

SCHEDULE 6 TO THE MINUTES OF THE DEVELOPMENT PERMIT PANEL MEETING OF WEDNESDAY, May 27, 2009.

To Development Permit Panel	
Date:	May 27, 2009
Item #	2
Re:	DP 08-414809 4020 + 4300 BAYVIEW ST. ONNI DEV. APP.

	✓	INT
	DW	DW
	GJ	
	KY	
	DB	
	WB	

CityClerk

From: Valnic [valnic@gmail.com]
Sent: May 26, 2009 12:21 PM
To: CityClerk; Badyal, Sara
Cc: MayorandCouncillors; Erceg, Joe; Honorable John Baird; Honourable Environment Minister (Barry Penner)
Subject: DP 08-414809: Rezoning Application by Onni Development (Imperial Landing) Corp.
Categories: UCRS CODE / FILE NUMBER: 08-4105-20-2008414809

Dear Sara Badyal and City Clerk's Office:

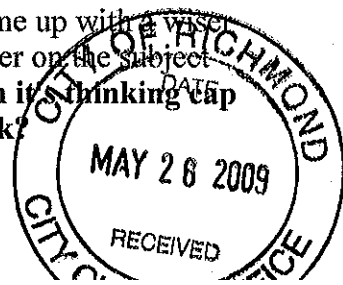
RE: Notice of Application For a Proposed Development Permit DP 08-414809 by Onni Development (Imperial Landing) Corp.
Date: May 27, 2009
Time: 3:30 pm
Place: Council Chambers, Richmond, BC City Hall.

As I may be unable to attend the above meeting, I would appreciate it if you would kindly ensure that my attached string of emails since July 2007, be entered as a written submission into the meeting record. I will also be submitting a hard copy to your office.

What Onni Development has proposed on paper looks impressive, however, my sincere concerns are:-

- **What guarantee has Onni Development provided to the City, the river and the residents living in the surrounding properties to ensure that any future development so close to the boardwalk and the water does not damage the river or the surrounding properties?** Onni may have won the Gold Georgie Award in 2004 for the best home builder but based on previous Onni development projects, do the residents of Steveston and the City of Richmond have full confidence that we can rely on the developer to honour any development disaster(s) or glitches that may occur before, during and after project completion? As an Onni home owner myself, I must say that I cannot!
- Based on the recent Intent of Permit: **If there is a need to "improve the subsurface for dyke support", would this not be an indication that maybe there should not be any construction of buildings which is in so close proximity to the dyke?**
- **In March 2008, the City of Richmond acquired water front property at 7400 River Road at a purchase price of \$13 million, for the purpose of park development. I wonder why the City of Richmond did not buy back from Onni the subject matter prime Steveston water front property instead???** I also believe that many years back, the City wanted to develop Garry Point but public opinion persuaded the City against it, thus Garry point today remains a beautiful park for the enjoyment of residents of Richmond, as well as, visitors. I believe the same goes for the Terra Nova park (please correct me if I am wrong).

Prevention is better than cure, and I am hoping that the City of Richmond could come up with a solution than to allow any further development projects by Onni or any other developer on the subject water front property. **Is there not any way that the City of Richmond could put on its thinking cap and reclaim this prime piece of property from Onni and turn it into a nature park?**



If there is a will, there is a way! I believe that WE (the City of Richmond and it's residents) CAN!

On behalf of the environment, all the visitors who come by every beautiful weekend, and all the residents of Steveston, not to mention my family and I, thank you kindly for hearing me out and **ultimately The City of Richmond, Doing The Right Thing.**

Blue Skies & All Things Nice,

Valerie Nicholas
Resident of Steveston

----- Forwarded message -----

From: Badyal, Sara <SBadyal@richmond.ca>
Date: Mon, Feb 25, 2008 at 2:23 PM
Subject: RE: Rezoning Application by Onni Development (Imperial Landing) Corp.
To: Valnic <valnic@gmail.com>

Dear Ms. Nicholas,

No Public Hearing date in sight yet, but when that time comes around again we will certainly publish the notice in the local newspaper as an invitation to the Public.

Regards,

Sara Badyal, M.Arch
Planner, Development Applications
City of Richmond
p. 604-276-4282
f. 604-276-4052

sbadyal@richmond.ca

From: Valnic [<mailto:valnic@gmail.com>]
Sent: Monday, 25 February 2008 11:29 AM
To: Badyal, Sara

Subject: Re: Rezoning Application by Onni Development (Imperial Landing) Corp.

