



**Regular Council meeting for Public Hearings
Monday, July 18, 2016**

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 OFFICIAL COMMUNITY PLAN BYLAW 7100 AND
RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000,
AMENDMENT BYLAW 9489**

(Location: Several locations across the City; Applicant: City of Richmond)

Applicant's Comments:

None.

Written Submissions:

- (a) Kylie He, 9131 Williams Road (Schedule 1)
- (b) Balwant Sanghera, President, East Richmond Community Association (Schedule 2)

Submissions from the floor:

None.



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PH16/7-1 It was moved and seconded
That Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9489 be given second and third readings.

CARRIED

PH16/7-2 It was moved and seconded
That Richmond Official Community Plan Bylaw 7100 and Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9489 be adopted.

CARRIED

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9559 (RZ 15-711639)

(Location: 4800 Duncliffe Road; Applicant: Trendsetter Homes Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/7-3 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9559 be given second and third readings.

CARRIED

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9560 (RZ 15-700420)

(Location: 5411/5431 Clearwater Drive; Applicant: New Horizon Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

- (a) Helen Porohowski, 5451 Clearwater Drive (Schedule 3)

Submissions from the floor:

In response to the concerns raised in the letter from Ms. Porohowski, staff advised that:

- the hedge will be removed and replaced with a new hedge and fence;
- the hours of construction have been communicated to the contractor and will be posted on site;
- there will be drainage along the perimeter of the property; and
- the Bylaw Department will respond to concerns regarding any blocked driveways and dumping.

PH16/7-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9560 be given second and third readings.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9565 (RZ 16-723604)**

(Location: 3611/3631 Lockhart Road; Applicant: Gursher Randhawa)

Applicant's Comments:

None.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/7-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9565 be given second and third readings.

CARRIED



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5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9567
(RZ 15-704996)**

(Location: 10340/10360 Bird Road; Applicant: Naveed Raza)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/7-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9567 be given second and third readings.

CARRIED

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9569
(RZ 16-724552)**

(Location: 4971/4991 Wintergreen Avenue; Applicant: Monarchy Holding Group Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/7-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9569 be given second and third readings.

CARRIED



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**7. RICHMOND LAND USE CONTRACT DISCHARGE BYLAW 9572
(LU 16-727303)**

(Location: 9508 Palmer Road; Applicant: Su Ping Yang)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/7-8

It was moved and seconded

That Richmond Land Use Contract Discharge Bylaw 9572 be given second and third readings.

CARRIED

**8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9573
(RZ 14-677733)**

(Location: 9560, 9580 and 9584 Granville Avenue; Applicant: 0908206 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/7-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9573 be given second and third readings.

CARRIED



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9. **RICHMOND LAND USE CONTRACT DISCHARGE BYLAW 9581
(LU 16-734637)**

(Location: 9440 Palmer Road; Applicant: Raman Kooner)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH16/7-10

It was moved and seconded

That Richmond Land Use Contract Discharge Bylaw 9581 be given second and third readings.

CARRIED

10. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100,
AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9590 (ZT 16-735335)**

(Location: 4080 and 4100 Bayview Street; Applicant: City of Richmond)

Applicant's Comments:

None.

Written Submissions:

- (a) Eleanor Hamilton, 4233 Bayview Street (Schedule 4)
- (b) Gudrun Heckerott, 12333 English Avenue (Schedule 5)
- (c) William Armerding, 4111 Bayview Street (Schedule 6)
- (d) Kelvin Higo, 3220 Regent Street (Schedule 7)
- (e) Brian Green, 4280 Moncton Street (Schedule 8)
- (f) Marjory Dorozio, 4233 Bayview Street (Schedule 9)
- (g) Vern Renneberg, 4211 Bayview Street (Schedule 10)
- (h) C. Burke, 4311 Bayview Street (Schedule 11)



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- (i) Sharon Renneberg, 4211 Bayview Street (Schedule 12)
- (j) K. Nielsen and R. Nielsen, #136 – 4250 Moncton Street (Schedule 13)
- (k) Mits Suzuki, #408 – 4211 Bayview Street (Schedule 14)
- (l) Ronald Kochut, #408 – 4211 Bayview Street (Schedule 15)
- (m) Kelly Kochut, #408 – 4211 Bayview Street (Schedule 16)
- (n) Risto Rautio, #302 – 4211 Bayview Street (Schedule 17)
- (o) Alan Johnson, #215 – Cooney Road (Schedule 18)
- (p) Michelle Albas (Schedule 19)
- (q) Angie Smith, 4500 Westwater Drive (Schedule 20)
- (r) Damian Gorman (Schedule 21)
- (s) Susan Parsons (Schedule 22)
- (t) Bryan and Heidi Radu (Schedule 23)
- (u) Andrea Niosi and Michael Burke (Schedule 24)
- (v) Bob Ransford, #23 – 12333 English Avenue (Schedule 25)
- (w) Elena Felgar (Schedule 26)
- (x) Ian Kendrick, 12220 Hayashi Court (Schedule 27)
- (y) Kim Karunaratne (Schedule 28)
- (z) Michael Burke (Schedule 29)
- (aa) Rachel Cleary (Schedule 30)
- (bb) Shelley McDonald (Schedule 31)
- (cc) Ian Kendrick, 12220 Hayashi Court (Schedule 32)
- (dd) Cameron Adams (Schedule 33)
- (ee) Karen Mori, #210 – 3911 Moncton Street (Schedule 34)
- (ff) Judy Mah (Schedule 35)
- (gg) Rob Bruce (Schedule 36)
- (hh) Sarah Louie (Schedule 37)
- (ii) Don and Diana Adams, #701 – 7995 Westminster Highway



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(Schedule 38)

- (jj) Andrea Nishi (Schedule 39)
- (kk) Debbie McLoughlin (Schedule 40)
- (ll) Milah, Ngan (Schedule 41)
- (mm) Jeffrey D. Penny, #62 – 6300 London Road (Schedule 42)
- (nn) J. LeBrun, 4233 Bayview Street (Schedule 43)
- (oo) Carolle Bruce, 6393 London Road (Schedule 44)
- (pp) Donna Felgar (Schedule 45)
- (qq) Armand Thompson, #108 – 6505 3 Avenue (Schedule 46)
- (rr) Kevin Skipworth, #28 – 5999 Andrews Road, (450 signature petition) (Schedule 47)
- (ss) Andrea Hunter (21 signature petition) (Schedule 48)

Submissions from the floor:

In response to the concerns raised in the letters, staff advised that:

- Bayview Street is a local road that allows for traffic in both directions, has on-street parking, and traffic calming measures;
- there is more than adequate parking available on site;
- the daycare has direct access to a roof top play space;
- Vancouver Coastal Health has not indicated any concerns with the proposed location of the daycare; and
- should the application be approved, the tenant improvements will be constructed to BC Building Code requirements.

Kevin Skipworth, #28 – 5999 Andrews Road, spoke in support of the application noting that the new location of the daycare will allow children to have greater access to fresh air and more opportunities to learn about heritage. He advised that finding appropriate childcare continues to be an issue in the Steveston area as there are not many options available and there are approximately 200 additional dwellings units that are under construction in the area. Mr. Skipworth submitted a 450-signature petition in support of the application.



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Gillian Ewart, 10911 Springwood Court, spoke in support of the application advising that as the Steveston area becomes denser, more childcare spaces will be needed. She noted that the current daycare supports 40 families that live in the area and will put a building that has sat vacant for many years to a use that will provide a benefit to the community. She added that being in the Maritime Mixed Use (MMU) zone would also allow for the children to learn about light industry.

Kirk Rattray, 12333 English Avenue, spoke in opposition to the application sharing concerns regarding pedestrian safety, parking issues, the unsuitability of the building for a daycare as it is located in a commercial area, and the lack of traffic enforcement in the area. In response to a Council query, he advised that even without potential traffic and parking issues, he would still be opposed to the application as the building is not suitable for a daycare.

Andrea Hunter, a Richmond resident, submitted a 21-signature petition in opposition to the application and read from her submission (attached as Schedule 48).

Agnes and Michael Lewis, owners and operators of Generation Daycare, spoke in support of the application noting that the proposed new location of the daycare will be much safer than the existing location as it will allow children to walk along the boardwalk, instead of roads that are heavily utilized by vehicles. They noted that, as required by Vancouver Coastal Health, children must be signed in and signed out of the daycare, which means that parents will have to park their vehicles in order to pick up and drop off their children. They advised that a new facility would be healthier for children as it provides more access to fresh air and light. The new facility would also be seismically sound and built to the BC Building Code.

In response to Council queries, they advised that:

- there are 52 families that attend the daycare and there are 72 designated parking stalls available;
- the daycare does not operate on weekends, and only operates for extended hours during professional days, spring break, winter break and in July;
- the maritime theme will be incorporated in many aspects of the daycare;



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- with respect to the safety of children walking along the boardwalk, staff are stationed at the front and throughout the line of children, and would only guide children to walk on the north side of the boardwalk.

In response to a Council query, staff advised that Council's role is to determine if a daycare is a good use for the land. The owners of the daycare will have to work with Vancouver Coastal Health to ensure all childcare requirements are met.

Milah Ngan, 12337 Buchanan Street, spoke in support of the application advising that the proposed new location of the daycare is much safer than the existing location. She noted that the new location would allow for programming that incorporates maritime themes. She added that the parking issues have been adequately addressed and noted that many of the families that attend the daycare live in the neighbourhood and would not use vehicles to pick up their children.

Janine Martin, a Richmond resident, spoke in support of the application advising that many families that use the daycare live within walking distance to it. She added that the boardwalk is a much safer area for children than the location of the existing daycare. She spoke in support of the maritime programming that would be incorporated in the new daycare location.

Ian Kendrick, 12220 Hayashi Court, spoke in support of the application noting that the current zoning permits education, which goes hand in hand with a daycare. He advised that many people who use the daycare live in the neighbourhood and will walk to pick up and drop off their children, therefore eliminating many of the parking concerns raised.

Brian Radu, 11768 Fentiman Place, spoke in support of the application noting that the proposed new location of the daycare would benefit the children with more exposure to fresh air. He noted that the hours of operation of the daycare are in line with the other uses of the buildings and that there will not be any parking issues, as families from the neighbourhood will be using the daycare. The speaker was not concerned that the safety concerns raised would be an issue.

During discussion, Council members noted that when the original MMU designation was given to the area, it was an oversight that childcare was not included as a permitted use. This application will allow for the area to be designated for a use that was intended many years ago.



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PH16/7-11 It was moved and seconded
That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589 be given second and third readings.

CARRIED

PH16/7-12 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9590 be given second and third readings.

CARRIED

PH16/7-13 It was moved and seconded
Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589 be adopted.

CARRIED

PH16/7-14 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9590 be adopted.

CARRIED



Regular Council meeting for Public Hearings
Monday, July 18, 2016

ADJOURNMENT

PH16/7-15

It was moved and seconded

That the meeting adjourn (8:41 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 Monday, July 18, 2016.

Mayor (Malcolm D. Brodie)

Corporate Officer
(David Weber)

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 7 July 2016 3:16 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 1 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100 AND RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9489 - Send a Submission Online (response #960)

Categories: 12-8075-20-01-2016

<p>To Public Hearing Date: <u>July 18, 2016</u> Item # <u>1</u> Re: <u>OCP Amendment</u> <u>Bylaw 9489</u></p>
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Send a Submission Online (response #960)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/7/2016 3:16:11 PM

Survey Response

Your Name	Kylie He
Your Address	9-9131 Williams Road
Subject Property Address OR Bylaw Number	9080 and 9100 Williams Road
Comments	noisy and loud during the construction



To Public Hearing
 Date: July 18, 2016
 Item # 7
 Re: Bylaw 9489

		INT
✓	DW	DW
	DB	

East Richmond Community Association

12-8060-20-009489
 V: 06-2345-01

June 27, 2016

Mayor Malcolm Brodie and Councillors
 City of Richmond,
 6911 No 3 Road
 Richmond, BC V6Y 2C1

Schedule 2 to the Minutes of the
 Public Hearing meeting of
 Richmond City Council held on
 Monday, July 18, 2016.

Dear Mayor Brodie and Councillors,

Re: King George Park

On behalf of East Richmond Community Association (ERCA) I would like to thank you for giving an opportunity to Ms. Marie Murtagh and me to express our concerns at the public hearing on June 20, about the rezoning of properties which are currently a part of the King George Park. Some of you may remember that for the past several years, ERCA has been urging the City to purchase the properties west of # 5 Road and south of Cambie Road at the intersection of #5 Road and Cambie. Thus, it was a surprise to us when we learnt about the proposed zoning change. As you very well know that once a piece of property is taken away from the park it is gone for ever. Thus, it is incumbent upon the City as custodians of the parkland to preserve as much of its parkland as possible for current and future use by the public.

Here I would like to emphasize that King George Park is a very well used park and crucial to the East Richmond community. I am very thankful to the City Council, management and staff for making this park one of the most attractive and well used parks in the community. On behalf of ERCA, I would like to urge you to protect the properties in question for future park addition. I am sure sooner or later these properties will come up for sale. That will be an appropriate opportunity for the City to purchase these properties and make them part of the King George Park.

I would appreciate it very much if you could keep ERCA fully informed about any future developments/public hearing meetings etc. about these properties.

Again, I would like to thank you for your time and attention to this matter. Please feel free to contact me at b_sanghera@yahoo.com or my cell # 604-836-8976 if you have any questions in this regard.

Sincerely,

Balwant Sanghera

Balwant Sanghera President,
 East Richmond Community Association

BS:sa



July 14, 2016

Steven De Sousa
Planning and Development Division
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

To Public Hearing	
Date:	July 18/16
Item #:	3
Re:	Bylaw 9560 RZ 15-700420

RECEIVED
JUL 15 2016

Dear Mr. De Sousa:

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9560 (RZ 140700420)
5411/5431 Clearwater Drive

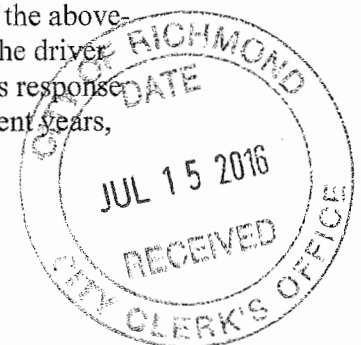
My name is Helen Porohowski and I am the owner of the vacant lot (civic address is 5451 Clearwater Drive), which is next to the above noted civic address, on the east side. Having looked through the information on file, there is no mention as to what is going to happen to the tall cedar hedge (which over the years have matured into very big trees) that borders both properties on the east. Do the owners plan to remove the entire cedar hedge (tree and roots) and replace it with a fence? Will the fence run the length of the property line on the east?

My understanding is that new homes must be built at street level. Will there be a significant change in the height of the property? Will there be a retaining wall?

I have seen on some home construction sites a sign with the hours of operation posted on the fence. Will a sign be posted? If not, what will be the hours of operation?

One concern I have is that my driveway is often blocked. This has been an ongoing problem. Since there is no street parking in front of 5431 Clearwater Drive, the residents (who park on the road) and visitors like to park their vehicle close to the duplex, which means they often park in front of my driveway. Will there be significant changes to the driveway to allow for street parking in front of the new homes? With all the different trades people involved in the demolition of the duplex and the construction of two huge homes, I'm concerned that my driveway will be constantly blocked.

