



General Purposes Committee

Date: Tuesday, April 3, 2018

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo (entered at 4:03 p.m.)
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on March 19, 2018, be adopted as circulated.

CARRIED

Cllr. Loo entered the meeting (4:03 p.m.).

COMMUNITY SERVICES DIVISION

1. **PROPOSED AMENDMENT TO PUBLIC HEALTH PROTECTION BYLAW NO. 6989 REGARDING SMOKING AND VAPOUR PRODUCT USE**

(File Ref. No. 12-8060-20-009830) (REDMS No. 5548809 v. 26)

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Serena Lusk, General Manager, Community Services, commented that the proposed amendments would introduce three key changes: (i) ban smoking in public parks and school grounds, which would include public beaches, the dyke, public plazas, playgrounds and sports fields, community centre grounds, and parking lots, (ii) extend the no smoking buffer from the current six metres to nine metres, and (iii) expand the definition where smoking is currently prohibited to include vaping and cannabis use.

In response to queries from Committee, Ms. Lusk advised that (i) a program to renew signage in parks is underway and “no smoking” signs, will be updated to be more clear, (ii) new “no smoking” sign designs will be circulated to Council, (iii) public engagement and education will be focused on and staff are not recommending targeted enforcement at this time, (iv) the amended bylaw would be enforced through the existing contract with Vancouver Coastal Health, (v) further information regarding the collection of fines as a result of enforcement could be provided, (vi) print materials will be available at schools and community centres, as well as through community organizations, and (vii) staff will continue to monitor the public education initiatives and will come back to Council to request any additional services should the need arise.

It was moved and seconded

- (1) *That Public Health Protection Bylaw No. 6989, Amendment Bylaw No. 9830, be introduced and given first, second, and third readings, as detailed in the staff report titled “Proposed Amendment to Public Health Protection Bylaw No. 6989 Regarding Smoking and Vapour Product Use,” dated March 16, 2018, from the General Manager, Community Services;*
- (2) *That \$25,000 be approved from the Council Community Initiatives Account for the creation and production of public educational materials to inform the public and organizations on the changes to Richmond’s smoking prohibitions, as detailed in the staff report titled “Proposed Amendment to Public Health Protection Bylaw No. 6989 Regarding Smoking and Vapour Product Use,” dated March 16, 2018, from the General Manager, Community Services;*
- (3) *That the 5 Year Financial Plan (2018-2022) be amended accordingly to reflect the foregoing recommendations, as detailed in the staff report titled “Proposed Amendment to Public Health Protection Bylaw No. 6989 Regarding Smoking and Vapour Product Use,” dated March 16, 2018, from the General Manager, Community Services;*

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- (4) *That all affiliated community organizations that use public parks and school grounds be informed by letter of the foregoing recommendations, as detailed in the staff report titled “Proposed Amendment to Public Health Protection Bylaw No. 6989 Regarding Smoking and Vapour Product Use,” dated March 16, 2018, from the General Manager, Community Services; and*
- (5) *That Richmond School District No. 38 be informed by letter of the foregoing recommendations, as detailed in the staff report titled “Proposed Amendment to Public Health Protection Bylaw No. 6989 Regarding Smoking and Vapour Product Use,” dated March 16, 2018, from the General Manager, Community Services.*

CARRIED

COMMUNITY SAFETY DIVISION

2. **SISTER CITY ADVISORY COMMITTEE 2017 YEAR IN REVIEW**

(File Ref. No. 01-0100-30-SCIT1-01) (REDMS No. 5766452 v. 2)

In response to question from Committee, Mike Romas, Program Manager and staff liaison to the Sister City Advisory Committee (SCAC), advised that (i) the SCAC has elected a new chair, (ii) the Sister/Friendship City anniversary milestone commemoration budget is under review, (iii) mutual recognition is received for the annual city-to-city recognition exchange, (iv) Sister City Pierrefonds in Quebec has advised that the Sister City relationship with Richmond will be recognized in some capacity as part of their library expansion project, and (v) staff will bring forward a report outlining the SCAC’s 2019-2022 activities.

