



Special General Purposes Committee

- Date: Monday, April 9, 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
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
- Call to Order: The Chair called the meeting to order at 4:00 p.m.

PLANNING AND DEVELOPMENT DIVISION

1. **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) (REDMS No. 5795676 v. 4)

Correspondence received on the application was distributed (attached to and forming part of these minutes as Schedule 1).

A site map of Building 5 was distributed (attached to and forming part of these minutes as Schedule 2).

Special General Purposes Committee
Monday, April 9, 2018

Wayne Craig, Director, Development, reviewed application, noting that the applicant has agreed to an unregistered agreement which will (i) secure on-site staffing for the proposed hotel, (ii) secure “good neighbour” provisions in compliance with the City bylaws, and (iii) ensure that such agreement can be assigned to a future purchaser of the site. He added that the City will have the ability to suspend or revoke the operator’s business license should the operator be in breach of the agreement. Also, he noted that the applicant has proposed locating the proposed hotel’s reception desk in Building 5 or 6.

Discussion ensued with regard to (i) options to locate the residential entry lobby and hotel registration desks in Building 5 or 6, (ii) options to assign the agreement to a future purchaser of the site, and (iii) the permitted uses on the subject site.

In reply to queries from Committee, Mr. Craig noted that the proposed “good neighbour” provisions are unique to this proposal and that Council has the option to zone the site for hotel use only or permit other uses.

It was moved and seconded

Zoning Bylaw 8500, Amendment Bylaw 9063 be amended by adding the following to the end of proposed clause 20.12.11.9:

“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”

The question on the motion was not called as discussion ensued with regard to the location of the proposed hotel reception desk and the notification to residents prior to the Public Hearing.

The question on the motion was then called and it was **CARRIED** with Cllrs. Au, Day and Steves opposed.

It was moved and seconded

That the Rezoning Considerations be revised in accordance with Attachment 2 to the staff memorandum dated April 6, 2018 from the Director, Development.

CARRIED
Opposed: Cllrs. Au
Day
Steves

Special General Purposes Committee
Monday, April 9, 2018

It was moved and seconded

The Rezoning Considerations be revised to include the following:

*“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.”*

The question on the motion was not called as discussion ensued regarding the restriction of uses on the subject site.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:23 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 Monday, April
9, 2018.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Coordinator

ON TABLE ITEM

Date: April 9 2018
Meeting: Special GP
Item: #1

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 9 April 2018 09:29
To: Craig, Wayne; Badyal, Sara
Cc: Powell, Jo Anne
Subject: FW: Onni Hotel Proposal
Attachments: Onni Hotel Letter.docx

Schedule 1 to the Minutes of the Special General Purposes Committee meeting of Richmond City Council held on Monday, April 9, 2018.

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: MayorandCouncillors
Sent: Monday, 9 April 2018 09:28
To: 'pawluks@shaw.ca'
Subject: FW: Onni Hotel Proposal



Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact 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: RICK PAWLUK [mailto:pawluks@shaw.ca]
Sent: Sunday, 8 April 2018 15:04
To: MayorandCouncillors
Subject: Onni Hotel Proposal

Hello,

Please find attached a copy of a letter that I have forwarded to the Richmond News regarding Onni's proposed operational model for a hotel. I attended the December 18/17 public meeting and am extremely concerned that Onni is pushing forward with its proposed Airbnb model without consideration for any of the concerns that have been expressed by residents. To allow for a hotel that does not require 24 hour on-site personnel is neither consistent with the City's current practice nor community safety practices.

Thank you,

Debbie Pawluk
3257 Hunt Street
Richmond

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Dear Editor,

Re: "Onni hotel plan causes concern," *News*, April 5.

That Onni has finally agreed to pay a \$5.5 million community contribution amenity in exchange for rezoning the Steveston Boardwalk is (at first glance) encouraging. However, once again Onni is prioritizing its undaunted goal of maximizing profit over the safety, security and sundry objections of nearby residents and merchants. Despite having heard multiple concerns (December meeting) regarding its proposed operation model for a hotel, Onni has not only reiterated but expanded its plan for a "remote operational model"—one that necessarily deems null the need for a 24 hour desk and/or security provisions. Although Chris Evans (Executive VP, Onni Group) was present to hear the speakers' concerns, Onni has made no effort to address their worries. It also appears that Mr. Evan's clarification "...that the proposed hotel would only utilize Airbnb's room *booking* model" is only partially true, as the model has been expanded to include room *access* without the assistance of on-site hotel personnel. Nowhere in Onni's recent proposal is reference to a conventional hotel model as was discussed.

