



To: Mayor and Councillors
From: Claudia Jesson
Manager, Legislative Services
Date: May 16, 2018
File: 12-8060-20-009062/Vol 01
Re: **May 22, 2018 Public Hearing – Application by Onni Development (Imperial Landing) Corp.**

Following the April 9th Council meeting, please find revised materials in relation to the Application by Onni Development (Imperial Landing) Corp. 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street):

1. Revised Zoning Bylaw 8500, Amendment Bylaw 9063 (amended to allow ZMU12 Building 5 residential lobby to double as hotel lobby); and
2. Revised Rezoning Consideration to reflect (i) a registered legal agreement on title requiring on-site staff for a hotel, and (ii) an unregistered good neighbour agreement.

Claudia Jesson
Manager, Legislative Services

Att.

pc: Wayne Craig, Director, Development
Sara Badyal, Planner 2



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9063 (RZ 13-633927)
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - (a) by deleting (ZMU12 Permitted Secondary Uses) subsection 20.12.3 and substituting the following:

“20.12.3 A. Secondary Uses

 - **boarding and lodging**
 - **community care facility, minor**
 - **home business**

20.12.3 B. Additional Uses

 - **Health Services, Minor**
 - **Hotel**
 - **Recreation, Indoor**
 - **Restaurant**
 - **Retail, General**
 - **Service, Financial”**
 - (b) by deleting (ZMU12 Other Regulations) clause 20.12.11.4 and substituting the following:

“4. The following permitted **uses in this **zone** shall be restricted to **maritime** or commercial fishing related **uses**:**

 - a) **industrial, general;**
 - b) **manufacturing, custom indoor;** and
 - c) **parking, non-accessory”**

- (c) by inserting the following into (ZMU12 Other Regulations) subsection 20.12.11:
- “6. **Minor health service, office, restaurant and financial service uses** are only permitted on the following listed **sites**:
- a) P.I.D. 029-108-136
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
7. **General retail use**, excluding **grocery store use**, is only permitted on the following listed **sites**:
- a) P.I.D. 029-108-136
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
8. **Indoor Recreation use** is only permitted on the following listed **sites**:
- a) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
9. **Hotel use** is only permitted on the following listed **sites** and the **hotel use** is restricted to providing the transient public, in return for consideration, lodging in no more than 32 **hotel** rooms and for not more than 90 days in a 12-month period at either or both of the following listed **sites**:
- a) P.I.D. 029-108-179
Air Space Parcel 5 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-187
Air Space Parcel 6 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
- and, in addition to the above, for the purpose of a **hotel** reception desk and/or an on-site **hotel** staff desk, ancillary to the **hotel use** on one or both of the above listed **sites**, limited to the first **storey** of a **building** at the following **site**:
- c) the Common Property of Strata Plan EPS1188, Section 11 Block 3 North Range 7 West New Westminster District Strata Plan EPS1188”

- (d) by inserting the following into (ZC21 Permitted Additional Uses) subsection 22.21.3.B.:
- “• **Grocery Store**
 - **Health Services, Minor**
 - **Recreation, Indoor**
 - **Restaurant**
 - **Retail, General”**
- (e) by deleting (ZC21 Other Regulations) clause 22.21.11.1 and substituting the following:
- “1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses**:
- a) **industrial, general;**
 - b) **manufacturing, custom indoor;** and
 - c) **parking, non-accessory”**
- d) by inserting the following into (ZC21 Other Regulations) subsection 22.21.11:
- “5. **Office, restaurant and general retail uses, excluding grocery store use,** are only permitted on the following listed **sites** and shall be located on the **first storey** of any **building**:
- a) P.I.D. 029-108-144
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-152
Air Space Parcel 3 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
6. **Minor health service, indoor recreation and grocery store uses** are only permitted on the following listed **site** and shall be located on the **first storey** of any **building**:
- a) P.I.D. 029-108-144
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9063".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017

OCT 16 2017 NOV 20 2017 DEC 18 2017

APR 09 2018

CITY OF RICHMOND
APPROVED by SB.
APPROVED by Director or Solicitor JH

MAYOR

CORPORATE OFFICER

5421589



Address: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

File No.: RZ 13-633927

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9062
2. Single site, no subdivision and no stratification requirements - Registration of legal agreement(s) on Title ensuring that:
 - a) The six non-residential air space parcels (Air Space Parcels 1 through 6 of plan EPP26790) are all owned by the same legal entity (both beneficial and legal interest in the six parcels) and prohibiting transfer of less than all six parcels.
 - b) No subdivision of any one or more of the six parcels (including no subdivision by way of strata plan) (consolidation of the six parcels is acceptable).
3. Good neighbour agreement – Execution of a legal agreement, ensuring that any hotel use must provide on-site staff at all times, comply with the City's Noise Bylaw and mitigate potential noise and disorder concerns relating to hotel operations, and requiring that such agreement be assigned to and assumed by any future purchaser of Airspace Parcel 5 and/or 6, and that breach of such agreement may result in the business license for the hotel being suspended or cancelled by the City.
4. On-site Hotel Staff - Registration of a restrictive covenant, setting out that Airspace Parcels 5 and 6 may not be used for hotel use unless the owner provides on-site staff at all times.
5. Truck activity - Registration of a legal agreement on Title to: prohibit large delivery trucks of size WB-17 or larger from accessing or entering the site at any given time; and to restrict truck delivery hours of operation for non-residential uses by trucks of maximum SU-9 in size to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday. Remedies will include, but without limitation, performance wording to establish a fine amount of \$200 adjusted by CPI annually from the year of rezoning approval per of the restrictions in the agreement payable by the owner.
6. Commercial parking - Registration of a legal agreement on Title including:
 - a) The following covenants:
 - i. Parking garage entry gates are to remain open during business hours of any commercial use on the lands other than hotel. Hotel guests are to be provided with a means to open a closed parking garage entry gate and access commercial parking outside of regular business hours.
 - ii. A maximum of 16 of the total 189 commercial spaces may be assigned to specific businesses. Further the assignment can be on weekdays only, between the hours of 8:30 am and 6:00 pm. The balance of the parking spaces must be unassigned and available by the use of any commercial client or visitor to a residential unit on the site.
 - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
 - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
 - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right of way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.

7. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
8. City acceptance of the developer's offer to voluntarily contribute \$5,500,000 towards the Steveston Community Amenity provision account, with funds dedicated to the eventual improvement of the Steveston Community Centre, at the discretion of Council.
9. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.
10. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects.
11. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit will be held by the City for a period of 18 months after the commercial area is occupied.
12. Enter into a Servicing Agreement* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
 - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three legs of the intersection, using Duratherm material or equivalent.
 - b) Upgrade crosswalks along Bayview Street:
 - i. At the two midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
 - ii. At the three crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
 - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
 - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue, and Ewen Avenue.
 - d) Add pavement marking "sharrows"; and signage for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.
 - e) Fabricate and install public parking signage on Bayview Street in both directions at the two public parking facilities.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.



To: General Purposes Committee

Date: March 26, 2018

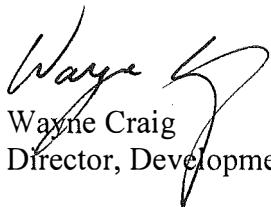
From: Wayne Craig
Director, Development

File: RZ 13-633927


Re: Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone

Staff Recommendation

1. That the additional information identified in the staff report dated March 12, 2018, titled "Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone" from the Director of Development be received for information.
2. That the Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone be considered at the May 22, 2018 Public Hearing.


Wayne Craig
Director, Development

WC:sb
Att: 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

Onni Development (Imperial Landing) Corp. has applied to the City of Richmond to amend the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone to widen the range of permitted commercial uses in the non-residential spaces on the ground floor of each of the six existing buildings on the subject site at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (Attachment 1).

The application also includes a proposed amendment to the Schedule 2.4 (Steveston Area Plan) of Official Community Plan Bylaw 7100 (OCP) to revise the land use definition of "Maritime Mixed Use" (MMU) to allow additional commercial uses.

On December 18, 2017, the following two motions were carried by Council at the Public Hearing meeting:

Firstly, "That the rezoning considerations for Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be amended to reflect an amenity contribution of \$5.5 million as estimated by the economic consultants."

And secondly, "That the Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 And 4300 Bayview Street (Formerly 4300 Bayview Street) to amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone be referred back to staff for further discussion with the Applicant and that a potential covenant for the proposed hotel to be operated similar to a traditional hotel be examined."

This Staff Report addresses the referrals by providing information for Council's consideration from the applicant (Attachment 2) regarding the increased community amenity contribution and proposed hotel operation. The rezoning considerations have been revised to include the increased amenity contribution amount (Attachment 3).

Existing Bylaws

There are two existing bylaws associated with the zoning text amendment application to amend the OCP/Steveston Area Plan and Zoning Bylaw, as follows:

1. Official Community Plan Amendment Bylaw 9062, to amend the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan); and
2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:
 - Amend the "Steveston Maritime Mixed Use (ZMU12)" zone by widening the range of permitted commercial uses at 4020, 4180, 4280 and 4300 Bayview Street; and

- Amend the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses at 4080 and 4100 Bayview Street.

Bylaws 9062 and 9063 received first reading at Council on July 24, 2017 and were considered at the Public Hearings on October 16, 2017, November 20, 2017, and December 18, 2017. As noted above, the application was referred back to staff. It is recommended that the bylaws be considered again at the Public Hearing on May 22, 2018.

Findings of Fact

The subject site has a long history of various development applications. Staff reports and memos regarding the subject rezoning application were reviewed by:

- Planning Committee at previous meetings on November 19, 2013, April 8, 2014, and May 6, 2014.
- General Purposes Committee at the meeting on July 17, 2017.
- Council at Public Hearing meetings on October 16, 2017, November 20, 2017, and December 18, 2017.

The applicant has proposed a number of different land use and community amenity contribution proposals based on direction from Planning Committee, General Purposes Committee, Council and Public Hearings (Attachment 4).

Please refer to the third referral Staff report dated July 5, 2017 (Attachment 5) for the four staff reports considered by Planning Committee and General Purposes Committee, including information regarding the existing development, previous proposals, consultant reports and public input.

Please also refer to the five memos (Attachment 6) considered by Council at three Public Hearing meetings in the fall of 2017, including information regarding stakeholder consultation, public open house meeting, marina potential, Steveston Hardware, community amenity valuation, and previous amenity contribution proposals.

As noted in the previous staff report, separate from the subject rezoning application, the Official Community Plan and the Steveston Area Plan, and the "Steveston Maritime (ZC21)" zone were amended to allow limited child care use on the subject site in response to a referral received from the General Purposes Committee on June 20, 2016.

Related Policies & Studies

Consultation

A rezoning sign has been installed on the subject property. Should the General Purposes Committee and Council endorse this application, the OCP and zoning bylaws would be forwarded to a Public Hearing; where any area resident or interested party would have an opportunity to comment.

Public notification for the Public Hearing would be provided as per the *Local Government Act*.