It was moved and seconded

That the staff report titled “Sister City Advisory Committee 2017 Year in Review”, dated March 5, 2018, from the Intergovernmental Relations and Protocol Unit, be received for information.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

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3. **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**

(File Ref. No. RZ 13-633927, 12-8060-20-009062/9063) (REDMS No. 5770905 v. 2)

Wayne Craig, Director, Development, distributed and reviewed a detailed site map of the subject site with current and proposed permitted uses (Page 16 of the Supplemental Materials titled “Supplemental GP – ONNI – Attachment 5 (Part 1 of 3)”). Mr. Craig highlighted that the Applicant has agreed to increase the community amenity contribution to \$5.5 million, and further information on the operation of the proposed hotel may be found in correspondence by the Applicant dated March 7, 2018.

In response to questions from Committee, Mr. Craig advised that (i) a legal agreement for required onsite supervision for the proposed hotel could be pursued, (ii) the potential for a permanent apartment on the hotel site can be examined, however this would need to be specified prior to Public Hearing, (iii) the zoning would allow for Maritime Mixed Use (MMU) and the hotel would need to be operated out of buildings 5 and 6, (iv) the Applicant has advised that hotel guest registration packages would include contact information should any issues arise, and (v) the RCMP and Community Bylaws would respond to any noise complaints or disturbances.

Correspondence from residents regarding the proposed hotel was distributed to Committee (attached to and forming part of these minutes as Schedule 1.)

Chris Evans, Executive Vice-President, Onni Group, provided further clarification on the onsite supervision for the proposed hotel as noted in their letter dated March 7, 2018 (Attachment 2 of the staff report). He noted that a dedicated property caretaker is staffed 24-hours a day, Monday to Saturday for the existing rental properties on the subject site and remarked that this role could be expanded to include the proposed hotel operations; however, he also noted that the proposed hotel would provide guests with an emergency phone line, which would be available at all times. Mr. Evans then stated that a covenant or legal notice on title is not desirable as this could hinder the flexibility of the business.

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In response to queries from Committee, Mr. Evans commented that (i) additional details regarding the operation of the hotel will need to be finalized, including the possibility of a dedicated office for check-ins, (ii) every available avenue will be utilized to advertise available bookings in the proposed hotel, including the use of online hotel booking services, (iii) Onni believes that a market for a small hotel operation in Steveston exists, and (iv) Onni is unable to agree to any legal restrictions on title requiring continuous onsite supervision, however additional correspondence detailing onsite supervision could be provided.

It was moved and seconded

- (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; and*
- (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.*

The question on the motion was not called as the following **amendment motions** were introduced:

It was moved and seconded

That the \$5.5 million amenity contribution be directed to be used for the Steveston Community Centre as provided in Rezoning Consideration #6.

CARRIED

It was moved and seconded

That the Applicant is to agree to provide onsite supervision for the hotel in the form acceptable by Council.

The question on the amendment motion was not called as an **amendment** to the main amendment motion was introduced:

It was moved and seconded

That the provision to provide onsite supervision for the hotel be in the form of a registered covenant.

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The question on the amendment motion was not called as discussion took place on the appropriate form of assurance for the provision of an onsite supervisor for the hotel.

The question on the amendment motion was then called and it was **CARRIED** with Cllrs. Johnston, Loo, McNulty, and McPhail opposed.

The question on the main amendment motion, which now reads,

That the Applicant is to agree to provide onsite supervision for the hotel in the form of a registered covenant.

was not called as discussion further took place on various forms of assurance for the provision of an onsite supervisor for the hotel. As a result, the following **referral motion** was introduced:

That the form of assurance for the provision of an onsite supervisor for the hotel be referred to staff to identify options and report back as soon as possible.

CARRIED

Materials regarding a proposal for moorage at Imperial Landing, including extracts of a previous staff report and artist renderings of the waterfront were distributed (attached to and forming part of these minutes as Schedule 2).