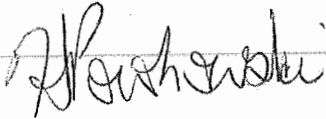
Finally, there has been a lot of construction of new homes in the Clearwater subdivision. As owner of a vacant lot, I find some owners and their hired contractor(s) do things that is in their best interest. In the past, I have come home to find a parked tractor trailer on the lot, or piles of top soil, or a pile of rocks dumped at the entrance of the driveway. About five years ago, the owners (I'm not sure if they are the current ones) of the above-noted address enlarged the front driveway. After the cement was delivered, the driver proceeded to clean his rig so that the residual cement dripped onto the lot. His response was it was a "vacant lot and it didn't matter if there was cement on it". In recent years,



Page 2

I've had to deal with the fellows that the owners of 5431 Clearwater hired to cut their grass. On several different occasions, I found freshly cut grass dumped on the lot. They stopped when I caught one of the lawn cutters ready to dump the blue tarp full of grass on the lot. Can the owners and/or hired contractor(s) describe the best business practices they tend to implement to ensure that their neighbours are not negatively impacted by this redevelopment?

Sincerely,

A handwritten signature in cursive script, appearing to read "Helen Porohowski". The signature is written in dark ink and is positioned above a horizontal line that spans the width of the page.

Helen Porohowski

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 7 July 2016 10:59 AM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #959)

Send a Submission Online (response #959)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/7/2016 10:58:23 AM

To Public Hearing
 Date: July 18, 2016
 Item # 10
 Re: OCP Amendment
Bylaw 9589 / Zoning
Amendment Bylaw
9590 - ZT 16-735335

Survey Response

Your Name	Eleanor Hamilton
Your Address	#105 - 4233 Bayview St. Richmond, B.C. V7E6T7
Subject Property Address OR Bylaw Number	community bylaw #7100/amendment bylaw # 9589/zoning bylaw # 8500/ amendment bylaw # 9590(ZT16-735335)
Comments	To change the zoning at 4080 and 4100 Bayview St. to allow a childcare facility will "open the door" for Onni to have the entire development re-zoned. Onni knew the zoning of that area when they built on it and they thought the city would agree to their plans. Onni has a bad reputation and has been banned from some cities in Canada because of their questionable building practices. PLEASE, PLEASE - do not allow Onni to use that space other than for Maritime use!!!!!!

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 6 July 2016 3:57 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #958)

Categories: 12-8275-20-2016734245

To Public Hearing
 Date: July 18, 2016
 Item # 10
 Re: DCP Amendment
Bylaw 9589 / Zoning
Amendment Bylaw
9590 - ZT 16-735335

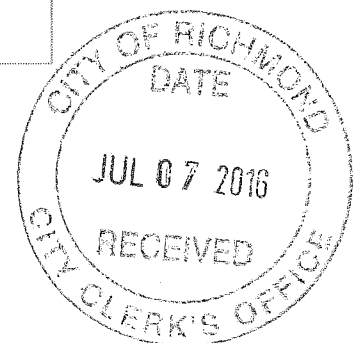
Send a Submission Online (response #958)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/6/2016 3:56:38 PM

Survey Response

Your Name	Gudrun Heckerott
Your Address	13, 12333 English Avenue
Subject Property Address OR Bylaw Number	13
Comments	Regarding adding a daycare to the Onni Development on Bayview: If we want to preserve the waterfront for uses such as Granville Island has developed, then a daycare is out of place. In addition, a proper daycare should have green space. Why not move the library over from the community centre, and put the daycare in its vacated area. Remember, the City of Richmond is the dog. Onni and a daycare provider are the tails. No deal for these tails.



MayorandCouncillors

From: Webgraphics
Sent: Friday, 8 July 2016 3:11 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #961)

Send a Submission Online (response #961)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/8/2016 3:10:32 PM

To Public Hearing
Date: <u>July 18, 2016</u>
Item # <u>10</u>
Re: <u>ocp Amendment</u>
<u>Bylaw 9589 +</u>
<u>Zoning Amendment</u>
<u>Bylaw 9590</u>

Survey Response

Your Name	William Armerding
Your Address	#209 - 4111 Bayview Street
Subject Property Address OR Bylaw Number	#209 - 4111 Bayview Street
Comments	rezoning of 4080 and 4100 Bayview Street - I am in favour of changing the use for the one part of the property to include child care use as long as it is not an opening of a door to the biggest "crooks" in Richmond, ONNI, to changing other parts of the site without adequate benefit to the community. Their stupidity should not give them any benefits.

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 10 July 2016 9:43 AM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #962)

Send a Submission Online (response #962)

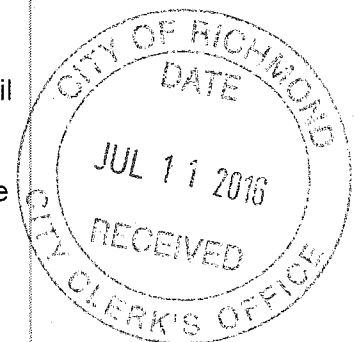
Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/10/2016 9:42:48 AM

To Public Hearing
 Date: July 18, 2016
 Item #: 10
 Re: OCP Amendment
Bylaw 9589 and
Zoning Amendment
Bylaw 9590
ZT 16-735335

Survey Response

Your Name	Kelvin Higo
Your Address	3220 Regent Street
Subject Property Address OR Bylaw Number	Onni Development at Imperial Landing
Comments	<p>Re: July 18/16 Public Hearing Though the Generation Daycare may be a worthwhile endeavor for City Council to approve, I am concerned about the precedent this sets with regards to the re-zoning of the Onni Property in Steveston. If the City allows "sport" re-zoning, this defeats the whole purpose of the public hearing process that Onni went through to get their development approved in the first place. It also makes a mockery of the public's time and concern in participating in this type of process if a developer can return to Council after the fact and claim financial hardship. Onni Properties knew exactly or should have known what "maritime mixed use" meant when they made the original zoning application. Failure to do their due diligence does not mean that they get to do a "do over" without any consequences. If Council allows one "spot rezoning" for this property what will they do when Onni returns with another "valid</p>



community need" and requests a further spot rezoning? If Council approves this current request by Onni in support of the Generations daycare spot rezoning, then it should be made very clear to Onni that any further rezoning requests will not be considered until negotiations satisfactory to the City is completed. As a longtime resident of Steveston, I feel there is a win-win solution provided the solution is based on some base principles. These include not taking away or competing with the Steveston town "core" businesses; that the businesses eventually allowed to establish along the waterfront are complimentary to the Steveston area; and that the developers compensate the community in a significant manner for the change in zoning. Steveston has become a very unique destination tourist attraction as well as a wonderful place to live and every developer has the responsibility to build on the various commercial and residential developments that has made Steveston what it is today and what it could become tomorrow.

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 10 July 2016 9:10 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #963)

Send a Submission Online (response #963)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/10/2016 9:10:02 PM

To Public Hearing
Date: <u>July 18, 2016</u>
Item # <u>10</u>
Re: <u>Bylaws 9589</u> <u>9590</u>
<u>ZT 16-735335</u>

Survey Response

Your Name	Brian Green.
Your Address	4280 Moncton Street.
Subject Property Address OR Bylaw Number	4080, 4100 Bayview Street.
Comments	I am totally against changing the zoning on these buildings to allow for child care facilities. They were zoned Maritime mixed use and should be kept that way. Child care on the banks of a river is a liability to all and a recipe for disaster. Stay with what the Boardwalk was originally designed for.



MayorandCouncillors

From: Webgraphics
Sent: Monday, 11 July 2016 5:05 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #964)

Categories: 12-8060-20-009590 - ZT 16-735335

Send a Submission Online (response #964)

Survey Information

To Public Hearing
 Date: July 18, 2016
 Item # 10
 Re: Bylaws 9589
9590
ZT 16-735335

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/11/2016 5:05:13 PM

Survey Response

Your Name	Marjory Dorozio
Your Address	206,4233 Bayview Street, Richmond BC
Subject Property Address OR Bylaw Number	9590(ZT 16735335)
Comments	I am not in favor of the amendment to change the childcare as a limited additional use. First of all there will be no parking for the parents to let the children off. and 2nd this is a very busy street at all times because of parking for the starbucks people. There is no parking at the round about, very dangerous for children crossing. I am not against dare care. We lived nest to an elementary school for 10 years or more and it was very busy when the children were coming and going. Would it not be more feasible to use one of the building further east as there is so much more parking and lots of empty space for the childcare. hank you so much for giving me this opportunity to express my opinion. M Dorozio PS - I love children and don't want to see them hurt. I had 3 that went through



the Richmond school system.

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 12 July 2016 10:20 AM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #965)

Categories: 12-8060-20-009590 - ZT 16-735335

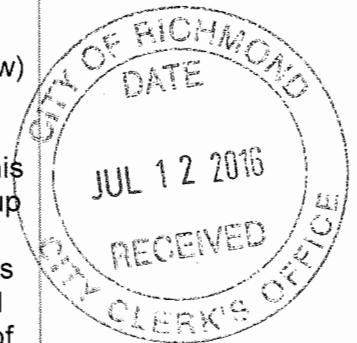
Send a Submission Online (response #965)
 Survey Information

To Public Hearing
 Date: July 18, 2016
 Item #: 10
 Re: Bylaws 9589
9590
ZT 16-735335

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/12/2016 10:19:25 AM

Survey Response

Your Name	Vern Renneberg
Your Address	4211 Bayview St.
Subject Property Address OR Bylaw Number	ZT 16-735335
Comments	<p>'To change the land use definition of "Maritime Mixed Use" (MMU) by retaining all existing Maritime Mixed Use (MMU) uses and adding child care use as a limited additional use." 1. The request for rezoning is for two (2) separate addresses and buildings totaling over 21,000 square feet. One of these buildings (4080 Bayview) is a 2 story building. The 4080 Bayview address was planned as a grocery store. Would it then require yet another rezoning application should this come about? Why 2 separate buildings? 2. Pick up and drop off parking is also an issue. Parking on Bayview is at a premium most of the time. 3. If this proposal is allowed what will be next as a 'special use' as the door will now be open of other types of Commercial special use. 4. Onni's design of the complex is all concrete. There are only small 10</p>



foot strips of grass next to the boardwalk and bush and Phoenix Pond. Too small for children to play in and not a safe environment for children. In addition it is not where any rezoning is being requested. Where will children play safely without being bruised by concrete. In the city grass next to the river dyke? The city may then be responsible for any accidents. 5. Onni has already put up interior fencing in the ground floor space throughout the whole complex and has allowed storage of articles in these fenced in areas. I do not believe this meets the present zoning requirements at this time either but Onni is doing it anyway. 6. Who knows what is being stored in these fenced in areas. Flammables, toxic chemicals? It is unknown and children should not be allowed in the same building or area with these items close by. One area is sometimes even used to kennel a dog all day long. 7. Onni has not been a 'good Corporate neighbor' and is now using pressure from parents to try and get their way with rezoning. They have a 'build it and change the zoning later attitude'. Although I feel sorry for the parents that are assisting Onni with this rezoning my response is a resounding NO to this request as it is not a safe environment for children anyway. If Onni had got the rezoning before they built the complex they may have designed it more conducive to a Child Care facility. Now it is too late.

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 12 July 2016 12:34 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #966)

Send a Submission Online (response #966)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/12/2016 12:33:44 PM

To Public Hearing
Date: July 18, 2016
Item # 10
Re: Bylaws 9589
9590
ZT 16-735335

Survey Response

Your Name	C Burke
Your Address	4311 Bayview Street, Richmond
Subject Property Address OR Bylaw Number	ZOning Bylaw 8500 Amendment 9590
Comments	As a neighbour, I do not object to proposed spot zone to allow for child care facility. As a parent and grandparent, am sympathetic to need. As a former preschool teacher, would note that the concrete and glass landscape, and close proximity to Bayview vehicular traffic, and to the unfenced dyke, is far from ideal as environment for preschool day care facility.



MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 12 July 2016 1:31 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #967)

Categories: 12-8060-20-009590 - ZT 16-735335

Send a Submission Online (response #967)

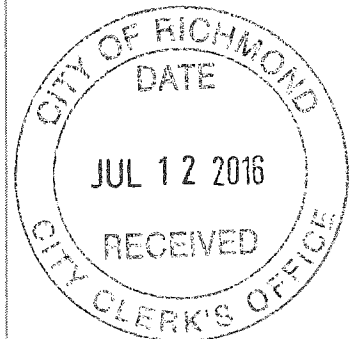
Survey Information

To Public Hearing
Date: <u>July 18, 2016</u>
Item # <u>10</u>
Re: <u>Bylaws 9589</u>
<u>9590</u>
<u>ZT 16-735335</u>

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/12/2016 1:30:43 PM

Survey Response

Your Name	Sharon Renneberg
Your Address	307 - 4211 Bayview St., Richmond BC
Subject Property Address OR Bylaw Number	4080 and 4100 Bayview St.
Comments	<p>First, let me say that this hearing wouldn't even be necessary if the City recognized and supported the need to maintain zoning for our dwindling Light Industrial land. The race to rezone all of Richmond for a residential windfall is creating this domino effect. The need for preserve and expand infrastructure is being ignored. There is no doubt that any existing day care spaces in Steveston need to be conserved and the best location for Generation Day Care is right where they are. Since their new landowner has every confidence, as did Onni, that the City will rezone as requested, this bylaw amendment is before us. The lower floor of 4080 Bayview St., once customized, may be suited for a daycare. It appears excessive to ask to rezone this very large two storey building and a second single storey building to relocate this</p>



business. My concerns are for street safety. At present, Generation Daycare is on record as having 50 families participating and another 13 on the waitlist. Even at its current enrolment, there would be a large increase in stop and go traffic at Imperial Landing. There are currently only two off street parking spots adjacent to the larger building, no loading zone on the south side of Bayview Street and very narrow road width for two way traffic. Parents will be in a hurry to deliver and pickup children so Council needs to consider if Bayview St. has the capacity to accommodate that safely before any decision can be made. This application, as crucial as daycare is, sets an alarming precedent for removing half of the MMU zoning from the Onni development. I would only support it if: 1) the day care is on the ground floor of 4080 Bayview for faster evacuation 2) traffic safety improvements were included 3) 4100 Bayview was not included in this application 4) no further rezoning applications for the Imperial Landing property were accepted As presented, I am not in favour of this OCP amendment or the Zoning Text Amendment.

THE AMENDMENT
BYLAW 9590

K & R. NIELSEN
136 4250 MONKTON ST.
RICHMOND V7E 6T4

Schedule 13 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, July 18, 2016.

To Public Hearing
Date: <u>July 18, 2016</u>
Item # <u>10</u>
Re: <u>CCP Amendment</u>
<u>Bylaw 9589/Zoning</u>
<u>Amendment Bylaw 9590</u>
<u>ZT 16-735335</u>

ATT. DIRECTOR
CITY CLERK'S OFFICE

WE ARE AGAINST A CHILDCARE
AT 4080 AND 4100 BAYVIEW ST. RICHMOND
DUE TO PARKING AND ROAD ROUTES TO
SAID BUILDINGS.