Staff have reviewed the proposed Official Community Plan (OCP) and zoning amendments; with respect to the Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The following table clarifies this recommendation as it relates to the proposed OCP.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Richmond School Board	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
TransLink	No referral necessary, as no transportation road network changes are proposed, and the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Richmond Coastal Health Authority	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

School District

This application was not referred to School District No. 38 (Richmond) as no additional residential units are proposed.

Public Input

After the previous staff report was completed on July 5, 2017 to the time of writing this report, 102 pieces of correspondence (Attachment 7) were submitted by members of the public to the City and reviewed through the Public Hearing process. No new public correspondence has been received since the Public Hearing held on December 18, 2017. The correspondence was received from 73 Richmond households, 3 Richmond organizations and 5 items from addresses unknown or located outside of Richmond. Some writers submitted multiple pieces of correspondence. The correspondence received from Richmond residents/business owners indicate 33 writers did not support the proposal, 29 writers supported the proposal, and 11 writers did not indicate whether they supported the proposal, but provided comments. Similar land use concerns were raised by the public and discussed in the previous staff reports and memos.

Analysis

Community Amenity Contribution

At the Public Hearing meeting on December 18, 2017, Council directed that the community amenity contribution be increased to \$5.5 million. In response to direction provided by Council, the application has agreed to revised rezoning considerations (Attachment 3), including a \$5,500,000 voluntary contribution towards the Steveston Community Amenity provision account, with funds dedicated to the eventual improvement of the Steveston Community Centre, at the discretion of Council.

All other aspects of the rezoning considerations (Attachment 2) remain the same as previously agreed to, including:

- Commercial truck activity legal agreement to: prohibit large WB-17 truck access and to limit hours to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday (for non-residential uses).
- Commercial parking legal agreement and right of way to secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited assignment of parking spaces. This agreement also secures access to parking for customers and hotel guests.
- Additional eight Class 2 bike storage spaces (e.g. exterior bike racks) onsite.
- Voluntarily contribution in the amount of \$136,206 towards Road Works DCC projects.
- Voluntarily contribution in the amount of \$605 towards Storm Drainage DCC projects.
- Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required in the first 18 months of commercial use.
- Entering into a Servicing Agreement for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to: upgrading the No. 1 Road and Bayview Street intersection with raising, bollards and decorative crosswalk; upgrading all crosswalks along Bayview Street; 30 kph posted speed limit signage; and adding bicycle “sharrows” pavement

marking. This agreement also includes adding signage along Bayview Street for “sharrows,” and public parking lot signage.

Hotel Operation

At the Public Hearing meeting on December 18, 2017, Council directed staff to discuss with the applicant a potential covenant for the proposed hotel to be operated similar to a traditional hotel. In response, the applicant has provided additional information (Attachment 2) regarding the hotel operation and associated services. The applicant has also reiterated that while they intend to construct the hotel, they want to retain the current MMU uses permitted in Buildings 5 and 6.

Staff have had numerous discussions with the applicant, but Onni has not agreed to enter into a legal agreement to secure business operation details regarding:

- An assurance that the hotel would be constructed and operated; and
- Requiring on-site hotel staff during business hours as indicated in their letter.

The rezoning considerations (Attachment 3) include a legal agreement to secure parking and access for hotel guests.

In light of the above, the rezoning would allow the ground floor spaces of Buildings 5 and 6 to be used for MMU or a maximum of 32 hotel rooms. Any hotel stay would be limited to a maximum of 90 days within a 12-month period via the proposed zoning. The ground floor area of the buildings could not be used for any other uses, including residential uses. Any use contrary to zoning would result in city land use enforcement by Community Bylaws staff.

Financial Impact or Economic Impact

None.

Conclusion

Onni Development (Imperial Landing) Corp. is requesting that the City allow a wider range of uses on their Maritime Mixed Use (MMU) site to provide commercial uses to serve resident’s needs. While the proposal can be considered under the City’s 2041 OCP, an amendment to the Steveston Area Plan is required to address the additional uses requested by the applicant.

In response to Council’s direction, the applicant has agreed to increase the community amenity contribution to the specified \$5.5 million amount and has provided additional information regarding the proposed hotel operation.

The proposed roadway improvements to enhance pedestrian and cyclist safety would assist in making Steveston a walking, cycling and rolling community. The proposed parking agreement would secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited assignment of parking spaces to address parking concerns. The proposed restrictions on commercial loading hours of operation would limit potential disruption and clarify the enforcement process.

It is recommended that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, be forwarded to Public Hearing.



Sara Badyal, M. Arch, MCIP, RPP
Planner 2

SB:rg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Letter from Onni (dated March 7, 2018)