The question on the main motion, as amended, which now reads,

- (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; and*
- (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 provided that the \$5.5 million amenity contribution be directed to be used for the Steveston Community Centre as provided in Rezoning Consideration #6.*

was then called and it was **CARRIED** with Cllrs. Day and Steves opposed.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:09 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, April 3, 2018.

Mayor Malcolm D. Brodie
Chair

Amanda Welby
Legislative Services Coordinator

TO COUNCIL TEAM

I SENT THIS QUESTION OUT TO RICHMOND CITIZENS AND RECEIVED INTERESTING RESPOSES I
THOUGHT I WOULD SHARE WITH YOU

THANKS CAROL DAY

Hi There

Happy Easter Monday .

FYI Tomorrow at the General purposes Committee 4:00 pm Council will decide if they should send the newest **Onni Proposal** to Public Hearing.

Onni wants to build a 32 unit Hotel in the existing building. the key issue is

" 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 the letter.
-

Many people have trust issues with the ONNI group and my concern is that without clear and legally binding agreements then the purpose of the hotel could change and that worries me.

What do you think ?

Best regards,

Carol Day
Richmond City Councillor

RESPONSES:

Hello Carol,

I attended a council meeting awhile ago (last fall?) when Chris Evans tried to convince council to approve Onni's latest proposal. Never in my years of attending public meetings have I been in a meeting where it felt that NO ONE in the room believed the project's proponent.

Richmond council should be very careful with Onni. Remember Mr. Evans' statement that the hotel would be run as an Airbnb - it sounded like the company will say and do anything to get what they want.

At that meeting, the woman sitting beside me said that she lives across the street from the development. She and her friend were very concerned that their neighbourhood would be ruined by a hotel. She also said that the Starbucks on the corner was supposed to pay into the building's condo reserve fund, but Onni forced the condo owners to forgo Starbucks' debt which was something like \$60,000.

Marion

Hello

I am assuming that the building is on the boardwalk in Steveston

Which building is this?

Sounds like it will be run like an AIRB&B...GHOST OWNER..NO FRONT DESK ETC.

Everything is done on line & the only people who actually visit the units would be the cleaning staff.

Thanks for the info
Vicki

Hi Carol,

Happy Easter to you.

This is not an acceptable proposal:

1. The lack of on site staff 24-7 is going to be a deal breaker in this neighbourhood. Loud drunken parties late at night is the concern. Everyone in the neighbourhood is not going to keep the Onni phone number to call if that happens. They will call the police. Onni is shifting their cost for 24-7 staff to the city by having all of us pay for our police to do what Onni should be doing. Even then, response time to a problem situation is going to be much slower than it should be with on site staff.
2. This is not a B&B with 3 rooms. It is 32 rooms which is large enough for them to afford 24-7 staffing. If Onni is trying to maximize its profit then it's simply a matter of a small increase (under \$10) in the room rental rate.
3. One purpose of an agreement with Onni is to get rid of the empty buildings problem and make sure it doesn't come back. It was the hotel idea that sold the new zoning for the entire site as a solution to the problem. Without a written commitment to build the hotel, there is every possibility that buildings 5 and 6 will remain empty for several years. Onni can then come back and say a hotel isn't feasible and they want the buildings rezoned for general commercial. We will then be back to opposition from the Steveston merchants and the mess we have had.
4. It is the fact that Onni is not getting any commercial revenue from the entire site that gives the city a lever with Onni. It would be a serious mistake to leave any aspect of the rezoning up in the air and have it come back at a time when there is less incentive for Onni to cooperate.

John

Hello Kerry, Carol & Don

I share the sentiments. I don't believe or trust any assurances unless they are willing to put it in writing. City staff and elected officials have a fiduciary duty to Richmond residents first and foremost to hold Onni and any other party accountable and the minimum standard is by written agreement without loopholes.

End of story.

Ken

Hi,

Without a formal legally-binding agreement, ONNI is free to do as they wish.

The current ONNI conditions are:

- to amend the rezoning conditions so that the community amenity contribution is \$5.5 Million.
- 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.)

