



**Regular Council meeting for Public Hearings  
Tuesday, May 22, 2018**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

David Weber, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9836**  
(Location: 3551, 3571, 3591, 3611, and 3631 Sexsmith Road; Applicant: Polygon Development 218 Ltd.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Frank K.K. Chiu, Richmond resident (Schedule 1)
- (b) Licheng Feng, 3333 Brown Road (Schedule 2)
- (c) Jessie Deng, 3333 Brown Road (Schedule 3)

*Submissions from the floor:*

None.

PH18/5-1

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9836 be given second and third readings.***

**CARRIED**



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Tuesday, May 22, 2018**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9852**  
(Location: 3991/3993 Lockhart Road; Applicant: Rav Bains)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH18/5-2

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9852 be given second and third readings.*

**CARRIED**

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9856**  
(Location: 8280/8282 and 8300/8320 No. 3 Road; Applicant: Matthew Cheng Architect Inc.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH18/5-3

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9856 be given second and third readings.*

**CARRIED**



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**4. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT  
BYLAW 9062 AND RICHMOND ZONING BYLAW 8500,  
AMENDMENT BYLAW 9063**

(Location: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street; Applicant: Onni Development (Imperial Landing) Corp.)

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

- (a) Joe Williams, 197<sup>th</sup> Street, Surrey (Schedule 4)
- (b) Moreah Sinclair, Richmond resident (Schedule 5)
- (c) Walter Nieboer, Richmond resident (Schedule 6)
- (d) Eleanor Hamilton, 4233 Bayview Street (Schedule 7)
- (e) Kevin Skipworth, 5999 Andrews Road (Schedule 8)
- (f) Jeff Jones, English Avenue (Schedule 9)
- (g) Ann Phelps, Canadian International Dragon Boat Festival Society (Schedule 10)

*Submissions from the floor:*

Cynthia Rautio, 12282 English Avenue, expressed concern with the proposed hotel use as it is in a residential area. She was of the opinion that the site was more suitable for uses such as banks, doctor's offices, etc. Ms. Rautio queried whether (i) there would be on-site hotel staff available 24/7, (ii) there would be public access around the proposed hotel, and (iii) there would be kitchenettes in the units.

Wayne Craig, Director, Development, advised that the covenant requested by Council requires that there be staff available at all times for the proposed hotel, and statutory rights of way will allow for public access from Bayview Street to the waterfront.

It was noted that should the proposed hotel not comply with City Business Regulations, the business licence may be revoked.



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Kevin Skipworth, 5999 Andrews Road, spoke in support of the proposed development, noting that he was involved with the inclusion of a daycare at the subject site. He was of the opinion that the area surrounding the subject site was in need of need of more vibrancy and wished to see the empty space occupied. Mr. Skipworth then noted that the proposed hotel would be a valuable addition to Steveston Village to cater to tourists all year round.

Loren Slye, 11911 3<sup>rd</sup> Avenue, spoke in favour of the proposed hotel, noting that it would be beneficial to the community and would provide much needed viability to the area. He was of the opinion that the proposed hotel would provide accommodation to tourists who wish to visit historic sites in Steveston Village.

Niti Sharma, Kingfisher Drive, expressed concern with the proposed development, noting that she does not see any data that supports the need for a hotel in the area. Ms. Sharma spoke of a potential land assembly in the City, and was of the opinion that the community amenity contribution amount was insufficient.

Carmen Keitsch, Richmond resident, expressed support for the proposed hotel, noting that it would provide appropriate accommodation for fishers. She was of the opinion that a commercial fishing store would be a valuable addition to the Stevesotn Village, as it would allow fishermen to purchase commercial grade equipment locally. Ms. Keitsch expressed concern regarding potential traffic impacts, noting long delays. Also, she wished to see the history of fishing in Steveston Village captured in some capacity.

Kelly Greene, Richmond resident, spoke in opposition to the proposed hotel. She believed that its operations would be modeled after that of a short-term rental. Ms. Greene queried whether the land lift analysis included hotel use. She then queried the proposed hotel's rates and whether they would be affordable for families.