Dear Sara Badyal:

Thank you for your expeditious response to my concerns. I really appreciate it.

Please do keep me notified should there be a scheduled Public Hearing for the redevelopment of

05/26/2009

the property at 4020 and 4300 Bayview St. in Steveston currently owned by ONNI Development.

It is my hope that the City of Richmond could reclaim this piece of prime property and turn it into a wonderful nature park for the community, as well as, for the numerous tourists who flock to Steveston to enjoy it's heritage and scenic view.

Thank you once again and have a wonderful day.

Blue Skies & All Things Nice,

Valerie Nicholas

On 2/25/08, **Badyal, Sara** <SBadyal@richmond.ca> wrote:

Dear Ms. Nicholas,

Thank you for your e-mail. There is little to report regarding the Onni site since our e-mail to you back in October. There is no scheduled Public Hearing for the redevelopment of the property. Staff are continuing discussion with the property owner regarding the future of this development parcel.

Regarding your concerns about the effects of future construction, the property owner is legally responsible to not damage the river or neighbouring property.

I have also forwarded your e-mail to our Community Bylaws staff. Staff have discussed this issue with Onni and it our hope that this will be remedied. Staff are continuing to follow up with the developer to ensure the City's Standard of Maintenance Bylaw is followed.

Regards,

Sara Badyal, M.Arch
Planner, Development Applications
City of Richmond
p. 604-276-4282
f. 604-276-4052

sbadyal@richmond.ca

From: Valnic [<mailto:valnic@gmail.com>]
Sent: Monday, 18 February 2008 11:53 AM
To: Achiam, Cecilia
Cc: MayorandCouncillors; Erceg, Joe; Badyal, Sara; John Baird; Environment Minister
Subject: Re: Rezoning Application by Onni Development (Imperial Landing) Corp.

Dear Ms. Cecilia Achiam:

Wishing you a very Happy, Healthy & Wealthy 2008.

This is just a short follow-up request to the status of property 4020 and 4300 Bayview Street in Steveston, currently owned by Onni Development. Will there be any public hearing/forum pertaining to the said property? Also, we have not seen any clean-up effort by the owner of property 4020 and 4300 Bayview Street, as yet.

Thank you kindly and have a wonderful day.

Blue Skies & All Things Nice,

Valerie Nicholas

On 10/12/07, Valnic <valnic@gmail.com> wrote:

Dear Ms. Cecilia Achiam:

Thank you so much for your response and for taking measures to follow-up with the developer (Onni Development) to ensure that the developer adheres to the City's Standard of Maintenance Bylaw.

Just as important or even more so, is my concern that once Onni Development is allowed to proceed with the construction of more residential development on the waterfront so close to the river which may have an adverse effects to the beauty of the environment and surrounding properties, we can do nothing to stop or reverse the effects or damage. **What guarantee has Onni Development provided to the City, the river and the residents living in the surrounding properties to ensure that any future development so close to the broadwalk and the water does not damage the river or the surrounding properties?** Has the City requested from Onni for engineering and enviromental reports to ensure that there is no damage to the environment or to the surrounding properties?

Prevention is better than cure, and I am hoping that the City could come up with a better solution than to allow any further development by Onni or any other developer on the prime waterfront property. If there is any way that the City could reclaim this prime piece of property back from Onni and turn it into a nature park ... that would be the absolute solution. **If there is a will, there is a way!**

Thank you so very much once again for hearing me out & have a wonderful day.

Blue Skies & All Things Nice,

Valerie Nicholas

On 10/11/07, Achiam, Cecilia <CAchiam@richmond.ca> wrote:

Dear Ms. Nicholas:

Your email was referred to me for response. Thank you for your continued interest in the planning of 4020 and 4300 Bayview Street.

As you are aware, Onni's rezoning proposal was referred back to staff in the Spring. Staff are continuing discussions with the property owner, Onni Development, regarding the future of this development parcel.

In response to your concern about the effects of future construction, the property owner would be responsible to ensure that any future development does not damage the river or surrounding properties.

Staff have just recently relayed to Onni that public concern has been expressed to the City regarding the appearance of the property. It is our hope that this will be quickly remedied. Staff will be following up with the developer shortly to ensure that City's Standard of Maintenance Bylaw is followed.

