character-defining, a key reason for its survival in the face of community and social change.

The extensive remaining original fabric serves as a record of commonly available construction materials and methods for small buildings in the Lower Mainland at the turn of the twentieth century. The simple forms and detailing of the original hip-roofed building and later rear addition are examples of simple pioneer wood frame construction. Representative materials include the building's siding, trims, wood-frame windows and interior finishes. The double front door design is a reminder of the building's original situation and function as support spaces between the Japanese Fishermen's Hospital and the Steveston Japanese School.

The protection of the building from demolition in 2009 and its relocation



**Japanese Fishermen's  
Benevolent Society Building**

**Statement of Significance**

to become part of the Steveston Museum are community activities valued for their recognition of the importance of the contributions of the Japanese Canadian community to Steveston. The building is a unique venue in which the story of the Japanese Canadian contribution to the community of Steveston will be exhibited and publicized.



Rear view of the Japanese School, Japanese Benevolent Society Building and Steveston Hospital, date unknown. (Nikkei National Museum)



**Character-defining Elements**

**Site:**

- Location within the historic core of Steveston Village
- Frontage onto 1st Avenue
- Close adjacency with the current Steveston Museum building and associated park space
- Board sidewalk

**Building:**

- Main structure
  - Hipped roof and associated original exterior wood fabric
  - Wood framing
  - Wood siding, trim and fascia boards
  - Double-hung wooden sash windows
  - Brick chimney
  - Interior tongue-and-groove wood flooring
  - Interior wall and ceiling tongue-and-groove board finish, baseboards
  - Window and door casings
- Front Porch
  - Hipped roof



- Centrally located with square columns with scroll cut knee brackets
- Rear Extension
  - Gable roof form
  - Original wood framing
  - Original wood siding, trim, fascia boards
  - Original wood frame and sash windows
  - Original bricks for chimney located outside of frame exterior wall
  - Interior tongue-and-groove wood flooring (assumed)
  - Interior wall and ceiling tongue-and-groove board finish and baseboards
  - Window and door casings

### Selected References

Birmingham & Wood Architects and Planners. *Japanese Fishermen's Benevolent Society Building Conservation Plan*, 2012.

City of Richmond Heritage Inventory.

City of Richmond Museum and Visitor's Centre. <http://richmond.ca/culture/sites/steveston-museum/steveston.htm>

Foundation Group. *Richmond Heritage Inventory Phase II*. May 1989. City of Richmond Archives.

Canadian Constitution Foundation. *Japanese Canadian Fishermen's Association*. Legal and historical background, 2007.

Moore, Judith Roberts. "The Office of the Custodian of Enemy Property: An Overview of the Office and its Records, 1920-1952." *Archivaria* 22 Summer 1986.

Nabata, Terry. *An Inventory to the Papers And Records in the Japanese Canadian Research Collection*. UBC Special Collections, 1996.

National Association of Japanese Canadians. <http://www.najc.ca/>

Nikkei National Museum and Cultural Centre. <http://centre.nikkeiplace.org/>

Steveston Museum and Visitor Centre <http://richmond.ca/culture/sites/steveston-museum/steveston.htm>

"Steveston Recollections, the History of a Village" accessed at [www.virtualmuseum.ca/](http://www.virtualmuseum.ca/)

Title Search documents for Lot 3, Section 2, Block 3 North, Range 7 West, New Westminster District.

*The Thirty-Five-Year History of The Steveston Fisherman's Benevolent Association*. 1935. Author unknown. Translated document, City of Richmond Archives.

Waterworks Atlas 1936, City of Richmond Archives.

Yesaki, Mitsuo. *Steveston Cannery Row: An Illustrated History*. Richmond: Lulu Island Printing 1998.