In reply to queries from Council, Mr. Craig advised that the proposed hotel would have to comply with city business regulations as well as provincial regulations.

Anne Christian, 4211 Bayview Street, spoke of the proposed uses of the buildings, and expressed concern regarding (i) traffic along Bayview Street, (ii) lack of parking, (iii) emergency vehicle access, and (iv) traffic noise.



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In reply to queries from Council, Mr. Craig noted that other City Departments including Richmond Fire-Rescue were consulted and emergency vehicles can navigate the area. Also, he advised that the proposed project meets the City's parking requirements and as part of the rezoning there will be traffic improvements to Bayview Street. Mr. Craig then remarked that there are restrictions on the size of vehicles that can access the loading bay and are subject to the City's Noise Bylaw.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. One speaker then addressed Council for a second time with new information.

Kelly Greene, Richmond resident, expressed concern with regard to traffic in the area, as she was of the opinion that the proposed hotel's services such as catering and housekeeping would further negatively affect traffic in the area.

PH18/5-4

It was moved and seconded

***That Official Community Plan Bylaw 7100, Amendment Bylaw 9062 be given second and third readings.***

The question on PH18/5-4 was not called as discussion took place on the permitted uses of the buildings and the community amenity contribution amount. As a result of the discussion a referral motion to refer the application back to staff to provide more information on land use including an aquarium and marina was moved but was not seconded. It was noted that the Maritime Mixed Use zoning would remain in addition to the proposed other uses, and there have been substantive improvements to the application with regard to the requirements for the proposed hotel.

The question on PH18/5-4 then called and it was **CARRIED** with Councillors Day and Steves opposed.

PH18/5-5

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be given third reading.***

**CARRIED**  
Opposed: Cllrs. Day  
Steves





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ADJOURNMENT

PH18/5-6

It was moved and seconded  
*That the meeting adjourn (8:08 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, May 22, 2018.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

To Public Hearing	
Date:	May 22, 2018
Item #	1
Re:	9836

**Mayor and Councillors**

**From:** CityClerk  
**Sent:** Wednesday, 9 May 2018 14:00  
**To:** Mayor and Councillors  
**Subject:** FW: Online submissions for comments regarding RZ 17-778835 by Polygon Development 218 Ltd.

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**From:** CityClerk  
**Sent:** Wednesday, 9 May 2018 14:00  
**To:** 'chiukwokkingmd@aol.com'  
**Subject:** RE: Online submissions for comments regarding RZ 17-778835 by Polygon Development 218 Ltd.

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 22<sup>nd</sup> 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:** [chiukwokkingmd@aol.com](mailto:chiukwokkingmd@aol.com) [<mailto:chiukwokkingmd@aol.com>]  
**Sent:** Wednesday, 9 May 2018 13:46  
**To:** CityClerk  
**Subject:** Re: Online submissions for comments regarding RZ 17-778835 by Polygon Development 218 Ltd.

Hello,

I own a unit in the Polygon Avanti C building which faces east towards the proposed development. I hope there is a way to save the 4->5 trees on the proposed properties. They stand about 6->7 stories tall and they look pretty nice now that they are all sprouting green leaves in the spring. Is there a way Polygon can develop these properties along Sexsmith Road without causing excessive settlement in the newly constructed condo buildings abutting these properties along Sexsmith Road since the proposed building is rather close to the ones that are already constructed?

Thank you,

Frank K.K.Chiu



Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

## ON TABLE ITEM

Date: May 22, 2018  
Meeting: Public Hearing  
Item: #1

**CityClerk**

**From:** CityClerk  
**Sent:** Tuesday, 22 May 2018 09:01  
**To:** 'Chao Fang'  
**Subject:** RE: Richmond Zoning Bylaw 8500, Amendment Bylaw 9836 (RZ 17-778835)

Hello,

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 make your views known.