THE DROP OFFS AND PICKUPS
WOULD BE VERY DISRUPTIVE
TO THE AREA AS A WHOLE.

SINCERELY,

K & R. Nielsen



Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 14 July 2016 12:56 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #970)

Send a Submission Online (response #970)

Survey Information

To Public Hearing
 Date: July 18, 2016
 Item # 10
 Re: Bylaws 9589
9590
ZT 16-735335

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/14/2016 12:55:10 PM

Survey Response

Your Name	Mits Suzuki
Your Address	408 4211 Bayview Street
Subject Property Address OR Bylaw Number	4080 and 4100 Bayview Street
Comments	I am opposed to the rezoning change for the above addresses. This area has no play areas for children. Traffic would only add to the problems we already have.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 14 July 2016 12:51 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #969)

Send a Submission Online (response #969)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/14/2016 12:50:44 PM

To Public Hearing
Date: <u>July 18, 2016</u>
Item # <u>10</u>
Re: <u>Bylaws 9589</u>
<u>9590</u>
<u>ZT 16-735335</u>

Survey Response

Your Name	Ronald Kochut
Your Address	408 4211 Bayview Street
Subject Property Address OR Bylaw Number	4080 and 4100 Bayview Street
Comments	I do not agree with the rezoning of the above addresses for the following reasons: 1. I do not believe "cherry picking" to make it a benefit for one group. If you can change one address you can change all of them to remove them from the existing zoning of maritime 2. Traffic will be a big problem. Do you plan to have the police sit here all day when parents come to drop off or pick up? I know from living across from a school in Richmond, rules of the road don't seem to apply! We had to move because the school and the police could not control it. 3. Are there going to be fences installed all along the dike so some child doesn't fall into the river? This would ruin the dikes appeal.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 14 July 2016 12:37 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #968)

Send a Submission Online (response #968)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/14/2016 12:36:27 PM

To Public Hearing
 Date: July 18, 2016
 Item #: 10
 Re: Bylaws 9589
9590
ZT 16-735335

Survey Response

Your Name	Kelly Kochut
Your Address	408 4211 Bayview Street
Subject Property Address OR Bylaw Number	4080 and 4100 Bayview Street
Comments	I'm totally opposed to the changing the property zoning of the adress above to include child care. This location is not suited for children seeing it is right next to the river. Let alone the problem this types of services creates with the drop off and pick up of children. We have enough problems with traffic and parking. Parents do not abide by the rules seeing they are in a hurry this is a known fact with these types of businesses. If you can think about changing the zoning for this type of business even if it is temporary , you can take the whole site out of Maritime use.

Schedule 17 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 14 July 2016 3:56 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #971)

Send a Submission Online (response #971)

Survey Information

To Public Hearing
 Date: July 18, 2016
 Item # 10
 Re: Bylaw 9589
9590
ZT 16-735335

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/14/2016 3:55:16 PM

Survey Response

Your Name	Risto RAUTIO
Your Address	302-4211 Bayview Street, Richmond
Subject Property Address OR Bylaw Number	7100, 9589, 8500, 9590
Comments	I am in favour of more child care spaces in Richmond especially in the Steveston area where one center will be closing. For years the young families in Richmond have not been supported with adequate child care space. The "Maritime Mixed Use" in this location can remain but the addition of child care space would be very beneficial to growing families. Thank you

MayorandCouncillors

From: Webgraphics
Sent: Friday, 15 July 2016 1:24 PM
To: MayorandCouncillors
Subject: PH - July 18, 2016 - Item 10 - RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9589 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9590 (ZT 16-735335) - Send a Submission Online (response #972)

Send a Submission Online (response #972)

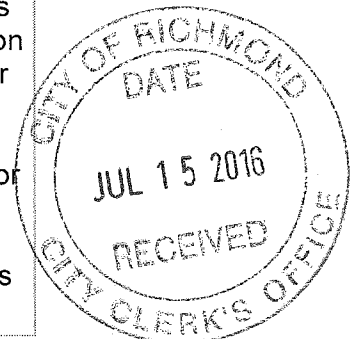
Survey Information

To Public Hearing
Date: <u>July 18, 2016</u>
Item # <u>10</u>
Re: <u>Bylaw 9589</u>
<u>9590</u>
<u>ZT 16-735335</u>

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/15/2016 1:23:04 PM

Survey Response

Your Name	ALAN JOHNSON
Your Address	215-6931 COONEY ROAD , RICHMOND
Subject Property Address OR Bylaw Number	BYLAW9589/9590
Comments	<p>The proposed amendment is without merit as it violates the terms and conditions of the permit for " MARITIME MIXED USE " as originally issued to ONNI DEVELOPERS . It was on the basis of this condition that the development is what it is today . Daycare usage was at no time including in planning , permitting , zoning , etc under a " MARITIME MIXED USE " . The area indicated to be covered under the amendment appears to cover approximately 1/3 of the development site which is far in excess of what the daycare facility in question would require . This appears to be a sign that other " SPECIAL INTEREST GROUPS " might also be moving in . The site is surrounded by a concrete slab and provides no facilities for children's outdoor activities . The site is in a high traffic area where safety and security are major concerns . Who will bear the cost of providing the site with the services required ? Has the daycare owner established a</p>



contract of occupancy or mou with ONNI as a precondition for this amendment ? They may not be able to afford ONNI'S terms and conditions without increasing their fees to a level that many parents simply can't afford . A review of the " GENERATION DAYCARE " existing website is not inspiring and does not provide adequate information to show that it operates at the level portrayed in the media . In fact , it portrays itself as a small facility with very little to offer . There is no mention as to the number of staff , their qualifications , etc . There is no reference to the age groups that attend the current daycare facility . All-in-all , it appears to simply be a babysitting facility . CITY HALL AND ITS COUNCILORS will be setting a precedent if they allow this amendment to go through whereby they add " child care use as an additional use " . This is just what ONNI wants and the flood of businesses will quickly follow . CITY HALL is in an awkward situation of its own making but it will only get worse if they approve the amendment . In any case , a child care facility is not suited to this development under any circumstances and must be ruled out .

Schedule 19 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: Michelle Albas <michellealbas@hotmail.com>
Sent: Monday, 18 July 2016 09:58
To: MayorandCouncillors
Subject: Generation daycare

To Public Hearing
Date: July 18/16
Item # 10
Re: CCP Amendment
Bylaw 9589/Zoning
Amendment Bylaw 9590
ZT 16-735335

Dear mayor and council,
Please let them have the generations day care in Steveston. My daughter will be attending this daycare in the fall, and it is so important to us to keep this daycare nearby. My husband and I both work in Richmond And need the day care to stay in Steveston.

Thanks you,
Michelle Albas

Sent from my iPhone



Schedule 20 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: Angeline Smith <vancity.angie@gmail.com>
Sent: Monday, 18 July 2016 10:00
To: MayorandCouncillors
Subject: Generation's Daycare

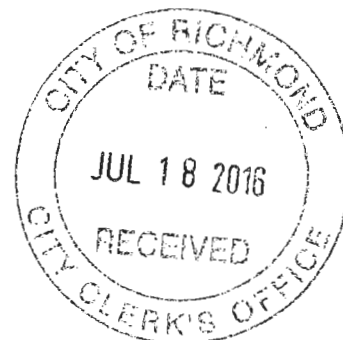
To Public Hearing	
Date:	JULY 18/16
Item #	10
Re:	CCP Amendment Bylaw 9589/Zoning Amendment Bylaw 9590 ZT 16-735335

Hi there,

I live at 4500 Westwater in Steveston. I believe that the Imperial landing space should be made available for child care. My son attended Generations daycare during his time at Homma Elementary. If this daycare was not in our community it would have made it difficult for me to go to work.

This location makes the most sense for Children's safety. They can easily get to and from Homma Elementary on a path away from busy roads. There is limited commercial space in the area close to the school. With regards to extra traffic maybe parents could park at Homma Elementary and walk over to pick up their kids? The community should be able to come to some kind of agreement.

Thank you
Angie Smith



Schedule 21 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

To Public Hearing
Date: July 18/16
Item #: 10
Re: OCP Amendment
Bylaw 9589/Zoning
Amendment Bylaw 9590
ZT 16-735 335

From: Gorman, Damian <Damian.Gorman@worksafebc.com>
Sent: Monday, 18 July 2016 10:26
To: MayorandCouncillors
Subject: Generation Daycare - Steveston

Hello,

I am writing in regards to expressing my support for Generation Daycare's application for spot rezoning in Steveston. There is a real need and demand for quality daycare in the Steveston area. When we had our first child, we put his name on multiple waitlists and ended up having to enroll him in a daycare on the other side of Richmond at Cambie and Shell because there was no one with space in Steveston. The population in Steveston keeps growing with more and more families and daycare options have not. Housing developments keep getting approved for building bringing the families in, but daycares have not been allowed to keep pace and the same is true for this situation with Generation. What more alarming is this is a QUALITY daycare that may be forced to leave the area. We cannot allow this to happen. This is a major issue and needs to be accommodated with the spot housing rezoning. It does not matter what business is approved for the area, traffic was set to increase and that is what the underground parking is for. Surely you will be able to support this important application!

Thank you for your consideration.

Damian

Damian Gorman

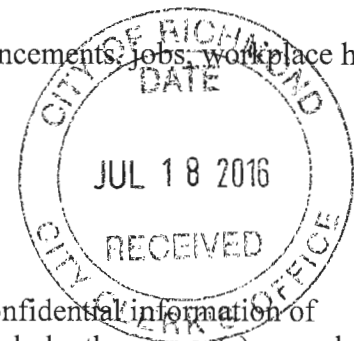
Manager Client Services
Special Care Services
Mental Health Claims Unit

✉ damian.gorman@worksafebc.com

☎ 604.244.2166 (tel)

☎ 604.970.1803 (cell)

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Schedule 22 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

To Public Hearing
Date: <u>July 18/16</u>
Item # <u>10</u>
Re: <u>CCP Amendment</u>
<u>Bylaw 9589/Zoning</u>
<u>Amendment bylaw 9590</u>
<u>ZT 16-735335</u>

Mayor and Councillors

From: Ally Day <suepar10@icloud.com>
Sent: Monday, 18 July 2016 10:44
To: Mayor and Councillors
Subject: Generations Daycare

I am writing this email to show my support for the proposed spot rezoning to Imperial Landing for the inclusion of Generations Childcare Richmond seems to be building more and more homes without the due care and attention these homes require, one of which is childcare.

Generations Childcare, already a good standing member of the community, provides an essential service in Steveston, and to many of the children attending Homma primary school. With the rezoning of the space that Generations currently occupies, for even more homes and more children, this essential service is much needed in the community. The loss of this childcare (which currently has a waitlist) would be deeply felt in Richmond. Imperial Landing remains empty and would provide a good solution to this need. Generations is in agreement to complying with the maritime theme, incorporating this theme into their name and teaching the children about Steveston's maritime history. Yes, it would bring more traffic to the area, but only at certain times of the day for short periods of time. Anyone staying more long term in the area would be utilizing what the area provides in restaurants or other businesses.

It would be a very positive move for both the City of Richmond and the Steveston Merchants Association to support this worthy need. Thank you.

Yours sincerely,

Susan Parsons



Schedule 23 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

To Public Hearing
Date: <u>July 18/16</u>
Item # <u>10</u>
Re: <u>OCP Amendment</u>
<u>Bylaw 9589/Zoning</u>
<u>Amendment Bylaw 9589</u>
<u>ZT 16-735335</u>

MayorandCouncillors

From: Bryan Radu <bryan_radu@hotmail.com>
Sent: Monday, 18 July 2016 10:47
To: MayorandCouncillors
Subject: Generation Daycare Move

Hello Richmond Council and Mayor Brodie,

I am dropping you a line regarding the proposed move of Generations daycare to the Imperial Landing site.

I support this move as the area does not have adequate before and after school coverage in the area following the decision to rezone their Trites location. Both I and my wife work full-time and rely on this service and leaving our children home alone during this time is not an option, see legal ruling in the attached.

http://www.huffingtonpost.ca/2015/09/17/bc-supreme-court-kids-home-alone_n_8155074.html

If the council does in fact support to removal of commercial property in the Steveston area, which I think is shortsighted and removes part of the charm of living in a village, then they must be considerate to the ability of those businesses relocating and staying in the area. The Imperial Landing area provides this opportunity and should proceed with approval from the council.

I understand there may be opposition due to the increased traffic that will come to the area, which I can sympathize with, but this shouldn't come as a surprise to those living there as the constructed commercial properties were built with this intention.

I will see you at tonight's meeting.

Thanks,
Bryan and Heidi Radu



B.C. Supreme Court Rules On When Kids Can Stay Home Alone

The Huffington Post Canada | By [Isabelle Khoo](#)

Posted: 09/17/2015 5:12 pm EDT | Updated: 03/03/2016 1:59 pm EST

If you think it's okay to leave your children unsupervised, think again. A B.C. Supreme Court has ruled that children under the age of 10 should not be left home alone, no matter how mature they are.

The ruling came after child protective services discovered a single mom from Terrace, B.C., was leaving her son home alone every day after school in January 2014. From 3 p.m. to 5 p.m., the eight-year-old boy would be unsupervised until the mother, identified only as B.R., came home from work. However, B.R.'s other child, a four year old, was left with a caregiver during this time.

Previously, a provincial court judge ruled that B.R. must supervise her son at all times, but the mother appealed the decision. This week, Supreme Court Justice Robert Punnett then ruled in favour of the social workers who deemed that "children who are eight years of age do not have the cognitive ability to be left unsupervised."

To back up their claim, social workers cited a number of various risks involved in leaving a child home alone. These included everything from accidental poisoning to fires. As a result, the Supreme Court ruled that kids under 10 must be supervised at all times.


In Canada, only Manitoba and New Brunswick's child welfare acts state that children cannot legally be left home alone if they are under the age of 12.

As a result of this case and the lack of guidelines, parents are now questioning their judgement when it comes to leaving children unsupervised.

[Lenore Skenazy](#), the New York-based author of "Free-Range Kids," explains: "I hear from parents every day who say 'Now I'm dragging the triplets across the parking lot because I'm afraid that somebody will say that they think this is dangerous and they will call the police who will then think it's dangerous who will then call [child protective services] who will then think it's dangerous and so I have to second-guess literally what I think is best and safest for my own family.'"

For more information on leaving your children home alone, check out [parenting expert Alyson Schafer's advice](#).

ALSO ON HUFFPOST:

 [21 Dr. Seuss Quotes Your Kids Need To Get](#) 1 of 22 < >

Schedule 24 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 18, 2016.

Mayor and Councillors

To Public Hearing
Date: <u>July 18/16</u>
Item # <u>10</u>
Re: <u>OCP Amendment</u> <u>Bylaw 9589/Zoning</u> <u>Amendment Bylaw 9590</u> <u>ZT 16-735335</u>

From: Andrea Niosi <aeniosi@yahoo.ca>
Sent: Monday, 18 July 2016 10:54
To: Mayor and Councillors
Subject: Support for Generation Daycare

Dear Richmond Mayor and City Councillors,

As the deadline approaches for the City to decide on the re-zoning of the waterfront area in Steveston Village, I wish to express my family's support for Generation Daycare to relocate to the Village in order to continue offering its essential child care services.