That Onni continues to make unprecedented demands without regard for Richmond residents is disappointing but not unexpected. Throughout the on-going Steveston boardwalk saga, Onni has clearly revealed itself as anything but a good corporate neighbor. I encourage City Council to not be further browbeaten by Onni, to not approve Onni's ostensible "hotel" operation model.

Debbie Pawluk
Richmond

ON TABLE ITEM

Date: April 9 2018
Meeting: Special GP
Item: #1

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 9 April 2018 09:30
To: Badyal,Sara; Craig,Wayne
Cc: Powell,Jo Anne
Subject: FW: 4020, 4080, 4100, 4180, 4280 & 4300 Bayview St.

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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

From: MayorandCouncillors
Sent: Monday, 9 April 2018 09:29
To: 'elaine white'
Subject: RE: 4020, 4080, 4100, 4180, 4280 & 4300 Bayview St.

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact 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: elaine white [mailto:elaine_white@hotmail.com]
Sent: Sunday, 8 April 2018 21:08
To: MayorandCouncillors
Subject: 4020, 4080, 4100, 4180, 4280 & 4300 Bayview St.

I have recently been made aware of the possible rezoning of the above noted property to that of a hotel. Steveston is a very special place and especially that of the walkway that has been created. I believe that any creation of a hotel or what would appear to be actually an Air B & B since the proposed wording that Omni is asking be made to the bylaws would appear to be the case.

I hope that the proposal of a "gift" of \$5,500,000 for the Community Centre will not persuade the Council to make changes to this area of Steveston and take away its current ambience to what would seem to be a slippery slope to a very bad development to create Imperial Landing Hotel.

Sincerely,
Elaine White

Sent from my iPad



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ON TABLE ITEM

Date: April 9 2018
Meeting: SPECIAL GP
Item: #1

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 9 April 2018 09:28
To: Craig,Wayne; Badyal,Sara
Cc: Powell,Jo Anne
Subject: FW: ONII Imerial Landing Please oh please approve this latest proposal by ONNI.This has been ten years altogether.I live accross the street From the development on English Ave Every body I've talked to wants the development to go ahead, except some Of yo

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



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

From: MayorandCouncillors
Sent: Monday, 9 April 2018 09:27
To: 'jefflynn@shaw.ca'
Subject: RE: ONII Imerial Landing Please oh please approve this latest proposal by ONNI.This has been ten years altogether.I live accross the street From the development on English Ave Every body I've talked to wants the development to go ahead, except some Of yo

Good morning,

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Thank you again for taking the time to contact 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: jefflynn@shaw.ca [mailto:jefflynn@shaw.ca]
Sent: Sunday, 8 April 2018 14:19
To: MayorandCouncillors
Subject: ONII Imerial Landing Please oh please approve this latest proposal by ONNI.This has been ten years altogether.I live accross the street From the development on English Ave Every body I've talked to wants the development to go ahead, except some Of you...

Sent from my Huawei Mobile

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ON TABLE ITEM

Date: April 9 2018
Meeting: Sp. GP
Item: #1

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 9 April 2018 09:25
To: Craig, Wayne; Badyal, Sara
Cc: Powell, Jo Anne
Subject: FW: Onni hotel proposal

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



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

From: MayorandCouncillors
Sent: Monday, 9 April 2018 09:25
To: 'Colleen Burke'
Subject: RE: Onni hotel proposal

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact 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: Colleen Burke [<mailto:mcburke@telus.net>]
Sent: Tuesday, 3 April 2018 19:01
To: MayorandCouncillors
Subject: Onni hotel proposal

Just say No to hotel proposal.

The neighbourhood is primarily residential and we don't want a hotel here! There are already too many near misses between vehicles and kids.

Colleen Burke
4311 Bayview

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 9 April 2018 11:34
To: Craig,Wayne; Badyal,Sara
Cc: Powell,Jo Anne
Subject: FW: Zoning change discussion for Onni's steveston waterfront buildings

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



From: MayorandCouncillors
Sent: Monday, 9 April 2018 11:34
To: 'niti sharma'
Subject: RE: Zoning change discussion for Onni's steveston waterfront buildings

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact Richmond City Council.

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

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KJ
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From: niti sharma [mailto:niti.tana@gmail.com]
Sent: Monday, 9 April 2018 09:59
To: MayorandCouncillors; CityClerk; Steves,Harold; McPhail,Linda; Day,Carol; McNulty,Bill; Dang,Derek; Au,Chak; Brodie,Malcolm; Loo,Alexa; Johnston,Ken; McPhail,Linda
Subject: Zoning change discussion for Onni's steveston waterfront buildings

Honorable Mayor and Council,

As a concerned citizen, I think that any change in zoning for Onni should only happen if the general public feels Onni has done their due share towards contributing to community amenities. A zoning change should not be given to Onni otherwise.