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



**From:** Chao Fang [<mailto:chao.fang.4@gmail.com>]  
**Sent:** Thursday, 17 May 2018 20:05  
**To:** CityClerk  
**Subject:** Richmond Zoning Bylaw 8500, Amendment Bylaw 9836 (RZ 17-778835)

Licheng Fang  
3333 Brown Road  
Richmond, BC V6X 0P6

Regarding: Richmond Zoning Bylaw 8500, Amendment Bylaw 9836 (RZ 17-778835)

First, I would like to thank you for hosting this public hearing. It is important to collect the opinions from the residents around the area prior to starting the construction.

Herein, I strongly oppose the amendment and rezoning.

I am living in the building located at 3333 Brown Road. All of the windows in my unit are facing east, which is directly facing the proposed high-rise building. When the construction of the building is finished, my unit will be completely blocked. It will significantly impact my daily life. First, according to the proposal, the new building is very close to my building. It will cause a lot of concerns about safety and privacy. Secondly, my property value will drop significantly if the only view towards east is blocked. When we were looking for our first property in Richmond, we were informed that the view of this unit would remain unblocked since the area on the east side was "Single Detached (RS1/F)". If it is rezoned and a high-rise building is built, we will suffer severe financial loss. Last but not least, the construction will generate a lot of noise, dust, and heavy traffic. I don't see a good arrangement for maintaining the area acceptably quiet and clean.



Therefore, I am against the amendment and rezoning.

Thank you for your time.

Best,  
Licheng Fang  
604-652-5214

## ON TABLE ITEM

Date: May 22, 2018  
Meeting: Public Hearing  
Item: #1

**CityClerk**

Schedule 3 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, May 22, 2018.

**From:** CityClerk  
**Sent:** Tuesday, 22 May 2018 09:03  
**To:** 'Kason Li'  
**Subject:** RE: Richmond Zoning Bylaw 8500, Amendment Bylaw 9836 (RZ 17-778835)

Hello,

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 make your views known.

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

**From:** Kason Li [<mailto:kslksl2003@gmail.com>]  
**Sent:** Saturday, 19 May 2018 20:10  
**To:** CityClerk  
**Subject:** Richmond Zoning Bylaw 8500, Amendment Bylaw 9836 (RZ 17-778835)

To whom this may concern,

Thanks for hosting the public hearing!

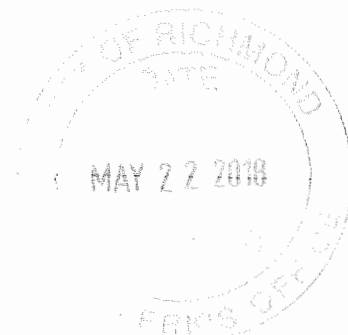
I am against the amendment and rezoning.

I invested a significant amount of my saving to purchase a unit in 3333 Brown Road. I really like the place, especially the view to the east. I can see the sky, the mountains, and the city. I had the concern that some high-rise buildings might be built in the future to block my view from my unit. So I did some research and found out the zoning of the land was Single Detached (RS1/F), which means no tall buildings would be built. But now it is going to be rezoned. Once the rezoning is passed, there will be tall buildings standing on the east side of our building and blocking my view. My unit and most units in building 3333 Brown Road facing east will be impacted. It is not what we bought. The property value will drop significantly. I feel like I was cheated.

Again, I am strongly against the amendment and rezoning.

Thank you for your consideration.

Regards,  
Jessie Deng  
3333 Brown Road  
Richmond, BC V6X 0P6



Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

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

**Mayor and Councillors**

**From:** Mayor and Councillors  
**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 22<sup>nd</sup> 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:** Mayor and Councillors  
**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

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

**Mayor and Councillors**

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

**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 22<sup>nd</sup> 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](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](mailto: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](http://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

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

**MayorandCouncillors**

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

**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 22<sup>nd</sup> 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

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

**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 22<sup>nd</sup> 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

## ON TABLE ITEM

Date: May 22, 2018  
Meeting: Public Hearing  
Item: #41

### MayorandCouncillors

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

**From:** MayorandCouncillors  
**Sent:** Tuesday, 22 May 2018 09:28  
**To:** 'Kevin Skipworth'  
**Subject:** RE: Onni Development (Imperial Landing) Revising Maritime Mixed Use Zoning

