



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
 Committee
 From: Kate Sparrow
 Director, Recreation & Cultural Services
 Re: **Britannia Shipyard Business Plan, 2008-2012**

To Parks, Recreation & Culture -
 Date: April 7, 2008 Apr 29, 2008
 File: 06-2025-20-003

Staff Recommendation:

That the Britannia Heritage Shipyard Business Plan Update (2008 – 2012) be endorsed as the guide to future development and operations at Britannia Heritage Shipyard Site.

Vern Jacques

Vern Jacques
Acting Director, Recreation & Cultural Services
(604-247-4930)

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER <i>[Signature]</i>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>[Signature]</i>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/> <i>[Signature]</i>	NO <input type="checkbox"/>

Staff Report

Origin

In 2001, Council approved the Britannia Heritage Shipyard Business Plan. The plan was developed by a Council appointed steering committee to guide the development and operations for the next five years. In 2004, Council adopted a plan for the development of the Historic Zone (Attachment 1). In 2007, Council approved the Richmond Museum and Heritage Strategy which impacts on the operations and governance at Britannia. With many of the recommendations from the 2001 business plan fulfilled and a significant portion of the site close to being open to the public in terms of major capital construction, the need to update the Business Plan was recognized.

Analysis

A consultative process including staff, Council members and community stakeholders was undertaken to review the vision and guiding principles that have governed the site development since adoption in 2001. Concurrent and overlapping studies, plans and strategies for the Parks, Recreation and Cultural Services Department such as the PRCS Master Plan, Trails Strategy and Waterfront Strategy have been reviewed and integrated into the updated Britannia Business Plan. The updated Business Plan (Attachment 2) outlines the progress to date and provides strategic directions for the next five years in the three key areas of:

- Long-term site preservation;
- Effective and efficient operations;
- Enhanced visitor experiences;

and makes recommendations for the future development and operation of the site.

The Plan identifies capital development still required to complete the restoration of the facilities on site and fully open it to the public including completion of the Historic Zone, upgrades to the front dock for public assembly uses, completion of the Seine Net Loft and the Japanese Duplex, and repairs and restoration of the First Nations Bunkhouse. These projects have all been included in the City's five year capital plan. As more buildings are opened to the public, additional operating costs will be identified and submitted through the annual operating budget request process.

The Britannia Heritage Shipyard Advisory Board endorsed the updated Business Plan at its regular meeting of April 3, 2008. The Britannia Heritage Shipyard Society received with interest and supported the updated Business Plan at its regular meeting of April 16, 2008.

Financial Impact

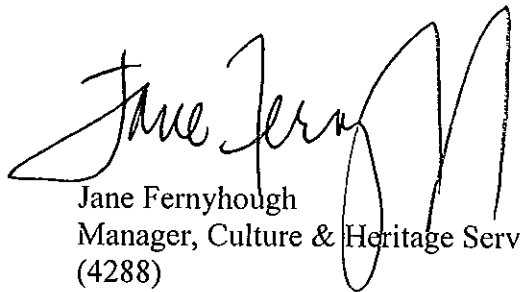
The Business Plan is intended to guide decisions regarding development and operations on the Britannia Site. Capital development costs have been identified within the plan and are included in the City's five year capital plan. Operational budget impacts will be identified and included in the annual operating budget processes.

Conclusion

Britannia Heritage Shipyard is an important asset for our City and our community. Achieving the vision and mission through the strategic directions and guiding principles will ensure its continued success.



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Britannia Site Supervisor
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Jane Fernyhough
Manager, Culture & Heritage Services
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BK:bk


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Britannia Heritage Shipyard Park

