



## Steveston Village Conservation

**No.: PLANNING-01**

**Date: 2009-09-24**

### **Purpose:**

The purpose of this bulletin is to highlight the new Steveston Village Conservation Strategy and Implementation Program.

### **Background:**

On June 22, 2009, Council approved the following documents:

- The Steveston Village Conservation Strategy;
- A Revised Steveston Area Plan with heritage and non-heritage conservation policies, and a new Heritage Conservation Area (HCA) (see Map 1);
- An Implementation Program which establishes new financial incentives, design guidelines and permit requirements for redeveloping and altering buildings and property in the Heritage Conservation Area.

This means that there are new heritage policies, incentives and permit requirements in Steveston Village when altering:

- The Identified Heritage Resources which include the:
  - exteriors of 17 buildings in the Village;
  - small lot sizes that are a legacy of the 1892 Village Survey Plan;
  - other unique Village features, such as streetscapes and river views;
- All other Village buildings, structures and landscaping, in order to complement the heritage character of the Village.

### **Significance:**

The significance of these documents is that, for the first time, Steveston Village's heritage buildings and resources are comprehensively identified so that they can be better conserved for future generations.

Similarly, the documents identify how the other properties in the Village can be redeveloped in a complementary manner.

This approach provides clarity and certainty for all and better conserves the Village's heritage. As well, there are financial incentives for owners of heritage buildings to assist them when undertaking heritage conservation.

## **Steveston Village Conservation Strategy:**

The Steveston Village Conservation Strategy identifies **WHAT** may be conserved for heritage purposes.

## **Steveston Area Plan:**

The revised Steveston Area Plan identifies:

- For Heritage Resources - the actual buildings and resources that are to be conserved and receive heritage conservation treatment;
- For Non Heritage Resources - how the remaining buildings and resources will be managed.

## **Implementation Program:**

The Implementation Program identifies **HOW** all properties are to be managed, regulated and given financial incentives in return for conserving heritage.

Thus, there are new requirements when altering all properties in the Steveston Village Heritage Conservation Area (see Map 1).

## **Cooperative Emphasis:**

The Strategy emphasizes that the City will work co-operatively with all property owners to balance the City's and property owners' interests with sound conservation practices and enable owners to access financial assistance in doing so.

## **Properties with Identified Heritage Value:**

For the 17 identified heritage buildings:

- The exteriors are to be conserved, and there is flexibility for interior redevelopment;
- Heritage conservation is to occur in accordance to Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada";
- Financial incentives are possible by rezoning to a new Steveston Conservation Zone which enables:
  - increases in density to achieve heritage conservation. The increases in density vary but generally involve an increase, from the existing 1.0 floor area ratio (FAR), to between 1.2 FAR (along Moncton Street) and 1.6 FAR elsewhere in the Village;
  - up to a 33% reduction in parking requirements;
- Access to the City's new Steveston Village Heritage Grant Program, which provides 50/50 cost-sharing assistance to conserve the 17 identified heritage properties, when the City has sufficient funds in the Steveston Heritage Grant Program Fund.

### **For All Other Properties:**

For all other Steveston Village properties:

- The revised Area Plan design guidelines including "Sakamoto" guidelines for exterior alterations and new buildings apply;
- Financial incentives are possible by rezoning to a new Steveston Conservation Zone which enables:
  - increases in density in return for contributing to the Steveston Village Heritage Grant Program. The increases in density vary but generally involve an Increase, from the existing 1.0 Floor Area Ratio (FAR), to between 1.2 FAR (along Moncton Street) and 1.6 FAR elsewhere in the Village;
  - up to a 33% reduction in parking requirements.

### **Heritage Alteration Permit (HAP) Requirements:**

In addition to the normal requirements for rezonings, subdivision approvals and permits for development, demolition, buildings and signs, a Heritage Alteration Permit (HAP) is now required for changes to the exterior of all buildings and properties within the Steveston Village Heritage Conservation Area (HCA) (see Map 1).

The HAP approval process involves:





















1. A preliminary discussion of proposed alterations between property owner and City staff.
2. A formal HAP application.
3. Staff review.
4. Approval.

For all more information, please contact Terry Brunette, Heritage Planner 2 at 604-276-4279.

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 <sup>rd</sup> Avenue "Steveston Courthouse"		3680 Moncton Street "Wakita Grocery"		3891 Moncton Street "Tasaka Barbershop"
	12111 3 <sup>rd</sup> Avenue "Sockeye/Steveston Hotel"		3700 Moncton Street "Redden Net/ Atagi Building"		12191 1 <sup>st</sup> 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