Last Monday (April 2nd), when Onni 's representative was answering a question from Councillor McPhail, he mentioned data regarding a felt community need around having short term rental accommodation in Steveston,. However, he said that he could not share the source of his data.

I believe the power of zoning change in a controversial matter such as zoning change for Onni's water front buildings should only be used if there is indeed a real community need for short term rentals and at least an 80% consensus in the village for it. Hence it is of utmost importance that if

there is indeed reliable data around a community need for short term rentals in Steveston village, it will be shared transparently with the Councillors and the general public.

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

There are hotels in farmhouse mansions, hotels in single family homes and now the possibility of a hotel on the waterfront in Steveston.

I feel this change in land use does not make sense for a property that was zoned mixed maritime use before and during the time of construction and where the developer knew that they were building a property zoned for maritime use.

Short term rentals (less than 30 days) are the most lucrative kind of rental for an owner/developer. According to the city's own report, Richmond currently has a less than 1% vacancy rate for long term rentals and an unfolding affordability crisis for housing. It is not good use of your public powers to grant yet another project short term rental use on a prime location (Steveston's waterfront) .

Councillor Loo raised the question about why Onni was being asked to have a covenant legally restricting a part of its vacant buildings for hotel use only when other hotels do not have that restriction.

In answer, I would like to note that by Onni 's own admission these buildings being re-zoned were not purpose built to be a hotel and the developer will work backwards to accommodate this use. However other hotel buildings such as the hotel building near the airport or the one near the ice rink tend to be purpose built as hotel accommodation. So it is much harder for other hotels to convert their buildings into any other use.

Also, Onni has been known to illegally rent for less than 30 days in its Level one Building in Seymour street in Vancouver and had to be charged twice by the city of Vancouver before it made changes to its rental policy in that building. This defiance of municipal regulation and callousness towards community interest in favor of self interest is problematic.

In addition in Richmond, Onni has accepted a covenant artificially lowering the assessed value of these vacant buildings on Steveston waterfront but would like a covenant free hand in using the buildings under consideration for hotel use.

Why should publically elected councillors and mayor trust Onni with a covenant free use of its two eastern buildings, when the developer has shown in the past that they will put self interest above community interest.

I hope you will send Onni's new proposal back to public hearing so that your final decision about this issue reflects the voice and vision of the people of Steveston and of Richmond.

Thanks,

Niti Sharma
11380 Kingfisher drive
Dated: 8th April, 2018

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 9 April 2018 11:33
To: Craig,Wayne; Badyal,Sara
Cc: Powell,Jo Anne
Subject: FW: 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 ral Purpose Meeting April 9,2018 ONNI Rezoning

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



From: MayorandCouncillors
Sent: Monday, 9 April 2018 11:33
To: 'Don Flintoff'
Subject: 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 ral Purpose Meeting April 9,2018 ONNI Rezoning

Good morning,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact 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: Don Flintoff [mailto:don_flintoff@hotmail.com]
Sent: Monday, 9 April 2018 09:44
To: MayorandCouncillors
Cc: John Roston
Subject: 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 ral Purpose Meeting April 9,2018 ONNI Rezoning

Monday, April 9, 2018

Mayor & Council

Richmond, BC

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Handwritten initials
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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

Attn: Mayor Brodie and Councillors,

We – You have conceded to ONNI:

- a change from MMU zoning to hotel
- kitchens in the suites
- loss of a wharf
- a significantly reduced amenity contribution
- conventional hotel operation
- accepting of hotel status for a condo complex operating as an Air B&B
- After all this and more, this council is unable to secure a legal & binding agreement for a fully staffed front desk clerk. It remains questionable as to whether ONNI will abide by the non-binding agreement. It is very questionable as to whether the City is capable of enforcing its own by-laws.

I believe that we have only a few options left, these are:

- do nothing as ONNI's property tax still flows into City coffers
- give ONNI everything they have asked for but require:
 - a larger contribution
 - the wharf and
 - removal of the existing covenant on the properties.
- Any other option appears to be a weak-knee compromise on the part of the City as the issue of front desk staffing from another building is too minor to be an issue for Council deliberations

ONNI's, Chris Evans, should be given credit for successfully bending the MMU zoning to this extent but now I believe that Council must put forward their "best and final offer".

Hopes this focuses the issues and options in front of you.

Donald Flintoff

Richmond, BC.