Our family, along with countless others in our community, will be severely negatively impacted if Generation is not able to relocate within the community and within close proximity to the school it serves, T. Homma Elementary.

Mike and Agnes Lewis provide exceptional care for our children and are not only employers in our community, but leaders for our youth. For working families such as ours, we couldn't be more grateful to have Mike and Agnes as well as all the staff at Generation, mind our children throughout the year.

While the City is often faced with difficult decisions and compromises that are not always popular, we strongly urge you to support Generation Daycare and permit the zoning changes so this essential service can continue to support working families in Steveston.

Best regards,
Andrea Niosi & Michael Burke



Schedule 25 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

To Public Hearing
Date: <u>July 18/16</u>
Item # <u>10</u>
Re: <u>OCP Amendment</u>
<u>Bylaw 9589/Zoning</u>
<u>Amendment Bylaw 9590</u>
<u>ZT 16-735335</u>

Mayor and Councillors

From: Bob Ransford <bobransford@shaw.ca>
Sent: Monday, 18 July 2016 10:59
To: Mayor and Councillors
Subject: Rezoning Application Generations Day Care

Dear Mayor and Council,

I reside at Unit 23, 12333 English Avenue in Steveston, less than 200 meters from the site that is the subject of this rezoning.

I fully support the application to change the permitted uses in the prescribed zoning to accommodate the use proposed by Generations Day Care. Healthy, diverse neighbourhoods have secure and prosperous families. Access to stable child care in a neighbourhood is a key ingredient in social and financial security. This site is ideal for the proposed use. I urge you to approve it.

Moreover, I implore you to end the unproductive and destructive stand-off over the future use of more than 50,000 square feet of remaining quality commercial space that has sat vacant for far too long, robbing Steveston of its full potential. The issues that stand in the way of the community realizing the full potential, of what could be a vital and vibrant mixed-use, picturesque waterfront district and extension of Steveston's mixed-use core, are nothing short of mind-numbingly irrelevant. Please find it within your reserve of wisdom to bring a rapid end to this foolishness.

Bob Ransford
1- 866-824-8337
sent from my iPhone



Schedule 26 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

Mayor and Councillors

From: Elena Felgar <elenafelgar@gmail.com>
Sent: Monday, 18 July 2016 11:15
To: Mayor and Councillors
Subject: Support for Generation Daycare

To Public Hearing
Date: <u>July 18/16</u>
Item #: <u>10</u>
Re: <u>OCPI Amendment</u> <u>Bylaw 9589/Zoning</u> <u>Amendment Bylaw 9590</u> <u>ZT 16-785335</u>

Dear Mayor and City Councillors,

I am writing in support of Generation daycare and the plan for spot rezoning of the Imperial Landing space.

As a parent of two children in the Steveston area, I am keenly aware of the importance of quality childcare and its impact on our neighborhood community. As you know, this community is home to many diverse constituents but what we all desire is a healthy vibrant space to live, play and work. Critical to this end is the existence of services that support our young families.

Generation daycare is an essential community service. Many parents must work to afford to live in our community and Generation provides exemplary care to the children of these parents. It is a well run program with highly effective caring staff. This enables us to continue to live here and to contribute to our local economy. If Generation is forced to relocate outside of Steveston, it will greatly add to the challenges we face by adding more time to car travel and reducing the amount of time our children can spend outside.

Please do your part in supporting families and sustaining a healthy community. I urge you to approve the spot rezoning in the Imperial Landing space for Generation daycare.

Thank you very much,

Elena Felgar
Parent and community member.



Schedule 27 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 18, 2016.

To Public Hearing	
Date:	July 18/16
Item #:	10
Re:	OCP Amendment
	Bylaw 9589 / zoning
	Amendment Bylaw 9590

Mayor and Councillors

From: Ian <ian.m.kendrick@gmail.com>
Sent: Monday, 18 July 2016 11:23
To: Mayor and Councillors
Subject: Imperial Landing - zoning ammendment for MMU & increased traffic, 2T 16-735335

Mayor and Councillors,

I have heard that there is now opposition to the current proposal due to a concern for increased traffic in the area.

I have several serious concerns about this.

1. **Fairness.** I am very concerned that you would entertain increased traffic complaints at all in tonight's decision. In previous council meetings, such as the Generation business application, the council made it extremely clear it would not permit any comments not directly related to the issue at hand - for example whether or not the business application met the zoning rules. This was true despite the potentially devastating impact to Steveston families needing daycare of a decision to deny the business application.

Surely the same principle should be applied here to this decision. It would be very upsetting to find out that you are willing to allow any comments not directly related to the immediate issue, that being whether daycare should be permitted under MMU zoning.

2. Continuing from the earlier point, this does not seem like a legitimate rezoning concern. The current zoning already permits **education**, so I don't see there's any significant traffic issue for including **daycare** as a proposed addition to the permitted zoning.

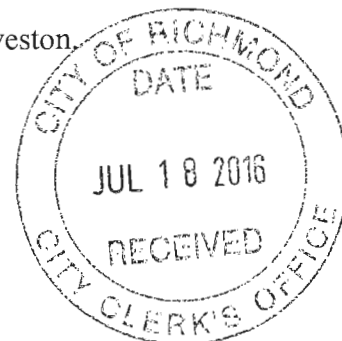
3. This daycare service is primarily for the families of Steveston. It is not for tourists and visitors - as much appreciated as they are. It's not even truly for Richmond residents outside the Homma catchment area, at least not to any significant number. Surely complaining about the residents of Steveston contributing to local traffic is quite frankly ludicrous and the result of NIMBY thinking taken to new lows.

4. Finally, in Steveston as it exists today, even legitimate concerns about increased traffic are laughable considering how busy it has become all day every day. No one is proposing a Wall Mart box store. Going by the concern of traffic in the area we should shut down the coffee shops, restaurants and parking lots. Those are not vital services. This is.

How hard do families have to fight to have this service? First developers can kick us out of our current location without the slightest avenue of appeal. Then there's battles with Onni, and now this. What is next, are people going to complain about the noise of laughing and playing children?

Please put an end to all this and do what is right and best for the families of Steveston.

Ian Kendrick
12220 Hayashi Crt
Richmond BC V7E 5W2
604-649-7474



Schedule 28 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

To Public Hearing	
Date:	July 18/16
Item #	10
Re: OCP Amendment	
Bylaw 9589 / Zoning	
Amendment Bylaw 9590	
ZT 16-735335	

Mayor and Councillors

From: CHANNA KARUNARATNE <channak@shaw.ca>
Sent: Monday, 18 July 2016 11:24
To: Mayor and Councillors
Subject: In support of Generation Daycare - File # ZT 16-735335

Dear Mayor Brodie and Councillors,

I send this letter in support of Generation Daycare's request to operate their childcare centre at 4080 Bayview Road, and the City of Richmond's consideration to spot rezone one unit for this purpose.

Daycare is one of the most important services our city can provide. Our children need a safe, stimulating and nurturing environment to spend their time while parents are at work. To know that my child is well taken care of at Generation Daycare allows me to go to work each day. I am sure you are aware of the cost of housing in Richmond, so for many families, having both parents work is a necessity. But in order to do so, we must be confident that we have a safe and happy environment in which to leave our children. Generation Daycare is just that.

Generation Daycare operates a quality facility for Homma families. They allow the children ample outdoor playtime after school where the staff interact with the children at the playground, such as joining them in games of soccer. There are very few childcare centers where you will find the staff so engaged with the children in active play.

I am aware that there are individuals and businesses that oppose this spot rezoning. It is upsetting to know that they put their need to see a business opportunity for Onni suffer rather than think of what is best for the children. A daycare space for the children is what should be most important. Do they understand that there is no other option for a daycare space in the Homma area, and without this space over 50 children will be without daycare? What will those families do?

Children are the heart of the community and I look forward to seeing the children of Generation Daycare continue to be a part of the Steveston community.

Sincerely,
Kim Karunaratne
Generation Daycare Parent



MayorandCouncillors

Schedule 29 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

To Public Hearing	
Date:	July 18/16
Item #	10
No.	CLP Amendment
Bylaw 9589/ Zoning	
Amendment Bylaw 9590	
ZT 16-735335	

From: Michael Burke <mpburke@outlook.com>
Sent: Monday, 18 July 2016 11:29
To: MayorandCouncillors
Subject: RE: Positive Vote for the Rezoning of the ONNI Properties File # ZT 16-735335

Please excuse the additional note, I am resending this email to quote File # ZT 16-735335

Thank you,

Michael

From: mpburke@outlook.com
To: mayorandcouncillors@richmond.ca
Subject: Positive Vote for the Rezoning of the ONNI Properties
Date: Mon, 18 Jul 2016 11:16:50 -0700



Good morning,

I would like to write a brief vote of support for the review of the spot rezoning of the Bayview ONNI Properties in Steveston. I attended the council review session on Monday, July 4th and I commend the council's positive discourse and discussion regarding the spot rezoning request. I was heartened to hear that so many city councilors were not only in favour of reviewing the rezoning request, but were also interested in expanding the scope further to see if additional space could be made available for childcare needs. It shows that council understand the importance of providing options for working families that are struggling to remain in a community that is quickly becoming out of reach for young families.

Our community is greatly in need of additional areas for childcare and the large space that the ONNI property affords will allow more families to provide flexibility and care for our children as we work outside of the home. We love our community in Steveston and, granted, our family has a vested interest in this discussion because we rely on Generation for before and after school care, but we could not survive and thrive in Steveston without the benefit of Generation. With a young family, the service that Generation and other small businesses like Generation, provide to working parents enables us to continue to live and build in our community. Without Generation, there is no doubt that we would be forced to leave Steveston for another option, likely needing to rely on family members to fill the gap. That may be why the support for Generation is so strong. They provide our working families with a role that can only be trusted to a close family member. Essentially, Generation has become part of our immediate family.

I implore the honourable mayor and city councilors of the City of Richmond to carefully consider the request for spot rezoning and to allow for Generation to find a new home, and in turn bring some stability to a situation that has caused a great number of families a large degree of stress trying to manage through this uncertainty. What better symbol for a community to replace the negativeness around this development than by repairing any tarnish with an investment in the future of our community and literally investing in the future of Richmond, our children and the Steveston families. Don't let the negative perspective detract from the positive solution this will provide to all extended members of our community.

Your consideration in matter is immensely appreciated.

Respectfully,

Michael Burke

Steveston resident for 10 year. Father to two beautiful young girls (ages 9 and 5), attending Grade 4 and Grade 1 at Homma Elementary in Steveston.

Schedule 30 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 18, 2016.

To Public Hearing	
Date:	July 18/16
Item #	10
Re:	CCP Amendment Bylaw 9589/Zoning Amendment Bylaw 9590 ZT 16-735335

Mayor and Councillors

From: Rachel Cleary <rachel.cleary@gmail.com>
Sent: Monday, 18 July 2016 11:54
To: Mayor and Councillors
Subject: Generations daycare

To whom it may concern,

I have been reading many of the opposition to allowing Generations daycare to move to the new location. First I point out that Generations present location is on a road and there is no green space there either. I have watched the staff take extreme care when they are walking the kids to and from school and they need to cross any streets. The staff are very vigilant about safety with all kids. As for the green space the daycare often plays after school to allow children to burn off energy and on other occasions will walk the kids to Homma Elementary to play there. As for parking there is parking throughout Steveston. As a parent of Kids in Generations Day care I realize I may have to park and walk to the day care and pick up my kids and walk back to my car. There will always be inconveniences for someone out there but the need for safe, well run daycare is of high importance to many in the city of Richmond. To not allow this move to happen would be putting many parents in a difficult situation as it may require Generations to close or move far away from the school it services.

Thank you for your time

Rachel Cleary



Schedule 31 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

To Public Hearing	
Date:	July 18/16
Item #	10
Re:	OCP Amendment
	Bylaw 9589/Zoning
	Amendment Bylaw 9590
	ZT 16-735335

From: Shelley McDonald <shelley.mcdonald@canfisco.com>
Sent: Monday, 18 July 2016 12:10
To: MayorandCouncillors
Cc: Mike Lewis
Subject: File # ZT 16-735335 Generation Daycare

Hello:

This is pertaining to the above file for a daycare at the Bayview location. This amendment to the zoning means so much so that we have sustainable daycare in the Steveston Location. My daughter has been going to Generation daycare for 4 years. I had a very difficult time finding care for her in the Steveston area and was told there were long waiting lists for the few daycares that are in Steveston. There is not enough care facilities in the Steveston area for the increasing population.

I am aware that there are concerns with parking and drop off and pick up of kids but there are numerous parking spots in the underground parking of the building so this won't affect on-street parking. There was concern with green space for kids but this location is close to more green space than the present site. There is a safe walk along the boardwalk to the back of the school – a much safer walk than they presently take but the staff of Generation have always put the kid's safety first and ensured safe movement to and from school. This new location will allow the kids to have outside movement and fresh air. What parent wouldn't want this for their kids.

Shelley McDonald



Schedule 32 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

To Public Hearing	
Date:	July 18/16
Item #	10
Re:	OCP Amendment Bylaw 9589 / Zoning Amendment Bylaw 9590 ZT 16-735335

Mayor and Councillors

From: Ian <ian.m.kendrick@gmail.com>
Sent: Monday, 18 July 2016 12:11
To: Mayor and Councillors
Subject: File # ZT 16-735335 Generation at Imperial Landing

To the Mayor and Councillors,

I wrote earlier on the 'increased traffic' issue, but have now come to learn that there are other objections that need to be addressed:

Objection: The current location is "better"

- Sorry, but not even close. I can't believe anyone actually believes this.
- **Security: Being immediately next to a "Return It" depot, means that front door security is a constant concern for Generation staff. The new building offers much better security. For this reason alone the new location is vastly superior.**
- Traffic: Being part of a retail park has big disadvantages such as heavy vehicle traffic immediately near the entry to the daycare facility. This is not the case for the new location.
- Facilities: The current indoor location has been made very nice by Generation, but is still limited in natural light and natural air, two issues the new facility addresses.
-

Objection: There's no green space for the children

- This could not be further from the truth.
- **That Generation would have additional outdoor access at Imperial Landing is an added bonus - not a lack of green space.**
- Generation provides the children ample outdoor time at Homma every day after school. Even if parents used every minute of care offered by Generation, and most do not, the children would spend at most 1.25 hours in the morning, and 2.5 hours in the evening after having spent 45 minutes to an hour outside in addition to the time spent outdoors at school - in fact the ratio of indoor to outdoor time is very similar.

Objection: Danger of children crossing streets

- This objection is completely without any merit and is not even logical
- **If anything being in a large group of students adds a very high level of visibility and safety that individual children or families don't have**
- The planned route from Imperial Landing to Homma involves only one street crossing at the school itself - where children are expected to be on the road and there are speed zone signs in effect
- Crossing Trites Ave at the current location presents a bigger danger than the proposed route
- Crossing the street is a danger for all children who are walked to school by their parents. Homma has 500+ students, trust me, there's a lot of kids crossing streets all around Steveston every day
- This danger is far **far** more real for the many children who walk to and from school by themselves, who have to cross at busy intersections such as Railway and Moncton without any adult supervision

My daughter has attended Generation for several years now, and to be honest It's hard to believe that even the most modestly informed person could object to the new location on the above grounds. These sound more like a smoke screen for objections of a more selfish motivation than any legitimate concern for our children.