Attachment 3: Revised Rezoning Considerations

Attachment 4: RZ 13-633927 Application History

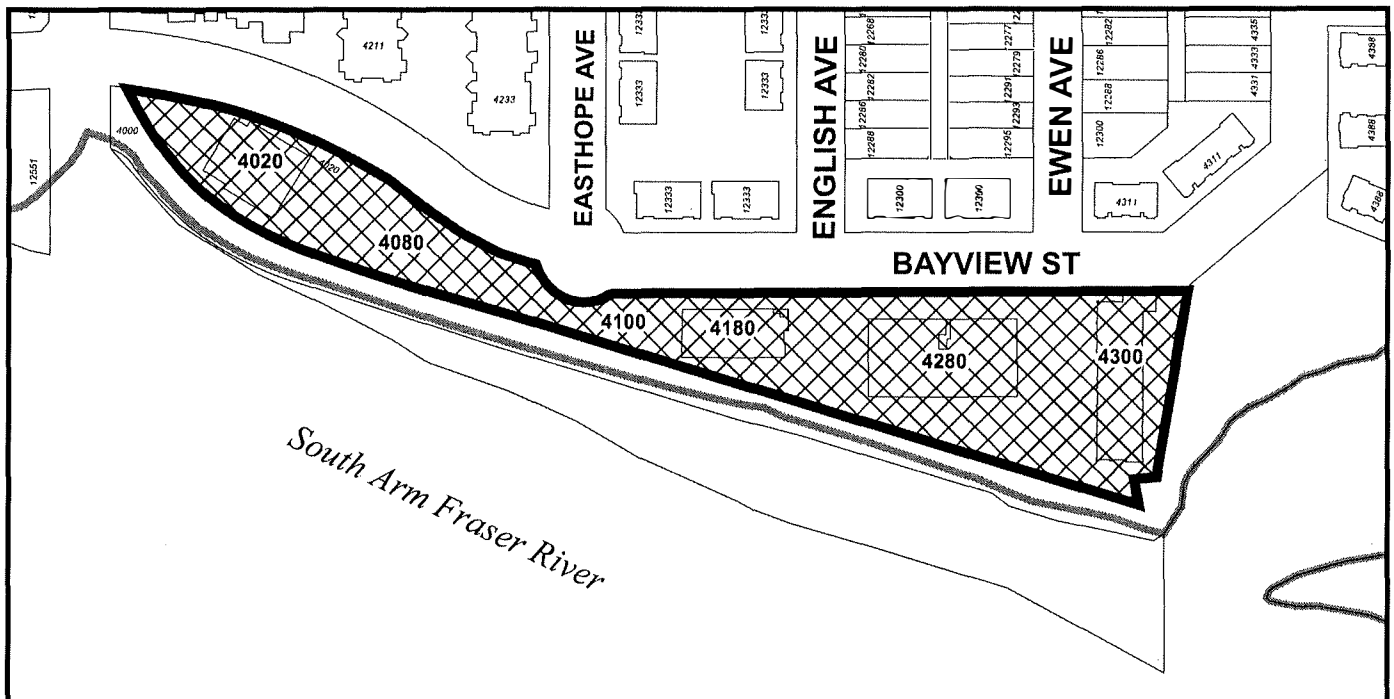
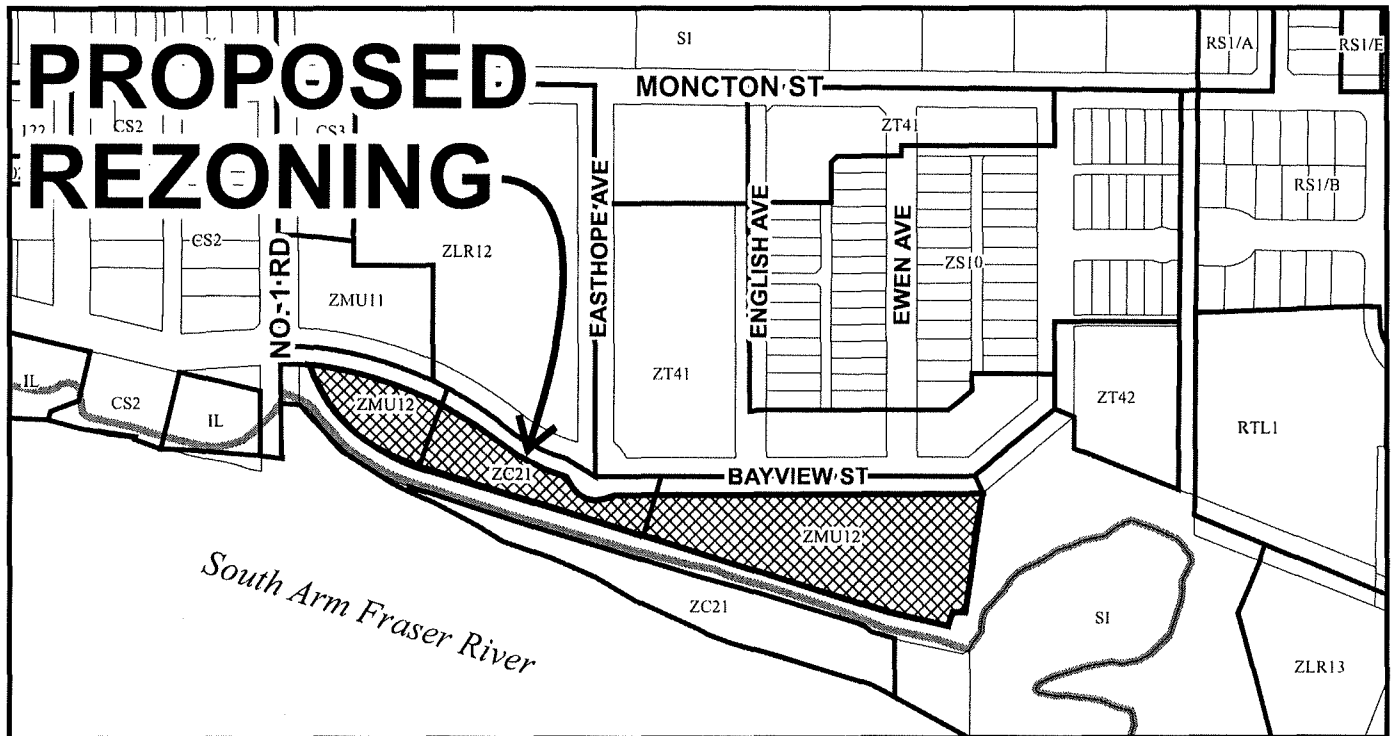
Attachment 5: Staff report to General Purposes Committee dated July 5, 2017 (including attached staff reports dated: April 30, 2014; March 17, 2014; and November 4, 2013)

Attachment 6: Memos to Public Hearing Meetings dated: October 11, 2017; November 14, 2017; November 20, 2017; December 13, 2017; and December 18, 2017

Attachment 7: Public Correspondence (received July 6, 2017 to March 12, 2018)



City of Richmond



RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES



City of
Richmond



RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES

to report dated March 26, 2018



March 7th, 2018

Dear Ms. Sara Badyal,

RE: Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063

Please accept this letter in response to the council motion made at public hearing on December 18th in regards to Imperial Landing at 4300 Bayview Street.