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 9 April 2018 11:37
To: Badyal,Sara; Craig,Wayne
Cc: Powell,Jo Anne
Subject: FW: Onni proposed STR hotel
Attachments: Onni letter to mayor and councillors.pdf

Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



From: MayorandCouncillors
Sent: Monday, 9 April 2018 11:36
To: 'kellyagreene@outlook.com'
Subject: FW: Onni proposed STR hotel

Good morning Ms. Greene,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to contact 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: Kelly Greene [<mailto:kellyagreene@outlook.com>]
Sent: Monday, 9 April 2018 11:23
To: MayorandCouncillors
Subject: Onni proposed STR hotel

Good morning, Mayor and Councillors,

I hope this email finds you well. Please find my letter in opposition to Onni's proposed Short Term Rental hotel attached.

Regards,

Kelly Greene

APR 09 2018

APR - 9 2018

KJ
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To Mayor & Councillors:

I would like to indicate my opposition to the proposed hotel development in the contentious Onni development on Steveston's waterfront.

First, I would like to point out the long history the company has of ethically questionable actions, such as illegal hotel operation in Vancouver, marketing pre-sale condos overseas for a lower price than domestically available, non-payment and litigation to subcontractors, etc.

Further to that, Onni's refusal to provide a legal guarantee to complete and operate the proposed hotel, while in the meantime asking the City to favourably change the zoning, should be sufficient reason to not proceed with rezoning. To rezone this property on a "gentleman's agreement" would be reckless on the part of the City.

Secondly, Onni devalued the waterfront development by placing a covenant on the properties that they are part of a single group. Should Onni, at some future time, decide that it was divesting from the hotel business, there is the very real possibility that they will try to strata and sell the hotel units as condos, which is their primary business. If they were to sell the 32 waterfront units at a conservative \$1.5M each, that would be \$48M of revenue, mostly profit. Considering the City will potentially receive \$5.5M in community amenity contributions, a moment of pause should be taken to consider all eventualities, and even more strongly recommend to the City a legally binding agreement with Onni to operate a hotel.

Finally, the City recently passed Short Term Rental ("Airbnb-style") bylaws that prohibit operation of STRs in condo, apartment, and townhouse developments. Upon reading the intended method of operation for the proposed hotel development, it struck me that this is not a "traditional hotel" as the council requested on December 17, 2018. This is a STR "hotel" that will be operated exactly as the illegal hotel Onni operated in Vancouver. At that time Onni representatives claimed that it was due to a lack of clarity who the "sharing economy was intended to benefit." Now it is abundantly clear that there is not a lack of clarity on their part.

This naturally leads to the question: is City Council prepared to make a precedent by allowing an STR hotel in a condo development in Richmond? If Onni is permitted to legally operate an STR hotel, there will be no way to decline Onni, or other developers, from doing this in future construction. At a time when Richmond residents are facing near zero rental vacancy rates, and home prices are skyrocketing, is City Council prepared to take supply away from residents in perpetuity? I would strongly support the development of traditional hotels in Richmond, as there is a clear need and benefit to increasing traveller accommodation. This is not such a project and STR hotels have no place in Richmond.

Very simply, the waterfront buildings were built with MMU zoning in place. Onni was fully aware of what that entailed. I have personally heard from a maritime business that they would like to rent one of the buildings, but the rent is not set at what is considered a normal rental rate for MMU. Pursuant to my first point, there is the very real possibility that by setting the rental rates very high, Onni is deliberately

keeping the buildings empty to manipulate the honourable Council members and the general public into capitulation.

In closing, I would like to address the ongoing applications by Onni for rezoning. As staff have noted, Onni has had rezoning considered at: November 19, 2013; April 8, 2014; May 6, 2014; July 17, 2017; October 16, 2017; November 20, 2017; December 18, 2017; as well as numerous open houses and stakeholder consultations. The amount of staff hours used on this project has been monumental, and I would respectfully suggest that if Onni wishes to apply for rezoning, they will be required to pay for Richmond staff time upfront, and not ask Richmond's taxpayers to foot the bill for a company which disagrees with the zoning under which they made the decision to build.