Please do what is right and best for the families of Steveston and approve the changes necessary to allow daycare to continue in Steveston.

Ian Kendrick
12220 Hayashi Crt
Richmond BC V7E 5W2
604-649-7474

Schedule 33 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 18, 2016.

To Public Hearing
Date: July 18/16
Item # 10
Re: OCP Amendment
Bylaw 9589 / Zoning
Amendment Bylaw 9590
ZT 16-735335

Mayor and Councillors

From: Cameron Adams <camadams604@gmail.com>
Sent: Monday, 18 July 2016 12:14
To: Mayor and Councillors
Subject: Onni Rezoning for child care File # ZT 16-735335

Dear Mayor and Councillors,

Re the spot rezoning of the Onni property to allow child care.

I support the sport rezoning of the Onni property for child care.

Clearly the redevelopment of Richmond and increased population density places greater strain on a number of community services, and child care is no exception. Where are children supposed to go before or after school in a world where many families have two working parents? Ironically, there seems to be some misperception that child care is for newborns or toddlers....this couldn't be further from the truth, because daycare needs continue for children well into their elementary years.

Concerns around parking and traffic are ridiculous and are already built into the existing plan....if the existing buildings were full of tenants already allowed under the current zoning, there would be no incremental traffic so complaints in this regards are NIMBY-ism. Because Generation Daycare is primarily focused on children from Homma school, the children walk to/from the facility, and would continue to walk to teh new facility if located at the Onni property. There is already very little parking at the current location for Generation daycare....there is little need for parking with a facility such as this.

Furthermore, this solution for spot rezoning grants a community need without granting further benefits to Onni and preserves council's negotiating position with Onni.

Lastly, it appears that granting education as an allowable use highlights that child care was simply missed as a permitted use, and this spot rezoning allows council to rectify a previous decision and support community services that is solely within its power.

Regards,
Cameron Adams



MayorandCouncillors

From: Karen Mori <karen@karenmori.com>
Sent: Monday, 18 July 2016 12:16
To: MayorandCouncillors
Subject: Zoning amendment Bylaw ZT-735335

To Public Hearing	
Date:	July 18/16
Item #	10
Re:	CRP Amendment Bylaw 9589 / Zoning Amendment Bylaw 9590 ZT 16-735335

Dear Mayor & Councillors,

I have lived in Steveston since 1999. My husband was born and raised in Richmond. We bought our first home right by the Onni property and lived on Ewen Avenue until 2012 when we moved to the Westwind area. We have 3 school age children and we lucky enough to find after school care with Generations Daycare in January this year. I have my own accounting practice and my husband is a professional as well. It is vital that we have child care that provides a healthy environment and I can't say enough good things about Mike and Agnes and their services they provide. I was so shocked and sickened when we were told that the daycare would either have to move or shut down. This really might force us to relocate out of the community we love. But our kids are our first priority and them getting bused across town because there is no child care close to where we live is ludicrous. Our kids not only go to the afterschool program, but are in different sporting activities in Richmond. If we have to drive further to go pick them up, we may have to make the decision to not have them participate. The new space in the Onni building will be wonderful for the after school program. Every day the kids with Generations meet at the front of the school and then get to go play in the playground at Homma Elementary before heading to the centre. This would continue after the daycare moves. There are more than 40 children at the daycare now and never once have there been an issue with parking because we all come at different times to pick our kids up. The space that the kids will have at this new centre will allow for more programs and the kids will have the opportunity to learn about the maritime nature of Steveston and hopefully grow to love that aspect of the community and fight to preserve it in its uniqueness when they grow up.

I know that many people are against any rezoning changes because they are mad at Onni. I do understand that as I did live in that direct neighbourhood for 10 years. However, as a city and a community we have to think of the services that need to be available and childcare is so important. Not just for my kids, but for all the future working families that already live here and those who move to our area.

Thanks for your time.

Sincerely,

Karen Mori CPA, CGA

Karen Mori & Associates Ltd.
210-3911 Moncton Street
Richmond, BC V7E 3A7
Ph: 604.838.7335
Email: karen@karenmori.com



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MayorandCouncillors

From: Judy or Ray Mah <jumun@hotmail.com>
Sent: Monday, 18 July 2016 12:35
To: MayorandCouncillors
Subject: Spot Rezoning Imperial Landing

To Public Hearing
Date: July 18/16
Item # 10
Re: OCP Amendment
Bylaw 9589 / Zoning
Amendment Bylaw 9590
ZT 16-735335

Dear City of Richmond,

I am sending this letter in support of this "essential community service" of spot rezoning the Imperial Landing Space to house Generations Daycare.

I think it is an absolute necessity and an asset as another business has been uprooted and forced out for yet another housing development.

This daycare is a godsend to the average hardworking family who depend on it and actually live in the vicinity whom many walk to and from to pickup their children.

If the problem is increased traffic I feel this to be a moot point as the Steveston landscape already has been altered for maximum density with the influx of new condo development etc. What's to say if another business goes in there, which eventually will, that there will be no traffic. It doesn't make sense to me?

Our children are our future and they should be given the opportunity to play and learn within our community. They breathe life and give hope and my hope is to fill that empty space with our future.

It has been vacant much too long. I often walk along the boardwalk and find it very sad and disheartening that it sits empty.

I feel the best option would be to allow the spot rezoning so that we could get on with it and help those within the community.

In the context of today, life is already more difficult and expensive to raise a young family.

Shouldn't we be more helpful rather than a hindrance?

"It takes a Village..."

Sincerely,
Judy Mah



MayorandCouncillors

From: Rob Bruce <brucero70@gmail.com>
Sent: Monday, 18 July 2016 12:45
To: MayorandCouncillors
Subject: File # ZT 16-735335

To Public Hearing
Date: July 18/16
Item # 10
Re: CCP Amendment
Bylaw 9589/Zoning
Amendment Bylaw 9590
ZT 16-735335

Regarding zoning amendment ZT 16-735335

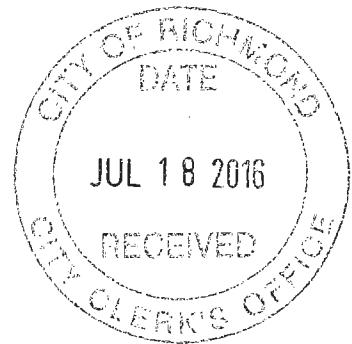
I fully support this application. Our son currently goes to Generation Daycare and this company is providing a valuable service for families in Steveston with school aged children.

This site is superior in every way. It is a much safer site as It allows the children to cross the street near the school and walk along the boardwalk after school rather than crossing a busy industrial street. As well, it moves them into a building built to current building standards and thus built to withstand earthquakes.

It is close to the library, Steveston Park and other amenities for when Generation Daycare is open on Pro-D days.

After school, the children currently usually play at the school playground before heading to the daycare - I would expect this will continue with the new site as well. An after school daycare does not require an outdoor component onsite.

As a side benefit to local businesses; parents will be more inclined to run errands in Steveston before/after picking up their children.



MayorandCouncillors

From: S Louie <slouie770@gmail.com>
Sent: Monday, 18 July 2016 13:22
To: MayorandCouncillors
Subject: Generation Daycare

To Public Hearing
Date: July 18/16
Item # 10
Re: OCP Amendment
Bylaw 9589 / zoning
Amendment Bylaw 9590
2T 16-735335

To Whom It May Concern,

I am so disheartened at how uninformed a portion of the community is about what Generation Daycare is attempting to do at the Imperial Landing site. Concerns about traffic congestion - when there is a 72 spot underground parking lot available for drop off/pick up and the increased safety concerns with the kids crossing the streets with the increased traffic - ignoring the fact the boardwalk takes the kids all the way from the proposed daycare site to the back field of Homma Elementary (nevermind they have been walking along Trites Rd for a number of years which does not even have a sidewalk on the east side). Please do the right thing for the community, the parents, the children and allow Generation Daycare to relocate to the heart of our village. The benefit for their future far outweighs the uninformed concerns raised by a few community members.

Sarah Louie - long time Steveston village resident and parent of a child who has been receiving outstanding support from Generation Daycare since it opened.



Schedule 38 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: DON ADAMS <donadams@shaw.ca>
Sent: Monday, 18 July 2016 13:24
To: MayorandCouncillors
Subject: Daycare File No. ZT 16-735335

10 PUBLIC HEARING	
Date:	July 18/16
Item #	10
Re:	CCP Amendment
	Bylaw 9589/Zoning
	Amendment Bylaw 9590

ZT16-735335

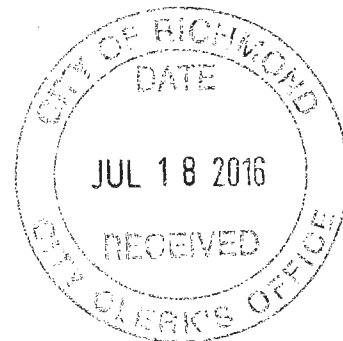
This e-mail is in support of the reasoning of Onni development on Bayview to relocate Generation Daycare moving from its present location on Trites Road to the location on Bayview. As grandparents with three children presently in the Daycare we strongly support this location which has the necessary space and plenty of parking available for drop off of children.

We are long time residents of Richmond and can only emphasize the importance of having this Daycare available in the Steveston area. We are sure Council will realize the importance of this and approve the necessary changes.

Thank you,

Don & Diana Adams
701 - 7995 Westminster Hwy.
Richmond B.C.
V6X 3Y5

Phone. (604) 821-0667



MayorandCouncillors

From: Andrea Nishi <annishi@sd38.bc.ca>
Sent: Monday, 18 July 2016 13:30
To: MayorandCouncillors
Subject: File #ZT 16-735335 July 18, 2016 Hearing

To Public Hearing
Date: July 18/16
Item #: 10
Re: OCP Amendment
Bylaw 9589 / Zoning
Amendment Bylaw 9590
ZT 16-735335

To Richmond City Council,

We live in Steveston, work in Steveston, go to school in Steveston. So naturally we were devastated when our Steveston out-of-school care was given the boot from its current location. We faced the disconcerting prospect of driving all the way across Richmond just to access childcare that would bus our children back to Steveston.

It was with great relief that the opportunity to use the Onni property was brought up. While I am not in favour of Onni skirting the bylaws and zoning that were originally negotiated, I feel using part of the property for childcare is a win-win situation for everyone.

The Bayview property provides an even better location than the current one for Generation Daycare. It is a safe, traffic-free walk along the boardwalk to get there; it has more space and ample natural light; easy access to the amenities of Steveston; and safe underground parking for pick-up/drop-off. The kids usually spend an hour or more at Homma park after school, but Bayview would offer Steveston Park as a viable option on occasion or especially Professional days.

The City is seen in a fabulous light because it is providing more childcare spaces without being seen as "giving in" to developers.

Onni gets to fill at least one of its vacant spaces.

Please support this motion. Generation caters to at least 50 families--that is a huge percentage of the Homma Elementary population. A lot of effort and creative thinking by Council went into this proposal. It deserves to pass for the good of the community, the kids and the working parents.

Sincerely,
Andrea Nishi



Schedule 40 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: McLoughlin, Debbie <debbie.mcloughlin@ubc.ca>
Sent: Monday, 18 July 2016 13:55
To: MayorandCouncillors
Subject: quoting File # ZT 16-735335U

To Public hearing
Date: July 18/16
Item #: 10
Re: OCP Amendment
Bylaw 9589 / Zoning
Amendment Bylaw 9590

ZT16-735335

I write as a parent of two young children who have attended Generation Daycare since its opening and would like to express my strong opinion and approval of spot zoning for a childcare facility at the onni development, File # ZT 16-735335U. I would ask that the Mayor and council office and general public take a moment to think about our children in this whole event. My child's before and afterschool care is crucial for a two parent working family who don't have family here to support childcare. As parents who are both public servants I ask that the public think about how we can be a community that supports the care of our children and future generation. This daycare facility provides exceptional childcare support that keeps our children educated, engaged, safe and most of all cared for. This site is optimal for both the feeder schools and is within walking distance to the school, which actually is a very healthy and sustainable way to get to school.

A childcare facility supports the community, schools and our future generation. Children who attend this childcare are part of this community and will have a unique opportunity to continue to learn about Steveston and the history even more so, by being so close to this area.

Thank you for your time and consideration.

London Landing, Steveston Resident.

Debbie McLoughlin, BA, CHRP & Peter McLoughlin



MayorandCouncillors

From: Milah Ngan <mngan@shaw.ca>
Sent: Monday, 18 July 2016 14:11
To: MayorandCouncillors
Subject: File # ZT 16-735335

To Public Hearing
Date: <u>July 18/16</u>
Item #: <u>10</u>
Re: <u>CCP Amendment</u>
<u>Bylaw 9589 / Zoning</u>
<u>Amendment Bylaw 9590</u>

ZT 16-735335

Firstly I'd like to thank the city council for moving so quickly on this matter regarding childcare with Generation Daycare and the possible site in Steveston. Secondly, as I am unfamiliar with how public hearings function and I don't know if there will be an opportunity to speak at the public hearing, I'd like my email to go on record as overwhelmingly positive for the rezoning of the Onni facility to accommodate childcare.

There are issues which other community members have raised, but they seem to focus on the wrong concerns or are misguided in the basis of their logic. The most important issue, aside from absolutely needing this space for over 50 families, I'd like to point out the sad fact that there is an incredible lack of after school care for our children in Richmond. I ask and strongly encourage council to reflect on how this impacts, not just these families, but also all the other families who need care in the future.

I will be present tonight at the hearing and look forward to a positive vote on this issue.

Best regards,
Milah Ngan

Sent from my iPhone



Schedule 42 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 18, 2016.

MayorandCouncillors

From: jeff.penny <jeff.penny@me.com>
Sent: Monday, 18 July 2016 15:07
To: MayorandCouncillors
Subject: Re: ZT 16-735335

To Public Hearing	
Date:	July 18/16
Item #	10
Re:	OCP Amendment Bylaw 9589 / Zoning Amendment Bylaw 9590 ZT 16-735335

Dear Mayor & Councilors. Please accept this email, in response to the negative emails you have received, regarding the spot rezoning for Generation Daycare. After reading all negative letters, it's perfectly clear that the people residing near the proposed site are very ignorant to the actual facts & not to mention that these people seem to be well into their twilight years & are not working parents. First & foremost there is a 72 spot parking facility on site where the parents can & will park. The current location of GDC has only 6 parking spots, & there is no traffic congestion. The kids at Generation DC are all, of school age & the suggestion of toddlers running for the open ocean supported by the newly founded skill of walking is, with out a doubt laughable. There is ample access to the DC on the Northside of the building which will be used most, if not all the time. My wife & I support this proposed site for many reasons, but most importantly the open natural lighting & fresh sea air is the highest on the list.

