



**To:** Planning Committee **Date:** July 10, 2002  
**From:** Joe Erceg **File:** RZ 98-153805  
 Manager, Development Applications  
**Re:** B.C. Packers Site – Removal of Tanks From Park

**Staff Recommendation**

That the non-standard Development and Servicing Agreements relating to the B.C. Packers rezoning be amended to remove the two liquid storage tanks from the Park.

*Joe Erceg*  
 Joe Erceg  
 Manager, Development Applications

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>David Wells</i>

## Staff Report

### Origin

At the June 25, 2002 meeting, the Parks Recreation and Cultural Services Committee directed *"that staff contact Onni Development Corporation to determine if they would be in favour of making a contribution to the City's Public Art Program in lieu of providing the two tanks on their property."*

### Analysis

It is noted that a considerable amount of work to refurbish the tanks had been completed prior to mid-June but further work has been on hold since that time. In addition, the eastern-most concrete pad that was to support the tanks has been installed and the western-most concrete pad is partially complete.

Staff met with representatives of Onni Development Corporation and Progressive Construction on July 9, 2002 and obtained their agreement to:

1. Delete the tanks from the park and remove them from the site.
2. Contribute \$20,000 to the City's Public Art Program in lieu of the tanks; and
3. Complete the partially built pad and modify the existing pad to the satisfaction of the Parks Department. It is noted that the pad areas could be used for public art display, seating etc.

### Financial Impact

None.

### Conclusion

Staff have obtained the agreement of Onni Development Corporation to remove two tanks from the B.C. Packers site park and make a financial contribution to the Public Art Program. The existing Servicing and Development Agreements should be modified accordingly.



Joe Erceg  
Manager, Development Applications

JE:jd

**MayorandCouncillors**

**From:** Gilmore Park United Church  
**Sent:** July 2, 2002 10:18 AM  
**To:** mayorandcouncillors@city.richmond.bc.ca  
**Subject:** Water Tanks on Steveston waterfront


Dear Richmond Mayor Malcolm Brodie and Richmond City Councillors:

Please add my name to the list of folks who are opposed to the plan to place the old large water tanks on the waterfront in Steveston - at each end of the walkway on the old BC Packers property.

I live in the Britannia condos and currently have a lovely partial view of the river and the islands in the distance. The water tank would completely block this view. We have all the Heritage shipyards buildings in front of our building and so currently have only a limited unobstructed view - please leave us this great view. 90-15380

Yours sincerely  
 Gail Nichols  
 #130 - 12931 Railway Avenue  
 Richmond, B.C. V7E 6M5  
 604-275-1851

I would be very happy to have any of you come and see the



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**MayorandCouncillors**

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**From:** Patricia Hawkings  
**Sent:** June 30, 2002 3:28 PM  
**To:** MayorandCouncillors@city.richmond.bc.ca  
**Subject:** re water tank SE corner at Imperial Landing

To whom it may concern,

It has come to my attention that the City of Richmond is contemplating erecting a large water tank in the parking lot of the SE corner of the new development of B.C. Packers land.

Obviously this will obstruct all of the views we currently enjoy, and which were the reasons to buy in this complex in the first place.

I request that the City rethink this project. Surely it will be very costly to move a tank from its current position, and certainly there is no question that such money could be far better used. There have to be much better places, if indeed these tanks must be moved at all.

Yours truly,

Patricia Hawkings  
#206-12911 Railway Ave.,  
Richmond, B.C. V7E 6L8

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98-153805

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**Mayor and Councillors**

**From:** Patricia Hawkings  
**Sent:** July 4, 2002 10:53 AM  
**To:** MayorandCouncillors@city.richmond.bc.ca  
**To:** City of Richmond Mayor and Councillors


**Re, Relocation of water tanks at Imperial Landing Development**

I have been informed that the City of Richmond is planning on erecting a large water tank on the SE corner of the Imperial Landing Development. This is unacceptable! Erecting a water tank at the proposed location would block existing views of many surrounding condos in the Railroad Ave. area. The loss of property values for those owners may be hard to calculate but I am very sure it would be quite devastating!

98-15380

Rather than just complain about an unacceptable situation, I would like to offer a suggestion that would be equitable for all: Place the tanks behind the two story **Main Office of BC Packers**, located on Moncton St. This is a win-win solution. No one's view would be blocked, neither that of the housing units being built in the new Imperial Landing Development nor that of existing homes/condos in the area.

A reply is respectfully requested.

Patricia Hawkings email whawking@attcanada.net  
#206-12911 Railway Ave.,  
Richmond, B.C. V7E 6L8

777



**MayorandCouncillors**

**From:** Jacklegoth@aol.com  
**Sent:** June 28, 2002 4:12 PM  
**To:** MayorandCouncillors@city.richmond.bc.ca  
**Subject:** Water Tanks

My first complaint as a resident, now that I am not a city worker.....You all knew you couldn't get rid of me.... ha ha..