Onni would like to amend the rezoning conditions so that the community amenity contribution is \$5.5 Million.

In respect to the operation of the proposed 32 unit hotel, I can confirm that Onni will be operating the hotel. To prevent against any potential nuisances or complaints, there will be on site staff during business hours and an emergency phone line available 24 hours a day. Business hours are considered Monday – Friday from 9AM – 5PM and Saturday/Sunday from 10AM – 4PM. Traditional cleaning and laundry services will be contracted out and provided by an off-site company. Other services such as dry-cleaning for guests will be offered via a pick up/drop off service. Since there will not be traditional restaurant services as part of the hotel, we will be looking to partner with local businesses and restaurants in Steveston Village who could offer room service or food delivery service for guests. The primary booking methods will be via online platforms or by telephone. All contact information for the hotel would be readily available on the hotel web site.

The original rezoning intent was to keep all existing uses and simply add additional land uses. For that reason, similar to all the other buildings, the mixed maritime use will stay in place across the entire site with additional uses getting added in. Onni has every intent of moving forward with the proposed hotel, should it get approved.

I trust this letter addresses any issues raised at the December 18th public hearing. If there are any questions or concerns requiring clarity, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brendan Yee", written over a blue horizontal line.

Brendan Yee
Development Manager, Onni Group

Suite 300 – 550 Robson St.
Vancouver, British Columbia
Canada V6B 2B7

PHONE 604 602 7711
FAX 604 688 7907
onni.com

REAL ESTATE DEVELOPMENT
PROPERTY & CONSTRUCTION MANAGEMENT



Address: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

File No.: RZ 13-633927

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9062
2. Single site, no subdivision and no stratification requirements - Registration of legal agreement(s) on Title ensuring that:
 - a) The six non-residential air space parcels (Air Space Parcels 1 through 6 of plan EPP26790) are all owned by the same legal entity (both beneficial and legal interest in the six parcels) and prohibiting transfer of less than all six parcels.
 - b) No subdivision of any one or more of the six parcels (including no subdivision by way of strata plan) (consolidation of the six parcels is acceptable).
3. Truck activity - Registration of a legal agreement on Title to: prohibit large delivery trucks of size WB-17 or larger from accessing or entering the site at any given time; and to restrict truck delivery hours of operation for non-residential uses by trucks of maximum SU-9 in size to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday. Remedies will include, but without limitation, performance wording to establish a fine amount of \$200 adjusted by CPI annually from the year of rezoning approval per of the restrictions in the agreement payable by the owner.
4. Commercial parking - Registration of a legal agreement on Title including:
 - a) The following covenants:
 - i. Parking garage entry gates are to remain open during business hours of any commercial use on the lands other than hotel. Hotel guests are to be provided with a means to open a closed parking garage entry gate and access commercial parking outside of regular business hours.
 - ii. A maximum of 16 of the total 189 commercial spaces may be assigned to specific businesses. Further the assignment can be on weekdays only, between the hours of 8:30 am and 6:00 pm. The balance of the parking spaces must be unassigned and available by the use of any commercial client or visitor to a residential unit on the site.
 - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
 - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
 - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right of way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.
5. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
6. City acceptance of the developer's offer to voluntarily contribute \$5,500,000 towards the Steveston Community Amenity provision account, with funds dedicated to the eventual improvement of the Steveston Community Centre, at the discretion of Council.
7. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.

8. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects.
9. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit will be held by the City for a period of 18 months after the commercial area is occupied.
10. Enter into a Servicing Agreement* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
 - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three legs of the intersection, using Duratherm material or equivalent.
 - b) Upgrade crosswalks along Bayview Street:
 - i. At the two midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
 - ii. At the three crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
 - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
 - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue, and Ewen Avenue.
 - d) Add pavement marking "sharrows", and signage for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.
 - e) Fabricate and install public parking signage on Bayview Street in both directions at the two public parking facilities.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