Warmest Regards

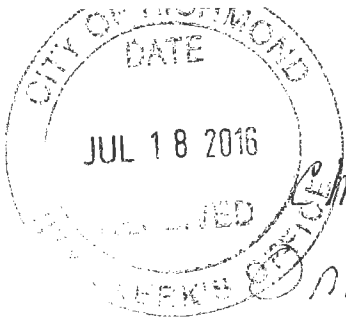
Jeffrey D Penny
62-6300 London Road
Richmond BC
V7E 6V6

Sent from Samsung tablet



To Public Hearing
Date: <u>July 18/16</u>
Item # <u>10</u>
Re: <u>CCP Amendment</u>
By <u>law 9589/Zening</u>
Amendment by <u>law 9540</u>

July 18, 2016



Re: Changing Maritime Mixed Use (MMU) + adding Child Care use as a limited additional use at 4090+4100 Bayview St
Onni has been given an early

Christmas Gift thanks to a member of your staff that not only gave the day care a suggestion of the Imperial landing site but Onni's phone #.

No, I am not in agreement to change MMU with Child Care as a limited addition because:

1. Traffic congestion
2. I believe the Day Care is in the previously used building for CURVES and that they may not have at the very most 5 years of using the facilities
3. I'm sure Onni's rent will probably be a small rental fee.
4. I hate to think of the children being a Pawn.
5. One of the main reason. Why are they not renting space at the two Elementary school in the neighbourhood. Schools are being closed down because of enrollment. Other districts have been doing it for years for day care, after school care, weekend religious groups + use of gym facilities.

cont'd page 2.

#5. continued

Why not make the schools a central part of a community.

If you say that is a Provincial decision and out of your hands I am truly disappointed with Richmond's Council if that is the case and the last word. I thought Gov'ts and officials are suppose to work together for the whole community.

You ~~mean~~ mean to tell me all the other Districts that have rented out their unused space have not let this barrier stand in their way.

I have been told that Hugh Boyd school rents out space on weekends to a Religious group. I have not followed up to confirm but if that is the case.... its already cleared and implemented.

Make schools a central community base... we already vote there. Please take notes into consideration.

Thank you. J. LeBrun 4233 Bayview St.

Churches could also be used.

Richmond V7E6T7

Schedule 44 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 18, 2016.

MayorandCouncillors

From: Carolle Bruce <carollebruce@gmail.com>
Sent: Monday, 18 July 2016 03:55 PM
To: MayorandCouncillors
Subject: File # ZT 16-735335

Categories: 12-8060-20-9558

To Public Hearing
Date: July 18, 2016
Item # 10
Re: OCP Amendment Bylaw 9589/Zoning Amendment Bylaw 9590, ZT 16-735335

Dear Mayor Brodie and fellow councillors,

I'm writing to express my support for this application.

I think that making an amendment to the existing zoning of Maritime use to allow a daycare facility would be a very good thing not only to the families who will benefit from the valuable services that Generation Daycare provides but also for Steveston village as a whole.

For current and future Generation Daycare families, Mike and Agnes Lewis provide a very valuable service to the community. They not only operate a before and after school program but they also provide coverage for Pro-D days and also offer a full day-camp through the month of July each year. Working parents are so grateful for this. We are also grateful that this program is offered within walking distance of Homma elementary. The new location on Bayview will be even better than the current facility on Trites Rd in that the children will not have to walk along any roadways to get to and from the program. They can walk along the vibrant boardwalk and cross the very quiet street directly behind the school. And, this is of course much better than having to be bussed back and forth which would be the result if Generation Daycare was forced to move to a location not within walking distance. As a parent with one child in this program and another starting this program in 2017, I sincerely hope that Generation Daycare can operate from the walkable Bayview location.

For Steveston village, it is so important that services like the one Generation Daycare provides for school-aged children continue to operate within our communities. Steveston is very much a great place to raise children and having affordable before and after school services is part of that. Having those services within walking distances of schools is very much a part of that. With more and more families choosing to move to Steveston, it's important to keep pace with their needs. Generation Daycare is being forced out of their current location because developers want to build townhouses on that site - townhouses which will presumably house a lot of families new to the area. They will likely need childcare services too. Let's make sure we have the childcare spaces needed. This zoning application will ensure that Generation Daycare can keep its doors open.

Thank you for considering this letter.

Sincerely,
Carolle Bruce
6393 London Road
Richmond, BC

MayorandCouncillors

From: Donna Felgar <donnafelgar@gmail.com>
Sent: Monday, 18 July 2016 03:56 PM
To: MayorandCouncillors
Subject: Support for Generation Daycare
Categories: 12-8060-20-9558

To Public Hearing
Date: July 18, 2016
Item # 10
Re: OCP Amendment
Bylaw 9589 / Zoning
Amendment Bylaw
9590, ZT 16-735335

File # ZT 16-735335

Dear Mayor and City Councillors,

I am writing to show my support for Generation daycare and the plan for spot rezoning of the Imperial Landing space.

I am the grandparent of four children in the Steveston area. I am very aware of the importance of quality childcare and the influence and impact it can and does have on the community.

Generation Daycare is a very important part of the Steveston community as well as the families that take advantage of the wonderful care and programs that they offer. Their staff is truly caring and amazing. If Generation Daycare leaves Steveston it will be an extra burden on these Steveston families, both in extra travel time and also in the loss of time that this amazing staff spends with the children.

I know that the relocation of Generation Daycare will not cause any traffic congestion since there are 72 parking spots under the Omni spot which can and will be used by parents. As far as the safety of the children crossing streets and possible injury occurring, Generation will be using the back field when leaving the school and walking along the boardwalk. The children will take the stairs to their upper level spot.

I hope that you will support Steveston families and approve the spot rezoning in the Imperial Landing space for Generation Daycare.

Thank you,
Donna Felgar

MayorandCouncillors


From: Armand & Margaret Thompson <a.mthompson@eastlink.ca>
Sent: Monday, 18 July 2016 04:22 PM
To: MayorandCouncillors
Subject: Generations - Childcare services
Categories: 12-8060-20-9558

To Public Hearing	
Date:	July 18/16
Item #:	10
Re:	CCP Amendment Bylaw 9589/Zoning Amendment Bylaw 9590 ZT16-735335

My wife and I were privileged to be able to call Richmond home from 1987 to 1999. We raised our two children there and enjoyed all the amenities that the thriving city had to offer. It was a very different time and we were able to make ends meet without my wife having to work out-side the home. She was always there for the kids. Our daughter and son-in-law have worked hard and have been fortunate after a number of moves to afford a home in Steveston. Our son and daughter-in-law have also worked very hard and now have their affordable "dream-home" also in Steveston. They love living there because it's a great place to raise our four grand-children. "Making ends meet" today in Richmond requires full time jobs for both parents. I think there are limited ways that the Mayor and Councillors can help young families in Richmond today but it has never been more necessary. Generations, in its Steveston location, has been an integral part of two of our grandchildren's before and after school care. One more will be requiring it next year and our youngest grandchild the year after. I urge Council to find a way that will ensure young parents have reasonably close access to quality childcare services in Richmond.

My understanding is that there is some vocal opposition to spot rezoning of the Imperial Landing space due to increased traffic concerns. I cannot say that I've ever experienced any traffic concerns while picking up or dropping off my grandchildren at the current Generations facility. It's a couple of minutes in the morning and a couple of minutes in the afternoon. The children walk to and from Homma school. Mike Lewis and his staff provide a very high level of quality childcare. It is a small business that Richmond Council should be very proud of and support in any way possible to ensure they are able to stay in Steveston.

Armand Thompson
108-6505 3 Ave
Delta, BC
778-434-2878

 This email has been checked for viruses by Avast antivirus software.
www.avast.com



change.org

Schedule 47 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, July 18, 2016.

Recipient: Mayor and Councillors at Richmond City Hall

Letter: Greetings,

What is a community without childcare? Our children need Generation Daycare in Steveston!

Comments

Name	Location	Date	Comment
susan louie	north bend, Canada	2016-06-05	Day-care is important!!!!
Sarah Louie	Richmond, Canada	2016-06-05	The families in Steveston need community amenities in order to thrive! Imperial Landing is the only available space in our community big enough to support this vital local business. Keep Generation Daycare in Steveston!
Hien Tran	Richmond, Canada	2016-06-06	Day care services like Generation is critical to young families in Steveston.
Kevin Skipworth	Richmond, Canada	2016-06-06	I support child care on our community!
Karen Wighton	Richmond, Canada	2016-06-06	I live in Steveston and I support child care in the community. There are 16 public schools in Richmond that are on the list for closure. The school board is going to choose 5 to close, has the mayor or the city given any consideration to the impact that this will have on the out of school care options? There are already limited options available in the community and now there will be more children displaced from their schools and possibly as a result their out of school programs. My child attends Whiteside and if that school is shut down then south arm community centre will no longer be an option for out of school care. Steveston as a community needs to service the needs of the population living here, imperial landing is a viable option and it is outrageous that the city is denying this request.
Brendan Homer	Richmond, Canada	2016-06-06	This is an essential service to many parents, myself included. The vacancies at the Onni Development with no commercial tenants is so unfortunate. What a great service to begin filling those empty spaces!
Mike Lewis	Richmond, Canada	2016-06-06	Keeping Generation Daycare in the Steveston community is a vital service to so many families. We cannot allow the city to minimize this need.
Ian Kendrick	Richmond, Canada	2016-06-06	Having out of school care is essential for many parents who work and do not have family that can help out. Having it within the school catchment area, or at least within a reasonable distance is also important. Please don't let local politics or battles with developers affect this vital service we rely on.
Rosemary Nygard	Richmond, Canada	2016-06-06	Generations has provided a much needed service to our family. There was nowhere else to attend in our neighbourhood. Please help Generations find a space close to Homma so kids don't have to spend time in the car commuting. The days are long enough without driving extra time to pick up and drop off.
tracy barr-smith	Tauranga, New Zealand	2016-06-06	I was born in Vancouver and went to humpty dumpy pretty school in Steveston. This needs to be kept in the area to support families.
Jeremy Alexander	Vancouver, Canada	2016-06-06	Early years are the most important years, the foundational years which the rest of your life is built! Can't mess around with the opportunity to provide for children this age.
Alice Robinson	Delta, Canada	2016-06-06	The need is great, the space is available, it should be a no brainer!
margaret malcolm malcolm	Richmond, Canada	2016-06-06	The children need and love this daycare very much. and it puts the parents mind at rest if kids are happy
Channa K	Richmond, Canada	2016-06-06	My son attends Generation Daycare. Without them I am without daycare for my Gr 1 child. This daycare is important to my family and provides my son with a safe, fun, and stimulating environment after school.
Jean Bloemhard	Steveston, Canada	2016-06-06	There is a need for daycare facilities in the Steveston area and this is a perfect opportunity for the City to abide by its mandate and support local families.

Name	Location	Date	Comment
Bob Ransford	Richmond, Canada	2016-06-06	I live 1/2 block from the proposed site and I want this use accommodated and I want the zoning changed to allow all traditional retail uses.
Maureen Burgess	Langley, Canada	2016-06-06	There doesn't seem to be any kind of reason why this Daycare should be denied. Families need it. Come on Mayor and Council.
Carolle Bruce	Richmond, Canada	2016-06-06	I'm signing because my two sons will be without after school childcare if Generation Daycare is forced to close down because of rezoning.
Scott Silverthorn	Richmond, Canada	2016-06-06	Please reconsider your decision. Assistance in this matter is the right choice. This might be the only type of business that can accomodate the restrictions on the business application for Imperial Landing and not impact local merchants.
Christine Saulnier	Vancouver, Canada	2016-06-06	Consider the community's needs here!
Tony Ioannou	Vancouver, Canada	2016-06-06	It makes too much sense, and is desperately needed!
Josefina Rosado	Richmond, Canada	2016-06-06	I keep seeing new approved constructions for housing, apartments, etc but I don't see support for the community. Steveston needs Generations Daycare and the great support of their staff and owners, Mike and Agnes. It is a safe and fun place for my children to be before and after school. Isn't that what all parents want/need for their kids?
Joanne Menta	Richmond, Canada	2016-06-06	City of Richmond needs to consider community run daycare facilities are a vital and important part of raising a community here in Richmond! Please support this very worthy business plan!
Terra McKenzie	Richmond, BC, Canada	2016-06-06	Many of my students attend this quality child care facility and it's a much needed service!
Karen Mori	Richmond, Canada	2016-06-06	My 3 children go to this daycare and feel it is very important to keep it in the neighbourhood
Lynda Lee	Richmond, Canada	2016-06-06	I am a long-time resident of Steveston, and Generation Daycare has provided care to my two children for the past 2 years. Generation Daycare is invaluable service for the working families of Steveston.
Jen Schaeffers	Richmond, Canada	2016-06-06	My children LOVE Generations and it's the only affordable childcare for our family in the area.
Ioni yee	Richmond, Canada	2016-06-06	my daughter will be attending homma in 2 yrs and will need after school care
Sheila Lau	Richmond, Canada	2016-06-06	Much needed service in the area. Would be a shame to see it close & displace so many families.
Kevan McIntosh	North Vancouver, Canada	2016-06-06	Supporting the community of Steveston
Farran Hobbs	Richmond, Canada	2016-06-06	My children go to Generations. Generations provides a vital service to our family and many others at homma. With all of the rezoning and high density development, where is the plan for space to allow for necessary key services such as after school care? We need this to be re-examined.
Carol Reed	Vanxouver, Canada	2016-06-06	Children need a safe and secure space close to home and in their residential area. It is criminal that so many daycare spaces in the Lower Mainland are being lost to big development. Where is Premier Christy Clark's "families first" mandate. Is it all smoke and mirrors. Let this rezoning happen for the sake of all these children amd their hard working parents. It was always my impression that the Richmond area was totally dedicated to family spaces.
Veronica Pattenden	Delta, Canada	2016-06-06	This is an essential community service.
Erin Matheny	Richmond, Canada	2016-06-06	Generation is a valuable part of our community. It is my children's second home!