Seriously, I am really upset after hearing that a watertank is to be erected right in front of my patio.... I live in the Britannia Complex on the second floor on the south side....We purchased this as our retirement home, after working for the city for over 25 years, knowing that we would have a wonderful view to appreciate.

Now, the BC Packers land is being developed, which is progress, but putting up this watertank to block ours and our neighbours view is too much.

Is it possible that this could be rethought, and the monies saved go into having benches along the waterfront for Seniors to enjoy the view.

Thanking you in advance,

Mrs. Jackie Schell  
213-12911 Railway Ave.  
Richmond, B.C.  
604-277-1750

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98-153805

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**Mayor and Councillors**

**From:**  
**Sent:** July 2, 2002 7:03 PM  
**To:** mayorandcouncillors@city.richmond.bc.ca  
**Subject:** BC Packers Water Tanks


-----Original Message-----

**FROM:**  
**Subject:** BC Packers Water Tanks

DP 98-153805

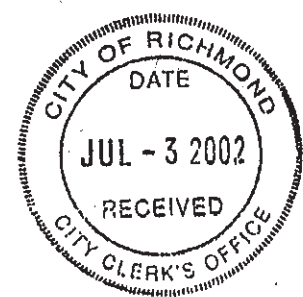
What is the logic in saving the 2 water tanks from B.C.Packers Site. They are the ugliest things I have ever seen. Is this suppose to represent the Heritage from the site?

On our recent July 1st Holiday, some guests of mine asked why those 2 things where still on the site? When I told them what you are proposing, they laughed so hard.

I was embassessed by this. I have always been proud to be a resident of Steveston/Richmond. As a resident for over 40 yrs. I hope you take my concerns under consideration.

 **Incredimail - Email has finally evolved - [Click Here](#)**

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**Embroidery**  
**Computer Embroidery**  
 12111-1st Ave Richmond, B.C. V7E-3M1  
 Phone : 275-8191  
 Fax : 275-8131  
 Toll Free : 1-877-275-8198



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98-153805

July 2, 2002

City of Richmond  
 6911 No 3 Road  
 Richmond, BC  
 V6Y 2C1

To the Mayor and Councilors

Back 6 years ago, I sat in my first meeting to help design a waterfront pathway, re-move old dilapidated buildings and save land for parks and green way. After meetings of 128 or more, a design was developed, presented to council and passed.

Sitting on our deck at 12911 Railway Avenue, we have watched our dream develop and become a reality.

The one thing we do not like is the installation of the herring reduction tank to be situated at the entrance to the walkways. What an eyesore this will be, marring our view of the waterfront. Yes, we know this is part of history, but we feel benches, signs and other landmarks along the walkway to Steveston would be more appropriate.

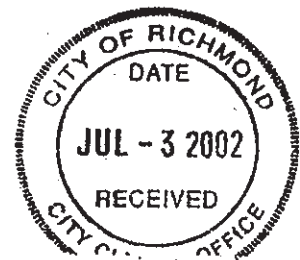
We are asking Mayor and Council to reconsider this plan and not have the tank installed at all.

Who would want something 25-30 feet high marring ones view of the waterfront that we helped design.

So please Mayor and Council, reconsider, do not have the tanks erected.

R. Butterworth  
 #412 - 12911 Railway Avenue  
 Richmond, BC  
 V7E 6L8  
 (604) 277-4943 Home  
 (604) 275-8191 Office

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**"son of a stitch"**



**MayorandCouncillors**

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**From:** Frances Collins [fcollins@telostech.com]  
**Sent:** July 2, 2002 3:23 PM  
**To:** mayorandcouncillors@city.richmond.bc.ca  
**Subject:** Water tank at SE corner of BC Packers Land

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Dear Sir/Madam,

I understand there are plans in the works to install a large Water tank at the SE corner of the new development at the BCPackers Land.

I would like to request that you reconsider the location of this Water tank.  
As far as myself and my neighbors am concerned it will not only spoil the view for the residents at Britannia and Westwater but it will also look out of place in such a lovely setting.

Please reconsider the location of this Watertank.

Best regards,

Frances Collins  
12911 Railway Avenue,  
Richmond

DP 98-153805



**MayorandCouncillors**

**From:** Lucy & Danny [lucydanny@shaw.ca]  
**Sent:** July 2, 2002 12:19 PM  
**To:** mayorandcouncillors@city.richmond.bc.ca  
**Subject:** BC Packers Water Tanks

I am sending you this message to seek your assistance in stopping the saving of these water tanks. They are ugly eyesores as well as now a joke. This is what we are saving from this site to represent the heritage. People I talk to ask why those two ugly things are still on the site when I tell them they are being saved to put on the water front, first they think I am kidding when I explain that no it is true they start laughing and saying again you must be kidding!!!

