



Steveston Village Heritage Conservation Area

No.: PLANNING-04
Date: 2018-05-03

Purpose:

The purpose of this bulletin is to provide information regarding application requirements and processes for properties located within the Steveston Village Heritage Conservation Area (Map 1).

Heritage Conservation Area:

Under Section 614 Local Government Act, a municipality may designate an area as a heritage conservation area in order to provide long-term protection to the heritage character of the area in its entirety. Essentially, all properties located within the heritage conservation area are subject to the city's conservation requirements and applicable heritage policies and design guidelines.

The Steveston Village is designated as a heritage conservation area in the City's 2041 Official Community Plan. The Steveston Village is an historic site of prime importance in Canadian history. It is also valued for the extent of its historic character and intrinsic heritage resources which are seen less in individual buildings than in the cumulative effect. The special heritage features and character of the Steveston Village are identified in the Steveston Village Conservation Strategy.

The City's 2041 Official Community Plan also identifies 17 properties that are to be protected heritage properties within the Steveston Village Heritage Conservation Area. (Map 1). There properties are considered to significantly embody the heritage character of Steveston. Alterations to these properties will be reviewed and considered on the merits of their conservation of heritage values.

Heritage Alteration Permit:

The purpose of the Heritage Alteration Permit (HAP) is to manage changes to all buildings and properties located within the Steveston Village Heritage Conservation Area. Within the Steveston Village Heritage Conservation Area, a HAP is required prior to:

- Constructing a building or structure or an addition to an existing building or structure;
- Altering a building or structure (including demolition, renovation, repairs, maintenance) or land (including a landscape feature);
- Sign installation; and
- Exterior painting.

The HAP is in conjunction with other permits such as Development Permit and Sign Permit. Typically, interior renovations that do not affect the exterior of the property would not require a HAP. Anyone who would like to make changes to the property must consult with the City staff to determine the types of permits required for the proposed changes. Other application processes may run concurrently but separate applications are required for each process.

See over →

Development Permit:

Under section 488 of the Local Government Act, a municipality may designate Development Permit Areas in its Official Community Plan. One of the main purposes of the Development Permit is to review the form and character of development (exterior design, landscaping, siting, building finishes).

Most of the properties in the Steveston Village are included in the Development Permit Areas; If the property is within a Development Permit Area, a Development Permit would also be required in conjunction with the Heritage Alteration Permit.

Sign Permit:

Installation of new signs in the Steveston Village requires not only a Sign Permit but also a Heritage Alteration Permit. The purpose of the Heritage Alteration Permit for signage is to review the proposed sign is consistent with the Sign Guidelines in the Steveston Area Plan. A separate Sign Permit application is also required to review compliance with the Sign Regulation Bylaw.

Other Permits/Requirements:

Depending on the proposal, other types of applications such as rezoning, subdivision, building permit and business licence applications may also be required.

It is recommended that, **before** submitting any application for a tenant improvement or business licence, you confirm with staff that all prior interior and exterior renovations or signs have been completed with the appropriate City permits.

As the owner/operator of a business, you will be responsible for ensuring that your premises meet the British Columbia Building Code and all City requirements, even if prior work was done without require permits.





















Please contact Minhee Park, Planner 2 (Heritage Planner), Policy Planning Department, at 604-276-4188 or mpark@richmond.ca to discuss your proposal and learn about the required permits, submission requirements and processes.

See attached →

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



LEGEND

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

Sept 8, 2009