Name	Location	Date	Comment
Megan McGillveray	Richmond, Canada	2016-06-06	I live in Steveston with my 2 year old daughter and need daycare.
Tracy Kelvin	Richmond, Canada	2016-06-06	It is needed more tha. Any other restaurants or bait and tackle shops! These children are Stevestons future, respect their right to safety, because essentially that's what this is all about, keeping children safe!! If you do t have a heart, at least have a brain.
April Akhurst	Richmond, Canada	2016-06-06	Steveston needs essential services, not outdated business plans. The city needs to recognize who lives here.
Connie McGinley	Vancouver, Canada	2016-06-06	Daycares can't be closed. There are not enough daycares!!!!
Hilary Wardlow	New Westminster, Canada	2016-06-06	Childcare is a necessity in any community. New development must coincide with the development of appropriate infrastructure, including childcare.
Anna Reithmeier	Richmond, Canada	2016-06-06	I support Generations Daycare and the service they provide Homma families.
Julie Coppin	Richmond, Canada	2016-06-06	This care facility is NEEDED by MANY in Steveston. Kids and families suffer when they loose a childcare option so close to their school & neighbourhood. Time for Onni and the City to shake hands move forward by allowing great services to lease out the spaces on Bayview☺ .. that way we ALL benefit.
Carolyn Payer	Richmond, Canada	2016-06-06	I'm signing to support these families requiring child care. This city supports massive amounts of development and now needs to provide for those who choose to live here.
Susan Umemura	Richmond, Canada	2016-06-06	concerned for the young families in,our neighbourhood, having good daycare for their children, and with an obvious solution at Imperial Landing site, not being considered, when it is the obvious choice.
Tracey Wispinski	Burnaby, Canada	2016-06-06	Childcare is a basic necessity for families to work.
Alex Yuen	Vancouver, Canada	2016-06-06	The zoning needs to change to something for the community.
Carrie Bourne	Richmond, Canada	2016-06-06	I've seen and heard the wonderful things about this daycare sand I teach a lot of the kids that go here.
Shayla Harker	Surrey, Canada	2016-06-06	Childcare is essential to every community
Jen Barker	Delta, Canada	2016-06-06	This is the right thing to approve.
Kacey Krenn	Richmond, Canada	2016-06-06	Richmond needs more quality child care.
Patti Sofikitis	Richmond, Canada	2016-06-06	Quality childcare is important
Robert Bridson	richmond, Canada	2016-06-06	Before and after-school care is essential to many families. Mike is a valued part of our community, and even though I'm not directly impacted by this, I can see how much it will hurt the Steveston area.
David Baarschers	Whistler, Canada	2016-06-06	The city of Richmond needs more child care facilities.
Kathy Gaglewski	Richmond, Canada	2016-06-06	Generation day care is an excellent place for children to grow and learn in a safe environment. I am supporting good people who run a great business!! I hope this daycare will stay open as so many families depend on it!
Monique willis	Richmond, Canada	2016-06-06	This is simply outlandish. Grow up city hall!
Sarah Irwin	Richmond, Canada	2016-06-06	Great childcare is hard to find. Don't let the children down.
Heather Dawson	Richmond, Canada	2016-06-06	THERE SEEMS TO BE EVERY OPPORTUNITY FOR THE ONNI DEVELOPEMENT AND THE DAYCARE TO COLLABORATE AND NO REASON NOT TO .
Linda Waithman	Richmond, Canada	2016-06-06	I'm 100% in support of the need for accessible childcare in our communities. Keeping our children close to where they live and go to school. This is what community is.

Name	Location	Date	Comment
Alexandra Suchy Suchy	Vancouver, Canada	2016-06-06	As a working parent, I also have child who required daycare and understand the importance of providing opportunity and space for children to learn.
Jason Cleary	Richmond, Canada	2016-06-06	I cannot understand why leaving that new development in Steveston empty is more appealing then serving local families.
Daniela Vulama	Burnaby, Canada	2016-06-06	It's criminal not to embrace this valuable business helping families. Richmond please do the right thing in keeping this business going
Michelle Albas	Richmond, Canada	2016-06-06	My daughter has just joined generations daycare. We need to keep it in Steveston!
Shelley McDonald	Richmond, Canada	2016-06-06	My daughter has been with Generation Daycare for 3 years. It was very difficult to find daycare in the Steveston area, a growing community, and we need to keep it going.
Tammy Oliver	Richmond, Canada	2016-06-06	I am appalled at the City's decision to deny Generations Day Care space at 4080 Bayview Road. This space has been empty for how many years now? Really City of Richmond, this is how you treat your families. Where else would you suggest Generations move close to the school it provides child care. Disappointed fan.
Rosa Camp	Blaine, WA	2016-06-06	As a working parent with a child soon to enter the public school system, it's difficult to find after school care. To remove one of the few options out there, especially without reason, is irresponsible and a blatant disregard of the people.
Jeff Penny	Richmond, Canada	2016-06-06	The Mayor of Richmond & the fellow council members are not thinking strait
Deanna Lenahan	Richmond, Canada	2016-06-06	I'm signing because the rate at which City Council is ignoring the needs of families and people in our community is ridiculous!
Andrew Schoonen	Richmond, Canada	2016-06-06	It's time for Richmond City Council to step up to the plate and practice what they preach. You can't aim to make our city the most liveable, well managed community in Canada without supporting locations for adequate child care facilities. In fact, doing the opposite is a lack of foresight and planning on City Council's part. Generations Daycare is a very well run child care facility that is now a staple of the Steveston/Richmond community. The proposed solution of moving to 4080 Bayview Road is a logical one that makes good sense for the community - and it will make use of one of the spaces that has now been vacant for several years. To those who serve on Richmond City Council, do the RIGHT thing and back the RIGHT decision to support before and after school care for hard working parents in this area. This is your mandate and these are the types of decisions that the good citizens of Richmond voted you in to make.
Lyn Allen	Timaru, New Zealand	2016-06-06	I Have Grandchildren living in Steveston
Charran Waldref	Richmond, Canada	2016-06-06	Mike and Agnes are active with all of "their" kids, and the kids in turn LOVE them. Throughout the summer, the Generation kids can be seen enjoying Steveston village, including Steveston park. If we ever needed daycare, I'd put my kids on their waitlist in a heartbeat.
Jeff Willis	Richmond, Canada	2016-06-06	There is no enough child spaces in Steveston especially quality ones.
Kerry McDowall	Vancouver, Canada	2016-06-06	Childcare needs to be accessible to everyone within their catchment. Most of greater vancouver's middle to upper class has to be a dual income family in order to live there.
Hassan Lakhani	Richmond, Canada	2016-06-06	This is an important service for many families at Homma

Name	Location	Date	Comment
Carrie Watts	Richmond, Canada	2016-06-06	I have a child who requires daycare, and eventually after-school care, due to two working parents, and believe that there isn't enough supply to handle the demands of the growing neighbourhood.
Sarah Ueland	Vancouver, Canada	2016-06-06	I support working parents and we need as much good quality childcare as possible!
Candace Low	Richmond, Canada	2016-06-07	We are also affected by the closure of the Generations daycare as parents of Homma children in need of after school care. There are now more limited options in the community. Not everyone has flexible work hours or other resources to assist. The city needs to recognize that with the rapid growth of Richmond comes increased need. Why not use this currently empty space. It doesn't have to mean other concessions in this location. It may be a for profit business but it's one that fills a gap in our community and should be reconsidered.
James Fowler	Port Moody, Canada	2016-06-07	every child should be given the opportunity to have a safe, viable and educational daycare
Michelle Di Tomaso	Vancouver, Canada	2016-06-07	A daycare is needed in Steveston and it sounds like a lot of red tape is going to affect the well being of some very little people and a very loyal and giving community. Time to stop with finding roadblocks and help figure this out. We all live on this planet together... Let's work at helping each other out.
Bryan Radu	Richmond, Canada	2016-06-07	Because my children go to Generations and the city is not thinking this through.
Robyn Lewney	Richmond, Canada	2016-06-07	This city has transitioned into something that is no longer a community. Show the citizens of Richmond that someone still cares about families and the need for childcare in EVERY school catchment.
Sarah Fawns	Richmond, Canada	2016-06-07	We need childcare
Robert Armstrong	Richmond, Canada	2016-06-07	This is a no brainer. The developer and business owner have come together, where's the rubber stamp? Shame on you Malcolm.
Michelle Nishi	Richmond, Canada	2016-06-07	The city has to be more responsible in making sure there are the resources needed in the community. This facility supports 50 families with daycare. Prices are going up for housing, food, etc... Both parents need to work to support their families. Daycare is the only option for a lot of families. The City really needs to address this issue.
Tara Lowe	Richmond, Canada	2016-06-07	We are in need of quality childcare in our community.
Chantal lee	Richmond, Canada	2016-06-07	It's challenging enough to find daycare and now you want to close one? What about the community and parents who are trying to make a living?
Lynsey Stock	Richmond, Canada	2016-06-07	Childcare is a key part of our society and needs to be readily available to families
Andrea Gallant	Richmond, Canada	2016-06-07	I'm signing because we have one child who attends and another who will need to attend in the next few years. As a relatively new resident, I am fairly shocked that the city expedited a rezoning/development application without so much as thought to how many people would be affected by the displacement of a child care provider. As a former resident of the city of Port Moody, I'd encourage council to have a look at what award winning city planning looks like... Developing without careful care and consideration to how current services are delivered is irresponsible. Get with it.
Michelle Albas	Richmond, Canada	2016-06-07	My daughter will be attending in the fall. We need to keep Generation Daycare in Steveston!

Name	Location	Date	Comment
Joann Lum	Coquitlam, Canada	2016-06-07	Daycare is a necessity for life in vancouver. It would mean my family moving far away from me to have affordable livingthat tears families apart. Not what we want for our city or our families.
Susan Parsons	Richmond, Canada	2016-06-07	Good childcare is imperative in our society. Why can zoning be changed to close a childcare site, and a viable option remain open?
Ann Albisser	Richmond, Canada	2016-06-07	My Grandsons attend Generations Daycare, it's an important part of our community.
Kim Penny	Richmond, Canada	2016-06-07	My husband and I both work full time. If we do not have access to Generation Daycare we would be forced to leave the community of Steveston.
Stwve Howitt	Richmond, Canada	2016-06-07	I support this cause
Kim Penny	Richmond, Canada	2016-06-07	My husband and I both work full time. It is critical for us to have after school care for our daughter. Without access to this essential service we would be forced to leave this community.
Ginny Martin	Richmond, Canada	2016-06-07	My kids go here and it is a perfect set up. To be able to walk to and from school in our own community is a necessity.
Andrea Niosi	Richmond, Canada	2016-06-07	Childcare is an essential service and we expect our City officials to support Generation Daycare in its application to lease space on Imperial Landing. It is shameful that our City is not standing up for Richmond families and making this a bigger priority.
Michael Burke	Richmond, Canada	2016-06-07	Our children need care and we need to support small buinesses in our community
Eric Kouwenhoven	Richmond, Canada	2016-06-07	I have kids in the same community and this service for child care is essential
Matthew Burke	Vancouver, Canada	2016-06-07	This affects my nieces
Jonathan Tsujio	Vancouver, Canada	2016-06-07	this city seems hellbent on building homes for foreign investors to buy up and this is not leaving enough resources for the people who actually live in this city. It's time we stop and take a serious look at what we're doing
Aaron Fulber	Vancouver, Canada	2016-06-07	invest in the future... invest in the children!
Maren Harman	Vancouver, Canada	2016-06-08	This is sad for families in this area. Many of our friends depend on this program.
Victoria Murray	Burnaby, Canada	2016-06-08	I have a daughter who is 7 and it has been a battle her entire life finding good childcare at a reasonable cost.
Narcisa Medianu	RICHMOND, Canada	2016-06-08	Kids and families need to access to high quality childcare services that are conveniently located.
Cyrus Li	Richmond, Canada	2016-06-08	I also have a baby on the way this august and finding childcare is so challenging right now.
Brian Nishi	Victoria, Canada	2016-06-09	I care about the families directly impacted by this decision.
Michelle Los	Richmond, Canada	2016-06-10	We are on the waitlist for this before and after school care for our child that starts kindergarten in September 2017. We will be relying on their services for before and after school care.
Shawn Archer	Richmond, Canada	2016-06-10	We need our daycare, enough is enough.
Debbie Johnstone Bjerke	Richmond, Canada	2016-06-11	Care for children is difficult to find, especially affordable options. We need Generations in our community.
Daniela Vulama	Burnaby, Canada	2016-06-11	Richmond, It would be damaging not to support such a valuable and beneficial business, as Generation Daycare has been enriching your community. Do the right thing in keeping this running.

Name	Location	Date	Comment
Julia mark	Burnaby, Canada	2016-06-12	its unfair for this community to have no day care options available.
Marci Foster	Surrey, Canada	2016-06-12	We have always struggled with after school care in Richmond. We finally moved and the options were well beyond what Richmond had to offer
Aaron Hudson	Richmond, Canada	2016-06-13	<p>As a new father, the availability of affordable, quality childcare is a concern to me. As a Richmond resident, I worry that the redevelopment of the city has come at the cost of the things that make the city livable. Things like trees, childcare and affordability.</p> <p>Imperial Landing has been vacant for years. I fully support the requirement for businesses there to have a maritime heritage requirement, however it is in the best interests of all involved for the space to be used. Childcare and other businesses that provide a service to the community should have that requirement enforced more leniently. The city gets tax revenue, the area gets more traffic (which means more customers for nearby businesses, and more tax revenue), and the community get continued and expanded childcare. The benefits are obvious.</p>
Sarah Knitter	Vancouver, Canada	2016-06-13	Childcare is essential to a vibrant support community.
Teresa Sung	Vancouver, Canada	2016-06-14	I'm signing because I have grandchildren who go to daycare...
Laura Blake	North Vancouver, Canada	2016-06-14	It's a community necessity.
Debra Lewis	Richmond, Canada	2016-06-15	I am signing because if this is not given the approval I have three grandchildren that will not have anywhere else to go!!!!
Joan Haws	Richmond, Canada	2016-06-16	Children need a safe place to go before and after school.
Kim Lloyd	Richmond, Canada	2016-06-16	Generation Daycare is not just a child care facility. It is a place where children are given exemplary care, a place for creative play, and educational experiences. The bonds that Mike, Agnes, and all of the staff have formed with the kids, parents, and school personnel cannot be replicated. Generations is the heart of our neighbourhood and an integral part of the Steveston community. Please stand up for our kids and our community!
Angie Smith	Richmond, Canada	2016-06-16	My son attended Generations Daycare while he was at Homma Elementary. It would have been extremely difficult for me if this affordable before and after school program was not available. Everyone in the community needs to work together to make sure children have safe daycare options.
Taeghan Duff	Vancouver, Canada	2016-06-16	My sister needs this service and lives in Steveston. Childcare is an essential service in our communities and city councils and planners have a responsibility to ensure that if they are re-zoning mixed use areas with essential services located therein in order to build more residential spaces and thus increasing demand for such essential services appropriate space is located and secured for those essential services in the same community before rezoning. Its irresponsible not to do this. Make it a condition on the owner seeking the rezoning. Adequate child care is a critical component of a healthy and vital community.
Steve Ngan	Richmond, Canada	2016-06-17	We need quality daycare like Generations to support this growing community. Such a simple concept yet unfortunately tied up in politics
Takami Schreiber	Richmond, Canada	2016-06-17	It is a huge shame that we just let this beautiful building stay empty and I truly believe this is a great way to utilize the space. Please consider what is needed for the community rather than stubbornly reinforce the rules. Thank you
Bhavani Lloy	Delta, Canada	2016-06-18	I live in Steveston and had planned on using generations childcare to help our family- now we're stuck, like countless other parents.