Thank you again for your input.

Regards,

Cecilia Achiam, BCSLA, MCIP
Acting Director of Development
City of Richmond
p. (604) 276-4122
f. (604) 276-4052

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

From: Valnic <valnic@gmail.com>

To: Erceg, Joe

Cc: Mayor and Councillors; mayorea; Yap.MLA, John

<john.yap.mla@leg.bc.ca>; Dave Davis <d3@stevestonivillage.com>;

env.minister@gov.bc.ca <env.minister@gov.bc.ca>; John.Baird@ec.gc.ca

<John.Baird@ec.gc.ca>

Sent: Wed Oct 03 13:05:48 2007

Subject: Re: FW: From the desk of Mayor Malcolm Brodie

Follow-up: 3 October 2007

Dear Joe Erceg:

This is just a follow-up to our email correspondence dated 30 July 2007. Just wondering what the outcome of the discussion with Onni Development was regarding the vacant piece of land by the broad walk in Steveston Village.

I am very concerned about any kind of development/construction so close to the water, and also what effect that may have on the interior structure/foundation of the surrounding homes and buildings. It all seems to be just too congested and un-environmentally friendly for a beautiful and peaceful village like Steveston.

All being said, the current state of that piece of property by the broadwalk is an eye-soar and Onni should be responsible for having it cleaned up asap.

It may be the best solution for the City of Richmond to reclaim the prime piece of property back from Onni Development, in order to be able to have full control of what goes into it for the betterment of Richmond as a whole, for Steveston as a tourist heaven, and for the community who have made Steveston their home.

Thank you all for listening and for looking into the affairs of the people to ensure that the historical heritage of the village of Steveston is well preserved and protected from any further development, especially by the broad walk.

Blue Skies & All Things Nice,

Valerie Nicholas

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On 7/30/07, Valnic < valnic@gmail.com > wrote:

Dear Mr J. Erceg:

Has the City of Richmond thought about re-purchasing this piece of property back from Onni Development so that it has full control of what is developed or not developed on that prime piece of property?

A few suggestions which would still bring in revenue to the City of Richmond are:-

- Farmers' Market.
- Marina stores & rentals.
- Funland and water-activities and the old fashioned carnival for kids of all ages.
- Parking stalls.

I am sure that the above suggestions would benefit the citizens of Richmond and attract lots of tourists, and in the long run would generate more revenue for the City of Richmond, as well as, conserve the wonderful embiance of a rustic fishing village instead of allowing Onni Development to build more residential homes (townhouses or condos).

Maybe the City of Richmond could use the surplus budget from the Oval to purchase the strip of land from Onni Development and turn it into gold!

Thank you all very much for your time and expeditious responses to my concern.

Blue Skies & All Things Nice,

Valerie Nicholas

On 7/30/07, Erceg, Joe <JErceg@richmond.ca>
wrote:

Dear Ms. Nicholas,

Thank you for your suggestions regarding lands adjacent
to the boardwalk in Steveston.

As a result of a recent Planning Committee referral,
staff are in discussion with the property owner, Onni Development, and
are exploring ways to create more open space on this site.

Thank you for your input.

Joe Erceg, MCIP
General Manager
Planning & Development Department
City of Richmond
Tel: 604-276-4083
Fax: 604-276-4222
email: jerceg@richmond.ca

From: mayorea
Sent: Thursday, 26 July 2007 4:53 PM
To: 'Valnic'
Subject: From the desk of Mayor Malcolm Brodie

From the desk of Mayor Malcolm Brodie -

Dear Ms. Nicholas:

Thank you for your email of July 24, 2007
suggesting that additional park space be developed in the Steveston
community.

Your email has been referred to Joe Erceg, our
General Manager of Planning & Development, for his review and response.
Should you wish to discuss this matter directly with Mr. Erceg, he can
be reached at 604-276-4214.

I appreciate you taking the time to make your
views known.

Yours truly,

Malcolm D. Brodie
Mayor
City of Richmond

From: Valnic [mailto:valnic@gmail.com]
Sent: Tuesday, 24 July 2007 9:43 AM
To: mayorea; MayorandCouncillors;
john.yap.mla@leg.bc.ca; env.minister@gov.bc.ca
<<mailto:env.minister@gov.bc.ca>> ; John.Baird@ec.gc.ca;
d3@stevestonivillage.com <<mailto:d3@stevestonivillage.com>>
Subject: Steveston Village, Richmond, British
Columbia.