Hello,

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:** Kevin Skipworth [<mailto:kevin@skipworth.ca>]  
**Sent:** Monday, 21 May 2018 22:22  
**To:** MayorandCouncillors  
**Cc:** Brendan Yee  
**Subject:** Onni Development (Imperial Landing) Revising Maritime Mixed Use Zoning

Mayor and Councilors,

I wish to express my support for the proposed OCP Designation Amendment at Imperial Landing put forth by Onni. It is time to move forward and see this space no longer scream empty.

While I commend City Council for being able to achieve at CAC in the amount of \$5,500,000, what I would like to be brought forward at the Public Hearing on Tuesday, May 22, 2018 is the amount of City resources in terms of a financial dollars as to what the City of Richmond has spent in the last 5 years achieving this. Should this not be finally approved by Council, that amount spent will be for not and the City of Richmond residents will not benefit from that money which will go to our community. And to what end? The City's own consultant pegged the land lift at this amount from this rezoning. And it seems that because of a belief that Maritime related businesses need to be here. At what point is enough enough?

Let's move forward to end this stalemate now that the City has 100% of the lift according to the City's consultant. What more is needed? Even so far as to get a covenant on title to say how the hotel will be operated and ensure it is there. How often is that done to other businesses? To ensure that the surrounding residents are kept from harm and disturbance. That doesn't appear to be the norm, and a heavy burden to put on a business. So all has been achieved. It's time to let go and let Steveston develop and not be held back. This is not Granville Island, it never will be. Bring tourists for more than a day to the hotel, bring some vitality to space that embarrassingly sits empty. It's been 5 years, you've won. Bring services to those of us that live east of No 1 Road and don't want to venture into the Village on the tourist busy weekends. And look at bringing residents to the Village all year round, and not just catering to tourists. Instead of trying to force a maritime experience on a community that perhaps wants services, make a decision for a proper future. It's time.

Kevin Skipworth  
5999 Andrews Road

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

**ON TABLE ITEM**

Date: May 22, 2018  
Meeting: Public Hearing  
Item: #4

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 22 May 2018 13:56  
**To:** 'jefflynn'  
**Subject:** RE: ONNI Imperial Landing Development

Hello,

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:** jefflynn [mailto:jefflynn@shaw.ca]  
**Sent:** Tuesday, 22 May 2018 10:48  
**To:** CityClerk  
**Cc:** JEFF JONES  
**Subject:** Fw: ONNI Imperial Landing Development



**From:** jefflynn  
**Sent:** Monday, May 21, 2018 11:42 PM  
**To:** [cityclerk@richmond.ca](mailto:cityclerk@richmond.ca)  
**Subject:** ONNI Imperial Landing Development

City Clerk Please accept this submission. The on line form was not available.

Mayor Brodie and Councillors. What do some of you have against ONNI, Why has every other project that ONNI and other developers projects gone ahead but not this one. There must be a reason that I and other residents can't understand. When I have phoned some councillors if they answer which the majority don't although it, what they get paid well for, to be accountable to the residents especially the ones right across the street from the development and voice my approval for the ONNI proposal all I receive is a tirade of abuse and complaints against ONNI. As far as I know ONNI has complied with every thing that council asked of them. Regarding the 24 hr desk coverage for the proposed Hotel development. I notice that at the Buccaneer Hotel in Steveston Village they don't have that 24 hr coverage so why is it required for ONNI. I can only guess that there is a hidden agenda with some councillors that do not want this development to go ahead. Some of you although you claim to work in the best interest of the city of Richmond to squeeze every last dime out of ONNI forget that Steveston Village is the City of Richmond too. I have lived at the same address for 14 yrs I live on English Ave right across the street from the ONNI development. When I moved in my wife and I had great expectations for the then empty lot in front of us and that the community center would be upgraded or

replaced and new library built across the from the the community center on the corner Moncton and Easthope.