Name	Location	Date	Comment
Rubins Mahal	Richmond, Canada	2016-06-18	It is important! We need to adjust old ideas and make room for the new generations.
Baljinder Mahal	Richmond, Canada	2016-06-18	This is the perfect location for a daycare. Richmond council has totally screwed up the development in this location and they have caused a huge problem with lack of commercial space for childcare in this city. This Onni site was a once in a generation opportunity that has been squandered due to council and Onni digging their heels in.
Jenny Ng	Richmond, Canada	2016-06-19	We are part of the community and should support each other.
Kelly Booth	Richmond, Canada	2016-06-19	These families have a right to daycare and it is ridiculous that all that space has sat empty. This is perfect use for the space at Imperial Landing.
Lesley Currivan	Delta, Canada	2016-06-20	With the cost of housing in Richmond, parents need to work. That means that their children need daycare. Daycare should be readily available, within proximity to their homes and reasonable priced. Where will all these children go? Who will look after them? Will it be in close proximity to where they currently are? It's a sad day when we start closing daycares.
Jennifer Lillis	Richmond, Canada	2016-06-20	We need good, quality daycare in our community and Generations provided that service.
Sheila Sontz	Vancouver, Canada	2016-06-20	My children got the most important and excellent education possible thanks to their preschool and childcare providers. They were taught at a young age and absorbed fully their conflict resolution skills, their interpersonal skills and I wouldn't trade that for all the tea in China as they say. Our municipal government has to understand that childcare is an integral part of education for our next generation. Include childcare under educational zoning, it's foolish not to.
Newell Cotton	Vancouver, Canada	2016-06-20	Child care matters! Get your act together City of Richmond!
Natalie King	Vancouver, Canada	2016-06-20	I don't agree with the Re-zoning.
Linda Hale	Vancouver, Canada	2016-06-20	Having raised a son I realize how critical out of school care is, both to the parent and the child. My son attended out of school care and it was as much a source of education as school itself.
Tracy McLaughlin	Vancouver, B.C., Canada	2016-06-20	Daycare is an essential service AND educational!!
Laurel Wood	Surrey, Canada	2016-06-20	What kind of ignorant city council will take away much needed daycare spaces just to one-up a developer they are having a dispute with? Don't you think it's time, Richmond, that you start serving the people that voted for you? I lived in Richmond, I moved because council was so pathetic. Sad to see things haven't changed. Do the right thing on this, not the one that will line your pockets.
R Moore	Vancouver, Canada	2016-06-21	because kids need this day care and so do the moms
Alan Yasin	Vancouver, Canada	2016-06-21	Steveston needs more Out of School Care facilities for children as the others all have waiting lists.
Megan King	Victoria, Canada	2016-06-21	Because having proper child care is an essential part of living in Vancouver and being able to support your family. Taking this away is a huge disservice to parents and the community. These types of decisions are short sighted.
Kathrine Light	Vancouver, Canada	2016-06-21	I have 2 children and I k is how important daycare is to a family... Especially single parent homes...

Name	Location	Date	Comment
Fanny Wong	Vancouver, Canada	2016-06-21	Out of school care is so lacking in the lower mainland. It is tough for families to arrange childcare when both parents have to work to keep up with living in our high priced communities. In my line of work, I encounter many people and families struggling to reach the balance between home and work. Having vital services such as dependable out of school care is a huge issues for young families. Childcare is difficult to find and an established childcare service should be allowed to remain operational In their current space
Rick Orford	Vancouver, Canada	2016-06-21	It's the right thing to do!!
Larry Traverence	richmond, Canada	2016-06-21	I think day care is educational and that an empty building is better utilized by our children
Spencer Cotton	Vancouver, Canada	2016-06-21	As a father of two young children myself. I also struggle to find suitable child care options.
Mike Roque	Richmond, Canada	2016-06-21	I believe the children are our future. Teach them well and let them lead the way.
Eric Coulombe	Richmond, Canada	2016-06-22	Steveston is attracting new families in DROVES! Just like it attracted mine 2yrs ago. This silly catch 22 face-off between Onni and the City has gone on embarrassingly long enough... and this daycare is the LAST entity that should be suffering as a result!
Jacqueline Stadler	allison park, PA	2016-06-22	I am signing because it takes a village to raise our children. Without daycare, what will these families do? Who will watch their children? Who will keep the children safe? If the children do not have daycare, parents cannot work. Who will pay the families bills if a parent cannot work because they have to stay home? Please approve this couple the use of space to continue to support their community. Thank you.
Tammy Phinney	Burlington, Canada	2016-06-22	<ol style="list-style-type: none"> 1. The biggest problem for women face return to work is quality, community based childcare. 2. Walkable childcare or childcare near the community is better for families, children and the environment. 3. Real Estate values immediately improve when there is good access to childcare, education and community based programs. 4. Because waitlists are so long childcare facilities stop taking names forcing women out of work or creating struggles on double income families. 5. Common sense should prevail over some of the out-of-touch regulations which are not benefiting communities both equitable or socially. 6. Mike and Agnus and the families they serve deserve fair and considerable consideration in maintaining a service which benefits and promotes better lives. Childcare is not only for working moms but many healthcare professionals recommend some childcare as a healthy model for child development for stay at home moms too.
Gordon Woolvett	Vancouver, Canada	2016-06-22	City council stop being ridiculous.
Brendan Coyle	Richmond, Canada	2016-06-22	Daycare shortage as it is. Will force young families out - or is that the plan?
Cheryl Solomon	Vancouver, Canada	2016-06-22	Every neighborhood in the lower mainland should have access to good daycare
Carole Lieberman	Vancouver, Canada	2016-06-22	I'm signing because I believe that this is important!
Kyryl Dudchenko	Port Moody, Canada	2016-06-22	Because I have my family with young kids living in the steveston area
Rob Pretli	Richmond, Canada	2016-06-22	Support day care in our community
Channa K	Richmond, Canada	2016-06-23	Need more space for daycare.
Jason heise	Camrose, Canada	2016-06-23	I believe in my friends call to action

Name	Location	Date	Comment
Mark Wilson	Australia	2016-06-23	Im a school teacher and this is a great idea.
Angie Kirk	Vancouver, Canada	2016-06-23	In a generation of working families child care is important. I support the suggested compromise from the parents to educate children on the community's maritime heritage and history.
Stephanie Bell	Richmond, Canada	2016-06-24	More daycare spots are needed in Richmond and we need to start using the imperial landing site.
Sandra Hiebert	Nanaimo, Canada	2016-06-24	There is not enough good daycare

Andrea Hunter
#101 - 4233 Bayview Street
Richmond, BC V7E 6T7

July 18, 2016

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589 and
Richmond Zoning Bylaw 8500, Amendment Bylaw 9590 (ZT 16-735335)

Purpose of OCP Amendment:

To change the land use definition of "Maritime Mixed Use" (MMU) by retaining all
existing Maritime Mixed Use (MMU) uses and adding child care use as a limited
additional use.

Purpose of Zoning Text Amendment: To change the land use definition of "Steveston
Maritime (ZC21)" zone to include child care as a limited additional use.

My name is Andrea Hunter. I was born and raised in Richmond, and am a resident of
Steveston, BC. I live directly opposite the Onni Group Imperial Landing development at
4080 and 4100 Bayview Street in Richmond, BC.

I am opposed to the proposed OCP Amendment and Zoning Text Amendment.

PETITION

To my submission, I am attaching a petition signed by 21 households and 23 residents
at 4233 Bayview St, Richmond, who oppose the proposed change in rezoning from
Maritime Mixed Use by adding child care. These signatures represent 92% of all
respondents at 4233 Bayview. The overwhelming opposition to the proposed
amendment by local residents directly affected by the decision cannot be ignored.

THE APPLICANT

Onni Group (hereafter referred to as Onni) did not apply for the rezoning to their
property located on Bayview, rather the applicant is the City of Richmond. The Staff
Report states that there is no financial impact from the proposed rezoning. This is
incorrect. The rezoning will directly increase the privately-owned Onni's profitability
when the child care space is leased to a child care provider. The rezoning of the
property may also result in a reclassification of assets on the company's balance sheet,
and possibly result in subsequent recognition of expenses on the company's income

statement, thereby potentially reducing taxes owed or deferring taxes, among other financial benefits. Accounting changes resulting from the proposed rezoning that yield positive impacts to bank covenants or financing for Onni's other two waterfront construction projects within in the City of Richmond should also be thoroughly investigated. Moreover, if positive impacts from the rezoning allow the City to collect municipal taxes sooner, this would also be a benefit to the City of Richmond, who is not only the Applicant but also the approver. As such, the City of Richmond may be lacking real and/or perceived independence in their rezoning application for the Onni properties, and thus may be in a conflict of interest. To maintain the public interest, the rezoning application warrants further third party investigation into the potential conflict of interest.

PRECEDENT

Elizabeth May, former leader of the Green Party of Canada, was intelligent enough to vote against allowing commercial drilling in an offshore national park on the East Coast of Canada. She correctly understood that it would set a precedent in Canada and open up National Parks across the country to commercial drilling. A similar logic should be applied to the City of Richmond's proposed rezoning application.

By using children as pawns to open up Onni's Imperial Landing development to anything other than Maritime Mixed Use activity, it could set a precedent that would allow Onni and other developers the opportunity to open other Maritime Mixed Use properties in Richmond to include other non-maritime uses. The impact of this rezoning application to Onni's two other construction projects in Richmond, and other waterfront properties being developed in Richmond, should also be investigated.

It could be perceived that the City of Richmond is trying to push through the proposed rezoning by using themselves as the Applicant and approver. Onni's name is not listed anywhere on the Notice of Public Hearing, nor in the Staff Report. This lack of disclosure and transparency reduces the public's recognition of the potential impacts of the rezoning to Onni and minimizes the opportunity for the public to raise informed objections to a possible precedent.

SAFETY

Page GP-32 indicates that the City of Richmond discussed the proposed amendments with the Vancouver Coastal Health Authority. The Staff Report indicates that the Vancouver Coastal Health Authority expressed no concerns to the proposed amendment to add child care as a permitted use in the Mixed Maritime Area. This is extremely alarming considering page GP-40 of the Staff Report shows Maritime Mixed Use space, which could include welding, directly adjacent to the proposed child care space.

On Friday July ¹⁵~~16~~, 2016 Sara Badyal, Planner 2 for the City of Richmond, stated that she does not have any safety concerns regarding the use of the Bayview property for child care. Sara Badyal indicated that Marci Archeck of the Vancouver Coastal Health

Authority was responsible for the health assessment regarding the proposed rezoning and that no safety issues were reported. I spoke directly to Marci Archeck earlier today. She indicated the following:

- The City of Richmond never indicated to her that the proposed area for rezoning for child care would be next to, or on top of, Maritime Mixed Use space, including potential welding. She said that if these types of operations were present at the time of her site visit, the Vancouver Coastal Health Authority would oppose the location for use for child care because it would not be a healthy space for child care purposes.
- She did not have a formal meeting with the City of Richmond to discuss findings. She met informally with staff at City Hall to discuss general feasibility of the space to be used for child care. She was not involved in conversations regarding the safety of children around water or in relation to Maritime Mixed Use operations.
- No report was written regarding her findings and it is not her position to advance safety recommendations at the time of her general feasibility assessment.

The City of Richmond has consistently indicated that the proposed rezoning is intended for older elementary students. This is misleading. The rezoning is proposed for the addition of child care, not the addition of child care for children of a certain age or region of residency. Child care under the City's bylaws does not define age of children under specific rezoning applications. Rather child care can be licensed for children from 0 to 12 years of age. There is nothing preventing the child care tenant to expand services to include children of all ages to increase profitability.

Having served in the Canadian Coast Guard Auxiliary for 5 years, I can say with certainty that babies don't float, nor do young children. Having a child care facility mere feet from the water is a danger to children and puts them at risk of drowning.

SCHOOL DISTRICT NO. 38

On Friday July ^{15th QAC} ~~16~~, 2016, Sara Badyal stated that capacity of a child care facility is limited to roughly 7 m²/child. The Staff Report suggests that the area for child care would be limited to 540 m². This yields a capacity of 77 children. GP-33 of the Staff Report indicates that the application was not referred to School District No. 38 because it did not involve residential uses that have the potential to generate 50 or more school aged children. Given the information provided by Sara Badyal, the capacity of the proposed facility is closer to that of a school rather than a child care facility and the application should have been referred to School District No. 38. With the proposed closure of schools in Richmond, it appears that the City is doing no more than relocating a public school to make a private school and increase Onni's profits at the severe detriment of parents in Richmond.

Parent's in the community are desperate for child care. I sympathize with these parents. However, using this desperation to bait the public into agreeing to change rezoning to the benefit of a private company and detriment of the community is morally and fundamental wrong.

CULTURE AND HERITAGE

Steveston was founded on a rich heritage of maritime culture. The people of Steveston have the ocean and river in their blood. By re-zoning the Imperial Landing property to include anything other than Maritime Mixed Use, is an attack on the culture and heritage of the people of Steveston. As Canadians, we respect cultures from around the world. I expect the same respect for Canadian heritage and culture by our own government.

TRAFFIC

The impact of the influx of traffic on Bayview Street and Easthope Avenue was not addressed in the Staff Report. The streets around the Imperial Landing development are narrow and do not include pick-up and drop-off areas for a child care facility. There is not sufficient street space to support the pick-up and drop-off of children. This amount of traffic and lack of sufficient road space would block streets; thus limiting emergency vehicle access, significantly impacting local residents trying to commute at similar times, and posing a potential risk to the public as well as children as a result of increased traffic congestion.

NOISE

I submitted routine noise complaints to the City of Richmond and RCMP during the construction of Onni's Imperial Landing development on Bayview. Construction would routinely extend beyond permitted hours, such as the grinding and drilling of concrete at 11 PM. Only once did the police respond and ask Onni to stop work. When I spoke to staff at Richmond City Hall, I was told that the City was unable to respond because the contractor responsible for providing sound monitoring services did not have the equipment, nor trained staff, to provide the service. Moreover, I was told the contractor did not work during the evening when noise monitoring was needed. Thus, the City contracted noise monitoring services from a vendor who was unable to provide the contracted public services. Over a year ago, I called the Mayor's office several times to report this lack of oversight and ask for an explanation. I am still waiting for Mayor Brodie's response.

Many residents that live in close proximity to the Bayview property telecommute to work during the day, or do not need to leave their homes during the day. These residents would be directly affected by increase noise levels resulting from a child care facility, particularly a child care facility potentially holding over 77 children. It is unknown how the City would handle noise complaints from residents that result from increased noise levels, particularly as the City has shown a lack of past interest in the public's noise environment relating to the Onni property on Bayview.

Sincerely,



Andrea Hunter

To: City of Richmond, 6911 No.3 Road, Richmond, BC V6Y 2C1

Re: Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9589 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9590 (ZT 16-735335)

Location: 4080 and 4100 Bayview Street

Purpose of OCP Amendment: To change the land use definition of "Maritime Mixed Use" (MMU) by retaining all existing Maritime Mixed Use (MMU) uses and adding child care use as a limited additional use.

We, the residents of 4233 Bayview Street, Richmond BC, V7E 6T7, **oppose** the proposed OCP Amendment to change the land use definition of "Maritime Mixed Use" (MMU) by retaining all existing Maritime Mixed Use (MMU) uses and adding child care use as a limited additional use at 4080 and 4100 Bayview Street.

Name	Unit #	Signature	Date
Andrea Hunter	101	Andrea Hunter	July 13, 2016
Shelley Morris	106	Shelley Morris	" " " "
Eleanor Hamilton	105	Eleanor Hamilton	July 13, 2016
JEAN NOLAN	304	Jean A. Nolan	July 13, 2016
WALTER WILKINS	201	w. wilkins	July 13, 2016
SIM HUNCHCLIFFE	311	[Signature]	JULY 13 / 16.
Anita Colautti	303	Anita Colautti	July 13 / 16
Mary Nasha	305	Mary Nasha	July 13 / 16
Marilon Go	307	Marilon G	July 12 / 16
Audrey Zoop	401	Audrey Zoop	July 13 / 16
Al Logan	409	Al Logan	13/7/2016
Marge Dowzic	206	M. Dowzic	13/7/2016
G. CORRIGAN	202	[Signature]	14/7/2016
Helen Burrows	203	Helen Burrows	14/7/2016
Janet LeBrun	102	J LeBrun	14/7/2016