- other services such as night staffing, drycleaning, laundry, restaurant services, room service or food delivery service. will be contracted out, or off-site thereby increasing local traffic issues.
- **primary booking methods will be via online platforms or by telephone.**

This is a condo operating as an Air B&B, and not a conventional hotel with staff & services. As such, it could be easily converted to condos in the future. There is minimal employment opportunities associated with ONNI's set of conditions (see attachment).

Happy Easter Monday .

D

yes what Don said !!!

I am sure you know my feelings about Onni's business practices. I urge you to ensure that you have legally binding agreements for everything. Onni will take advantage of any loopholes.

I have another concern about the hotel. The existing building contains only 16 rental units. Does Onni plan to convert the lower floor to rental units or is the plan to add two more floors on top of the existing building?

I believe Onni already ripped off the provincial government with money that was to be used for affordable housing and somehow got away with it because of something in the fine print being missed. I would be very careful with this company.

They must commit in writing so they can be held to their promises.

Thanks for asking

Sandi

Agree with you completely. Don't have to learn the same lesson twice with this group. Best, Lisa

Carol,

I will not be able to make it. Will there be another opportunity to speak on this ?

Thanks for the heads up.

Jim

I am still away.
If I were there I would support your concerns 100%.

Carol,

I absolutely agree with you. Onni is clearly not to be trusted, as proven by their deceptive development plan that started this whole mess in the first place. What can we do to help?

J

Hi Councillor Day,

I think a legally binding agreement should be mandatory.

Overall I am not in favor of a waterfront hotel at all: How many hotels does Richmond need?

There are hotels in farmhouse mansions, hotels in single family homes and now short term rental hotels on the waterfront or a property that was zoned maritime before construction: As far as my opinion is concerned any change in zoning should only happen if the general public feels OMNI has done their due share towards public amenities, it should not be given to them otherwise.

Is this meeting open to the public and to speakers from the public?

Thanks, N

Hi Carol,

I've texted you the same:

1. This is NOT a hotel. It's a block of managed STRs. The precedent is troubling. I would hate for this to be the new hotel model in Richmond.
2. I would not proceed with anything with Onni without a legally binding agreement. They are shady and have difficulty with ethics.

That's my two cents!

Kelly

February 6, 2018

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Referral Response

1. Sheet Piling Beside the Imperial Landing Pier

Sheet pile wall conceptual estimate: \$1.5M – \$2M

Construction of a sheet pile wall along a portion of the north property line of the City-owned water covered Lot H could provide the potential for additional moorage space, provided the City receives approval from the Ministry for the use of their water lot to construct additional floating docks. Prior to 2002, as part of the former B.C. Packer’s waterfront infrastructure, there were two floating docks (approximately 5m wide x 60m long) located along this stretch of Imperial Landing, supporting the moorage of fishing vessels for the canneries. These two finger docks were situated parallel to a concrete pier along the west side of the water lot (Attachment 1).

Through the years, both the age and decay of the timber structures, the erosion of the foreshore, and the sedimentation carried down the Fraser River took its toll on these structures. The floating docks and piles had to be removed, and concrete rip-rap was placed along this stretch of dike to minimize further erosion. Consequently, sediment has now accumulated to the point that moorage is no longer possible in this area, unless significant dredging is completed.

Based on comments from the November 27, 2017, PRCS Committee meeting, to recreate a moorage opportunity similar to what previously existed, a sheet pile wall constructed along a portion of Lot H (approximately 125 lineal metres) could provide the necessary stabilization of the foreshore (Attachment 2). This would allow dredging to be done as close to the dike as possible, with depths as deep as the secondary navigational channel, which is approximately -3.5 to -4.0 metres.