**Excerpt from the Draft Minutes to the  
Richmond Heritage Commission Meeting**

**Wednesday, November 12, 2025 - 7:00 pm  
Microsoft Teams Online Meeting**

**Heritage Alteration Permit for 3811 Moncton Street (Japanese Fishermen's Benevolent Society Building) – HA 25-026393**

Rebecca Clarke, Manager, Museum and Heritage Services, and Landscape Architect Joe Fry, Hapa Collaborative, provided a presentation about the application including an overview of the building's history and context, the proposed work and design rationale. This included the following information:

- The proposal is for a new facility sign, National Historic Event plaque and plantings in front of the Japanese Fishermen's Benevolent Society Building, on the Steveston Museum and Post Office site.
- The purpose of the changes is to increase awareness of the building, its history and the museum it houses, and to situate the plaque.
- The design aims to unify the heritage site, use materials authentic to Steveston, work with the scale of the building, and be distinct but complementary.
- The sign column will consist of posts 2.5 metres high or less, with signage in English and Japanese mounted onto a weathering steel plate.
- The plaque will be mounted on a boulder, adjacent to the boardwalk. The boulder will be sourced from Tashme, a site of Japanese Canadian internment, making a connection to the Steveston Nikkei Memorial nearby.
- The garden will help unify the frontage with the garden space behind the museum. It will include materials of Japanese origin including a maple tree, mugo pine and ground cover.

In response to the Commission's questions, the following additional information was provided:

- Lighting has not been considered as part of the design. Use of the building is generally during the daytime and there is streetlighting nearby. Ground-oriented uplighting of the facility sign could be considered, if power capacity is available.
- The design and placement of the sign is intended to make it visible from Moncton Street.

The Commission thanked the presenters for their presentation and commented that:

- The thoughtful design proposal fits well within Steveston Village.
- The relationship of the angles of the sign, plaque and building is noted, with possible adjustment of the plaque to face the street.
- Information inside the museum to support visitors in exploring the sites that relate to Japanese Canadian history nearby would be helpful.

It was moved and seconded:

***That the Richmond Heritage Commission supports the Heritage Alteration Permit application for 3811 Moncton Street (HA 25-026393) as presented.***

CARRIED



# Japanese Fishermen's Benevolent Society:

Proposed Design for Frontage Upgrades

PRCS - 38





# Context



# Design Rationale



## The Tortoise and Crane

The proposed signage elements in front of the Japanese Fishermen's Benevolent Society (JFBS) Building are meant to recall formal cues of traditional Japanese garden design elements. The signage elements borrow from the 'tortoise and crane' stone arrangement, that combine one vertical and one horizontal stone in a prominent location in the garden. Both animals represent longevity, good fortune and eternal life.



## Unifying a Heritage Block

The planting proposed in front of the Japanese Fishermen's Benevolent Society (JFBS) Building is meant to provide a unified and cohesive expression of the historic Steveston block that includes the Northern Bank Building (the current Post Office Building and Steveston Museum) and the Steveston Town Square Park. Plant selections include plants of Japanese origin to help integrate with the small Japanese style garden at the north edge of the park.



## Authentic Materials

The proposed signage materials borrow heavily from the working class, industrial aesthetic of the Steveston public realm, while also combining clean, refined elements for the text and information graphics. This 'rough and refined' contrast helps to distinguish and amplify the durability and mass of industrial wood, anchor rope and weathering steel against the crisp and classic painted metal text and graphics.



# Design Rationale



## Distinct but Complimentary

The proposed signage is meant to be complimentary to the JFBS Building without distracting from the character-defining heritage elements of the building facade. At the same time, the signage height and text size is meant to be distinct enough to be visible from the Moncton Street sidewalk and the visual clutter of other signage and street infrastructure.



## Durable and Maintenance Free

The proposed signage design anticipates a need for limited maintenance requirements, and is proposed using simple connections and robust materials that are built to last and easy to repair. Planting is equally as easy to maintain and drought tolerant. All planting will be irrigated.



# City of Richmond

## Heritage Alteration Permit

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

File No.: HA 25-026393

To the Holder: City of Richmond (c/o Rebecca Clarke)

Property Address: 3811 Moncton Street

Legal Description: Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan  
BCP 42935

(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 proposed alterations to signage and landscaping of the Japanese Fishermen's Benevolent Society Building at 3811 Moncton Street as illustrated in the attached Plans #1 to #10.
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 Sign Permit.