RZ 13-633927 Application History

Date	Proposal for Rezoning		Committee Resolution	
	ZMU12 Zone	ZC21 Zone		
Report dated Nov 4/13	<p>• (existing ZMU12 uses) Unrestricted MMU Uses: • Education • Manufacturing, custom indoor • Office • Parking, non-accessory • Service, personal New Uses: • Animal Grooming • Child Care • Education, commercial • Health Service, minor • Library and exhibit • Recreation, Indoor • Restaurant • Retail, convenience • Retail, general • Retail, secondhand • Service, financial • Service, business support • Service, household repair • Service, massage • Veterinary service</p>	<p>• (existing ZC21 uses) Unrestricted MMU Uses: • Industrial, general • Manufacturing, custom indoor • Office • Parking, non-accessory New Uses: • Animal Grooming • Child Care • Education, commercial • Health Service, minor • Library and exhibit • Recreation, Indoor • Restaurant • Retail, convenience • Retail, general • Retail, secondhand • Service, financial • Service, business support • Service, household repair • Service, massage • Veterinary service</p>	<ul style="list-style-type: none"> • \$1,500,000 to Leisure Facilities Reserve Fund • \$136,206 for Road Works DCC projects • \$605 for Storm Drainage DCC projects • \$15,000 traffic calming security • Legal agreement to prohibit WB-17 truck access and limit commercial loading hours. • Legal agreement to ensure parking access • Adding 8 bicycle rack spaces • SA for upgrades to No. 1 Road and Bayview Street intersection, all crosswalks along Bayview Street, speed signage and bicycle "sharrows" 	<p>At November 19, 2013 Planning Committee, referred back for staff to:</p> <ol style="list-style-type: none"> 1) attend the scheduled meeting between the applicant and the Steveston Merchants Association as an observer and provide an update to the Committee; 2) conduct a study and analysis regarding (i) the types and number of mixed maritime and commercial uses that are needed in the area through consultation with the residents, business owners, and business and community organizations in Steveston, (ii) potential implications of specific uses on City facilities and existing businesses in the area, (iii) the suitable proportion and location of mixed maritime and commercial uses on the subject site including the suggestion to confine the commercial use area only in spaces between Easthope Avenue and No. 1 Road, (iv) transportation related items including potential parking fees and truck parking restrictions; (v) the future developments and expected increase in commercial use spaces in the area, and (vi) how the \$1,500,000 voluntary community amenity contribution by the applicant would be allocated to different uses in Steveston; 3) study the possibility of the applicant providing a rental space for a City library on the space allotted for commercial use, having the same size and lease rate as the City library at Ironwood, as a requirement for the subject rezoning application; 4) study the possible location of a maritime museum on the subject site on the space allotted for mixed maritime use; and 5) provide updates to Committee on the marina development.
Report dated March 17/14	<p>Same as previous proposal, except indoor recreation removed</p>	<p>Same as previous proposal, except indoor recreation removed</p>	<p>Same as previous proposal, except:</p> <ul style="list-style-type: none"> • Revised \$1,500,000 to new Steveston Community Amenity Provision Account • Revised legal agreement to prohibit WB-17 truck access, limit commercial loading hours, and include fine mechanism • Revised legal agreement to ensure parking access, 2 hours free parking, reasonable parking pay rates and limit parking space assignment 	<p>At April 8, 2014 Planning Committee, referred back for staff to examine:</p> <ol style="list-style-type: none"> 1) the enhancement of the community amenity contribution, including the possibility of library expansion and marina development; and 2) the legal aspects related to change of use lease provisions suggested by the applicant.
Report dated April 30/14	<p>Same as previous proposal</p>	<p>Same as previous proposal</p>	<p>Same as previous proposal, except:</p> <ul style="list-style-type: none"> • Revised \$2,000,000 to new Steveston Community Amenity Provision Account • Additional 3 options for City lease of space on site 	<p>At May 6, 2014 Planning Committees, referred back for staff to review:</p> <ol style="list-style-type: none"> 1) options to enhance the community amenity contribution; 2) options to determine the preferred type of community amenity contribution; and 3) potential sites for the expansion of the Steveston Library. <p>and report back to a forthcoming General Purposes Committee.</p> <p>and to examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back.</p>

RZ 13-633927 Application History

Date	Proposal for Rezoning		Amenity Proposal	Committee Resolution
	ZMU12 Zone	ZC21 Zone		
Report dated July 5/17	<ul style="list-style-type: none"> • (existing ZMU12 uses) Unrestricted MMU Uses: • Education • Manufacturing, custom indoor • Office • Parking, non-accessory • Service, personal New Uses: restricted to specific buildings as shown on staff report Attachment BB • Health Services, Minor • Hotel (32 rooms & maximum 90 day accommodation) • Indoor recreation • Office • Restaurant • Retail, General • Service, Financial 	<ul style="list-style-type: none"> • (existing ZC21 uses) Unrestricted MMU Uses: • Education • Manufacturing, custom indoor • Office • Parking, non-accessory New Uses: specific to specific buildings as shown on staff report Attachment BB • Grocery Store • Health Services, Minor • Indoor recreation • Office • Restaurant • Retail, General 	<p>Same as March 17/14 proposal, except:</p> <ul style="list-style-type: none"> • Revised \$2,375,000 to new Steveston Community Amenity Provision Account • Additional signage for cyclist 'sharrows' and public parking lots. 	<p>At July 17, 2017 General Purposes, referred to the October 16, 2017 Public Hearing.</p> <p>At July 24, 2017 Council, staff directed to:</p> <ol style="list-style-type: none"> 1) consult with stakeholders Steveston 20/20 group, Steveston Merchants Association and Steveston Community Association; 2) provide previous city marina potential materials; 3) dedicate the community amenity contribution to the eventual improvement of the Steveston Community Centre; and 4) continue to discuss the community amenity contribution amount.
Memo dated Oct 11/17	Same as previous proposal	Same as previous proposal	Same as previous proposal	<p>At October 16, 2017 Public Hearing:</p> <ol style="list-style-type: none"> 1) Onni increased the community amenity contribution to \$3,375,000; and 2) Council deferred the application to the November 20, 2017 Public Hearing for further discussion, analysis and information regarding the community amenity contribution.
Memo dated Nov 14/17	Same as previous proposal	Same as previous proposal	<p>Same as previous proposal, except:</p> <ul style="list-style-type: none"> • Revised \$3,562,500 to new Steveston Community Amenity Provision Account 	<p>Both memos were considered at the November 20, 2017 Public Hearing.</p>
Memo dated Nov 20/17	Same as previous proposal	Same as previous proposal	<p>Same as previous proposal, except:</p> <ul style="list-style-type: none"> • Revised \$4,750,000 to new Steveston Community Amenity Provision Account 	<p>At November 20, 2017 Public Hearing, deferred to the December 18, 2017 Public Hearing for further consideration regarding the community amenity contribution.</p>
Memo dated Dec 13/17	Same as previous proposal	Same as previous proposal	Same as previous proposal	<p>Both memos were considered at the December 18, 2017 Public Hearing.</p>
Memo dated Dec 18/17	Same as previous proposal	Same as previous proposal	<p>Same as previous proposal, except:</p> <ul style="list-style-type: none"> • donations offered to two Richmond non-profit organizations (\$500,000 total) 	<p>At December 18, 2017 Public Hearing:</p> <ol style="list-style-type: none"> 1) Council amended the community amenity contribution to \$5,500,000; and 2) referred the application back to staff to review a potential covenant for the proposed hotel to be operated similar to a traditional hotel.



Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9062 (RZ 13-633927)
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended by:
2. by deleting clause ii. of the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof and substituting the following:
(ii) General retail, service and hotel uses are accommodated as additional uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road."
3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017

OCT 16 2017

NOV 28 2017
DEC 3 8 2017

CITY OF RICHMOND
APPROVED
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9063 (RZ 13-633927)
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - (a) by deleting (ZMU12 Permitted Secondary Uses) subsection 20.12.3 and substituting the following:

“20.12.3 A. Secondary Uses

 - **boarding and lodging**
 - **community care facility, minor**
 - **home business**

20.12.3 B. Additional Uses

 - **Health Services, Minor**
 - **Hotel**
 - **Recreation, Indoor**
 - **Restaurant**
 - **Retail, General**
 - **Service, Financial”**
 - (b) by deleting (ZMU12 Other Regulations) clause 20.12.11.4 and substituting the following:

“4. The following permitted uses in this zone shall be restricted to maritime or commercial fishing related uses:

 - a) **industrial, general;**
 - b) **manufacturing, custom indoor; and**
 - c) **parking, non-accessory”**

- (c) by inserting the following into (ZMU12 Other Regulations) subsection 20.12.11:
- “6. **Minor health service, office, restaurant and financial service uses** are only permitted on the following listed **sites**:
- a) P.I.D. 029-108-136
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
7. **General retail use**, excluding **grocery store use**, is only permitted on the following listed **sites**:
- a) P.I.D. 029-108-136
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
8. **Indoor Recreation use** is only permitted on the following listed **sites**:
- a) P.I.D. 029-108-161
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
9. **Hotel use** is only permitted on the following listed **sites** and the **hotel use** is restricted to providing the transient public, in return for consideration, lodging in no more than 32 **hotel** rooms and for not more than 90 days in a 12-month period at either or both of the following listed **sites**:
- a) P.I.D. 029-108-179
Air Space Parcel 5 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-187
Air Space Parcel 6 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”
- (d) by inserting the following into (ZC21 Permitted Additional Uses) subsection 22.21.3.B.:
- “• **Grocery Store**
- **Health Services, Minor**
 - **Recreation, Indoor**
 - **Restaurant**
 - **Retail, General”**

- (e) by deleting (ZC21 Other Regulations) clause 22.21.11.1 and substituting the following:
 - “1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses**:
 - a) **industrial, general**;
 - b) **manufacturing, custom indoor**; and
 - c) **parking, non-accessory**”
- d) by inserting the following into (ZC21 Other Regulations) subsection 22.21.11:
 - “5. **Office, restaurant and general retail uses, excluding grocery store use, are only permitted on the following listed sites and shall be located on the first storey of any building:**
 - a) P.I.D. 029-108-144
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - b) P.I.D. 029-108-152
Air Space Parcel 3 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
 - 6. **Minor health service, indoor recreation and grocery store uses are only permitted on the following listed site and shall be located on the first storey of any building:**
 - a) P.I.D. 029-108-144
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9063**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017
OCT 16 2017 NOV 20 2017
DEC 18 2017

CITY OF RICHMOND
APPROVED by
SB
APPROVED by Director or Solicitor
BK

MAYOR

CORPORATE OFFICER

MayorandCouncillors

To Public Hearing
Date: <u>May 22, 2018</u>
Item # <u>4</u>
Re: <u>BILLIWS 9062 + 9063</u>

From: MayorandCouncillors
Sent: Tuesday, 1 May 2018 08:52
To: 'Joe'
Subject: RE: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the May 22nd Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services
 City Clerk's Office | City of Richmond
 6911 No. 3 Road, Richmond, BC V6Y 2C1



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

From: Joe [mailto:joe.nadya@gmail.com]
Sent: Sunday, 15 April 2018 22:24
To: MayorandCouncillors
Cc: info@waterfrontrezoning.com; Badyal, Sara
Subject: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Joe Williams
Street Name: 197th Street
Postal Code: V2Y 2T7
E-mail: joe.nada@gmail.com
Phone Number: 604.787.3874

Dear Mayor and Council

I am not a resident of Richmond. I worked in Richmond for 26 years. I visit Steveston many times a year with my boat.

Nikki marine closed a few years ago. Steveston hardware is going to close this summer. We are losing the reasons that myself and fellow boaters come to Steveston village. We need more reasons to come to Steveston not less.

If you allow rezoning at Imperial Landing what will happen in the village ? Too much new commercial property and the old small time shops will disappear. I don't want Steveston to become home to generic franchises and lose its charm and character.

Please keep marine use zoning in place.