Historic Zone Development Plan

October 2004

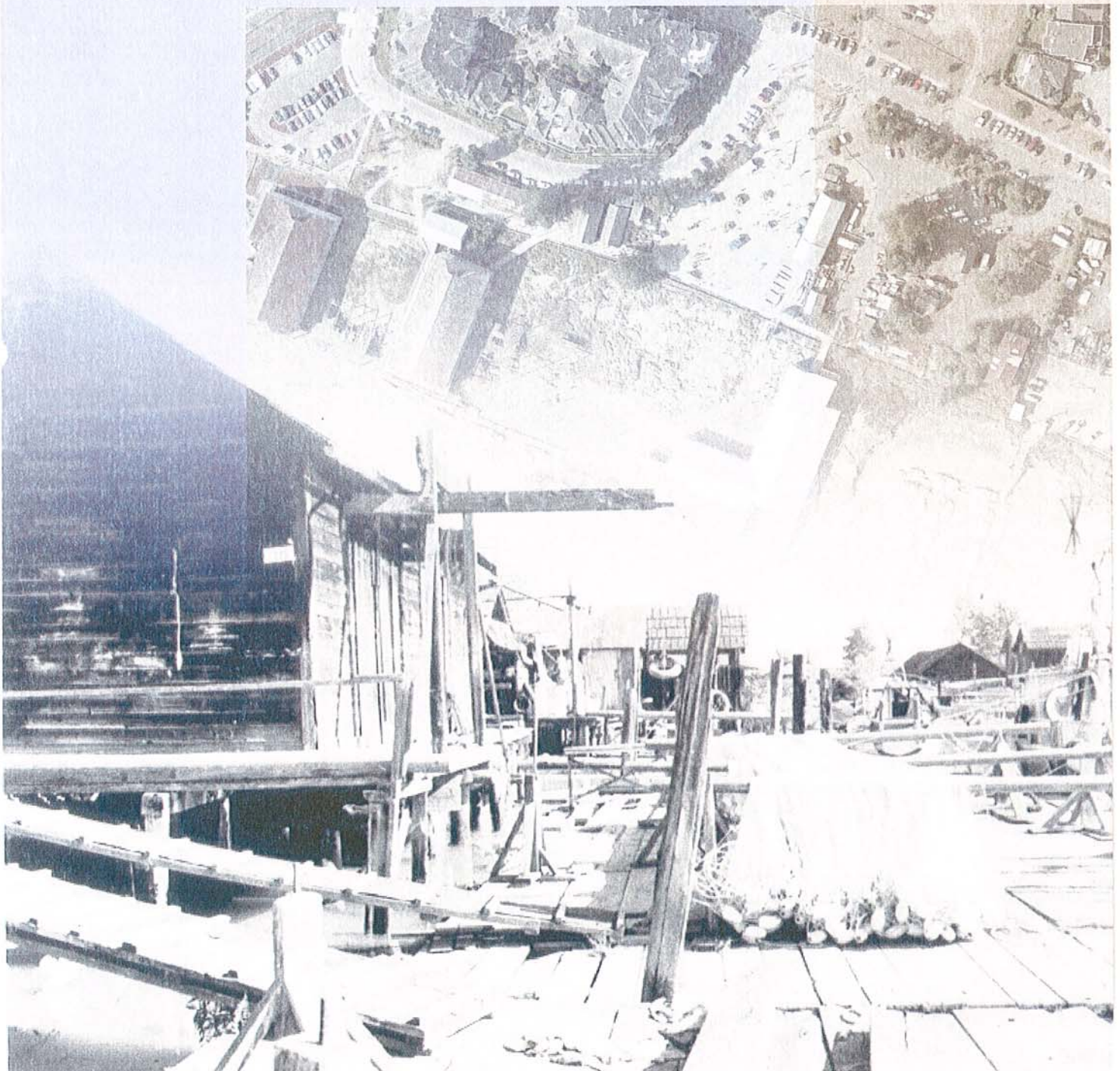


Table of Contents

	Page
Background.....	1
Vision, Principles and Goals.....	1
Study Area	2
The Site.....	3
History of the Buildings.....	4
The Plan	6
Costing	8
Phasing.....	8
Recommendations.....	8

Appendices

Appendix 1 - Workshop Participants.....	10
Appendix 2 - Detailed Site Plan.....	11
Appendix 3 - Detailed Design Drawings of “Pond”	12
Appendix 4 - Detailed Cost Estimates.....	15

Background

In order to start the next phase of capital planning at the Britannia Heritage Shipyard Park, and in response to the offer of a donation of the two remaining Steveston stilt pile houses to be relocated to Britannia or to be demolished, City Council requested that a development plan for the east precinct – Historic Zone – be completed. Concepts for the area had been outlined in the Britannia Heritage Shipyard Park Concept Plan (1993) and refined in the Britannia Heritage Shipyard Study Area Plan (1995).