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

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

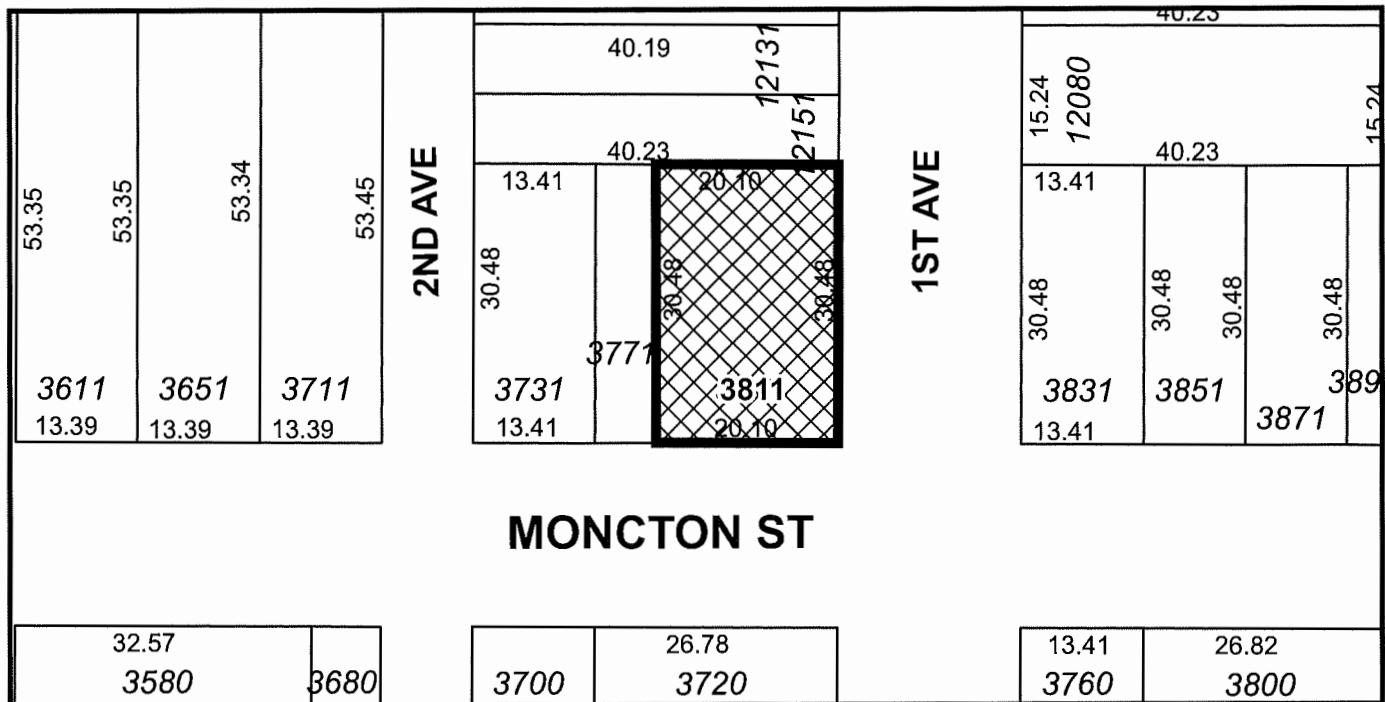
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
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 25-026393  
SCHEDULE "A"