Good morning Gentlemen:

The recent articles in the Richmond News and Richmond Review regarding Steveston's was very interesting. I believe that Steveston's is lacking greenery and parks for it's growing population, thus, I would think that it may be a wonderful thing for the City of Richmond to purchase the piece of property by the broadwalk, from OMNI Development, and develop it into a beautiful park with benches and small quaint stores located on the frindge so that stores like the British Home will always have a home. Or maybe, gently persuade OMNI Development to create a beautiful park / outdoor entertainment center with rides and ferry-wheels for kids of all ages.

Could you kindly address this issue on behalf of all Stevestonites' and maybe let me know what I can do on my part?

Just my two bits worth for today.

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Blue Skies & All Things Nice!


Valerie Nicholas

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Blue Skies & All Things Nice!

Valerie

From: Valnic [valnic@gmail.com]
Sent: Tuesday, 26 May 2009 12:44 PM
To: CityClerk; Badyal, Sara; MayorandCouncillors; Erceg, Joe; Honorable Environment Ministry_Federal; Honourable Environment Minister (Barry Penner)
Subject: BOSS! We have a leak.....
Attachments: _AVG certification_.txt; Bosswehavealeak.pps

Hello All:

 And on a lighter side of things as a follow-up to my earlier email regarding Onni Development (Imperial Landing) Corp at 4020 and 4300 Bayview Street, Richmond, BC ... hope this .pps file puts a smile on your face :).

Blue Skies & All Things Nice,

Valerie Nicholas

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Blue Skies & All Things Nice!