The Development Plan was to include:

- ❑ a detailed plan of the historic zone;
- ❑ the placement of buildings (including those existing on site and two stilt pile houses), use of and interpretation of the buildings;
- ❑ a circulation plan through the historic zone and connection to the rest of the site;
- ❑ a landscaping plan;
- ❑ an interpretation plan;
- ❑ a capital funding plan; and,
- ❑ a phasing plan.

A committee comprised of members of the Britannia Advisory Board, Britannia Heritage Shipyard Society and City staff, was struck to guide the process. A workshop was held in May 2003 with committee members plus several people who had a long time association with Britannia. (Appendix 1)

Vision, Principles and Goals

At the workshop the vision, principles and site goals laid out in the Britannia Business Plan were confirmed for the Historic Zone.

The vision for the Britannia Heritage Shipyard Park is for it to be:

a publicly accessible waterfront heritage park and working museum with passive, active and interactive activities, focusing on the local industrial marine heritage. Emphasis is on the west coast wooden commercial fish boat building and repair that was historically based in Steveston; and the cultural mosaic and living conditions of the labour force on the Steveston waterfront.

The Principles adopted for the site were:

- ❑ *retain the spatial context of the buildings to retain the feeling of closeness to each other and to the water;*
- ❑ *the buildings should relate to the traditional activities on site;*
- ❑ *the depiction of the living conditions would reflect those who worked in the industries on the waterfront in the early 1900's;*

- ❑ *the boats on display should be heritage boats of the type that would have been built or repaired at Britannia and should be accessible to the public;*
- ❑ *any boat building or repair should be on a cost recovery basis unless they are part of the collection;*
- ❑ *interpretation will be done using active and interactive displays and activities;*
- ❑ *parking would be structured so as to minimize the impact on the site;*
- ❑ *the interventions to the buildings at Britannia will be guided by accepted conservation practices so as to retain the heritage integrity of the site.*

The goals for the site are that it should be:

- ❑ *vibrant*
- ❑ *open and accessible*
- ❑ *safe*
- ❑ *unstructured*
- ❑ *a destination for residents and visitors*
- ❑ *a place where the historic look, feel and sense will be evident*
- ❑ *integrated with and complementary to other waterfront historic sites*

Study Area

The study area for the Development Plan is the eastern portion of the park site. It extends from the southern edge of Westwater Drive in the north, south to the Fraser River, and from the east side boundary to the eastern edge of the boat yard.

Capital Development:

As outlined in the five year budget the Capital Development plan for Britannia is:

Year	Details	Rationale	Estimated Cost
2009	Upgrades to the dock for public assembly uses. One time additional request	The dock provides a unique area for programming and revenue generation for the site, including concerts, receptions and rentals.	\$675,000
2009	Complete the Historic Zone including the restoration of the Cannery Office, boardwalks and landscaping, signage and wayfinding and interpretive exhibits of lifestyles in early Steveston	As per the Historic Zone plan, this completes this area of the site and opens the buildings to the public.	\$500,000
2010	Complete the Seine Net Loft repairs and restoration including the superstructure seismic upgrade, electrical and fire suppression systems and open storage interpretation area.	Seismic stabilization to the substructure was completed in 2005. This completes the work required to open the building to the public.	\$1,000,000
2011	Complete the Japanese Duplex repairs and restoration including the superstructure seismic upgrades, electrical and fires suppression systems, signage and wayfinding and interior upgrades for program delivery.	Seismic stabilization of the substructure was completed in 2005. This work enhances the visitor experience to the whole site and creates public program spaces.	\$750,000
2012	Restoration and repairs to the First Nations Bunkhouse including foundations, seismic stabilization, electrical and fire suppression systems and interpretive exhibits.	This is the final building restoration at the site. Until engineering and design work is undertaken costs for restoration are unknown at this time.	

Conclusion:

Britannia Heritage Shipyard is an important asset for our City and our community. Achieving the vision and mission through the strategic directions and guiding principles will ensure its continued success.