No such luck, nothing was done on the empty lot although ONNI proposed on Three occasions to build very good and purpose full developments.Those proposals didn't even make it through the development permit panel.Mr. steves,Mr. McNulty and Linda Barns blocked every time.In the end I believe ONNi went ahead with the original development plan so as to get past the Harold Steves committee.Now we have and have had for a number of years a stalemate where some member of council are determined to block the current ONNI proposal.I and other are disgusted with the way you have been time after time blocking this development,with one ridiculous reason after another.Most of you don't live where I live and seem not to care about how residents and visitors a like are puzzled and disgusted what council are doing and not approving this application.

Regards Jeff Jones English Ave Steveston Village

Richmond



# ON TABLE ITEM

Date: May 22, 2018  
Meeting: Public Hearing  
Item: #4

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 22, 2018.

## MayorandCouncillors

**From:** MayorandCouncillors  
**Sent:** Tuesday, 22 May 2018 16:32  
**To:** 'Ann Phelps'  
**Subject:** RE: A Hotel in Steveston

Hello,

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 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:** Ann Phelps [mailto:ann@dragonboatbc.ca]  
**Sent:** Tuesday, 22 May 2018 16:30  
**To:** MayorandCouncillors  
**Subject:** A Hotel in Steveston

Dear Mayor Brodie and Council Members:

On behalf of the Board of Directors of the Canadian International Dragon Boat Festival Society, presenter of the annual Steveston Dragon Boat Festival held in August, we are writing to express our support of the Onni development application you are discussing this evening.

We believe that a new hotel would be very beneficial to the area. Our event is a just one good example of the demonstrated need for more accommodation in Steveston Village.

The 9th Annual Steveston Dragon Boat Festival is only six registrations short of maximum capacity, a full 3 months away. Each team is made up of 22 paddlers (1584 paddlers in total) and an average of 10 more extra paddlers and supporters who accompany each team to races. One third of the paddlers come from out of town, spending an estimated \$695 per person in tourism dollars. Because there is no hotel within walking distance, many of the teams spend the day at the festival and then go to their hotel, often outside of the area. This is revenue that is lost to the local businesses.

As well, because of the lack of nearby accommodation, our event is limited to only one day. We have reached maximum capacity for a one day event for the past seven years. Local accommodation could allow us to increase our event to a full weekend of activities.

Past surveys have shown that many paddlers, both visiting and regional, stated that they had never visited Steveston and that they planned to re-visit as a result of taking part in the dragon boat festival. Steveston and the rest of Richmond will benefit from additional tourism-based visits as a direct result of the paddler's experiences in Steveston.

We strongly support your continued efforts to activate the site with cultural spaces, restaurants, quality retail outlets, and other spaces that would further activate the site and enhance the visitor experience, while adding much needed services to the neighbourhood.

Creating a common vision for the Imperial landing site and turning that vision into reality requires strong partnerships between the community, the government and the developer and we are confident that with your leadership, Onni will be a strong community partner in the future development of Imperial Landing.

We hope that Onni is successful in their re-zoning application and look forward to the increased attractiveness of Steveston that will develop as a result of commercial and cultural enhancements. Onni is an excellent community partner to our smaller non-profit organization, in terms of both financial and value-in-kind support and we know that if they are successful our non-profit society's activities in Richmond will be more successful as well. We had hoped to come tonight to speak, but unfortunately we have a large volunteer event scheduled for the same evening.

Yours truly,

Regards,

Ann Phelps  
General Manager, ED  
Dragon Boat BC  
Canadian International Dragon Boat Festival Society

Join us for the Dragon Boat BC Legacy Gala on May 24, 2018, the 30th anniversary of the Concord Pacific Vancouver Dragon Boat Festival from June 22-24, 2018, and the Steveston Dragon Boat Festival on August 25, 2018.

[www.dragonboatbc.com](http://www.dragonboatbc.com)

[www.facebook.com/thedragonboatbc](https://www.facebook.com/thedragonboatbc)

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