Thank you for your time
 Joe Williams

Sent from my iPad

Mayor and Councillors

To Public Hearing
Date: <u>May 22 2018</u>
Item # <u>4</u>
Re: <u>Bylaws 9062 + 9063</u>

From: Mayor and Councillors
Sent: Tuesday, 1 May 2018 08:52
To: 'Moreah Sinclair'
Subject: RE: Onni site in Steveston

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the May 22nd Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1



From: Moreah Sinclair [mailto:moreah_sinclair@hotmail.com]
Sent: Tuesday, 24 April 2018 20:32
To: Mayor and Councillors
Subject: Re: Onni site in Steveston

Dear Mr. Mayor and Councillors,
Please consider the following suggestion which I sent to the Richmond News in late November.
Thank you,
Moreah Sinclair
Richmond Resident

To: editor@richmond-news.com
Subject: Hello, Eve - Here are my thoughts on what to put on the Onni site: An Aquarium!

Before the zoning is changed to suit Onni, I would like to suggest that what Steveston needs on that priceless site, is an Aquarium - obviously 'Marine' themed; no re-zoning necessary.

The City's beautiful new tree-themed park on the Garden City Lands will help to beautify our mid-island, and an aquarium in Steveston would be another feature to draw visitors to that end of the island. Certainly, to the thousands of passengers from future cruise ships it would offer a charming gem close by. Steveston merchants would welcome such an interesting, natural attraction, rather than a hotel or more fish & chip cafes. As well, it would provide an educational field trip where students learn about the amazing marine life that inhabits our west coast waters. Starfish, rock fish, jelly fish, clams, anemones, sea cucumbers, sea urchins, salmon are just some of the possibilities.

Ucluelet, the small fishing village on the Island, has a small but amazing aquarium, with rave reviews, right on the water's edge, too. Their website, www.uclueletaquarium.com has numerous amazing photos, and shows their little building's interior which features typical westcoast design of natural log posts and heavy

timber framing. If a similar design were used in Steveston's Aquarium, it would help to offset the dreadful concrete and steel we see there now. It could be a real gem....

Moreah Sinclair

MayorandCouncillors

To Public Hearing
Date: May 22, 2018
Item # 4
Re: Bylaws 9062+9063

From: MayorandCouncillors
Sent: Thursday, 10 May 2018 08:10
To: 'Walter Nieboer'
Subject: RE: Another open House

Good morning Mr. Nieboer,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the May 22nd Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

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

From: Walter Nieboer [<mailto:swnieboer@gmail.com>]
Sent: Wednesday, 9 May 2018 19:16
To: MayorandCouncillors
Subject: Another open House

Dear Mayor and councillors, just received notice of yet another open house.
Really!
We are tired of your foot dragging and indecision.
You made a decision years ago.
Onni snubbed their nose at you and went ahead despite the restricted zoning.
You have been petitioned , cajoled, by Onni ever since , AND, yes, they (Onni), will get their way, because you have not and will not stand by your principles and earlier decision.
Onni acts like a spoiled child that will badger a parent knowing the parent will cave to their demands.
Well the citizens are fed up but obviously powerless thanks to you, our representatives.
I have appealed to your broader sense of right on previous occasions to no avail.
Tell Onni they can have the ground floor space rezoned to residential and don't come back again.
Case closed.
Thank you for listening.
This saga deserves to close.
Walter Nieboer
604 241-1471



To Public Hearing	
Date:	May 22, 2018
Item #	4J
Re:	Bylaws 906 2+9063

MayorandCouncillors

From: CityClerk
Sent: Monday, 14 May 2018 14:47
To: MayorandCouncillors
Subject: FW: Zoning Amendment

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: CityClerk
Sent: Monday, 14 May 2018 14:47
To: 'Elly Hamilton'
Subject: RE: Zoning Amendment

Good afternoon Ms. Hamilton,

This is to acknowledge and thank you for your email. Please be advised that copies of your email will be forwarded to the Mayor and each Councillor, and will be included as part of the May 22nd Public Hearing Agenda materials. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Acting Manager, Legislative Services
City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1



-----Original Message-----
From: Elly Hamilton [<mailto:sunflower31@shaw.ca>]
Sent: Thursday, 10 May 2018 15:33
To: CityClerk
Subject: Zoning Amendment

I would like to address the re-zoning application for the ONNI development on Bayview St. in Steveston. I want to say "thank you" to The Richmond Council for their stand on the empty ONNI development for the last few years. And for not allowing ONNI to ignore our City Zoning Bylaw.

When ONNI planned and built the complex on Bayview St. (4020, 4080, 4100, 4280, 4300) they were aware of the zoning for that land. They put up the buildings thinking they could persuade, bribe, or force the city to allow retail/commercial uses.

The reason I am opposed to changing that area is because ONNI cannot be trusted. I live in an ONNI-built condo complex - across the street from the buildings under dispute. As a result of ONNI's dishonest and illegal building practices we are now undergoing a 10 to 15 million dollar restoration process.

Every ONNI building has major problems created as a result of their shoddy workmanship. I have been told that the company has been banned from building in Toronto because of their poor building practices.

Why should we now bend to their wishes - at our cost. It will be at our cost because if - and when the retail businesses are brought in to those empty spaces on Bayview, the traffic will be impossible to live with. Yes, there is underground parking but that space is limited. And if we have delivery trucks coming and going - night and day - in this residential area it will be a nightmare. Parking is already a major problem in this area and all of Steveston. ONNI should have considered that when they planned their development.

Also - we do not need another Pharmacy in Steveston - we already have five of them.. Nor do we need another coffee shop. And with Save On Foods coming into Steveston and Super Grocer already here - another grocery store is not a good idea.

ONNI knew the rules when they developed the property. We do not need to accommodate their wishes now!!!

Let it continue to stand empty — PLEASE

Eleanor Hamilton
105 - 4233 Bayview St.
Richmond