PRCS - 43

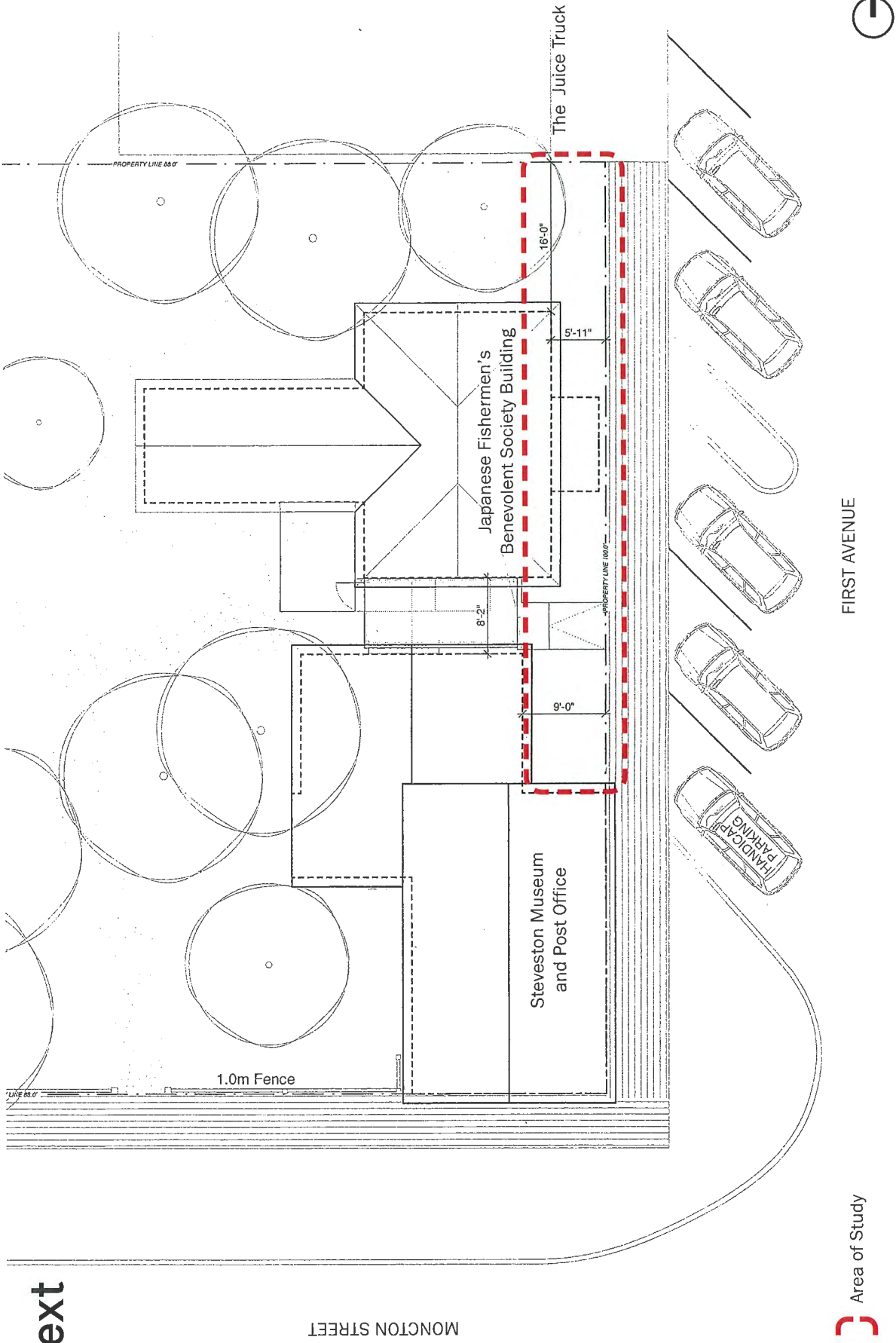
Original Date: 10/03/25

Revision Date:

Note: Dimensions are in METRES

# Context

HA 25-026393 - Plan #1



MONCTON STREET

# Site Plan

Steveston  
Museum and  
Post Office

PRCS - 45

Japanese Fishermen's  
Benevolent Society Building

Garbage  
Enclosure

The Juice Truck

Proposed ground cover planting

Existing accessible entrance

Proposed specimen  
Dwarf Mugo Pine

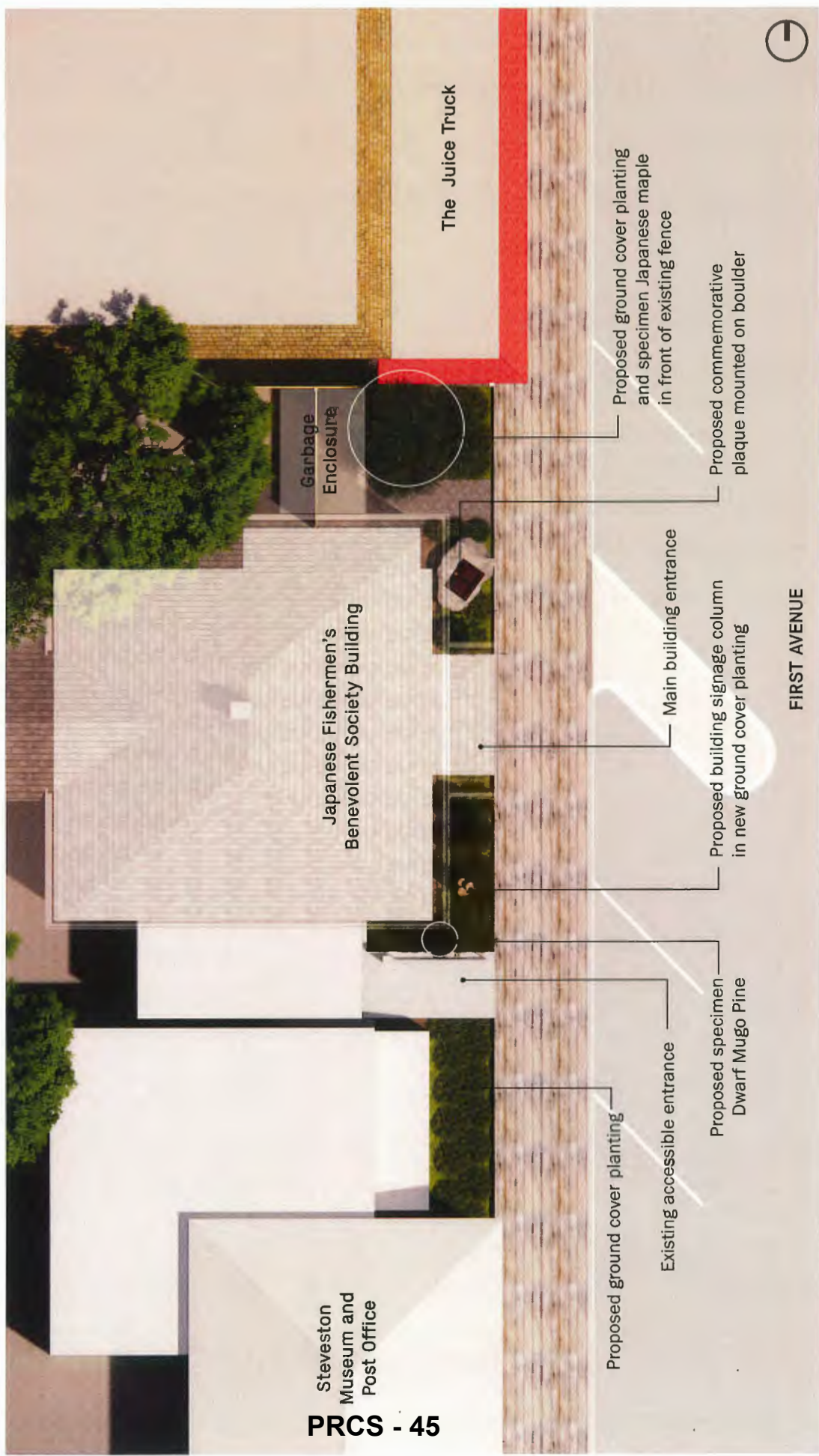
Proposed building signage column  
in new ground cover planting

Main building entrance

Proposed ground cover planting  
and specimen Japanese maple  
in front of existing fence

Proposed commemorative  
plaque mounted on boulder

FIRST AVENUE





# Design Elements

## Building Signage

The design draws inspiration from the existing structures and posts found throughout Steveston. We reference the area's characteristic use of metal, wood, and rope, incorporating these materials to reflect the local maritime and industrial heritage. Images throughout the site further illustrate how these three materials are used to create a cohesive visual language.

### Character Defining Elements:

1. Raw wood
2. Furled rope
3. Painted metal



# Design Elements

## Building Signage

The building signage is proposed as a vertically oriented element in the building frontage area to complement the plaque installation. A few key features of the signage include:

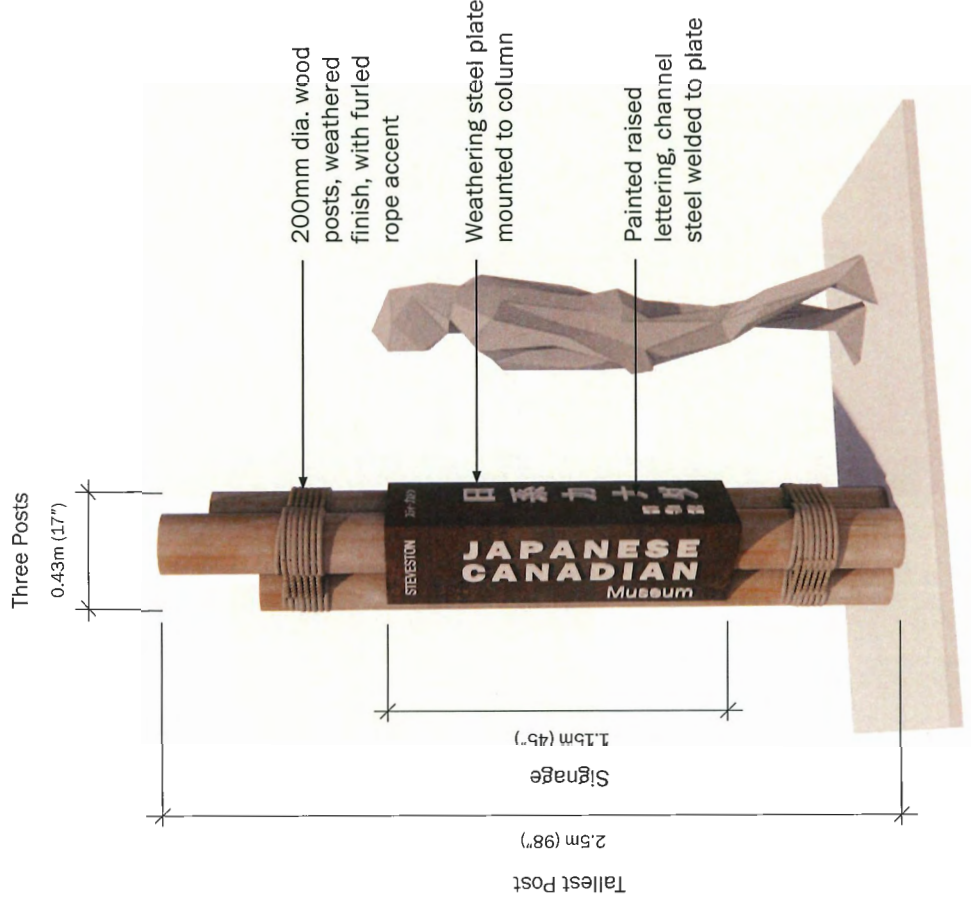
- 3 x vertical posts bundled together with the signage sheet bolted to the posts.
- Height is proposed as roughly 2.5m and 0.43m diameter.
- High-visibility text oriented in two directions facing southwest and northeast to be easily read by visitors on the sidewalk or from passing vehicles.

- Tall enough to be viewed with adjacent signboards and parked vehicles, but slender to avoid competing with the JFBS Building facade.

- Located on the south side of the building entry to be better viewed by pedestrian traffic on Moncton Street.

- Materials include:

1. Weathered timber posts and furled anchor cable or rope.
2. Weathering steel with a natural weather metal finish.
3. White painted raised (channel) lettering, size and font style to be determined.





# Design Elements

## National Historic Plaque

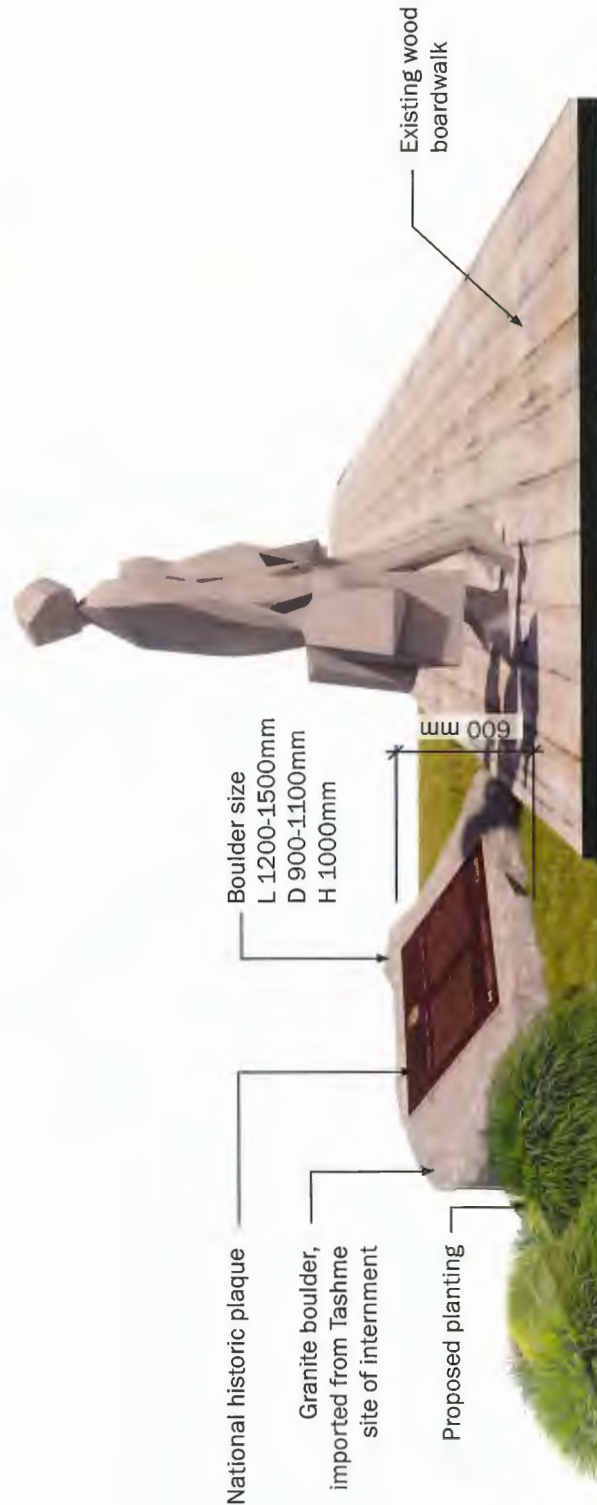
The National Historic Tomekichi Homma Plaque is proposed as a horizontal element in the building frontage area to complement the vertical building signage. A few key features of the plaque include:

- One large granite boulder, roughly 1.5m x 1.0m in plan, and roughly 0.8m tall, with the horizontal National Historic Event plaque mounted on standoffs over the boulder, and angled 30 degrees toward a viewer on the sidewalk.
- Located on the north side of the building entry to be viewed from the building entry porch.
- Materials are limited to granite and the cast iron and painted plaque in accordance with Historic Sites and Monuments Board of Canada dimensions and colours.



# National Historic Site Plaque

HA 25-026393 - Plan #6





## Perspective Render





## Planting Design

The frontage zone is proposed to be replanted with new plantings that anchor the building to the sidewalk, provide seasonal interest, and continue the garden treatment of the entire property including the garden and frontage on Moncton Street. All ground cover planting will be approximately 30-50cm in height, and will be a combination of broadleaf evergreen shrubs and perennials. Planting will be a combination of species of Japanese and local origin including Japanese forest grass, Japanese azaleas and Japanese skimmia. Suggested specimen planting include a small Japanese dwarf mugo pine and a small Japanese maple.



Acer Palmatum, Japanese Maple



Pinus mugo 'Pumilio', Dwarf Mugo Pine



Japanese Skimmia - Skimmia Japonica



Japanese Spurge - Pachysandra Terminalis



Hakonechloa Macra, Japanese Forest Grass





PRCS - 52

**Acer palmatum**  
**Japanese Maple**

Acer palmatum is a deciduous tree with the growth habit of a shrub or small tree. They thrive in shady conditions.

**Seasonal Interest**  
Red fall colour

**Maximum Height**  
6 to 10 m (20 to 33 ft)

**Maximum Spread**  
4.5 to 10 m (15 to 33 ft)



**Pinus mugo 'Pumilio'**  
**Dwarf Mugo Pine**

A Dwarf Mugo Pine is a slow-growing shrub that forms a dense, low-mounding, rounded shape.

**Seasonal Interest**  
Evergreen






**Maximum Height**  
0.9 to 1.5m (3-5 ft)

**Maximum Spread**  
0.9 to 1.5m (3-5 ft)



# Planting Plan

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
<b>TREES</b>						
	AP	1	Acer palmatum / Japanese Maple	2.0m ht.	As Shown	B&B, Specimen, Densely Branched
<b>SHRUBS</b>						
	Hm	28	Hakonechloa macra / Japanese Forest Grass	#1 Pot	450mm	Full, Well Established
	Pt	125	Pachysandra terminalis / Japanese Spurge	#1 Pot	300mm	Full, Well Established
	Pp	1	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	#10 Pot	1500mm	Full, Well Established
	Sj	9	Skimmia japonica / Japanese Skimmia	#3 Pot	600mm	Full, Well Established