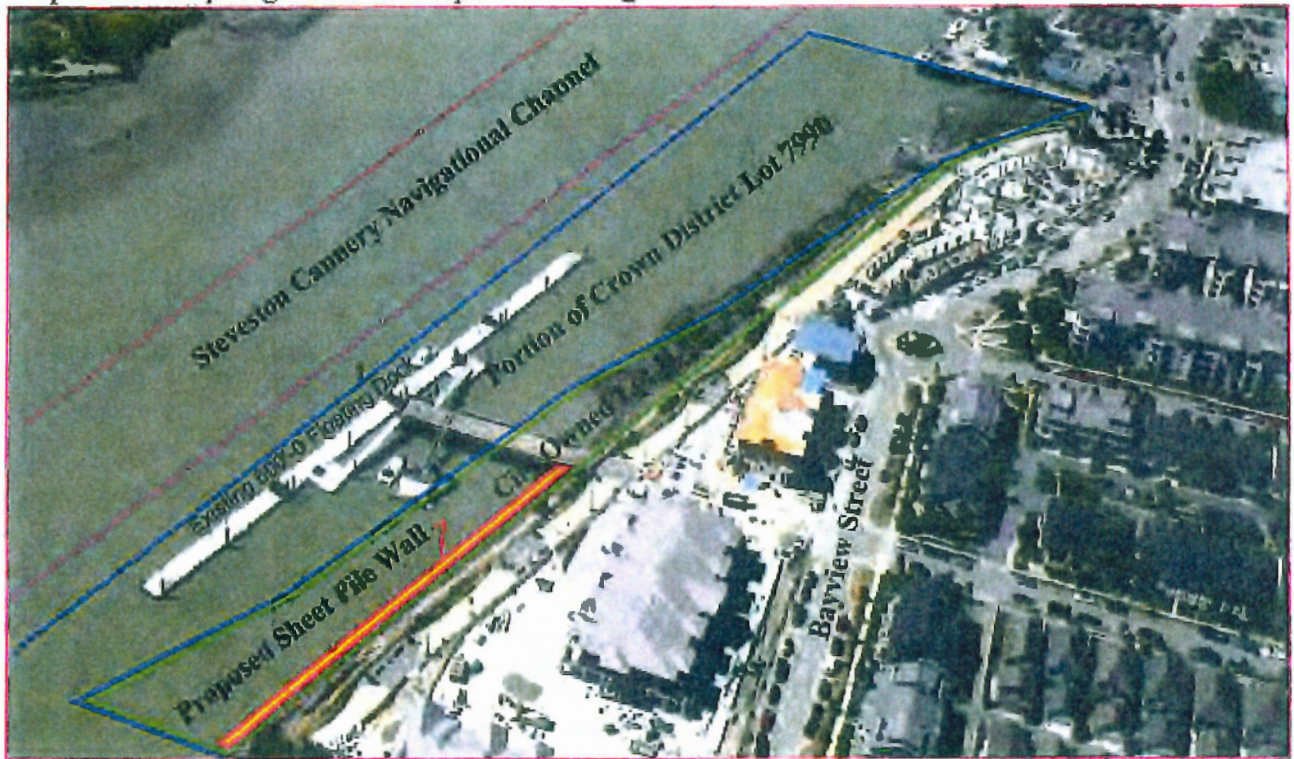
The recent sheet pile wall construction occurring at the Steveston Harbour Authority’s operations serves as a guide to the estimated costs for the sheet pile wall, along with conceptual estimates provided by a Marine Engineering Consultant in 2012. The estimated costs range from \$10,000 to \$15,000 per lineal metre of sheet pile wall, depending on the size, material, and structural engineering of the wall required. Additional geotechnical, environmental, and marine structural engineering investigation would be required to confirm the size, layout, and type of wall for this location.

Should Council wish to consider reinstating what previously existed as shown in Attachment 1, this will require the reconstruction of the “finger docks,” the piles to secure them, and dredging of the subject area.

Costs associated with the reconstruction of the finger docks and dredging operations are not included in this report. A comprehensive engineering, environmental, and permitting investigation are required to determine an order of magnitude costs for these items.