These water tanks mean nothing and have no fishing heritage value please do not save them and put them on the water front were they will become the joke of Steveston!!!

I am a very proud citizen of Richmond and Steveston and feel we can do much better than this.

Lucy Kent  
303 - 12911 railway Ave  
Richmond BC 604-2717497

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DP 98-153805

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7/2/02

MAYOR + COUNCILLORS  
CITY HALL  
RICHMOND

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	AUG	1
	SEP	1
	OCT	1
	NOV	1
	DEC	1

RE:  
THE WATERTANKS ON 98-153805  
B.E. PACKERS LAND - STEVESTON

PLEASE CONSIDER RETHINKING  
THE LOCATION OF THESE  
TANKS TO A MORE SUITABLE  
LOCATION, CONSIDERING THE  
VIEW AND OUTLOOK OF  
THE CONDO OWNERS IN  
IMPERIAL LANDING + BRITANIA.



SINCERELY

GWEN + FRAN.

MITCHELL

#111 - BRITANIA  
12911 RAILWAY RICH.

**MayorandCouncillors**

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**From:** Val Stene [vstene@richmond.sd38.bc.ca]  
**Sent:** July 4, 2002 9:07 AM  
**To:** MayorandCouncillors@city.richmond.bc.ca  
**Subject:** Imperial Landing

I have been watching the progress on the B.C. Packers site with interest, living across the street at "The Britannia" beside the Heritage Shipyards. When the two water tanks were left standing, I thought it was because they were going to be dismantled and taken away by barge but now find out that they may become permanent fixtures at the east and west entrances to the riverwalk. Surely not!

These tanks are not "beautiful", "of historical significance" or even "interesting" and could become targets for graffiti, present a climbing hazard for children and mar the magnificent view enjoyed by many residents already living in the area.

Please try to find a more appropriate gateway to this new addition to our Richmond trail system.

Sincerely,  
Valerie A. Stene

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98-153805



**MayorandCouncillors**

**From:** Koeckeritz, Beverly [beverly@ea.com]  
**Sent:** July 4, 2002 11:27 AM  
**To:** mayorandcouncillors@city.richmond.bc.ca  
**Subject:** Water tanks at BC Packers Site

Dear Sirs and Mesdames:

It has come to our attention that the developer of the BC Packers site plans to move a water tank from the west end of the site to the parking lot next to the Britannia Heritage Shipyard on the east end of the site.

We would like to express our strong objection to this proposal for a number of reasons. We presently enjoy a spectacular view from my 3rd floor unit in The Britannia. We fear the water tank will obstruct our view and that of many of our neighbors. The neighborhood has enjoyed an obstructed view of the river for many years and one has to question why such an unsightly addition would even be considered.

Additionally, we fail to find any historic or aesthetic value in moving an ancient, rusting water tank to this location. It is only likely to become a target of mischief and vandalism.

Over the years we have witnessed many young people throwing rocks and bottles at the walls and windows of the shipyard buildings. They have climbed over fences and scaled high gates to make their way to the rotting dock. We have alerted police on a couple of occasions to the danger to these kids. There have even been gunshots fired from the road to the park and buildings. We are concerned this water tank would create even more unwanted nuisance from vandals.

To give you a further idea of how often we watch out over the river, we phoned in both reports of the two large fires on that site over the last five years. I was formerly a news reporter for CKNW, and I believe I was the first to call the fire department with respect to these two major fires primarily because of the time spent enjoying the view from the balcony to the river.

Please leave the shoreline pristine and unobstructed. And please take action on behalf of those of us who do NOT want this water tank relocated.

I am sure the cost could be better used on something to improve not destroy the appearance of this site.

Kind Regards,  
Beverly Koeckeritz  
Tom Lariviere  
#313 - 12911 Railway Avenue, Richmond, BC V7E 6L8

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98-153805



**MayorandCouncillors**

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**From:** Joe Goncalves [joeg@telus.net]  
**Sent:** July 7, 2002 5:04 PM  
**To:** mayorandcouncillors@city.richmond.bc.ca  
**Subject:** Metal Water Tower

To whom it may concern:

I am a resident at #113 - 12911 Railway at Britannia in Steveston.

It has come to my attention that a metal water tower is being moved directly in front of my water view.

The residence was purchased as a retirement site and I feel very strongly opposed to having this unsightly piece of questionable heritage placed in the area it seems to be destined for.

Please reconsider this move to the proposed area. Thank you for this impending decision.

Yours Truly,

Mary Anne McMahon

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