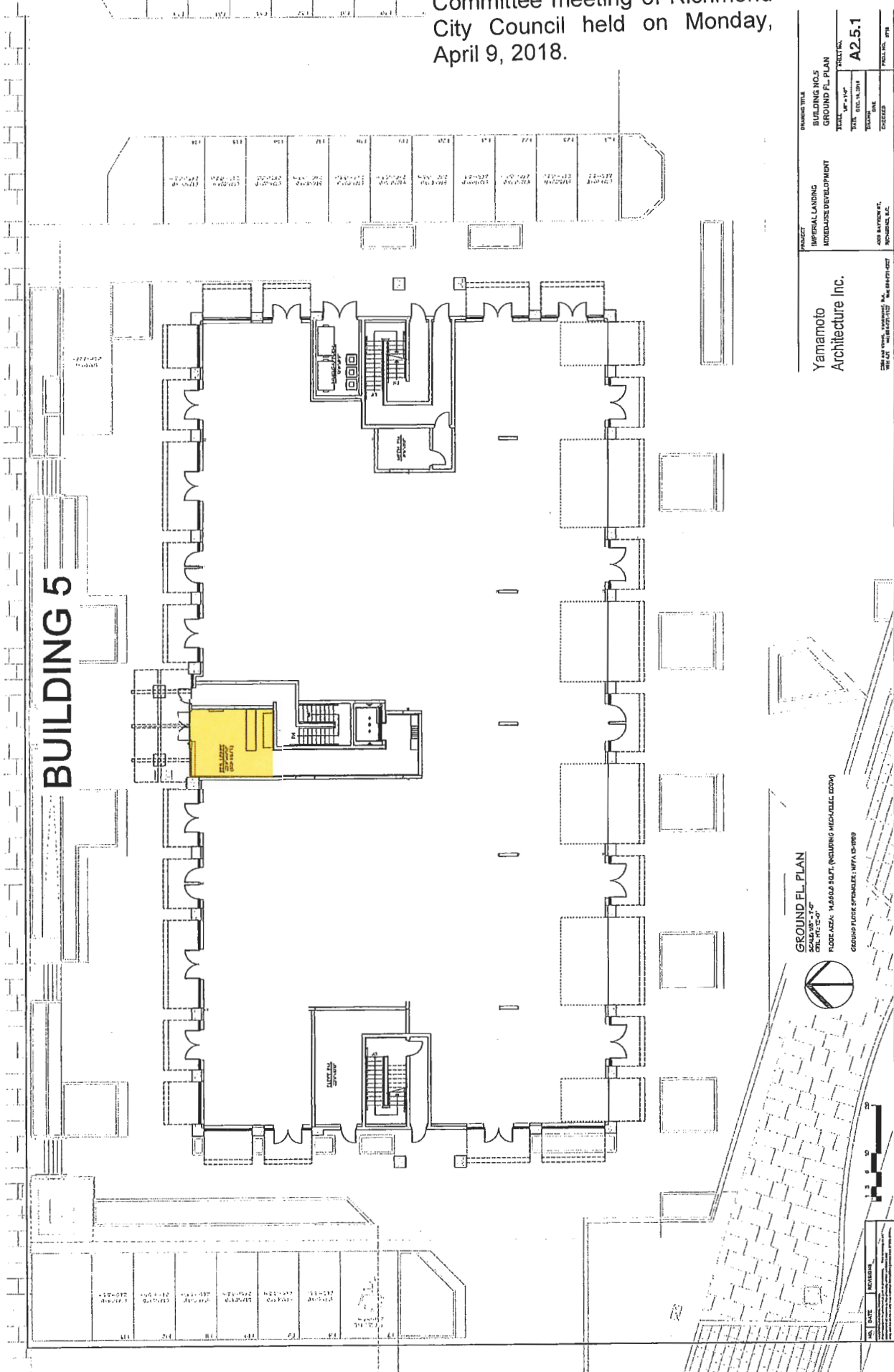
Thank you for your time and consideration of my letter.

Best regards,

Kelly Greene

Schedule 2 to the Minutes of the
 Special General Purposes
 Committee meeting of Richmond
 City Council held on Monday,
 April 9, 2018.

BUILDING 5



PROJECT	IMPERIAL LANDING MODERNAISE DEVELOPMENT	PROJECT NO.	A2.5.1
DESIGNER	Yamamoto Architecture Inc.	DATE	DEC. 14, 2014
SCALE	1/8" = 1'-0"	DATE	DEC. 14, 2014
PROJECT TITLE	BUILDING 505 GROUND FL. PLAN	DATE	DEC. 14, 2014
DATE	DEC. 14, 2014	DATE	DEC. 14, 2014
DATE	DEC. 14, 2014	DATE	DEC. 14, 2014

GROUND FL. PLAN
 SCALE: 1/8" = 1'-0"
 DATE: DEC. 14, 2014
 PROJECT AREA: 14,865 SQ. FT. (INCLUDING MECHANICAL ROOM)
 CADD FILE: PROJECT: 1474 D-089



NO.	DATE	REVISION