	Description	Cost
1	Sheet Piling Beside the Imperial Landing Pier.	\$1.5M to \$2M

Proposed sheet piling beside the Imperial Landing Pier



RESIDENTIAL CLUSTER -
SETBACK FROM POND +
RIVERS EDGE - CANNERY
STYLE ARCHITECTURE

PHOENIX POND
+ OUTDOOR
EXHIBIT

EXISTING
HOUSING

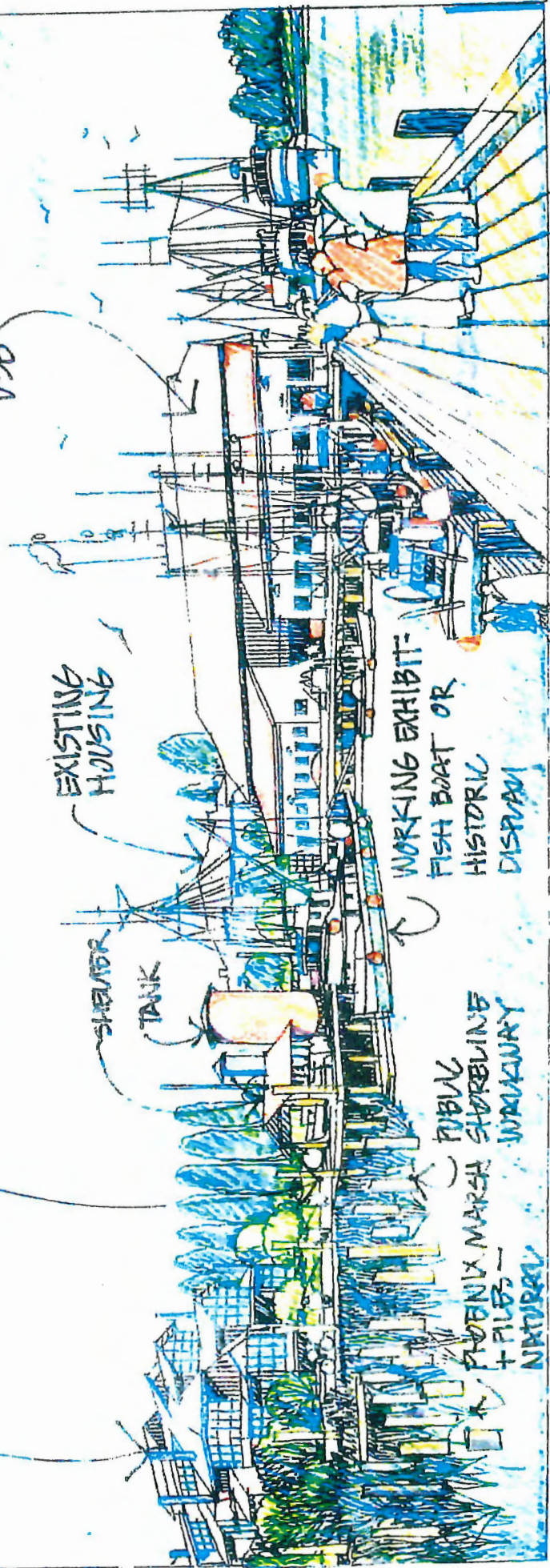
SHOWER
TANK

WORKING EXHIBIT -
FISH BOAT OR
HISTORIC
DISPLAY

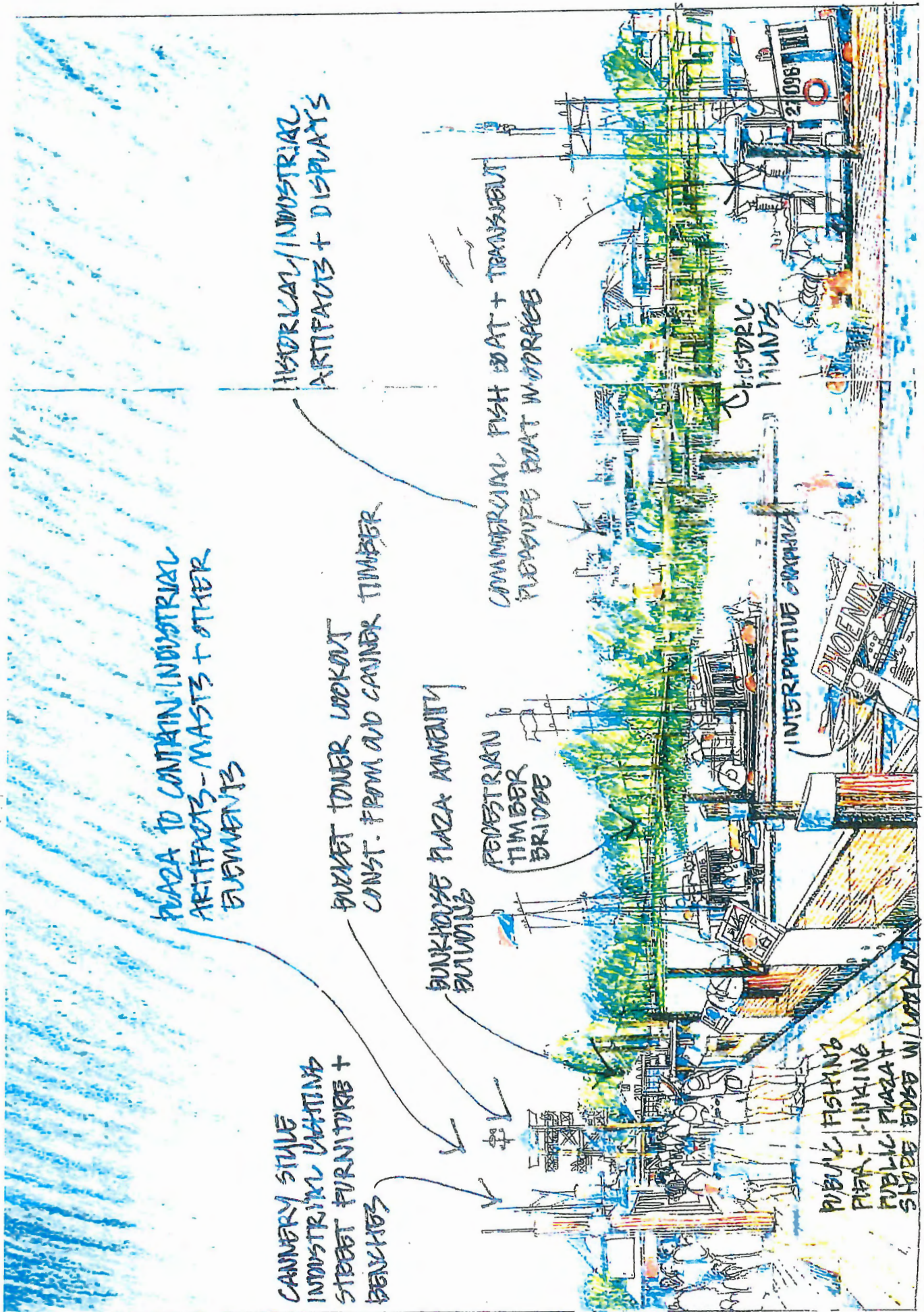
TUBING
SHORELINE
WALKWAY

PHOENIX MARSH
+ FLIES -
NATURAL

HISTORIC NET LOFT
BLDG. RETAINED FOR
CONTINUED INDUSTRIAL
USE



BC Packers ~ The Steveston Properties



PLAZA TO CONTAIN INDUSTRIAL ARTIFACTS - MASTS + OTHER ELEMENTS

CANNERY STAGE INDUSTRIAL VESTIBULE + STREET FURNITURE + BENCHES

BUCKET TOWER LOOKOUT CONST. FROM OLD CANNERY TIMBER

BUNKHOUSE PLAZA AMENITY

PEDESTRIAN TIMBER BRIDGE

PUBLIC FISHING PIKA - INKING PUBLIC PLAZA + SHORE EDGE W/ LOOKOUT

HISTORICAL/INDUSTRIAL ARTIFACTS + DISPLAYS

COMMERCIAL FISH BOAT + TRANSPORT PLEASURE BOAT MORAGE

HISTORIC MURNS

INTERPRETIVE SIGNAGE

PHOENIX