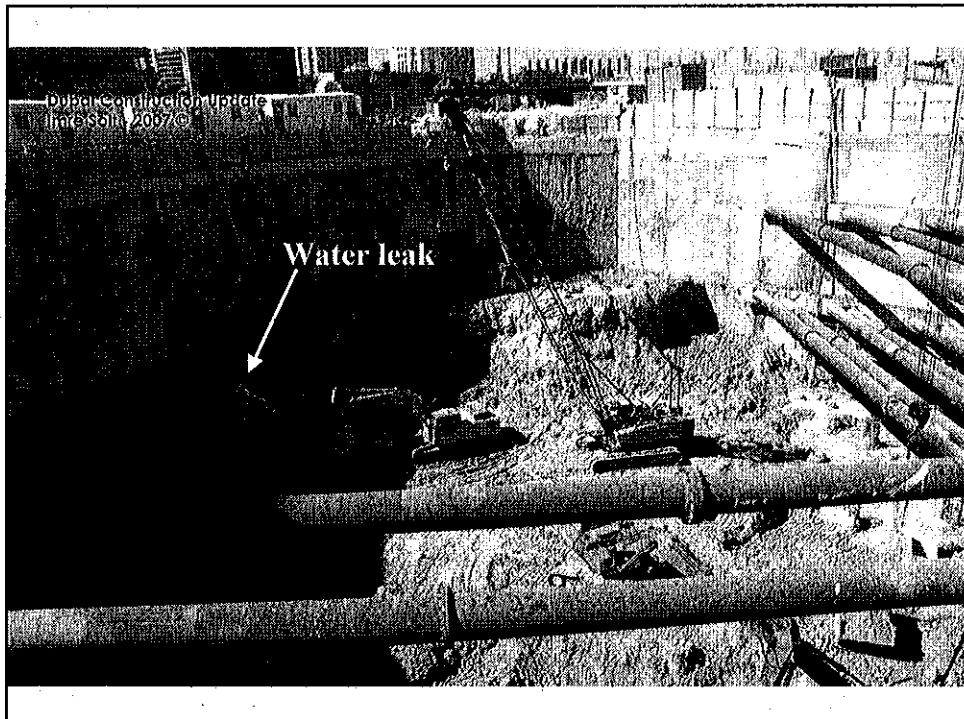
Valerie

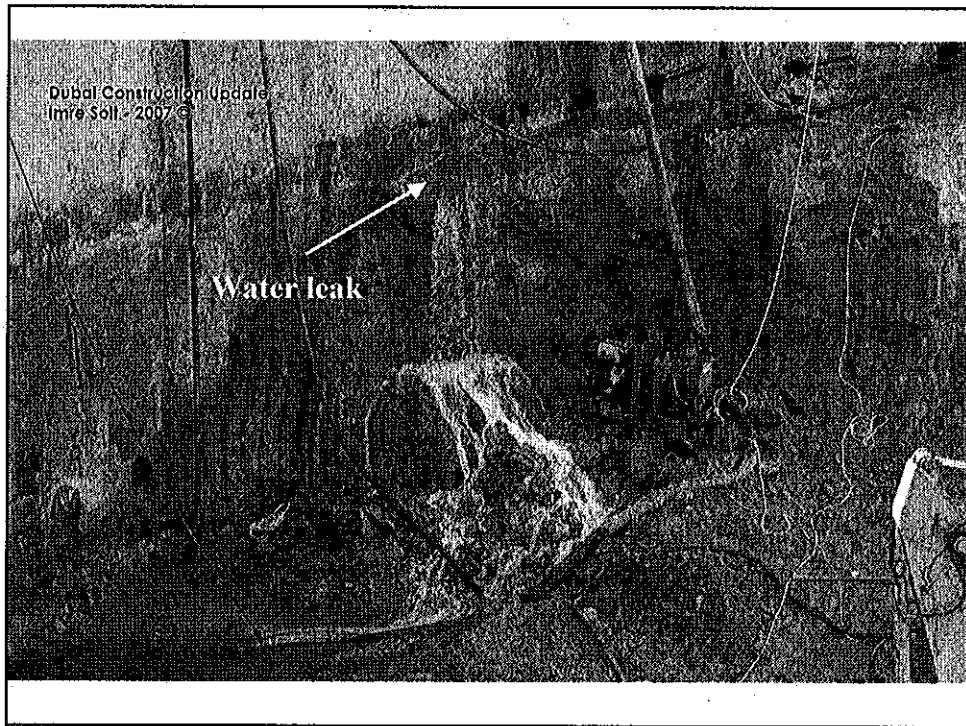
2009-05-27

Boss !

**I think there is a small water leak in front of the
excavator**

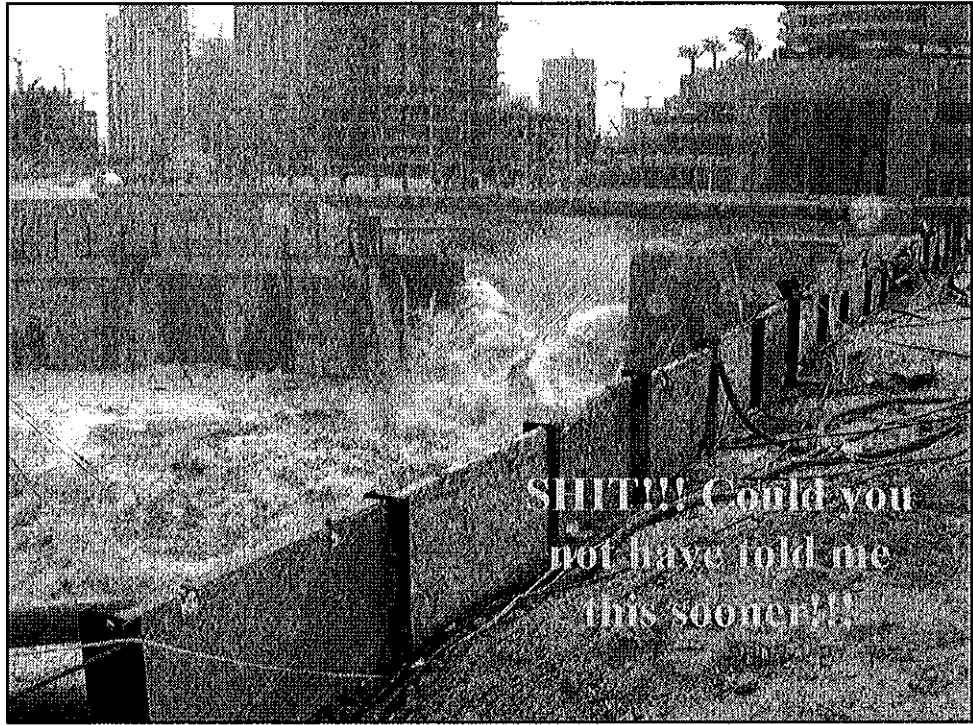
I installed a pump to get rid of it.





Boss !!!

**There is a strange Groaning sound emanating behind
the water leak??!!**



Boss! A Pool is just as good , No???